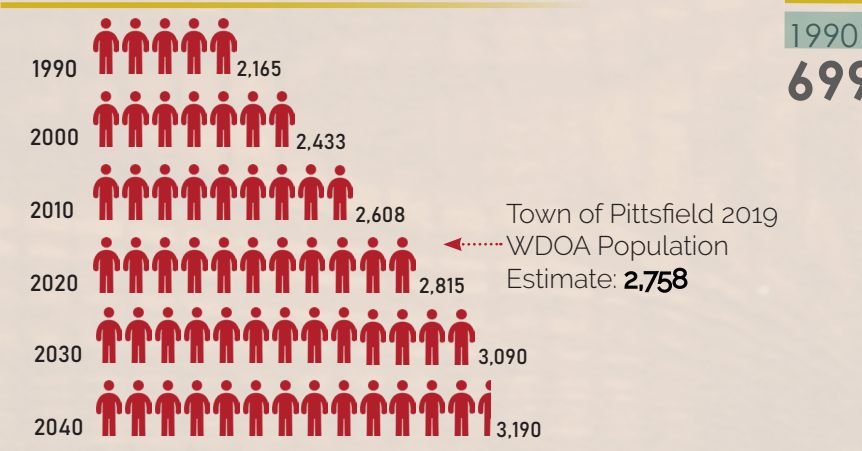


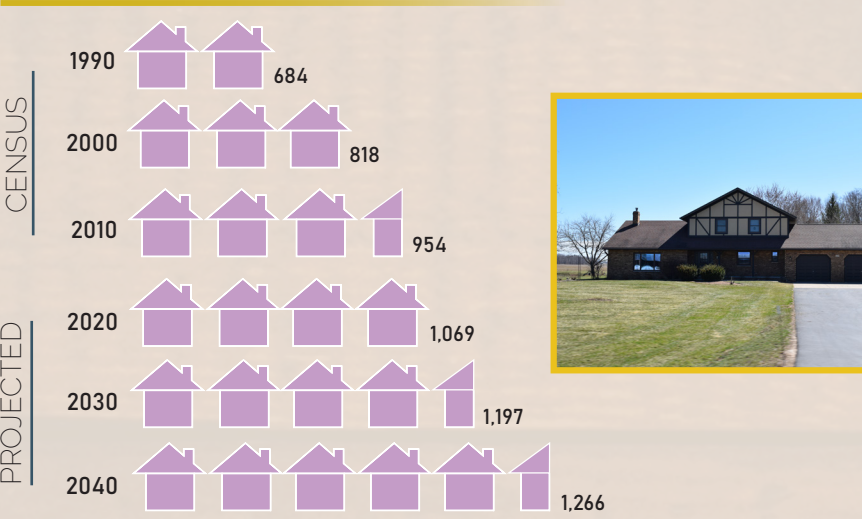
Town of Pittsfield Comprehensive Plan Strategies

Population and Housing

Pittsfield Historic & Projected Population



Historic & Projected Households



Economy

Education: Bachelors Degree or Higher



Median Household Income

Town of Pittsfield: **\$78,090**

- Brown County: \$56,775
- Wisconsin: \$56,759

Estimated Jobs by Industry (Pittsfield)

| | |
|---|-----|
| Agriculture, forestry, fishing and hunting, mining | 67 |
| Construction | 85 |
| Manufacturing | 307 |
| Wholesale trade | 80 |
| Retail trade | 105 |
| Transportation and warehousing, and utilities | 126 |
| Finance and insurance, real estate, rental and leasing | 79 |
| Professional, scientific, management, and administration | 112 |
| Educational services, health care and social assistance | 293 |
| Arts, entertainment, recreation, accommodation, food services | 68 |
| Other services | 60 |
| Public administration | 42 |

Largest Industries (Employed Persons)

- Manufacturing: Employment: **289**
- Educational services, and health care and social assistance: Employment: **283**

Housing Goal: Work to provide quality housing opportunities for all segments of the town's population while preserving the town's rural nature.

Objectives:

- Promote an adequate housing supply and encourage a variety of housing types within the town.
- Seek ways to improve aging residential housing units by utilizing government programs, such as the Wisconsin Housing and Economic Development Authority (WHEDA) and the Northeast WI Housing rehabilitation CDBG Loan Program.
- Encourage zoning techniques that preserve the rural nature of the town.
- Consider a nuisance code for property maintenance issues such as junk vehicles and building dilapidation.

