

2010 Wisconsin Lakes Convention

Making Plans Real

Waupaca County's Intergovernmental Implementation Project

John Williams, AICP, Foth Infrastructure & Environment, LLC

March 31, 2010



Process Review

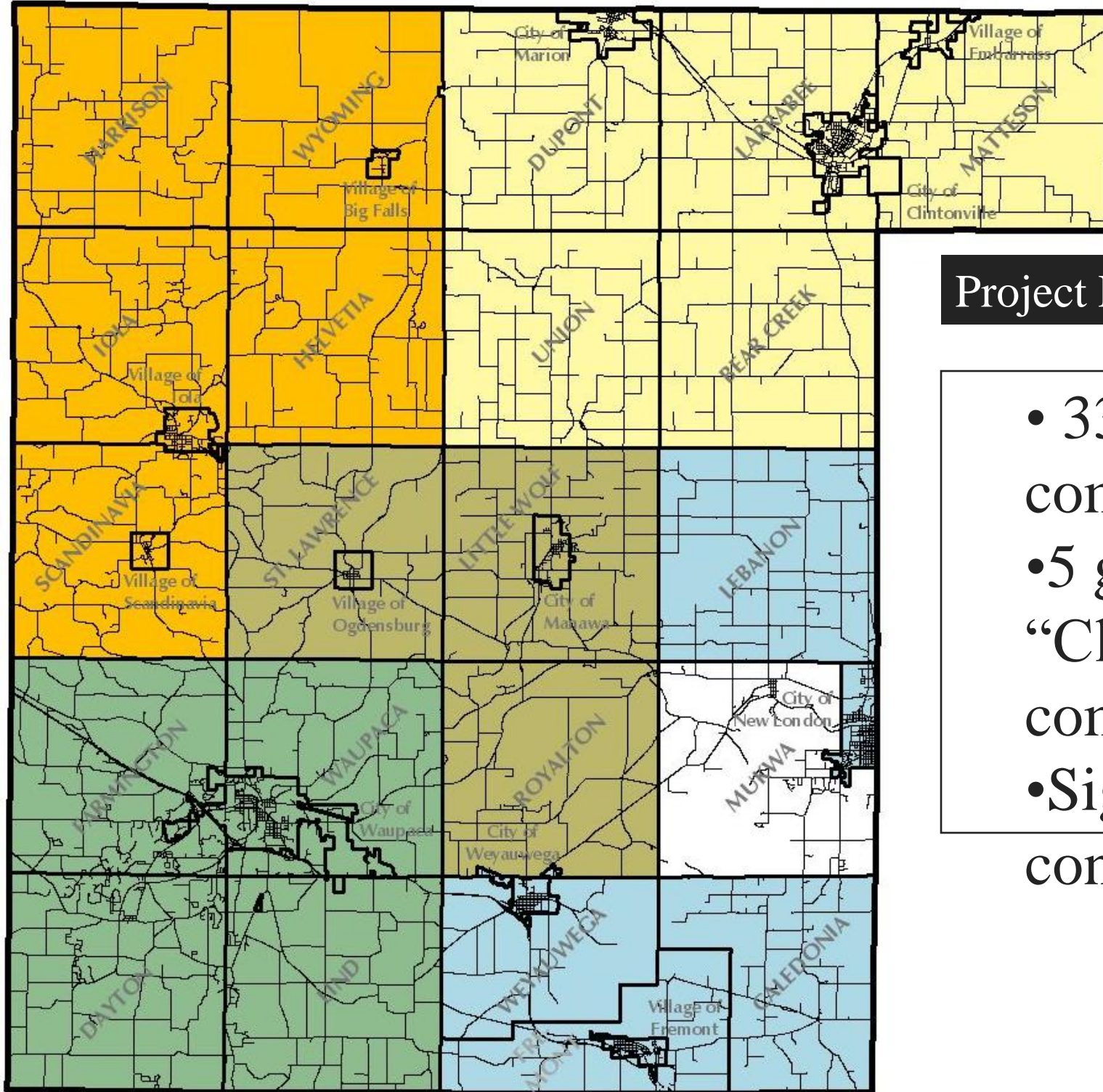
Comp Planning and Implementation

- ❖ Comprehensive Planning (2002 – 2007)

- ▶ 42,839 point of public contact
-

- ❖ Implementation Project (2008 – ongoing)

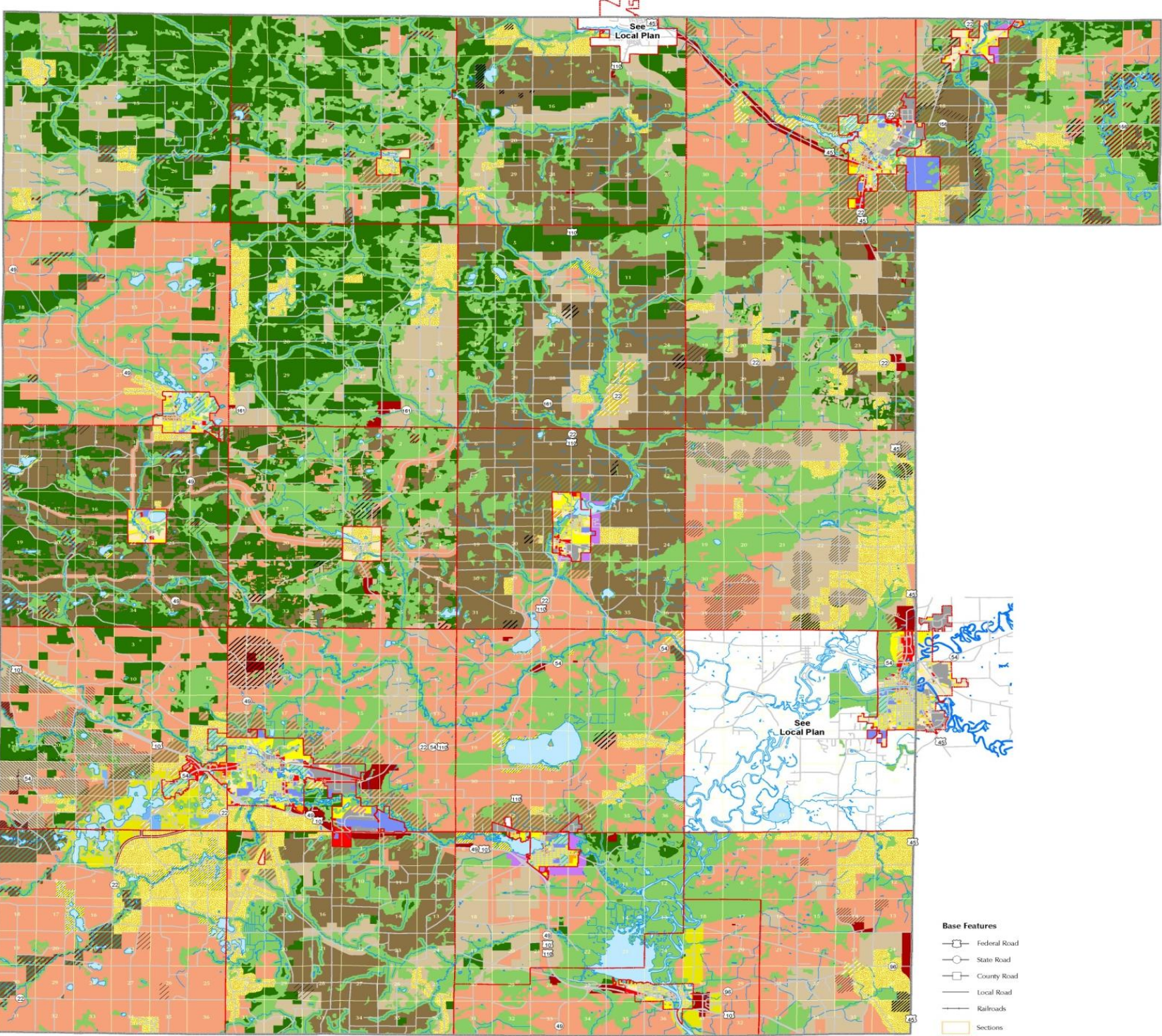
- ▶ County Subdivision Ordinance Update (Adopted March 2009)
 - ◆ Town Model Ordinances (Subdivision, Access Control, & Road Standards)
- ▶ Donated Easement Program (Adopted June 2009)
- ▶ City/Village Ordinance Assistance (Ongoing)
- ▶ County Zoning Ordinance Update (Ongoing)



Project Partners

- 33 of 34 communities
- 5 geographic “Clusters” of adjoining communities
- Significant staff contribution

W
C



Base Features

- Federal Road
- State Road
- County Road
- Local Road
- Railroads
- Sections
- Municipal Boundary

Preferred Land Use (Rural)

- Agriculture Enterprise (AE)
- Agriculture Retention (AR)
- Agriculture/Urban Interface (AUI)
- Agriculture and Woodland Transition (AWT)
- Intensive Use Overlay (IUC)
- Public Recreation and Forestry Enterprise (PURF)
- Private Recreation and Forestry Enterprise (PVRF)
- Rural Commercial/Industrial (RCI)
- Rural Crossroads-Mixed Use (RCM)
- Resource Protection (RP)
- Rural Residential (RR)
- Shoreland Residential (SHR)
- Sewered Residential (SR)
- Urban Transition (UT)

Preferred Land Use (Urban)

- Conservation (C)
- Community/Downtown Commercial (CDC)
- Multi-Family Residential (MFR)
- Planned Commercial (PC)
- Planned Industrial (PI)
- Planned Manufactured Home Park (PMH)
- Park/Recreation (PR)
- Public Institutional (PUI)
- Resource Protection (RP)
- Single Family Residential (SFR)

Base Features

- Federal Road
- State Road
- County Road
- Local Road
- Railroads
- Sections
- Municipal Boundary

Map X-X

Results of the Process

❖ Detailed Policy Guidance

- ▶ Specific, usable policies and recommendations
 - ◆ Community/County positions
 - ◆ Community/County directives
 - ◆ Development review criteria
 - ◆ Action plans
- ▶ Level of detail uncharacteristic of comprehensive planning

Results of the Process

- ❖ Very Specific Guidance for Updating County Ordinances
 - ▶ Zoning and Subdivision Ordinances
 - ▶ Various other plan implementation tools
 - ▶ Value assured by the process
 - ◆ Locally generated and supported
 - ◆ Specific details on land uses, lot sizes, densities

Intergovernmental Cooperation=**Cost Efficiency**

“What does my community have to gain by cooperating?”

Towns: **Local Control**

- ❖ More predictable urban boundaries
- ❖ Reduced cost for shared services
- ❖ Sewer service or water service
- ❖ More property taxes for annexed areas
- ❖ Planning and zoning assistance
- ❖ Reduced development pressure on productive lands
- ❖ Less conflict over boundary issues
- ❖ Better tax base management

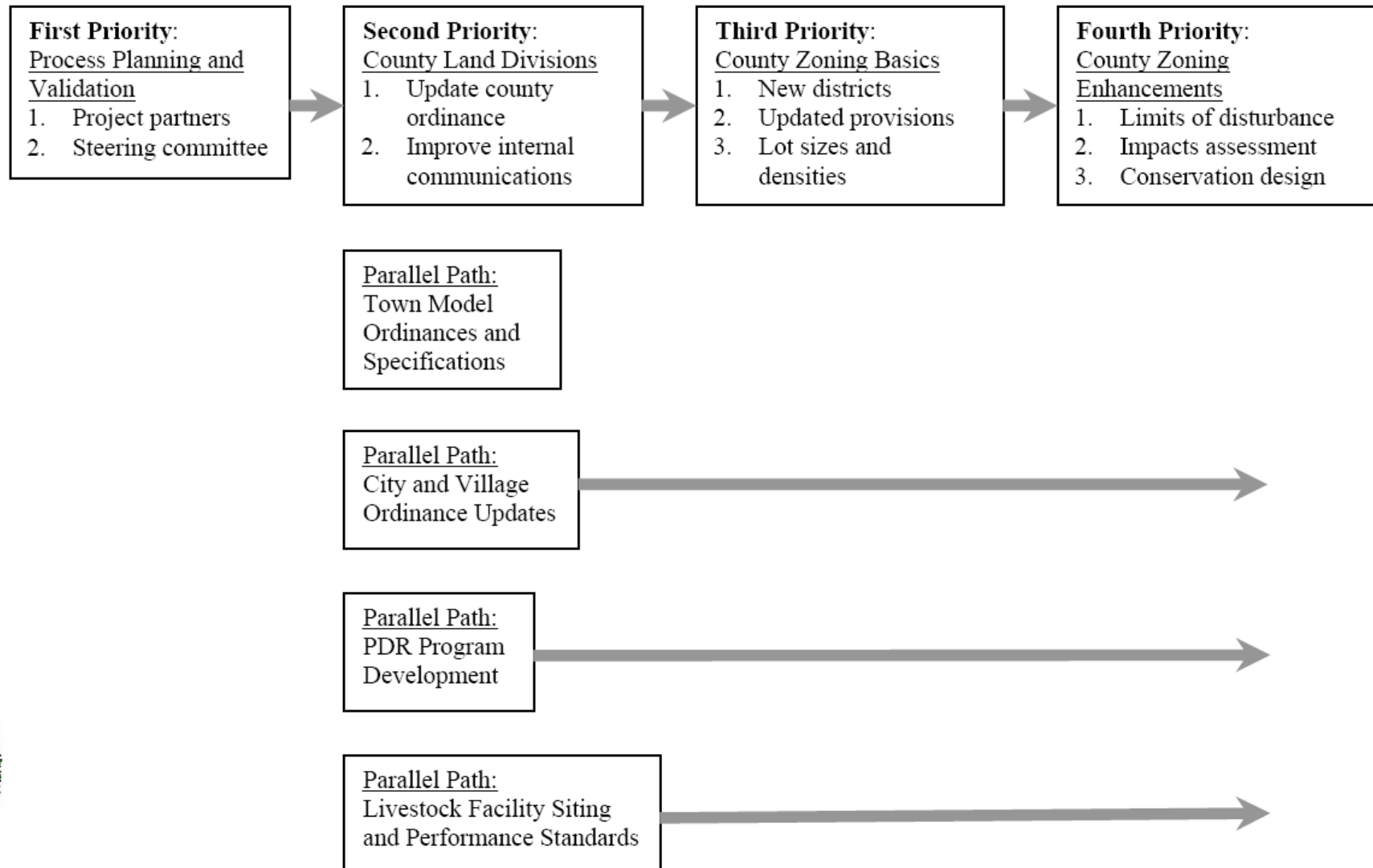
Cities/Villages: **Predictability**

- ❖ More predictable development along the periphery
- ❖ Reduced cost for shared services
- ❖ Revenue for services sold
- ❖ Better managed lands in annexed areas
- ❖ More attractive gateway areas
- ❖ Maximize use of existing infrastructure
- ❖ Less conflict over boundary issues
- ❖ Better tax base management

