

Town of Pittsfield

BROWN COUNTY | WISCONSIN

COMPREHENSIVE PLAN UPDATE

2019

Remembering Our Heritage...
Planning for Tomorrow

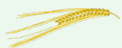


Pittsfield 20-Year Vision

"The Town of Pittsfield strives to remember the rural history and culture of the community while planning for and preparing to provide quality services in a fiscally responsible manner. Remembering Our Heritage... Planning for Tomorrow"



TOWN BOARD



Chairperson:
Keith Deneys

Supervisor:
Mike Bodart
Tom Huetter



TOWN PLANNING COMMITTEE



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Town of Pittsfield

Brown County, Wisconsin

20-Year Comprehensive Plan Update

November 12, 2019



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

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Town Snapshot

Established November 17, 1849, the Town of Pittsfield is positioned in northwestern Brown County, Wisconsin. The town is primarily rural in nature with agricultural uses dominating the landscape in the western portion of the town. The densest residential development within the town occurs in the eastern half of the town. The Town of Pittsfield is bordered on the north by Oconto County and the Village of Pulaski, on the east by the Village of Suamico, on the south by the Village of Howard and Outagamie County, and on the west by Shawano County. The following is a glance at the Town of Pittsfield's location and various statistical attributes according to the 2010 U.S. Census, American Fact Finder 2013-2017 American Community Survey 5-Year Estimates, and Wisconsin Department of Administration (WDOA).

WDOA Population Estimate, 2019:

2,758



Total Housing Units, 2017:

1,092



WDOA 2040 Projected Households:

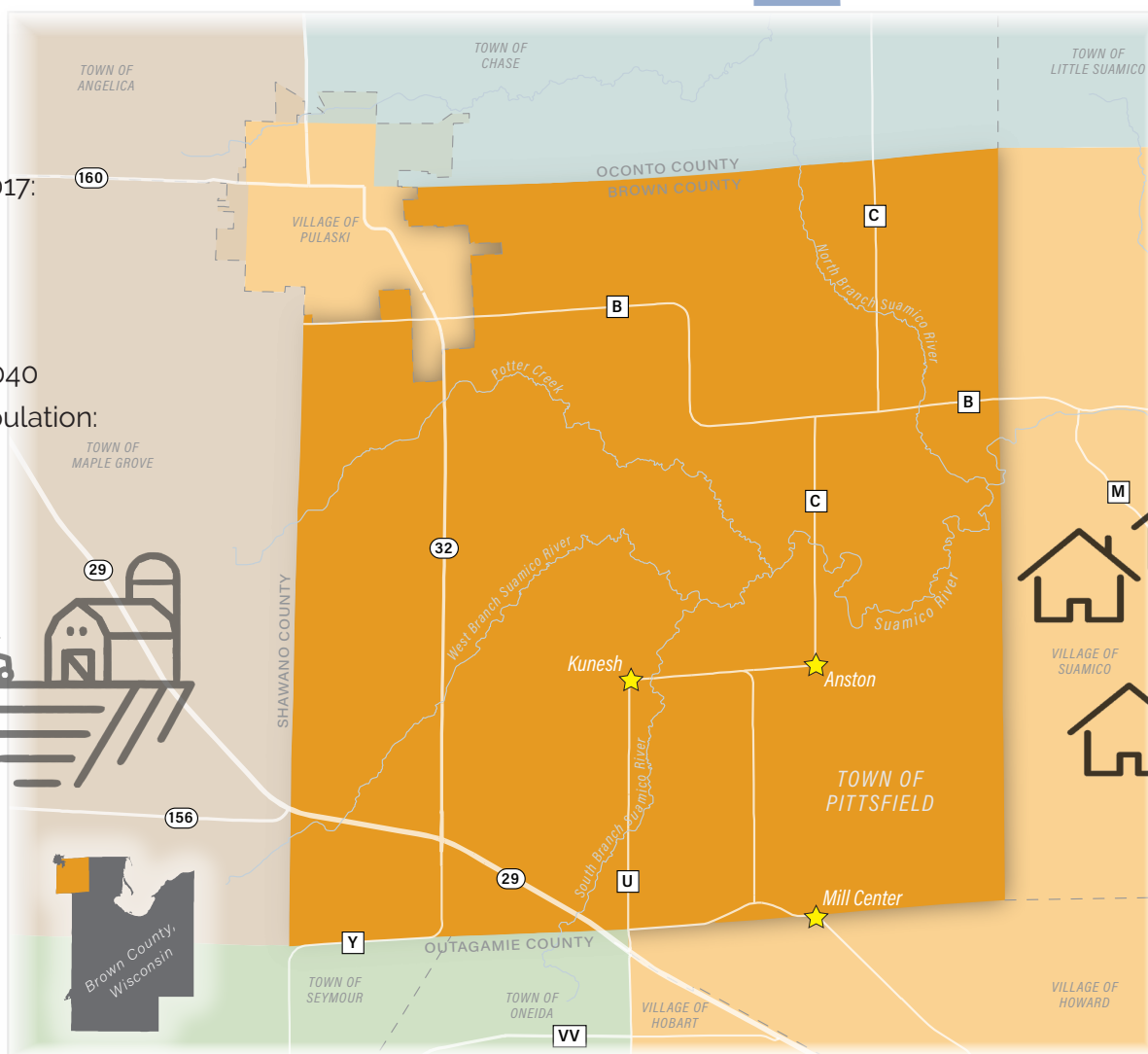
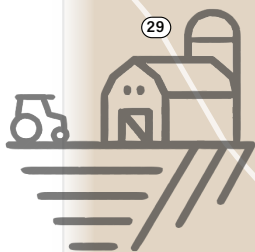
1,266

Median Age, 2017:

48.0

WDOA 2040 Projected Population:

3,190



Median Household Income, 2017:



\$78,090



Civilian Labor Force, 2017: **1,537**

Unemployment Rate, 2017: **3.4%**



Introduction

The Town of Pittsfield 20-Year Comprehensive Plan update contains relevant amendments to the town's previous comprehensive plan that was completed in 2007. This town plan adopted under the authority granted by Wis. Stats. § 66.1001, serves as a guide that town officials and residents must consult when making decisions about managing the growth and conservation of the community. The comprehensive plan is a long-range policy document containing goals, objectives, and development/preservation strategies which will assist in achieving the town's 20-year vision.

The strategies of this plan update were generated by utilizing the previous comprehensive planning effort, along with the combined knowledge of the Town of Pittsfield Planning Committee. Additionally, responses were utilized from an online interactive survey. The result is a collection of goals and objectives that will help prepare the town for taking advantage of future opportunities.



**Town of Pittsfield
Comprehensive Plan**



Adopted August 16, 2007

Land Use Recommendations

The following recommendations detail how Pittsfield will approach overall growth and development within its municipal boundaries over the next 20 years in an effort to achieve its vision statement.

Residential Development:

1. Concentrate residential growth in the residential development areas shown on the Future Land Use map.
2. Allow an adequate mix of housing options in the town, while keeping abreast of future demographic and home-buying trends as a result of an aging population and new residents entering the town.
3. Emphasize neighborhood connectivity.
4. Any multi-family buildings should reflect, as much as possible, the characteristics and amenities associated with single-family residences and should be located in areas that are served by public sanitary sewer service.

