

## **8.178.13 Town of Rantoul and Village of Potter, Expanded Land Use Element**

### **Introduction**

Development of the *Calumet County Year 2025 Comprehensive Plan* was in response to the passage of Wisconsin's comprehensive planning legislation (Statute 66.1001). This law requires all municipalities (counties, cities, towns, and villages) to adopt a comprehensive plan by the year 2010 if they wish to make certain local land use decisions. As of January 1, 2010, any municipality that "affects land use" through regulation, such as zoning, land division or subdivision ordinances, or official mapping must make its decisions in accordance with that community's comprehensive plan. The Calumet County multi-jurisdictional comprehensive planning effort included 13 of [1920](#) Calumet County communities. The Calumet County planning process has resulted in compliant plans for all participating communities. Refer to the *Calumet County Inventory and Trends Report* for further detail on the Calumet County planning process.



*Agriculture in Town of Rantoul*

The Towns of Brothertown, Charlestown, Chilton, New Holstein, Rantoul, Stockbridge, and Woodville and the Village of Potter have developed expanded land use plan elements that include necessary local information to meet planning legislation requirements. The towns and the Village of Potter have adopted the expanded land use element document they created as their official Land Use Element. To be compliant with statute 66.1001, the participating towns and Village of Potter have also adopted both the *Calumet County Inventory and Trends Report* and the *Calumet County Year 2025 Comprehensive Plan* which contain the remaining required eight elements.



*"Potter", a Village surrounded by the Town of Rantoul.*

### **Public Participation**

The Town of Rantoul and the Village of Potter attempted to gather public input through many efforts. Specific efforts were outlined in the adoption of a joint Public Participation Plan adopted by the two communities in early summer, 2004.

The Public Participation Plans indicated the Town and Village would gather public input through the following:

- ◆ Posting of public informational meetings, all other meetings, and public hearings in accordance with Wisconsin’s Open Meetings Law;
- ◆ Cooperating with Calumet County in providing the local newspaper schedules and updates of public hearings and meetings;
- ◆ Displays and exhibits shall be displayed in the Village Hall throughout the planning process to keep the public informed about the planning process and outcomes of meetings/hearings, when applicable. Town residents may call the Town Clerk to schedule an appointment to view the materials in the event they are unable to view them during public meeting times and other times when the Village Hall is not open;
- ◆ Keeping materials/documents at the Town Garage and the Village Hall;
- ◆ Cooperating with Calumet County by providing information for the County website for review by local residents.

In addition, Rantoul surveyed their residents to determine how residents perceived the town developing over the next twenty years. The 47-question survey was mailed to residents and received approximately a 60% response rate (which is considered very high). The survey results can be found at the end of this chapter.

Also, the Town and Village held meetings to solicit input and keep the public informed of their planning process. Specifically, the town plan commission (also known as a “Committee”) consisted of seven representatives from the town; likewise, the village commission consisted of seven representatives from the village. The joint commission met to discuss the town and village land use element portion of the Calumet County comprehensive plan. The joint commission held over five meetings (in addition to those required to develop the citizen survey) to gather information and respond to comments and concerns that arose throughout the planning process. Also, they participated in four regional meetings with other communities and the general public to discuss intergovernmental cooperation, land use conservation, subdivision design and density issues.

The joint commission also hosted one public informational meeting in January of 2006 to present information regarding their land use element and gather feedback from the residents and landowners in Calumet County. The Town of Rantoul and Village of Potter mailed post cards to all their residents urging them to attend and comment on the land use chapter.

A formal public hearing was held jointly by the Town of Rantoul Town Board and the Village of Potter Village Board on April 25, 2006 to receive comments on the recommended land use element document (which included the preferred land use map). The boards discussed the comments received and voted unanimously to adopt, by resolution, the land use chapter and associated preferred land use map, as presented. Town of Rantoul tax payers were notified of the public hearing via a direct mail newsletter. The public hearing was held in accordance with Section 66.1001(4) of the Wisconsin State Statutes.

On October 17, 2007 the town board and village board held a second public hearing. Following the hearing the town board adopted the land use element, the *Calumet County Inventory and Trends Report*, and the *Calumet County Recommendations Report* by ordinance. The village did likewise at a meeting on November 13, 2007. With these adoptions, the Town of Rantoul and

the Village of Potter both became compliant with the State of Wisconsin Smart Growth legislation.

All meetings, with the exception of the regional meetings, were held at the Village of Potter Village Hall. Regional meetings were held at various locations throughout the county.

### Updates

Since adoption of the *Expanded Land Use Element* in 2007, amendments have been made. In the spring of 2012, the town and village adopted text and map amendments to reflect updated data (e.g. census, population and household projections, and well testing), identify accomplishments achieved in the Implementation/Action section, and changes to their *Preferred Land Use Map*.

### **Goals, Objectives, Policies, and Programs**

The Town of Rantoul and the Village of Potter have participated in the development of the *Calumet County Year 2025 Comprehensive Plan* which includes this expanded Land Use Element. In adopting the *Calumet County Year 2025 Comprehensive Plan* the town and village also adopt the goals, objectives, and policies contained within. Each element of the county plan includes a section on goals and objectives which is then followed by a section of policies and recommendations. The town and village should utilize these goals, objectives, and policies to help implement its own Land Use Element and address other planning related issues throughout the planning period. In addition, the *Calumet County Inventory and Trends Report* contains programs within each planning element that are available to the town and village.

### **8-188.13.1 Comprehensive Planning Elements**

As required by Wisconsin's comprehensive planning law there are nine elements to be included in comprehensive plans. The Land Use Element for the Town of Rantoul and the Village of Potter is detailed within the next two sections. In addition, the remaining eight elements are briefly discussed herein, but addressed in more detail within the *Calumet County Inventory and Trends Report* and within the *Calumet County Year 2025 Comprehensive Plan*. During the development of these plans the town and village did discuss and review all planning elements. The remainder of this section details information discussed or reviewed locally which may not be included in either of the two county reports.

### **Issues and Opportunities**

*Issue:* The Village of Potter views water quality as the biggest issue the village must contend within the next twenty years. As explained in more detail in the *Utilities and Community Facilities* section of this chapter, the wells in certain areas of the village have tested elevated or high in nitrate or bacteria levels. Potter receives its groundwater from the west, whereby the wells tested in the neighboring towns of Rantoul and Woodville have revealed some elevated levels of nitrates and bacteria. As the village increases in population, there is an increased concern about the groundwater that can be provided to these new homes.

*Opportunity:* It is an opportune time for the village to explore the feasibility of a municipal water system. Such system could benefit not just village residents, but those homes planned for in the Planned Urban Transition area in Rantoul (those areas near Potter). The village also has the ability to curb high levels of nitrates and bacteria in private wells by monitoring wells, abandoning old wells, creating a well maintenance program, and working with the Calumet County Groundwater Specialist to educate landowners on the effects land use can have on water quality. Recent well testing completed in the village indicates that the wells are safe (see Table 1) for drinking water and are not as bad as previously thought. Therefore, there is less of a need for municipal water.

*Issue:* The town wishes to remain an agricultural community; however, desires some residential development to increase their tax base. As more homes are constructed in the town the town will need to address how to minimize land use conflicts between farmers and residential properties.

*Opportunity:* The town is in a position to educate future landowners about the realities of living next to a farming operation or in a farming community. The town survey revealed strong support (71%) for requiring new homeowners to sign a document indicating they are aware a farmer's right to farm.

## Housing

The Town of Rantoul is almost 21,000 acres in size and surrounds the Village of Potter and approximately the east half of the Village of Hilbert. It borders the southern edge of the City of Brillion. Due to the availability of housing options in these incorporated areas, and the lot size restrictions through of the old (pre-2009) Calumet County Exclusive Agricultural (A-5) zoning, residential development in the town has been minimal.

Per the land use inventory originally completed at the start of the planning process, A mere .7% (155 acres) of the town is used for residential development. The majority of the development is in single-family housing with only a few mobile homes (twelve), two two-family units, and no multi-family.