Estimated Median House Value (2017)

| | |
|------------|------------------|
| Pittsfield | \$204,156 |
| Wisconsin | \$173,200 |

Tenure (2017)

95% Owner-Occupied
5% Renter-Occupied

Economic Development Goal: Maintain farming, broaden the tax base, and strengthen the town's economic base through agricultural, commercial, and industrial development activity.

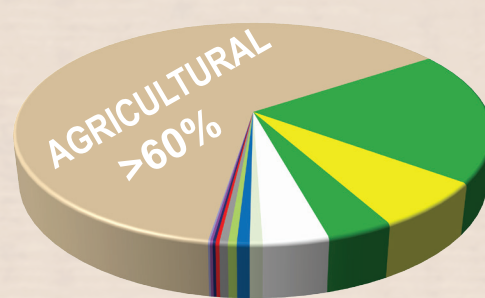
Objectives:

- Improve the town's tax base through expansion of existing businesses and industries and attraction of new businesses and industries to the town. Ensure that the businesses or industries will provide desirable benefits to the town.
- Attracting new businesses to the STH 29/32 corridor is encouraged.
- Identify locations for future industries to locate within the town.
- Encourage development and redevelopment opportunities to help foster community identity and serve as a focal point for commercial development.
- Recognize farming and other agricultural activities as important components of the town's economy through local policies.
- Work to maintain a low tax rate within the town.
- Retain existing, and attract or promote, new industrial or commercial activities through the use of government aid programs.
- Promote economic development partnerships with agencies such as Advance, Brown County Planning Commission, Bay-Lake Regional Planning Commission, and the Wisconsin Economic Development Corporation (WEDC).
- Evaluate economic growth opportunities with the development of the new highway interchange at STH 29 and CTH VV located just south of the town.