Agriculture:

1. Continue the town policy of requiring rezoning to A-1 Agriculture for new residential development proposed in areas of the town located outside the residential development areas.
2. Continue the town policy of trying to maintain agriculture as the main land use in the west half of the town.

Natural Resources and Recreation:

1. Continue to integrate natural features and recreational features into new developments, such as trails, bike paths, and greenspace.
2. All wetlands within the town identified on the Wisconsin Department of Natural Resources Wetlands Inventory Map should be zoned Conservancy on the town zoning map.



Introduction

Land Use Recommendations

Business and Industry:

1. Work with owners of commercial and industrial businesses in the town if they require rezoning for expansion of their businesses, as long as no negative impact occurs on adjacent properties.
2. Consider developing design standards for commercial and industrial buildings and sites.
3. Add landscaping requirements and additional side yard setback requirements to the Limited Industrial zoning classification within the town zoning ordinance to apply when such zoned parcels are located adjacent to residentially-zoned parcels.
4. Examine the addition of another business zoning classification that gives the town more flexibility than the existing B-1 Business zoning classification to enable the town to be more selective in the type of business uses allowed in the zone and to be able to attach specific conditions on the site and the proposed business.
5. Promote future commercial development along the STH 29/32 corridor to be done in a fashion that does not detract from the attractiveness of the town.

Land Use Controls:

1. Consider adopting a town subdivision ordinance to better control land developments within the town and to give the town the authority it needs to make specific requirements of the developer for future proposed developments in the town.
2. Proposed conservation by design subdivision development should be submitted as a planned development under the Planned Development District within the town zoning ordinance.

Transportation:

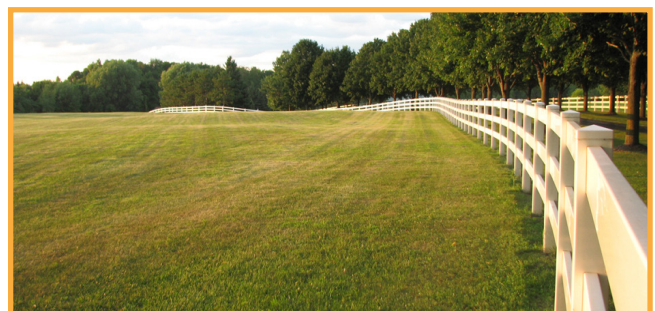
The town should consider official mapping powers and area development plans to ensure that space is reserved for future road intersections in the identified development areas within the town so that future roads can access lands lying beyond the existing road frontages.

Sanitary District:

1. Within the sanitary district in the town, new development should, whenever possible, be extended out from existing development.
2. Limit future development served by onsite sanitary sewage systems in areas adjacent to the sanitary district that may be added to the sanitary district in the future so that future extension of public sanitary sewerage service will not be impeded by existing development not wanting to connect to public sanitary sewer service.

Intergovernmental Cooperation:

Remain aware of any development in municipalities adjacent to the Town of Pittsfield to determine if such development requires changes to the town's Future Land Use map.



Future Land Use Plan

Development Considerations

Land Supply and Demand:

Being a rural community, there is a significant amount of land available for future development within the Town of Pittsfield. Development pressures continue to be much higher in the eastern half of the town because of the rolling terrain, the woodlands, and prime soils for development.

Land Use Issues and Conflicts:

The rural nature of the town offers itself to development as the demand for larger lot sizes and open space properties continues. This could impact the town's ongoing efforts to preserve productive farmlands and areas that are sensitive to development into the future. Incompatibilities with farm and non-farm developments are also likely to occur as development pressures increase. As a result, it is important that new residents in these areas are made aware of the active farms, as well as the sights, smells, and other activities that characterize farming operations.

Increasing development may be costly due to the wide array of supporting services that accompany it. The town should closely monitor all public utility costs associated with future development in order to best control future property taxes.

Redevelopment Opportunities:

Due to the rural nature and the lack of concentrated development within the town, there are very limited opportunities for redevelopment. There are some older buildings in Mill Center, Kunesh, and Anston that could be candidates for redevelopment because of their age and condition.

Future Land Use Needs

The estimated acreage needed for potential future development within the Town of Pittsfield through the year 2040, in 5-year increments, is illustrated in the following chart.

- Future residential development was projected utilizing the town's 2013 WDOA Household Projections at an average of 1.5 acres per dwelling unit. Commercial and industrial projections were calculated by comparing the ratio of current residential acreage to existing commercial and industrial land use acreage in the town.
- Analyzing the land use acreage changes that occurred in the town over the last 15 years, the conversion of agricultural lands to non-farm uses in the town have increased. On average, the town's agricultural lands declined at a rate of approximately 22.5 acres per year. It is unrealistic to predict specific acreage needs for each period due to the unsteadiness of growth, thus a straight-line projection has been used to determine the 5-year increments for agriculture.

Future Land Use Projections								
YEAR	RESIDENTIAL		COMMERCIAL		INDUSTRIAL		AGRICULTURAL	
	ACRES	TOTAL ACRES	ACRES	TOTAL ACRES	ACRES	TOTAL ACRES	ACRES	TOTAL ACRES
2020	105.0	105.0	3.3	3.3	7.2	7.2	-112.5	-225
2025	99.0	204.0	3.1	6.4	6.8	14.1	-112.5	-337.5
2030	93.0	297.0	2.9	9.4	6.4	20.5	-112.5	-450
2035	67.5	364.5	2.1	11.5	4.7	25.1	-112.5	-562.5
2040	36.0	400.5	1.1	12.6	2.5	27.6	-112.5	-675

Source: Bay-Lake Regional Planning Commission, 2019

Future Land Use Plan

Future Land Use Considerations:

Current land use issues and conflicts, along with anticipated trends, were used to establish a 20-year development scenario for the Town of Pittsfield. The future land use plan identifies recommendations for type and location of future land uses in the town leading up to the year 2040.

The following land use classifications and corresponding strategies were established in the creation of the 20-Year Land Use Plan map located in the center of this document. The town provided recommendations for these land use classifications that best represent the community's character and are in the best interests of the town and its citizens. These recommendations about future land use within the Town of Pittsfield should be carefully reviewed by the town when making decisions concerning future land use. The following categories of land use are associated with the Town of Pittsfield 20-Year Land Use Plan map.

1. Residential
 - Primary and Secondary Residential Development Areas
 - Town Center and Neighborhood Development
2. Business Development
3. Industrial Development
4. Agriculture
5. Parks and Recreation
6. Transportation
7. Environmentally Sensitive Areas

It should be noted that the specified classification does not designate individual areas within the classification for development; rather, it designates the general area for that use to occur. Also, it is not the intent of the plan to see the entire area within a classification to develop, rather the specified uses be allowed if consistent with the type, location, and density of the development in the event of a land conversion.

*Remembering Our
Heritage...*

*Planning for
Tomorrow*



Future Land Use Plan

Residential Strategy:

Future residential development over the next 20 years will continue to follow the vision of primary and secondary residential development areas as established in previous town comprehensive plans. The Town of Pittsfield currently contains concentrated residential developments in the eastern portion of the town and recommends future residential growth to occur in this area of the town. These development areas will aid in the continued preservation of the rural and agricultural landscape of the western half of the town.

