

7.0 AGRICULTURAL, NATURAL & CULTURAL RESOURCES

TABLES OF CONTENTS

Introduction.....	1
Agricultural, Natural & Cultural Resources Vision.....	1
Agricultural Resources Inventory.....	1
Productive Agricultural Areas.....	2
How to Minimize Conflicts Between Farms and Residential Development.....	2
Productive Agricultural Area Map.....	3
Concentrated Animal Feeding Operations (CAFOs).....	4
The Changing Farm Dynamic.....	5
Methods for Maintaining Farmland.....	6
Zoning.....	6
Land Trusts.....	6
Conservation Reserve Enhancement Program (CRP).....	7
Long Term Sustainability of Farmland.....	7
Town of Winchester Natural Features Map.....	8
Natural Resources and Environmental Concerns.....	9
The State of the Wolf Basin (9) Town of Winchester Managed Forest	
Lower Wolf River Bottomlands (10)Program Map (20)	
Geology (14) Wildlife Habitats (21)	
Topography and Drainage (14) Rat River Wildlife Area (21)	
Groundwater and Aquifers (15) Threatened and Endangered Species	
Surface Water (17) (22)	
Shorelines (18) Metallic and Non-Metallic Mining	
Wetlands & Floodplains (18) Resources (22)	
Woodlands (19) Soils & Development (23)	
Town of Winchester Soil Associations Map.....	25
Town of Winchester Building Suitability-with Basements Map..	26
Town of Winchester Sanitary Suitability-Septic Tank Map.....	27
Historical and Cultural Resources.....	28
Winchester Area Historical Society.....	28
Winchester Area Historical Society Library.....	29
The History of the Town of Winchester.....	29
Issues and Concerns.....	29
Impacts of Highways 10 and 45 Development.....	29
Development Potential of Agricultural Property.....	29
Current Policies/Trends.....	30
County Zoning.....	30
Shoreland/Floodplain Zoning.....	30
Farmland Preservation Plan/Exclusive Agricultural Zoning.....	30
Winnebago County Land and Water Resource Plan.....	30
Winnebago County Stormwater Ordinance.....	30
Knowles-Nelson Stewardship Program.....	30
Coordination with Other Comprehensive Plan Elements.....	30
Goals, Objectives and Policies.....	32

7.0 AGRICULTURAL, NATURAL & CULTURAL RESOURCES

Introduction

The Town of Winchester is characterized by its agricultural and natural resources. The rivers, wetlands, forested areas and farms establish the character of the community, provide a sense of place and determine the potential for future development. This is reflected in the values expressed in Chapter 1.

Agricultural, Natural & Cultural Resources Vision

In 2025, primary agricultural areas, woodlands, wetlands, rivers and other natural areas and wildlife habitats are highly valued in the Town of Winchester. The Town's farmland and natural areas enhance the rural character of the community by maintaining open vistas and the low, rural density development pattern desired by residents. Family farms have diversified due to economic challenges to include: rented cropland, commercial farms, niche farms and farmettes.

Residents enjoy access to many natural areas via recreational trails. Fishing, hunting, and hiking are common recreational pursuits. Efforts by the Winchester Area Historical Society have retained a strong sense of local history by preserving structures, educating residents and maintaining a living record of the area.

Agricultural Resources Inventory

Why should farmers care about this Comprehensive Plan? First, farmers are some of the largest landholders in the Town. Farm families are the heart and soul of the Town -- with a sense of history and place -- as well as the Town's economic foundation. As major landowners, farmers pay property taxes that support schools and other services used by farmers and non-farmers. Therefore, farmers have a direct and important say in the future of the Town. The Town of Winchester values the input of local farmers and sought to include them to the fullest extent possible in the development of this plan.

A large percentage of the Town of Winchester is farmland, which is slightly less than several adjacent¹communities and less than the

Farming Is Important In The Town Of Winchester

In the Community Survey, residents were asked what types of future land uses are supported in their neighborhood. Traditional agriculture (small farms) was the #1 supported land use.

Likewise, when asked about types of future land uses supported in the Town as a whole (anywhere in the Town, not just their neighborhood), traditional agriculture was the #1 supported future land use.

¹ This section is based on several studies and documents produced by the Program on Agricultural Technology Studies. The program is a joint program of the Departments of Rural Sociology and Agricultural and Applied Economics at UW-Madison and UW-Cooperative Extension. Additional information is available on-line at www.wisc.edu/pats.

average for all Towns is Winnebago County. This is explained by the fact that the Town of Winchester has more wetlands than the County average.

TABLE 22 LAND COVER				
Town	Farmland*	Urban (Subdivisions/ Commercial)	Forests**	Wetlands***
Winchester	61.7%	0.2%	2.7%	35.1%
Clayton	85.5%	1.0%	2.4%	10.4%
Wolf River	56.9%	0.0%	9.4%	32.4%
Winneconne	75.4%	1.6%	4.9%	17.5%
Poygan	73.5%	0.0%	5.8%	20.2%
All Towns in Winnebago County	76.0%	2.0%	4.8%	15.6%

Source: 1993 Land Cover Data, Wisconsin Town Land Use Data Project: Program on Agricultural Technology Studies, UW-Madison

* Farmland estimates of the percent of Town land cover include all agricultural classes (corn, peas, potatoes, snap beans, soybeans, other row crops, hay, and hay/mix) and grassland classes (timothy, rye, pasture, idle, Conservation Reserve Program Land, grass and volunteer).

** Forests are defined as upland areas of wood perennial plants, the trees reaching a height of at least six feet tall with a definite crown. This would include coniferous, broad-leaf deciduous and mixed broad-leaf deciduous and coniferous forests.

*** Wetland percentages are based on land use maps generated using WISCLAND satellite images. Man made and natural wetlands were included if they were visible. The minimum acreage for any wetland calculated was 5 acres.

Productive Agricultural Areas

Prime farmlands (productive agricultural areas) are determined by soil types that are capable of producing high yields of crops under a high level of management. Productive agricultural soils are illustrated on the *Agricultural Productivity Area Map*.

How to Minimize Conflicts Between Farms and Residential Development

Residents moving to the Town of Winchester must appreciate the fact that farming is an integral part of the community. Long-time residents understand the realities of modern farm practices. People moving to the community must be aware of and accommodate to a reasonable extent the realities of area farm operations. In rural communities like Winchester, where residential development is beginning to occur adjacent to farming operations, new residents often express concern over

The Right to Farm Act

Wisconsin has a right-to-farm law protecting farmers from nuisance lawsuits related to typical farm noise and odors. As residential development expands into farmland areas, it is inevitable that odor issues develop. Often the issues relate to manure spreading and storage. Another common farm practice is plowing and harvesting at night, which also creates some disturbance concerns for residents living nearby. People who move to rural areas near farmland should be aware of these and other potential nuisances. As more people move to rural farmland areas and as farm operations get bigger, conflicts are inevitable. To minimize conflicts, education is strongly recommended. By educating new landowners about potential conflicts, "surprise" nuisances can be avoided.

TOWN OF WINCHESTER

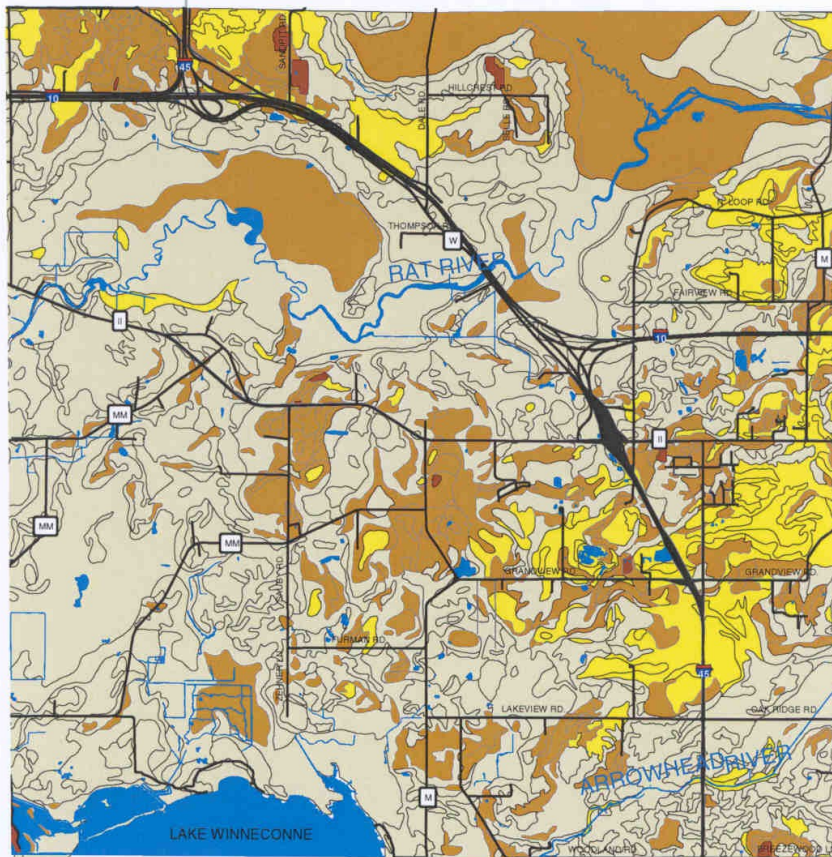
AGRICULTURAL PRODUCTIVITY AREA

Town of Caledonia
Waupaca County

Town of Dale
Outagamie County

Town of Wolf River
Winnebago County

Town of Clayton
Winnebago County



Town of Winnebago
Winnebago County



1" = 6,150'

OMNI ASSOCIATES
 ONE SYSTEMS DRIVE APPLETON, WI 54911
 PHONE: (920) 738-8882 FAX: (920) 583-8100

PROJECT # M1109A03
 DATE: 09/23/03
 DRAWN BY: KAL
 REVISED:

Legend

- ROADS
- HIGH
- MODERATE
- LOW
- UNPRODUCTIVE
- WATER

Areas in light yellow indicate soil types which are capable of producing high yields of crops typically grown in the county under a high level of management. Productive soils are considered to be those which are capable of producing an average of 4 tons per acre per year of grass-legume hay, or 100 bushels per acre of corn. The Soil Conservation Service considers a "high level of management" to include provisions for adequate drainage, appropriate tillage, planting and seeding with high yielding varieties, control of weeds, diseases, insects, optimum fertilizer application and timely, efficient harvesting techniques.