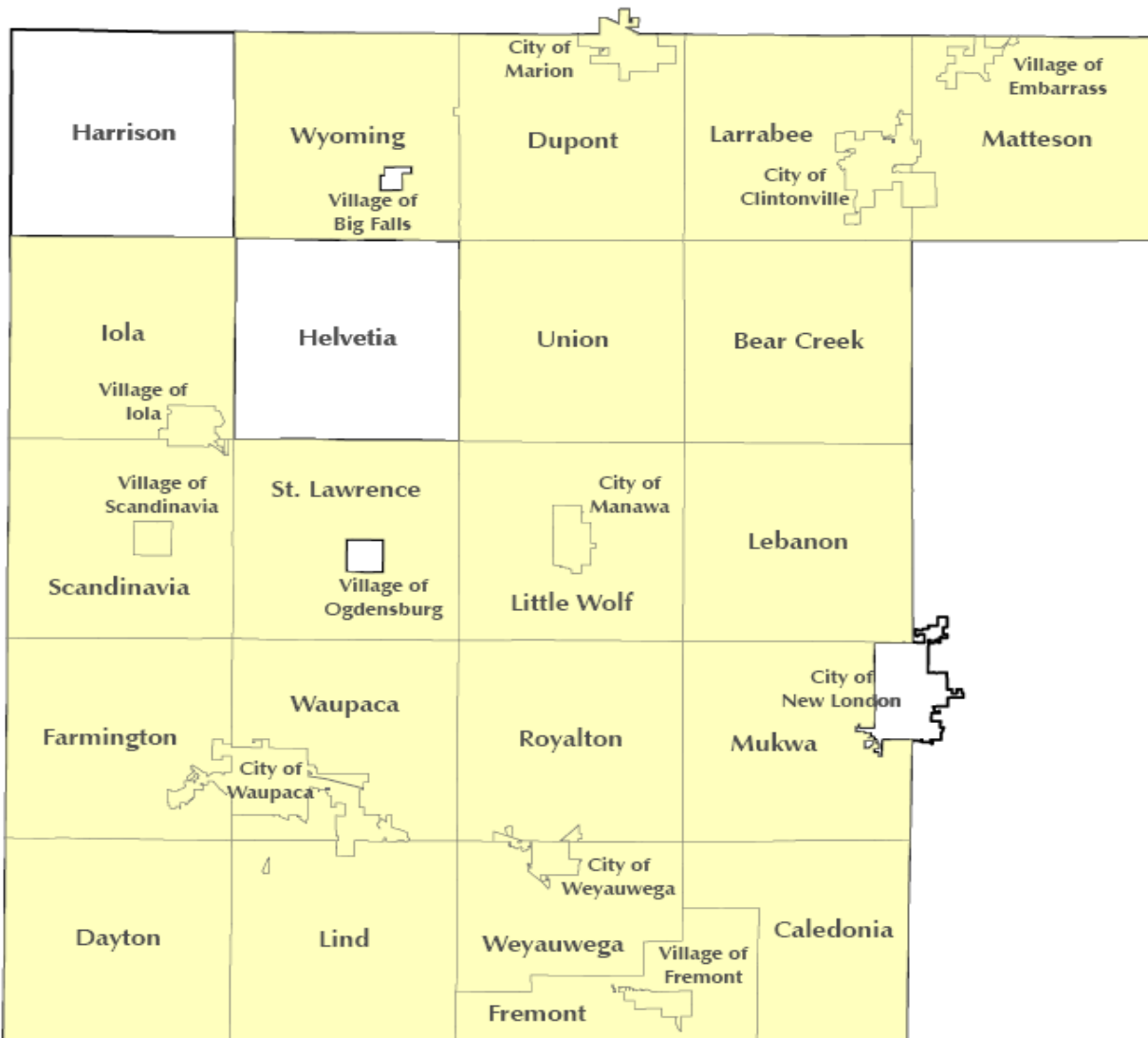


Process Review

Implementation Project



Participating Communities

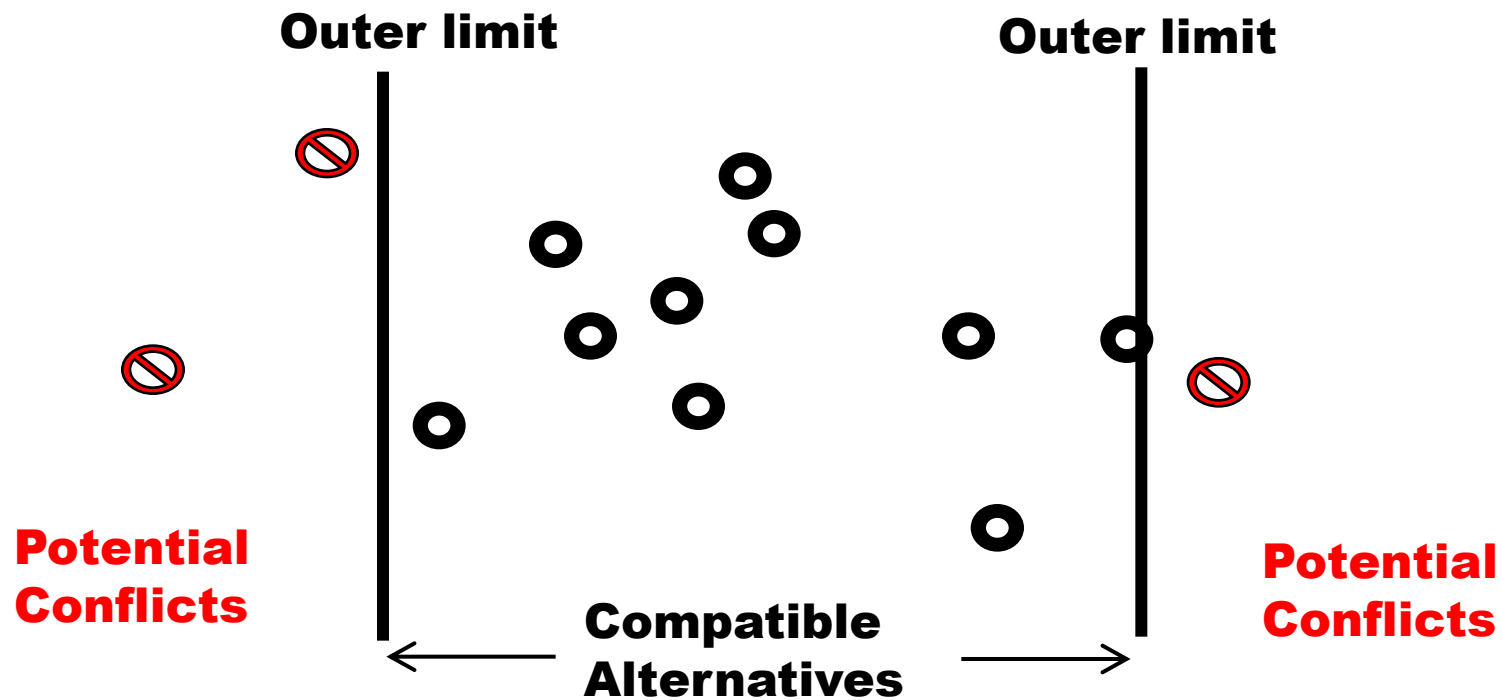


- ❖ County and 29 local units of government
- ❖ Cost-sharing agreements

Waupaca's Process Approach

- ❖ A set of tools for coordinated town/county decision making on land use issues
 - ▶ Maintains a “bottom-up” approach while also recognizing County decision making responsibilities
 - ▶ Recognizes constructive/dynamic tension between county and local plans
 - ▶ Provides accountability and protection of the public interest

Sideboard Approach

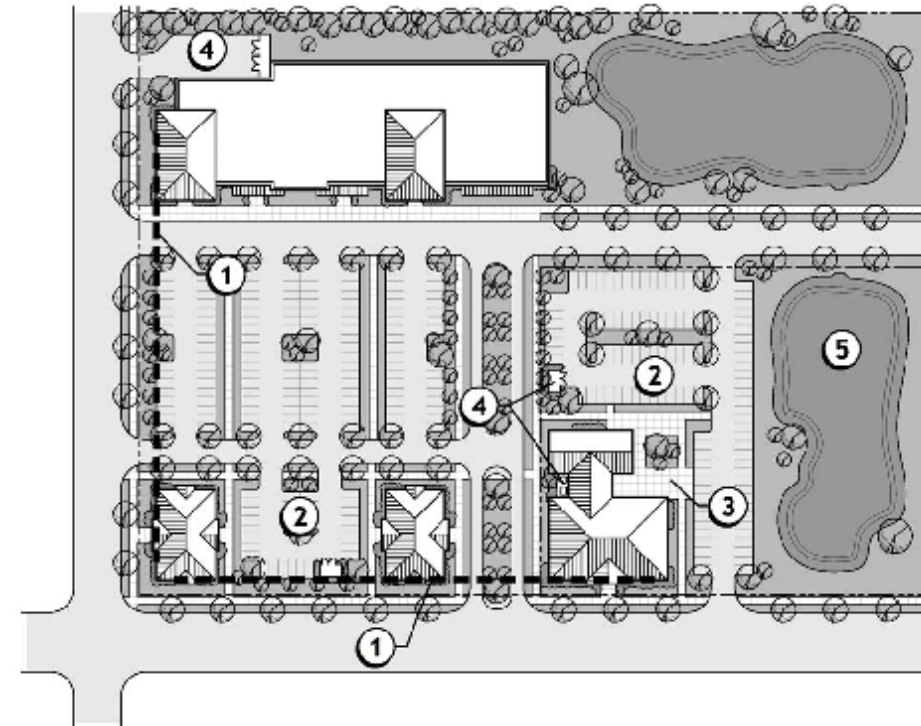


Customized Implementation Tools

- ❖ Plan implementation project deliverables focused on:
- ❖ Intergovernmental function/relationship
- ❖ Specific community applications
- ❖ Design specifications
- ❖ Model codes
- ❖ Model Standards

SITE DESIGN

Site design refers to the overall layout of the site and the relationship of major features such as buildings, streets, parking and supporting elements.



- 1 Building Location and Setbacks**
Buildings should be located to strengthen the definition of street edges and public areas. Building setbacks should also be consistent with those of buildings located on adjacent properties.
- 2 Parking Lot Configurations and Location**
Parking lots should be designed to accommodate convenient vehicular navigation. Generally, two-way drive aisles should be 24 feet wide and non-handicapped accessible spaces should be

9 wide by 18 feet deep. Dead-end aisles should be avoided where possible, but shall include a vehicle turn-around when used.

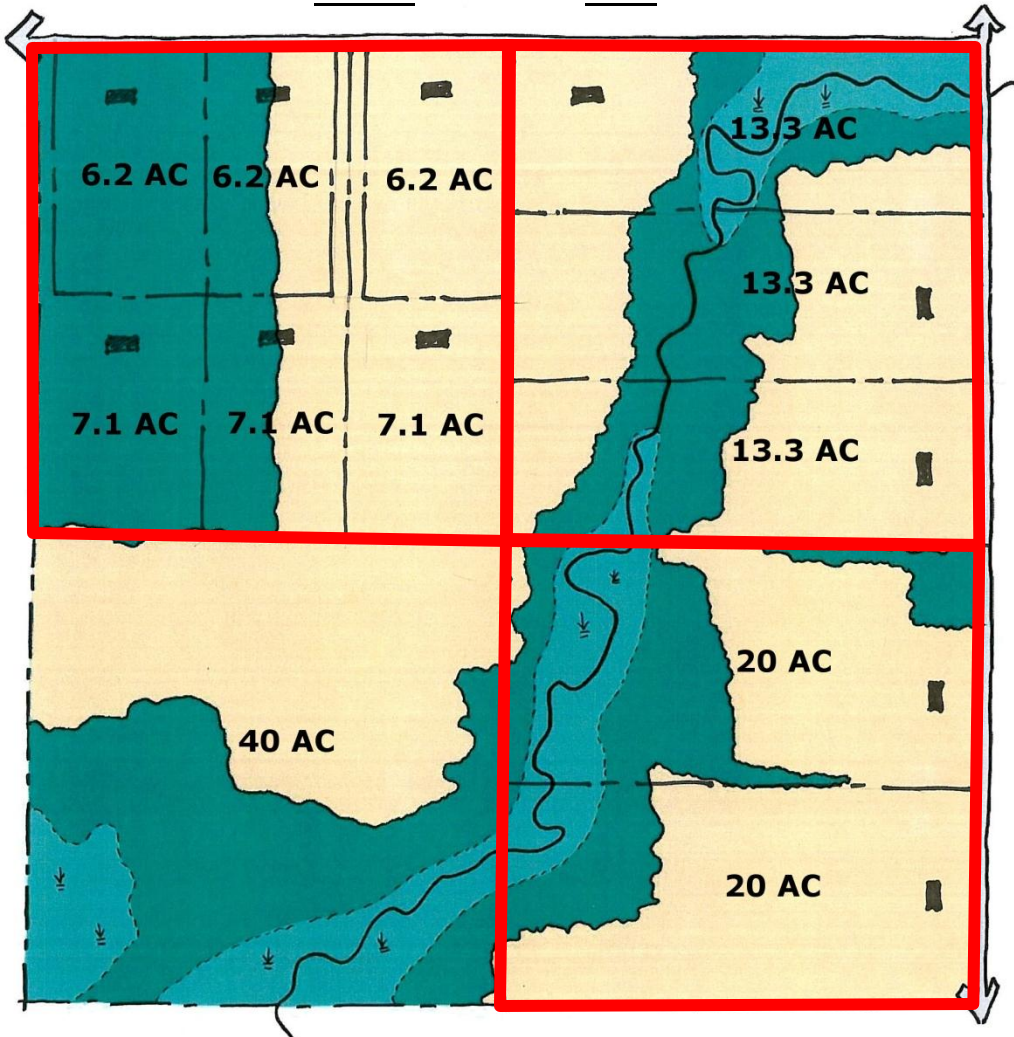
Parking lots should also be arranged to provide convenient access to buildings and primarily located to the sides or rear and between buildings.