Primary Residential Development Areas include:

1. All the lands between CTH C going east to the border shared with the Village of Suamico.
2. Areas in the town located adjacent to the Village of Pulaski and lands adjacent to Lannoye Elementary School. Future residential development is envisioned here due to the proximity to existing development and potential orderly growth.

Secondary Residential Development Areas are located immediately west of the primary residential area. It is intended to provide a transition from the more concentrated development in the east to the rural atmosphere of the western half of the town.

Future residential developments recommended to locate in these residential "development" areas include:

- Subdivisions
Consider Conservation by Design subdivisions for situations where the terrain and environmental features of a site lend itself to preserving the rural character and environmental landscape.
- Duplexes considered for future development should be located on scattered lots within the zoning districts that allow such a use rather than grouped together. Future duplex lots are best sited within subdivisions prior to the approval of the subdivision by the town.
- Multi-family development may be considered. Multi-family development does not generally lend itself to the rural atmosphere, therefore it is better suited for areas of the town where public sanitary sewer service is available. This type of use should blend in with other residential land use types in the area.

Rural Development. The town should continue the policy of reviewing the density of new residential development occurring outside of the primary and secondary development areas to help ensure that agriculture continues to be the main land use in the rural portions of the town.

Town Center and Neighborhood Development:

The community of Mill Center has the potential to develop into a town center. The Mill Center area is served by public sanitary sewer service and includes a scattering of single-family homes and a few businesses. Mill Center is located within the "residential development areas."

Neighborhood development concepts that integrate other existing and future land uses should be discussed whenever future concentrated residential growth is proposed in the town. It could include a variety of uses such as recreational, institutional, and commercial uses that provide goods and services for the surrounding residents. The town emphasizes that future neighborhood design concepts should include a safe and efficient transportation network that encourages walkability, bikeability, and livability for its residents.

Pittsfield should ensure that additional developments in the town are designed and developed in conjunction with other nearby land uses to provide present and future residents with a quality and harmonious living environment.



Future Land Use Plan

Business Development Strategy:

Future business uses are envisioned to locate near existing business and industrial uses, or at major intersections. Where possible, such development should occur in nodes, rather than in strips along the entire length of a road or highway, in order to better handle the increased truck and automobile traffic associated with business use. This will help lessen potential interference with existing agricultural or residential uses.

The 20-Year Land Use Plan map identifies the following recommended locations for future commercial development in the town.

- Along STH 29/32
- STH 29/32 interchange
- STH 32 just south of the Village of Pulaski
- Intersections of CTH C and CTH B
- Intersection of CTH C and Glendale Avenue



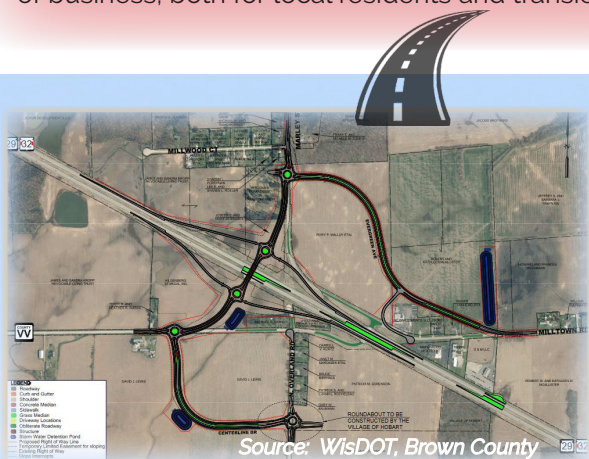
The future CTH VV interchange at STH 29 (see below) is envisioned to alter travel patterns and may also provide an avenue for the town to increase the amount of business, both for local residents and transient traffic.



Industrial Development Strategy:

Future industrial use is encouraged to locate near existing industrial uses (as identified on Glendale Avenue and the Future Land Use map) or on one of the highways to better handle the increased truck and automobile traffic associated with industrial use, as well as to not interfere with existing agricultural or residential uses.

Detailed planning should be undertaken prior to any new industrial development occurring adjacent to residential properties so that a development plan can be established to lessen any adverse impact on the residences.



Agriculture Strategy:

Agriculture will continue to be a primary land use within Pittsfield over the 20-year timeline of this plan. The town should continue to ensure that the development policies of this plan do not interfere with the continued operation of these farms.

The western portion of the town is where the majority of the farmland will continue to dominate the landscape. Some existing farmlands are identified on the 20-Year Land Use Plan map for uses other than agriculture. Although these existing farmlands will likely remain in agriculture for the foreseeable future, there is the possibility for development to occur in this part of the town. Potential growth areas have been identified adjacent to the Village of Pulaski, as well as land in the "residential development areas" in the eastern portion of the town. There is also the potential for non-farm development to occur along the corridors of STH 29 and STH 32.



Future Land Use Plan

Parks and Recreation Strategy:

The town has several recreation facilities available to residents including the Community Park, Lannoye School, and the Mountain-Bay State Recreational Trail. Future recreation needs will be dependent on development and if town residents express the need for additional public park and recreational facilities. This is more of a possibility in the eastern portion of the town as more concentrated developments continue to locate there.

The town should continue to explore diverse recreation opportunities for its residents, both active and passive recreation. It is important for the town to ensure people of all abilities will be able to enjoy the parks and recreation facilities of the town into the future.



Transportation Strategy:

The Town of Pittsfield encourages future dense developments to include well-connected street patterns that offer motorists several route options and avoid concentrating traffic on fewer streets. Well-connected patterns will also allow people to safely and efficiently navigate the town's streets and roads with and without personal vehicles. Developments should encourage more active transportation (walking and biking) in their designs.

The town should explore the development of an Official Map as a tool to help create an efficient road system. It is important for the town to identify the need for future roads and to require the identification of roads prior to approving development proposals.

The town will continue to cooperate with Brown County and the Village of Howard on efforts to improve the area currently near STH 29 and CTH U into an urban intersection that would include curb and gutter. These improvements are anticipated to occur after the CTH VV interchange project at STH 29 that is scheduled for the yr. 2022. These transportation improvements may spur additional economic growth along this corridor.

Environmentally Sensitive Areas:









To ensure the rural character of the town is preserved into the future, environmentally sensitive areas such as wetlands, floodplains, stream corridors (such as the Suamico River and its branches and tributaries), and steep slopes should be protected from development. Future developments are strongly encouraged to integrate these natural areas into their designs.

The 20-Year Land Use Plan map and the natural resources section of this plan illustrates the environmentally significant lands (aka Environmental Corridors) within the town that are protected by state and county regulations.