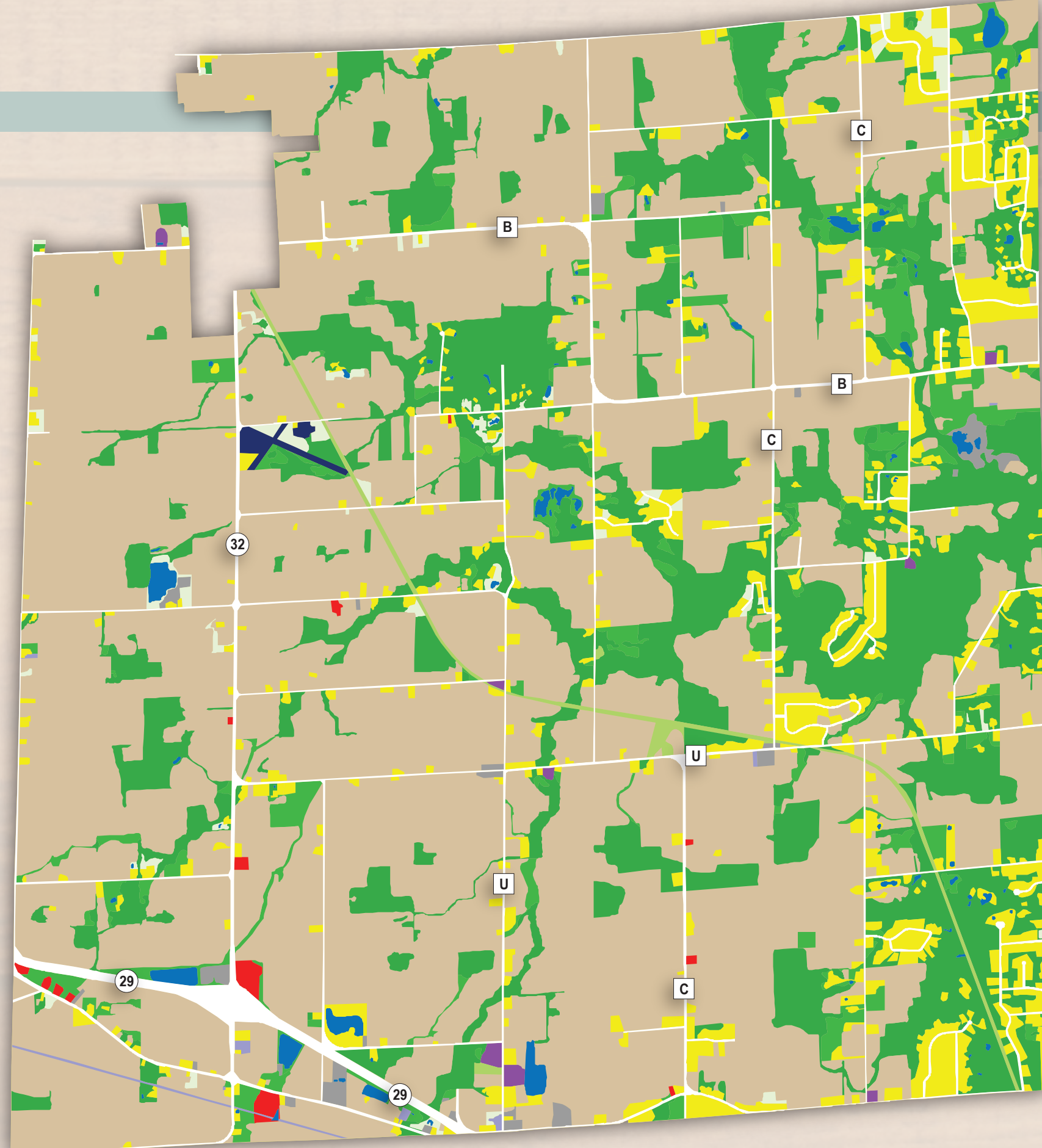
Land Use Inventory

Current Land Use

The Town of Pittsfield accounts for over 20,514 acres of land. Approximately 88% of the town is undeveloped (primarily agriculture and natural areas). Residential land accounts for the largest portion of the developed land in the town. Land use by percent of total land is shown in the map below.



TOWN OF PITTSFIELD - EXISTING LAND USE



| | | |
|-----------------------|------------------------------|------------------------------------|
| Agricultural (63.10%) | Parks and Recreation (0.49%) | Institutional/Governmental (0.15%) |
| Woodlands (19.54%) | Industrial (0.47%) | Communication/Utilities (0.11%) |
| Residential (6.81%) | Commercial (0.22%) | Right-Of-Way (3.73%) |
| Natural Area (3.79%) | Transportation (0.16%) | Open Lands (0.72%) |
| | | Water (0.71%) |

*Percentages based on total town acreage

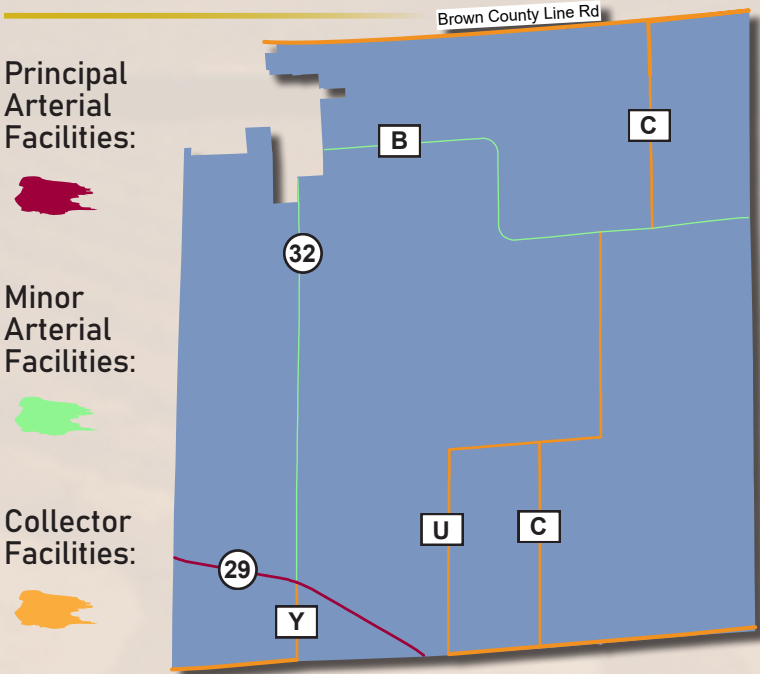
Transportation

57.1 TOWN MILES 16.3 COUNTY MILES

73.4 TOTAL TOWN / COUNTY ROAD MILES

State Highways 29 and 32 also occupy just under seven (7) miles within the Town of Pittsfield.

Functional Classification



Transportation Goal: Maintain a safe, efficient, and cost-effective transportation system for the movement of people and products.