- 3 Public Space**
The integration of public areas including court yards, plazas and gardens into the site is encouraged. These spaces should

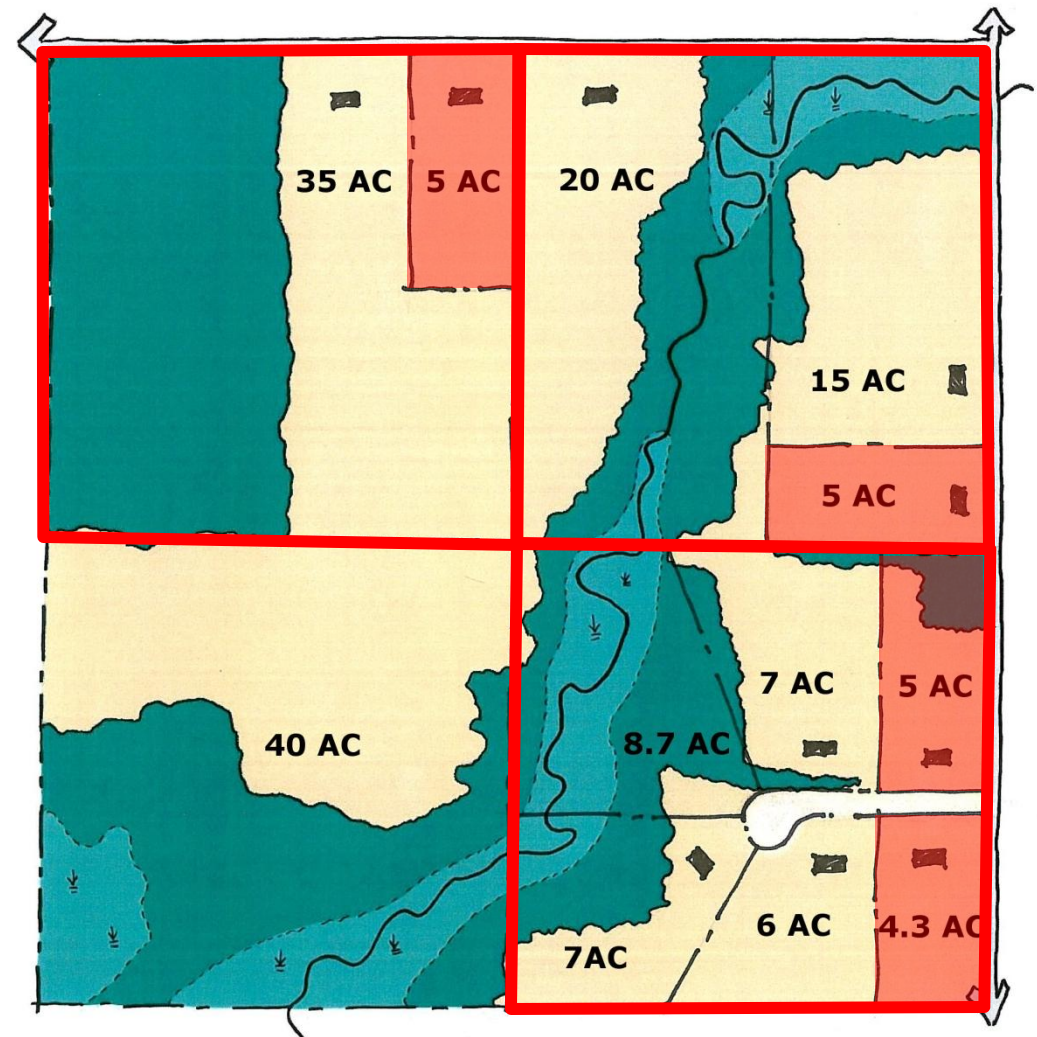
Subdivision Ordinance

Key Concepts - Applicability

DOES **NOT** APPLY: **NO** REVIEW



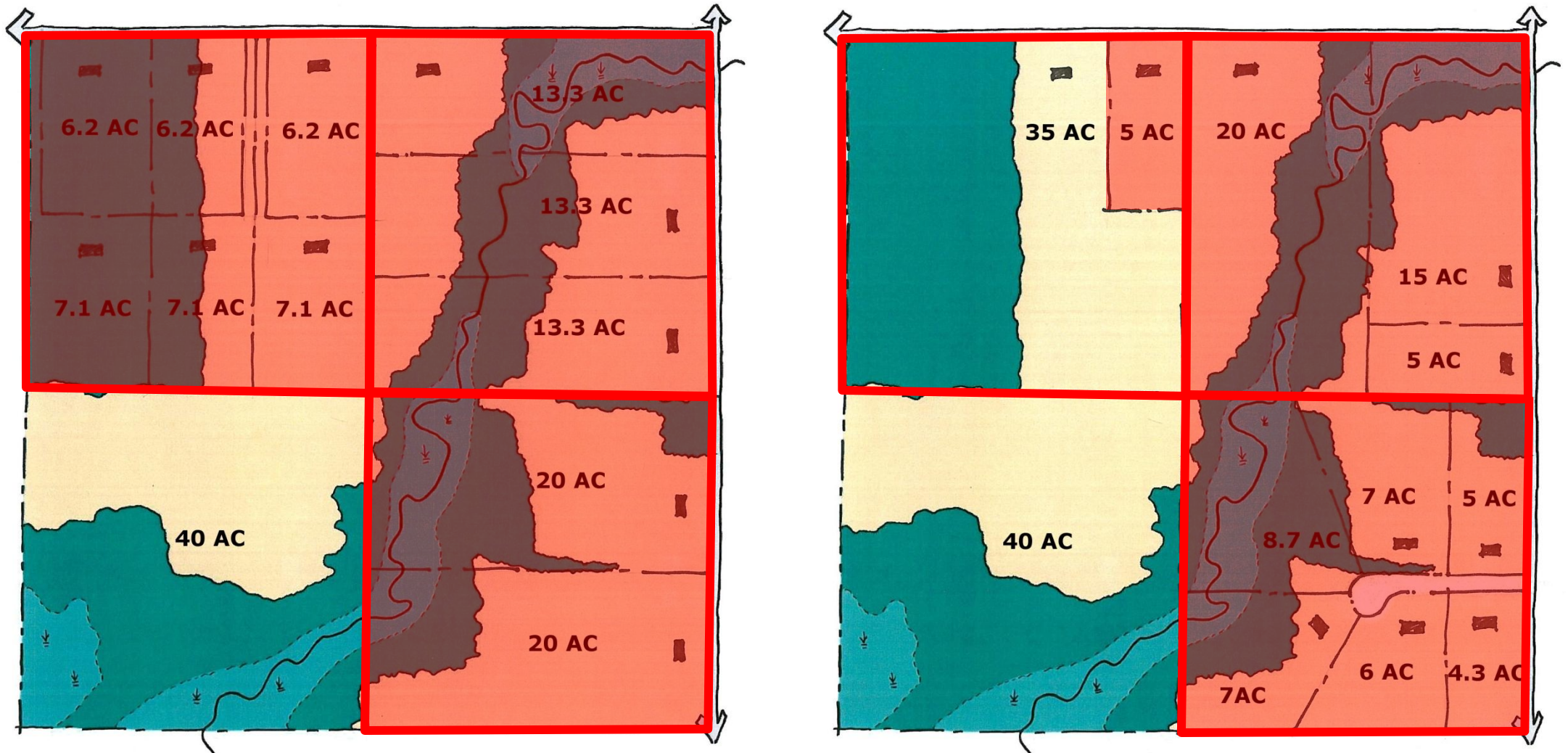
DOES APPLY: REVIEWED



Subdivision Ordinance

Key Concepts - Applicability

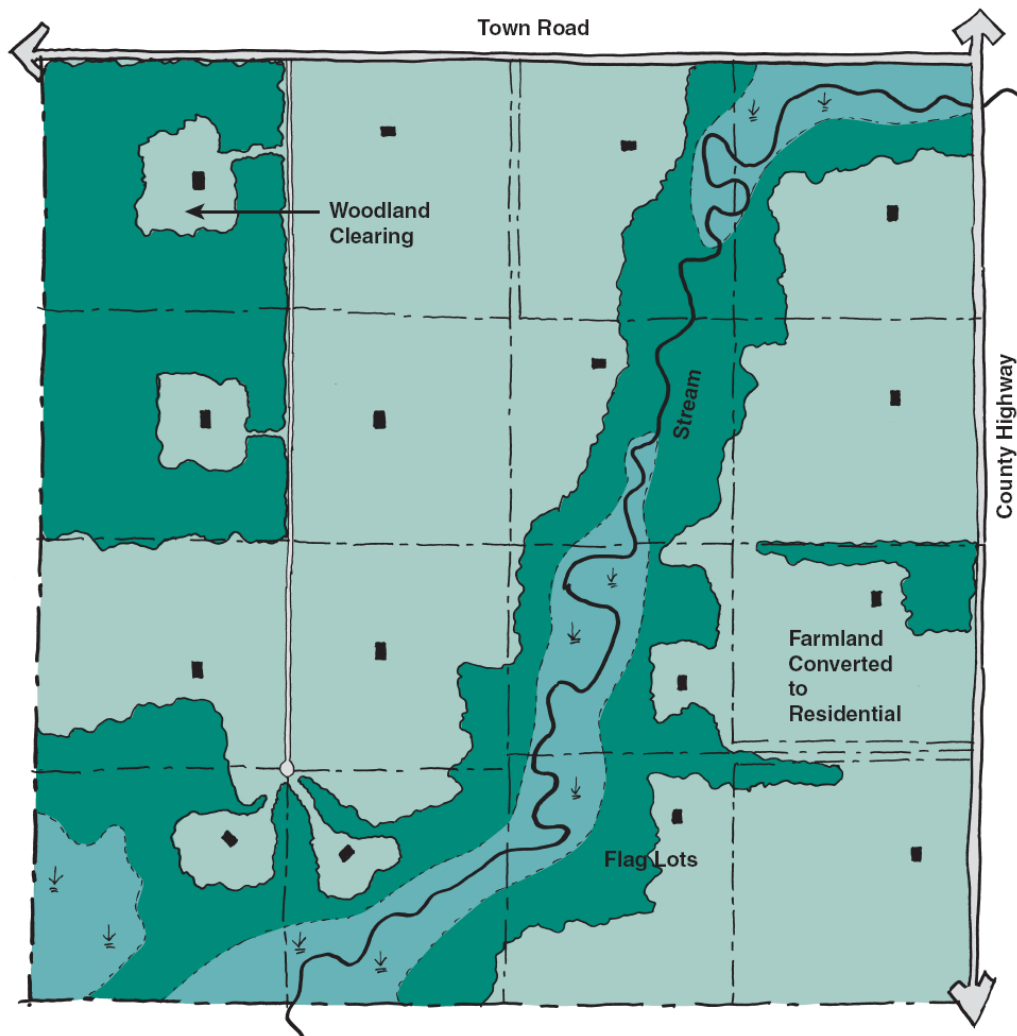
DOES APPLY: REVIEWED



Key Concepts

Cluster/Conservation Subdivisions

CONVENTIONAL

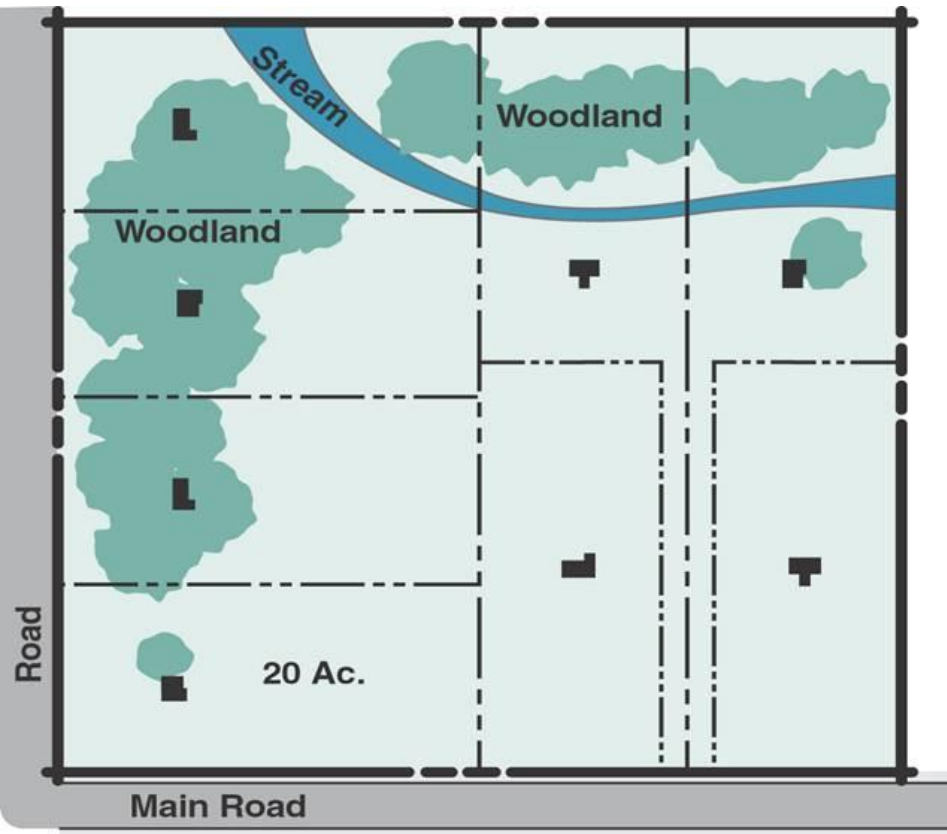


CLUSTER/CONSERVATION

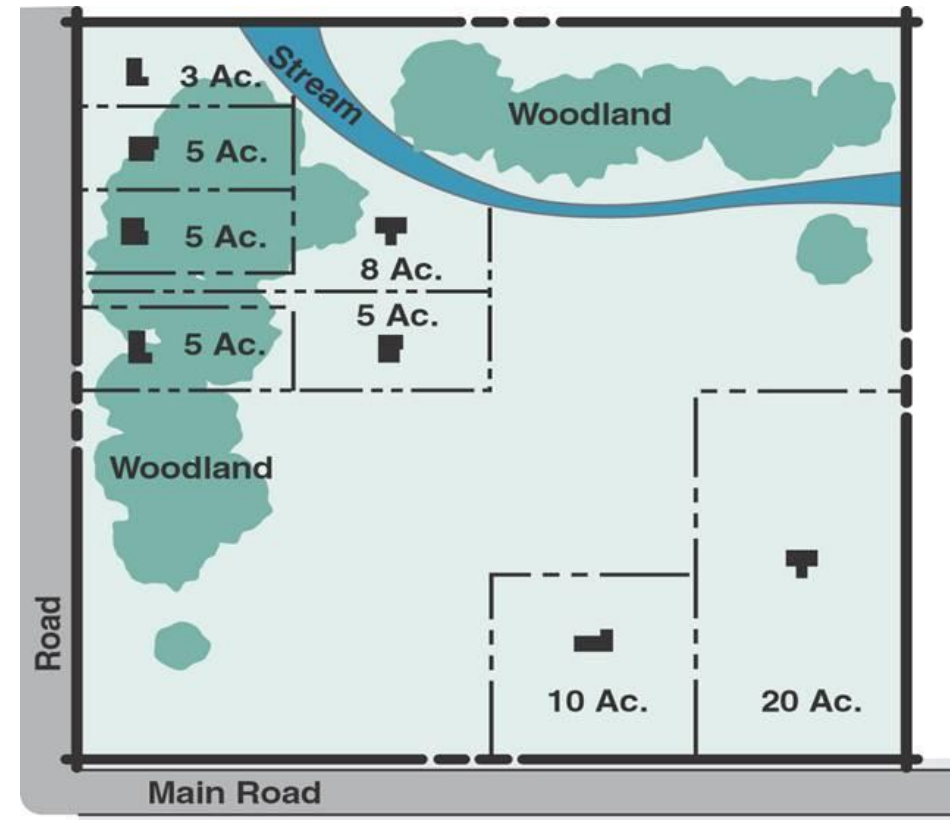


Managing Development Better

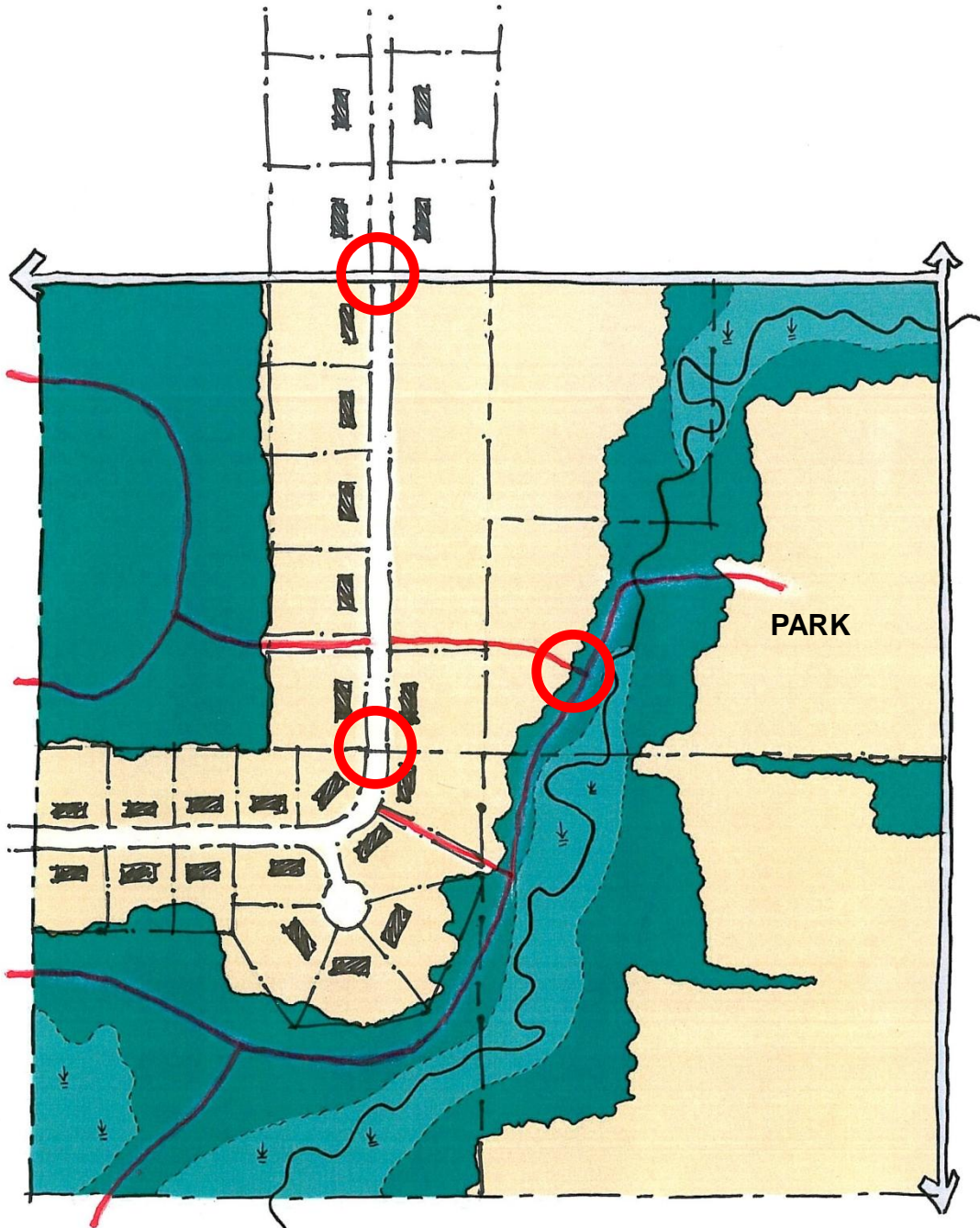
Minimum Lot Size



Density

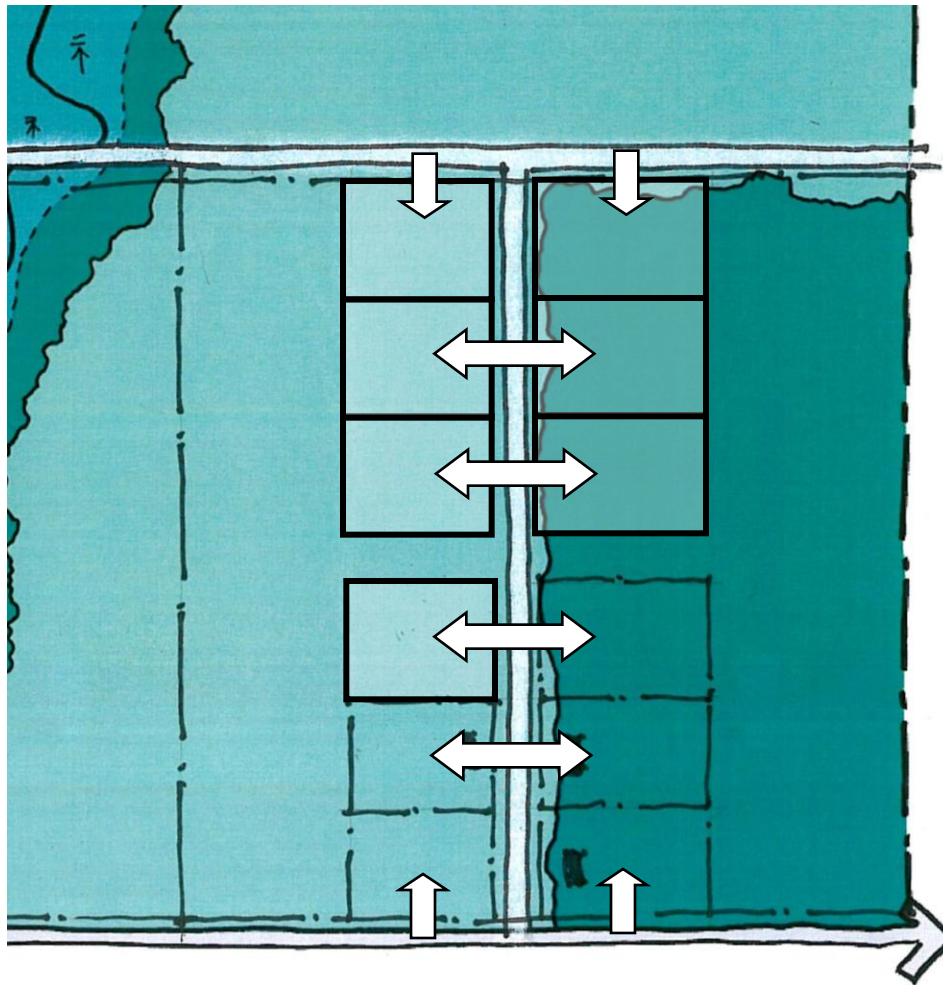


Integrated approach



Key Concepts

Lot Access – Public vs Private Streets

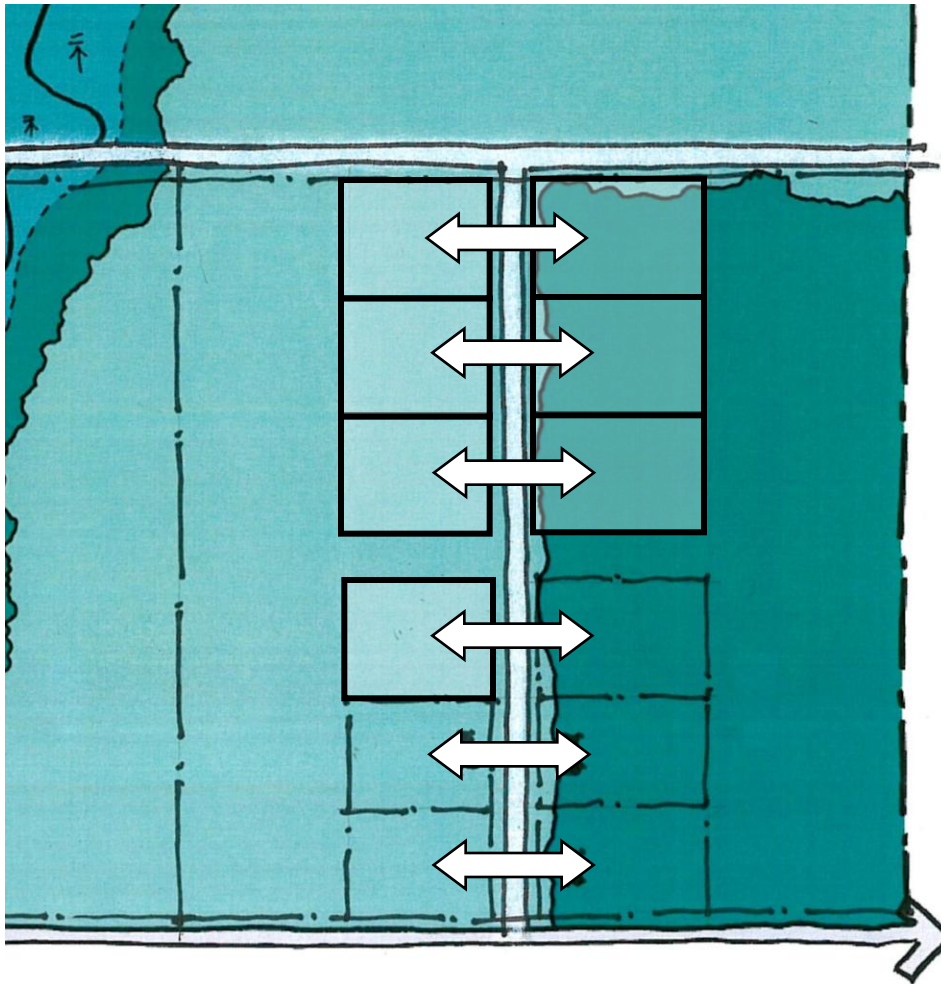


Under revised language

- **Less than 10** total lots accessing private road:
 - 49.5 feet of R.O.W.
 - 20 feet of roadway width
 - 16 feet of surface width

Key Concepts

Lot Access – Public vs Private Streets



Under revised language

- **10 or more** total lots accessing private road:
 - 66 feet of R.O.W.
 - 26 feet of roadway width
 - 20 feet of surface width

Complex Framework

Planning process allowed for flexibility

Flexibility creates challenges in codification

County Zoning outdated:
Not Flexible

Not Compatible

Not Capable of meeting local needs

	PVRF Private Recreation and Forestry Enterprise	AE Agriculture Enterprise	AR Agriculture Retention	AWT Agriculture and Woodland Transition	RR Rural Residential	SR Sewered Residential
T Bear Creek						
Max Density (unit/acre)	1/10 - 1/80	1/40 - 1/80	1/20		1/2	
Min Lot Size (acres)	1.5	1.5	1.5		1.5	
Max Lot Size (acres)	3	3	3		3	
Limit of Disturbance (acres)					1	
T Caledonia						
Max Density (unit/acre)			1/10	1/1	1/1	
Min Lot Size (acres)			2	2	2	
T Dayton						