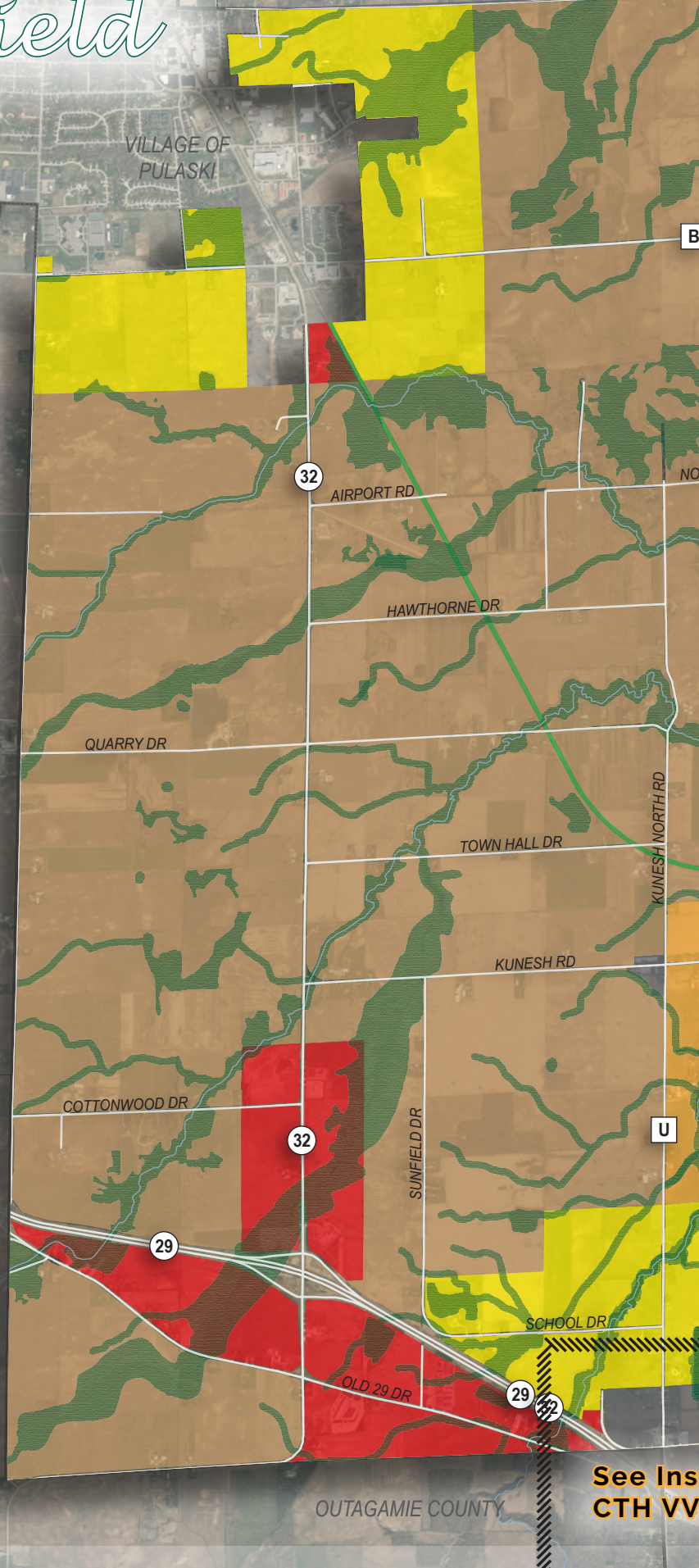
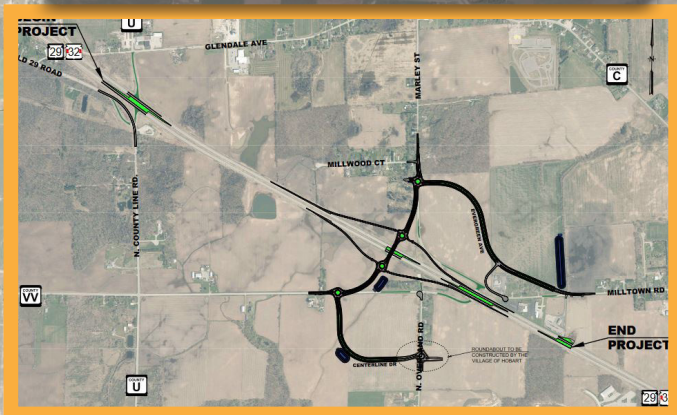


Town of Pittsfield

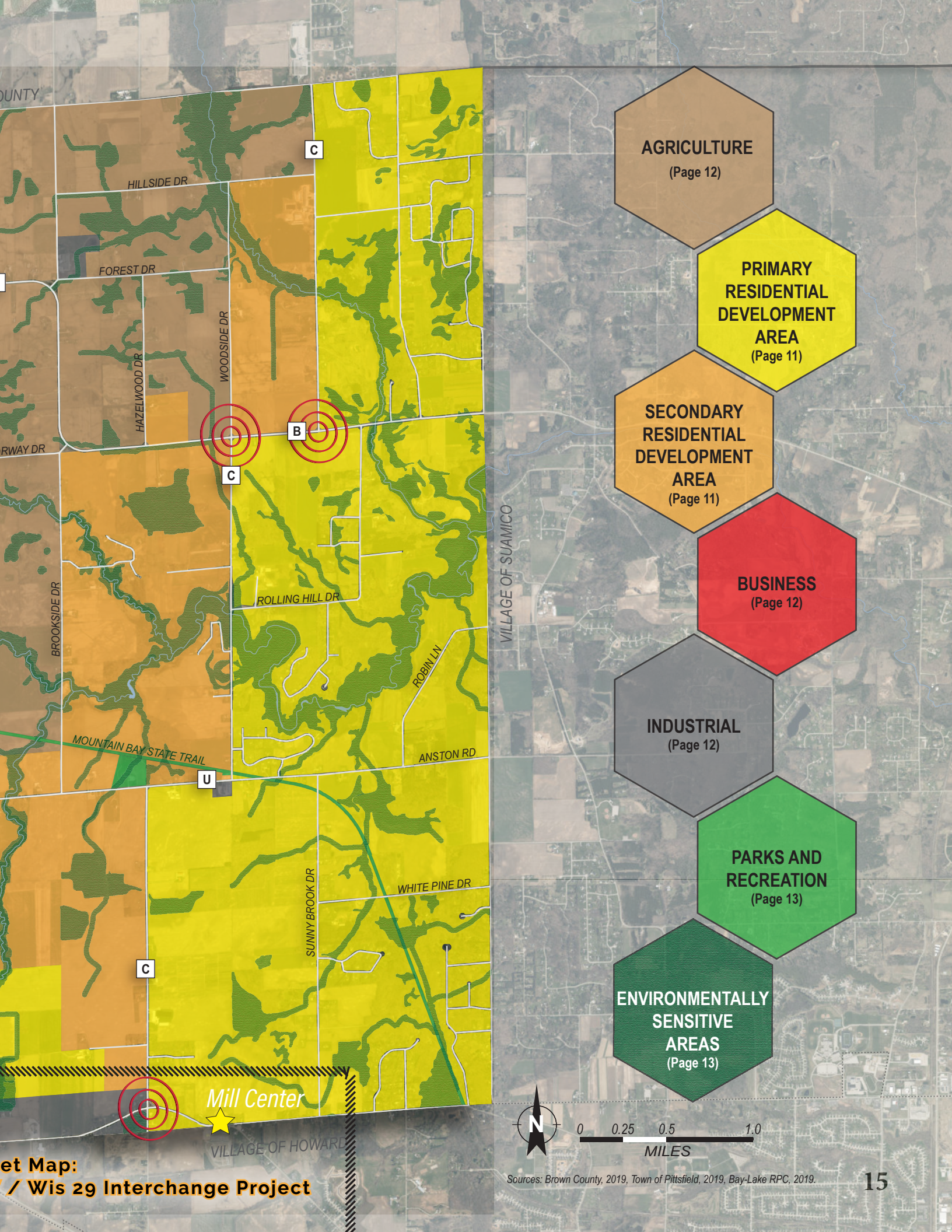
BASE MAP FEATURES

-  Potential Business Area
-  Potential Town Center
-  County Boundary
-  Municipal Boundary
-  Water Feature
-  Transportation