LOCATION: F:\GIS\M1109A03\DRAWINGS\AQ_11x17.mxd
 SOURCE: Winnebago County WINGS Data
 East Central Wisconsin Regional Planning Commission

manure management. New residents must be aware of farm practices to manage manure as a valuable fertilizer and soil additive. Conflicts can be minimized by educating residents about realities of rural living and distributing this information to local realtors. These realities may include night work, farm traffic, noise, dirty roads, etc. Another method to minimize conflicts would be to establish buffers to help minimize land use and farm practice conflicts in agricultural areas. The Town's *Future Land Use Maps* could support the concept of buffers and zoning requirements should be established to effectively enforce them.

What Do Current Regulations Require?

The Winnebago County Land and Water Conservation Department enforces the County's waste management ordinance.

The intent of the ordinance is to enforce the following:

- No overflow of manure storage structures;
- No unconfined manure stacking (piling) within water quality management areas (adjacent to stream banks, lakeshores, and in drainage channels);
- No direct runoff from feedlots or stored manure to waters of the state;
- No unlimited livestock access to waters of the state where high concentrations of animals prevent adequate sod cover maintenance;
- Requirement of permit for new and expanding feedlots; and
- Required removal of feed piles.

Conservation Practice Standards

The Natural Resource Conservation Service (a division of the USDA) has developed a handbook that provides **technical guidance** for nutrient management concerns, including those related to manure management. ,including:

- 313 Waste Storage Facilities
- 359 Waste Treatment Lagoons
- 634 Manure Transfer
- 561 Heavy Use Protection Area

Additional information is available on-line at:
www.nrcs.usda.gov/programs/afo/cnmp_guide_index.html

The ordinance requires a permit be obtained for waste storage facilities and animal feedlots. Operators must also develop plans that adhere to: NRCS 313 - *the Conservation Practice Standard* of the Natural Resources Conservation Service (see box at right for more information).

Residents Wary of Corporate Farms

In the community survey, the vast majority of respondents were opposed to corporate / industrial agriculture both in their immediate neighborhood and the Town as a whole.

Concentrated Animal Feeding Operations (CAFOs)

Concentrated Animal Feeding Operations are defined as farms with over 1,000 animal units. An "animal unit" is equivalent to 1,000 pounds.

The USDA and EPA are proposing changes that will reduce the number of animal units that a farm may have before a WPDES permit is required. In addition, recent changes to Wisconsin State and local (county) regulations mean more livestock and cash grain producers are following nutrient management plans (NMP). Those farms currently required to have a nutrient management plan include:

What Is A WPDES Permit?

The WDNR regulates municipal, industrial, and significant animal waste operations discharging wastewater to surface or groundwater through the Wisconsin Pollutant Discharge Elimination System (WPDES) permit program.

The permits are for a maximum of 5-years. They establish the performance standards for the wastewater treatment systems and set numeric criteria the discharger must meet. The permit is the discharger's approval to discharge a set quantity of wastewater at a specific location.

More information is available on-line at:
www.dnr.state.wi.us/ora/water/wm/www/

- Farms with more than 1,000 animal units;
- Farms under County conditional use permits;
- Farms that have taken cost sharing money for a manure system since 1990; and
- Farms that have had a DNR notice of discharge (NOD).

One major change as a result of the recent Wisconsin State regulations is that counties and townships are no longer allowed to have more restrictive livestock ordinances than state statutes, unless the government body can document that more restrictive rules are necessary to protect water quality (state statutes 92.15).

The newly revised regulations require nutrient management plans for all farms, *including those with no livestock*. By 2008, all farming operations must meet nutrient management standards. The new rules apply to all fields that receive nutrients (fertilizers and manure).

The Changing Farm Dynamic²

The loss of farms and farmland is a problem that affects most Wisconsin communities. However, the pace and severity of agricultural decline varies considerably across the state. In the last decade, in the Town of Winchester the number of farms has decreased significantly. In 1990 there were 79 farms (27 of which were dairy operations).



**TABLE 23
FARMLAND LOSS 1989-1997**

Town Name	Percent Loss	Percent Loss of Farmland Acres	Percent of Dairy Operations	
			Active Farm – Town of Winchester	Farmland and Converted to Other Uses
Winchester	15.2%	7.9%	37.0%	32.3%
Clayton	16.1%	6.9%	41.4%	39.7%
Wolf River	9.9%	6.9%	39.5%	24.5%
Winneconne	11.4%	10.1%	38.9%	12.3%
Poygan	0.0%	6.1%	41.9%	25.5%
All Towns in Winnebago County	10.5%	6.3%	38.9%	25.1%

Source: Program on Agricultural Technology Studies, based on 1990 U.S. Census Data & WI Dept. of Revenue Tax Record Data

The story is the same when looking at the difference in the amount of farmland acres in the Town in 1990 compared to 1997. In that decade the Town saw approximately 8% of the farmland on the tax rolls. More specifically, 35 parcels totaling 1,988 were sold between 1990 and 1997. Of those acres sold, 1,345 remained in farming uses with 634 acres converted for development. A significant portion of the farmland was lost due to state highway projects (approximately 412 acres of property was acquired).

² Refer to Footnote #1 in this Chapter for Reference

The value of agricultural land sold in the Town has been steadily increasing. Farmers face pressure to sell land for development because they are able to sell the land for significantly more per acre than if they were to sell the land for agricultural use.

The Town of Winchester understands the challenges associated with modern farming operations. To support a strong local farm economy, the Town of Winchester will:

- ✓ Support local farmers “Right to Farm”;
- ✓ Encourage new residential development in the sanitary district and the community center of Winchester. Any rural residential development should be compatible with rural farmland and minimize conflicts between farming and residential uses;

Methods for Maintaining Farmland

The primary issue with loss of farmland in the Town of Winchester is that individual farmers faced with development pressures, retirement needs, and a declining farm economy, see the sale of their land as an attractive financial opportunity. Moreover, there seems to be an endless supply of urban dwellers that want to fulfill their dream of living in the “country.”

Most Farmers Plan to Continue Farming
According to the community survey results, 88.8% of farmers plan to continue farming their land in the future.

The Town does not want to see all farmland lost to this pattern of development. Likewise, residents are not interested in finding their rural roadsides lined with homes. This will destroy the rural, open, scenic quality of the Town.

This situation will present a challenge in the future. Fortunately, there are many methods to protect farmland. The major options are highlighted below.

Zoning

Zoning has been used to regulate land uses across the country for more than 80 years. Wisconsin was one of the first states in the country to authorize zoning for rural areas. The Winnebago County Zoning Ordinance includes agricultural districts that are selectively enforced. Additional information about zoning is provided in the Existing and Future Land Use Chapters.

Land Trusts

Another option available to landowners seeking to protect natural areas and farmland is through the activities of land trusts. Land trusts provide advice on protection strategies that best meet the landowner’s conservation and financial goals. Land trusts accept lands donated by landowners for conservation purposes. Some land trusts use creative

What Is A Conservation Easement?
A conservation easement is a **voluntary legal agreement** between a landowner and a land trust or government agency that limits present and future development of a parcel.
Under a conservation easement, the **landowner retains ownership** of the land (within the terms of the easement – i.e. only for farmland or natural space, not for development) and the land trust takes the responsibility for protecting the land’s conservation values.
Donated conservation easements that meet federal tax code requirements can provide significant **tax advantages** to landowners because their land will be taxed as undevelopable land, which is a much lower rate than developable land.

funding sources to purchase farmland. Land trusts can also work with landowners to establish *conservation easements* (see box at right).

Conservation Reserve Enhancement Program (CRP)

CRP is a USDA program that has run in the U.S. since 1985. In Wisconsin 600,000 acres have been taken out of agriculture production to decrease erosion, enhance water quality, and establish wildlife habitat in the 13 years since its inception. Under the program, a farmer volunteers to take land out of production for a period of 10 or 15 years and is paid annual rental payments and cost-share assistance to establish long-term, resource-conserving covers on eligible farmland.

For More Information...
www.fsa.usda.gov/dafp/cepd/crp.htm

The Commodity Credit Corporation (CCC) makes annual rental payments based on the agriculture rental value of the land, and it provides cost-share assistance for up to 50 percent of the participant's costs in establishing approved conservation practices. Participants enroll in CRP contracts for 10 to 15 years.

The CCC through the Farm Service Agency (FSA) administers the program. The Natural Resources Conservation Service, Cooperative State Research and Education Extension Service, state forestry agencies, and local Soil and Water Conservation Districts provide program support. At the end of that contract period the farmer can sell the land, put it back into production--basically whatever they want to do.

Long Term Sustainability of Farmland

During the planning process, concern was expressed over the future of farming in the Town of Winchester. While residents support the continuation of local farms, the reality is that a few families own the remaining farms. As these farmers age, they will consider selling their land or simply stopping their farming activities. Unfortunately, there are relatively few young people that are becoming farmers. Instead, young people seek jobs with vacations, 401K, and other benefits farming cannot provide. As a result, as local farmers retire, they cannot find young farmers looking to purchase additional farmland. Often, faced with a need for retirement income, local farmers have no choice but to sell their property for development.



