

Village of Suamico Comprehensive Plan 2015 Update



Updated January 4, 2016

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Village of Suamico Comprehensive Plan

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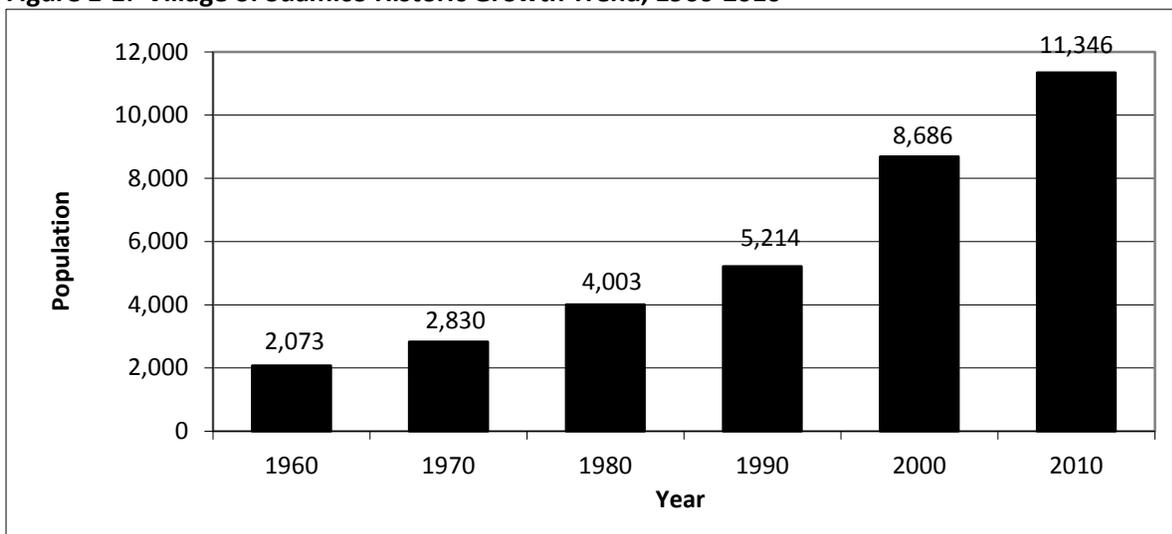
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1: ISSUES AND OPPORTUNITIES

Demographic Trends

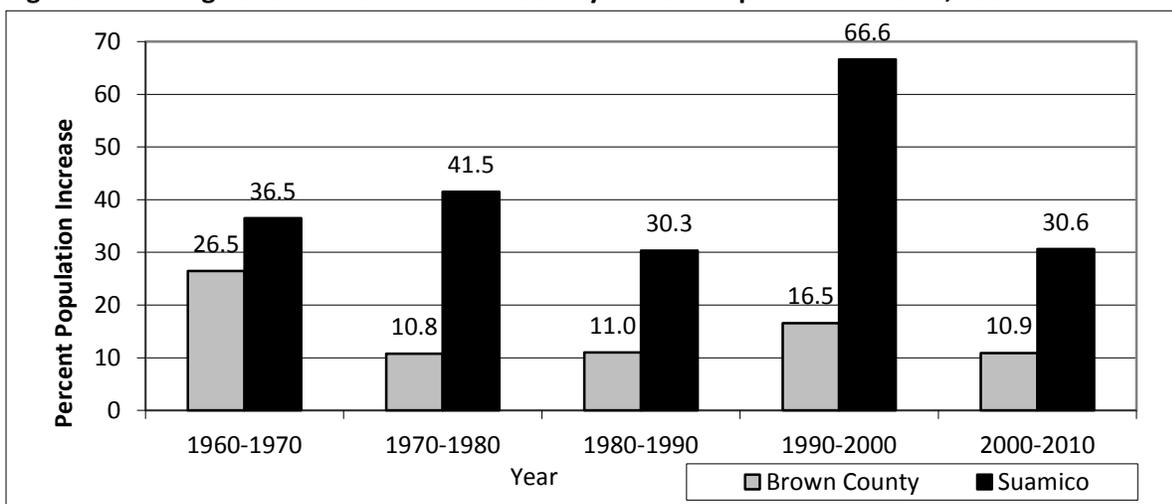
As shown in Figure 1-1 and Figure 1-2, between the years of 1960-1990, the Village of Suamico grew at a steady rate, adding 3,141 residents over a 30-year time-period, which equates to 1,047 residents per decade. However, between the years of 1990 and 2000, the Village population spiked upward, adding 3,472 new residents in a 10-year timeframe, for an increase of 66.6 percent. The relatively rapid population growth has continued through 2010, with the addition of 2,660 residents, or a growth rate of 30.6 percent since 2000. The Wisconsin Department of Administration – Division of Intergovernmental Relations population estimates for the years 2011-2012 indicate the population is continuing to grow to an estimated 11,461 residents in 2012.

Figure 1-1: Village of Suamico Historic Growth Trend, 1960-2010



Source: U.S. Bureau of the Census 1960-2010.

Figure 1-2: Village of Suamico and Brown County Percent Population Increase, 1960-2010

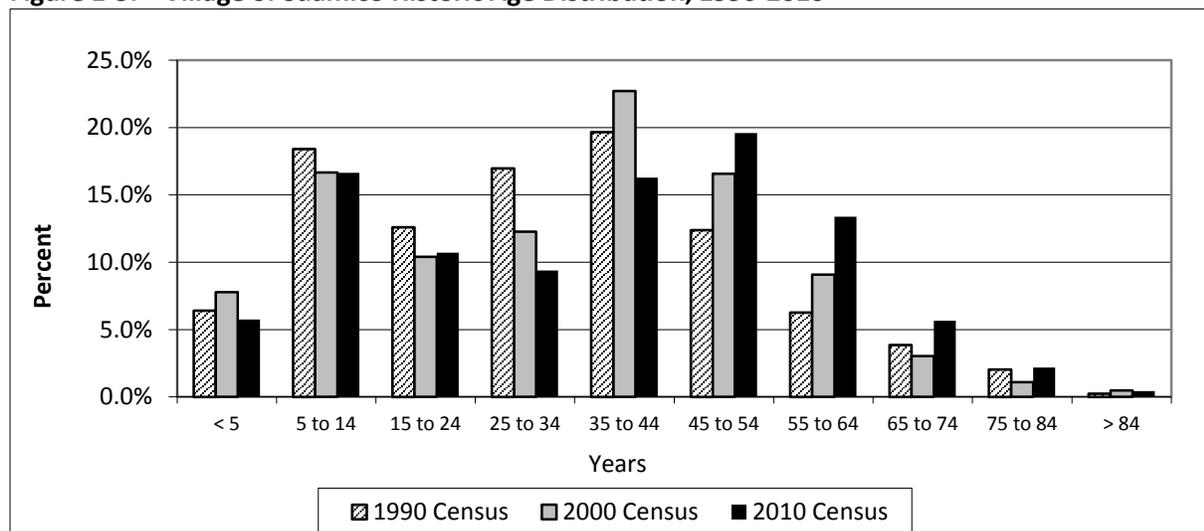


Source: U.S. Bureau of the Census 1960-2010.

Age Distribution

Census figures show that the 2010 median age of Village of Suamico residents was 41.1 years of age as compared to 36.2 years of age in 2000, which indicates an aging population. Suamico’s median age is significantly older than the State of Wisconsin at 38.3 years and Brown County at 36.1 years. The trend of a generally aging population in Suamico is depicted in Figure 1-3, where the age cohorts which experienced significant percentage growth over the past 10 years are those aged 45 to 54, 55 to 64, and 65 to 74.

Figure 1-3: Village of Suamico Historic Age Distribution, 1990-2010

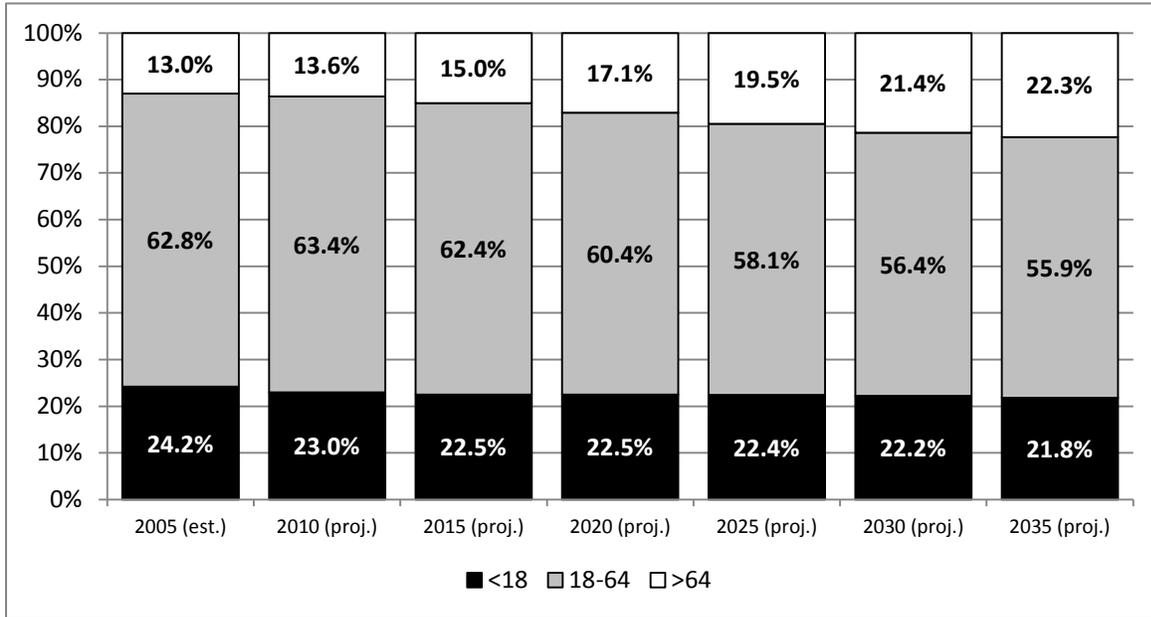


Source: U.S. Bureau of the Census 1990-2010.

In terms of general age cohorts – school aged (0-24 years), working aged (25-64) and retirement age (65 years and greater), it is important to note the percentages of retirement aged Suamico residents increased from 4.57 percent in 2000 to 8.25 percent in 2010. This is a significant, rapid increase in the percentage of senior citizens living in Suamico, which follows a national, state and county trend of an aging population.

The Wisconsin Department of Administration – Demographic Services Center prepared statewide broad age cohort (school age, work age, and retirement age) projections through the year 2035. The data is compiled in Figure 1-4 and graphically depicts how the “retirement age” cohort is projected to proportionately increase from 13.0 percent of the state’s population to 22.3 percent by 2035. Considering Suamico’s age breakdown is generally older than the statewide trends, it can be reasonably expected Suamico’s broad age cohorts will project a generally older trend. As the people within the baby boomer generation continue to age, it is necessary to ensure that the social and economic support networks are in place for a comfortable retirement, land use, varied housing options and transportation facilities account for the aging population and a highly skilled workforce is ready to replace them.

Figure 1-4: Wisconsin Projected Population by Broad Age Cohort, 2000-2035



Source: Wisconsin Department of Administration – Demographic Services Center, “A Report on Projected State and County Populations and Households for the Period 2000-2035 and Municipal Populations, 2000-2030” October 2008, <http://www.doa.state.wi.us/docview.asp?locid=9&docid=2108>.

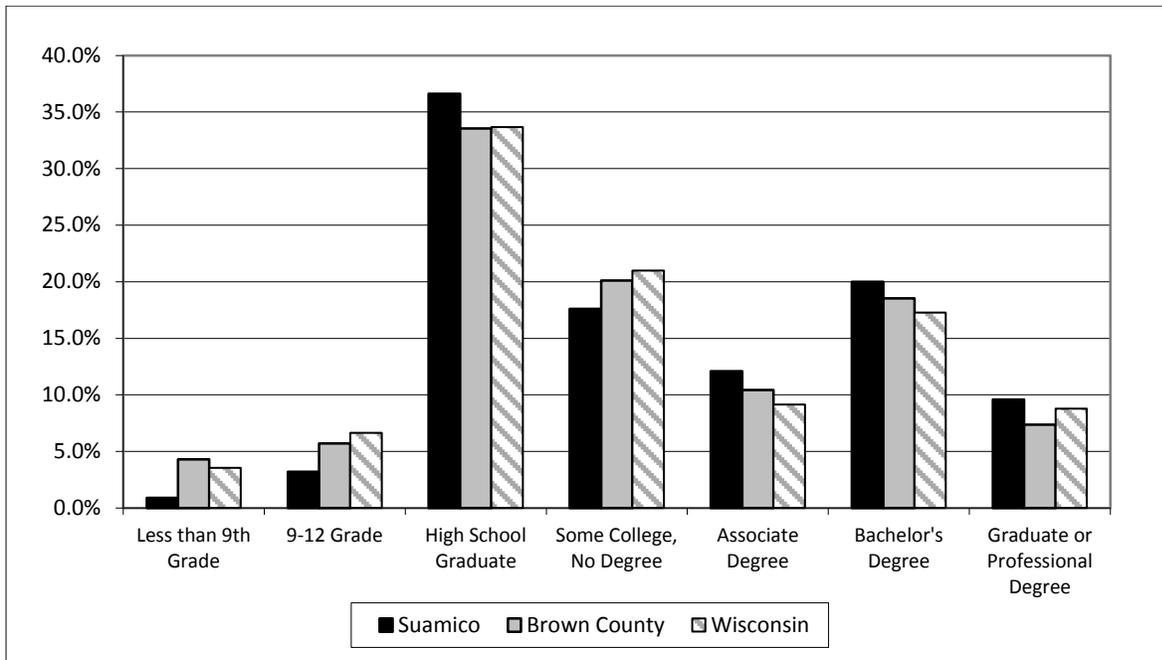
Education Levels

As is evident from Figure 1-5, the largest percentage of Village of Suamico residents has earned a high school diploma. This is very similar to both Brown County and the State of Wisconsin. In terms of advanced education beyond high school, the Village has a higher percentage of residents with associate’s degrees, bachelor’s degrees, and graduate or professional degrees than either the county or state.

According to the U.S Bureau of Labor Statistics Current Population Survey, higher educational attainment is directly correlated to lower unemployment rates and higher median income¹. For example, according to the survey, a person with a high school diploma had median 2012 weekly earnings of \$652 and an average unemployment rate of 8.3 percent as compared to a person with a bachelor’s degree weekly earnings of \$1,066 and an average unemployment rate of 4.5 percent. The median weekly incomes for advanced degrees, such as a master’s degree, professional degree, or doctoral degree similarly increase and average unemployment decreases as one increases educational attainment.

¹ United States Bureau of Labor Statistics, Current Population Survey, 2012. http://www.bls.gov/emp/ep_chart_001.htm

Figure 1-5: Educational Attainment

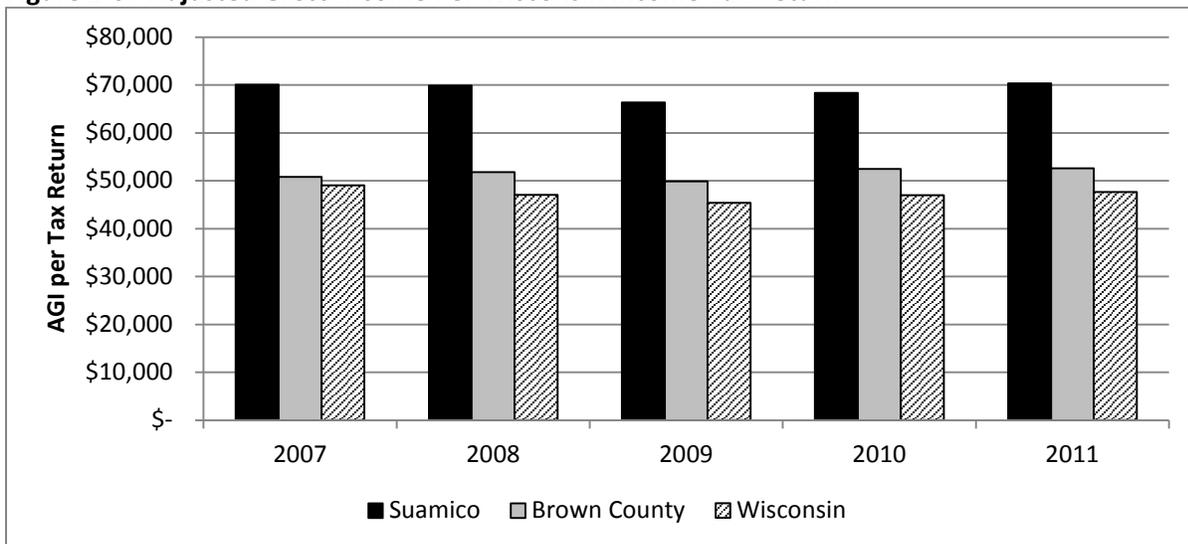


Source: U.S.Census Bureau, 2010.

Income Levels

According to the Wisconsin Department of Revenue-Division of Research and Analysis, the Village of Suamico’s adjusted gross income (AGI) per tax return is significantly higher than both the county and state. The most recent year for which information is available lists the year 2011 AGI for the Village of Suamico at \$70,340, which is a \$1,969 increase from the 2010 AGI. Figure 1-6 displays the AGI trend over the past five years.

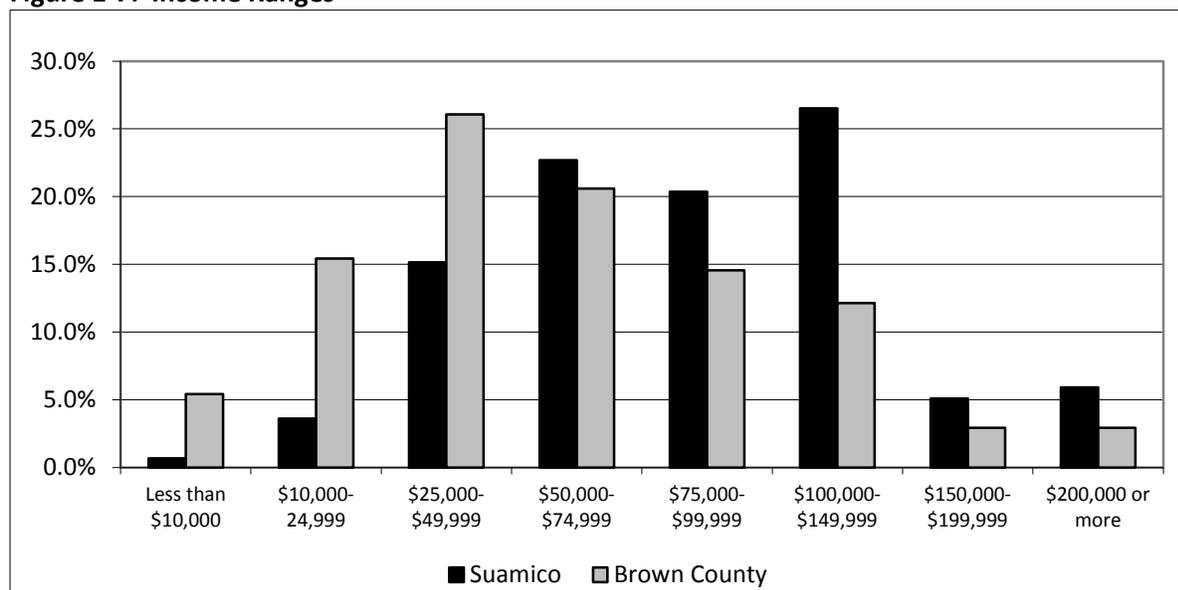
Figure 1-6: Adjusted Gross Income Per Wisconsin Income Tax Return



Source: Wisconsin Department of Revenue, Adjusted Gross Income Per Return, 2007-2011.

The 2010 census also provides ranges for income levels. As is evident from the graph, the largest percentage of Suamico households is within the \$100,000 - \$149,999 income range at 26.5 percent, which is significantly higher than the county. As is indicated in Figure 1-7, household income levels in Suamico tend to be on the higher end of the ranges, with correspondingly much smaller percentages in the lower income ranges.

Figure 1-7: Income Ranges



Source: U.S. Census Bureau, 2010.

Employment Characteristics

As displayed in Figure 1-8, management, professional and related occupations, and sales and office occupations are the largest two occupation categories for Village of Suamico residents with 36.5 percent and 26.2 percent of the population, respectively. These occupations correspond to the generally higher educational levels and income ranges found in the Village as compared to Brown County and the State of Wisconsin as a whole.

Figure 1-8: Village of Suamico Employment by Occupation

Occupation	Number	Percent
Management, professional, and related occupations	2,289	36.5
Sales and office occupations	1,639	26.2
Production, transportation, and material moving	924	14.7
Service occupations	730	11.7
Natural resources, construction, and maintenance	684	10.9

Source: U.S. Census Bureau, 2007-2011 American Community Survey 5-Year Estimates, Selected Economic Characteristics.