CTH VV / Wis 29 Interchange Project



See Ins
CTH VV



AGRICULTURE
(Page 12)

**PRIMARY
RESIDENTIAL
DEVELOPMENT
AREA**
(Page 11)

**SECONDARY
RESIDENTIAL
DEVELOPMENT
AREA**
(Page 11)

BUSINESS
(Page 12)

INDUSTRIAL
(Page 12)

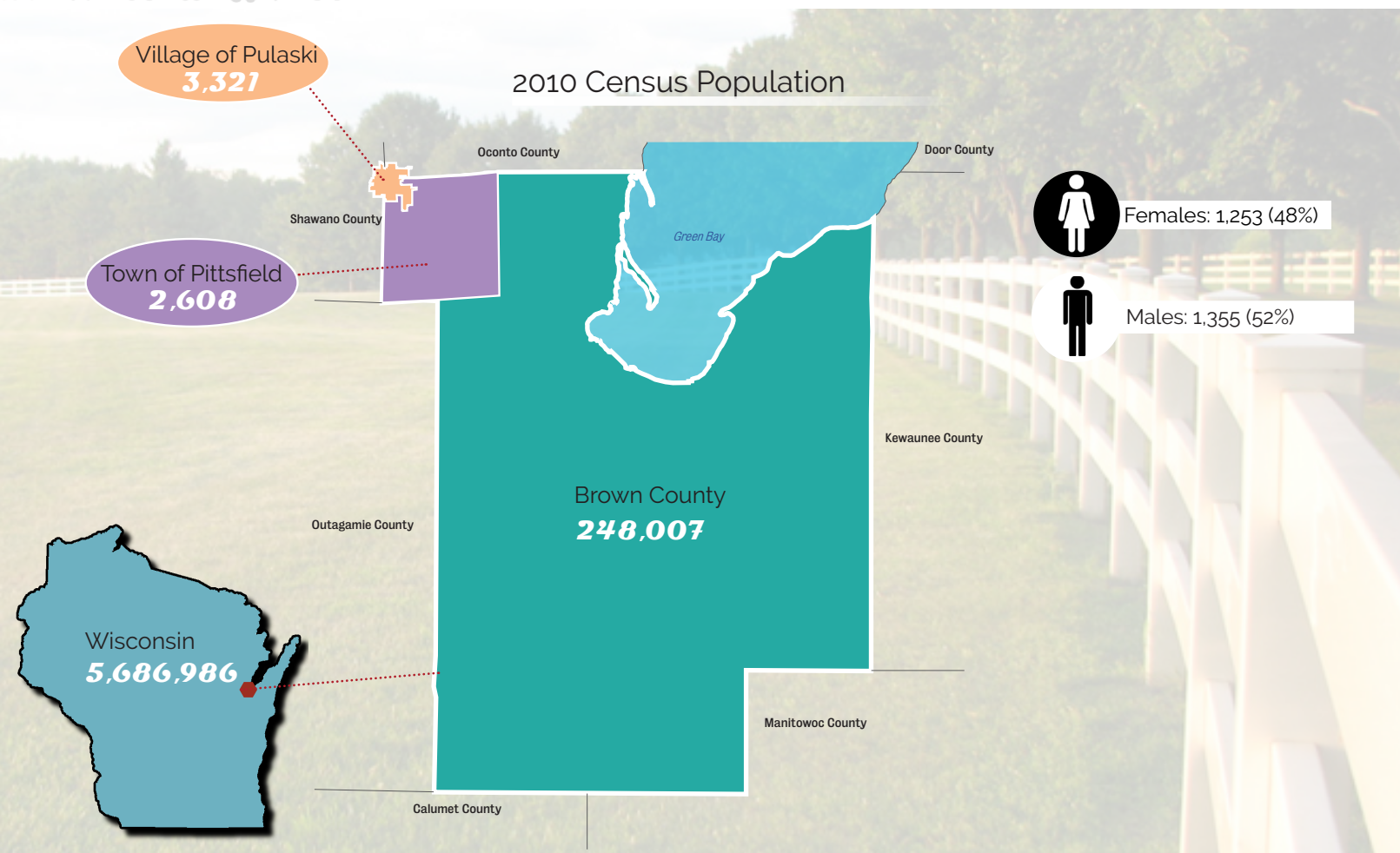
**PARKS AND
RECREATION**
(Page 13)

**ENVIRONMENTALLY
SENSITIVE
AREAS**
(Page 13)

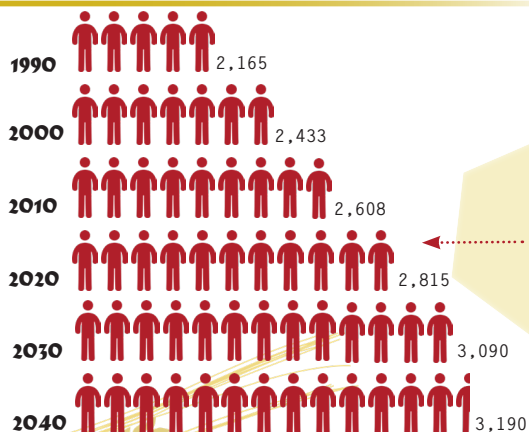


Population

AREA	2010	PROJECTED					% Change 2010-2040
		2020	2025	2030	2035	2040	
Town of Pittsfield	2,608	2,815	2,960	3,090	3,165	3,190	22.3%
Village of Pulaski	3,321	3,555	3,740	3,915	4,025	4,060	22.3%
Brown County	248,007	270,720	285,650	299,540	308,730	312,320	25.9%
Wisconsin	5,686,986	6,005,080	6,203,850	6,375,910	6,476,270	6,491,635	14.1%



Pittsfield Historic & Projected Population



Pittsfield Median Age, 2017: **48.0** years
 Wisconsin Median Age, 2017: **39.2** years

Housing

Historic Total Housing Units

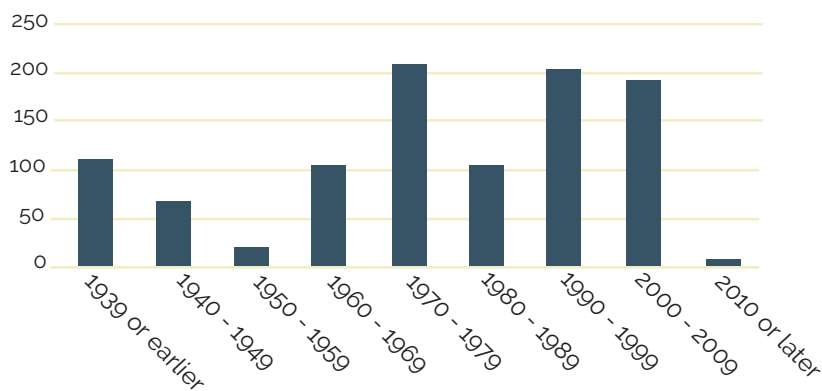
1990	2000	2010
699	978	838



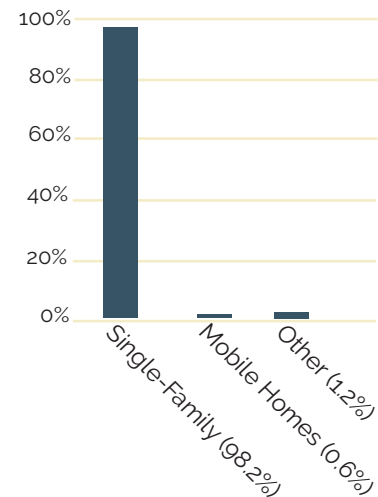
Tenure (2017)