Max Density (unit/acre)				1/10 (cluster: 1/5)	1/2 (cluster: 1/2)	> 1/1
Min Lot Size (acres)				2 (cluster: 1)	2 (cluster: 1)	20,000 SF
Max Lot Size (acres)				5 (cluster)	3 (cluster)	1
Min Common Open Space (%)				50 (cluster)	35 (cluster)	
Min Development Parcel Size (acres)				35 (cluster)	25 (cluster)	
T Dupont						
Max Density (unit/acre)	1/10	1/20	1/10	1/2	1/2	
Min Lot Size (acres)				1-2	1-2	
Max Lot Size (acres)	2	2	2			
T Farmington						
Max Density (unit/acre)	1/10		1/10			> 1/1
Min Lot Size (acres)	1		1	2.5	1-2.5	20,000 SF
Max Lot Size (acres)	2.5		2.5			1
T Fremont						
Max Density (unit/acre)	1/10-1/80			1/1		> 1/1
Min Lot Size (acres)				1-5		20,000 SF
Max Lot Size (acres)	2					1



Process Review

County Zoning Ordinance Update

- ❖ **Implementing the Comprehensive Plans through Zoning to Achieve:**
 - ▶ Fostering of Economic Development
 - ▶ Preservation of Ag & Natural Resources
 - ▶ Growth Management & Preservation of Rural Character
 - ▶ Maintaining Local Decision-Making while Coordinating Development Decisions Within the County
 - ▶ Balancing Private Property Rights with Long-Term Community Development Goals

Process Review

County Zoning Ordinance Update

❖ Key Improvements to the Zoning Code:

- ▶ More effective land management at the local level through integrated planning and zoning decisions
- ▶ Streamlined administration at the county level
- ▶ A 'menu of options' built from local Town Plan recommendations
- ▶ A relatively simple, but effective approach to managing town zoning through a county zoning ordinance
- ▶ Residential growth management based on density (number of dwelling units per acre(s) instead of minimum lot size). This effectively allows for development and resource management simultaneously
- ▶ Provisions for clustering of residential lots and preservation of open space, natural resources, and agriculture

The Major Disconnect Between the Comprehensive Plans and the Existing Zoning Ordinance