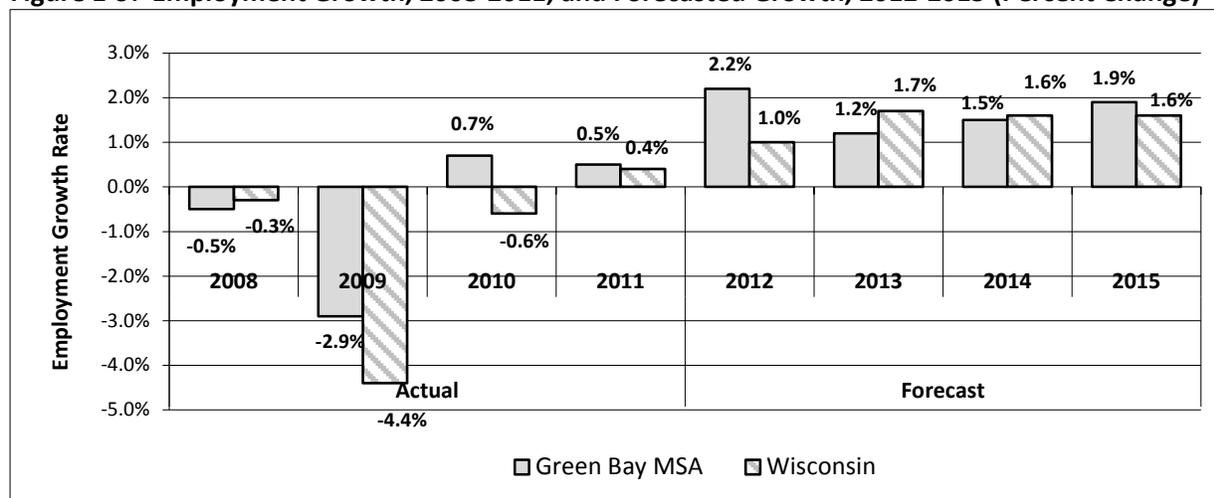
Employment Forecast

Current employment characteristics and trends are discussed in detail in the Economic Development Chapter of the comprehensive plan. However, the forecast section of this chapter sets the stage for later discussion regarding strengths and weaknesses of Village of Suamico employment sectors.

The 2012 Metropolitan Area Outlook Report, produced by the Wisconsin Department of Revenue - Division of Research and Policy, is a quarterly report that discusses and compares current employment trends in the nation, state, and state metropolitan statistical areas, which includes the Green Bay Metropolitan Statistical Area (MSA). The report also projects future employment trends by metropolitan statistical areas based on local economic conditions and indicators.

As evidenced by the data depicted in Figure 1-9, the rate of economic growth in the Green Bay MSA (composed of Brown, Oconto, and Kewaunee Counties) is expected to slowly rebound from the depths of the recession in 2009. Forecasted rates of employment growth are projected to average approximately 1.7 percent from 2012 through 2015 for the Green Bay MSA and 1.5 percent for the State of Wisconsin.

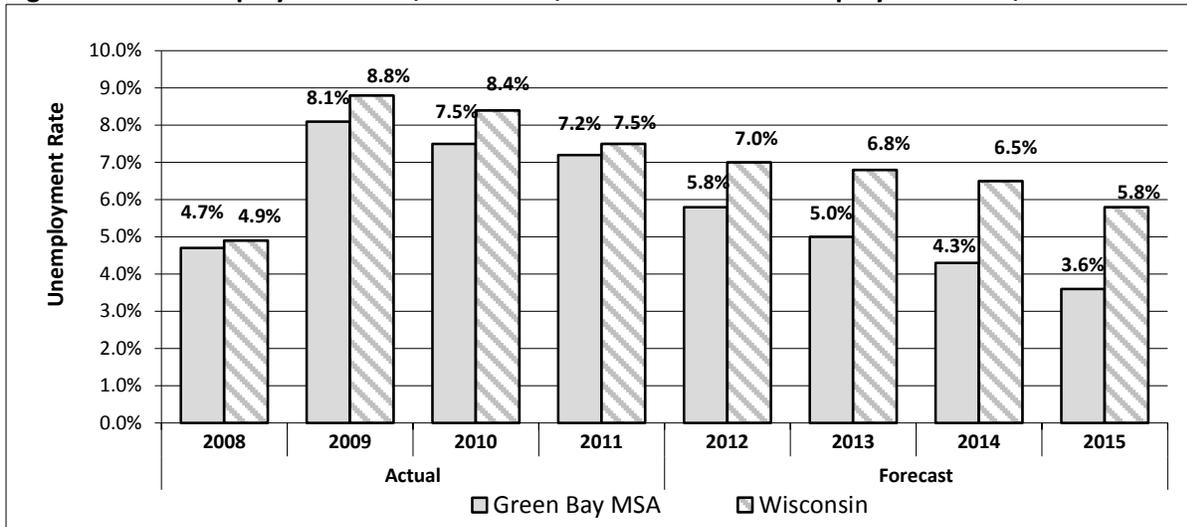
Figure 1-9: Employment Growth, 2008-2011, and Forecasted Growth, 2012-2015 (Percent Change)



Source: *Metropolitan Area Outlook Report*, Wisconsin Department of Revenue - Division of Research and Policy 2012.

Closely correlating with the projected rates of positive employment growth, it is expected that the unemployment rate within the Green Bay MSA and State of Wisconsin will also slowly decrease during the forecast period. The actual and forecasted unemployment rate is depicted in Figure 1-10. The Economic Development Chapter in the comprehensive plan provides additional data and analysis related to the Village of Suamico’s local economy.

Figure 1-10: Unemployment Rate, 2008-2011, and Forecasted Unemployment Rate, 2012-2015

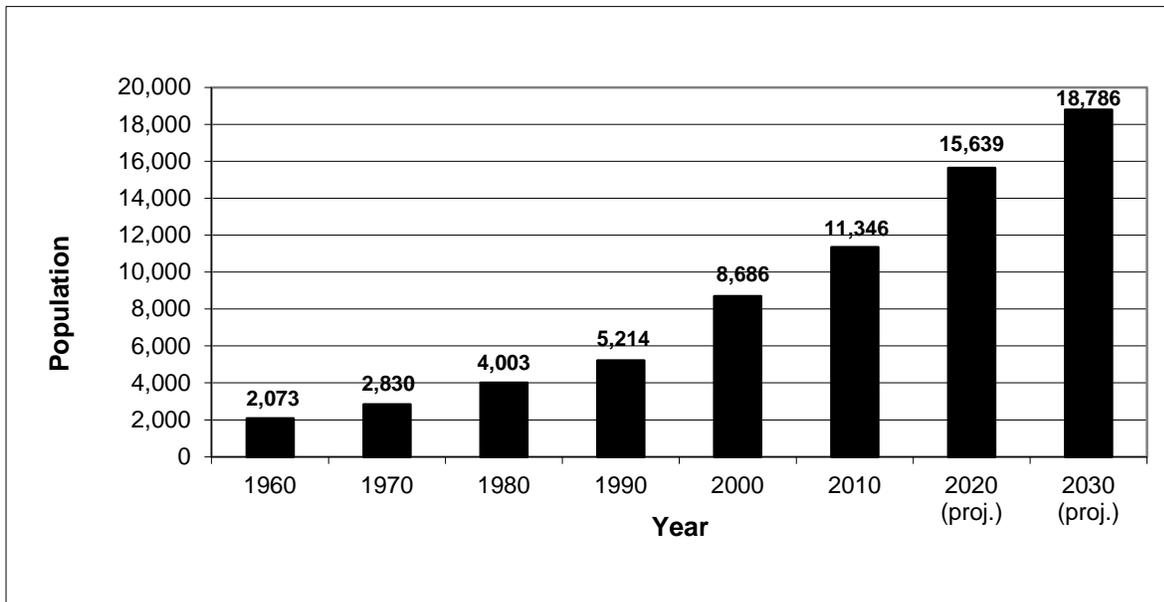


Source: Metropolitan Area Outlook Report, Wisconsin Department of Revenue - Division of Research and Policy 2012.

Population and Housing Forecasts

In 2008, the Wisconsin Department of Administration released updated population projections for communities in the state through 2030. According to the projections, the Village of Suamico is forecasted to grow to 15,639 residents by 2020 and to 18,786 residents by 2030. This trend results in a projected 65.6 percent population growth rate from 2010 to 2030, or roughly 3.3 percent per year for the Village of Suamico. The historic and projected population of the Village from 1960 through 2030 is displayed in Figure 1-11.

Figure 1-11: Village of Suamico Historic and Projected Population



Source: Wisconsin Department of Administration.

In order to determine an approximate number of corresponding housing units that may be needed by the year 2030, the projected additional 7,440 residents by 2030 were divided by the 2010 average of 2.76 people per household in the Village. Based upon Suamico's projected population and number of persons per household, there is a projected need for 2,686 additional housing units by 2030 to accommodate future population growth. The Housing Chapter will provide more detail regarding Suamico's current housing market, and local and national housing trends.

Summary

The basic demographics of the Village of Suamico indicate the Village as a whole is a relatively wealthy, older and well-educated community that can expect continued population growth over the next 20 years. Over the next 20 years, the Village is projected to add approximately 7,440 new residents, increasing the total population to over 18,780. In order to house the projected increase in population, approximately 2,696 additional housing units may be needed by the year 2030. The population growth is likely driven by Suamico's natural beauty, quality schools, and easy access to the Green Bay Metropolitan Area via USH 41.

As the demographic trends indicate, the median age in the Village increased over the past 20 years from 32.4 years of age in 1990 to 36.2 years of age in 2000 and 41.1 years of age in 2010. The aging of the population somewhat mirrors county and national trends of an aging population, however, as identified in the chapter, it is important to note Suamico's median age is much older than either the county or the state. As the Village's population continues to age, providing a range of housing and other opportunities for the elderly will become an increasingly important issue.

Although the strong population, employment, and housing growth in the Village will provide an opportunity to implement many of the policy objectives in the comprehensive plan, providing services to the growing population while protecting the Village's unique natural resources in the face of development pressures must also be considered and planned.

2: LAND USE

As presented in the Issues and Opportunities chapter, the Village of Suamico continued to grow at a steady rate in recent years, which has greatly altered the character of the community. The high rate of growth is projected to continue through the course of this plan. Thus, it is extremely important that Suamico set growth policies and standards to guide future development so that the plan's goals and objectives are met. This section of the plan identifies the Village's existing land uses, and based on Suamico's identified goals and objectives, it provides recommendations for the Village to implement in order to attain its desired future land uses and patterns.

Existing Land Use

In order to plan for future land use and development in Suamico, it is necessary to consider existing land uses and development trends. A land use inventory, which classifies different types of land use activities, is an important means of identifying current conditions. In addition, by comparing land use inventories from previous years, various trends can be discerned that help establish the plan for future land use.

The Brown County Planning Commission conducts a countywide land use inventory every decade. Aerial photographs were taken in 2010 and data was updated that year using the new aerial photographs. Assessment of land use changes within the county is continual, and fieldwork inventories are taken every year as resources allow. The most recent update to the Village data was completed in June 2013.

Using the data collected for the Village, the following various land use categories were broken down by acreage and by percentage. Figure 2-1 describes the land use composition of the Village and compares the acreage of 2004 to the acreage of 2013. Figure 2-3 is the 2013 Existing Land Use Map demonstrating the various land uses within the Village. For information, the previous 2004 Land Use Map is included with Figure 2-2.

Figure 2-1: Village of Suamico June 2013 Land Use Acreage

<u>Land Use</u>	2004		2013	
	<u>Total Acres</u>	<u>Percent of Total</u>	<u>Total Acres</u>	<u>Percent of Total</u>
Single-Family	5,439.7	23.06%	5,527.2	23.66%
Two-Family	65.2	0.28%	69.5	0.30%
Multifamily	13.7	0.06%	33.6	0.14%
Total Residential	5,518.6	23.40%	5,630.3	24.10%
Manufacturing	56.5	0.24%	49.3	0.21%
Wholesaling	3.5	0.01%	4.3	0.02%
Extractive (Sand/Gravel Pits)	82.3	0.35%	35.4	0.15%
Storage	42.0	0.18%	59.5	0.25%
Total Industrial	184.3	0.78%	148.6	0.64%

<i>(Continued)</i>	2004		2013	
<u>Land Use</u>	<u>Total Acres</u>	<u>Percent of Total</u>	<u>Total Acres</u>	<u>Percent of Total</u>
Retail Sales	62.2	0.26%	89.4	0.38%
Retail Services	35.3	0.15%	26.5	0.11%
Total Commercial	97.5	0.41%	115.9	0.50%
Streets and Highways	1,511.6	6.41%	1,584.8	6.78%
Railroads	153.9	0.65%	135.6	0.58%
Total Transportation	1,665.5	7.06%	1,720.4	7.36%
Generation/Processing of Comm./Util.	3.9	0.02%	6.6	0.03%
Transmission of Communication/Utilities	1.3	0.01%	3.2	0.01%
Total Communication/Utilities	5.2	0.03%	9.7	0.04%
Administrative/Governmental Facilities	20.6	0.09%	16.2	0.07%
Safety Institutions/Facilities	2.9	0.01%	0.6	0.00%
Educational Facilities	116.0	0.49%	76.9	0.33%
Religious and Related Facilities	20.2	0.09%	49.8	0.21%
Total Institutional/Governmental	162.1	0.69%	143.6	0.61%
Zoos	37.2	0.16%	38.1	0.16%
Parks/Playfields/Picnic Areas	1,523.1	6.46%	2,101.8	9.00%
Golf Course Driving Range	7.4	0.03%	7.4	0.03%
Archery/Gun/Skeet Ranges	8.9	0.04%	8.9	0.03%
Water Access Sites/Marinas	24.1	0.10%	24.1	0.10%
Total Outdoor Recreation	1,600.7	6.78%	2,180.3	9.33%
Open Space/Cropland/Pasture	4,668.4	19.79%	3,695.3	15.82%
Agricultural Buildings	145.6	0.62%	111.8	0.48%
Total Agricultural	4,814.4	20.41%	3,807.1	16.30%
Water Features	369.8	1.57%	268.0	1.15%
Wildlife Refuges	420.3	1.78%	420.3	1.80%
Woodlands	2,268.0	9.61%	6,493.5	27.80%
Other Natural Areas	5,490.5	23.27%	1,430.7	6.12%
Total Natural Areas	8,548.6	36.23%	8,612.5	36.87%
GRAND TOTAL	23,593.9	100.01*%	23,361.0	100.00%

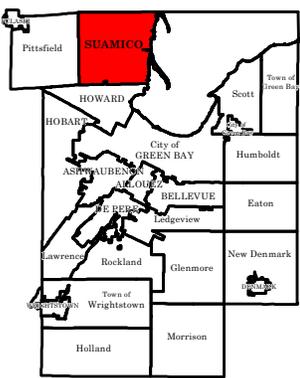
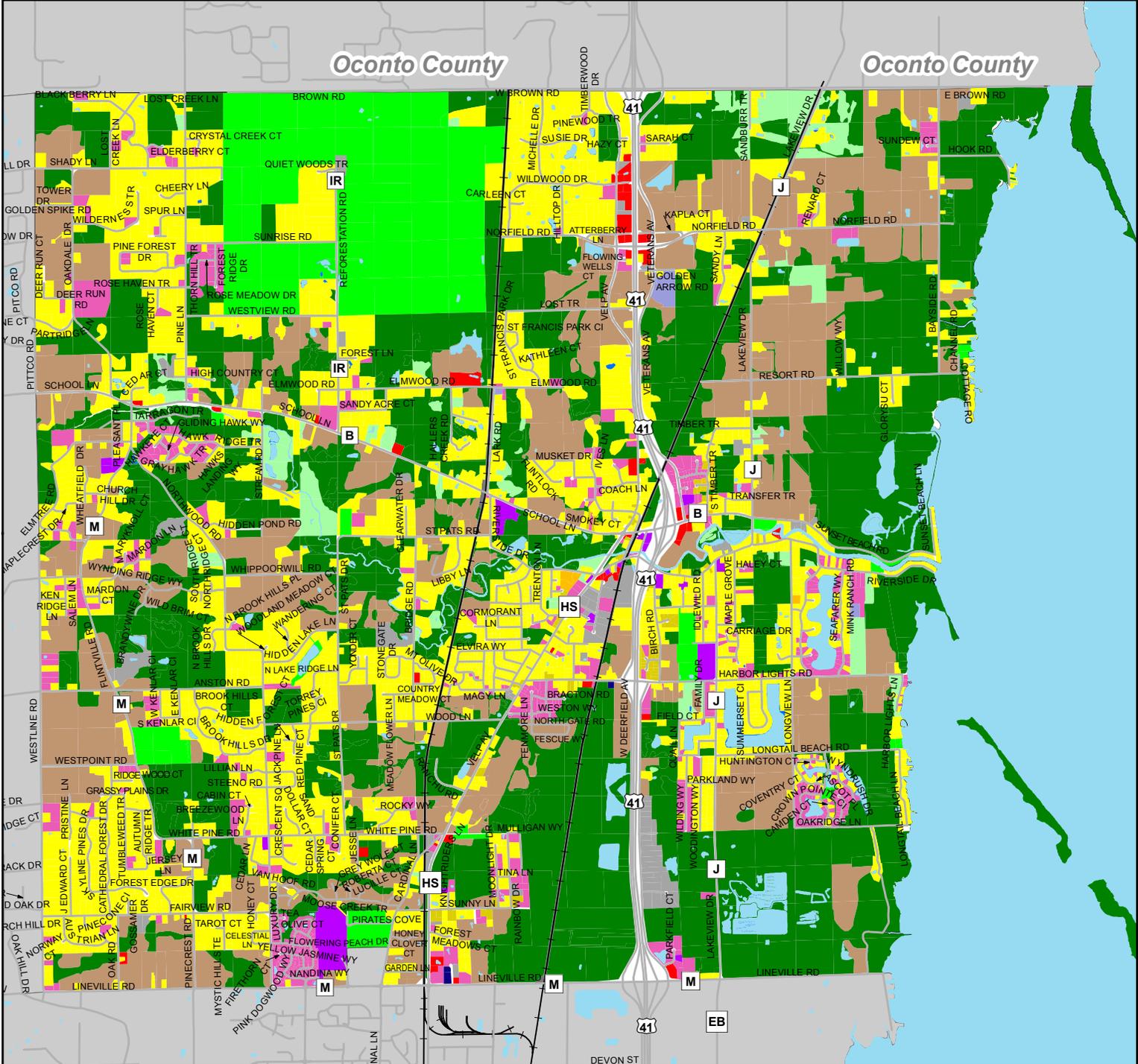
Source: Years 2000 and 2010 Brown County Land Use Inventory; 2013 Update. Totals may not add up to actual Village acreage and percentage due to rounding.