Historic Farm Operations like John Reinert's Family Farm Pictured Above are an Important Part of the Town of Winchester

TOWN OF WINCHESTER

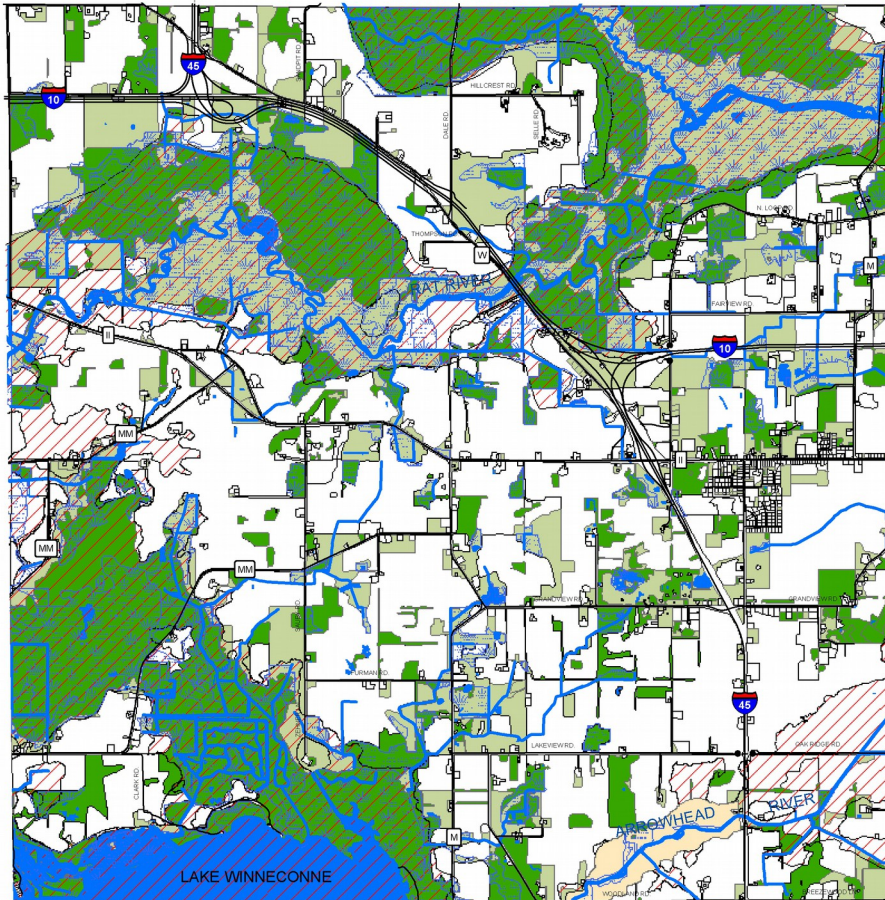
NATURAL FEATURES

Town of Caledonia
Waupaca County

Town of Dale
Outagamie County

Town of Wolf River
Winnebago County

Town of Clayton
Winnebago County



Town of Winneconne
Winnebago County

LEGEND

- RIGHT-OF-WAY
- STREAMS/RIVERS
- LOW AND MARSH AREAS
- WOODLANDS
- FLOODWAY
- 100-YEAR FLOODPLAIN
- WATER FEATURES
- WETLANDS



1"= 4000'



PROJECT # M1108A03
DATE: 04/08/03
DRAWN BY: KAL
REVISED: 02/28/04

ONE SYSTEMS DRIVE APPLETON, WI 54911
PHONE: (920) 755-6900 FAX: (920) 830-6100

LOCATION- F:\GIS\M1108A03\DRAWINGS\Natural_Features_11x17.mxd
SOURCE: Winnebago County WINGS Data, 2000
East Central Wisconsin Regional Planning Commission

Natural Resources and Environmental Concerns³

This chapter attempts to provide a comprehensive overview of local natural resources. The overview is based largely on data available from the Wisconsin Department of Natural Resources (WDNR) and the Winnebago County Land and Water Conservation Department.



Undeveloped Greenspace – Town of Winchester

In recent years, the WDNR has released two important reports that discuss natural resources in the Town of Winchester. In 2001, the WDNR released the *State of the Wolf River Basin Report*. In 2002, the WDNR released a *Feasibility Study and Environmental Impact Statement for the Lower Wolf River Bottomlands Natural Area*. These detailed reports provide far more information than is highlighted in this chapter. Residents interested in learning more should contact the WDNR to review a copy of each report.

Natural resources help to determine the potential for land development. Likewise, environmental characteristics indicate the ability of the land to support various types of development. Geology, topography, drainage patterns, floodplains and wetlands are among the natural and environmental features, which determine if an area is physically suitable for specific types of uses.

The State of the Wolf Basin⁴

The Wolf Basin includes the western half of Winnebago County, all of Waupaca County, and portions of nine other counties (primarily located to the north).

What Is A Basin?

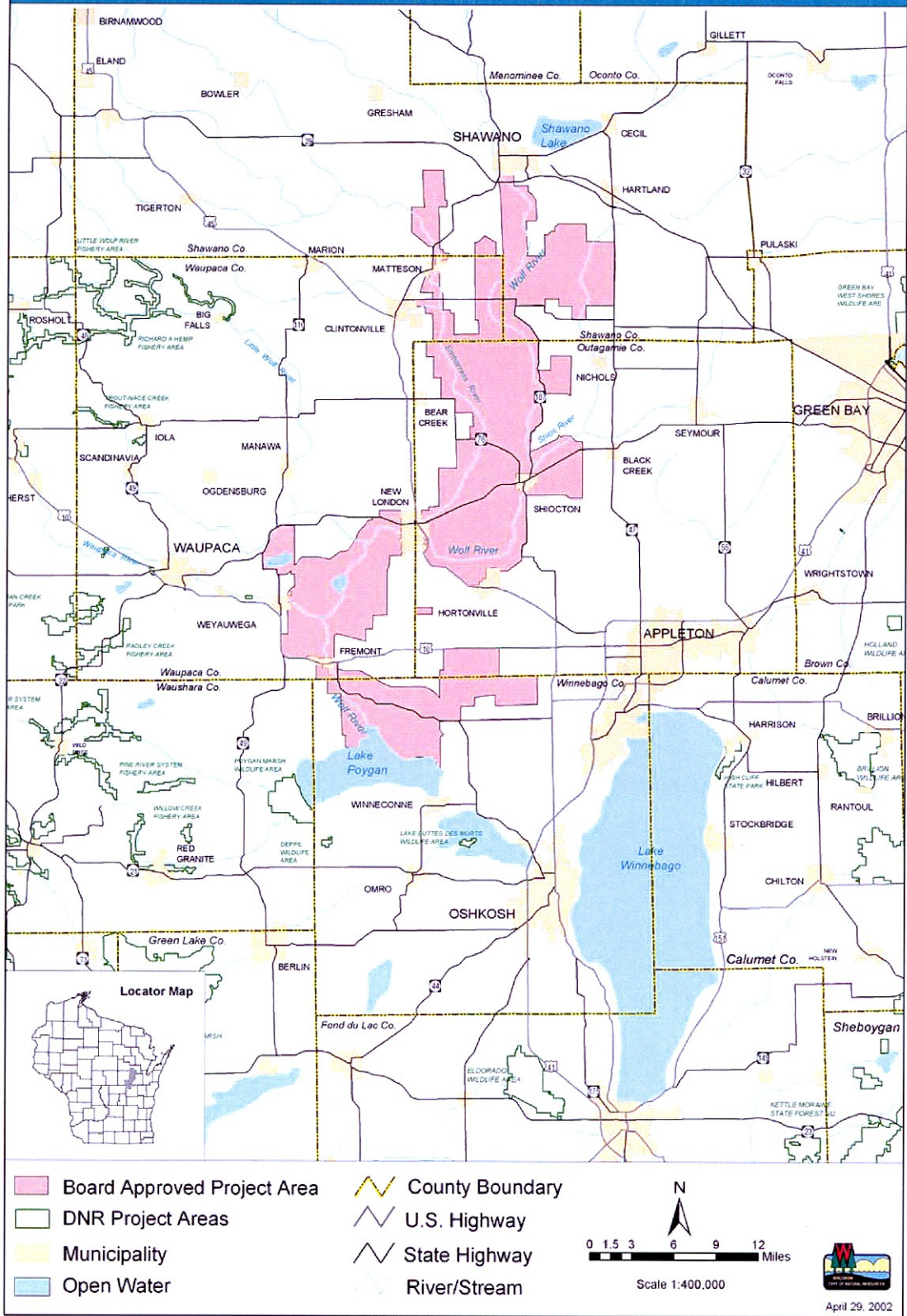
A basin is all the land drained by a river and its branches. The Wolf Basin includes all the land drained by the Wolf River and its branches.

The State of the Wolf Basin report provides an assessment of the character of existing development, population trends, state, county, and municipal properties within the basin. The purpose of the report was to identify the status of resources in the basin and articulate WDNR and partner goals to protect these resources.

³ Information used to develop this section was obtained from:
Soil Survey of Winnebago County, United States Department of Agriculture Soil Conservation Service, 1980.
Winnebago County Land & Water Resource Management Plan, Winnebago County Land and Water Conservation Department, 1998.

⁴ Available on-line at www.dnr.state.wi.us/org/gmu/wolff/

Lower Wolf River Bottomlands Natural Resources Area Regional Map



Lower Wolf River Bottomlands⁵

Location

The Lower Wolf River Bottomlands Natural Resource Area (see map) includes 214,000 acres of land in portions of Shawano, Outagamie, Waupaca, and Winnebago Counties. Northern portions of the Town of Winchester are included in the Lower Wolf River Bottomlands Natural Resource Area. The Lower Wolf River Bottomlands covers only a portion of the entire Wolf Basin. Currently, the WDNR owns 14 properties within the Lower Wolf River Bottomlands Resource Area, including the Rat River Wildlife Area in the Town of Winchester.

Why is the Lower Wolf River Area Important?

The Lower Wolf River Bottomlands is an ecologically important landscape between the urban areas and agricultural communities of east central Wisconsin and the extensive forests of northern Wisconsin. The area is predominately open and rural with large wetlands and agricultural areas dominating the landscape. There are several natural community types within the Lower Wolf River Bottomlands that are described below.

Natural Community	Common Plants	Description
Emergent Aquatic	Cattail-bulrush-bur-reed-arrowhead	Open marsh, lake, and river communities with permanent standing water
Submergent Aquatic	Pondweeds-wild celery-waterweed-water milfoil	Deeper water community found in lakes and rivers
Southern Sedge Meadow	Tussock sedge-Canada blue joint grass	An open wetland community
Floodplain Forest	Silver maple-green ash-swamp white oak-cottonwood	A lowland hardwood forest along large rivers
Southern Hardwood Swamp	Red maple-elms-ashes	A deciduous forested wetland community found in areas with seasonally high water tables

Source: Lower Wolf River Bottomlands Natural Resource Area Feasibility Study and EIS, March 2002

In addition to these natural communities, the Lower Wolf River Bottomlands is also home to several aquatic communities that are important fish spawning habitats.

Land Uses in the Lower Wolf River Bottomlands

Land uses throughout the Lower Wolf River Bottomlands are changing as demand for housing development in the nearby population centers increase. The location of the Lower Wolf River Bottomlands, combined with the expansive range of habitats it offers, makes it very popular for recreational activities - especially hunting and fishing. Uncontrolled development will eventually fragment the unique habitat contained in this system, potentially causing declines in important wildlife and fish populations and a decrease in recreational opportunities. Likewise, severe changes in the area would impact the rural character of the Town of Winchester.

More than a third of all land in the Town of Winchester is classified as wetland (35.1%). Another 2.7% is forested. The remaining areas include farmland, homes and

⁵ Information from this section was taken from the Lower Wolf River Bottomlands Natural Resource Area Feasibility Study and Environmental Impact Statement developed by the WDNR, 2002. Copies of this report are available on-line at www.dnr.state.wi.us/master_planning/Wolf/index2.htm.

commercial areas.⁶ Substantial areas of wetlands are owned by the state. The Town considers the wetlands and state-owned preservation areas as long-term sustainable green space.