The Village of Potter is small in size, 330.4332 acres to be exact. Slightly over 15% of the acreage in the village is used for residential purposes; predominantly single family homes with .1% being used for multi-family housing. There is ample vacant land in the village to meet future housing demand.

Based on Wisconsin Department of Administration 2008 Population pProjections, ~~over the next twenty years~~ the Town of Rantoul's population ~~and number of households~~ is expected to decrease 1.2% from year 2000 to 2030 and the Wisconsin Department of Administration 2008 Household Projections predicts an increase of 4.3% from year 2000 to 2030 in the number of households. This reflects what has been occurring over the last few decades in the town as well. The projected lack of residents and minimal increase in housing in the town could be due, in part, to a pre-2009 zoning practices requiring a home to be situated on 35 acres. The town ~~is~~ was predominantly zoned Exclusive Agricultural (A-5) which limits the amount of residential development that can occur. ~~Despite the projections, and zoning, the town's 2006 estimated population was 843 persons. With Wisconsin State Statutes changing to allow a minimum lot~~

size of one acre for non-farm residences in Exclusive Agricultural zoned districts and the town implementing town zoning. Therefore, the town remains optimistic that people will continue to view Rantoul as a desirable place to live and the population will remain constant, if not increase.

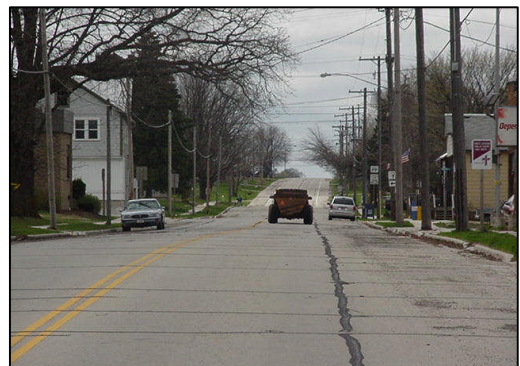
Conversely, ~~over the next 20 years~~ the number of households in the Village of Potter is predicted to grow significantly. It is predicted the number of households will increase by ~~46.570%~~ from year 2000 to 2030, the number of persons by ~~32.961.1%~~. Acknowledging this growth, the village has set the majority of their land aside for single-family residential development.

~~The Potter g~~Growth forecast in Potter is interesting in that over the past decade the population has increased by only one person~~not changed in the village~~. This signifies people like living in the village, and, most likely will retire in the village. Currently there is no elderly housing in the municipality and senior housing will need to be built to accommodate such need. Perhaps the projected growth can be attributed the villages secluded location near the Brillion Wildlife Area, short commute to bigger cities, accompanied by easy access to major highways.

To ensure affordable housing options exist in the Village, some multi-family and duplex housing will need to be built. In addition, the Village encourages minimum lot size developments rather than large lot developments. It is believed smaller lots are more affordable and will help aid in meeting affordable housing needs.

There is no need to annex land in the town to meet the projected housing need in the village. There is ample room available, that land currently being used for agriculture. Since there is public sewer in the village, all housing shall be served public sewer. The village would have to work with a developer to encourage extension of the sewer to these vacant, unsewered areas. Development is currently served by private wells, but as the community develops, the village should consider a municipal water supply. It is preferred the elderly housing and multi-family housing be mixed in with single family housing, with a deeper concentration downtown near services like the Post Office, park and church. To avoid extending sewer service past areas that have not been developed, and to prevent scattered housing patterns, development shall occur in stages, as identified on the future land use map.

Despite forecasts, the Town of Rantoul residents want to see some type of additional housing in the town. Of those who responded to the town Smart Growth planning survey, 58% indicated the town should grow at a modest rate of 10 to 100 persons per year. Despite the fact that this contradicts with other parts of the survey (those wanting land to be kept agricultural), the town plans to provide for such housing through limited scattered site development in the rural areas and in Planned Urban Transition (PUT) areas. A strip of land 230' wide south of Potter and east of CTH Y had~~s~~ been set aside for PUT, and, that land within a quarter mile of the southeast borders of Hilbert are also reserved for PUT. The PUT area south of Potter was mutually agreed upon by the village and the town as a means of keeping large agricultural operations from abutting village boundaries. However, when the town adopted town zoning in 2011, the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP)



Main Street Potter

informed them farmers would not be eligible for farmland preservation tax credits if their properties had more than one zoning district on them. Since the zoning map followed the Preferred Land Use Map boundaries, this meant some farmers would not be eligible for the credit. As such, the Preferred Land Use Map was amended to remove a portion of the buffer with the understanding the village and the town would enter into a memorandum of understanding whereby farming would be limited within 300' of the village.

In an effort to save farmland and open space, the town prefers housing development to occur on small parcels (at least one acre in size). To support the farming industry in the town, residential development on prime agricultural soils should be limited. Non-prime soil areas and areas not suited for farming (due to slope, rock outcroppings, etc.) should be considered for residential development. More intense development, such as multi-family or senior housing, is not desired in the town and should occur only where public sewer and water can be provided.

~~The Town supports the growth management policy which limits the number of parcels that can be created in a five-year period; however, that policy regulates lot sizes. The Town feels that density regulation would be more conducive to preserving farmland. Like Potter, Rantoul believes smaller lots can be more affordable than larger lots, and the smaller lot size would help meet affordable housing needs.~~

Although no lands were set aside for subdivisions, the town desires this type of development in the Planned Urban Transition areas. This is supported by the town survey, which revealed 71% of those surveyed wanted to see the development occur around the population centers, such as Potter and Hilbert. As part of the town's August 2011 Preferred Land Use Map amendments, areas northeast of the Village of Hilbert and areas around Becker, Boot and Round Lakes went from Agricultural Enterprise (AE) to General Agriculture (GA) to allow for a mix of agriculture and housing. The preferred method of subdividing would be ~~conservation design/cluster pattern~~ developments. The town supported Calumet County revising their Growth Management Policy and Subdivision Ordinance in February 2010 to allow for ~~conservation design subdivisions/cluster pattern~~ developments with density bonus considerations and retaining the provision limiting the number of parcels that can be created in a five year period. The town also supported the county revising their policies to allow a density based approach to land divisions that establishes the maximum number of residential lots that can be created within an original tract. Cluster developments give the landowner the opportunity to create more lots at a single time and the opportunity to increase their assigned density through the use of density bonuses. Cluster developments require open space, require that lots be sited to the best extent practical to areas not suited for agriculture, and shall avoid encroaching on significant natural resources. Such growth patterns would allow residential development in areas not suited for agriculture, while still maintaining open space and preserving natural areas.

The town proposes Planned Urban Transition (PUT) development areas on the south and east sides of Hilbert (keeping the north border open for the village's future business park), and, on the south side of Potter southerly one-quarter mile east of County Highway Y, and then easterly to the river. However, a portion of the PUT area to the south of Potter has been removed so the Preferred Land Use Map is consistent with the town zoning map in order for those land owners to receive farmland preservation tax credits. In order to protect wetlands and preserve woodlands, the town desires development in these areas to be conservation design. Also, the

town feels the lots should be small in size, yet lend a rural atmosphere; therefore, it is desired the lots be double in size the typical village residential lot.

Because the Planned Urban Transition Areas around the Village of Hilbert may one day need village services, and because land will need to be annexed from the town for the village business park, the town feels a boundary agreement is necessary with Hilbert.

The town survey also indicated an overwhelming 79% of survey respondents wanted grants available to help maintain, rehabilitate, and improve older homes. In 2004 Calumet County started a homebuyer program to aid low and moderate-income families in the purchase and rehabilitation of that home. Through the homebuyer program, low and moderate-income families are also eligible to apply for home rehabilitation or weatherization improvements. In addition, the county coordinates with the neighboring county of Outagamie to provide home rehab and weatherization for those already in a home. Calumet County applies for grant dollars, and if awarded, passes some of those monies onto Outagamie Weatherization to help Calumet residents.