Figure 2-2

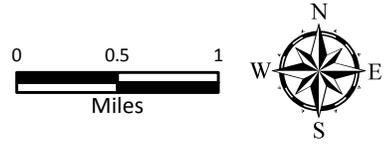
Land Use (2004)

Village of Suamico, Brown County, WI



Legend

Single Family Residential	Rail Related
Two - Family Residential	Communications/Utilities
Multi-Family Residential	Governmental/Institutional
Land Under Development	Parks and Recreation
Commercial	Open Space/Fallow Fields
Industrial	Agricultural
Road Right-of-Ways	Water Features
Transportation Related	Natural Areas, Woodlands, Undeveloped Open Space



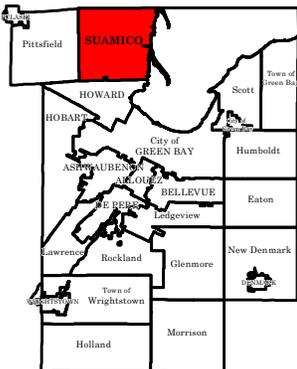
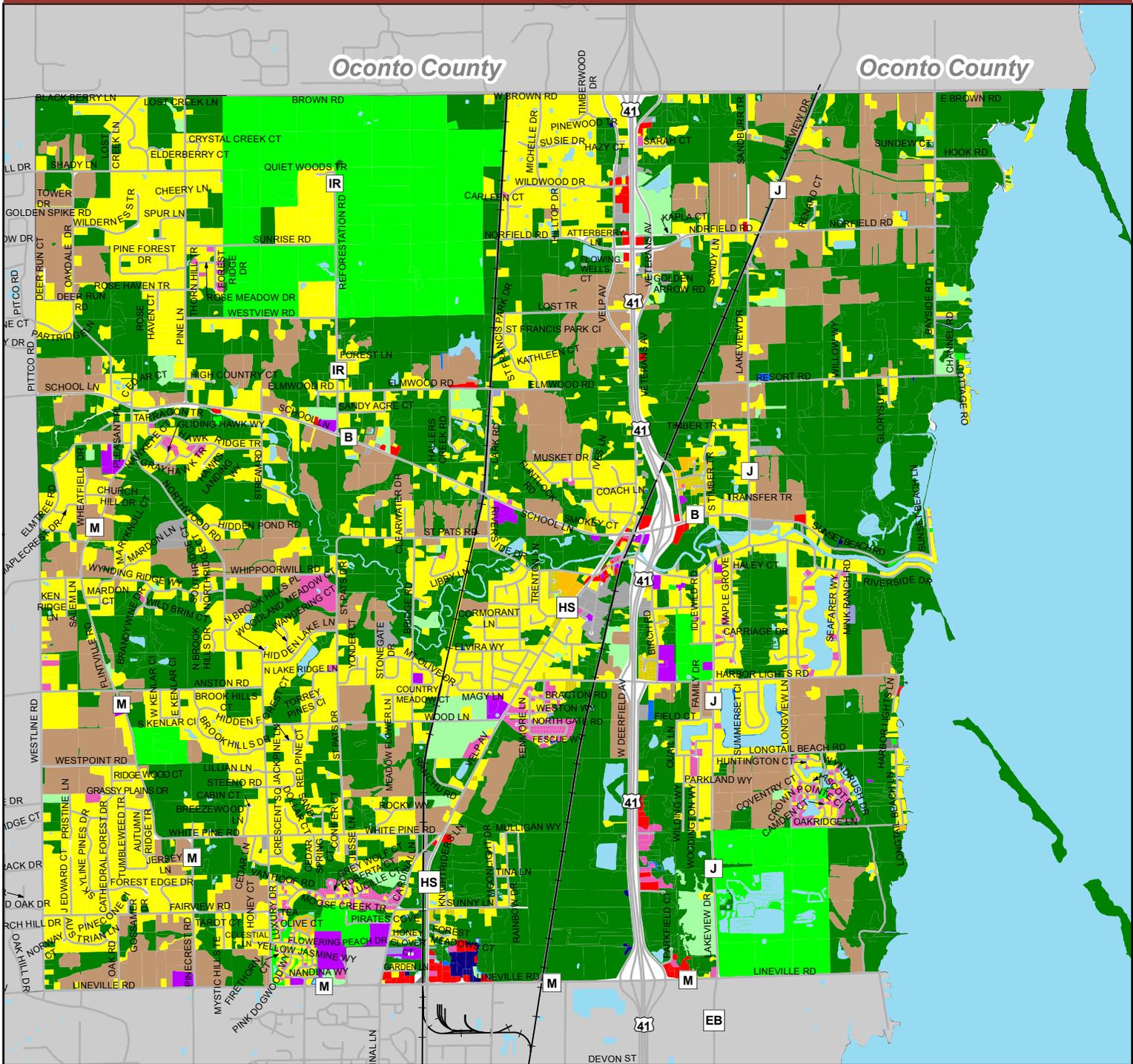
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Figure 2-3

Existing Land Use (2013)

Village of Suamico, Brown County, WI



Legend

- Single Family Residential
- Two - Family Residential
- Multi-Family Residential
- Land Under Development
- Commercial
- Industrial
- Road Right-of-Ways
- Transportation Related
- Rail Related
- Communications/Utilities
- Governmental/Institutional
- Parks and Recreation
- Open Space/Fallow Fields
- Agricultural
- Water Features
- Natural Areas, Woodlands, Undeveloped Open Space



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Residential Land Uses

Of the developed land uses, residential is a dominant category. In June of 2013, the Village of Suamico had 5,630.3 acres devoted to residential land use (24.10% of the Village's total area), as compared to 5,518.6 residential acres in 2004 (23.40%). This 0.70% increase shows that residential use within the Village is increasing, in accordance with projections from the previous comprehensive plan.

The vast majority of residential use is single-family use, with 98.6% of the overall housing stock inhabited by a single family per building. However, efforts are being made in new subdivisions to provide areas for condominium, duplex, and multifamily units as a response to the growing and diversifying population in Suamico.

In terms of location, the highest concentration of sewerred residential development is south of the USH 41/141 and CTH B interchange adjacent to Velp Avenue. The majority of homes in this area are suburban-style single-family residences with lots generally one-third to one-half acre in size. Condominium and duplex units have been developed in this area recently, helping to diversify the Village's housing stock.

A number of homes are concentrated near the numerous water features that exist in the Village. The Suamico River from the village center area east to the shore of the Bay of Green Bay is developed on both sides with a wide range of single-family homes and formerly seasonal cottages. The bayshore is experiencing a change in residential development, as formerly seasonal cottages on very small lots are being bought and demolished in favor of new, very large year-round homes. The Village has also experienced the construction of a number of private lakes for residential development east of USH 41/141.

There are a number of subdivisions in Suamico that rely on onsite sewage disposal systems. These subdivisions are primarily located in the western part of the Village along CTH M (Flintville Road) and around the Brown County Reforestation Camp and NEW Zoo & Adventure Park. Lots in these subdivisions generally range from 1 to 4 acres in size. The lots in the Village with onsite systems are almost exclusively single-family homes.

Several factors help explain the increases in usage of lands for residential purposes. The downturn in the agricultural economy has given rise to the presence of developable land, and the location of the Village adjacent to the Green Bay Metropolitan Area makes for easy accessibility to public services, as most residents of the Village live in Suamico but commute to jobs outside the community. As Suamico continues to grow, further diversification in its housing stock should be considered in order to account for continued changes in demographics and housing choice preferences.

Industrial Land Uses

The Village of Suamico Industrial Park located near the center of Suamico east of Velp Avenue and south of Riverside Drive dominates industrial activity. Started in 1979, the park consists of 15 lots totaling 42 acres. All but one of the lots are presently occupied. Businesses within the industrial park primarily consist of small, light manufacturing shops and warehousing.

A second developing area of light industrial land uses is along East Deerfield Avenue adjacent to USH

41/141 and north of Lineville Road. Existing uses consist of construction offices, outdoor equipment and supply storage, and other small businesses. Due to the high degree of visibility from USH 41/141 and the street improvements completed on East Deerfield Avenue, additional light industrial and business enterprises established themselves here over the course of the last ten years.

Additionally, the Village has a few small sand and gravel pits located within its boundaries, including the one located on Northwood Road just west of Hidden Pond Road and one located on CTH M, north from Anston Road.

Existing industrial uses occupy 148.59 acres of land (0.64%) in the Village, compared to 184.3 (0.78%) in 2003. This 0.14% decrease in industry land usage within the Village was the loss of about 35 acres, and was likely the reassignment of lands projected in 2003 to be industrial, but turned into a different usage over the last ten years.

Commercial Land Uses

Commercial land uses occupy 115.9 acres, which represents 0.50% of the Village acreage. This is a slight increase from previous data, and correlates to the new areas of commercial development. There are three primary areas of commercial activities within Suamico. The primary area is the USH 41/141 and Lineville Road interchange on the Village's southerly border. It has become increasingly attractive for commercial and light industrial development, with new restaurants, retail stores, and retail service buildings going in along Lineville Road, especially focused on both sides of Velp Avenue and Cardinal Lane.

The second area of commercial activity is the Vickery Village Town Centre at the CTH B and USH 41/141 interchange. There is a mixture of retail and service businesses serving the local residents, as well as travelers on USH 41/141. This area is envisioned in the village center plan to become the commercial heart of the Village and to cater to tourists and local residents alike.

The third area of commercial development is along USH 41/141 at the Norfield Road overpass. Before USH 41/141 was converted to a freeway, Norfield Road had at-grade access to the highway, thereby creating a favorable location for highway-oriented land uses, such as gas stations. Since the conversion from at-grade access to an overpass, the gas stations have left, and commercial activities are now primarily sales and service activities (auto sales, boat sales and services, etc.) utilizing the highway visibility for advertising purposes rather than for access. This part of the highway corridor also has a number of large billboards.

Institutional/Governmental Land Uses

Educational uses are the largest institutional/governmental land use accounting for 76.9 acres. The three public schools in Suamico include Bay Port High School on Lineville Road, Suamico Elementary at the corner of CTH B and Riverside Drive, and Bay Harbor Elementary on Harbor Lights Road. Additional large institutional/governmental uses include the Suamico Village Hall and offices on Velp, and a number of religious-related and other institutional/governmental uses scattered throughout the Village. The institutional/governmental land use total of 143.6 acres represents about 0.61% of the Village.

Outdoor Recreation Uses

The land use inventory update indicates that Suamico contained 2,114.51 acres of outdoor recreation uses in June of 2013, which comprised 9.05% of the Village acreage. Since 2003, over 500 acres have been added to this category, either from new park dedication or updating of land use codes to present-use appropriate groupings.

Current figures include Howard-Suamico School District athletic fields and a large number of parks, shooting ranges, and public hunting grounds owned by either Brown County or the Wisconsin Department of Natural Resources. The three largest park/recreation sites include the NEW Zoo & Adventure Park/Reforestation Camp in the north-central part of the Village, the Sensiba/Long Tail Point Wildlife Areas in the east-central part of the Village, and the Barkhausen Waterfowl Preserve north of Lineville Road in the south-eastern portion of the Village. Parks and other outdoor recreational uses are referenced in further detail in the Utilities and Community Facilities chapter of the plan.

Agricultural Land Uses

As Suamico continues to grow, agricultural uses in the Village continue to decrease. In 1990, the Village contained 6,771 acres (28.8%) of agricultural land. By January of 2004, this total decreased to 4,814.4 acres (20.41%), and further dropped in 2013 to 3,807.1 acres (16.30%). In just over 20 years, nearly 3,000 acres conceded use as agricultural lands within the Village.

Remaining agricultural parcels are becoming increasingly fragmented by new subdivisions throughout the Village. The largest area of contiguous agricultural land is located in the northeastern part of the Village. However, much of this land is lying fallow and is not actively farmed. Agricultural land totals are expected to continue to decrease as the Village's development continues to increase.

Natural Areas

The Village of Suamico contains a number of natural areas associated with the Suamico River, the bay of Green Bay, Long Tail Point/Sensiba Wildlife Area and Little Tail Point/Little Tail Point Management Unit on the west shore of the bay of Green Bay, and a number of wetlands that dot the landscape. The natural areas shown on the existing land use map may include wetlands, woodlands, floodplains, and former agricultural areas in the early stages of converting back to woodlands or prairies. These areas provide vital wildlife and bird habitats, as well as critical fish spawning grounds.

At 9,670.9 acres, woodlands and wetlands claim 41.4% of the Village acreage, the largest percentage within any municipality in Brown County. Patches of woodlands are intermixed throughout Suamico. However, the northwestern and southeastern portions of the Village have the largest contiguous blocks of woodlands. These woodlands are anchored by the Brown County Reforestation Camp and Barkhausen Waterfowl Preserve and are, therefore, likely to remain wooded. Other woodlands in the Village are being lost or threatened by residential subdivisions and (to a lesser extent) business development.

Natural areas are a critical element of the rural character desired by the Village's residents. Thus, an

important consideration of this plan is to seek ways to accommodate additional growth while still maintaining the woodlands and wetlands that are at least partially responsible for attracting new residents to Suamico.

Land Use Trend Analysis

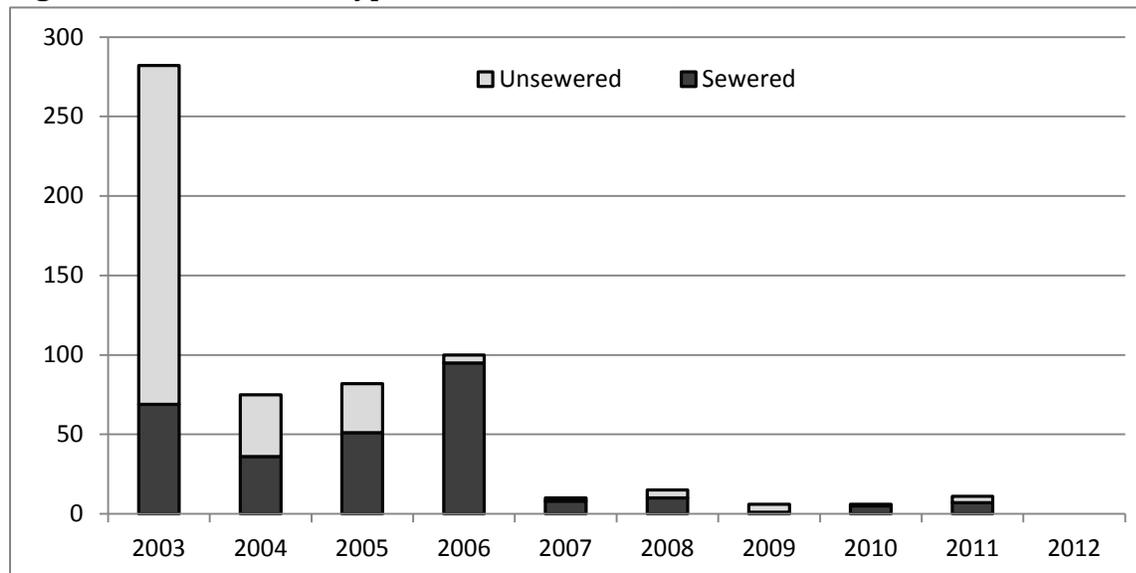
Supply and Demand

As displayed in Figure 2-4, there have been 587 new lots created in Suamico since 2003, with an average of 59 new lots per year. Historically, the Village has allowed both sewered and unsewered lots at roughly equal percentages. The 2000 and 2005 comprehensive plans identified a goal of allowing 75% sewered development and 25% unsewered development. However, from 2003 until the 2012 the Village did not meet that goal, actually approving 52% unsewered lots and 48% sewered lots.

Since 2003, the Village has approved a ratio of roughly 0.9 sewered lots for every one unsewered lot. However, as shown in Figure 2-3, the data from 2003 skews the average of the graph; if 2003 data were excluded, the average drops to 31 new lots per year, at a ratio of just under 2:1 sewered to unsewered lots.

The largest number of new lots in any given year was 282 in 2003, while 2012 saw no new lots created. Based on the number of past recent sewered plats that went through the review process and Suamico’s connection to GBMSD, the future ratio of sewered to unsewered development will likely be closer to the Village’s stated goal.

Figure 2-4: Number and Type of New Lots Created, 2004-2012.

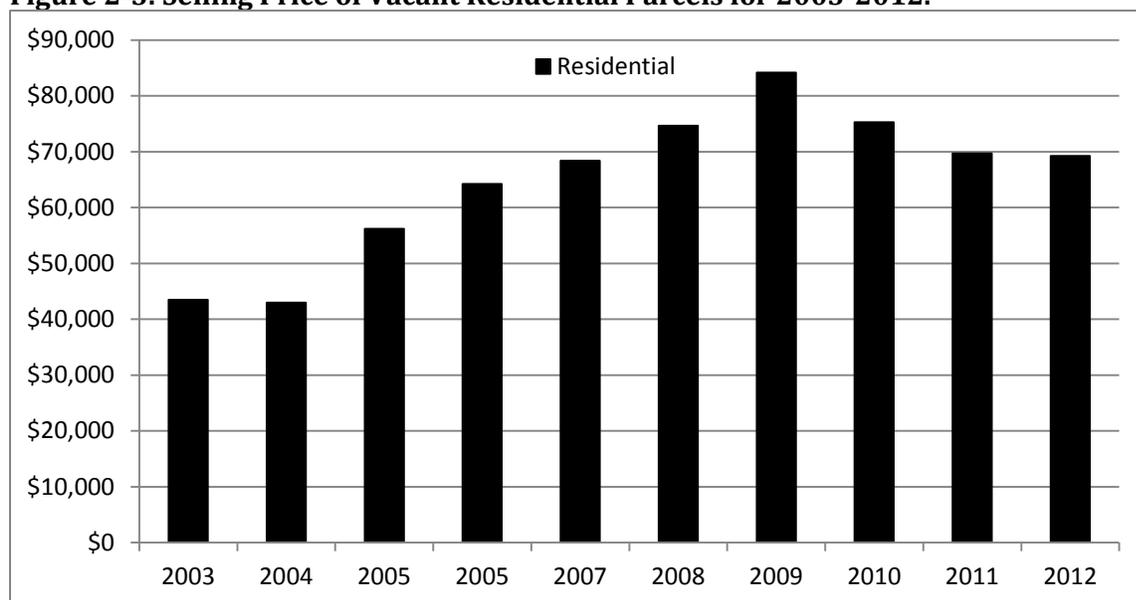


Source: Brown County Planning Commission.

Land Prices

Figure 2-5 identifies the average selling price of vacant residential parcels for 2003-2012, which was extracted from the Brown County Property Listing database. The residential lots are of varying sizes. As is evident from the graph, home site prices increased between 2003 and 2009, while 2005 saw the largest increase in vacant residential land prices. The decrease in lot prices after 2009 was likely due to a loss in land value due to recession and an overabundance of lots in Suamico as well as in Brown County. Home site prices for 2013 are not yet available and have not been included in Figure 2-5.

Figure 2-5: Selling Price of Vacant Residential Parcels for 2003-2012.



Source: Brown County Planning Commission.

Opportunities for Redevelopment

Although the majority of the development in the Village has occurred within the past 20 years, sites within the Vickery Village Town Centre and east along the Suamico River and bayshore have the potential for infill and further redevelopment opportunities. A location map for the Vickery Village Town Centre is in Figure 2-6 of this plan. Parts of the village center continue to need extensive rehabilitation or renovation in order to bring them up to the standards of more recent development in the Village. The Vickery Village Town Centre has historically provided Village and area residents with goods and services necessary for everyday activities, as well as the cultural center for people to meet for entertainment. Currently, the village center is undergoing road projects to create calmer traffic patterns through the village center, as it is not very conducive to pedestrians or bicyclists. Measures have been taken to encourage alternative means of transportation, thereby promoting visits to local businesses. Creating a more pedestrian-friendly downtown (or, in Suamico, a village center) through traffic calming techniques, streetscaping, and demonstrating an overall Village investment has proven to be an effective first step of downtown revitalization in places as near as

the Broadway District in Green Bay and downtown De Pere. Of course, the scale of redevelopment projects may not be as large in Suamico as in De Pere or Green Bay, but both provide examples of how a municipal investment in the downtown streetscape can provide the impetus for new private investment.

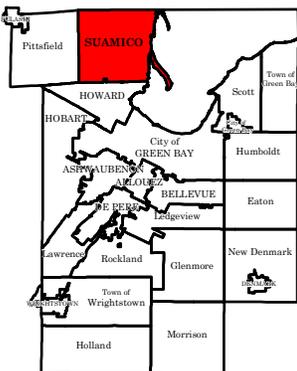
Traffic calming techniques and pedestrian amenities, including curb extensions, roundabouts, sidewalks, and narrower streets, can provide for a safer and more enjoyable pedestrian experience by slowing traffic. These changes have the potential to be the catalyst for renewed interest in revitalization efforts of downtown/village center areas. A roundabout was included in the redesign of CTH B near the village center. This and other traffic calming techniques should be included in new reconstruction ideas for CTH B and/or CTH HS near and through the village center.

In addition to calming traffic through the village center, making the area more visually interesting through streetscaping techniques would be consistent with the recommendations contained in the village center plan. Streetscaping techniques include architectural street light fixtures, benches, planters, banners, and building façade improvements and enforced standards. These features make the village center more inviting for both residents and visitors to park their cars, walk around, and visit the local businesses.

There are a number of state programs that Suamico can utilize in order to help fund improvements to the Village's streetscape and village center. The programs are discussed in detail in the Implementation chapter.

Vickery Village Area

Village of Suamico, Brown County, WI



Source: Brown County Planning Commission



This is a compilation of records and data from various sources which is located in Brown County Land Information Office. This data is to be used for reference purposes only. Brown County is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by Brown County Planning Commission Staff November 2013

Existing and Potential Land Use Conflicts

Agricultural and Residential Uses

Currently, the major land use conflict experienced by many suburbanizing communities is dealing with the sights, smells, and other activities that characterize active farming operations both within and adjacent to the Village. The Village of Suamico should continue to work with the remaining farmers in Suamico and the Village of Howard, Town of Pittsfield, and Town of Little Suamico to ensure that future development, either agricultural or residential, does not negatively impact existing residents or farms. This can be accomplished through setting yearly facilitated meetings to discuss issues, such as farming and residential development, and to try to work toward a compromise or solution that both sides find agreeable. The Intergovernmental chapter provides additional policies and programs that the Village can utilize to help minimize or resolve conflicts between Suamico and its neighbors.

Sand and Gravel Pits and Residential Uses

An area of potential conflict is between the existing active sand/gravel pit operations and future residential development. Active pits with heavy truck traffic, blasting, and machinery operations are not typically compatible with residential development. Up to this point, conflicts have been kept to a minimum due to the distance between the active sand and gravel pits and homes and the relatively small scale of the operations. However, as the Village continues to grow and expand, it should be aware of the existing sand and gravel pits and ensure that developments (if not kept from locating near the sand and gravel pits) provide adequate buffers and notification to potential homeowners that there are active sand and gravel pits located nearby. Conversely, new sand or gravel pit operators should be aware of the increasingly residential nature of the Village and make every attempt possible to locate new operations away from existing development.

General Land Use Compatibility

As Suamico continues to develop, it needs to ensure that new land uses are compatible with each other. Many uses, such as neighborhood commercial, institutional, recreational, and different housing types, should be integrated into new residential developments so long as they are designed to a scale and architecture that is compatible with a residential neighborhood. However, some uses, such as industries with heavy semi-trailer traffic, noise, or odors and "supercenter" retail, are typically not compatible with residential developments and should be sited in appropriate locations, such as the proposed business park on Norfield Road immediately adjacent to and east and west of USH 41, in an expanded light industrial park, or along the East Deerfield Avenue and West Deerfield Avenue frontage roads. Keeping an awareness of potential conflicts and implementing a plan to resolve them before they arise is a critical part of proactive comprehensive planning.