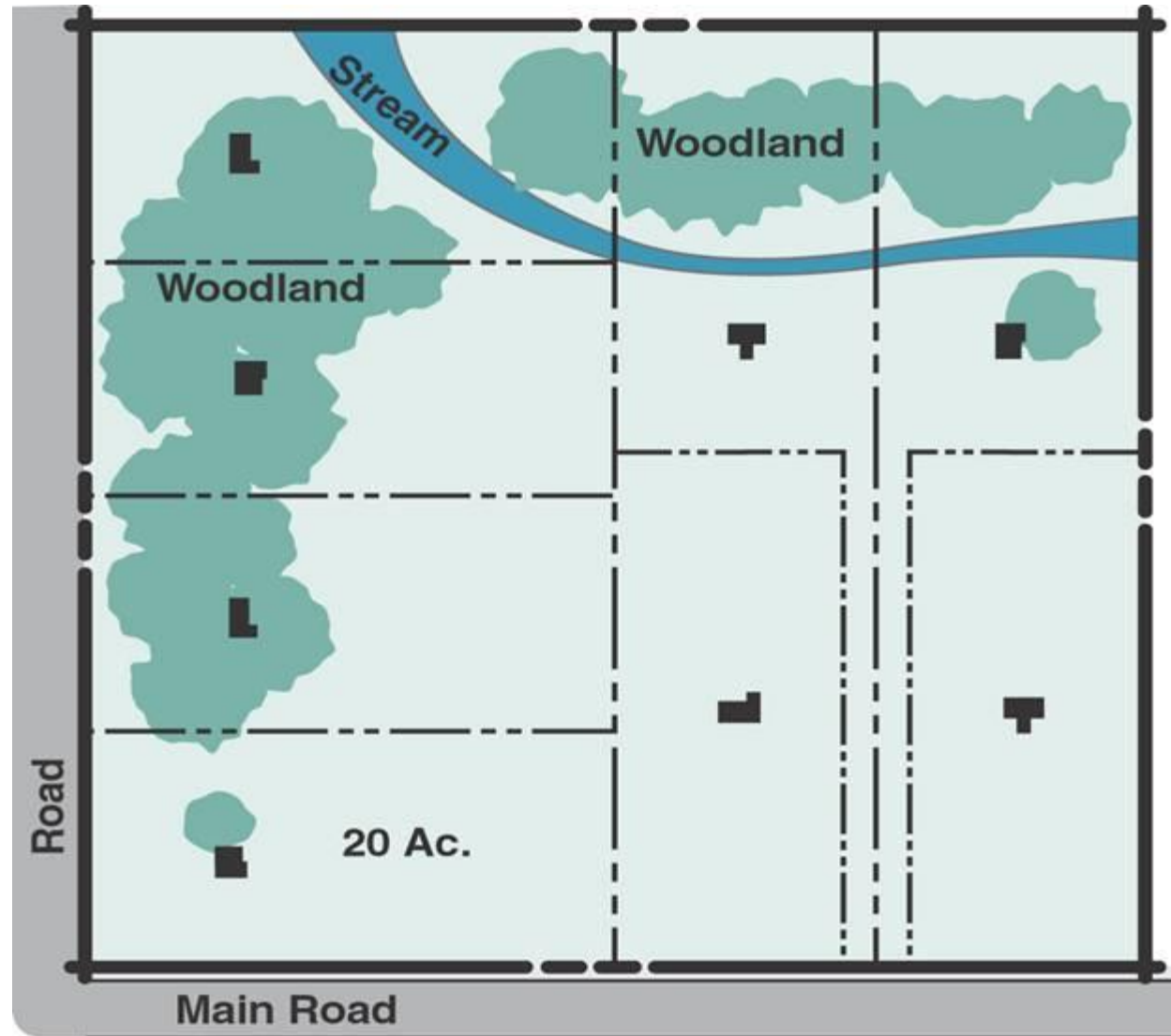
- ❖ The Comprehensive Plans Recommend Managing Residential Growth Through **Density Management**
 - ▶ Preserve Natural/Economic Resources & Rural Character
 - ▶ Balancing Private Property Rights with Long-Term Community Development Goals
- ❖ The Existing County Zoning Ordinance Manages Residential Growth Through **Minimum Lot Sizes**

Existing Zoning

Managing Residential Through Minimum Lot Size: Example

- ❖ 20 acre minimum lot size

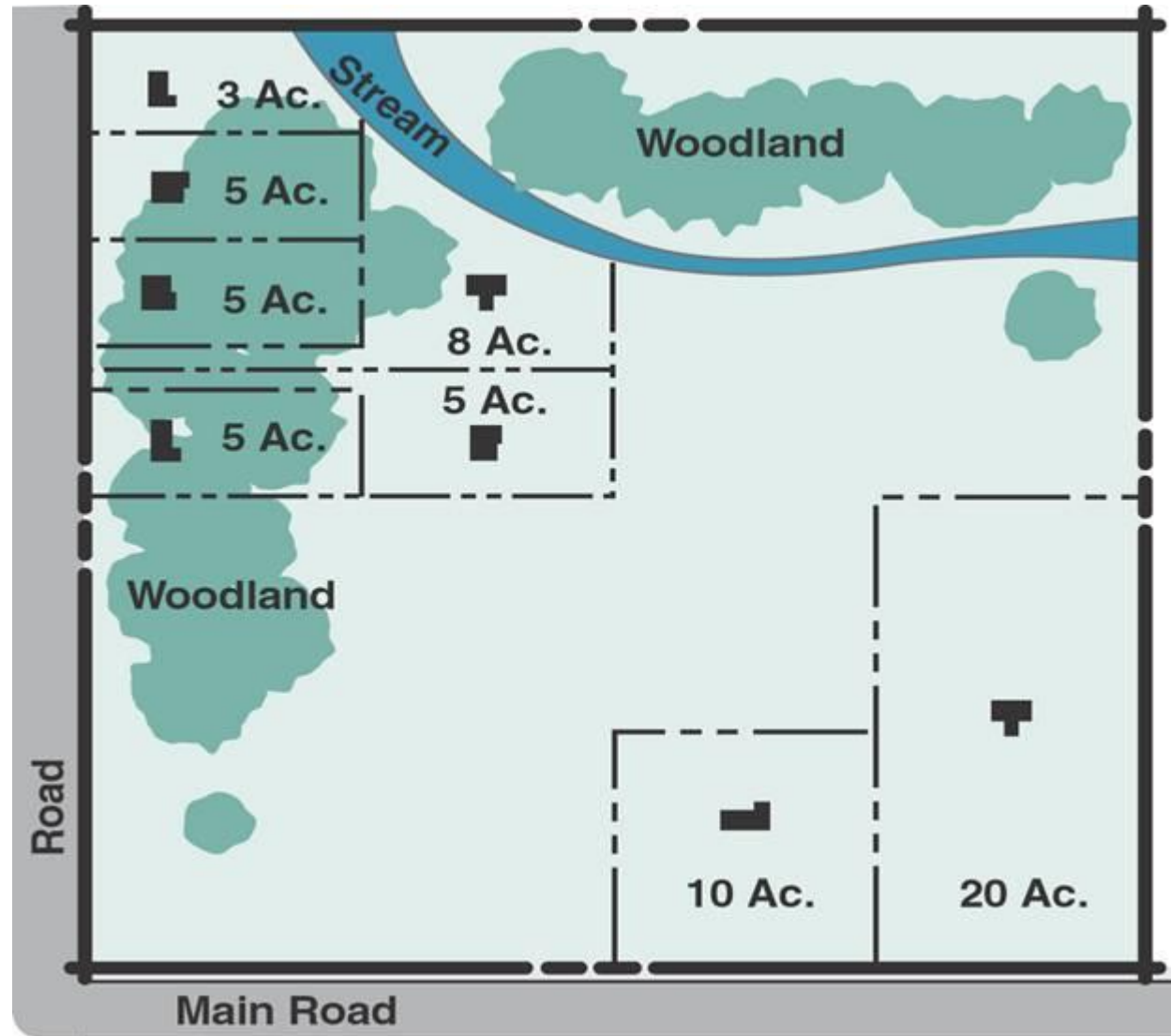
- ▶ 160 acres
- ▶ 8 home sites
- ▶ Uniform lot sizes



Comprehensive Plans

Managing Residential Through Density: Example

- ❖ One unit per 20 acre density
 - ▶ 160 acres
 - ▶ 8 home sites
 - ▶ Various lot sizes
 - ▶ 99 acres remaining in agriculture, recreation, etc.





PREFERRED LAND USE CLASSIFICATIONS

EXISTING ZONING

PROPOSED ZONING

RP Resource Protection
PURF Public Recreation and Forestry
PVRF Private Recreation and Forestry Enterprise

O-N Natural Resource Preservation>
O-P Park and Recreation>
O-F Forest>

RP Resource Protection
PURF Public Recreation and Forestry
PVRF Private Recreation and Forestry

AE Agriculture Enterprise
AR Agriculture Retention

A-1 Exclusive Agriculture>
A-G General Agriculture>

AE Agriculture Enterprise
AR Agriculture Retention

AWT Agriculture and Woodland Transition



AWT Agriculture and Woodland Transition

RR Rural Residential



RR Rural Residential

SR Sewered Residential

RS-10 Residential Single-Family>
RS-20 Residential Single-Family>
RM Residential Multi-Family>

SR-10 Sewered Residential – Single-Family
SR-20 Sewered Residential – Single-Family
SR-M Sewered Residential – Multi-Family

RS-P Residential Single-Family Planned Development>
RM-P Residential Multi-Family Planned Development>

PD Planned Residential Development

RCI Rural Commercial / Industrial

C-G General Commercial>
C-C Community Commercial>
C-S Service Commercial>
M-G General Manufacturing>
M-I Intensive Manufacturing>

RC-N Rural Commercial – Neighborhood
RC-G Rural Commercial - General
RI-G Rural Industrial - General
RI-I Rural Industrial - Intensive

Developed District Naming Consistency Between Planning and Zoning

Complexity in Efficiently Managing Town Plan Recommendations

Town Plans resulted in **62** different recommendations of how to manage residential land use...

		LOT SIZE (acres)																							
		min	*	20,000 SF	0.75	0.75	1	1	1	1	1	1.5	1.5	*	2	2	2	2	2.5	*	5	10	*		
		max	1	1	1	3	1.5	2	2.5	3	5	*	3	*	2	2	3	5	*	*	3	*	*		
MAX DENSITY (units/acre)	1/80												2		2										
	1/40								1			1	2		4				1		1	1	1		
	1/35								1			1	1		2										
	1/25								1			1	1		2										
	1/20								2			2	1		5				1						
	1/10							2	3			1	2		5	2		1	3			1		1	
	1/5							1	2		1				1	1			1			1			
	1/2			1	1			2			1		2	1	2		1	1		2					
	1/1.5						1																		
	1/1												5		4				6	4		4			
*												4		1				2	2	1	3				
MIN DENSITY	>1/1	1		3																					



of Instances a Specific Combination of Density and Lot Size was Recommended

* Not specified

Town Plan Recommendations

Sideboard Approach: Defining the Base

DENSITY (units/acre)	# OF TOWNS BY PLAN MANAGEMENT AREA					
	PVRF	AE	AR	AWT	RR	SR
no requirement					1	
1/1 (min density)						4
1/1				6	6	
1/1.5				1		
1/2				3	6	
1/2.5				1	1	
1/5			1	5	3	
1/10	11		9	2		
1/20	3	2	3			
1/25	1					
1/35		1				
1/40	1	6	2			

Example:

The most common recommendation (9 towns) within the Town Plans for maximum residential density within the Ag Retention (AR) area is 1 unit per 10 acres.



Base Zoning Districts: Residential

BASE ZONING	PROPOSED REQUIREMENTS		
	BASE DENSITY	MIN LOT SIZE	MAX LOT SIZE
PVRF Private Recreation and Forestry Enterprise	1 unit/10 acres	1 acre	none
AE Agriculture Enterprise	1 unit/40 acres	1 acre	2 acres
AR Agriculture Retention	1 unit/10 acres	1 acre	none
AWT Agriculture and Woodland Transition	1 unit/2 acres	1 acre	none
RR Rural Residential	1 unit/1 acres	1 acre	none
SR-10 Sewered Residential	1 unit/1 acre (min)	10,000 SF	1 acre
SR-20 Sewered Residential	1 unit/1 acre (min)	20,000 SF	1 acre

Based on the most common recommendations within the Town Plans, these are the resulting proposed “Base Zoning District” regulations.



Zoning Overlay Options

Towns can choose up to one overlay from each category for each base zoning district:(PVRF, AE, AR, AWT, RR)

OVERLAY DENSITY	
D-2	1 unit/2 acres
D-5	1 unit/5 acres
D-10	1 unit/10 acres
D-20	1 unit/20 acres
D-40	1 unit/40 acres

MIN LOT SIZE	
MIN-20	20,000 SF
MIN-1	1 acre
MIN-2	2 acres
MIN-5	5 acres
MIN-10	10 acres

MAX LOT SIZE	
MAX-0	none
MAX-2	2 acres
MAX-3	3 acres

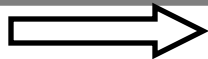
CLUSTERING	
C1	required
C2	required for major subdivisions
C3	optional w/bonus (conditional use)

Towns Will Have the Option to Customize the Base Zoning Districts Based on Local Plan Recommendations

Base Residential Districts & Overlays Comparison

BASE ZONING	PROPOSED REQUIREMENTS		
	BASE DENSITY	MIN LOT SIZE	MAX LOT SIZE
PVRF Private Recreation and Forestry Enterprise	1 unit/10 acres	1 acre	none
AE Agriculture Enterprise	1 unit/40 acres	1 acre	2 acres
AR Agriculture Retention	1 unit/10 acres	1 acre	none
AWT Agriculture and Woodland Transition	1 unit/2 acres	1 acre	none
RR Rural Residential	1 unit/1 acres	1 acre	none

OPTIONAL OVERLAYS



OVERLAY DENSITY	
D-2	1 unit/2 acres
D-5	1 unit/5 acres
D-10	1 unit/10 acres
D-20	1 unit/20 acres
D-40	1 unit/40 acres

MIN LOT SIZE	
MIN-20	20,000 SF
MIN-1	1 acre
MIN-2	2 acres
MIN-5	5 acres
MIN-10	10 acres