Objectives:

- Evaluate the characteristics of vehicular travel within the town to identify, analyze, and interpret trends; and when warranted, implement solutions to known problems.
- Periodically re-evaluate the road classification system.
- Use Wisconsin's Pavement Surface Evaluation and Rating (PASER) system to evaluate the condition of the town's roads.
- Consider future roadway improvements, road maintenance, and traffic calming measures where necessary.
- Communicate with the Wisconsin Department of Transportation (WisDOT), Brown County Planning Commission, Brown County Highway Department, and neighboring communities in order to coordinate future improvements.
- Encourage adequate signage to improve safety on the town's existing road network.
- Strive to improve the traffic-carrying capability of the town's roadway system through appropriate subdivision, zoning, land use, and access controls.
- Consider developing an Official Road Map to identify future roads and ensure the town maintains a connecting road system.
- Consider the impacts on the existing road network when reviewing zoning requests.
- Work with WisDOT, Brown County Highway, etc., to encourage the incorporation of bicycle facilities into local transportation projects.
- Consider transportation facility improvements to develop a bicycle route system that attains a high level of safety, including access locations along the Mountain-Bay State Recreational Trail.

Utilities and Community Facilities

Town Facilities and Services

Pittsfield Town Facilities

The Town of Pittsfield Community Center/Town Hall is utilized for all town governmental meetings. The town's public works building, located on Brookside Road, provides storage for the town's maintenance equipment.

Emergency and Protective Services

The Tri-County Fire Department provides fire protection. Ambulance/EMS services are provided by N.E.W. Para-Medic Rescue Inc. The Brown County Sheriff's Department provides police protection and patrol service to the town.

Education Facilities

The town is located in the Pulaski Community School District. Lannoye Elementary School (K-5) is located on CTH U in the Town of Pittsfield.

Recreation

Town of Pittsfield Community Park contains the Town of Pittsfield Community Center/Town Hall, a pavilion, athletic fields, playground equipment, and walking trails. The Mountain-Bay State Trail is accessible from the park.

Lannoye School grounds has softball, soccer, tennis, playground equipment and a shelter for rent.

The Mountain-Bay State Recreational Trail stretches from Brown County to Marathon County. Approximately 75 miles of the trail is located in Pittsfield.



Utilities and Community Facilities Goal: Promote a quality living environment for residents and businesses of Pittsfield through the provision of adequate and efficient public facilities and services.

Objectives:

- Seek options that will continue the provision of adequate emergency services and other public and utility functions within the town.
- Support the continuation of an excellent school system for town residents.
- Work to ensure there is an adequate police presence within the town.
- Investigate options for extending sanitary sewer service to the STH 29/32 interchange.
- Manage the expansion of the sanitary district.
- Investigate the need for a comprehensive stormwater management plan that addresses both water quantity impacts, such as flooding, and water quality impacts, such as protection of wetlands and stream habitats.
- Seek state and federal grants for park acquisition and improvements if the town is in need of park and recreation improvements.

Natural, Agricultural, and Cultural Resources

Historic/Cultural Resources

The town has 20 structures considered to be of historic importance according to the State Historical Society of Wisconsin's Architecture and History Inventory (AHI). Most of the buildings that are listed are residences. Also listed are three cheese factory buildings, two churches, two agricultural buildings, and a roadside chapel.



Pittsfield Town Hall (pre-1962)