20-Year Projections in 5-Year Increments

The State of Wisconsin Comprehensive Planning Law requires communities to project future land use needs for residential, commercial, industrial, and agricultural lands for a 20-year period in 5-year increments. In order to determine how much land the Village of Suamico will need to continue to grow at its current rate, the land use inventories for 2004 and 2013 were first compared.

In order to provide a historical perspective on land uses in Suamico, the land use acreages from 1980 were compared to the 2004 and 2013 updates. Figure 2-7 identifies the changes in land uses over the 33 year period. As is evident from the chart, Suamico has seen a large amount of land developed between 1980 and 2013, with much of it occurring in the latter half of the time-period.

Figure 2-7: Changes in Suamico Land Use, 2004–2013, with 1980 as Base Information

Land Use	1980 Total Acres	2004 Total Acres	2013 Total Acres	Change 1980-2013	Percent Change
Residential	1,708 acres	5,519 acres	5,630.3 acres	+3,922.3 acres	+229.7%
Commercial	72 acres	98 acres	115.9 acres	+43.9 acres	+161.0%
Industrial	30 acres	184 acres	148.6 acres	+118.6 acres	+495.4%
Agricultural	11,967 acres	4,814 acres	3,807.1 acres	-8,159.9 acres	-68.2%

Source: *Brown County Farmland Preservation Plan*, 1990 Update; Brown County Planning Commission, 2004, 2013.

While the population of the Village has increased from 4,004 residents in 1980 to an estimated 11,631 residents in 2012 (increase of 290.5 percent), the amount of land consumed by residential development has increased by 229.7 percent. This is reflective of the predominance of the large, single-family lots that have typified development in Suamico.

The Village's population projection of 18,786 residents by 2030 is an increase of 7,440 people from the 2010 census population of 11,346 residents. Based upon the Village's average people per household of 2.77, another 2,696 residential units will be needed between 2010 and 2030 to house the Village's projected population. Based on a review of recently approved subdivisions in Suamico, new lots that are developed on public sewer generally vary between 0.25 acre and 1 acre, resulting in an average 0.60-acre lot, while those developed on private sewer generally varies between 1 and 3 acres, resulting in an average of 2 acres.

When applying the Village's policy of striving for balanced development to the projected residential growth and average lot sizes, there is a need for approximately 1,343 acres of additional sewered residential development and approximately 1,343 acres of unsewered residential development. Adding the two totals together results in a total of approximately 2,686 acres of residential land at a minimum required over the next 20 years.

Suamico has indicated a desire to maintain the development of larger lots (14,000 square feet minimum and larger) within the sewered areas of the Village. As a means to better spread out the costs of improvements to the Village's sanitary sewer and water system, Suamico should strive for the target in the Village's previous plan of requiring balanced development of the newly platted lots to be served by public sewer to be served by private sewer.

The land use inventory found that the ratio of year 2013 land uses in the Village is approximately 48.6 acres of residential development for every 1.0 acre of commercial development and 1.3 acres of industrial development. Applying the ratios to the approximate 2,686 acres needed for residential

development yields the need for another 171.2 acres of commercial land and 219.5 acres of industrial land during the 20-year planning period. However, Suamico is proposing development of a light industry/business park near the Norfield Road - USH 41/141 overpass, which may significantly increase the acres of light industrial and commercial development in the Village over the next 20 years. Therefore, the plan should reflect the Village's intent of increasing the light industrial and commercial activities in Suamico.

Since street rights-of-way were not included within the acreage totals, it was necessary to determine the approximate street rights-of-way acreage needed to serve the developing areas. To determine the street acreage, several recently approved subdivision plats within the Village were reviewed and the percentage of land devoted to street rights-of-way was identified. Based on this analysis, an average of 17.6 percent of a subdivision plat is used as street rights-of-way, resulting in an additional 1,059.7 acres of street rights-of-way over the 20-year timeframe.

Based on the past 20 years of population growth within the Village and associated land use changes, it is assumed that a minimum of 4,136.7 additional acres will be needed to accommodate the Village's growth over the next 20 years. This total includes 2,686.3 acres for residential development, 171.2 additional acres needed for commercial development, 219.5 additional acres needed for industrial development, and 1,059.7 additional acres for street rights-of-way. In order to account for market factors, such as the readiness of property owners to sell land, an additional 10 percent of the required acreage was added for a total of 4,550.4 acres over the next 20 years. However, the intent of this plan is to promote mixed land uses, conservation subdivisions, narrower streets, and other similar concepts instead of the standard segregated "pods" of single land uses served by wide streets. Therefore, the total of 4,550.4 acres needed for 20 years is more important than the individual acreage allocations for residential, commercial, and light industrial uses. For the purposes of ensuring that the Village is planning for an adequate supply of developable land, all the currently platted lots (lands under development in the existing land use table) in the Village are counted as developed, and the projections build from this base.

Sewer and Water Expansion Areas

The sewer and water expansion areas identify where services, such as sewer and water, currently exist, where extensions of the services are planned, and where expansions can be most cost-effectively extended when warranted by development pressures, while staying consistent with the direction provided by the State of Wisconsin's Comprehensive Planning Law. The mapped expansion areas are not intended to be growth boundaries. Rather, they indicate where Suamico is planning for the extension of public utilities and services based upon sound planning through the promotion of the efficient, logical growth of the Village instead of far more costly and inefficient "hop-scotch" development patterns. Identifying where and when the Village is intending to extend public utilities and services in conjunction with the projected growth of the community shows all parties involved what the Village of Suamico's intended development pattern is, thereby providing additional information to property owners who can then make more informed decisions regarding future utilization of their land.

A sufficient supply of vacant lands that can be provided with public services should be maintained in order to allow for continued orderly growth. The supply should be based on the projected growth for the expansion areas but should also be flexible enough to allow for market conditions. In order to provide the Village with some flexibility, the acreage projections are weighted toward the first 10 years of growth, while still maintaining the overall projection of approximately 4,550.4 acres required in total for the next 20 years. These areas should be considered Smart Growth areas and are identified on the 5-Year Service Increments map. Figure 2-8 identifies the tabular 5-year service increment acreage projections for the Village of Suamico, and Figure 2-9 maps the increments.

Figure 2-8: 5-Year Service Increment Acreages for the Village of Suamico

Use	Year				
	2013	2015	2020	2025	2030
Residential	5,630.3 acres	6,509.7	7,389.1	8,268.5	9,147.9
Commercial	115.8 acres	129.7	143.5	157.4	171.2
Industrial	148.6 acres	166.3	184.1	201.8	219.5
Agricultural	3,807.1 acres	It is expected that agricultural land uses within the Village will continue to decrease as they are converted to other uses.			

Source: Brown County Planning Commission.

Properties that can be more easily serviced and that are more strategically located in relation to existing municipal services should be a top priority for sewer development. Unsewered development should be strongly discouraged within the 5-year service increments, rather than allowing unsewered development for a relatively short amount of time and then trying to retrofit these areas with public sewer and water when these services are available. Extending public sanitary sewer and water service into areas with existing development is politically very difficult and economically quite expensive. Existing residents are oftentimes reluctant to expend money for public sewer and water service when they have existing systems that, in their estimations, work adequately. In addition, the lot sizes and widths of such developments are typically much larger in unsewered areas than in sewer situations. Buildings are oftentimes set back much farther from the road in non-sewered situations, creating higher costs to homeowners when converting to public sewer and water service because of the need for more lineal footage for lateral connections to the homes. Future street designs are also often out of skew because of the different lot sizes required for unsewered versus sewer lots.

Since public sewer and water will be extended in a relatively short period of time to many parts of the Village, new unsewered development should not be permitted inside of the areas proposed for future sewer service. For those areas outside the existing and proposed sewer service areas, the Village should carefully review and consider the future impact any proposed new unsewered

development may have on the efficient and logical extension of public sewer and water. If new unsewered lots are allowed, the road frontage and depth to the new structure should be minimized, and the septic field should be located in a way to enable the cost-effective provision of public sewer and water when they become available. Additionally, the Village should require a note on all new unsewered subdivision plats and Certified Survey Maps in the other service increment areas that public sewer and water will be available in the near future, and at that time, all buildings with septic systems and/or wells will be required to connect to the public system.

The northwestern part of the Village is not expected to be served by public sewer or water due to capacity and geographic limitations in the interceptor sewers that will serve the other three-quarters of the Village, as identified in the Village's most recent facilities plan. Therefore, this area is identified for continued rural residential development with onsite sewage disposal systems and wells. As rural residential development continues in this part of Suamico, Village officials should keep in mind the Village's sewer/unsewered target for the number of new lots of balanced development. A copy of plans related to this topic are available at the Village Hall.

1. Service Area Amendments

In order to account for unexpected growth or Village opportunities, the service areas and, therefore, the plan may be amended if consistent with the goals, objectives, and intent of the plan. Because there is a local plan amendment process to go through, it gives the Village a chance to determine whether the action is consistent with the plan before making a large public investment in terms of the extension of utilities and services. The amendment process also gives the property owner and/or developer an indication of whether utilities and services will be extended before making a large private investment outlay.

2. Consistency with Brown County Sewage Plan

It is important for the Village to keep in mind that the future service area does not take the place of the sewer service areas identified in the Brown County Sewage Plan. The proposed sewer service areas identify where Suamico is planning to extend sewer and water services over the next 20 years along with an associated timeline, while the sewer service area is a regulatory tool under Wisconsin Administrative Code NR121. As Suamico looks to expand its sewer service area, it must have a corresponding amount of new development to enable the expansion to occur in a manner consistent with the policies set forth in the Brown County Sewage Plan. In order to more smoothly facilitate sewer service boundary amendments consistent with the proposed sewer service areas, the Village should maintain a running tally of the acres of new development that have occurred in the sewer service area since the sewage plan was developed.

Future Land Use Recommendations

Suamico's growth should be orderly and cost-effective, while making maximum use of existing and planned services. For instance, the plan recommends that the area most easily serviced by municipal sewer and water should develop first and infill areas and areas contiguous to existing development should be given priority before other more costly areas are developed.

Future development decisions should also be integrated with the other elements and recommendations of the comprehensive plan, which include utilities and infrastructure, transportation, community facilities, and natural resources. To be effective, the recommendations for future land use must be consistent with the recommendations for other aspects of the plan, such as the location and timing for new public utilities or future streets.

Although it may be assumed that conventional subdivision activity will continue in the Village, the strict separation of compatible uses should be minimized. The Village's development policies should focus more on mixing and joining compatible land uses rather than the conventional method of separating residential, commercial, and other land uses from one another. For example, the plan's residential recommendations encourage the development of neighborhoods that include mixed housing types rather than single-use residential subdivisions as well as mixed use commercial and residential developments.

The idea of creating diverse neighborhoods rather than stand-alone single-use developments is a common theme throughout the Future Land Use section of this chapter. Figure 2-9 shows the future land use plan for the Village.

1. Sewered Residential Areas

As discussed in the proposed sewer service area section of this chapter, the majority of the Village (except for the northwest portion of the Village) is planned to eventually be served by public sewer and water. The infrastructure is in place, in terms of properly sized interceptor sewers to serve the entire area. Therefore, permitting unsewered development in these areas for a relatively short period of time may not be in the Village's best interest. Therefore, the Village should not permit new unsewered development within the existing and proposed sewer service areas, but the Village wishes to keep available the option for new unsewered development in the other areas. However, the Village should keep in mind that retrofitting unsewered development to public sewer lines is oftentimes politically difficult and expensive for the homeowner. Additionally, the more residents who choose to live in unsewered developments results in fewer potential sewer customers who are available to help defray the costs of the existing public sewer and water system. Therefore, the Village should take care in deciding where it will allow the development of unsewered lots so that they do not interrupt the logical, efficient extension of public utilities consistent with the proposed sewer service areas. The Village should require a note on all new unsewered subdivision plats and Certified Survey Maps within the future sewer service areas that states that public sewer and water

will be available in the near future, and at that time, all buildings with septic systems and/or wells will be required to connect to the public system.

Based upon input from the citizens advisory committee, the Village wishes to maintain smaller sewerred lots in Suamico, as identified in the zoning ordinance. Additional smaller lot developments should be considered for community lots with granny-flat developments and conservation subdivision with large, contiguous preserved greenspace areas (including such features as scenic vistas, upland woodlands, and cultural features, in addition to unbuildable areas) is proposed.

In order to help maintain Suamico's rural feel, conservation subdivisions should be encouraged in those parts of the Village where there may be future trail connections or where there are critical environmental features that the Village wishes to maintain. Conservation subdivisions should take advantage of the hills and ravines in the western part of Suamico, the many wetland and floodplain areas in the east, and woodlands and other rural cultural features (farm homes, fencerows, orchards, etc.) throughout the Village.

As much as possible, future sewerred residential development in Suamico should be based upon the concept of neighborhoods. The recommendations for future land use within the Village emphasize characteristics that can help make any neighborhood walkable, livable, and varied. In addition to the concepts discussed in this chapter, the review of future development proposals should consider the following broad characteristics:

- **Walkable**, meaning that pedestrians can easily reach everyday destinations and that an area can be traversed in about 10 minutes. Several enjoyable route choices should also be available for pedestrians.
- **Livable**, meaning that a neighborhood is safe with a focused center and easy access by various means of travel to schools, shopping, and services that meet many of the needs of its residents.
- **Varied**, meaning that a variety of buildings, spaces, and activities are included and are designed and operated in harmony with the residential character of the neighborhood without disruption from highly contrasting buildings or activities that relate only to themselves.

Special Sewerred Residential areas identified on the Future Land Use Map:

Map Area "B": Sewerred residential area at the north end of the Village Center, near School Lane and Velp. This area is already mostly built out, but should be allowed to develop into smaller community lots that share common spaces. The use of walkable and bikeable access routes is necessary for this type of design to function as a walkable and livable neighborhood while reducing automobile traffic for short trips.

Map Area "C": Sewerred residential area on the north side of Sunset Beach Road. Like Area "B", this area should also be allowed to develop into smaller community lots that share

common spaces. The use of walkable and bikeable access routes is necessary for this type of design to function as a walkable and livable neighborhood while reducing automobile traffic for short trips.

2. Sewered Mixed Use Commercial and Residential Areas

Forms of housing within neighborhoods should be mixed so people of different ages and incomes have opportunities to live in the area of the Village that they choose. The recommendation for most of the future residential development is to encourage variation and a mixing of residential types. Townhouses, duplexes, and smaller apartment buildings can be strategically interspersed with single-family residences. Likewise certain commercial areas can be blended with well-designed multi-family developments in upper levels or with adjacent structures that have complimentary, well thought out designs. Design standards and the creation of open space and other buffers can help integrate different residential intensities. Large expanses of strictly one residential type should be avoided, while variation in house models should be encouraged to avoid monotonous streetscapes.

Builders and developers are encouraged to use their ingenuity to combine and distribute a variety of housing types to make an attractive marketable neighborhood with housing for people of various income levels and preferences. Although the current preference for the Village of Suamico is to maintain its single-family residential character, there likely will be an increased demand for single-family attached homes, multifamily homes, and aged-care facilities as the community continues to age. In order to account for this trend, at least two housing types should be included in any sewered residential project encompassing more than 30 acres. As the acreage of the residential project increases, the number of housing types should also increase. This can be achieved in various ways. Some examples include:

- Sewered single-family house lots (lots over 14,000, 20,000, and 25,000 square feet depending on the area of the Village).
- Duplexes.
- Townhouses/condominiums.
- Accessory dwelling units.
- Group homes.
- Apartments in mixed use commercial developments (provided they are compatible in scale and character with other dwellings and structures in the proposed neighborhood). It is expected that all multifamily development fit in cohesively with the high quality expectations of the community and all such developments will be

reviewed in a PDD review format to encourage amenities and design standards that are of the highest quality.

Special Sewered Mixed Used Commercial and Residential Areas on the Future Land Use Map:

Map Area “D”: Sewered mixed use area on School Lane, west from Velp Avenue. This area should encourage the development of both commercial and/or residential uses on the same property. Options may include structures with commercial on the first floor and residential uses on upper floors. This would work well in a live-work arrangement. Options may also include commercial structures near the street with residential structures in the rear. The design of the structures should correspond to compliment in the development. Access should be provided to nearby trails and street systems for pedestrian and bicycle usage. Pedestrian and bicycle connectivity to the Village Center to the east is also important.

Map Area “E”: Sewered mixed use area on West Deerfield Avenue, north from Harbor Lights Road. Like Area “D”, this area should encourage the development of both commercial and/or residential uses on the same property. Options may include structures with commercial on the first floor and residential uses on upper floors. This would work well in a live-work arrangement. Options may also include commercial structures near the street with residential structures in the rear. The design of the structures should correspond to compliment in the development. Access should be provided to nearby trails and street systems for pedestrian and bicycle usage. Pedestrian and bicycle connectivity to the industrial area to the west is also important for residents going to and from work in that area, as well as for access to the Village Center to the north.

Map Area “F”: Sewered mixed use area on Velp Avenue, at and north from White Pine Road. Like Area “D”, this area should encourage the development of both commercial and/or residential uses on the same property. Options may include structures with commercial on the first floor and residential uses on upper floors. This would work well in a live-work arrangement. Options may also include commercial structures near the street with residential structures in the rear. The design of the structures should correspond to compliment in the development. Access should be provided to nearby trails and street systems for pedestrian and bicycle usage. Pedestrian and bicycle connectivity to the Village Center to the north, The Urban Edge development to the south, and the school facilities to the southwest on Lineville Road is also important.

3. Conservation Designed Development

Conservation designed development is a subdividing method that focuses on maintaining open space and conserving significant natural and cultural features. This is accomplished by preserving a significant portion of a development site as undivided open space with the remaining land uses for the house lots and necessary roads. The open space is permanently preserved through conservation easements. Conservation subdivisions provide the landowner with the same number of lots, or possibly more, than could be accomplished through a conventional subdivision.

The conservation example below uses the same number of house lots from the conventional layout but completely alters the design by simply reducing the lot size and being sensitive to the environmental features in order to preserve farmland. The following sketches are from “A Model Ordinance for a Conservation Subdivision,” prepared by the University of Wisconsin Extension.

Step 1: Inventory and mapping of existing resources for a hypothetical 16-acre site.

Step 2: Development yield as permitted under existing ordinances (zoning, etc.) for the 16-acre site and assuming a 2-acre minimum lot size zoning standard. Eight lots would be permitted under this scenario.

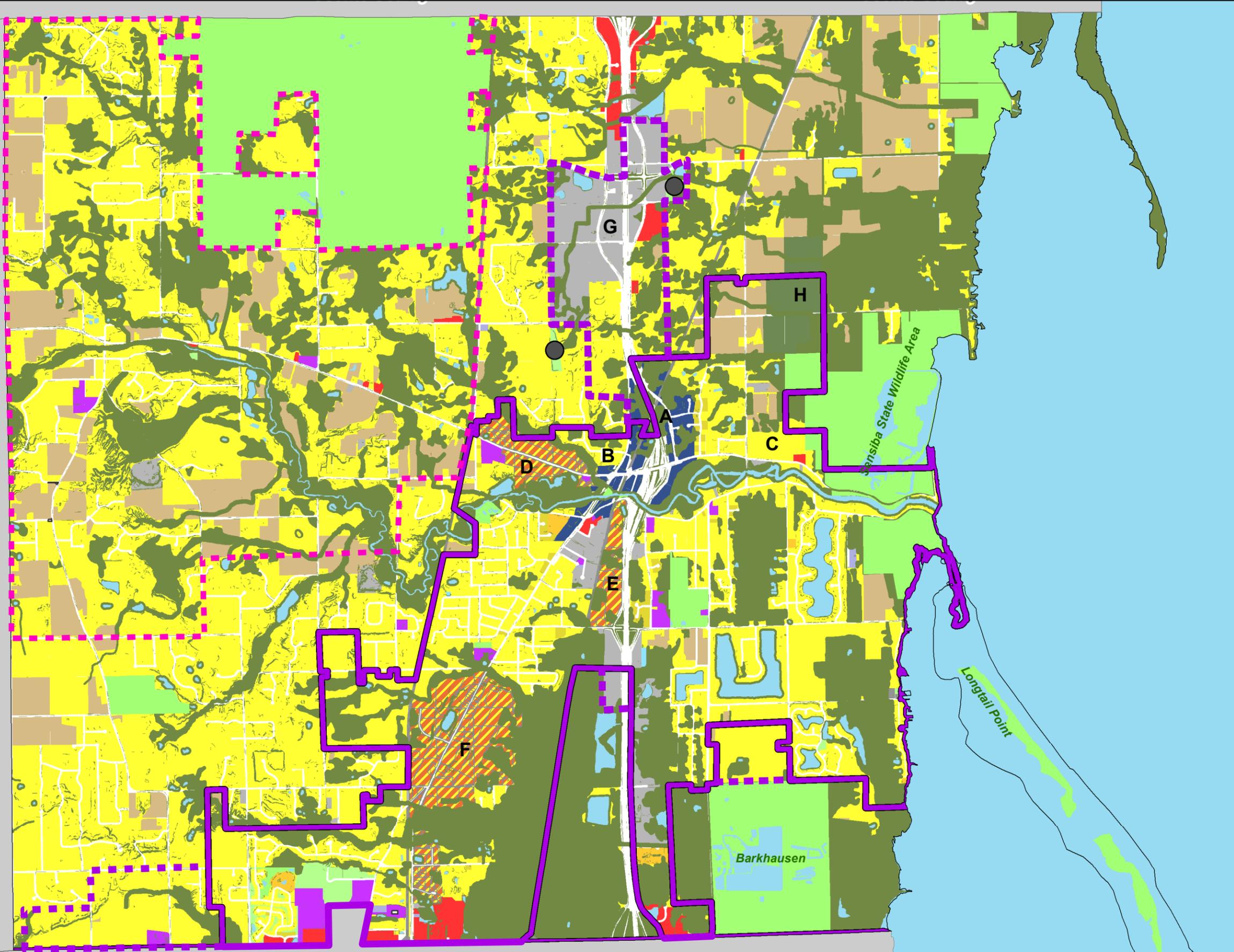
Step 3: Concept map of the conservation subdivision showing the eight lots that would be permitted, plus the historic farmhouse, which would be preserved, for a total of nine dwelling units.