95% Owner-Occupied
5% Renter-Occupied

Housing Units by Year Structure Built (2017)



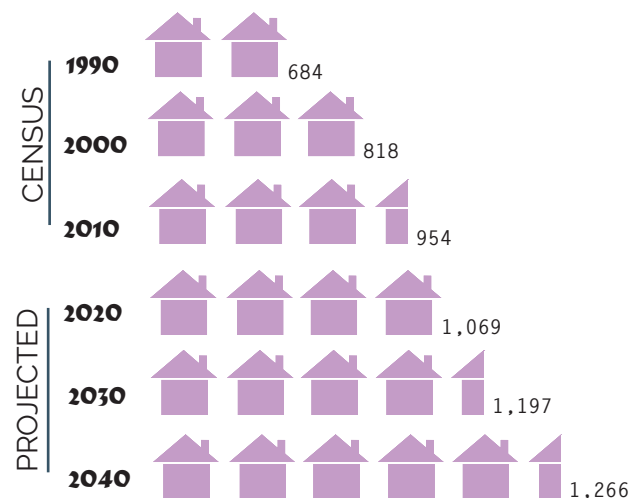
Type of Housing



Estimated Median House Value (2017)

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

Historic & Projected Households



Source: U.S. Census, 2010; ACS, 2017; WDOA; BLRPC, 2019

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

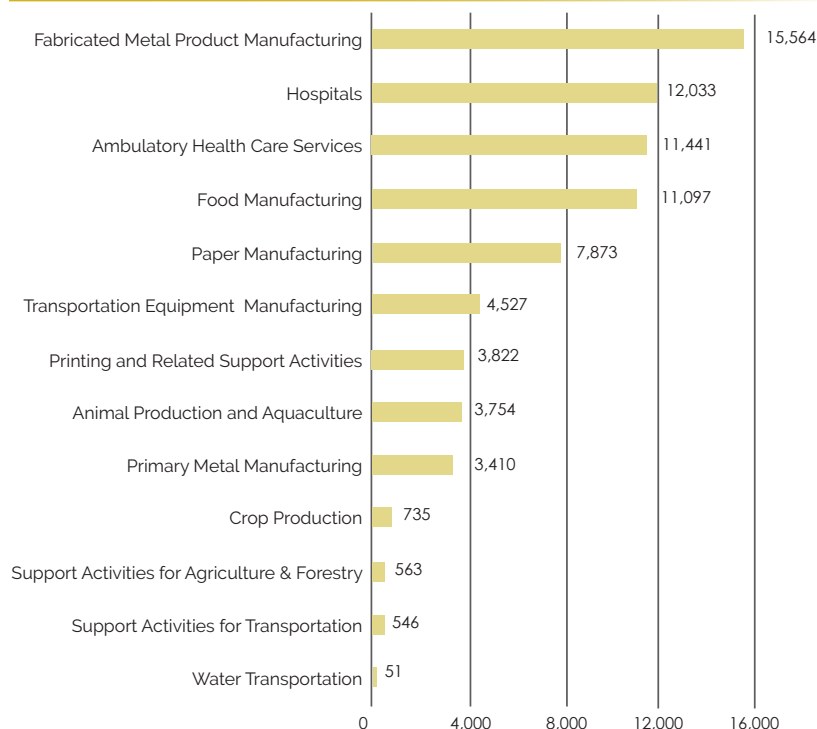
Objectives:

- 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.

Economy

Economic Summary:

Employment in Cluster Industries Northeast Wisconsin



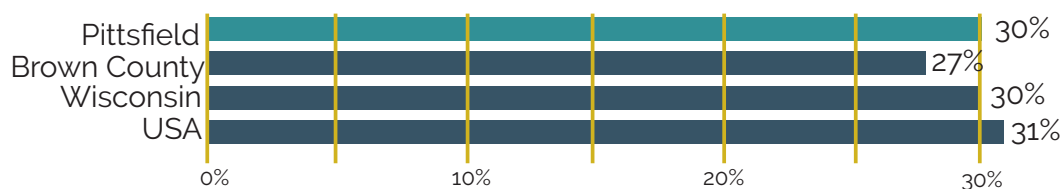
Prominent Employers (Brown County)



- United Health Group
- St. Mary's Hospital
- Oneida Casino
- Bay Valley Foods
- Procter & Gamble Paper
- WEC Energy Group
- APAC Customer Service
- Schreiber Foods
- Green Bay Dressed Beef
- St. Vincent Hospital
- Georgia-Pacific Corp
- JBS Packerland
- RR Donnelly
- Associated Bank
- Humana
- Belmark
- Aurora Health Center
- Bellin Memorial Hospital



Education: Bachelors Degree or Higher



Average Commuting Time to Work (Pittsfield)



Largest Industries (Employed Persons)

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

Median Household Income

- Town of Pittsfield: **\$78,090**
- Brown County: \$56,775
- Wisconsin: \$56,759



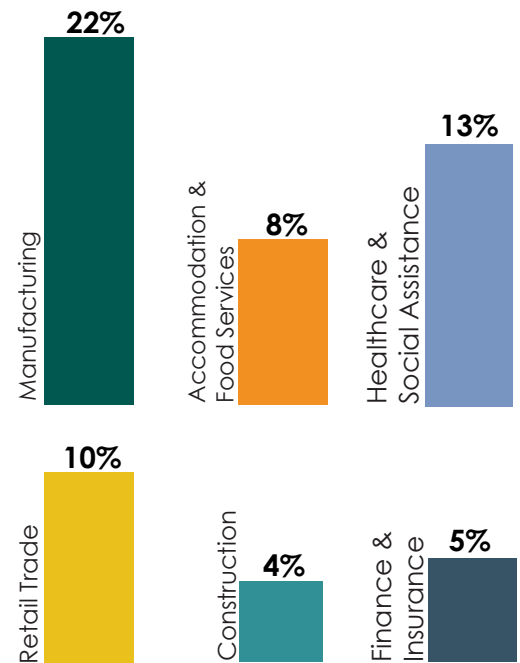
Economy

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.

Major Industries Northeast Wisconsin



Estimated Jobs by Industry (Pittsfield)

Agriculture, forestry, fishing and hunting, mining	67
Construction	85
Manufacturing	307
Wholesale trade	80
Retail Trade	165
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

Employment Forecast

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

- Goods-Producing Industries (e.g., construction, manufacturing, natural resources) are projected to increase over 3.0% for the region from 2016-2026.
- Service-Providing (e.g., Trade, Transportation, Financial, Professional and Business, Education and Health, etc.) is projected to increase by over 8.6%.
- Self-Employed is forecast to increase by nearly 7.7%.