Feasibility Study & Environmental Impact Statement

In 2002, the WDNR completed a *Feasibility Study and Environmental Impact Statement for the Lower Wolf River Bottomlands Natural Resource Area*. This report proposes that the WDNR, through partnerships with local governments, conservation groups and others, to protect important natural resources. The WDNR has established a land acquisition goal of 45,000 additional acres outside of existing properties.

The WDNR goals for the Lower Wolf River Bottomlands Natural Resource Area are that:

1. The land along the Lower Wolf River Bottomlands is protected through ecologically sound management decisions that reflect long-term considerations for healthy ecosystems.
2. The Lower Wolf River Bottomlands protects the quality and quantity of surface and groundwater resources.
3. All citizens share the responsibility for stewardship of the natural resources in the Lower Wolf River Bottomlands for the benefit of current and future generations.
4. The public has opportunities to experience a diverse range of compatible outdoor recreational and educational activities that enhance the quality of life and economy within the Lower Wolf River Bottomlands.
5. The Lower Wolf River Bottomlands provides opportunities to conserve agricultural land through creative land management options. [NOTE: Creative land management options include activities of land trusts, purchase of development rights, etc.]

Implications for the Town of Winchester

To achieve the goals for the Lower Wolf River Bottomlands, the WDNR will seek to acquire an additional 45,000 acres of land beyond existing land holdings across the basin. In the Town of Winchester, the WDNR will be focusing on acquisition of lands along the Rat River, as well as areas adjacent to Lake Winneconne.

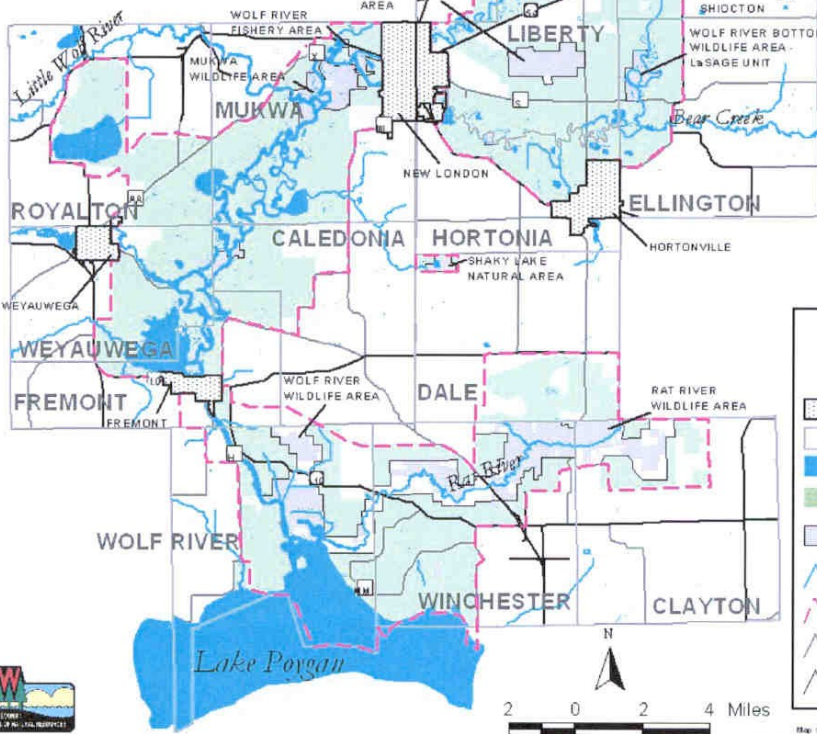
⁶ Wisconsin Town Land Use Databook, Town-Level Farming and Land Use Trends, 1990-1998, Winnebago County, WI. A project of the Land Use and Agriculture Self-Directed Team, University of Wisconsin-Cooperative Extension. Prepared by the Agricultural Technology Studies (PATS), UW-Madison, September 1999.

Map 3 - Areas Meeting the 5 Priority Criteria

The Lower Wolf River Bottomlands Natural Resources Area

The Five Priority Criteria

- Protect the Lower Wolf River and its tributaries river shoreline.
- Provide an opportunity for a corridor connection for wildlife habitat and recreational opportunities.
- Protect areas with endangered and threatened resources, and critical habitat.
- Include spawning areas for protection and habitat management.
- Include larger tracts of land that promote ecological and/or recreational opportunities.



The data presented here have been derived from various sources, and use of any data is to be used as a guide only. This map is not intended to be used for any specific legal purposes, and users should consult the relevant laws and regulations for more information. No warranty is made by the DNR as to the accuracy or completeness of the information presented on this map.

The DNR Managed Land data are a compilation of the State's 1995 "Inventory of State Lands" and "Inventory of State Lands" (Public Land Records System) and may include unrecorded or unreported land parcels. All parcels shown on this map should be considered as "potential" parcels and not necessarily "actual" parcels. For more information, contact the DNR, Bureau of Land Management, 625 N. Taylor Street, Madison, WI 53706.

Legend

- Municipalities
- Townships
- Lakes
- Areas of Interest meeting the 5 Criteria
- Current DNR Project Areas, Owned or Eased
- Major Rivers/Streams
- Project Boundary
- County Highways
- Major Highways



Map Created by: 101 Rep. Lori Frankel, Processor, September, 2001

Through the WDNR efforts to protect the Lower Wolf River Bottomlands, the Town of Winchester will gain the following long-term benefits:

- Preservation of important wetland habitats;
- Maintenance of hunting and fishing opportunities; and
- Preservation of open, undeveloped areas that contribute to the Town's rural character.

For any property acquired by the WDNR, the Town of Winchester will receive annual "Payments in Lieu of Taxes," as required by State Statute. The amount of the payment is calculated in the same manner that property taxes are derived at for a private landowner – the mill rate is multiplied by the assessed value of the land, except the assessed value is considered the fair market value of the land. The initial assessed value is set at the price the WDNR paid for the land, which is based on its appraised market value. The value is adjusted annually to reflect changes in the assessed value. If the price of land goes up, the "Payment in Lieu of Taxes" by the WDNR will also increase. This system ensures that the Town of Winchester will continue to receive revenue on properties.

Geology ⁷

The bedrock and glacial geology of the region play a crucial role in development. Ancient rocks of the Precambrian Age form the base of the region. These rocks were commonly altered from their original appearance and represent the deposits of ancient seas, volcanoes, and underground bodies of liquid material called magma. Between 200,000 and 500,000 years ago, during the late part of the Cambrian Period, a shallow inland sea spread across much of Wisconsin and many layers of sedimentary materials covered the bottom of this sea. These sedimentary materials are seen today as deposits of sandstone, shale and limestone.

During the Pleistocene period, between 15,000 and 25,000 years ago, several separate glacial advances and retreats took place over northeastern Wisconsin. These glaciers not only scoured and shaped some of the upper levels of bedrock, but also deposited numerous unsorted tills, gravel, sand, and clay materials throughout the region. Numerous unique landscapes and landforms were created as a result of the glaciers and include such formations as escarpments, outwash plains, lake plains, and moraines.

Topography and Drainage

The topography in the Town can best be described as nearly level to gently rolling, with slopes of 6% or less covering nearly all areas. The lowest areas of the Town are found along the Lake Winneconne, the Arrowhead River and the Rat River shorelines. Drainage in the Town of Winchester flows toward Lake Winneconne and the Wolf River.

⁷ Milestone Report #1: State of the Region, East Central Wisconsin Regional Comprehensive Plan 2030, April 2003.

Groundwater and Aquifers

Groundwater is the source of drinking water for residents of the Town of Winchester. According to *Geology and Water Resources of Winnebago County, Wisconsin*, by Perry G. Olcott, 1966, and a review of recent well logs, the primary drinking water aquifer in the Town of Winchester is the Cambrian sandstone aquifer. The overall quality of groundwater in the Town of Winchester is generally considered to be of good quality. ■

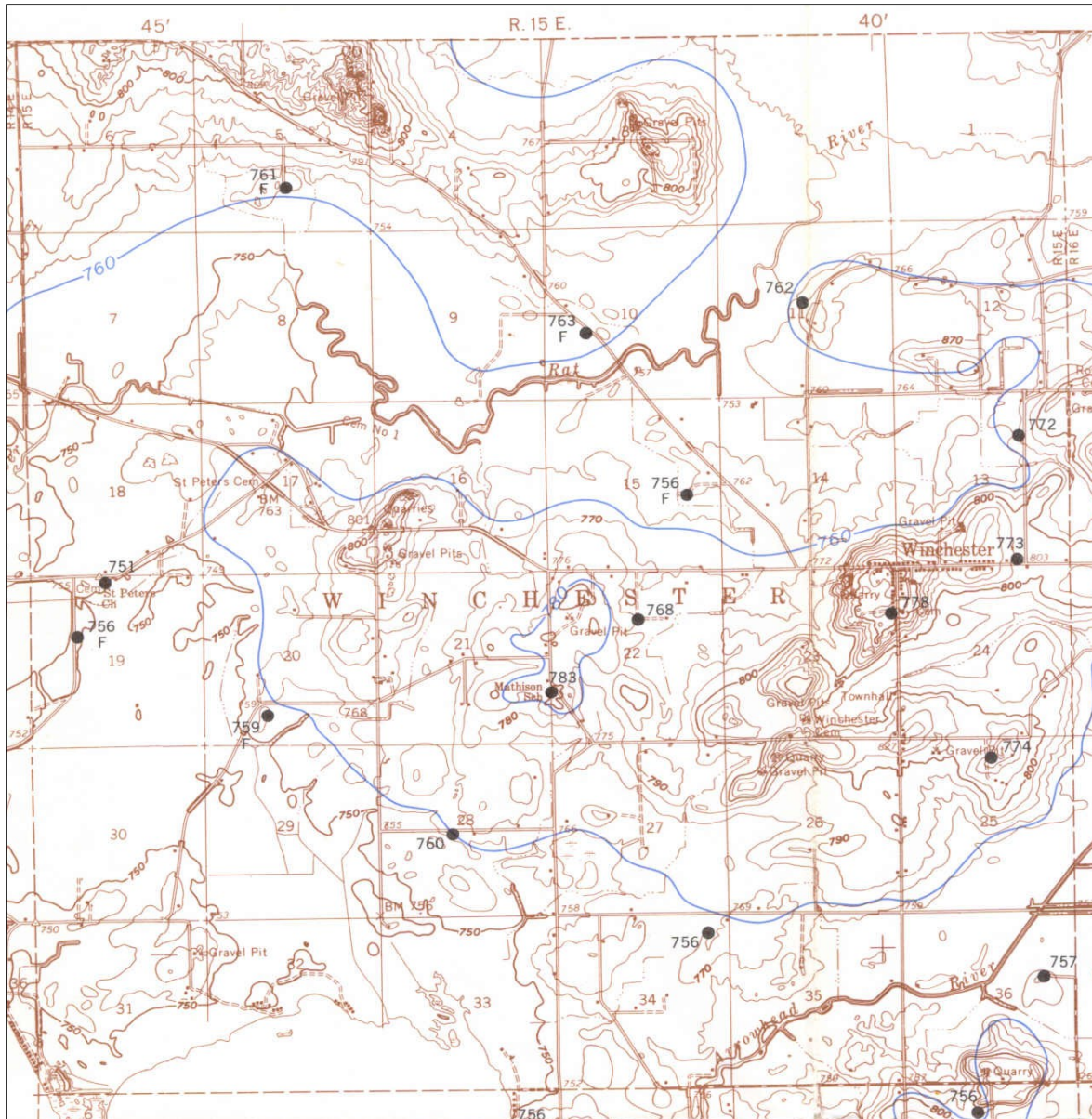
What Is An Aquifer?