The following are some observations from comparing the conventional subdivision to the conservation by design subdivision:

- Conventional layout – all parts of the tract are either house lots or roads.
- Conservation layout – close to half of the site is undivided open space or agricultural land that can be permanently preserved.
- Conventional layout – view from across the road to the trees and creek is disrupted, and houses can be seen in all parts of the development.
- Conservation layout – view from across the road to trees and creek is almost entirely preserved.
- Conventional layout – only four property owners have access to parts of the creek.
- Conservation layout – all property owners have access to the length of the creek.
- Conventional layout – no common space; each lot owner only has use of his own 5- acre parcel.
- Conservation layout – creates a number of common open space areas with a large area remaining for active agricultural use.
- Conventional layout – no pedestrian ways unless sidewalks are included in the construction of the roads.

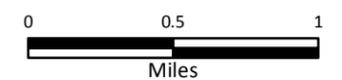
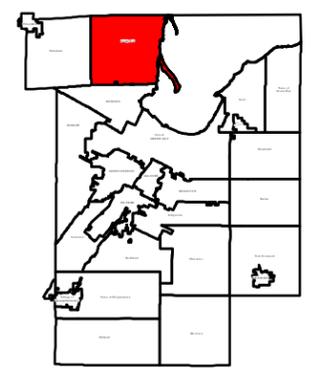
- Conservation layout – trail network can be completed and can link with neighboring subdivisions.
- Conventional layout – no area for neighborhood facilities.
- Conservation layout – central green area can include children’s play area, shelter, or other amenities.

Given the strong desire of Suamico’s residents to retain the Village’s rural character and preserve its natural features, the conservation by design subdivisions offer an alternative to typical subdivisions with large house lots blanketing entire tracts of land. With the number of areas of wetlands, upland woodlands, and shorelines in Suamico, conservation subdivisions provide a means to protect and preserve those unique or critical wildlife features on each site to help maintain the Village’s rural character. Although conservation subdivisions may not be appropriate in all areas, such as in the village center area, they should be considered as a preferred method of subdivision in the majority of Suamico. The current Village of Suamico Subdivision Ordinance provides incentives to developers for the creation of conservation subdivisions, including relaxed design standards for street widths, cul-de-sac lengths, and lot shape and width. The Village of Suamico Planning Commission and the Village Board should actively encourage the development of conservation subdivisions that meet the requirements set forth in the Village’s subdivision ordinance with clear minimum lot sizes.



Legend

- Single Family Residential
- Two - Family Residential
- Multi-Family Residential
- Mixed Use Development
- Commercial
- Town Center
- Business Park / Light Industrial
- Road Right-of-Way
- Rail Related
- Communications/Utility
- Governmental/Institutional
- Parks and Recreation
- Agricultural
- Water Feature
- Environmentally Sensitive Area
- Sewer Service Area
- Proposed Sewer Service Area
- Proposed Park and Recreation Site
- Special Development Area
- Future Rural Residential



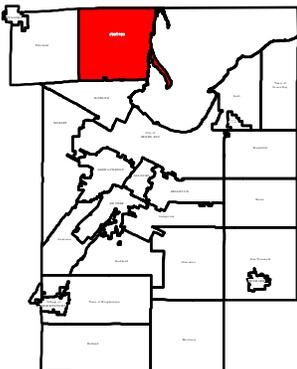
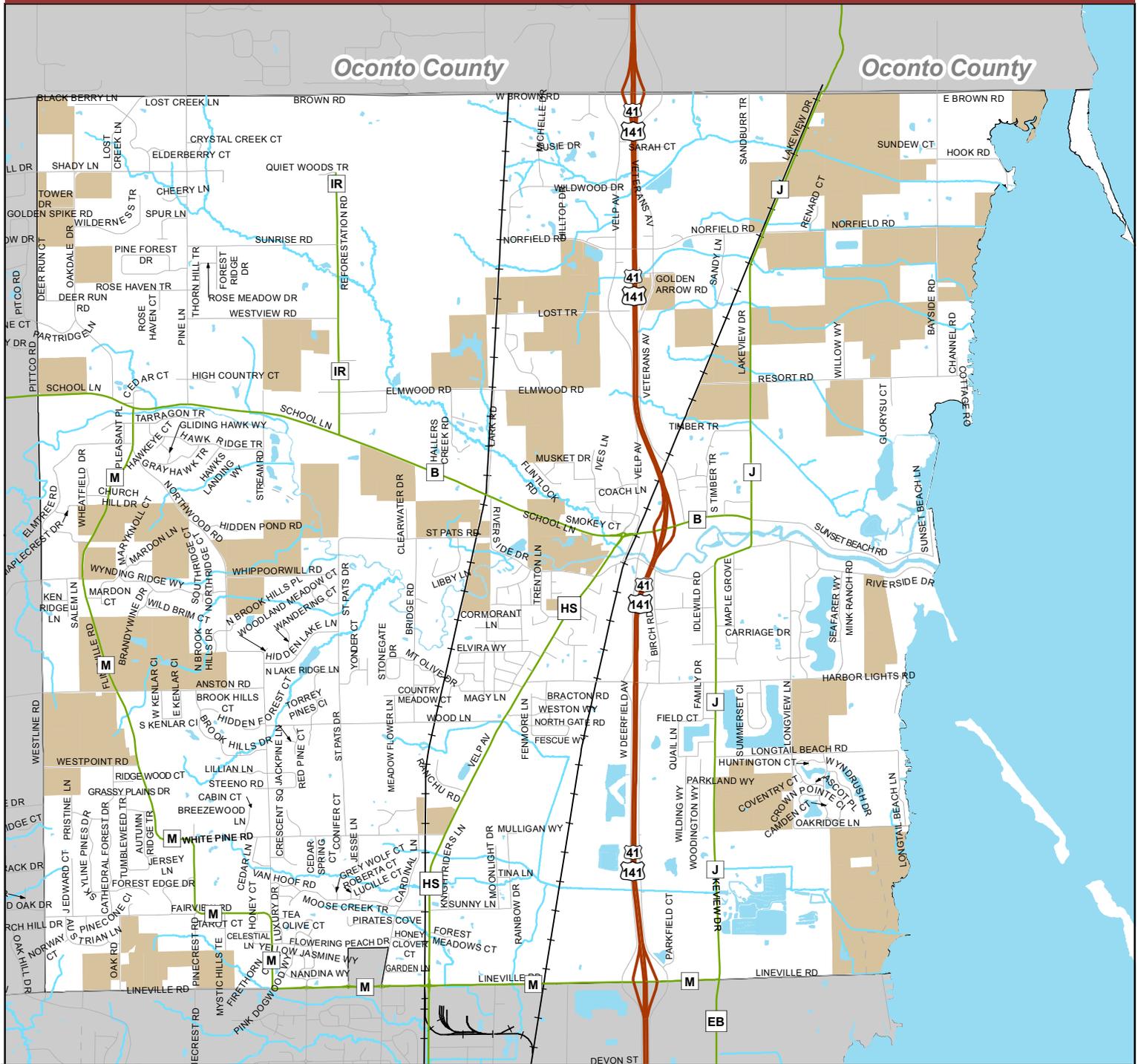
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Figure 2-10

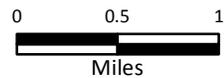
Farmland Preservation

Village of Suamico, Brown County, WI



Legend

Farmland Preservation Parcels



Source: Brown County Planning Commission

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4. Neighborhood and Street Connectivity

The Village of Suamico has a number of natural resources that may present barriers to traditional street connectivity among neighborhoods. The abundance of small streams, wetlands, and existing development in some instances may preclude some neighborhoods from a fully connected street network. Where there are natural or existing developmental barriers to street connections, cul-de-sacs may be used. However, they should only be utilized when a through street connection is not practical due to existing developmental impediments or the aforementioned natural barriers.

The natural features may provide areas for potential pedestrian and bicycle paths. Pedestrian and bicycle connections utilizing the natural drainageways and features of the Village should be utilized to connect within and between new neighborhoods in Suamico, which is consistent with the Village's adopted trail plan.

Where natural barriers do not exist, neighborhoods should have many ways to get into and through them by driving, walking, and bicycling with the development of a well-connected street pattern. Streets should form a connected network to knit neighborhoods together rather than form barriers. The intent is for residential developments to form neighborhoods that evolve to be part of the broader community by avoiding "islands" of separate subdivisions or freestanding individual complexes attached to the rest of the community strictly by one or two entrances for auto traffic.

5. Pedestrian and Bicycle Network

Neighborhoods should have a connecting network of pedestrianways and bike paths leading to small neighborhood parks, open spaces, schools, shopping and service activities, and other public and quasi-public spaces. On long blocks, providing mid-block pedestrian crossings should be included in order to help make walking a more viable transportation option. Pedestrian connections are a great benefit to neighborhoods and should be given greater consideration in new developments. Suamico should retrofit the Village Center and areas adjacent to school zones with sidewalks to encourage the development of the areas as pedestrian-friendly for tourists and locals alike to browse, shop, and spend time.

Outside of the village center and school zones, Suamico should implement the development of its comprehensive trail network consistent with the recommendations contained in the Village of Suamico Trail Plan. The trail network is envisioned to link the large parks and other publicly-owned areas in the Village, thereby creating a chain that links the "jewels" of the community. The greenspace requirements of conservation subdivisions provide an excellent opportunity to make the identified trail connections. The Transportation chapter provides greater detail regarding pedestrian, traffic calming, and street patterns and should be referred to when making transportation network decisions.

6. Parks and Open Spaces

Suamico has large areas of wildlife and natural and passive recreation sites, including the Brown County Reforestation Camp, Sensiba Wildlife Area, Barkhausen Waterfowl Preserve, Calavera, and Idlewild. These large tracts of woodlands, wetlands, and other natural areas help to maintain Suamico's rural characteristics while the Village is developing at a very fast rate. As the Village continues to grow, there will be a need for additional active park and recreation facilities, in addition to the large passive sites previously cited. The future neighborhood and community park sites identified in this Comprehensive Plan are defined in greater detail in the Village's Park and Recreation Plan, which was updated in 2013.

As sites for new facilities are evaluated and designed, they should be designed in conjunction with streets and walkways to be a primary feature of land development and not merely areas left over from site planning for other purposes. They should also be situated along streets instead of tucked behind house rows in order to maintain safety, accessibility, and visibility.

Wetlands, watercourses, and other natural features should be integrated into new park and open space developments rather than ignored, redesigned, or destroyed. These areas can be utilized for the treatment of stormwater through the use of retention or detention ponds or infiltration fields. Creeks and other linear features can be a common feature that links individual adjoining developments through the development of rustic hiking trails or paved bicycle paths. The Village of Suamico Trail Plan should be consulted when deciding where to place trails in the Village and how to link the many natural areas and parks in Suamico.

7. Community Design Characteristics

The Village should encourage design elements, such as streetscaping, flags, banners, seasonal decorations, and signage controls, to aesthetically integrate individual land use areas. It is recommended that Suamico also concern itself with the design of the main entrance corridors of the Village (USH 41/141, CTH HS, CTH B, CTH J, etc.). These entrances help to establish the overall character of Suamico and provide the first impression to visitors and potential residents or businesses. Therefore, the Village should make them as attractive as possible.

Utilizing design criteria for new businesses is another effective way of ensuring high quality development. In commercial areas, reducing the expanse of parking areas should be accomplished. Parking lot landscaping standards should be enforced, and these standards should include landscaped "islands" within large parking lots, the placement of parking behind buildings instead of between the buildings and sidewalks/streets, and other features.

The Natural, Cultural, and Agricultural Resources chapter of this comprehensive plan identifies a number of ways Suamico can enhance its image through community design improvements.

Infill and Redevelopment Opportunities

1. Vickery Village Town Centre Plan

The Village should continue to encourage the infill development of lands between existing sewer developments, such as along Longview Lane between Harbor Lights Road and Longtail Beach Road. This part of Suamico is already within the Village’s sewer service area and can be efficiently served by public sewer and water. Within the Village Center area, there are a number of vacant lots that could be very easily infilled with more dense residential development, thereby helping to reinforce this area’s identity as the Village’s “downtown” area. Suamico should continue the logical extension outward from its existing sewer areas as a means to avoid the inefficient extension of services across large tracts of land without providing service.

Although the vast majority of the development in Suamico is newer, the village center has areas and buildings that may be in need of redevelopment or rehabilitation. The Village should actively work with the owners of the buildings to ensure that they are properly maintained and that they contribute to the positive image of Suamico. Suamico should continue to implement the recommendations contained in the Village Center Plan to make the Village Center the focal point for local businesses, tourism businesses, and social activities in the Village.

2. Riverfront and Harbor Redevelopment

The majority of the existing lots along the Suamico River east of USH 41/141 and the bay of Green Bay shoreline were developed for small seasonal cottages. An increasing number of people have and are purchasing the cottages with the intent of completely renovating them or tearing them down and placing a year-round home on the lot. In order to avoid situations where variances are continually requested, the Village of Suamico should verify zoning districts are properly updated for waterfront residential developments. A new zoning district would, in addition to bringing these lots into conformance with the zoning ordinance, relieve the Zoning Board of Appeals from continually meeting to review variances for these areas.

3. USH 41/141 Corridor

There are a number of former highway-related uses along USH 41/141 that discontinued business after USH 41/141 was converted to a freeway with limited access. Some of these former businesses were large gas stations and are considered brownfields because of the actual or perceived environmental contamination generally associated with these uses. Suamico should proactively seek out the owners of these properties and work with the WDNR to gain access to grant funds or low interest loans to help clean up any contamination that may be present to prepare these sites for redevelopment.

4. Suamico Business and Light Industrial Park

The existing industrial park is located between Velp Avenue and the railroad tracks just south of the Village Center. The industrial park is currently filled to capacity, creating a need for the Village to ensure retention of the businesses already there and improvements to the overall appearance of the area. The Village should ensure that there is an open line of communication with the existing businesses (possibly through a periodic meeting) to address any concerns or provide assistance for opportunities. Additionally, the Village should continue to enforce its design ordinance in the industrial park to create a visually pleasing area for people to work and do business.

Since the existing industrial park is filled, the Village should consider acquiring land near the intersection of US 41/141 and Norfield Road to develop a new business and light industrial park, which is described briefly below.

Map Area “G”: Business and light industrial park at a site that is adjacent to the freeway and is located within the proposed sewer service area so public sewer will be available in the near future when the park could be ready to develop. Because of the high degree of visibility from the highway, the Village should actively enforce its design review standards so that future development of this area sets a positive tone for the highway corridor and the Village. In order to further maintain Suamico’s rural feel, existing vegetation and tree cover should be maintained as much as possible to soften the potential light industrial uses in this area.

5. Rural Development – Unsewered Areas

The Village of Suamico has a target ratio of allowing no more than 25 percent of its new lots to occur on unsewered systems. Therefore, unsewered rural residential development has been allowed to occur for those regions that were not within the Suamico Sanitary District or Brown County sewer service area. This will make it more difficult to efficiently and logically expand village public sewer services into these regions at a later time due to the high cost and also due to neighborhood opposition.

The Village has invested quite heavily in public sewer and water infrastructure. However, the Village has not been recapturing the costs associated with this investment due to the large number of new unsewered rural lots that do not pay the initial connection fee or ongoing fees. In order to help pay for these past and future facility improvements and maintain stable sewer and water rates, Suamico should strive as much as possible to attain balanced sewer / non-sewered development. If at all possible, an even higher percentage of sewer lots as compared to unsewered lots should be encouraged. In the areas of the Village not planned to be served by public sewer, a number of new

subdivisions have recently been platted. Suamico should encourage that these new subdivisions be filled with homes before new large unsewered subdivisions are approved.

Suamico does not plan to serve the area of the Village identified on the Future Land Use map as rural residential with public sewer and water. To keep infrastructure and services cost effective for unsewered lots, the Village will consider reducing the required 2-acre minimum lot sizes within this area to 1.5-acre average minimum lot sizes with an approved PDD, with no lot being less than 1.25 acres. This will allow services to be provided at less cost to the Village. It will also allow some single family developments to be densified, which will help improve the need for housing as populations increase.

As an alternative to the two-acre minimum lot sizes in the rural residential areas, conservation designed subdivisions and residences that allow for granny flats or out-building residential structures should be encouraged as a means to maintain the many natural features and rural character of the area and may have lots that are smaller than two acres, as long as the overall density does not exceed that of the two-acre minimum yield plan. An exception to this may be made when there are bonus lots included in a conservation subdivision that act as an incentive to the development of conservation subdivisions. In order to properly design a conservation subdivision, it is important to preserve more than just those areas of the property that are “unbuildable” (wetlands, floodways, steep slopes, etc.). Therefore, Suamico’s subdivision ordinance should be revised to ensure that lands that are potentially “buildable” are also included in the open space requirements. This may involve determining a maximum percentage of the open space that is considered to be unbuildable (for example, no more than X% of the dedicated open space may be environmentally sensitive or other unbuildable areas).

6. Natural Areas

The natural resource features provide Suamico with a large part of its identity as a community. The bayshore, Suamico River, large stands of upland woodlands, and numerous streams and wetlands all contribute to the Village’s rural feel and should be protected as much as possible. Features of the Village that are identified as environmentally sensitive areas (ESAs), such as wetlands, floodways, waterways, and steep slopes, should not be developed and should be placed in a conservancy zoning district or as part of the greenspace requirements of conservation subdivisions. These features should be included in the design of developments as integral amenities and maintained in common ownership, and they could be utilized in the design of stormwater management facilities.

The Suamico bayshore contains a number of large wetland complexes that, when included with Long and Little Tail Points, provide critical habitat to a number of rare and endangered plants and animals. These areas have been classified as rare species habitat by WDNR, and many are under WDNR ownership. The Village should actively work with the WDNR to mitigate the potential direct and secondary impacts that development near the bayshore may have on the flora and fauna of this unique area.

The Suamico Lacustrine Flats, a large wetland complex located between Velp Avenue and USH 41/141, is identified in the Brown County Open Space and Outdoor Recreation Plan as a natural area of local significance. Large portions of this area have been acquired by the WDNR. This area is also a critical area for northern pike spawning habitat and should be preserved as much as possible in a natural state.

Map Area “H”: A new Wetland Mitigation Bank is being planned and is under development by the Village of Suamico. The majority of this area was in agricultural use, and has been converted over to wetlands. Due to this change, the wetland mitigation bank has been shown as an environmentally sensitive area on the Future Land Use Map.

The bayshore wetlands and Suamico Lacustrine Flats provide critical habitat for rare and endangered plants, birds, fish, and animals and should be maintained as much as possible in a natural state. Although the wetlands and flats are already identified as environmentally sensitive areas, the Village should work with the WDNR and private property owners to develop a way that minimizes the impact on these areas.

7. Agriculture and Farmland Preservation

As previously noted, agriculture in Suamico has steadily declined. The long-term viability of continued agricultural uses in the Village is not likely, and the comprehensive plan does not support indefinite agricultural preservation. However, agricultural lands should not be encouraged to develop where existing farmers wish to continue operations. As the Village grows, these lands should be allowed to convert to developed uses in an orderly fashion consistent with the recommendations and vision in the comprehensive plan.

Due to rapid changes from the development of agricultural lands, the Village should work aggressively to ensure the Future Land Use Map and the Farmland Preservation Map match for the identification of agricultural areas. The agricultural areas on both maps will need to match for future updates to the Farmland Preservation Plan.

The Farmland Preservation Plan Map is the binding map if there is a conflict between the Future Land Use Map and the Farmland Preservation Map.

Summary of Recommendations

- Continue to redevelop the Village Center as a mixed-use focal point of the Village. Development in this area should be pedestrian-and bicycle friendly and should include amenities, such as park benches, sidewalks, plantings, and a mixture of higher density housing, commercial, institutional, and recreational uses. Buildings should be placed close to the street with parking in the rear or offsite.