MAX LOT SIZE	
MAX-0	none
MAX-2	2 acres
MAX-3	3 acres

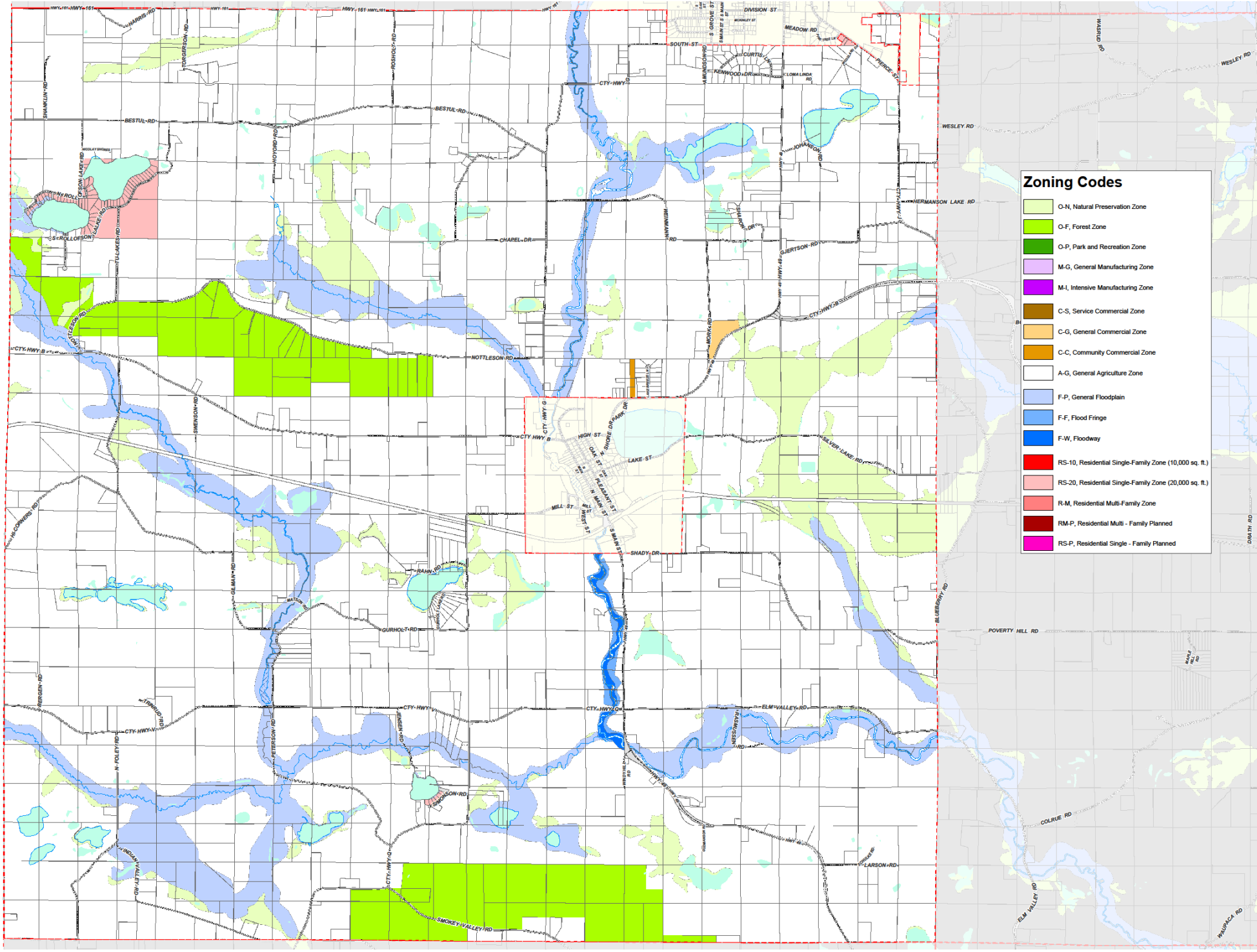
CLUSTERING	
C1	required
C2	required for major subdivisions
C3	optional w/bonus (conditional use)



Zoning Map

T23N-R11E Scandinavia

Waupaca County
Wisconsin



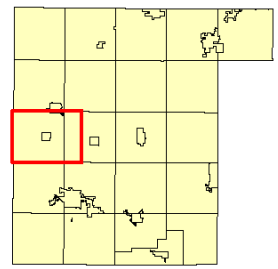
Zoning Codes

	O-N, Natural Preservation Zone
	O-F, Forest Zone
	O-P, Park and Recreation Zone
	M-G, General Manufacturing Zone
	M-I, Intensive Manufacturing Zone
	C-S, Service Commercial Zone
	C-G, General Commercial Zone
	C-C, Community Commercial Zone
	A-G, General Agriculture Zone
	F-P, General Floodplain
	F-F, Flood Fringe
	F-W, Floodway
	RS-10, Residential Single-Family Zone (10,000 sq. ft.)
	RS-20, Residential Single-Family Zone (20,000 sq. ft.)
	R-M, Residential Multi-Family Zone
	RM-P, Residential Multi - Family Planned
	RS-P, Residential Single - Family Planned

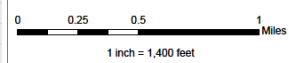
	Parcel Line
	Private Road
	Road
	Water
	Water - Main Channel

Prepared by the Waupaca County
Land Information Office,
www.co.waupaca.wi.us
(715) 258-6496

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












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Royalton\scandinavia_map.mxd)



PREFERRED LAND USE

Town of Scandinavia, Waupaca County


















-  Agriculture Enterprise (AE)
-  Agriculture Retention (AR)
-  Agriculture and Woodland Transition (AWT)
-  Intensive Use Overlay (IUO)
-  Public Recreation and Forestry Enterprise (Purf)
-  Private Recreation and Forestry Enterprise (Pvrf)
-  Rural Commercial/Industrial (RCI)
-  Rural Crossroads-Mixed Use (RCM)
-  Resource Protection (RP)
-  Rural Residential (RR)
-  Shoreland Residential (SHR)
-  Sewered Residential (SR)
-  Urban Transition (UT)



Zoning Map

T23N-R11E
Scandinavia
Waupaca County
Wisconsin

-  Agriculture Enterprise (AE): MAX-3, C2
-  Agriculture Retention (AR)
-  Agriculture and Woodland Transition (AWT): MAX-2, C2
-  Planned Residential Development (PD)
-  Private Recreation and Forestry (PVRF): D-20, MAX-3, C2
-  Public Recreation and Forestry (PURF)
-  Resource Protection (RP)
-  Rural Commercial-General (RC-G)
-  Rural Commercial-Neighborhood (RC-N)
-  Rural Industrial-General (RI-G)
-  Rural Industrial-Intensive (RI-I)
-  Rural Residential (RR)
-  Sewered Residential Multi-Family (SR-M)
-  Sewered Residential Single-Family (SR-10)
-  Sewered Residential Single-Family (SR-20)

Base Map Features

-  Addressed Structure
-  Municipal Boundaries
-  Parcel Line
-  Road Centerline
-  Road ROW
-  Private Road ROW
-  Section Line
-  Water



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Land Information Office
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Waupaca County Comprehensive Zoning Ordinance/Preliminary
Zoning Map Amendment/Ordinance No. 10-2010
JMS 8/19/10



Density Management Practical Application

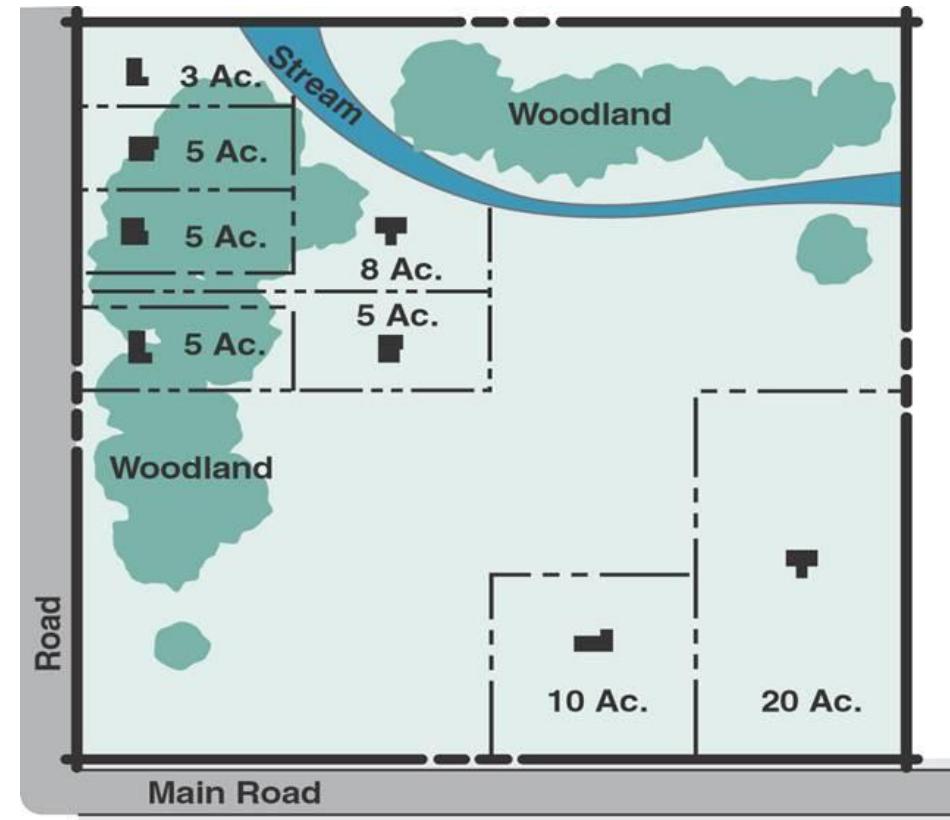
- ❖ Establish baseline “Development Rights”
 - ▶ Database including each parcel (part of GIS)
 - ▶ Development Rights based on zoning (max density) and parcel size
- ❖ Tracking Development Rights - Ongoing
 - ▶ Land divisions
 - ▶ Rezoning
- ❖ Restricting Further Divisions
 - ▶ CSMs, Plats, Deeds
 - ▶ Blanket Statement: Reference Waupaca County for Development Rights Tracking System