The survey clearly indicated residents did not want mobile home parks in Rantoul. None currently exist in the town or village.

## **Transportation**

Less than 3% of the land area of the Town of Rantoul is used for transportation and utilities, while almost 8% in Potter is for transportation and utilities. The transportation system in the town is limited to public roadways and the rail line. Likewise, the same transportation alternatives exist in Potter as they do Rantoul.

### Roads

Rantoul has ~~slightly more than~~nearly 61 miles of roadways. The majority of these roads are either county or local highways. There are no U.S. Highways, and very little state highway miles (only .94 miles), said state highway being Highway 32/57 bordering the north part of the west border of the town. There are ~~1314~~ miles of county highways, those being Highways E, Y, JJ, and PP. Town roads account for almost 4746 miles of roadway, while private roads account for only .2 miles of road. The town, county, nor the state has any plans to build new roads in the town. All roads are considered to be in good condition.

If single-family residential development is allowed to develop in a conservation design/cluster pattern method the way Rantoul desires, the town prefers the developer install the road and pay for all improvements. After developed, ownership of the road should then be transferred to the town.

Potter, being much smaller in size, only has 2-82.6 miles of roads. These roads are either county highways or village roads. Interestingly, county highway miles are almost equivalent to village road miles. Two county highways bisect the village. County Highway PP runs in an east-west direction connecting the Brillion area to State Highway 57. County Highway Y intersects Highway PP in the center of the village and meanders in a southwesterly direction towards the

City of Chilton. Due to highway design and access to major highways, truck traffic is encouraged to use Highway PP.

Potter knows roads will need to be built in the future subdivisions. Like Rantoul, the village feels any new roads built to serve subdivisions, should be put in at the developer's expense, and then ownership transferred to the village. This will guarantee the road is built to village standards and receives proper maintenance.



*Railroad bridge, Village of Potter*

Subdivisions in Potter shall be interconnected minimizing access points onto the county highway system. Requiring subdivisions to be interconnected will help keep the county highways functioning in a safe and efficient manner. It is not anticipated future land use development will cause congestion or need stop lights, roundabouts, etc.

Both the town and the village do not desire new private roads. The preference is for all roads to be public and publicly maintained so rescue vehicles are guaranteed access in case of emergency.

In that no major developments, residential or commercial, are planned for the town, the town does not propose any new roads. In an effort to save money on road repair, the town encourages heavy farm vehicles to use roads capable of handling the truck weight.

Road improvements such as sidewalks, curb and gutter are not necessary on the rural road system in Rantoul. By the large dairy in the northwest part of the town, a passing lane and curb and gutter were added solely to maintain a safe and efficient local road system, and, for road maintenance purposes. This is the only area in the town with curb and gutter.

Curb and gutter is minimal in the village. The only curb and gutter is along the county highways. Likewise, so are the sidewalks.

Some local roads and bridges have experienced damage due to heavy rains and high water. Failure to attend to damages could lead to more costly repairs at a later date, or worse yet, personal injury. In Rantoul there are eight areas where water has either caused road damage, or has the potential to cause damages. In Potter there are two such situations. These potentially dangerous road issues have been addressed in further detail in the Calumet County All-Hazards Mitigation Plan.

### Rail

The Canadian National Rail Line runs through the Town of Rantoul and the Village of Potter, connecting them to Hilbert and Menasha to the northwest, and Chilton to the south. There are no major stops in the rail in the town, and in the village there is only one rail stop. That portion of the rail line that runs through the town accounts for almost ~~12~~<sup>15</sup>% of the total railroad miles in Calumet County. Rantoul has the ~~third~~<sup>second</sup> largest amount of rail mileage in Calumet. Potter only has 1.4% of the total rail mileage, obviously due to their limited size. Due to the



importance of rail transportation to not just the village, but Calumet County as well, the town and village does not want to see the rail abandoned or converted to a trail. The existing business that relies on rail is encouraged to continue and use the rail as an affordable mode of transport. The town, village and the county should work collaboratively to ensure the railroad continues to be a viable mode of transportation for Calumet County businesses. [Communication between Canadian National and county staff is on-going.](#)

The rail in Potter runs through the eastern portion of the village. Although the village would like to attract businesses that could utilize the rail, the presence of wetlands and the North Branch of the Manitowoc River floodplain make development impractical.

### Trails

There are no public trails in Rantoul or Potter. Due to the amount of state wildlife area in the communities, Potter supports a public trail around the perimeter of the Brillion Wildlife Area to connect users of the *Fox River State Trail* southerly to the wildlife area, through Potter, north to the Friendship State Trail in Brillion. In addition, due to the limited amount of recreational opportunities in the village and town, a trail through Potter would allow residents the opportunity to have pedestrian or bicycle access to other areas in the vicinity (versus having to use auto transportation).

The village wants to offer a trail network to further the quality of life opportunities in the area. Potter seeks to create a village trail network that could possibly tie into the existing and proposed area trails. Trails shall be partially funded by developers paying a per lot fee to help cover the cost of trail construction. Due to Potter's budget, the remainder of the funding would have to be through grants.

[Calumet County is pursuing linking the Solomon Trail, which is in the City of New Holstein, to the Fox River State Trail. This proposed multiple use trail could go through the town and/or village. The county proposed to run the trail within the Canadian National Rail Line right-of-way as a Rails with Trails project but the railroad denied that request. An alternative trail route has not been identified. The county is pursuing a bike route as a short-term solution. The identified bike route will not go through the town or village. If the trail connecting the Solomon Trail to the Fox River State Trail gets installed, the county has also proposed an eastern spur, which will pass through the Brillion Wildlife Area then continue out to Becker Lake.](#)

There is support for a trail system through the town. 33% of citizens surveyed indicated they would like a recreational trail system for ATVs, 30% indicated they would like a trail for biking, hiking, and equestrian purposes. Existing roads in the Town are not wide enough to provide a bike lane and there are no abandoned railroad lines in the Town of Rantoul to use for a trail. Like Potter, the town does support a trail network around the perimeter of the Wisconsin Department of Natural Resource lands; however, the town is concerned about possible conflicts between trail use and hunting. The town would like to see the trail not just around the Brillion Wildlife Area, but around The Killsnake Wildlife Area (that portion in Rantoul) as well.

### Water

The North Branch of the Manitowoc River runs diagonally through the town and village. Much of the river has been filled in with siltation from neighboring fields. Therefore, the river is not

very deep. Due to depth the river is not well suited for transport, rather it is used for fishing and canoeing. Again, due to depth, canoeing is limited to spring, early summer. After that time period, evaporation, coupled with the siltation, make the river almost impassable.

## Utilities and Community Facilities

### Sewer and Water

There is no public sewer and water in the town. There is public sewer in Potter, but all water is via private well supply.

If conservation design/cluster subdivision development is created in Rantoul, near the villages, it is desired village sewer and water (if available) be extended to these homes. If this were to occur, the town would need some type of agreement with the applicable village, probably in the form of a boundary agreement. As an alternative, the homes in these subdivisions could consider a joint onsite sanitary waste disposal system amongst themselves. Through the planning process the town discovered that joint systems work better than individual onsite sanitary waste disposal systems, and are very cost effective for those developments with eight or more homes.

The Village of Potter sewer system is sized adequately to meet projected growth demand. However, the village believes that illegal connections of sump pumps to sewer laterals are causing inefficiency in the sanitary sewer system and the wastewater treatment facility. The village will seek cooperation from their residents to discharge the sump pump water directly onto the ground or connect their sump pumps to the storm sewer system. As growth dictates, a public water system will most likely be needed. Due to the size of the community, it may be more cost effective to tap into a neighboring community's water supply.

The existing storm sewer in Potter is in good condition but laterals will also need to be run to accommodate projected growth. It is the village's desire to protect the wetland areas along the river so they can filter and hold run-off thereby reducing the potential for flooding and the over burden and infiltration that negatively impacts the system.