- Encourage commercial uses in the Village Center that take advantage of the views or use of the Suamico River for recreational purposes.
- New rural residential lots without public sewer service should only be allowed to be reduced in lot size from 2 acres to average 1.5 acres if done so with a Village approved PDD. No lot should be reduced to less than 1.25 acres.
- Future sewered residential development should be based on the concept of neighborhoods with varying housing types, neighborhood commercial uses, parks, and institutional uses, particularly within and near the Village Center.
- Develop mixed-use neighborhood centers to serve the surrounding neighborhood at the areas identified on the Future Land Use Plan map.
- Multifamily buildings should reflect (as much as possible) the characteristics and amenities associated with single-family residences or the commercial facilities that the building is adjacent to.
- Continue to utilize Suamico's design review standards ordinance to ensure that new commercial, light industrial and mixed use developments contribute to the overall rural character of the Village.
- Expand Suamico's existing light industrial park along US 41.141 in order to take advantage of access to the freeway and visibility.
- Incorporate as much as possible the existing natural vegetation into site designs when developing along the USH 41/141 corridor to maintain the Village's rural character.
- Emphasize neighborhood connectivity for pedestrians, bicyclists, and vehicles.
- Include a mid-block pedestrian crossing easement between lots in blocks that exceed 700 feet in length, as appropriate.
- Investigate the placement of small neighborhood parks to provide an identity and focal point for the neighborhood parks. Parks should be situated along streets rather than tucked behind houses.
- Integrate natural features into new developments and parks as trails, bike paths, greenspace, etc.
- Actively work with private property owners and the WDNR to mitigate the direct and secondary impacts of development on the critical habitat areas of the bayshore wetlands.
- Encourage the development of conservation by design subdivisions coordinated with the Village's many natural areas to create an interconnected trail network.

- Develop parkways with trails as linear parks along waterways, especially along the Suamico River.
- Pursue grants to aid in the acquisition of lands along the bayshore and other critical natural areas.
- Strive to maintain a balanced ratio of sewer service areas to non-sewered lots at a minimum in order to better capture the revenue and efficiencies associated with lots on public sewer and water.
- Utilize the existing and proposed sewer service areas to indicate where and when public services should be expanded.
- Suamico should not permit new unsewered development within the existing sewer service areas and should strongly discourage it in proposed sewer service areas because public sewer and water will be extended to these areas in the very near future.
- The Village should carefully review and consider the future impact any proposed unsewered development may have on the cost-effective and logical expansion of public sewer and water to the north and west.
- Within sewer service areas or areas immediately adjacent to sewer service areas, if unsewered development is permitted, lots, homes, and septic fields should be positioned in a way that public sewer and water may be cost-effectively connected in the future.
- Within sewer service areas or areas immediately adjacent to sewer service areas, for unsewered developments a note should be placed on the subdivision plat or Certified Survey Map stating that public sewer and water may be available in the near future, at which time all structures served by a private sewer system or well will be required to connect to the public system.
- The Village of Suamico should consider and evaluate the possibility of partnering with developers or assisting developers in financing the infrastructure costs for development.

3: TRANSPORTATION

The Village of Suamico must have a strong commitment to the goals and objectives presented in this document to create an environmentally, socially, and fiscally sustainable community. This chapter of the plan discusses the existing transportation system and recommends methods of creating a more comprehensive multi-modal transportation system in the Village. However, elements such as land use and planned growth must be taken into consideration if the Village wishes to achieve these goals.

Land use and transportation are dynamic elements of a community that should be regularly monitored. Both land use and transportation are individual components of a community; however, the complex and interactive relationship between the two can lead to difficult decisions about how the community will look and function.

Suamico has a unique mix of both rural and suburban development patterns which are equally desired by its residents. The desire to maintain both types of development patterns presents a unique challenge for the Village. To address these challenges the Village must use creative solutions by implementing both vehicular and bike/pedestrian facilities to link both the rural and suburban areas within Suamico. This will ensure people of all ages and abilities have the opportunity to access all parts of the Village as well as neighboring communities.

Existing Transportation System

1. Land Use

Suamico has both urban and rural characteristics as indicated by Figure 2-2 in the previous chapter. Based on the 2013 land use inventory, Suamico is primarily developing as a residential community. There are commercial/business nodes along Lineville Road/CTH M, at the US 41 and CTH B interchange, and along the US 41 frontage roads. The Village also has large tracts of land that are forested which account for nearly 10 percent of the total land use. To serve the current land uses the Village has a variety of different road types which allow people to access different parts of the Village as well as the rest of the metropolitan area.

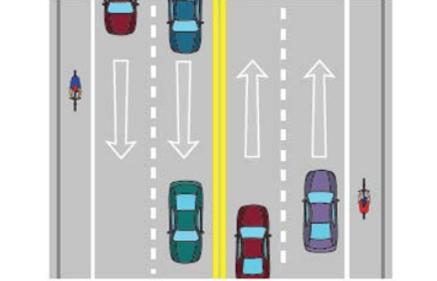
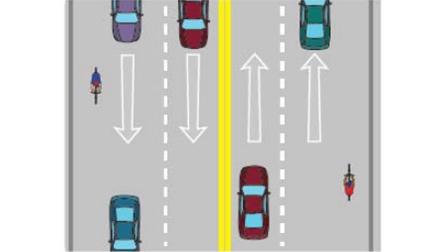
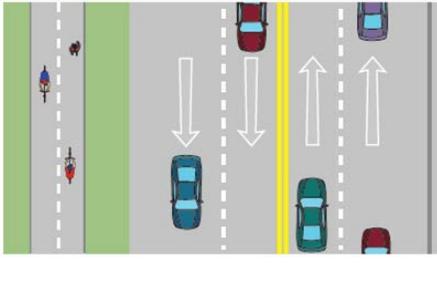
2. Bicycle and Pedestrian Facilities

Suamico's existing transportation system is largely comprised of local streets, county highways, and state/federal highways. Sidewalks are sparse in the village and are primarily located near Bay Port High School, Forest Glen Elementary School, and Lineville Intermediate School. There are sidewalks on the site of Bay Harbor Elementary School in addition to an off-street trail along Harbor Lights Road that connects the school to the north via a trail on the west side along CTH J/Lakeview Dr.

In 2003, the Village of Suamico Trail Plan was approved by the Village Board. Since the adoption of the 2003 Trail Plan, a ten foot wide multi-modal trail has been constructed along Lakeview Drive from Harbor Lights Road to the Suamico River. A gravel trail system was included in the Whisper Ridge subdivision directly west of Bay Port High School. A sidewalk was constructed along Cardinal Lane from Lineville Road to Pirates Cove. The plan details potential on-and off-street bicycle lanes and trails. An update to the Trail Plan was completed and adopted in February of 2010 establishing new recommendations.

The Village of Suamico also adopted the Howard/Suamico Safe Routes to School Plan in 2009. This included recommendations focused around each of the existing schools to improve the current conditions and enable children to safely access their respective schools by walking or bicycling. The Village will review and analyze all requests for sidewalks that may be necessary to address safety concerns and issues. Multipurpose trails will also be considered as appropriate and necessary.

Bicycle facilities have been included in a number of road projects in the Village of Suamico over the past 10 years. This includes facilities like paved shoulders, wide curb lanes, and Parallel Shared-Use Paths. There are several types of bicycle facilities that currently exist, which may make it hard to recognize the facility. The following chart describes the different facilities and provides a diagram of what each facility looks like on the road. The Village’s existing bicycle facilities are shown in Figure 3-1.

Facility Type	Definition	Diagram
<p>Paved Shoulder</p>	<p>The portion of the roadway contiguous with the traveled way, for accommodation of stopped vehicles, emergency use, and additional roadway support, often used by cyclists where paved.</p>	
<p>Wide Curb Lane</p>	<p>A lane of a travel that is open to bicycle travel and vehicular use.</p>	
<p>Parallel Shared-Use Paths</p>	<p>A bikeway physically separated from motorized vehicular traffic by an open space or barrier and either within the highway right-of-way or within an independent right-of-way. Shared use paths may also be used by pedestrians, skaters, wheelchair users, joggers and other non-motorized users.</p>	
<p>Mountain Bike Trail</p>	<p>An off-road trail designated for mountain bike riding will offer various types of trail surfaces and difficulty. Trails may be marked with trail markers or signs.</p>	<p>Example sign:</p> 

3. Transit

Green Bay Metro Fixed Route Bus Service

In 2012, Green Bay Metro staff presented a plan for fixed route bus and paratransit services in the Village of Howard with service extending to destinations along Lineville Road in the Village of Suamico. The current funding structure would require local entities to contribute to the system based on system mileage and population. Due to constraints, the communities could not bring Metro service into Howard and Suamico at that time; however, it is possible that fixed route transit service could be extended into the Village within the long-range planning period. The Village of Suamico should continue to work with Green Bay Metro and surrounding communities to create an acceptable plan to bring transit service to the desired location.

Green Bay Metro Paratransit Program for Individuals with Disabilities

Paratransit is an alternative to the fixed route bus system. It is intended for people who cannot be served by fixed route buses due to a disability. Service is more flexible in terms of scheduling and routing, is offered on a demand-response basis, and is provided by low-capacity buses which can accommodate mobility devices. Paratransit is meant to be complementary to the fixed route system in terms of service area, service days and hours, and cost. Qualifying individuals are able to utilize the system provided that the trip origin and destination is located within $\frac{3}{4}$ miles of a fixed bus route. The fare for this service is \$3.00-\$7.00 per one-way trip. Paratransit service cannot be provided to Suamico until the Village participates in the fixed route bus system.

American Red Cross Northeast Wisconsin Chapter – Transportation Service for Seniors and Persons with Disabilities

Red Cross provides transportation services to individuals 60 years of age and older and individuals with qualifying disabilities. The program offers door-to-door service and provides rides for medical, nutrition, employment, education, and social appointments. Transportation is provided in small buses, wheelchair-accessible vans, and automobiles. The Red Cross provides service Monday through Friday from 8:00 a.m. to 4:30 p.m. Red Cross provides service as far north as Lineville Road (CTH M), and clients are charged \$3.00 per one-way trip.

Private-for-Profit Transportation Providers

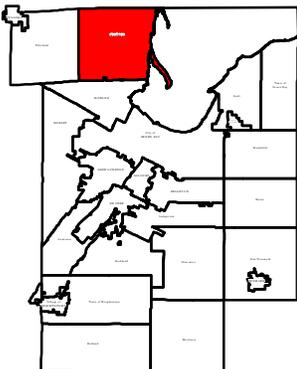
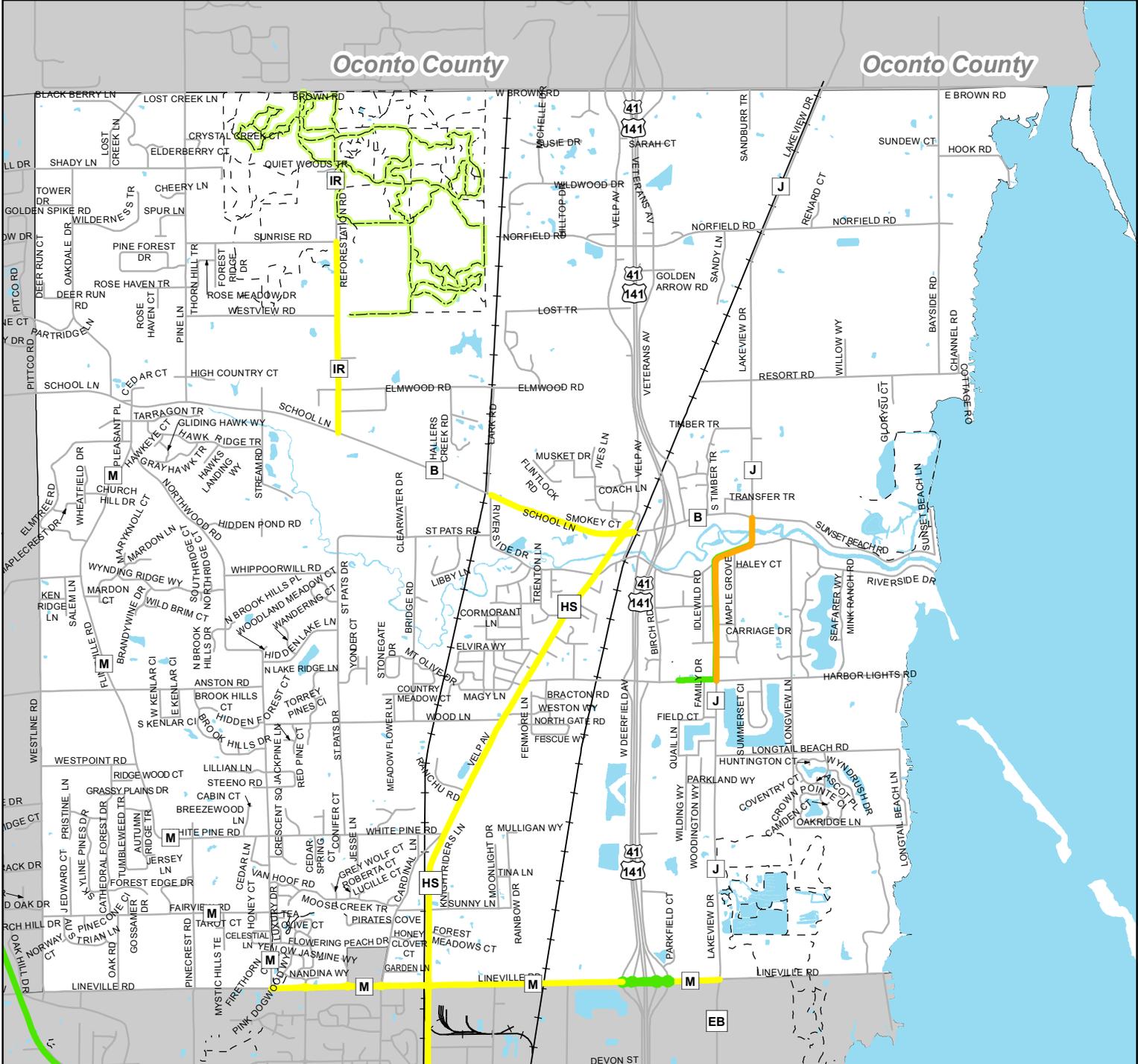
Typically, 12-15 private transportation companies provide passenger transportation services in the Village at any given time. However, private taxi and specialized vehicle services can be very expensive. Red Cross offers these services however Lineville Road is the northern-most boundary which does not allow them to provide service to the Village. Green Bay Metro also offers this service but only within $\frac{3}{4}$ of a mile from their fixed route service. Currently the fixed route service does not come close enough for Green Bay Metro to offer their service.



Figure 3-1

Current Bicycle Facilities

Village of Suamico, Brown County, WI



Legend

- 5' Paved Shoulder
- Multi-Use Trail
- - - Trail
- Bicycle Trail
- Existing, Wide Curb Lane, No



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4. Streets and Highways

Suamico currently contains one federal highway, five county trunk highways, and many local streets. These streets and highways are currently the primary means of reaching the Village's residential, commercial, institutional, and other destinations (see Figure 3-3 for the Village's street and highway system).

Functional Classification System

A component of a street and highway system is the functional classification network. This network is typically based on traffic volumes, land uses, road spacing, and system continuity (see Figure 3-4 for the Village's functional classification system). The four general functional classifications are freeways, arterials, collectors, and local streets. These classifications are summarized below.

- **Freeways:** Freeways are controlled-access highways that have no at-grade intersections or driveway connections. US 41/141 is an example of a freeway in Suamico.
- **Arterials:** Principal and minor arterials carry longer-distance vehicle trips between activity centers. These facilities are designed to provide a very high amount of mobility and very little access.
- **Collectors:** Collectors link local streets with the arterial street system. These facilities collect traffic in local areas, serve as local through routes, and directly serve abutting land uses.
- **Locals:** Local roads and streets are used for short trips. Their primary function is to provide access to abutting land uses, and traffic volumes and speeds are relatively low.

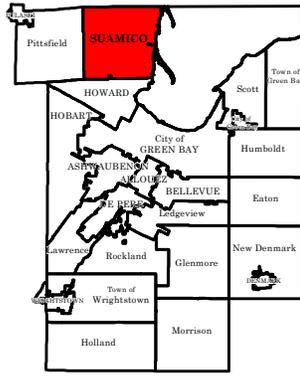
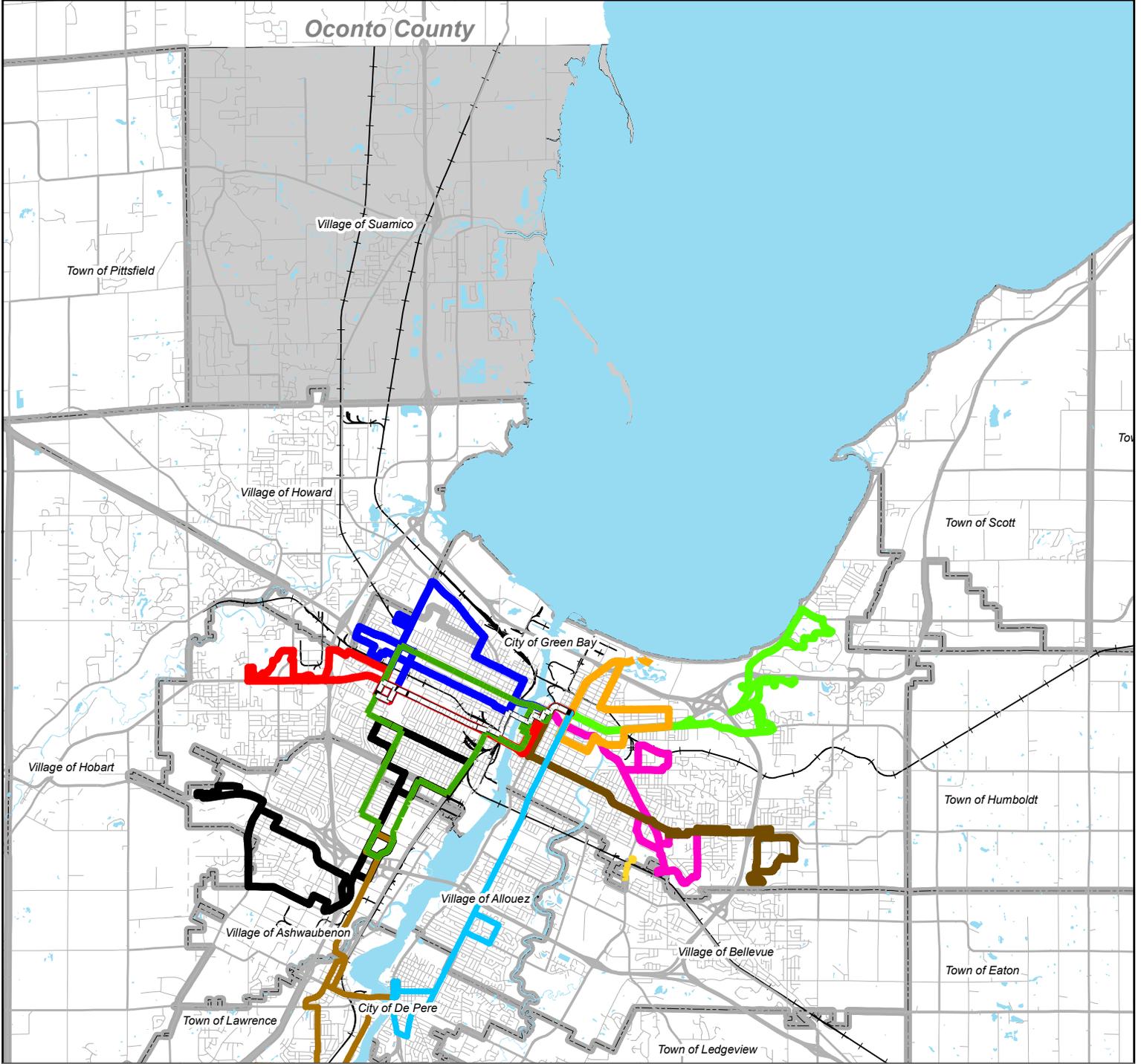
Roads that are functionally classified as Freeways, Arterials, or Collectors are eligible for federal transportation funding. Because the Village of Suamico is partially in the MPO Urbanized Area, some of the functionally classified roads will be eligible for Surface Transportation Program (STP) Urban funds while the remaining roads outside of the Urbanized Area will be eligible for STP Rural funding.