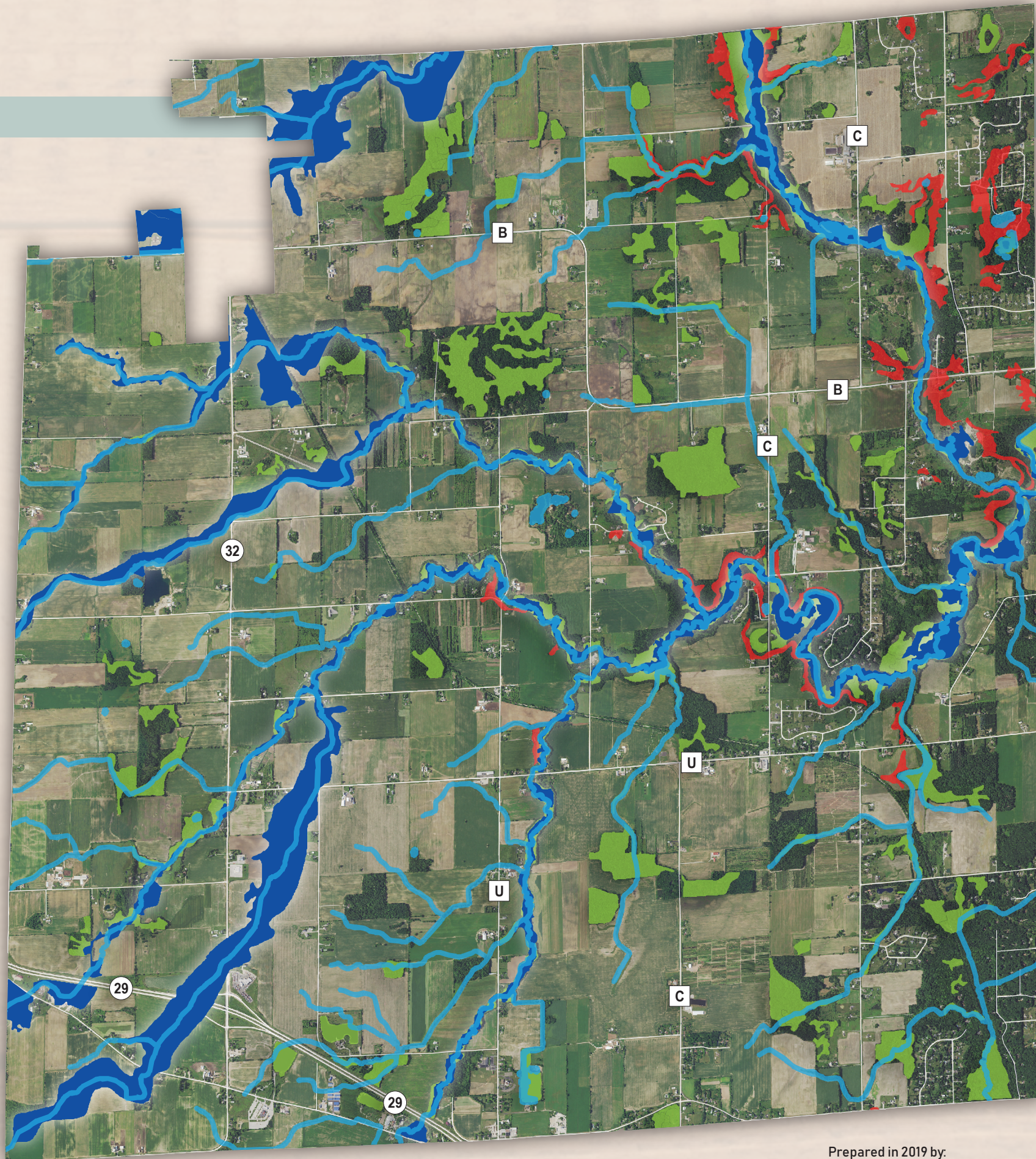
Pittsfield Town Hall (1962-2019)

Natural, Agricultural, and Cultural Resources Goal: Conserve the town's natural, cultural, and agricultural resources and integrate these features into planning for future development to enhance the character of Pittsfield.

Objectives:

- Preserve farmland and maintain the viability of agriculture within the town.
- Encourage the preservation of the natural features of the town, including wooded areas, wetlands, and stream corridors.
- Protect the environment from objectionable and potentially unsafe land use practices.
- Evaluate environmental impacts during new development.
- Consider flexible zoning techniques for developments resulting in better conservation of natural areas and less detrimental impacts on the environment.
- Continue efforts to maintain groundwater quality.
- Ensure adequate stormwater management practices occur for new development.
- Support private efforts in the preservation of historic buildings and cultural properties within the town.
- Work to protect the environmentally sensitive areas illustrated in the map below including wetlands from the WDNR Wetlands Inventory Map, floodplain areas, steep slope 12% or greater, and areas 75 feet back from streams protected under the Wisconsin Shoreland Management Program.

TOWN OF PITTSFIELD - ENVIRONMENTAL CORRIDORS



| | |
|--|------------------------------|
| Wetlands (Greater than 2 Acres) | Steep Slope (12% or Greater) |
| Surface Water (with a 75-Foot Setback) | 100-Year Floodplain |

Prepared in 2019 by:

BAY LAKE
Regional Planning Commission | Since 1972
Poster by Harry Graham, BLRPC

Intergovernmental Cooperation



Intergovernmental Cooperation Goal: Work cooperatively with the surrounding communities, school districts, Brown County, and the State of Wisconsin to cooperatively plan and provide services to the town and region.

Objectives:

- Maintain the town's existing municipal boundaries by working to limit annexation.
- Develop boundary agreements with adjacent municipalities.
- Provide outreach and improve communication between the town government and town residents through the town newsletter, website, and social media to keep residents informed about town actions and activities.
- Work with the surrounding communities to resolve boundary issues, coordinate, enhance or obtain municipal services, and address other issues of mutual concern.
- Work with the school district serving town residents to evaluate the future needs of the school district.
- Review the potential for consolidating municipal services with other local governments.
- The Town Board and Town Plan Commission should review the recommendations within the town's comprehensive plan when making land use decisions.
- Identify conflicts with the surrounding communities and work with the communities to resolve these conflicts.