### Private Water Supply

~~Calumet County initiated a well testing program in 2002 and found that between 2002 and 2005 many of the private wells in the county had elevated or unsafe levels of nitrates and/or bacteria. Although not many wells in Rantoul have been tested, the contamination does not appear to be as severe in Rantoul as it is elsewhere in the county. Nonetheless, there is still reason for concern. Of those wells that were tested between 2002 and 2005, 7% had elevated levels of nitrates, 14% had unsafe levels. As for bacteria testing, 30% proved unsafe. These results include those wells which were tested in Potter.~~

~~Potter's well problem might be solved if they were to establish a municipal water supply, either through a municipal well and wellhead protection plan, or by extending service from Hilbert to Potter.~~

~~The Town of Rantoul and Village of Potter should consider becoming more active in well protection measurements and well abandonment. Suggestions to help lower dangerous levels of nitrates and bacteria levels in private wells are:~~

- ◆ Proper abandonment of unused wells. Cost sharing may be available.
- ◆ Avoid fertilizer and chemical use near sinkholes (<300 ft upslope).
- ◆ Install a berm upslope of the sinkhole to divert runoff.
- ◆ Plant a permanent vegetative buffer of grasses or hay to better filter runoff.
- ◆ Proper siting of manure storage and compost piles.
- ◆ Dig a deeper well.
- ◆ Test your water once a year. Pick up a sample bottle at the Calumet County Land and Water Conservation Department in Chilton.

General ground water flow in the county is west to east. Therefore, wells in the Town of Rantoul and Village of Potter may receive water through the aquifer from the towns to the west. The town and village should pay close attention to land use patterns in these neighboring towns. What occurs in the west will affect water quality in Rantoul and Potter.

Nearly all residences and businesses in the Village of Potter and Town of Rantoul obtain drinking water from private wells. Ultimately, it is the responsibility of a private well owner to test the well to ensure the water is safe to drink. The village and town have worked with the Calumet County Land and Water Conservation Department (LWCD) to encourage private well water testing among its residents. Since 2004, 116 samples were collected from 103 wells (see Table 1).

**Table 1**  
**2004–2011 Private Well Sampling Results**

	Bacteria	E.coli	Nitrates	Arsenic
<u>Village of Potter</u>				
Safe	96.8%	100%	82%	included
Unsafe	3.2%	0%	4%	in data
Elevated (Nitrates & Arsenic)	-	-	14%	below
<u>Town of Rantoul</u>				
Safe	71%	98.8%	93.8%	64%
Unsafe	29%	1.2%	4.7%	17%
Elevated (Nitrates & Arsenic)	-	-	1.5%	19%

Source: Calumet County Land and Water Conservation Department, 2011.

Limited testing for arsenic has indicated that 36% of samples have detectable levels of arsenic. Although only 42 wells in Rantoul and Potter have tested for arsenic, county-wide analysis of arsenic detections indicate that problems may be occurring along a geographic line ranging from the southern half of the town of Woodville through the Village of Hilbert and into Rantoul (and Potter). While arsenic is a naturally occurring metal, its release to groundwater is due in part to human activities, primarily increasing in pumping and water use. Chronic exposure to arsenic can increase risks for certain diseases, such as cancer or digestive issues. It is important that the town and village continue to educate well owners about the importance of arsenic testing and promote water conservation practices to improve groundwater levels.

County wide sampling results have indicated that some areas have groundwater quality problems were private wells have been found contaminated with bacteria and nitrates. Most of the well

contaminations have occurred within Calumet County's Groundwater Protection Area (GPA); areas that are susceptible to groundwater contamination due to the potential of karst features and shallow soil depths to bedrock. Fortunately, most areas of the Town of Rantoul and the Village of Potter do not lie in the county's GPA. Only one well has tested positive for E. coli, and less than 7% of samples from Rantoul have elevated or unsafe levels of nitrates - an indicator that a well is susceptible to contamination from land use at the surface. A 2007 group sampling event indicated that some wells in Potter were elevated for nitrates. It is important for Potter residents to sample for nitrates occasionally to make sure the nitrate levels are not increasing.

High levels of nitrates and bacteria are a major concern. Not only is human health at risk, but there are concerns about livestock consumption. Poor water quality is also a major deterrent to attracting business to the town. Any land use must be managed with careful consideration of the risks involved with polluted runoff reaching karst features. The town should consider taking an active role in promoting conservation practices to improve drinking water quality. These same conservation practices will also improve surface water quality.

Suggestions to help lower dangerous levels of nitrates and bacteria levels in private wells are:

- Proper abandonment of unused wells.
- Test your water once a year. Pick up a sample bottle at the Calumet County Land and Water Conservation Department in Chilton.
- Identify karst features and shallow soils.
- Avoid nutrient and chemical application near sinkholes, exposed bedrock, areas of focused infiltration and other karst features (<300 ft upslope).
- Plant a permanent vegetative buffer of grasses or hay near karst features to better filter runoff.
- Divert runoff away from sinkholes or exposed bedrock in road ditches. If possible, properly close sinkholes in road ditches (cost sharing may be available).
- Install a berm upslope of the sinkhole to divert runoff.
- Encourage farmers to have and follow a nutrient management plan.
- Encourage non-compliant sanitary waste disposal systems to be brought into compliance with current codes.
- Encourage farmers to adopt conservation practices that improve water quality including but not limited to:
  - Barnyard runoff designs
  - Conservation Plans (erosion control plans)
  - Proper design and siting of manure storage systems and compost piles
  - Close failing or leaking manure storage systems
  - Prescribed grazing of livestock

An option for the Village of Potter may be to establish a municipal water supply, either through a municipal well and wellhead protection plan, or by extending service from Hilbert to Potter. However, due to the good well testing results indicated above, a municipal well or extending service from Hilbert may not be necessary at the present time.

## Curb and Gutter

As mentioned earlier in this chapter, the only curb and gutter in the town is near a large farm along Irish Road. If portions of the town develop in a conservation design/cluster pattern, curb and gutter should be installed in the subdivisions to help avoid adverse storm water runoff.

In Potter curb and gutter is along County Highways PP and Y. Local streets do not have any, and there are no plans to improve streets and add curb and gutter. Due to topography and the limited population, the village does not see a need for curb and gutter now or in the future.

### Gas and Electrical

The West Shore Pipeline Company has a gas pipeline that runs northerly through the east half of the Town of Rantoul. This pipeline transports diesel, heating oil, furnace oil, gasoline, and jet fuel. Some Rantoul residents (those near the villages) receive natural gas services. Potter residents also receive natural gas service. Wisconsin Public Service supplies Electrical to the town and village.

### Emergency Services

The town is very satisfied with the fire, rescue, and law enforcement services provided to the town residents. The Village of Potter has a volunteer fire department which provides fire services for both the village and the town. Rescue services are provided by first responders. The town contracts with the Hilbert Potter First Responders for service. The Village of Hilbert takes care of the insurance for the First Responders. Obviously, Potter also takes advantage of the Hilbert Potter First Responder Services. The Calumet County Sheriff's Department provides law enforcement services.



*Town of Rantoul municipal building*

The town and the Village of Potter both support the fire department (it is not a municipal department rather it is an independent, volunteer department). The town and village coordinate with the volunteer fire department to secure additional equipment to better serve the two communities.

### Refuse and Recycling

The town and village receive garbage collection services from Veolia Environmental Services. The town and village are members of the Eastshore Recycling Commission, a cooperative of communities working together to obtain reduced recycling collection rates. The town and village apply for grants to cover some of the recycling program costs, and, grants for recycling education. These grants aid in lowering recycling rates. In Rantoul garbage is picked up every other week, recycling once every four weeks. In Potter, garbage is collected weekly, with recycling collected every other week.