Figure 3-2

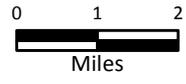
Current Green Bay Metro Service

Village of Suamico, Brown County, WI



Legend

- Route 1
- Route 2
- On Demand
- Route 3
- Route 4
- Route 6
- On Demand
- Route 7
- Route 8
- Route 9
- Route 11
- Route 14
- Route 16
- Route 17
- On Demand
- Route 18
- On Demand
- X-Press



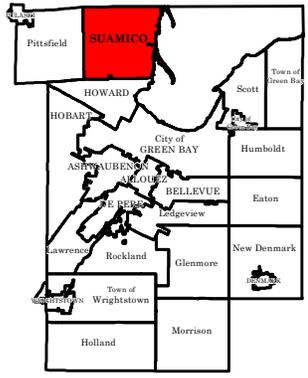
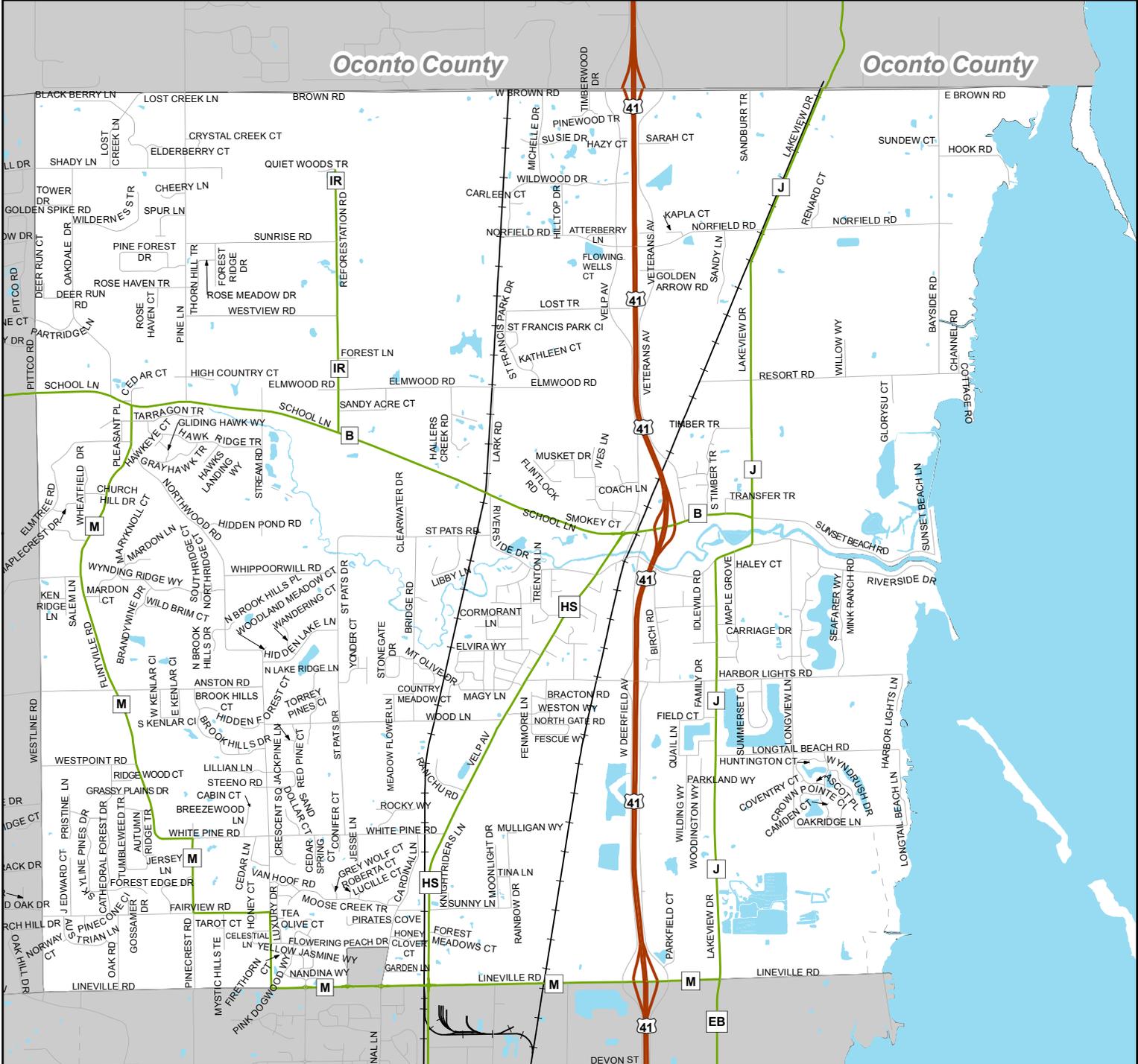
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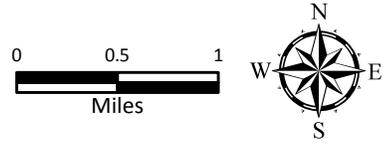
Figure 3-3

Street Network / Rail Lines

Village of Suamico, Brown County, WI



- Legend**
- County Highway
 - US Highway
 - Local Road or Street
 - Private Road or Street
 - Railroads
 - Bay of Green Bay
 - Village of Suamico



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Rustic Roads

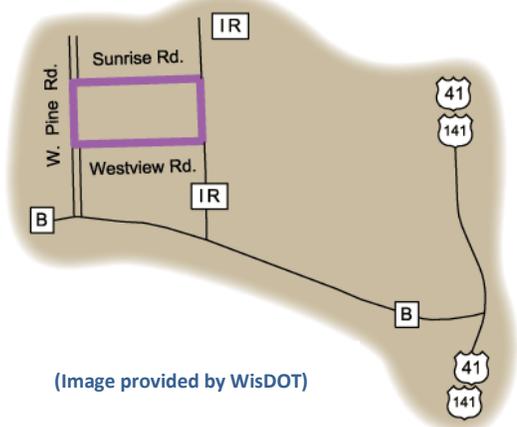
The Wisconsin State Legislature created the Rustic Roads System in Wisconsin in 1973 in an effort to help citizens and local units of government preserve what remains of Wisconsin's scenic and lightly traveled county roads for the enjoyment by bicyclists, hikers, and motorists. These routes are characterized by the use of a unique brown and yellow sign that marks the route as shown by the example provided to the right.



The goals of the Rustic Roads program include:

- To identify and preserve in a natural and essentially undisturbed condition certain designated roads having unusual or outstanding natural or cultural beauty.
- To produce a linear, park-like system for vehicular, bicycle, and pedestrian travel for quiet and leisure enjoyment by local residents and the general public.
- To maintain and administer these roads to provide safe public travel while preserving the rustic and scenic qualities through use of appropriate maintenance and design standards and encouragement of zoning for land use compatibility, utility regulations, and billboard control.

Sunrise Road, a portion of West Pine Road, and Westview Road make a loop off of CTH IR to form the only designated Rustic Road in the Village. Hardwood and coniferous trees characterize this stretch of roadway. These roads were recently reconditioned with asphalt by the Brown County Highway Department and transferred to the Village of Suamico for future maintenance, while maintaining their rustic road designations.



Street System Summary

The current street pattern in Suamico enables some vehicle trips to occur on the local and collector streets because a few of them are well-connected. However, the Village also contains many cul-de-sacs, horseshoe roads, and other streets that do not provide convenient connections to surrounding streets as a result of environmental barriers, such as wetlands, floodplains and environmentally sensitive areas (ESAs). This lack of street connectivity in many parts of the Village forces motorists to use the arterial streets at some point during nearly every trip, and this concentration of traffic can create barriers to other transportation modes (such as walking and bicycling).

5. Other Modes of Transportation

Rail Transportation

Suamico currently has two active rail lines (see Figure 3-3 for the location of these lines). The lines are located approximately one mile apart and run parallel to each other and US 41/141. Canadian National and Escanaba and Lake Superior (ELS) operate the lines. Rail traffic is moderate at this

time, and the lines do not currently serve any destinations in Suamico.

Air Transportation

Austin Straubel International Airport is approximately six miles south-southwest of Suamico (see Figure 3-5 for the airport's location). Commercial service is currently provided by American Airlines, United Airlines, and Delta Airlines Charter service is provided by Frontline Aviation and Priester Aviation. The Village's economy is not significantly affected by the airport at this time.

Truck Transportation

Because Suamico contains few industrial developments and commercial activity is relatively low, much of the heavy truck traffic in the Village is attributable to trucks passing through on US 41/141. However, various businesses and industries within the Village still rely on occasional truck trips to import and export goods. These trips typically occur on county highways, but trucks occasionally need to travel on Village streets to reach their destinations. See Figure 3-6 for the Village's truck route system.

Water Transportation

The Village contains one federally-recognized harbor that is also home to a commercial fishing vessel as well as a large amount of recreational fishing/boating.

The Village has set up a Harbor Commission which under Wis. Stats. §30.38 enables the commission to:

- Have exclusive control of the commercial aspects of the day-to-day operation of the public harbor and public harbor facilities;
- Make such plans as it deems necessary for the improvement of the harbor over which it has jurisdiction, so as to adequately provide for the needs of commerce and shipping, including the efficient handling of freight and passenger traffic between the waterways of the harbor and air and land transportation terminals, such as for the acquisition of land for harbor purposes including industrial sites, for laying out service roads, for the construction and acquisition of harbor facilities designed to enlarge or improve harbor operations, and for the improvement of publicly-owned harbor facilities; and
- Be in charge of maintenance of public harbor facilities.

Port of Green Bay

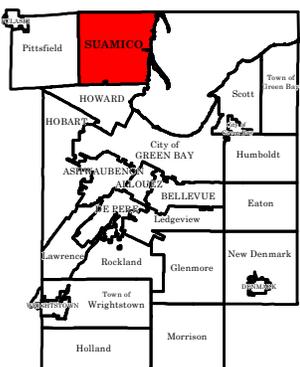
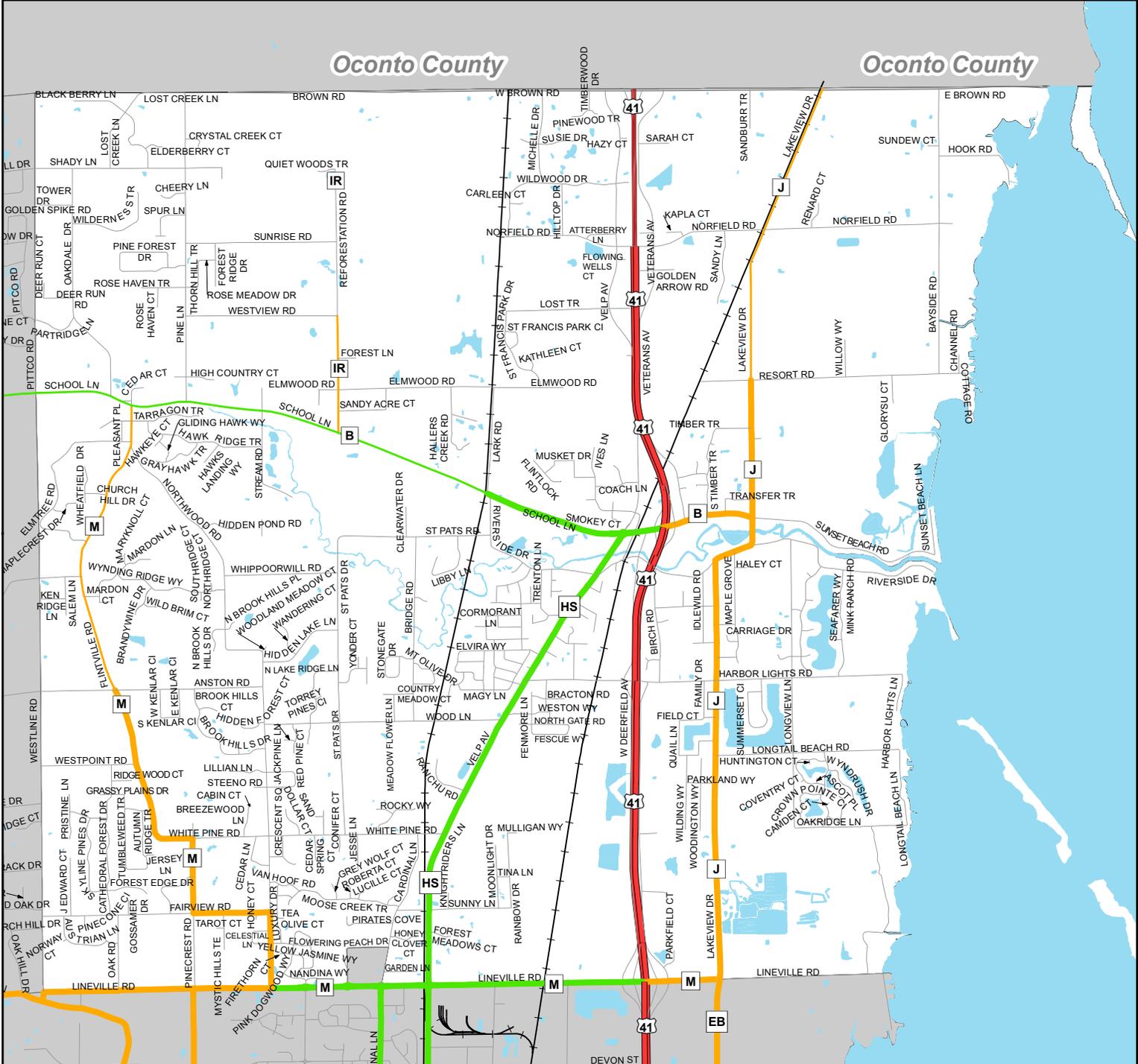
The Village does not currently rely on the Port of Green Bay to import or export goods. The port's location is shown in Figure 3-5.



Figure 3-4

Functional Classification

Village of Suamico, Brown County, WI



Legend

Local	Urban Collector
Rural Freeway	Urban Freeway
Rural Interstate	Urban Future Major Collector
Rural Major Collector	Urban Future Minor Arterial
Rural Minor Arterial	Urban Interstate
Rural Minor Collector	Urban Minor Arterial
Rural Principal Arterial	Urban Principal Arterial



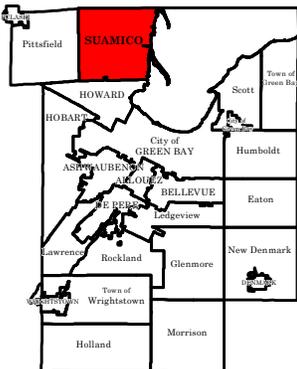
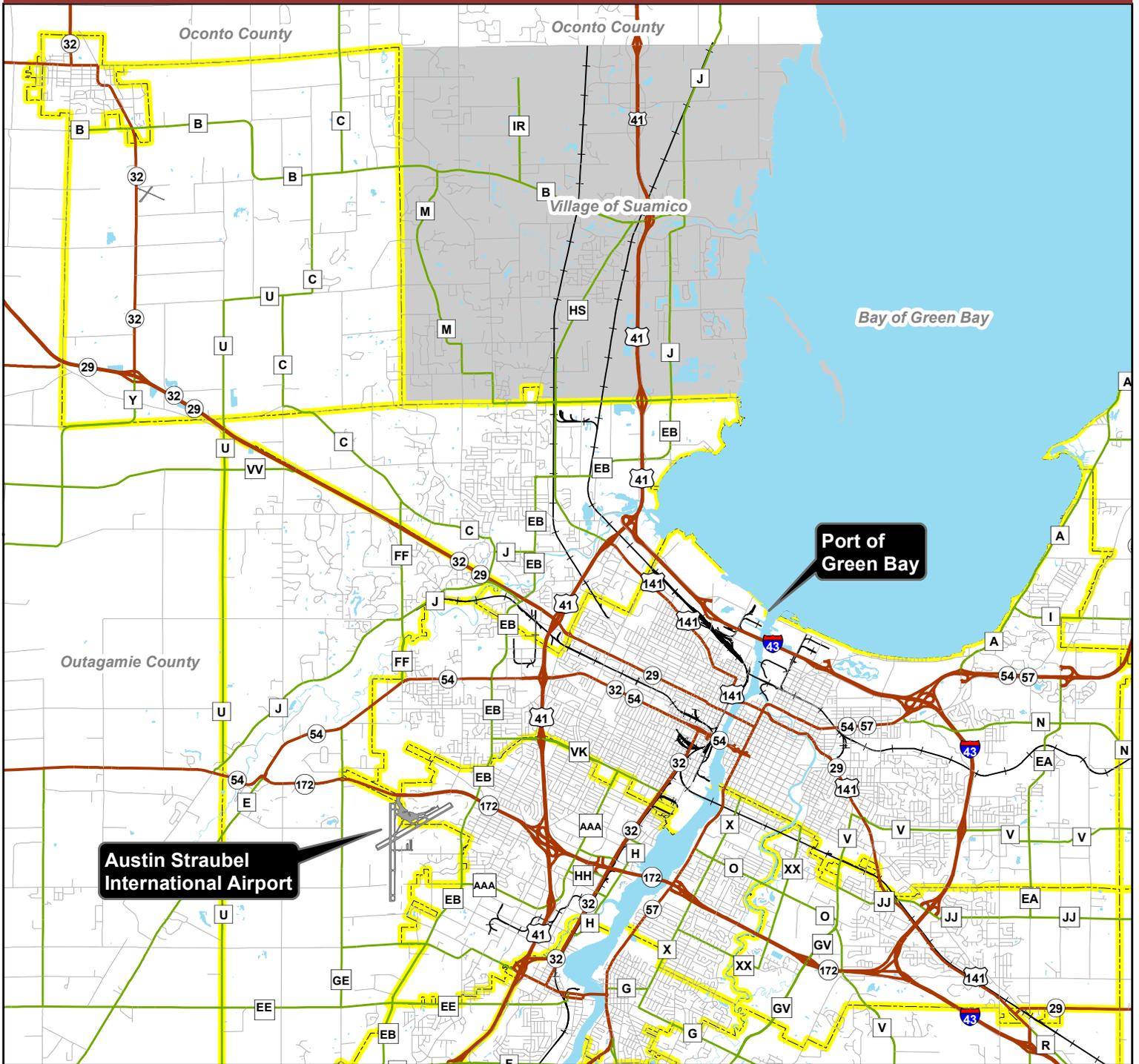
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Figure 3-5

Port & Airport Facilities

Village of Suamico, Brown County, WI



- Legend**
- Municipal Boundary
 - Village of Suamico



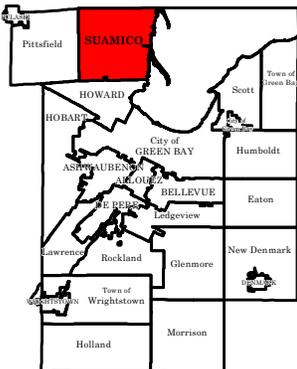
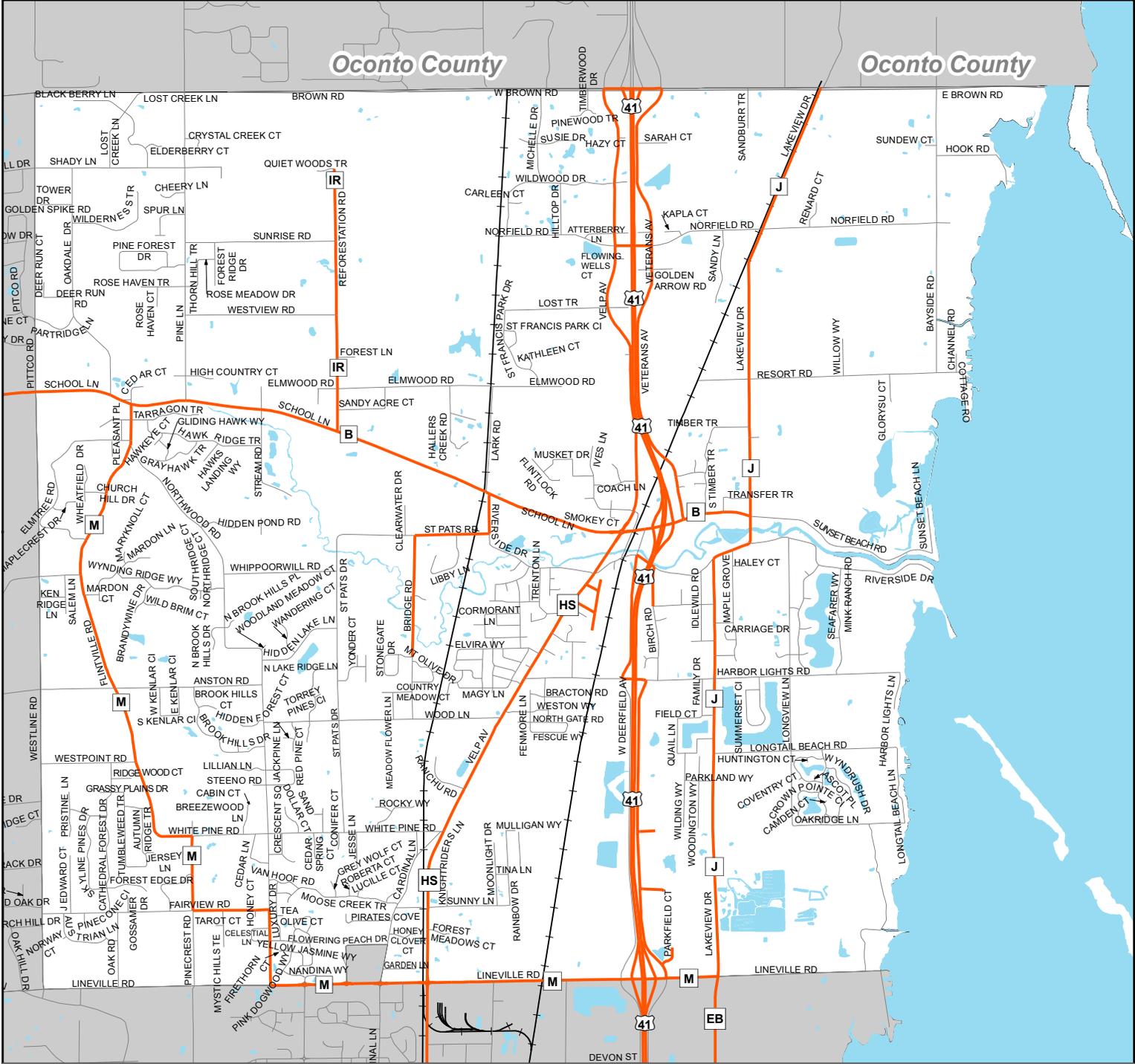
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Figure 3-6

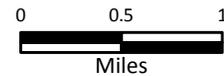
Truck Routes

Village of Suamico, Brown County, WI



Legend

- Truck Route
- Railroads



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Future Transportation System

Suamico's land use pattern and transportation system are largely oriented toward motorized vehicles. This section of the Transportation chapter builds upon and makes recommendations to further develop Suamico's transportation network over the next 20 years and create a comprehensive multi-modal transportation system. This chapter also discusses the land use patterns that should be promoted during this period to create this system.