Managing Development Better

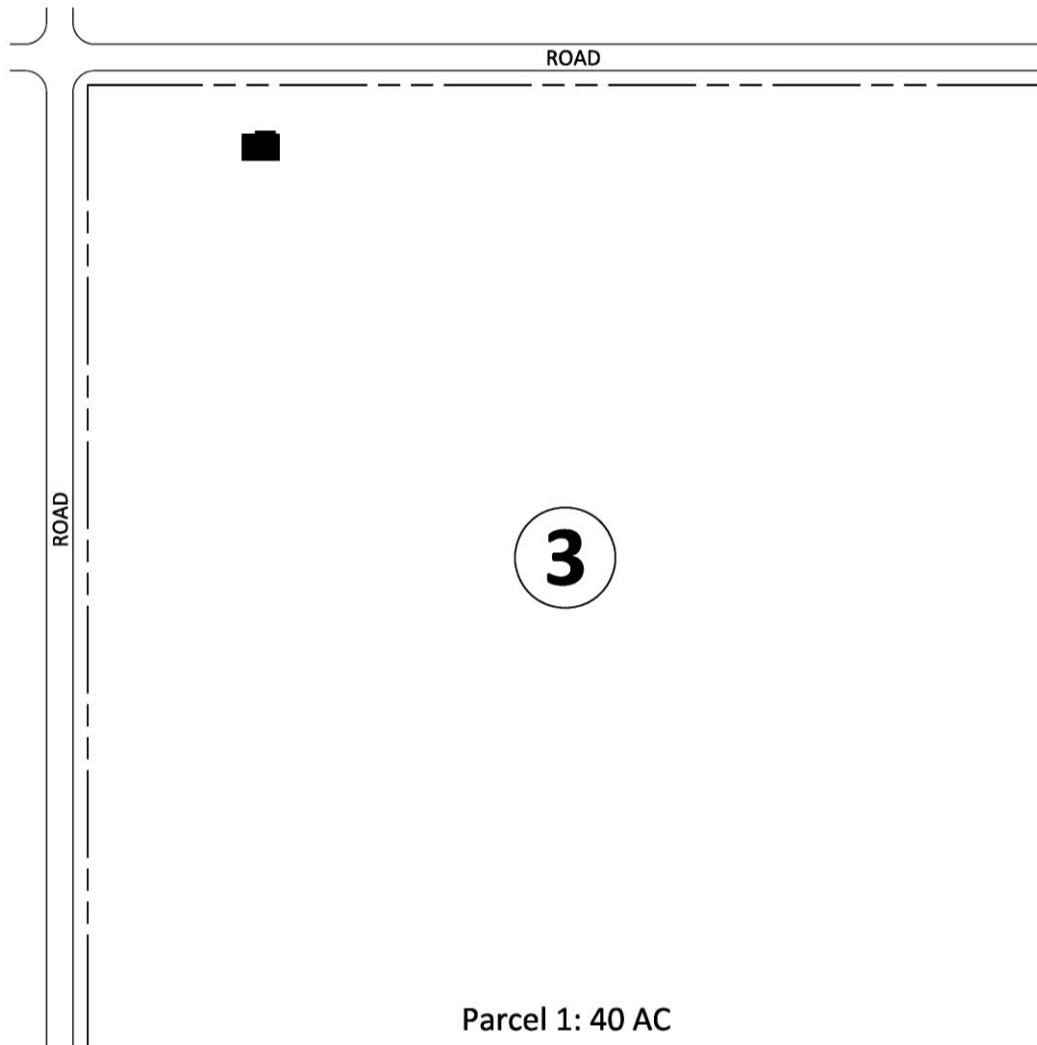
Minimum Lot Size



Density

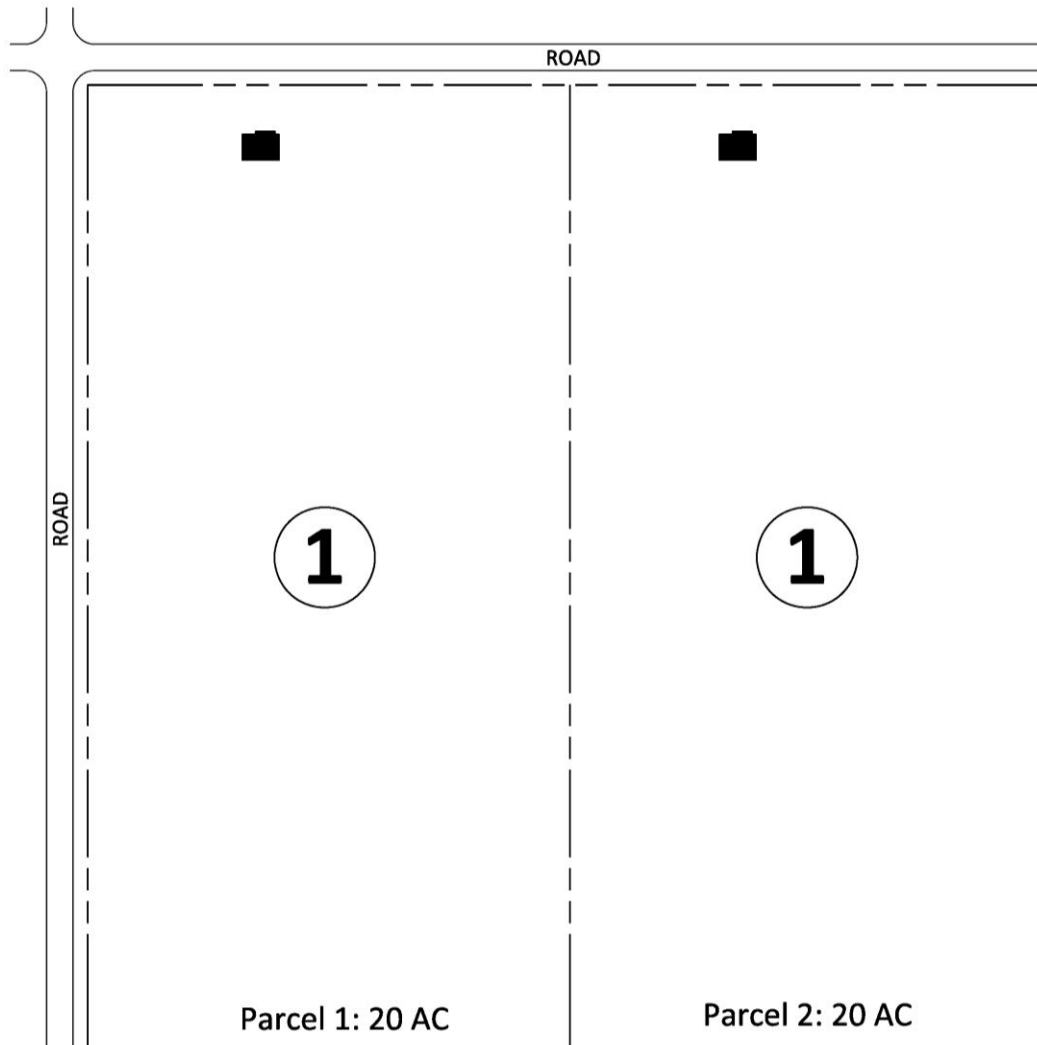


Density Management Practical Application



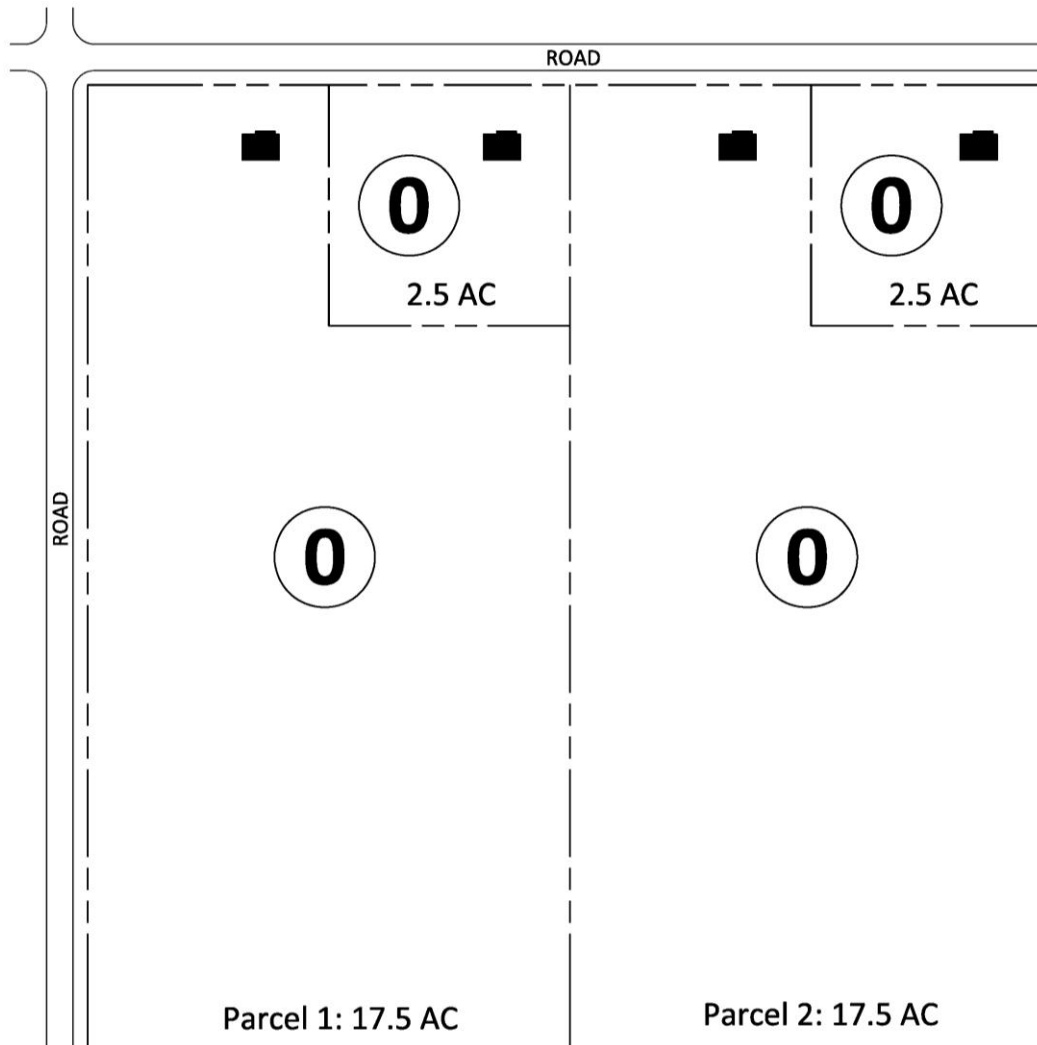
**Max Density:
1 unit/ 10 acres**

Density Management Practical Application



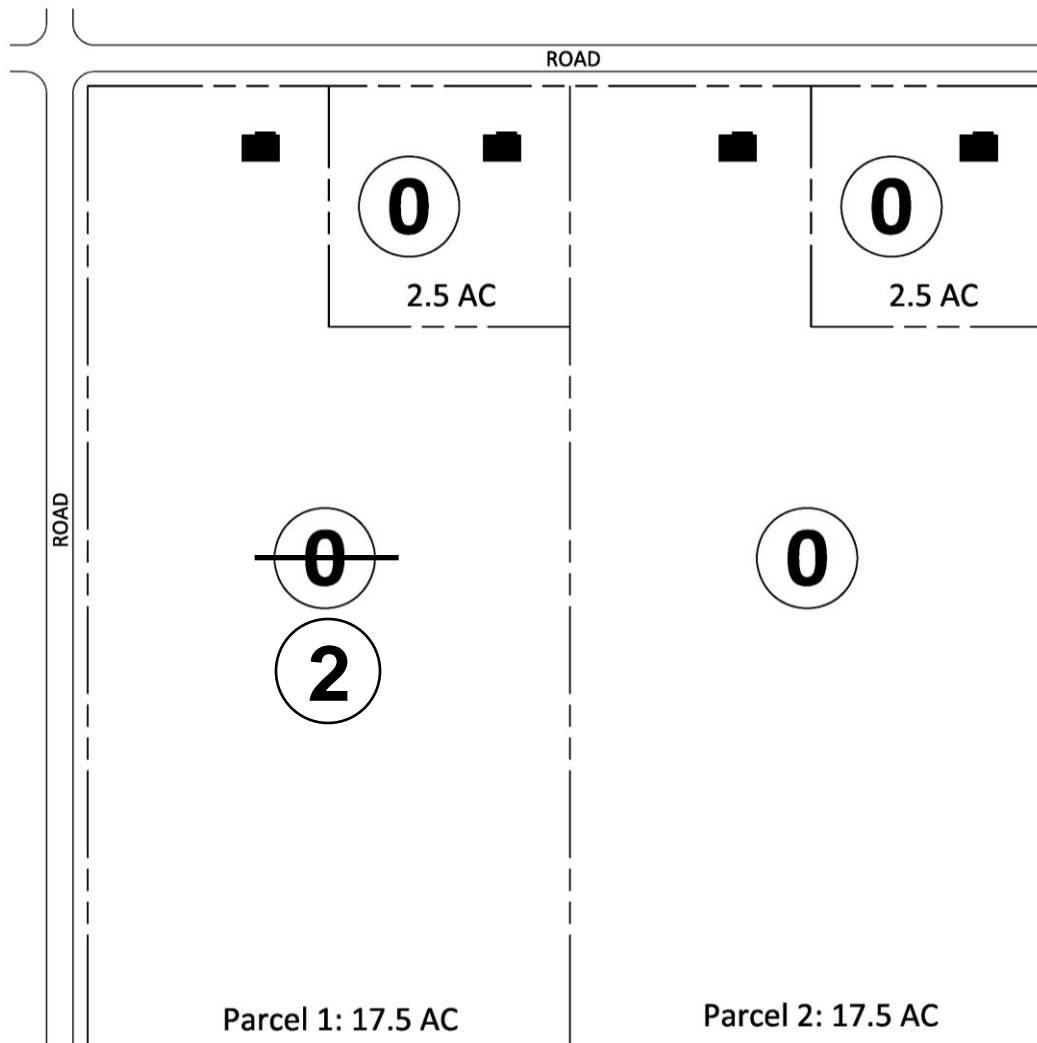
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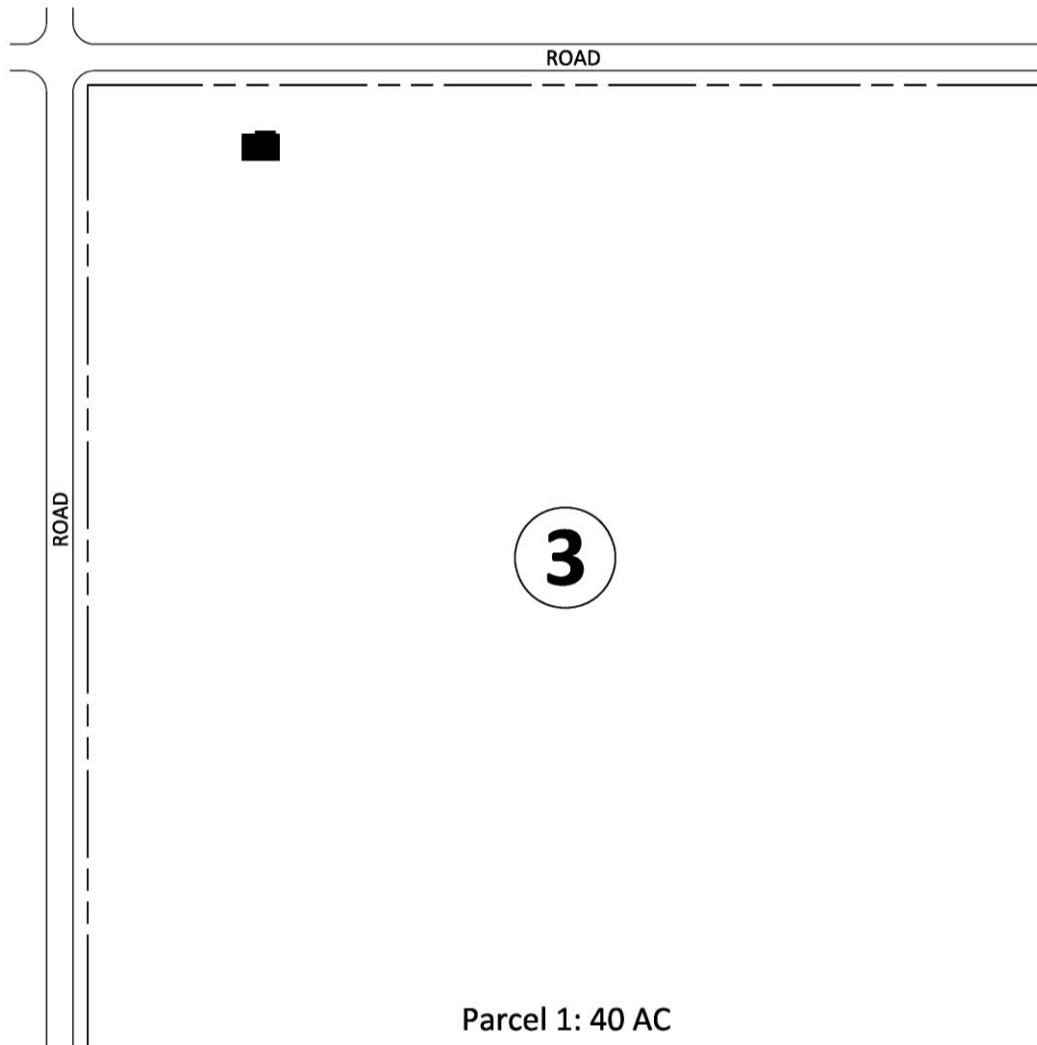
**Max Density:
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Density Management Practical Application



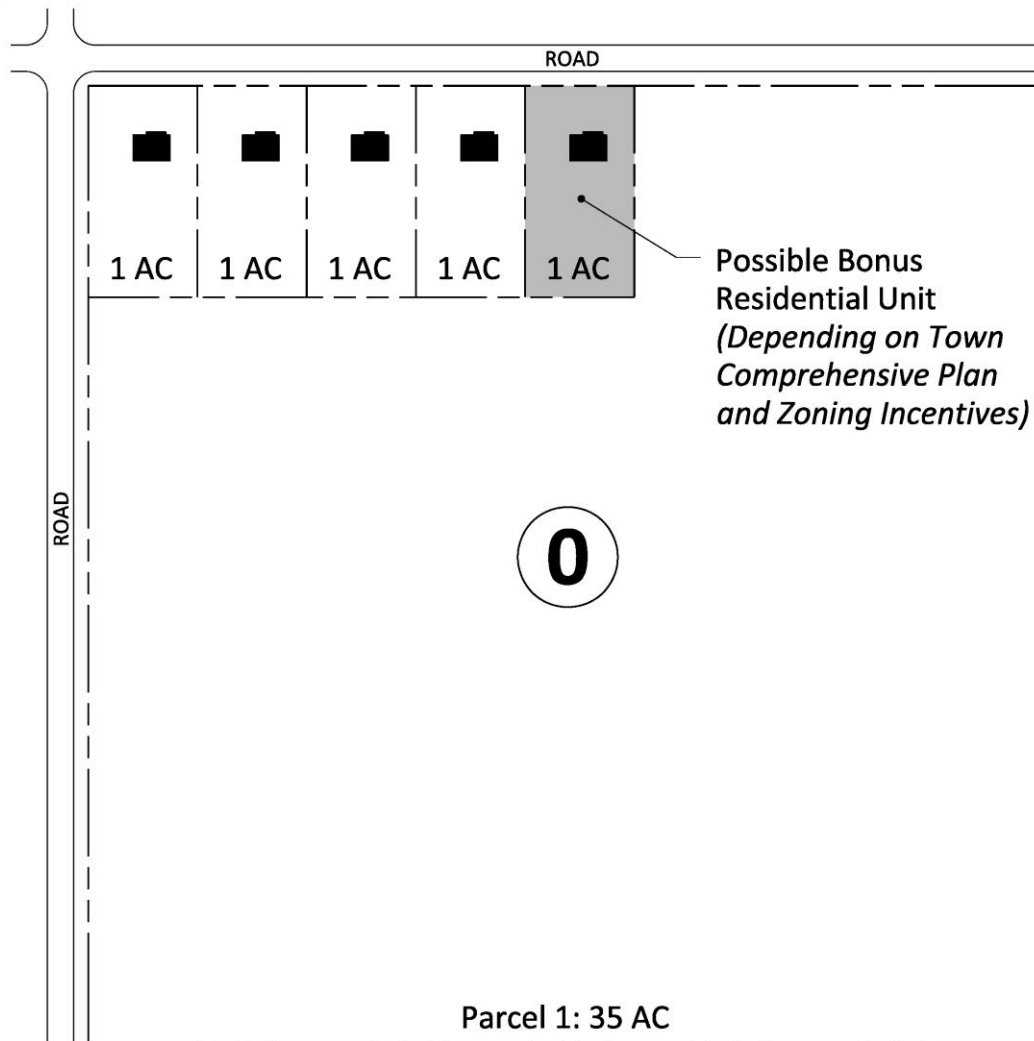
Max Density:
~~1 unit/ 10 acres~~
1 unit/ 5 acres
(Parcel 1 Rezoning)