An aquifer is an underground bed or layer yielding groundwater supplies for wells, springs, etc. It is a geologic formation.

The sandstone dips from northwest to southeast. Because of this slope and the fact that The following map shows water table elevation contours for the sandstone aquifer. The map is based upon water level information from 1963. Water elevations observed in a review of well logs from more recently drilled wells confirm the 1963 contours still exist today.

WHERE DOES OUR WATER GO????

USES	DAILY NEED	YEARLY NEED
Human	50 gallons	18,250 gallons
Cow Cleanup (dairy)	27 gallons 5 to 10 gallons	9,855 gallons @7.5 gallons 2.735 gallons
Cleanup (flush)	150 gallons	54,750 gallons
Birch Tree	120 gallons	@ 150 days 18,000 gallons
Corn	75 gallons per ear	17,000/A 1,275,000 gallons
	75 gallons per ear	30,000/A 2,250,000 gallons
Sources 1. Winnebago County Community Development Education	2. Winnebago County Land and Water. 3. Colorado State University	4. Pioneer International Agronomist, Dan Wiersma.



Source: University of Wisconsin Geological and Natural History Survey

Notes: Blue lines signify the elevations of the sandstone aquifer surface.
 Black dots are measured aquifer elevations at specific well locations.
 Brown lines signify the elevations of the ground surface.

Elevated arsenic levels have been found in groundwater samples from the Town. It is strongly suspected that these concentrations are associated with the mineralogy of the upper St. Peter sandstone (located east of the Town). The WDNR has established an Arsenic Advisory Area in Outagamie and Winnebago Counties that encompasses the Town of Winchester. The WDNR recommends that water be sampled, and treated, if necessary.

According to the WDNR, there is one high capacity well in the Town of Winchester – the Larsen-Winchester fire station well. This well is 359 feet deep, and can provide up to 310 gallons

Additional information about groundwater is available in the Utilities and Community Facilities Element Chapter of this Plan.

of water per minute. However, as a fire station well, this level of capacity is certainly not being utilized regularly.

Surface Water (Navigable Waters)

In the Town of Winchester there are three predominate surface water features: the Arrowhead River, Rat River and Lake Winneconne.

1. The Arrowhead River.

The Arrowhead River has a drainage area of 30.2 square miles. The river flows southwesterly for approximately nine miles before it empties into the east shore of Lake Winneconne just south of Clark's Point. The Arrowhead is a low gradient river that has been ditched extensively in the past. Locally, it is known as the Larsen Drainage "Ditch". Very little grazing occurs on the Arrowhead River, but in many areas the soil is tilled up to the edge of the banks, which leads to higher levels of erosion and causes more soil to enter the river. Cropland along the river experiences high levels of soil erosion. Some direct streambank erosion does exist, but the total amount is relatively small compared to the estimated contribution from cropland. A 1991⁸ fish survey conducted by the WDNR identified sunfish, largemouth bass, northern pike and five different forage species in the lower part of the river (including the Town of Winchester). The upper part of the river yielded only mud minnows, a very tolerant forage species. The HBI (Hilsenhoff Biotic Index) was poor, indicated a very significant organic pollution and the Habitat Rating was fair to poor. In the summer of 1991 bacterial monitoring documented high fecal coliform and fecal streptococcus levels. Elevated water temperatures were also documented at that time.

2. The Rat River.

The Rat River, which has a drainage area of 69.7 square miles, is a tributary to the Wolf River. The Rat River consists of many unnamed intermittent tributaries, many of which are dredged channels. Much of the river bottom is covered with silt and muck. The river flows westerly across the northern half of the Town of Winchester before entering into the Wolf River a short distance upstream from Lake Poygan in the Town of Wolf River.



3. Lake Winneconne

Lake Winneconne and a small portion of Lake Poygan form a portion of the Town of Winchester's southern boundary. The lakes are an outstanding boating, fishing and hunting resource. Much of the Town's frontage on Lake Winneconne is classified as wetlands.

⁸ The 1991 fish survey is the most recent information available. A more current study should be conducted to document current conditions and any subsequent changes since the 1991 study was completed.

It is the responsibility of the Winnebago County Land and Water Conservation Department and the Wisconsin Department of Natural Resources to protect the quality of surface water in Winnebago County.

The County Land and Water Conservation Department has cost-share opportunities for local communities to help protect and enhance water quality. Grant money exists for shoreline protection/stabilization projects.

Shorelines

The Shoreland/Wetland Ordinance adopted by Winnebago County regulates shoreland uses and development within 1,000 feet from the ordinary high water mark of a lake, pond or flowage, and within 300 feet from the ordinary high water mark of a river or stream. The WDNR regulates the stabilization and fill of shorelines in the Town.

Definitions

In this chapter and on all maps the floodplain area is not distinguished between the floodplain and floodway fringe. The following definitions distinguish these areas.

Floodplain includes both the floodway and floodfringe. It is defined as an area that may be covered by water during the *regional flood* (i.e. 100-Year Flood)

Floodway – the channel of a river or watercourse or those areas immediately adjacent to the waterway required to carry the regional flood discharge

Flood Fringe – the portion of the floodplain outside of the floodway that is covered by floodwater during the regional flood. The term “flood fringe” is generally associated with standing water rather than flowing water.

Wetlands & Floodplains

Wetlands act as a natural filtering system for sediment and nutrients such as phosphorus and nitrates. They also serve as a natural buffer, protecting shorelines and stream banks from erosion. Wetlands are essential in providing wildlife habitat, flood control, and groundwater recharge. Due to these benefits, county and state regulations place limitations on the development and use of wetlands and shorelands. Wetlands in the Town are shown on the *Town of Winchester Natural Features Map*.

For almost three decades, the U.S. Army Corps of Engineers has had the authority over the placement of fill materials in virtually all wetlands of five acres or greater. However, on January 9, 2001, the U.S. Supreme Court limited federal jurisdiction over isolated wetlands under the Clean Water Act of 1972. This Court

Benefits Of Wetlands

- Wetlands act as a natural filtering system for sediment and nutrients such as phosphorus and nitrates.
- Wetlands serve as a natural buffer, protecting shorelines and stream banks from erosion.
- Wetlands are also essential in providing fish & wildlife habitat, flood control, and groundwater recharge.

decision now limits the jurisdiction of the U.S. Army Corps of Engineers to cover only wetlands that are directly associated with navigable waterways-lakes, streams and rivers. Since the State of Wisconsin’s jurisdiction over wetlands is tied to federal statutes, as many as 4 million acres of wetland were affected by this decision, including some wetland areas in the Town.

In response to this U.S. Supreme Court Decision the State of Wisconsin recently passed legislation giving the Wisconsin Department of Natural Resources (WDNR) authority to regulate those wetlands that were formerly tied to federal legislation. As in the past,

anyone interested in filling a wetland is required to obtain a permit. Unlike the regulations under the Army Corps, which regulated wetlands five acres or larger, the WDNR regulates wetlands of any size. There is no minimum acreage stipulated in the state legislation.

Woodlands

Prior to settlement, the vegetation of Winnebago County was mostly forest and oak savanna. As people moved to the area, most of the forests were cleared for agricultural crops. Today, approximately 20,000 acres of land are still in woodland cover. Several areas of woodlands are scattered around the Town of Winchester, many of these areas are also classified as wetland areas. The *Town of Winchester Natural Features Map and Existing Land Use Map* illustrates these areas in dark green.

The WDNR **Managed Forest Program** provides opportunities for conservation of contiguous woodland environments for wildlife and plants inhabiting these areas. For more information visit : www.dnr.state.wi.us/org/land/forestry/publications/.

Woodlands are an important natural feature to Town residents. As such, many residents participate in the WDNR Managed Forest Program (see box), which helps ensure these areas remain forested. Woodland areas should be protected from future encroachment through the use of easements, conservation subdivisions, land trust activities, and other preservation techniques. Part of this protection effort should include education for landowners and developers about the importance of woodlands. A map of the properties participating in the Managed Forest Program is provided on the next page.

Although the Managed Forest Law can help to reduce some development that could occur in forests it rarely has been successful in doing so. If the town is going to be successful in protecting the forests it will need to use all of the options available such as cluster developments rather than developing the forests. In addition to the Managed Forest Law program which helps protect existing woodlands other programs such as the Conservation Reserve Program and the Wisconsin Forest Landowner Grant Program can help with the re-establishment of forests.