### Landfills

There are two inactive landfills in the Town of Rantoul and no active landfills. There are no landfills, inactive or active in Potter. The two inactive landfills in the town are both located along Grasshopper Road. Residents need to know the WDNR regulates drilling a new well within specific distances of active and inactive landfills. Anyone desiring to build a new home and drill a well, or replace a well in these areas should contact the WDNR for more information.

### Town Buildings and Services

The Town of Rantoul has a town garage which houses dump trucks, grader and snow removal equipment. The town coordinates with the Village of Potter to provide them services demanded by this equipment. In turn, the village shares their municipal building with the town. The Village Hall is sized appropriately for growth projections, but office space is very limited in the building. The town and village should consider working cooperatively to have office space added to the building. The building is ADA compliant.

Town of Rantoul citizens rank their satisfaction with schools, fire, snow removal, and solid waste very high (per the survey). Services they are least satisfied with are natural gas (it is very limited in the town), internet, cellular communications, and emergency crisis (although 76% rank police services excellent to good, and 96% rate fire services excellent to good).

Potter residents were not surveyed, but the plan commission expressed satisfaction with all services.



*Potter Village Hall*

### Parks and Wildlife Areas

The town and village are located between two state wildlife areas, the Brillion Wildlife Area and the Killsnake Wildlife Area. In addition, nearby are the Brillion Nature Center, Ledge View Nature Center, and Becker Lake County Park. Potter has a small park known as the Potter Fireman's Park. Residents of both the village and the town use this park. In the fall of 2007, Currently this the park is expanding its services by adding another baseball diamond. Due to the amount of public land, park, and nature centers in the area, no town park or additional village parks are planned at this time. There are three water accesses in the area, one at Becker Lake, one at Boot Lake (on the county line), and the other in Potter.



*Fireman's Park, Village of Potter*

There are a few private recreation sites in Rantoul. Specifically, there are four private hunting club areas scattered throughout the town, one along the river, two on the west side of the Brillion Marsh Wildlife Area, and one west of Grass Lake.

Despite the amount of state owned land in the town, the citizen survey showed moderate support for more publicly owned lands. Seventeen percent wanted to see more public natural areas, 18% wanted more public hunting land. However, the prevailing recreational preferences in the town are trails (33% for ATV's, 30% hiking/biking/horses) and a multi-use park (28%).

The volunteer fire department in Potter owns and manages the local park. ~~They are working with the WDNR to acquire more land to expand the park boundaries.~~ The village is also working with the WDNR in creating a boat launch adjacent to the railroad tracks and the river. This launch would provide easy access to the river for canoeing and fishing.

As discussed earlier in this chapter, trails are desired in both the village and the town; specifically, around the state wildlife areas and through Potter.

#### Telecommunication Towers and Wind Energy Facilities

There are no communication towers in the town and no wind energy facilities. ~~The county adopted a countywide ordinance in 2005 to regulate the design and installation of wind energy facilities; however, that ordinance was repealed and moratoriums enacted until a new ordinance can be adopted. In 2009, a wind project was proposed in the far southwest corner of the town.~~

The town welcomes such facilities, provided they are sited appropriately.

There are no cell towers or wind energy facilities in the village. Due to the lower topography of the village, and limited availability of land, it is doubtful these types of utilities would choose to locate in Potter.

#### Expansion or Rehabilitation of Existing Utilities and Facilities, Future Needs for Government Services

Since Potter residents must rely on private wells for drinking water, and because the county has water quality issues, a municipal well should be drilled for Potter residents, or, services extended from the Village of Hilbert.

As discussed earlier, both the village and the town utilize the Potter Village Hall, but office space is limited. This building should be remodeled to provide for such space.

If conservation design/cluster pattern developments occur adjacent to the villages, village sewer and water (if available) may have to be extended to service these areas. In addition, it is recommended curb and gutter be installed to minimize adverse runoff from the denser populated areas. Extension of sewer and water should only occur if such developments have been planned and approved by the governing body, and, agreements reached between the town and villages from which such services are requested. The curb and gutter should be installed during road development.

The school district should monitor the growth or decline of the student age population to determine if school expansions are required, and if additional busing needs to be provided.

### **Agricultural, Natural and Cultural Resources**

#### Agriculture

The town character is predominantly agricultural, with very limited residential dispersed throughout the countryside, and few home businesses and industrial uses.

The community is almost split on the direction they want the town to develop. Fifty-eight percent of survey respondents want to see Rantoul develop as an agricultural community (farming, crops, and livestock), while almost an equivalent number want to see the town as a rural community (scenic and natural). There is support though to see residential development scattered throughout the town (39%).

The town will face challenges as it integrates more housing into the countryside. Rantoul has some excellent soils for farming purposes. Due to the soils, and the rather flat topography of the town, it has become a thriving agricultural community. The largest dairy farm in Calumet County is located in Rantoul. The town eagerly welcomes more of such farms.



*Dairying is the main agricultural activity in the town.*

Programs offering tax credits and monetary compensation are available to farmers in Calumet County who are serious about keeping their land in agricultural production. The town has adopted a zoning ordinance, which would allow eligible farmers zoned Exclusive Agricultural to claim tax credits. Farmland Preservation zoned property is eligible to receive a \$7.50 per acre tax credit if the land met basic eligibility requirements and was identified as being in a farmland preservation area in Calumet County's Farmland Preservation Plan.

Another program farmers in the town may receive tax credits through is the State of Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) Agricultural Enterprise Area (AEA) program. {Note: It should be noted not to confuse the DATCP AEA program with the Agricultural Enterprise land use classification used throughout the remainder of this document.} The designation of an AEA is voluntary and can be initiated by land owners or local governments by filing a petition with DATCP. At a minimum, the land subject of the petition must be identified as being in a farmland preservation area in the county's Farmland Preservation Plan, be a contiguous land area, and primarily be used for agriculture. If the land is in an AEA, part of a Farmland Preservation Agreement, and meets eligibility and conservation requirements, the farmer can receive a tax credit of \$5 per acre. Land in an AEA does not have to have Exclusive Agricultural Zoning. However, since the town does have Exclusive Agricultural Zoning, the tax credit is increased to \$10 per acre when the land is both in an AEA and zoned Exclusive Agricultural. In May 2011, the Hilbert Ag Land on Track AEA was approved by DATCP and became effective in the town on January 1, 2012. The Hilbert Ag Land on Track AEA contains 28,477 acres of land and includes portions of land within the towns of Brillion, Chilton, Rantoul and Woodville. The AEA designation declares the land 'Open for Business' and should help protect the existing agricultural infrastructure in the area, and also may lure ag-related businesses to this agriculturally thriving part of the county. The tax credits earned as a



result of the AEA will assist farmers in financial management, while the conditions of the agreements will help protect the land from excessive erosion, sedimentation, protect the water quality, and restrict incompatible land uses.

In March 2011, Calumet County adopted Article I of Chapter 36 of the Calumet County Code of Ordinances (Purchase of Agricultural Conservation Easement Program). The Purchase of Agricultural Conservation Easement (PACE) program is a way of paying farmers for their willingness to accept a deed restriction on their land that limits future development for non-agricultural purposes. The land owners are compensated for the fair market value of their land, based on the difference between what it could be sold for on the open market with no restrictions and what it can be sold for once an easement is placed on the land. The application process is competitive with the most productive and best-suited land being accepted into the program, subject to funding availability. Cash from the sale of the conservation easement can be used for reducing debt, lowering operating costs, improving or expanding farm operation, college education, retirement, etc.

The presence of homes intermixed with farms can create negative land use conflicts for the residential landowners. Odor, noise, and dust could be considered undesirable byproducts of having a farm as a neighbor. To avoid problems, the town desires to create a welcoming packet for new landowners, said packet providing information about a farmer's right to farm, and insight into country living. The town survey felt the new homeowners should actually sign a contract verifying they are aware of a farmer's right to farm. The town is considering whether they can legally require such a contract.