Density Management Practical Application



**Max Density:
1 unit/ 10 acres**

Density Management Practical Application



Max Density:

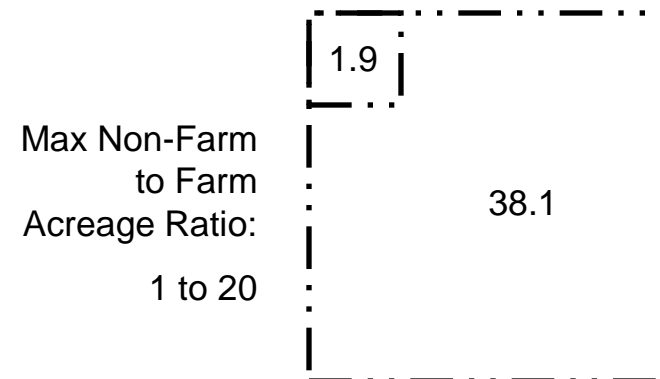
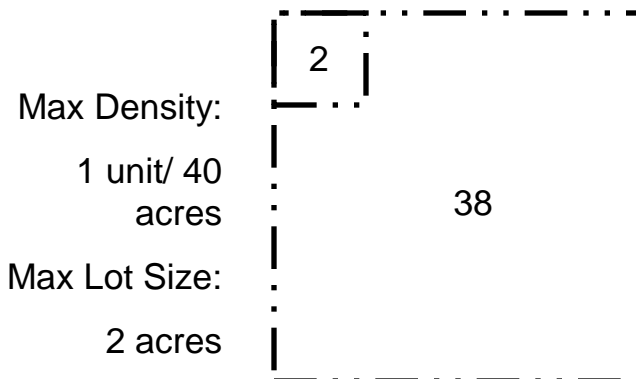
1 unit/ 10 acres

Clustering Option

Working Lands Initiative

Farmland Preservation Zoning

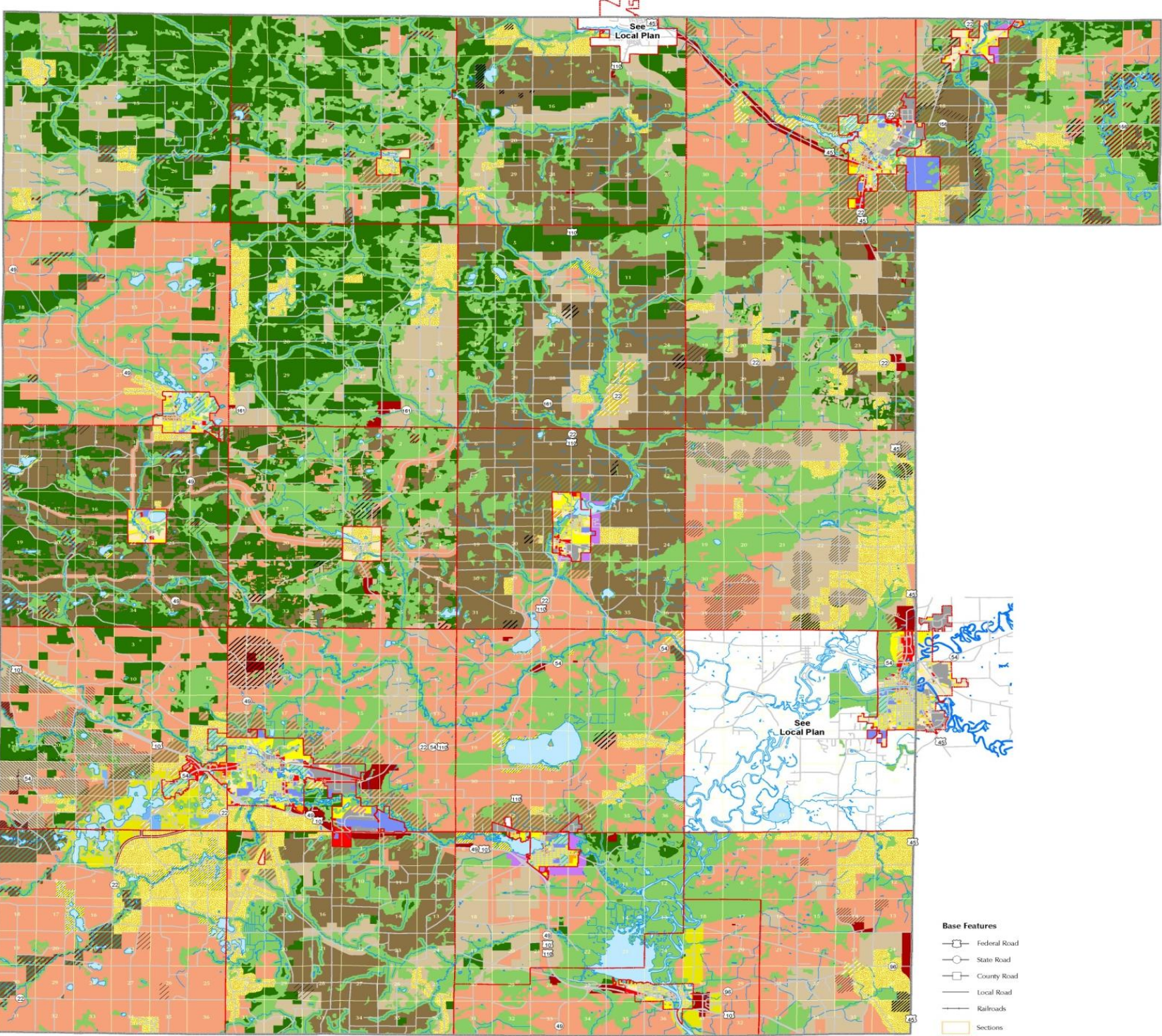
- ❖ WLI – Farmland Preservation Zoning District
 - ▶ Agriculture Enterprise – Farmland Preservation (**AE-FP**)
 - ▶ Opportunity for State Income Tax Credits (\$7.50/acre)
 - ▶ Penalty for Rezoning (3x Ag Land Use Value)
 - ▶ Non-farm Residential
 - ◆ Maximum Ratio of Non-farm Residential Acreage to Base Farm Acreage = 1 to 20



Working Lands Initiative

Farmland Preservation Zoning

- ❖ WLI – Farmland Preservation Zoning District
 - ▶ Not Usable for Tax Credits Until Certified by DATCP
 - ◆ Up to 90 Days for First Review
 - ▶ District Language and a **District Map** to be Certified
 - ▶ Need Towns to Work With Farmers to Determine Extent
 - ▶ Will not be Certified until After Zoning Ordinance Adoption
 - ◆ **Separate and Distinct Process**



Base Features

- Federal Road
- State Road
- County Road
- Local Road
- Railroads
- Sections
- Municipal Boundary

Preferred Land Use (Rural)

- Agriculture Enterprise (AE)
- Agriculture Retention (AR)
- Agriculture/Urban Interface (AUI)
- Agriculture and Woodland Transition (AWT)
- Intensive Use Overlay (IUC)
- Public Recreation and Forestry Enterprise (PURF)
- Private Recreation and Forestry Enterprise (PVRF)
- Rural Commercial/Industrial (RCI)
- Rural Crossroads-Mixed Use (RCM)
- Resource Protection (RP)
- Rural Residential (RR)
- Shoreland Residential (SHR)
- Sewered Residential (SR)
- Urban Transition (UT)

Preferred Land Use (Urban)

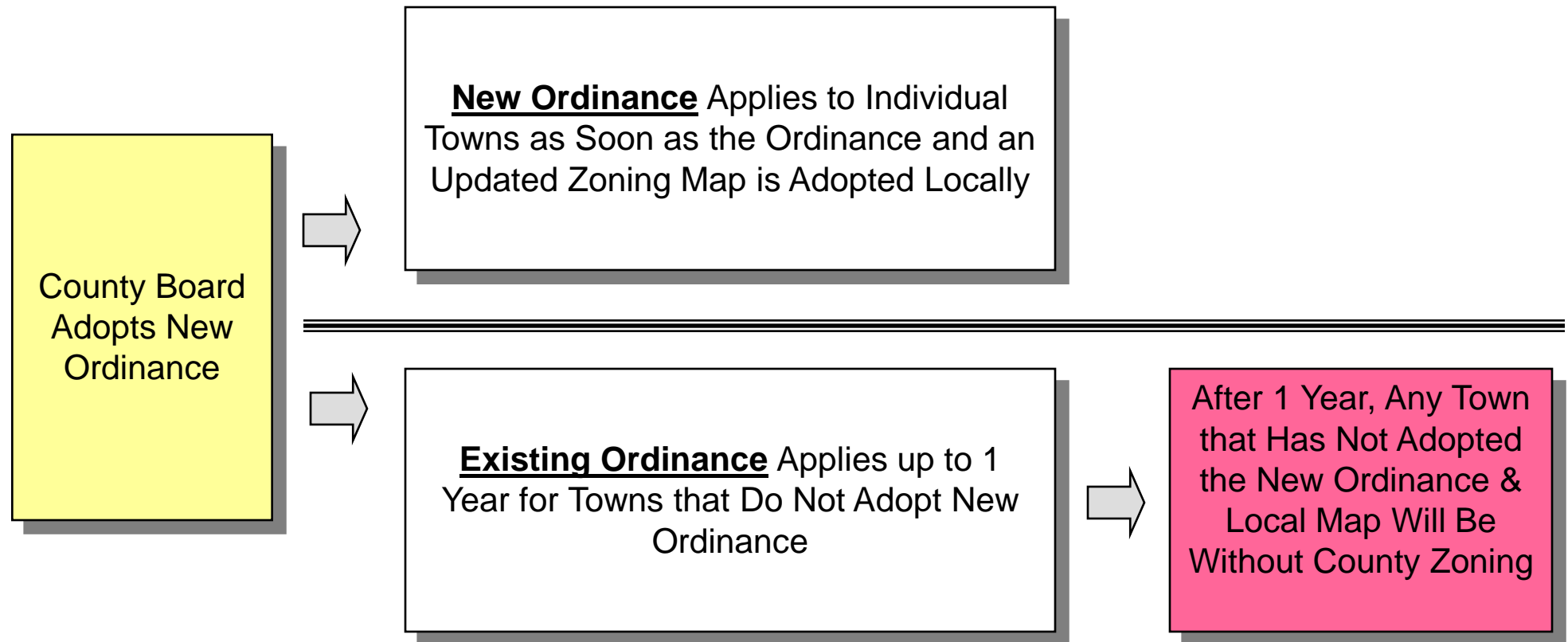
- Conservation (C)
- Community/Downtown Commercial (CDC)
- Multi-Family Residential (MFR)
- Planned Commercial (PC)
- Planned Industrial (PI)
- Planned Manufactured Home Park (PMH)
- Park/Recreation (PR)
- Public Institutional (PUI)
- Resource Protection (RP)
- Single Family Residential (SFR)

Base Features

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Map X-X

Zoning Ordinance & Map Adoption Overview





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Health/Human Services

- ADRC
- Aging/Disability Newsletter
- Child Care
- Energy Assistance
- Food Stamps
- Medical Assistance
- Reproductive Health Clinic
- Senior Nutrition
- W-2

Licenses/Forms

- Driveway Permit
- Marriage Information
- Request: Birth Certificate
- Marriage Certificate
- Death Certificate
- New!** Order Online
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- Register to Vote

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- CCAP
- Circuit Court Fees
- Passports
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- Medication
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Records Search



Tax Access System



Flu Information

- Flu.gov
- WI Flu Resources
- 211.org
- CDC
- H1N1 Update

Courthouse

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Waupaca, WI
54981

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- [Agendas / Minutes](#)
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- [Financial Information](#)
- [Comprehensive Planning](#)
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Waupaca County - Current Requests for Proposals (RFP's)

Title

Government Corner and Center Of Sections Remonumentation RFP [Download](#)





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- [Agendas / Minutes](#)
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Comprehensive Plan Implementation Project

Waupaca County is implementing key recommendations of the **Year 2030 County Comprehensive Plan** through a public process led by the **Waupaca County Intergovernmental Implementation Project Steering Committee**.

Strategies include:

- Revising the County Zoning and Subdivision Ordinances
- Developing Model Ordinances and Specifications for Towns
- Developing Model Design Standards for site design standards
- Adopting a Livestock Facility Siting and Performance Standards Program
- Developing a Donated Easement Program and a Purchase of Development Rights Program for farmland and woodlands
- Partnering with cities and villages within the county to update ordinances and regulations in order to implement local comprehensive plans.

Key documents are available below:

Subdivision Ordinance

- [Waupaca County Subdivision Ordinance Process - Local Community Memo 1-26-09](#)
- [Waupaca County Subdivision Ordinance Overview Presentation 1-22-09](#)
- [Waupaca County Subdivision Ordinance CLEAN DRAFT 1-22-09](#)
- [Waupaca County Subdivision Ordinance MARK-UP DRAFT 1-22-09](#)

Public Hearing

- [Subdivision Ordinance Public Hearing Presentation 2-26-09](#)
- [Subdivision Ordinance Revision Memo 2-26-09](#)

Zoning Ordinance

- [Waupaca County Zoning Ordinance - Existing](#)
- [Waupaca County Zoning Ordinance - Proposed Draft 7-29-09](#)
- [Zoning - Proposed Draft Revisions Q and A](#)
- [Cluster Meeting Notice - Round 1](#)
- [Cluster Meeting Round 1 Presentation](#)
- [Cluster Meeting - Town Memo 10-06-09](#)
- [Waupaca Zoning Cluster Mtg Poster 10-05-09](#)
- [Waupaca Zoning Mapping Considerations](#)
- [Cluster Meeting Round 2 Presentation](#)
- [Waupaca County Town Plan and Base Zoning Comparison](#)
- [Waupaca County Instructions for Map Revisions](#)
- [Local Meetings with Foth - Town Memo 11-11-09](#)
- [Waupaca County Zoning Ordinance - Proposed Draft 3-11-10](#)
- [Waupaca County Zoning Ordinance - Proposed Draft \(Changes Since 7-29-09 Highlighted\) 3-11-10](#)

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Q & A DISCUSSION

❖ What is on your mind?