TOWN OF WINCHESTER

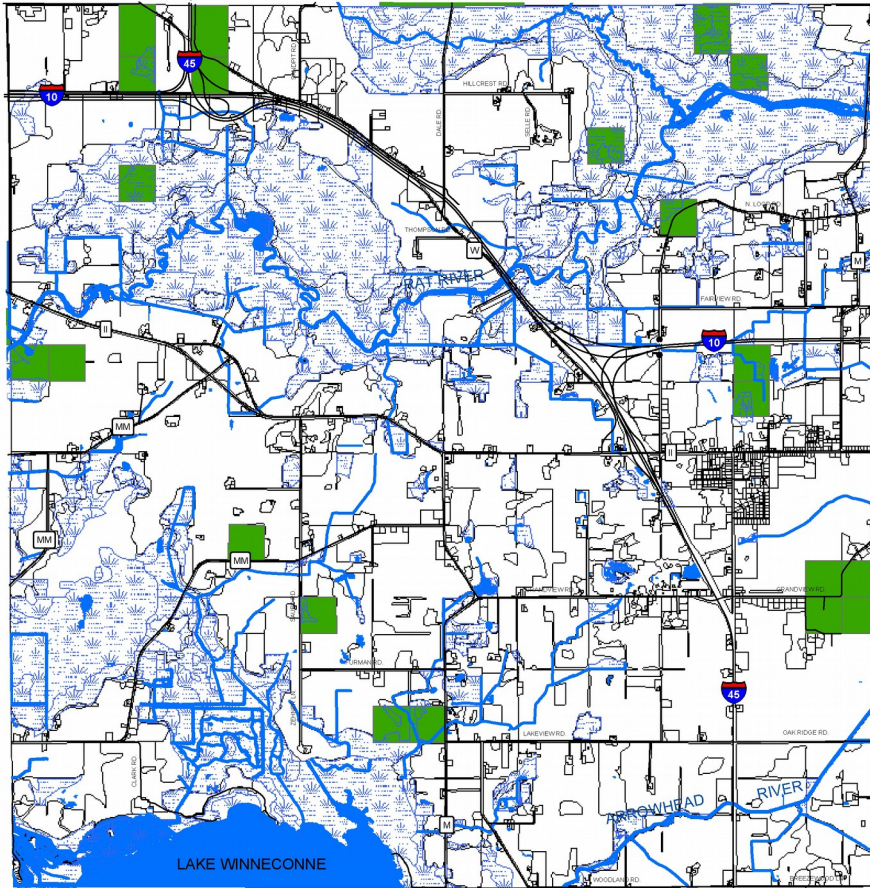
MANAGED FOREST PROGRAM

Town of Caledonia
Waupaca County

Town of Dale
Outagamie County

Town of Wolf River
Winnebago County

Town of Clayton
Winnebago County



Town of Winnebago
Winnebago County

LEGEND

- RIGHT-OF-WAY
- MANAGED FOREST LAW
- WATER FEATURES
- WETLANDS

Lands enrolled in Forest Crop Law (FCL) are open to hunting and fishing. In general, lands enrolled in Managed Forest Law (MFL) are open to public hunting, fishing, cross country skiing, hiking, and sightseeing. However, the land owner may elect to close up to 80 acres per municipality to the public.

Due to scale and processing limitations, some FCL and MFL land parcels depicted on the map are shown as full 40-acre units. In reality, actual FCL and MFL acreage amounts may be much smaller than 40 acres.



1"= 4000'



PROJECT # M1109A03
DATE 09/30/03
DRAWN BY: KAL
REVISED:

ONE SYSTEMS DRIVE APPLETON, WI 54911
PHONE: (920) 755-6590 FAX: (920) 854-8100

LOCATION: F:\GIS\M1109A03\DRAWINGS\Managed_Forest_11x17.mxd
SOURCE: Winnebago County WINGS Data, 2000
East Central Wisconsin Regional Planning Commission

Fragmentation is the primary threat to forested areas across Wisconsin (refer to box below). To preserve the town's rural character and the forested areas that remain, it is important for residents to be good land stewards with the remaining acreage. Areas of marginally productive farmland or sensitive areas near streams and wetlands could be reforested. Also areas that are part of the open space in a conservation subdivision could be reforested.

Wildlife Habitats

Resident observation is the best available local resource to identify wildlife habitat areas. Primary wildlife habitat areas correspond to the forested areas, wetland areas and shorelines shown on the *Natural Features Map*. These areas provide food for deer, raccoons, fox, herons, bald eagle and other small creatures common in the area. The local farm fields also serve as a food source for deer, geese, sandhill cranes, and waterfowl in the area. Farmland is also a very important local wildlife habitat that provides travel corridors between waterways, woodlands and grasslands. Farmland also provides cover opportunities and large contiguous open spaces needed by wildlife.

The remaining areas of the Town (i.e. residential areas, road corridors, and other developed areas) are not classified as primary wildlife habitat areas - though certainly animals do wander into these areas. Surface water features area also aquatic habitats as described in the surface water section of this chapter.

An integral part of the wildlife habitat is wildlife corridors. These areas provide vital connections between habitat areas that have been fragmented due to road construction, development, etc. The Town of Winchester considers wildlife corridors an important part of the natural environment and supports efforts to create and maintain these areas. Fragmenting the wildlife habitat can decrease the population size, isolate habitat and result in more vehicle-animal accidents. It can also create edges, in which case, the outcome results in conflicting land uses on adjacent properties. The Town of Winchester is fortunate in that the Rat River Wildlife Area is an important wildlife corridor owned largely by the WDNR. However, the new highway improvements bisect that corridor and create a hazard for wildlife.

Rat River Wildlife Area ⁹

Western portions of the Rat River Wildlife Area are located in the Town of Winchester. In total, the Rat River Wildlife Area includes 4,000 acres of the 5,000 acres within the proposed acquisition boundary. Over 2,100 acres of the Rat River Wildlife Area is

⁹ Rat River Wildlife Area Master Plan documents management practices for the area. The plan was written by the WDNR in the 80s, so portions of the document are somewhat dated. The general goals and policies of the plan are unchanged.

Wildlife Habitat Fragmentation
A primary threat to wildlife is **fragmentation** -- the breaking up of larger habitat areas into smaller sections. Fragmentation decreases wildlife population sizes, isolates habitat areas and creates more edges -- where two dissimilar habitats meet (i.e. grassland and residential subdivisions).



located in the Town of Winchester and primarily occupies the most expansive areas of wetland flanking the river.

The Rat River Wildlife Area was established in 1963 as a Fisheries Management area and was changed to a Wildlife Management Area in 1978 with an emphasis on preservation to prevent private development. Historically, the area was comprised of sedge meadows and marshes. The meadows were cut annually and used for making “wire grass” rugs and packing material. At some point in time, the marshlands were converted to (or invaded by) reed canary grass, an aggressive exotic species from Europe. The sedges virtually disappeared from the natural landscape, and along with them, valuable wildlife habitat was lost. Today, much of the property is dominated by canary grass, and the wetter areas support a dense population of cattails. The Rat River runs east to west through the long, narrow property, and eventually flows into the Wolf River. Some lowland forest types are found on the property, as well as a few upland fields.

Threatened and Endangered Species

There are many threatened and endangered plant and animal species in Winnebago County. Specifically, the Forster’s Tern, Red-Necked Grebe, Wood Turtles, Blanding’s Turtles, Marsh Blazing Star (plant), Broad-Winged Skipper (butterfly), Banded Killfish, and the Lake Sturgeon are just a few. Due to the sensitivity of locating these species, specific locations are not available to the general public. The Town supports protecting both the habitat and the species themselves. The WDNR is attempting to identify and catalog endangered plant and animal species across the state. For a complete, up-to-date list of endangered plant and animal species in the Town, refer to www.dnr.state.wi.us. A Winnebago County Map of endangered species available on-line at: www.dnr.state.wi.us/org/land/er/workinglists/countymaps/winnebago.2002.pdf

Metallic and Non-Metallic Mining Resources

The Town of Winchester has five active quarry sites: Information about each is provided in Table 25 below.

TABLE 25 QUARRY OPERATIONS IN THE TOWN OF WINCHESTER					
Owner Name	Operators	Section #	Type of Pit	Reclamation Plan Due Date	ID Number
Olson Farms of Larsen	Radtke Contractors, Inc.	28	Sand & Gravel	Completed	7100901
Wieckert Investments	None Specified	5	Sand	July 30, 2004	7101801
Abraham Eckstein	Eckstein Excavating	13	Limestone	March 12, 2004	7102101
Donald Garvens	Michels Materials	36	Gravel	May 3-28, 2004	7102201
MCC, Inc.	MCC, Inc.	13	Gravel	August 2-31, 2004	7103801
Winchester Pines, LLC	Zillges Landscape & Fireplace	16	Sand	NA	7104003

Source: East Central Wisconsin Regional Planning Commission (ECWRPC) Database, 2003

As part of NR 135, Wisconsin Administrative Code, adopted in December 2000, any community in Wisconsin could adopt an ordinance to establish requirements for reclamation of non-metallic mines, such as gravel pits and rock quarries. If a town decided not to develop its own ordinance, a county could develop an ordinance for the area instead. Likewise, regional planning agencies could develop ordinances for counties within their region to adopt. The ordinances must establish reclamation requirements to prevent owners and operators of quarries and gravel pits from abandoning their operations without proper reclamation of the mines.

The ECWRPC, under an agreement approved in July 2001 will be the regulatory authority for administering five individual, county-adopted, Non-Metallic Mining Reclamation Ordinances for Winnebago, Calumet, Outagamie, Waupaca and Shawano Counties. This agreement transfers permit issuance and reclamation plan review/approval authority to the ECWRPC for the program, however, the individual counties will still be responsible for the actual enforcement of the ordinance requirements should any problems arise with a site/operator/landowner. It is important to understand that the ECWRPC only oversees the reclamation aspect of active sites in these counties as it relates to the NR135 requirements. Zoning or other operational issues of sites are still handled by the counties, including Winnebago, under their existing zoning regulations.

The process of siting a mine continues to be a local matter governed under existing zoning procedures by local authorities. The new reclamation requirements through NR 135 add to the status quo, but do not replace or remove any other current means of regulation. The requirements neither regulate active mining process nor have any effect upon local zoning decisions like those related to the approval of new mine sites. Because the Town of Winchester is under county zoning, the Winnebago County Zoning Ordinance regulates the location of quarry operations in the town.

Under the law, any landowner of a demonstrated "marketable non-metallic deposit" may register the site for mining. Local zoning authority can object to the application if the zoning does not permit it. Registration expires after a 10-year period and may be extended for a single 10-year period if it is demonstrated that commercially feasible quantities continue to exist at the property. Otherwise, remediation action is required.

Towns (on their own and through the use of county zoning) rezoning property in a manner consistent with a Comprehensive Plan are not required to permit non-metallic mining operations that are inconsistent with the plan.

In addition to the locations described in Table 21, there are 20 additional pits that were used to construct USH 10 through the Town of Winchester. These pits are classified as DOT exempt pits and are not required to complete reclamation plans. There are also many older sand and gravel pits located in the town that were abandoned years ago and are not regulated by NR 135.