Transportation

Transportation Summary:

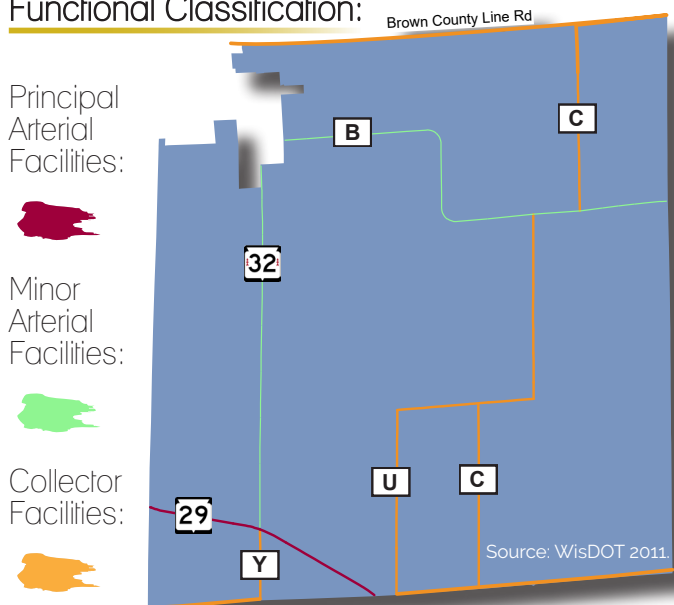
57.1 TOWN MILES

16.3 COUNTY MILES

73.4 TOTAL TOWN / COUNTY ROAD MILES

- State Highways 29 and 32 also occupy under seven miles within the Town of Pittsfield.

Functional Classification:



Air Service: Austin Straubel International Airport is the regional airport located in the City of Green Bay, approximately six miles south of the town.

Carter Airport (Blue Skies Aviation) is located in the northwestern portion of the town adjacent to STH 32 and is used primarily for single engine aircraft and ultralight activity.

Elderly and Disabled Transportation: Curative Connections Transportation Program, through coordination with Brown County, offers specialized transportation services for residents who have disabilities or are over age 60. Application to the program is required before use of services.

Trucking: Various businesses, industries, and farms within the town rely on truck routes to import and export goods. These truck trips typically occur on county or state highways, but trucks occasionally need to travel on town roads to reach their destinations.

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 & Community Facilities

Utilities Summary:

- Wisconsin Public Service (a subsidiary of WEC Energy Group Inc.) delivers electricity and natural gas to the town. The capacity of the system is considered adequate.
- The primary method of sanitary sewage disposal in the town consists of onsite sanitary sewage disposal systems. The entire town, however, is located within the Green Bay Metropolitan Sewerage District with Pittsfield Sanitary District No. 1 providing sanitary sewer service to four different areas of concentrated development within the town (Mill Center, Anston, Kunesh and the area around the intersection of CTH U and Glendale Avenue).
- All residents and businesses within the town get their potable water from their own private wells.
- Stormwater management within the town is undertaken on a case-by-case basis by property owners/developers primarily using ditches and culverts.

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.



Town Facilities and Services:

Pittsfield Town Facilities:

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

Town Services:

- The town contracts with a private firm for collection and disposal of solid waste. The town also contracts for recycling pickup.
- For disposal of yard waste, town residents have access to the Yard Waste Center in Pulaski.

Emergency Services:

- The Tri-County Fire Department, located in the Village of Pulaski, provides excellent fire protection for the town.
- Ambulance/EMS services are provided by N.E.W. Para-Medic Rescue Inc., located in Pulaski. Service is considered excellent.
- The Brown County Sheriff's Department provides police protection and patrol service to the town.

Education Facilities:

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

Cemeteries:

There are three cemeteries located within the town including North Pittsfield Cemetery, Peace Lutheran Cemetery, and Mill Center Cemetery.

Recreation Summary:

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 that is available for rent.

The Mountain-Bay State Recreational Trail stretches from Brown County to Marathon County. Approximately 7.5 miles of the trail is located in Pittsfield.

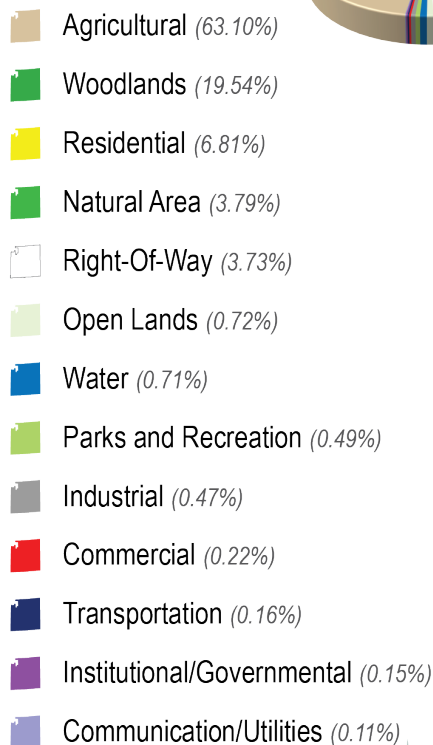


Land Use Inventory

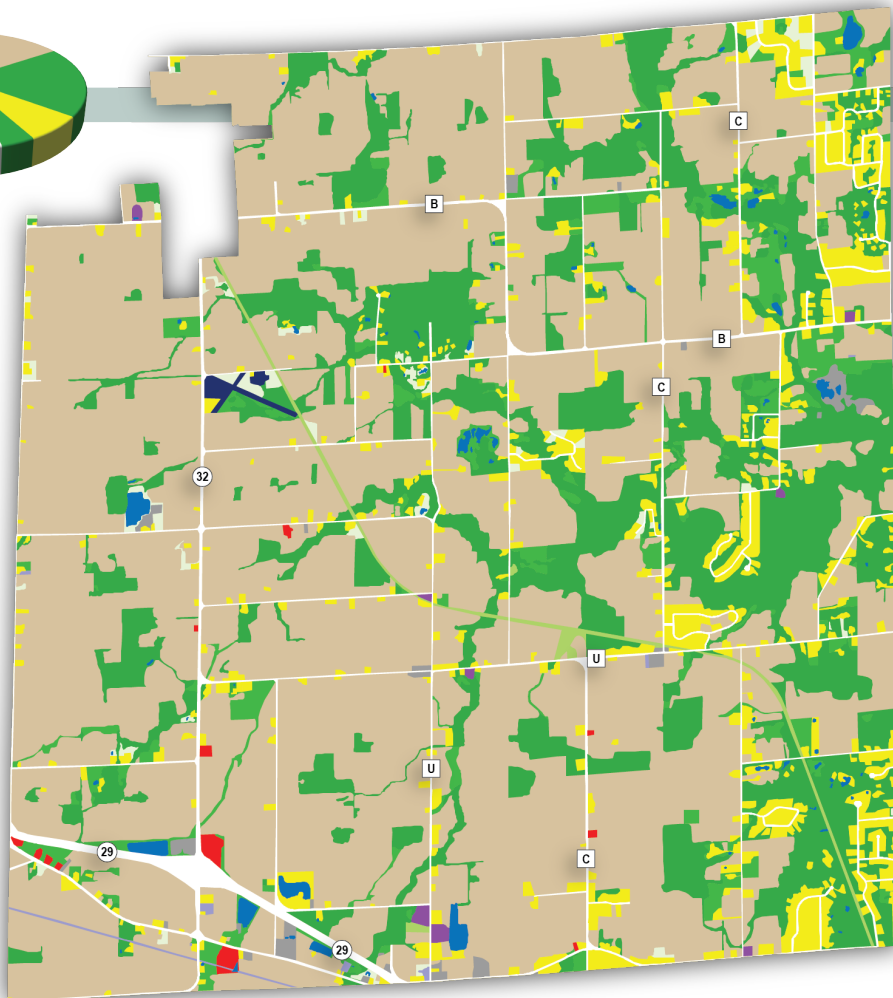
Current Land Use:

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 as follows:

TOWN OF PITTSFIELD - EXISTING LAND USE



*Percentages based on total town acreage



Sources: Brown County, 2019; NAIP Imagery 2015; Bay-Lake RPC, 2019.