If land use occurs in accordance with the ~~future-Preferred Land Use mMap~~, the town will see agricultural operations interspersed throughout the town, except in the immediate vicinity around portions of Hilbert ~~and Potter~~. When deciding which areas of the town should serve as a buffer around the villages and reserved for non-agricultural purposes, the town and village were very cautious in making certain existing farms were in the agricultural land use category, thereby making sure no existing farm would be limited in expansion. In the town, if an existing farm is located in the non-agricultural classification, it is Rantoul's desire the agricultural structures be grandfathered and be permitted to expand.

~~The General Ag boundaries around Potter are 100' along the west border of the village (north of CTH PP), 230' along the southwest and south border of the village (west of CTH Y), and 1000' on the east and a portion of the north border. Around Hilbert, a strip of land one quarter mile wide has been reserved for General Ag, that land being north and on the east boundary of the village, north of Hilbert Road.~~

In Potter land used for agricultural purposes will eventually be used to meet the projected housing demand. If the village chose to maintain land in agriculture, the result would be a need to annex land from the surrounding town. Since there is acreage available (albeit used for agriculture) the village will infill rather than annex.

### Natural Resources

There are several large wetland areas in the Town of Rantoul. These areas are owned by the Wisconsin Department of Natural Resources. They include a portion of the Brillion Marsh

Wildlife Area and a portion of the Killsnake Wildlife Area. In addition, there is the Grass Lake Bog (sited by the Calumet County Outdoor Recreation Plan as an area to be preserved), Round Lake, Boot Lake, and Becker Lake. The Town supports the protection of these natural areas; however, is reluctant to see more land put into public ownership. Although the WDNR does pay some taxes on the land, the town feels they are not paying enough. A dwindling tax base is cited as one of the major concerns if additional private land is designated public.

The Brillion State Wildlife Area (locally known as the Brillion Marsh or the Brillion Marsh Wildlife Area) encompasses a total of 4,802 acres and spans through not just the Town of Rantoul, but the Town of Brillion as well. It lies north of the Villages of Potter, but between the Village of Hilbert and the City of Brillion. The county's largest population of sandhill cranes lives in the Brillion Marsh. Very diverse populations of birds have been seen in the marsh. Some of those birds that are frequently seen are: Peregrine Falcons, Black Terns, Yellow-headed Blackbirds, Merlin, Marsh Wrens, Least Bitterns, Upland Sandpipers, Dickcissels and Henslow's Sparrows. Northern Harriers, Warblers, and Short-eared Owls can also be found flying around the wildlife area.



*Killsnake Wildlife Area*

The land north of the Village of Potter is part of the Brillion Marsh Wildlife Area. This land is considered a recreational asset to the village and therefore the village wants to see the area left in its natural state. Also, there is a large wetland bordering the river, south of County Highway PP (along the rail line). The village wants to see this area protected so it can collect water and prevent adjacent properties from flooding. In addition, the wetland adds to the quality of life by providing habitat for several waterfowl.

The Killsnake Marsh State Wildlife Area (aka the Killsnake Wildlife Area) encompasses a total of 5,5787,012 acres, but only 4,224 acres ~~three-quarters~~ of it is located in Calumet County (4,224 acres). The remaining acreage lies in Manitowoc County. In the wildlife area, three rivers come together to form the Manitowoc River. The habitat in the wildlife area consists of marsh, brush, and cedar swamp. The wildlife area also features private agricultural farming, restored prairies and forests. The main wildlife found in the area is deer, turkeys, sandhill cranes, pheasants and waterfowl. In the prairies and fields there are sightings of nesting Dickcissels, Henslow's Sparrows, Upland Sandpipers, Wilson's Phalaropes, Bobolinks, Sedge Wrens and Harriers. Short-eared Owls and Rough-legged Hawks are also found in the winter months at the wildlife area. Due to the birds and other animals that make the wildlife areas their home, this area, along with the Brillion State Wildlife Area, are popular for wildlife viewing. Bird watching in particular is a public favorite.

The North Branch of the Manitowoc River runs southerly through the town. There are many wetland areas along the river. The town recognizes the value of wetlands and the function they serve in collecting water



*North Branch Manitowoc River*

and preventing siltation from entering the river. However, preservation of these lands should be on a voluntary basis, and not mandated by the town. State regulations regarding wetland lands apply and it is felt added restrictions are not necessary.

The North Branch of the Manitowoc River also runs through the village and has a strong influence on the quality of life in the village. It is used for canoeing, bird watching, and fishing. The village wants to protect the river's water quality by limiting uses along the river and its associated wetland borders (those being the two mentioned above). Recognizing the role the river can play in the village economy, the village would like to use this natural asset to draw people to the area for recreational purposes.

The town and village support the principle that land should be set aside for preservation through tools such as land trusts and conservation easements. Further though, it was agreed government should not initiate this, rather it be an individual property owner's decision.

Only one quarry exists in the town. There have been no known complaints or problems associated with the quarry. The town recognizes the importance quarries and mineral resources provide to the local economy and the necessity for stone and other resources for development. They desire to see the quarry continue operating.

### Cultural Resources

The Wisconsin Historical Society maintains a list of archaeological sites and cemeteries referred to as the Archaeological Site Inventory (ASI). Since only a small portion of the town has been surveyed for the presence of archaeological sites and cemeteries, the sites listed in the inventory represent only a fraction of the sites that are actually present. Notably missing are sites related to the history of agriculture in the area; a way of life that started 1000 years ago. Local residents and American Indian communities who have and do live and work in the area possess much additional information on other archaeological sites and cemeteries. The town should try to gather such information before knowledge of the sites is forgotten.

Up to this point in time, 39 archaeological sites and cemeteries have been reported for the town. The following types of sites have been identified: Cemeteries, including mounds, effigy mounds, and unmarked graves; campsites and villages.

Clearly this sample of sites dose not reflect the rich history of the area. Many more sites are present in the area. No sites are listed on the National Register of Historic Places. Many sites in the town certainly may be eligible and important enough to acknowledge and try to preserve.

There are many older buildings in the Town of Rantoul which may be eligible for the registry. The town encourages residents to preserve these buildings. There are also many archeological sites in the town. There is the presence of many Native American cemetery and burial grounds, campsites and villages, burial mounds, unmarked graves and effigy mounds. The majority of these archeological finds are located at the south end of the north branch of the Manitowoc River, north of where the river forks (near the Calumet/Manitowoc County line). There are thirty-nine such archeological sites in the town.

Archeological sites tend to be located along higher, dryer areas adjacent to rivers, streams, creeks, lakes and wetlands. Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from intentional disturbance. Residents are encouraged to research their property to determine if there is such an archeological site present. If a site is found, residents are urged not to disturb the site, rather, contact the burial sites preservation office in Madison. Of the thirty-nine sites in the town, twelve are cemetery or burial sites. There is evidence of “spirit houses” in the town of Rantoul. A spirit house is a site where pits were dug and in other cases bodies were laid on the surface with a small gabled structure placed over the burial. Although evidence of the actual gabled structure no longer exists, the graves are still present.

In Potter the presence of historic and cultural resources are non-existent. It is known that at one time the area along the river was used as a Native American Campsite. However, there is no detailed information revealing the exact location. As mentioned above, per the State Historical Society, we do know that Native Americans did indeed use high, dryer areas adjacent to rivers for their campsites and villages, thereby possibly validating earlier information that the area along the river was used as a campsite.

Although physical and archaeological sites are not known or present, the public is aware of some of the village’s history, all due to an annual celebration appropriately named, “Captain Potter Days”. Orrin R. Potter arrived in the surrounding town (Town of Rantoul) in 1858 and became town chairman the following year. Potter owned a local gristmill and sawmill and therefore named the area “Potter’s Mills”. Later, when the mills ceased operation, the latter part of the name was dropped and the area became known as “Potter”. In the early 1860’s Potter helped organize a volunteer infantry, enlisted in the army, and rose to rank as Captain before his discharge at the end of the Civil War. Potter lived until 1900 and is buried in Chilton at the Hillside Cemetery. The village honors Captain Potter through a Civil War Re-enactment and celebration every July.