Soils & Development

Soils are the physical base for development and agriculture. There are more than 30 soil types in the Town of Winchester. Generally productive agricultural soils are classified as loams, which are spread throughout the Town (Refer to the *Agricultural*

Productivity Map at the beginning of this chapter). Muck soils correspond to the wetland areas in the Town.

The maps provided on the next several pages illustrate the different soil types in the Town of Winchester and their ability to support development. Knowledge of their limitations and potential difficulties is important in evaluating crop production capabilities and other land use alternatives. Soil problems that limit development potential include: slumping, compaction, erosion and high water tables. Severe soil limitations do not always mean a site cannot be developed.

The soils that are capable of supporting building development (i.e. dwellings with basements) are illustrated on the *Building Suitability Map*. In the Town of Winchester, areas identified as “severe risk” are not recommended for development given wet conditions. These areas correspond to the wetland areas shown on the *Natural Features Map*. The *Sanitary Suitability Map* is very similar to the *Building Suitability Map*, but more areas are classified as able to accommodate on-site sanitary systems than building foundations. Together, these maps paint a picture of where development potential exists in the Town of Winchester. Of course, final on-site determinations using perk tests are required for any property.

TOWN OF WINCHESTER

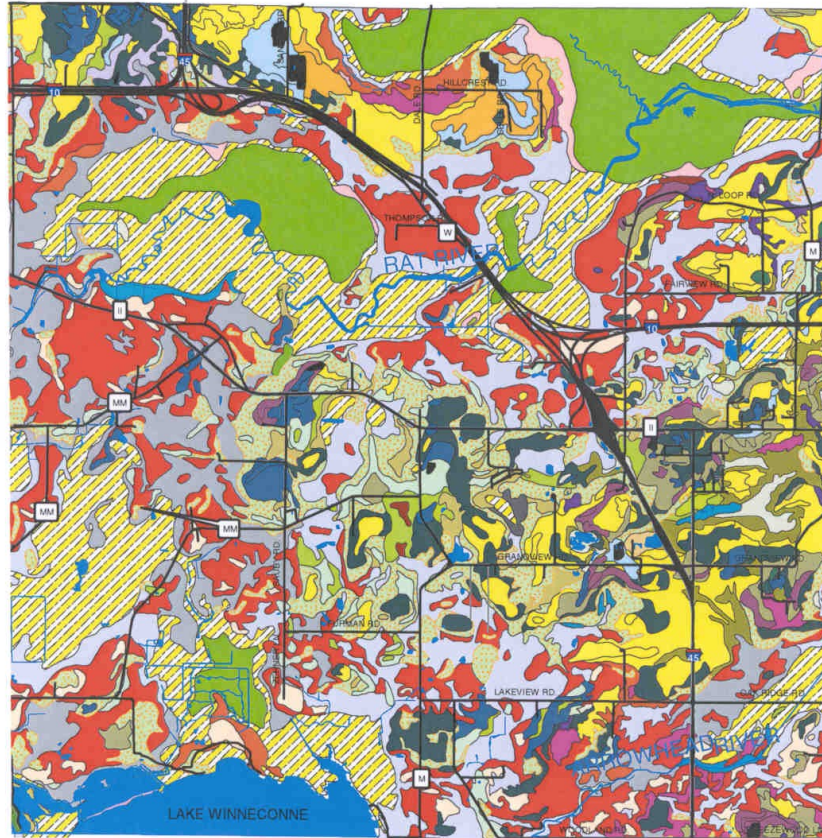
SOIL ASSOCIATIONS

Town of Caledonia
Waupaca County

Town of Dale
Outagamie County

Town of Wolf River
Winnebago County

Town of Clayton
Winnebago County



Town of Winneboc
Winnebago County



OMNI ASSOCIATES
PROJECT # M1109A03
DATE: 09/23/03
DRAWN BY: KAL
REVISED:

ONE SYSTEM DRIVE • APPLETON, WI 54911
PHONE: (920) 735-8900 • FAX: (920) 890-8100

LOCATION: F:\GIS\M1109A03\DRAWINGS\Soils_11x17.mxd
SOURCE: Winnebago County WINGS Data
East Central Wisconsin Regional Planning Commission

LEGEND

RIGHT-OF-WAY		STREAMS/RIVERS
ADRIAN MUCK	MANAWA SILTY CLAY LOAM	NEBAGO VARIANT MUCKY LOAMY FINE SAND
BORTH CLAY LOAM	MENASHA CLAY	NEENAH SILTY CLAY LOAM
BREMS FINE SAND	MOROCOCO LOAMY FINE SAND	OAKVILLE FINE SAND
CASCO LOAM	MOSEL SILTY LOAM	PALMS MUCK
FISK SILT LOAM	NEBAGO FINE SAND	PITTS/GRAVEL QUARRIES
FOX SILT LOAM	UDORTHENTS	POY SILTY CLAY LOAM
HORTONVILLE LOAM	WALUSEON	POYGAN SILTY CLAY LOAM
HOUGHTON MUCK	WHALAN SILT LOAM	RITCHEY SILT LOAM
KEOWNS SILT LOAM	WILLETTE MUCK	TUSTIN FINE SAND
KEWAUNEE SILT LOAM	WINNEBAGO SILTY CLAY LOAM	ZITTAU SILTY CLAY LOAM
KINGSVILLE MUCKY SAND	YAHARA SILT LOAM	WATER FEATURS
KOROBAGO SILT LOAM	LORENZO VARIANT LOAM	

TOWN OF WINCHESTER

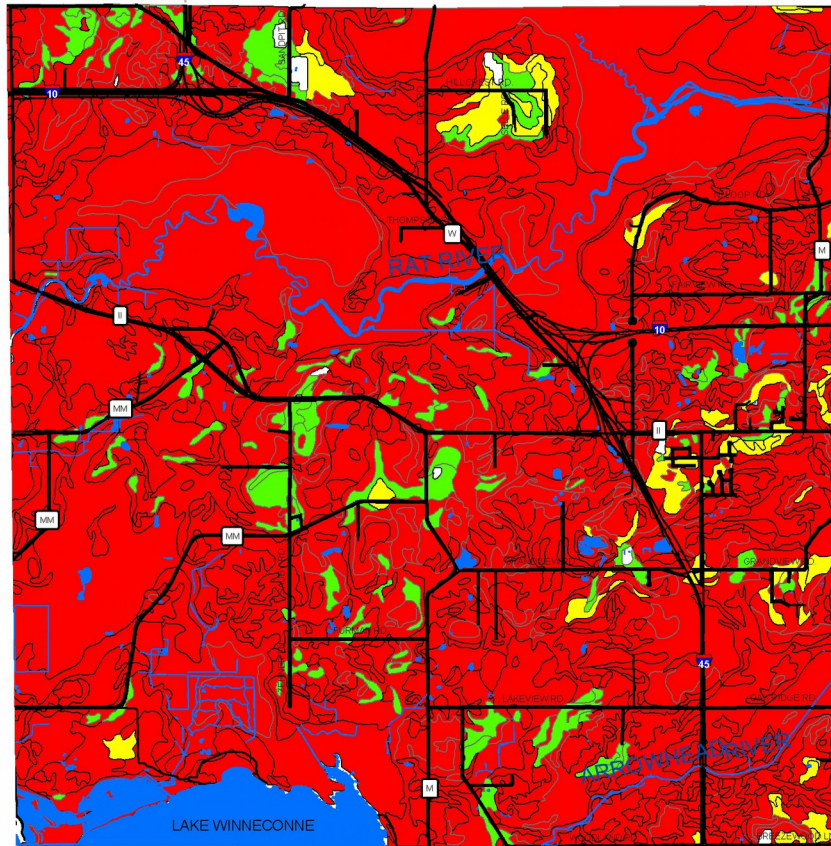
BUILDING SUITABILITY - WITHOUT BASEMENTS

Town of Caledonia
Waupaca County

Town of Dale
Outagamie County

Town of Wolf River
Winnnebago County

Town of Clayton
Winnnebago County



1"= 6,150'

Town of Winneconne
Winnnebago County

Legend

- SEVERE RISK
- MODERATE RISK
- SLIGHT RISK
- NOT RATED
- SURFACE WATER
- ROADS



PROJECT # M1109A03
DATE: 09/23/03
DRAWN BY: KAL
REVISED:

ONE SYSTEMS DRIVE #APPLETON, WI 54911
PHONE: (920)735-6900 FAX: (920)830-6100

LOCATION: F:\GIS\M1109A03\DRAWINGS\Building_1_11x17.mxd
SOURCE: Winnnebago County WINGS Data, 2000
East Central Wisconsin Regional Planning Commission

The Building Suitability Classifications illustrated on this map are based on information obtained from the *Winnnebago County Soil Survey*. The Soil Survey evaluates soil types based on their ability to support buildings with and without basements. Areas identified as **Severe Risk** are not recommended for development given sloping, steepness, wetness or other limitations. **Moderate Risk** areas may be suited for development if certain precautions or mitigation techniques are used. Areas of **Slight Risk** are well- suited for dwellings with or without basements.