Land Use Goal: Manage future growth within the town that retains the rural atmosphere while ensuring an orderly, compatible, balanced development that maintains the quality of life and maximizes the efficient provisions of services.

Objectives:

- Examine land use options that will help to prevent annexation of land out of the town.
- Locate future land uses so as to limit land use conflicts.
- Maintain a balance between agriculture and residential development.
- Identify appropriate areas for industrial and commercial expansion and seek ways to integrate with nearby land uses.
- Maintain existing businesses and industries in the town while also attracting new businesses and industries.
- Review minimum lot size requirements for houses within the town.
- Review the need for public recreation facilities.



Natural, Agricultural, and Cultural Resources

Natural Resources:

- The town should utilize the Brown County Comprehensive Plan, a vision for great communities (2007) that contains data and maps reflecting the town's natural resources. Resources include geology, topography, general soils and soil imitations, mineral resources, water resources (including watersheds, groundwater, and surface water), floodplains, significant natural areas, and threatened and endangered species.
- Environmental corridors refer to several features (i.e., wetlands, floodplains, slopes 12% or greater, and a water setback for buildings) that serve as a guidance tool to promote protection of areas with environmental significance from other land use influences. These areas within the town can be viewed on the image below.

Agricultural Resources:

- According to the 2017 Census of Agriculture for Wisconsin, there were 975 farming operations managing approximately 192,000 acres of land in Brown County. Nearly 13,000 acres of land in Pittsfield are crops/pasture.
- More detailed information on agriculture, farm demographics, crops, prime agricultural soils, etc., for Brown County and the town can be found in the *Brown County Farmland Preservation Plan*.

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.

Historic / Cultural Resources:

The town has 20 structures considered to be of historic significance 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.



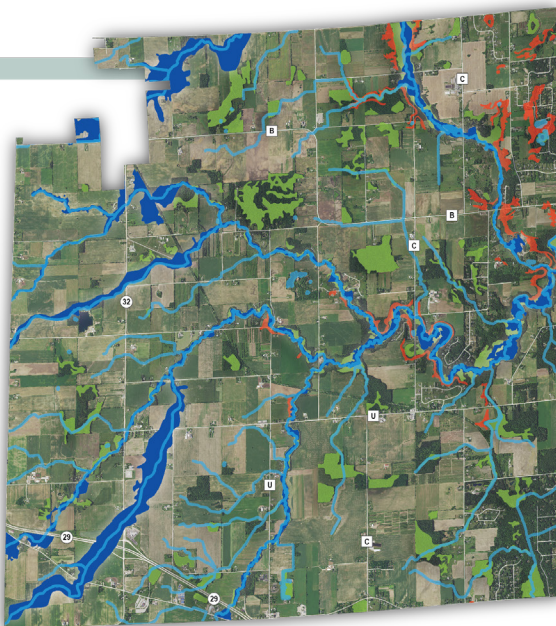
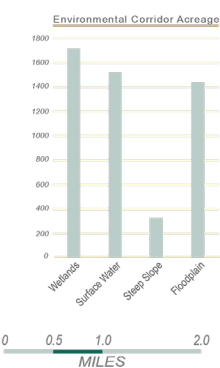
Pittsfield Town Hall
pre-1962



Pittsfield Town Hall
1962-2019

TOWN OF PITTSFIELD - ENVIRONMENTAL CORRIDORS

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



Sources: WDNR, 2009; FEMA, 2009; NRCS, 2010; Brown County, 2019; Bay-Lake RPC, 2019.



Intergovernmental Cooperation

Cooperative Agreements:

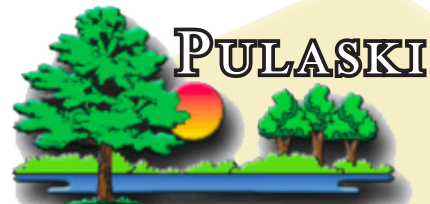
In order for the Town of Pittsfield to grow in an orderly and efficient manner, it is necessary for the town to work with its neighbors, Brown County, the State of Wisconsin, and other units of government. Working cooperatively is especially important since many issues, such as stormwater management and traffic, do not recognize municipal boundaries. The Town of Pittsfield has formed partnerships with several of its neighboring municipalities for the following services.

- The Town of Pittsfield has agreements with all adjacent municipalities regarding maintenance on shared border roads.
- The town has a partnership with five municipalities for shared fire service. There is also mutual aid between the town's fire and rescue services and neighboring communities' fire and rescue services. The Fire Department has the MABAS (Mutual Aid Box Alarm System).
- Ambulance/EMS services are shared with six municipalities. The town's Ambulance/EMS provider also assists with rescue backup and intercepts for outlying municipalities.
- Pittsfield has an agreement with the Village of Pulaski that allows town residents to use the village's Yard Waste center.

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's 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.



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Implementation

Action Plan:

The following actions are intended to be used as a general guide by local elected officials, the Town Plan Commission, or other entities assigned by the Town Board, to implement the goals and objectives found within this *Town of Pittsfield 20-Year Comprehensive Plan Update*.

- Administer the comprehensive plan's strategies and recommendations and monitor the statistical projections within the comprehensive plan. Conduct a minor update of the plan components every 3 to 5 years and a complete update of the plan every 10 years per Wis. Stats. § 66.1001. Also, consider an annual report on the implementation and effectiveness of the comprehensive plan.
- Work to ensure that the town's zoning ordinance can properly implement plan goals and objectives.
- Conduct an annual review of, and amend as necessary, existing town regulations to coincide with the comprehensive plan. Also, consider the development of other town ordinances that could assist with plan implementation.
- Consider cooperative efforts with Brown County and the surrounding towns and villages regarding topics such as land use planning, provision of coordinated public services and facilities, and plan implementation.





Sign from the previous Pittsfield Town Hall displayed at the current Pittsfield Community Center/Town Hall.



Grand opening of the Town of Pittsfield Community Center/Town Hall on August 24th, 2019.



Painting of the former Sunnybrook Railroad Bridge on display in the Pittsfield Community Center/Town Hall. Painting by Jeff Hargreaves.



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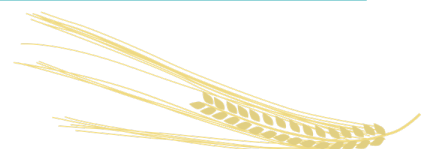
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Town of Pittsfield



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