#### Ecological Areas

The Grass Lake Bog has been designated an important ecological site by the county. This 240-acre site features a wild pothole surrounded by extensive wetlands, including cattail and reed canary grass monotypes, willow and alder thickets, tamarack swamp forest and scrubby bog. Privately owned, the site’s 20 acres of shore area are considered to be of statewide significance.

## Economic Development

The town's main economic base is agriculture. The majority of the land in the town is used for dairying. 68.1% of the Town of Rantoul is used for farm and cropland purposes. There are also some home businesses and a quarry in the town. Home businesses and quarrying are permitted uses in the agricultural enterprise area and therefore have not been identified as industrial or commercial on the ~~future~~Preferred Land Use Map.

Because the town plans to remain an agricultural community, intensive industrial operations, retail establishments, and other high volume commercial uses are not desired. All agriculturally related businesses are desired in the town, including agricultural related repair and service operations. Trade and contractor businesses are also desired. ~~Zoning requires the trade and contractor business be located on the same lot as the operator's residence; however, the town feels such requirement is too restrictive and such businesses should be permitted on lots not suited for agriculture.~~ Home businesses, which generate low volumes of traffic, should be encouraged provided the business is not considered a nuisance to neighboring properties. Currently such household occupations are minimal in the town. Although these uses are not major in size, they do play an important role in the employment of residents and add to the overall healthy economy of a town. The town supports the principle of a service station/convenience store in Potter to accommodate the needs of town residents.

It is the town's preference that new agricultural businesses heavily reliant on rail service develop along the railroad line. Businesses not dependent on rail should site along major highways or develop in the city industrial parks. Siting industry in the areas mentioned will help maintain open space for agriculture, be non-competitive with the city industrial parks and TIF districts, and help keep the railroad profitable and functioning.

The town's proximity to professional services in the City of Chilton and the City of Brillion, easy access to state highways, amount of rail line through the town, and excellent fire service are cited as reasons to attract and retain business in Rantoul. ~~Also, Rantoul has some of the lowest levels of nitrates and bacteria in their private wells (per tests) in the county, making Rantoul a more desirable town to locate in (if a business is on private water supply).~~ High taxes and the lack of sewer and water are deemed to be negative qualities.



*Large dairy farm in the town*



*Gruett's, Village of Potter*

That portion of State Highways 32/57 that borders Rantoul on the west, south of Hilbert, has an average daily traffic count of 6600 vehicles, making it a much busier stretch of highway than that portion north of Hilbert. Traffic tends to travel north to Hilbert, and then veer west onto U.S. Highway 114 through the Town of Woodville. This volume of traffic could prove to be good exposure for the town and add to its economic development potential. The busiest intersection in Potter is the intersection of the two county highways, PP and Y. This traffic volume could also prove conducive to attracting business to Potter.

Potter realizes their existing population is not sufficient in size to support major retail stores. However, they are located in area that receives traffic from Brillion and the state wildlife area. Therefore, there is some potential for limited retail, such as a convenience store with groceries, or a tourism related business. Other businesses not dependent on traffic are encouraged: a supper club, service establishment, and professional office(s). In 2010, East Central Wisconsin Regional Planning Commission prepared a “mini” market analysis for the village and the Calumet County Economic Development Specialist conducted business retention surveys as part of a downtown revitalization effort. The “mini” market analysis provided trade area data and a comparison of Potter’s businesses to businesses located in other similar sized communities. The business retention surveys revealed that the business owners are generally satisfied, however, they would like to see additional traffic and other businesses locate to the area.

Due to the location of the rail line in Potter, there is a potential for more industry reliant on the rail service. That business should be located adjacent to the rail track. Other commercial uses should be integrated into the downtown area (the area near the intersection of County Highways PP and Y, and, extended east along PP).

The recreational amenities of the area, presence of two county highways, proximity to state highways, sewer service, and excellent fire service are sited as factors to attract business to Potter. The size of the village and lack of public water are sited as detriments to the village’s economic potential.

### **Intergovernmental Cooperation**

The Town of Rantoul is aware the Village of Hilbert has planned a business park/industrial area north of the village on land currently in the Town of Rantoul. Although the town understands the village must plan for twenty years growth, and that growth would require land being annexed out of the town, the town is still somewhat concerned. There have not been conversations with the town regarding the park. Open communication between Rantoul and Hilbert, along with a boundary agreement, could aid in minimizing conflicts.

Due to the cooperative relationship with the Village of Potter, the town sees no need to pursue a boundary agreement regarding annexation or service issues. However, there may be a need for a boundary agreement in the future, especially if Potter gets a public water supply. The area in Rantoul designated for residential development (adjacent to Potter) may need such service. In that the village does not intend to annex land from Rantoul, they too feel a boundary agreement is not necessary at this time. However, Potter desires to start having annual meetings with the Town of Rantoul to ensure the cooperative relationship continues.

Although no agreement is desired with the Village of Potter, the town has expressed an interest in pursuing an agreement with the Wisconsin Department of Natural Resources regarding their intentions to acquire more land in the town. The town feels too much land is being removed from the tax rolls, thereby reducing the dollars available to provide services to residents.

The Town of Rantoul coordinates services with the Village of Potter. The town has use of the village hall and fireman's park and Rantoul provides the village with snow removal services. The two communities also work together on items such as this land use chapter. The two communities jointly funded this chapter in the Calumet County Smart Growth Plan.

The town and the Village of Potter both support the fire department (it is not a municipal department, rather it is an independent, volunteer department). They work together to try and secure grant dollars to enhance the efficiency of the department.

Rescue services are provided by first responders. The town and Potter contract with the Hilbert Potter First Responders for service. The Village of Hilbert takes care of the insurance for the First Responders.

The town and Potter coordinate with other towns (most of the towns in the county) for recycling through the Eastshore Recycling Commission. In that the communities work together in the Commission, there is limited flexibility in trying to negotiate contracts for reduced rates.

The town and Potter apply for grants and work with UW-Extension and other communities in Calumet County to provide recycling education to their residents. ~~They not only work with other communities in Calumet County, but with Outagamie and Fond du Lac Counties as well.~~

### **Implementation/Action**

All land use decisions made by the town and village will be consistent with the future land use map contained herein. Annual meetings will be held to review the map and land use chapter to determine if amendments need to be made to reflect changes in land use, economy, or public preference.

The town is currently under county zoning jurisdiction. Although the town is not satisfied with some of the current limitations in that ordinance, the town plans to remain under county zoning. The town encourages the county to revise some of their standards to permit small lot sizes for residential development (in an effort to provide affordable housing, and, preserve farmland), and allow more home based businesses and agriculturally related businesses. *{Note: The Town of Rantoul adopted town zoning in December 2011.}*

The Village of Potter has a zoning ordinance. They will work with county staff to update the ordinance to reflect modern ideas and standards. *{Note: The Village of Potter worked with county staff and adopted a new zoning ordinance on August 8, 2011.}*

The town supports Calumet County amending their growth management policy which limits the number and size of parcels that can be created in a five-year period. The town will ask the county to revise their Growth Management Policy and Subdivision Ordinance to allow density

based lot sizes rather than standard lot sizes. A density-based approach can be more conducive to preserving agricultural land and open space. *{Note: The Calumet County Land Division Ordinance (Chapter 62 of the Calumet County Code of Ordinances) was revised in February 2010 to include a density based approach to land divisions that establishes the maximum number of residential lots allowed within an original tract.}*

The town will urge Calumet County to revise their Growth Management Policy and Subdivision Ordinance to allow for conservation design/cluster development subdivisions. Such development will aid in preserving agricultural and open space, and when developed correctly, be more environmentally friendly. *{Note: The Calumet County Land Division Ordinance (Chapter 62 of the Calumet County Code of Ordinances) was revised in February 2010 allowing cluster developments with density bonus considerations throughout the county.}*

Due to water quality concerns and the projected growth in the Village of Potter, Potter will explore the feasibility of a municipal water supply, either through a municipal well and well-head protection plan, or by extending service from Hilbert to Potter. ~~Such system could benefit not just village residents, but those homes planned for in the Planned Urban Transition area in Rantoul (those areas near Potter).~~ *{Note: Recent well testing completed in the village indicates that the wells are safe for drinking water and are not as bad as previously thought. Therefore, a municipal well or extending service from Hilbert may not be necessary at the present time.}*

The town and village must enhance cooperative efforts with the county to educate landowners on ground water and the effects land use can have on water quality. The town and village will meet with the Calumet County Groundwater Specialist to help develop a well maintenance program and ground water ~~clarification~~ protection plan.