TOWN OF WINCHESTER

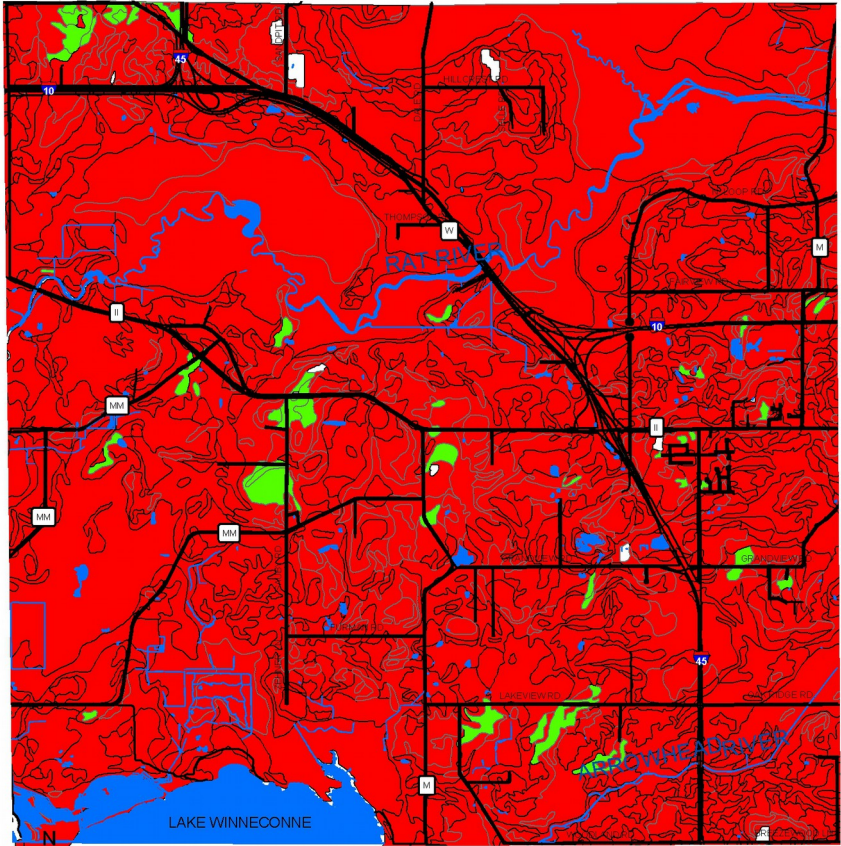
SANITARY SUITABILITY - SEPTIC TANK

Town of Caledonia
Waupaca County

Town of Dale
Outagamie County

Town of Wolf River
Winnebago County

Town of Clayton
Winnebago County



Town of Winneconne
Winnebago County

Legend

- SEVERE RISK
- MODERATE RISK
- SLIGHT RISK
- NOT RATED
- SURFACE WATER
- ROADS



1" = 6,150'

OMNI ASSOCIATES

PROJECT # M1109A03
DATE: 09/23/03
DRAWN BY: KAL
REVISED:

ONE SYSTEMS DRIVE APPLETON, WI 54911
PHONE: (920) 734-8000 FAX: (920) 830-8100

LOCATION: F:\GIS\M1109A03\DRAWINGS\Septic_11x17.mxd
SOURCE: Winnebago County WINGS Data, 2000
East Central Wisconsin Regional Planning Commission

The Sanitary Suitability Classifications illustrated on this map are based on information obtained from the *Winnebago County Soil Survey*. The Soil Survey evaluates soil types based on their ability to support sanitary drainage and holding tanks. Areas identified as **Severe Risk** are not recommended for development given sloping, steepness, wetness or other limitations. **Moderate Risk** areas may be suited for development if certain precautions or mitigation techniques are used. Areas of **Slight Risk** are well-suited for sanitary drainage and holding tanks. Future annexation by New London will provide residents with access to city sewer and water.

Historical and Cultural Resources

AHI

The AHI is comprised of written text and photographs of each property, which document the property's architecture and history. Most of the properties became part of the AHI as a result of systematic architectural and historical surveys. Inclusion in the AHI conveys no special status or advantage; it is merely a record of the property. The AHI inventory is housed at the State Historical Society of Wisconsin in Madison and is maintained by the Society's Division of Historic Preservation. For more information check: www.wisconsinhistory.org

Cultural resources, like natural resources, are valuable assets - which should be preserved. They provide a community with a sense of history, and support a sense of community.

At this time, there are no officially designated historic districts in the Town, but there are more than 50 properties listed in the Wisconsin Architecture and History Inventory (AHI – refer to box for additional information). These listings include historic barns, farmhouses, and churches.

In addition to the efforts of the state to identify and catalogue historic properties, the Winchester Area Historical Society shares in this role by documenting local history.



**St. Peter's Church
Town of Winchester, WI**



Grace Lutheran Church, Town of Winchester, WI

Winchester Area Historical Society

The Winchester Area Historical Society was organized in the 1980s. The mission of the organization is to share information about local people, businesses, events and genealogy. It also seeks to preserve as much of the history of the area as possible. The Winchester Area Historical Society represents four townships in northwest Winnebago County: Clayton, Vinland, Winchester and Wolf River. The society has more than 100 members and meets at the Winchester Town Hall seven times a year. The society also distributes a newsletter.

Winchester Area Historical Society Library

The Winchester Area Historical Society maintains a library of historical books, papers, photos and other materials. The library has a computer system to track its holdings. The Winchester Area Historical Society has outgrown this space. In September of 2003, the Winchester Area Historical Society purchased a 6-acre farmette adjacent to the Town of Winchester Hall to relocate the library.

The History of the Town of Winchester: The Best of Rural America – Since 1852

In 2002, the Winchester Area Historical Society completed this book documents the first 150 years of the Town of Winchester.



Sign Posted at the Reinert Farm Showcasing its History in the Town of Winchester



Private Pond

The realignment and construction of Highways 10 and 45 in the Town of Winchester has the potential to create several adverse impacts on the Town. Initially, the development created several ponds along the roadway that were used to draw fill for the project. The ponds are located on private property. (See photo above for example).

Development Potential of Agricultural Property

The soil suitability maps presented in this chapter present a limited picture of development potential in the Town of Winchester. While the Town does not encourage development in areas that have soils that cannot support buildings or safe sanitary systems, the Town understands that the information from the soil survey is somewhat generalized. The Town will still consider development applications in these areas.

Issues & Concerns

In this chapter, the challenges related to the long-term sustainability of farmland have been presented as an issue. Several techniques are presented to address this concern. This section outlines other issues and concerns related to Agricultural, Natural, and Cultural Resources in the Town of Winchester.

Impacts of Highway 10 & 45 Development

The realignment and construction of Highways

Current Policies/Trends

County Zoning

Like many other Towns in the county, the Winnebago County Zoning Ordinance regulates zoning in the Town of Winchester. Therefore, land uses within the Town, including agricultural and natural areas, must adhere to the zoning requirements provided in Chapter 9).

The Town of Winchester does have village powers under Wis. Stats. Ch. 60, Sec. 60.62. This allows the Town to adopt its own subdivision regulations, provided they are at least as restrictive as the provisions of the Winnebago County Subdivision Ordinance. The Town may also make recommendations to the county related to rezoning and other development requests.

There may be emerging opportunities for the Town to consider its own zoning.

Shoreland/Floodplain Zoning

Winnebago County is currently administering its Shoreland/Floodplain Ordinance in unincorporated areas of the county. The ordinance regulates shoreland and navigable waters of the county that are 1,000 feet from the normal high water elevation of a lake, pond, or flowage; and 300 feet from the normal high water elevation of a river or stream, or to the landward side of a 100 year floodplain boundary.

Farmland Preservation Plan/Exclusive Agricultural Zoning

Maintaining productive land for agricultural uses has been a long-time goal of Wisconsin. To achieve this goal, the state has enacted several types of legislation that provide monetary incentives to eligible landowners to keep their land in a productive state.

Winnebago County has adopted a Farmland Preservation Plan so that local farmers are eligible for tax credits through the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) Farmland Preservation Program and provide for exclusive agricultural zoning. However, at this time, the county is considering eliminating the Farmland Preservation Program in Winnebago County because the program is not working as it was intended. (There is current debate regarding the county's ability to unilaterally eliminate the program without agreement from the Towns.) Not only has the amount of tax credits been reduced significantly over the last several years, but farmland is being lost in Winnebago County as more and more people seek to develop rural residences. Winnebago County will address this farmland preservation and protection issue through a County comprehensive plan that will be developed prior to 2010.

Winnebago County does have an exclusive agricultural zoning classification to delineate agricultural lands. The exclusive agricultural areas of the Town of Winchester are seen on the *Zoning Map* provided in the Land Use Chapter.

Winnebago County Land and Water Resource Plan

The Winnebago County Land and Water Resource Plan was developed in 1998 in accordance with Chapter 92.10 Wis. Stats. State law requires the plan be updated every five years. Copies may be obtained from the Winnebago County Land and Water Conservation Department. The plan:

- Serves as a guide for resource management planning and decision making
- Assesses land and water resource conditions
- Identifies problems and priorities

Winnebago County Stormwater Ordinance

Stormwater runoff management is an important topic because of its impacts to agriculture and development. Winnebago County has a stormwater ordinance in effect in the Town of Winchester. For more information about stormwater management refer to the Utilities and Community Facilities Chapter.

Knowles-Nelson Stewardship Program

The Wisconsin Legislature created this innovative program in 1989 to preserve valuable natural areas and wildlife habitat, protect water quality and fisheries, and expand opportunities for outdoor recreation.

For More Information...
www.dnr.state.wi.us/org/caer/cfa/lr/stewardship/descrip.html

The program is funded with general obligation bonds. The state sells bonds to investors now, and then pays back the debt over the next 20 years. This spreads the cost over time so it is shared with future users of public lands. Foundations, businesses, and private citizens also contribute to Stewardship projects, and landowners may donate land and easements too.

Coordination with Other Comprehensive Plan Elements

The development of the Agricultural, Natural and Cultural Resources Element required coordination with all of the required plan elements. For example, when considering economic development strategies, the future role of agricultural operations in the Town, as well as the importance of natural resources, was important to consider. Below is a description of the critical issues addressed with respect to the Transportation, Land Use and Housing Elements.

Transportation

The USH 10 and USH 45 corridors have impacted natural resources, farmland and wetland areas adjacent to the highway corridor. This situation will be monitored by the WDNR, particularly as it relates to the Rat River Wildlife Area.



*Town of Winchester Comprehensive Plan
Chapter 7.0 - Agricultural, Natural & Cultural Resources*

New Highway Bisects Farm Fields

Land Use

Residents of the Town have indicated through the community survey and at public meetings that the preservation of agricultural operations and the protection of natural resources is a priority. As a result, when the *Future Land Use Maps* were developed special consideration was given to these two priorities.

Housing

Housing, if not carefully located and planned for can have a severe impact on natural resources and farming operations. If not carefully planned, additional traffic, people, and services associated with housing development can adversely affect rural character. The Town of Winchester desires a rural development pattern that protects natural resources and farmlands, while still accommodating some residential development. This strategy is reflected in the *Future Land Use Maps*.

Goals, Objectives and Policies

It is the vision of the Town of Winchester that the community will retain its rural character by continuing to enjoy a mix of scenic, open, natural, undeveloped areas and farming operations through 2025. Natural resources will be protected and serve as environmental, recreational, and economic assets to the Town. Residential and commercial development will be in harmony with the Town's natural environment. The Town will work, in accordance with the Intergovernmental Coordination Element, with neighboring communities, Winnebago County, the East Central Wisconsin Regional Planning Commission and the State to ensure that natural resources are adequately protected for future generations.

The Town's Agricultural, Natural and Cultural Resources goals, objectives and policies are provided in Chapter 11.