The Town of Rantoul and Village of Potter will ~~ask Calumet County to~~ provide all landowners, including those looking to purchase land or build a home, a copy of the Calumet County Rural Living Guide ~~an educational packet of information which~~ explaining the realities of living next to a farming operation or in a farming community, ~~and information about a farmer's right to farm~~. In addition, they will ask the county to educate farmers on regulations and courtesy practices (things a farmer could do to enhance good neighbor relations). The town survey expressed new homeowners should actually sign a contract verifying they are aware of a farmer's right to farm. The town will research whether they can legally require such a contract.

Some local roads and bridges have experienced damage due to heavy rains and high water. Failure to attend to damages could lead to more costly repairs at a later date, or worse yet, personal injury. The town and village will apply for grants to repair the transportation infrastructure. Repairs shall be made regardless of acquiring the grant monies.

The town, village and the county will work collaboratively with other jurisdictions to ensure the railroad continues to be a viable mode of transportation for Calumet County businesses. *{Note: Communication between Canadian National and county staff is on-going.}*

Rantoul and Potter shall ask the WDNR and the county to plan, fund, and install trails around the state wildlife areas. *{Note: In 2010, Calumet County applied for funds through the Wisconsin Department of Transportation Bicycle and Pedestrian Facilities Program to help plan a trail}*



that would link the Solomon Trail to the Fox River State Trail with an eastern spur that would pass through the Brillion Wildlife Area then continue out to Becker Lake but was denied. County staff also applied for technical assistance through the National Parks Service (NPS) Rivers, Trails and Conservation Assistance program. Again, the county was denied. However, NPS staff was able to provide some assistance but on a limited basis. An unpaid intern was found and a steering committee of interested individuals was formed to help the county plan the trail. Planning of this trail is on-going.

The town and village will work with the county to help plan and secure grants for trails in their communities, linking them to the state trail system. {Note: In 2010, Calumet County applied for funds through the Wisconsin Department of Transportation Bicycle and Pedestrian Facilities Program to help plan a trail that would link the Solomon Trail to the Fox River State Trail with an eastern spur that would pass through the Brillion Wildlife Area then continue out to Becker Lake but was denied. County staff also applied for technical assistance through the National Parks Service (NPS) Rivers, Trails and Conservation Assistance program. Again, the county was denied. However, NPS staff was able to provide some assistance but on a limited basis. An unpaid intern was found and a steering committee of interested individuals was formed to help the county plan the trail. Planning of this trail is on-going.}

Potter will pass an ordinance requiring developers to pay a per lot fee to help cover the cost of trail construction.

The Village Hall is sized appropriately for growth projections, but office space is very limited in the building. The town and village will research the feasibility of adding office space to the building.

In an attempt to preserve historical and cultural assets in Rantoul, the town will interview residents and attempt to document its assets so future generations can learn more about the history of the area.

Rantoul will ask the Village of Hilbert to begin meeting semi-annually to discuss concerns and opportunities. The town will also explore the possibility of a boundary agreement to help negate any possible conflicts.

To prevent damage from natural disasters, it is recommended the Town of Rantoul and Village of Potter follow the recommendations made in the Calumet County All-Hazards Mitigation Plan adopted in 2006. {Note: The Calumet County All-Hazards Mitigation Plan will soon be updated. The town and village plan to participate in the update process.}

The village and the town will discuss the feasibility of a joint grievance committee to discuss citizen concerns.

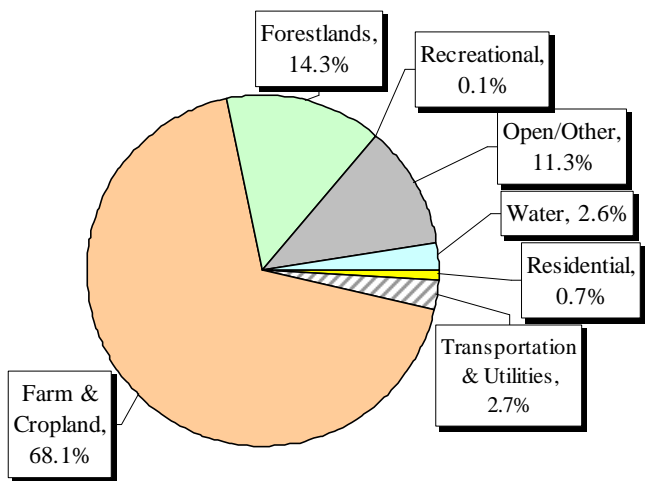
Potter believes that illegal connections of sump pumps to sewer laterals are causing inefficiency in the sanitary sewer system and the wastewater treatment facility. The village will seek cooperation from their residents to discharge the sump pump water directly onto the ground or connect their sump pumps to the storm sewer system.

The village and town will enter into a memorandum of understanding limiting farming around the village. These areas were formerly identified as Planned Urban Transition and General Agriculture on the Preferred Land Use Map but were amended to allow these property owners to receive farmland preservation tax credits.

**8.198.13.2 2004 Existing Land Use**

**Town of Rantoul**

Feature	Acreage	% of Total
<b>Residential</b>	<b>155.6</b>	<b>0.7%</b>
Single Family Residential	154.9	0.7%
Multi-Family	0.7	0.0%
Mobile Home	0.0	0.0%
<b>Commercial</b>	<b>1.4</b>	<b>0.0%</b>
<b>Industrial</b>	<b>14.3</b>	<b>0.1%</b>
Quarry	13.3	0.1%
<b>Institutional</b>	<b>7.4</b>	<b>0.0%</b>
<b>Transportation &amp; Utilities</b>	<b>568.6</b>	<b>2.7%</b>
<b>Farm &amp; Cropland</b>	<b>14,170.4</b>	<b>68.1%</b>
<b>Forestlands</b>	<b>2,976.9</b>	<b>14.3%</b>
<b>Recreational</b>	<b>10.9</b>	<b>0.1%</b>
<b>Open/Other</b>	<b>2,354.1</b>	<b>11.3%</b>
<b>Water</b>	<b>540.9</b>	<b>2.6%</b>
<b>Total</b>	<b>20,800.6</b>	<b>100.0%</b>



## Village of Potter

Feature	Acreage	% of Total
<b>Residential</b>	<b>50.4</b>	<b>15.2%</b>
Single Family Residential	49.9	15.1%
Multi-Family	0.4	0.1%
Mobile Home	0.0	0.0%
<b>Commercial</b>	<b>24.3</b>	<b>7.3%</b>
<b>Industrial</b>	<b>0.8</b>	<b>0.3%</b>
Quarry	0.0	0.0%
<b>Institutional</b>	<b>2.8</b>	<b>0.8%</b>
<b>Transportation &amp; Utilities</b>	<b>25.9</b>	<b>7.8%</b>
<b>Farm &amp; Cropland</b>	<b>145.9</b>	<b>44.1%</b>
<b>Forestlands</b>	<b>6.3</b>	<b>1.9%</b>
<b>Recreational</b>	<b>4.2</b>	<b>1.3%</b>
<b>Open/Other</b>	<b>61.4</b>	<b>18.6%</b>
<b>Water</b>	<b>8.6</b>	<b>2.6%</b>
<b>Total</b>	<b>330.4</b>	<b>100.0%</b>