1. Land Use

Land use and the transportation network create a dynamic and complex relationship that shapes the communities people live in. Many factors play into this relationship; however, the most important aspect to consider is providing a transportation system that is accessible to people of all ages and abilities. The recommendations made in the Land Use chapter of this plan aim to provide a mixture of land uses to create a balance of essential services for the community's residents. The current land use pattern is segregated, meaning that there are very few places that offer a mix of land uses which, in turn, forces people to travel longer distances to access essential destinations.

Mixing Land Uses Throughout the Village

To enable and encourage people to make additional walking and bicycling trips in Suamico, the Village should implement the Land Use chapter's recommendations for mixing land uses to create destinations that can be easily reached by pedestrians and bicyclists. The mixing of residential, commercial, institutional, and recreational uses will enable people of all ages and physical abilities to travel from place to place without a motorized vehicle, which will significantly improve mobility for all Village residents and minimize traffic on the existing street system.

Figure 3-7: Segregated Land Uses vs. Mixed Uses with High Connectivity

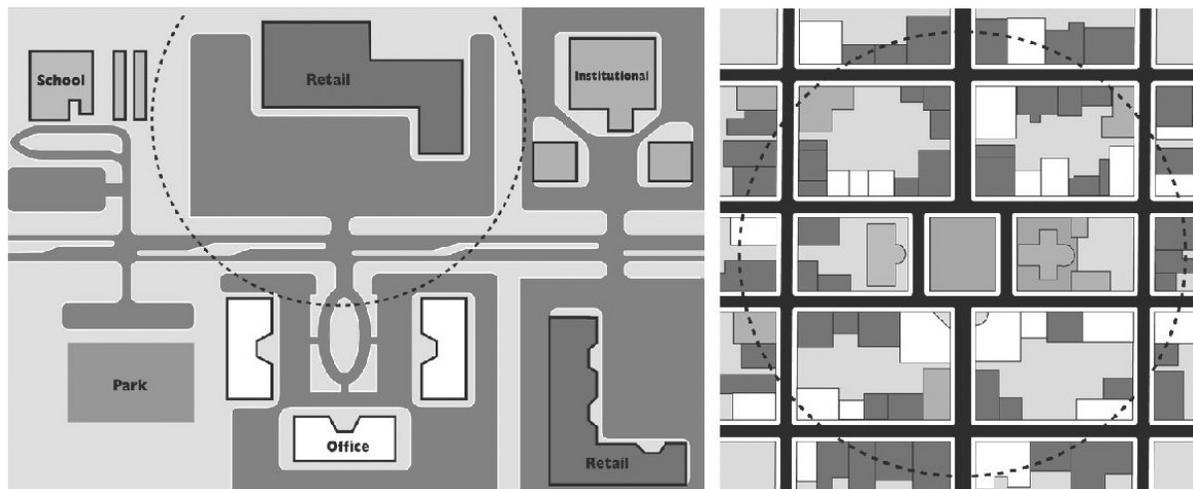


Figure 3-7 compares a conventional land use and street pattern with a mixed land use and well-connected street pattern. The dotted circle on the diagram represents a 500-foot radius, which is a distance that most people feel comfortable walking. This diagram demonstrates that a greater number and variety of destinations are easily reachable on foot (and by bicycle) when land uses are mixed and streets are frequently interconnected. The benefits of street connectivity in neighborhoods are also illustrated in Figure 3-11, which demonstrates that a well-connected street

system requires people to travel much shorter distances to reach their destinations than a system with few connections. Although this type of mixed land use pattern and highly connective street system would not likely be possible in those parts of Suamico with numerous topographic and environmental constraints, this pattern should be encouraged in the Village Center and possibly elsewhere to enable people to easily reach several destinations.

Enabling People to Travel Easily Between Subdivisions and Other Developments

In some parts of the Village, the well-connected street pattern recommended earlier in this chapter will not be feasible due to the presence of existing development or physical constraints. When cul-de-sacs must be built and development and physical barriers are not present, the Village should require the designation of public rights-of-way at or near the end of the cul-de-sacs for multi-use paths that connect to neighboring subdivisions, schools, parks, and other destinations when feasible. These paths should be between 10 and 12 feet wide and paved to accommodate pedestrians, bicyclists, skaters, and other non-motorized uses. This width and surface will also be able to handle authorized service vehicles.



Dead end street with a trail connection to a park

Developing land use patterns that enable and encourage walking and bicycling, create a safe and continuous pedestrian system, and enable people to easily reach developments from the streets and walkways will increase mobility for everyone in Suamico. This enhanced mobility and choice of viable transportation modes will also help attract new residents to the Village, improve access to Village businesses, and allow the Village's existing and future street system to handle traffic efficiently.

2. Bicycle and Pedestrian Facilities

Very few of the Village's streets include sidewalks on either side. Because of the lack of sidewalks, many activities that normally occur on sidewalks are occurring in the driving areas. On an average day, a person can see residents walking on the Village's streets, neighbors talking to one another in front of their homes while being avoided by passing vehicles, and people doing other activities that should occur outside of the street. Many less-experienced bicyclists may also have trouble sharing many of the Village's major streets with motorized vehicles because the motorists and bicyclists are not sure where they are supposed to travel. To create a pedestrian and bicycle system that complements the Village's street system, the Village needs to:

- Continue to implement the Village of Suamico Trail Plan.
- Consider implementation and recommendations made in the Howard-Suamico Safe Routes to School Plan.
- Continue to work with WisDOT and the Brown County Highway Department to include appropriate bicycle and pedestrian facilities in road construction projects.

- Expand the development of land use patterns that enable and encourage walking and bicycling.
- Create a safe, continuous pedestrian system throughout the Village.
- Enable people to easily reach developments in the Village on foot or by bicycle.

Methods of achieving these aims are addressed in this section.

Developing a Continuous Pedestrian System in the Village's Urban Areas

Calming traffic and making the Village's intersections safer and more accessible for motorists, pedestrians, and bicyclists is essential in creating an accessible pedestrian network. These improvements should be accompanied by a continuous pedestrian system that can be created through the following process:

- **Step 1: Continue to require pedestrian ways within the Village Center and within one mile of all current and future school campuses.** The Village should continue to require sidewalks within the Village Center and within 1 mile of all current and future school campuses. In addition to these requirements for new developments, the Village should develop a retrofit program for the aforementioned locations.
- **Step 2: Consider development of a pedestrian way retrofit program for the Village Center and within one mile of current and future school campuses.** The Village should develop a sidewalk retrofit program that focuses on the Village Center and the area around current and future schools. This program should focus on connecting existing sidewalks that are not already connected and/or creating an initial sidewalk network to begin branching off of.
- **Step 3: Follow the bicycle and pedestrian facility recommendations made in the Suamico Trail Plan, Howard-Suamico Safe Routes to School Plan, and the Brown County Bicycle and Pedestrian Plan.** The Village has adopted numerous plans that have bicycle and pedestrian facility recommendations contained within. The following is a compilation of specific facility recommendations; however, this is not a complete list of all proposed improvements or recommendations. Each plan should still be referenced for further details on facility location and policy recommendations.

Howard-Suamico Safe Routes to School Plan Facility Recommendations.

Location: Bay Harbor Elementary

Recommendation: Connect the existing gravel trail behind the school to Idlewild Park.



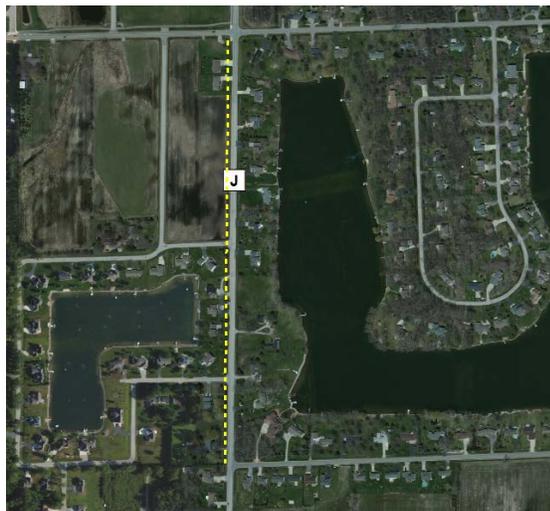
Location: Bay Harbor Elementary

Recommendation: Continue pedestrian facilities north along Birch Rd. to Riverside Dr.



Location: Bay Harbor Elementary

Recommendation: Extend the Lakeview Dr. multi-use trail from Harbor Lights Rd. south to Longtail Beach Rd.



<p>Location: Bay Harbor Elementary</p> <p>Recommendation: Retrofit pedestrian facilities on streets such as Family Dr.</p>	 <p>An aerial photograph of the Bay Harbor Elementary area. A yellow dashed line highlights Family Dr, which runs north-south. Other streets labeled include Birch Rd, Harbor Lights Rd, and Wellings Dr. A white 'J' marker is visible on the right side of the map.</p>
<p>Location: Bay Harbor Elementary</p> <p>Recommendation: Work with WisDOT to include bicycle and pedestrian facilities when the Harbor Lights Rd. overpass is reconstructed.</p>	 <p>An aerial photograph showing the intersection of Harbor Lights Rd and a major highway. A yellow oval highlights the intersection area. Other streets labeled include Dogwood Ct, Popplewood Ct, and Birch Rd.</p>
<p>Location: Bay Port High School</p> <p>Recommendation: Formalize a paved pedestrian/bicycle connection from the Whisper Ridge Subdivision to the Bay Port High School campus.</p>	 <p>An aerial photograph of the Bay Port High School campus and surrounding residential subdivisions. A yellow line indicates a proposed paved pedestrian/bicycle connection from the Whisper Ridge Subdivision to the school campus. Other streets labeled include Tea Olive Ct, West Elm Ct, Flowering Peach Dr, Yellow Birchwood, Handina Wy, Carolin Chesby Dr, Lineville Rd, Birchwood, and N. Elmwood Dr.</p>

Location: Suamico Elementary School

Recommendation: Develop a bike/pedestrian trail along the south/west side of Riverside Dr. from Velp Ave. to CTH B



Designing Developments that Provide Direct Access to Sidewalks and Streets in the Village Center

To enable and encourage people to travel to destinations in the Village Center with and without motorized vehicles, the Village should require new developments to have zero or minimal setbacks, parking in the rear, and other features (see Figure 3-8). People will still be able to reach these destinations with motorized vehicles, but these design features will also enable and encourage people to travel to them using other transportation modes.

Additional recommendations for bicycle and pedestrian oriented site design can be found in the *Model Ordinance for Pedestrian- and Bicycle-Friendly Site Design* and should be considered for future projects in the Village Center.

Figure 3-8: Pedestrian-Oriented Development vs. Automobile-Oriented Development

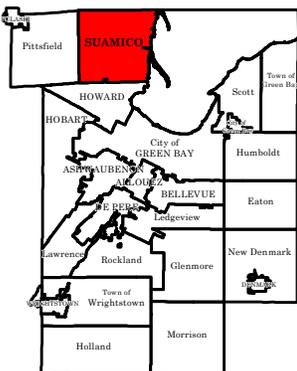
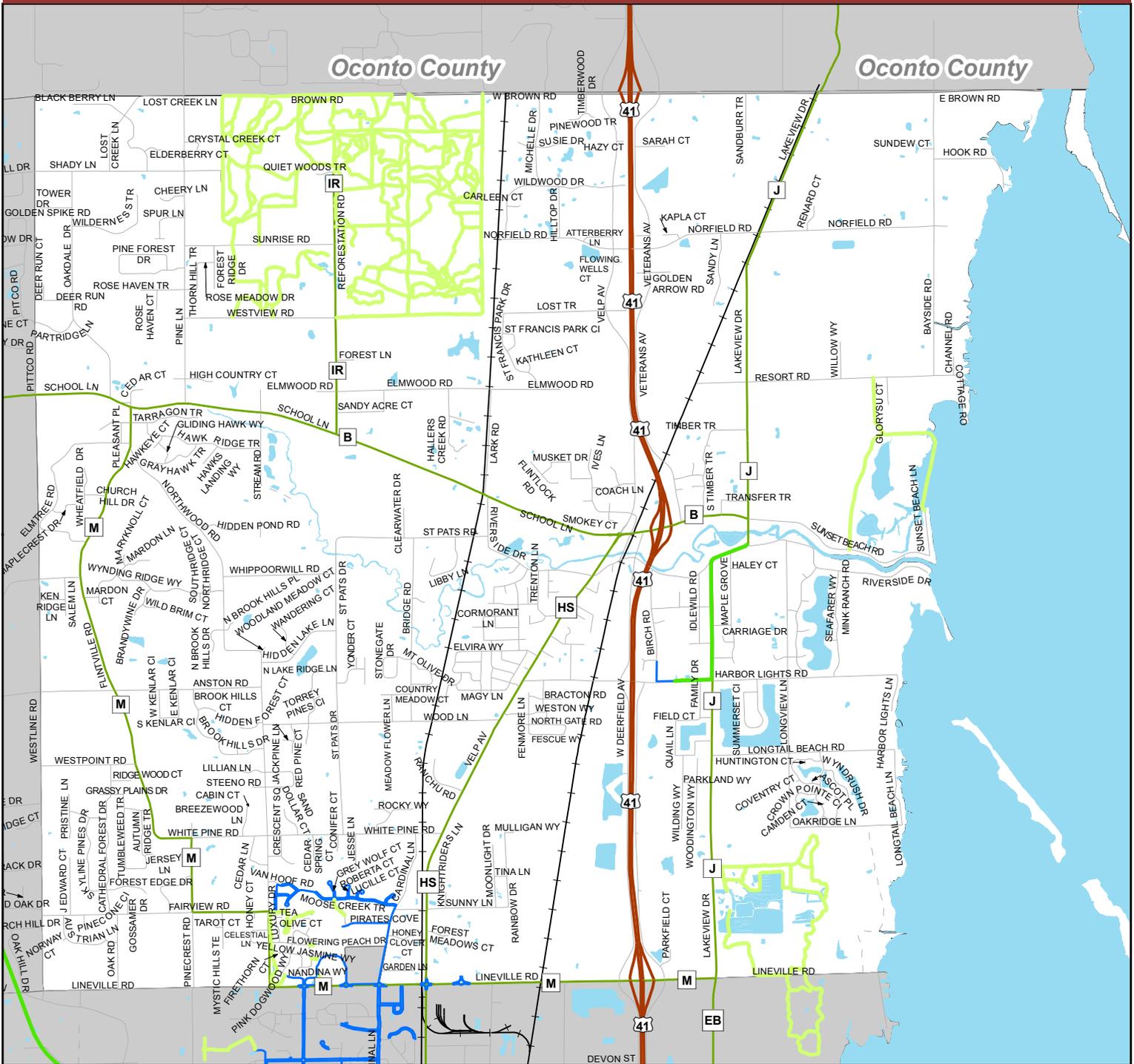




Figure 3-9

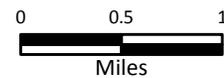
Pedestrian/Trail Facilities

Village of Suamico, Brown County, WI



Legend

- Multi-Use Trail
- Trail
- Sidewalk



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Ensuring That All Transportation Structures Have Pedestrian and Bicycle Facilities

The Village should continue to work with the Wisconsin Department of Transportation and Brown County Highway Department to ensure that all of the Village’s bridges, interchange overpasses/underpasses, and other transportation structures have adequate pedestrian and bicycle facilities when they are constructed or reconstructed.



No bicycle or pedestrian facilities at this railroad underpass.

Develop a Bicycle Network That Connects Communities and Neighborhoods

Installing sidewalks in key locations throughout the Village is extremely important, but walking trips typically tend to be short (1/4-1/2 of a mile). A bicycle offers a faster and more efficient way to travel longer distances. Developing a bicycle network allows local residents to partake in both recreational trips and transportation trips within the community and to the surrounding area. The creation of a bicycle network also provides an opportunity to connect key community facilities such as schools, parks, and the Village Hall making them more accessible to everyone.

The Village has taken some initial steps toward creating a bicycle network. This includes the development and adoption of the Suamico Trail Plan which identifies numerous existing and proposed bicycle facilities throughout the community. The Village, through recommendations in the 2010-2015 Trail Plan, has made including sidewalks and trails a priority in new subdivisions. Because the 2010-2015 Trail Plan is heavily focused on trail development it largely ignores the development of other types of bicycle facilities that provide options for varying situations. The following is a supplement to the list of bicycle facilities provided earlier in this chapter that can be incorporated into a future trail plan update or the development of a bicycle and pedestrian plan for the Village.

Facility Type	Definition	Diagram
Bicycle Route	Bicycle routes are marked with signs that are intended to guide bicyclists onto or along particular roadways or paths between a starting location and an ending location.	

<p>Bicycle Lane</p>	<p>A portion of a roadway which has been designated by pavement markings and signs for the preferential or exclusive use of bicyclists.</p>	
<p>Multi-Use Trail</p>	<p>A bikeway physically separated from motorized vehicular traffic by an open space or barrier and either within the highway right-of-way or within an independent right-of-way. Shared use paths may also be used by pedestrians, skaters, wheelchair users, joggers and other non-motorized users.</p>	

Bicycle Paths & Sidepath Suitability Index

In transportation planning, off-road bicycle facilities are referred to as bicycle paths. However, any path that is open for public use is also likely to be popular with walkers, joggers, in-line skaters, wheelchair users, and others. As a result, bicycle paths have come to be called multi-use trails. In either case, these facilities are typically 10 to 12 foot two-directional trails that are separated from the roadway and designed for the exclusive use of bicycle and other non-motorized transportations modes.

The purposes of bicycle paths/multi-use trails are as follows:

- To serve as significant generators of bicycle use, especially for less skilled bicyclists.
- To provide enjoyable recreational opportunities as well as desirable commuter routes.
- To provide system continuity and linkage in areas where no on-street facilities are available.

This plan recommends the development of multi-use trails along rail corridors that are proposed for abandonment (“rails to trails” projects), along utility easements, and as sidepath projects when

sidepaths are found to be suitable.

Sidepath Suitability

A method of estimating the relative safety of bicyclists on trails (or paths) that run parallel to streets was developed by the League of Illinois Bicyclists (LIB). This “Sidepath Suitability Index” is designed to enable the Village of Suamico and other entities to rate the safety of existing parallel paths, determine if a new path would be an appropriate option, and identify methods for making existing or planned paths as safe as possible.

To assess the suitability of placing a path along a road segment, the following factors are considered:

Intersection traffic, which considers vehicle volumes, vehicle speeds, the number of driveway and street intersections, and other conditions.

Path continuity, which measures the impact of gaps (unpaved areas, etc.) that exist along the path.

Curb cuts, which considers whether or not curb cuts exist at street and driveway crossings.

Pedestrian use, which considers the level of pedestrian use and the conflicts that exist or could exist between walkers and bicyclists.

Crosswalks, which measures the visibility of crosswalks at intersections.

Separation between intersections and sidepaths, which considers the proximity of the path’s intersection and driveway crossings to the parallel road.

Each of these factors is assessed and scored, and the final score is used to determine the overall suitability of the path by comparing the score to the categories in the following table:

Sidepath Suitability	Points
Most Suitable	0-7
Somewhat Suitable	8-9
Least Suitable	10-11
Not Suitable	12+

If the Village of Suamico intends to emphasize the construction of parallel paths, it is important that those who will be involved in developing these paths carefully consider where the paths should and should not be built. To assist in the decision making process the Sidepath Suitability Algorithm has been included as Appendix A. The location of proposed bicycle facilities can be found in figure 3-10.

3. Transit

The Village of Suamico has recently expressed interest in providing transit service to the commercial area of Lineville Road. Issues such as low density development and the distance from existing transit service have been the main obstacles to extending transit service to Suamico; however, in recent years the Lineville Road corridor has seen an increase in development and has now become a

destination for many people living in the northwest part of Brown County. The Village should continue to work with adjacent municipalities and Green Bay Metro to provide either a demand-response type service or a more traditional fixed route service to the Lineville Road corridor.

4. Streets and Highways

Overview

Suamico's numerous cul-de-sacs, lack of sidewalks and bicycle facilities, and separation of land uses force many people to drive from place to place because other transportation modes are not practical. To enhance everyone's ability to safely and efficiently navigate the Village's street system with and without personal vehicles, the Village needs to:

- Increase street connectivity and intersection frequency when possible.
- Minimize barriers to pedestrian and bicycle travel and encourage people to drive at appropriate speeds by installing traffic calming devices on existing streets.
- Improve accessibility and safety at intersections and other potential conflict points.

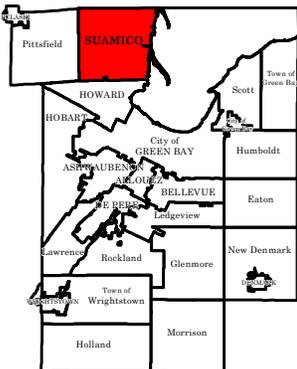
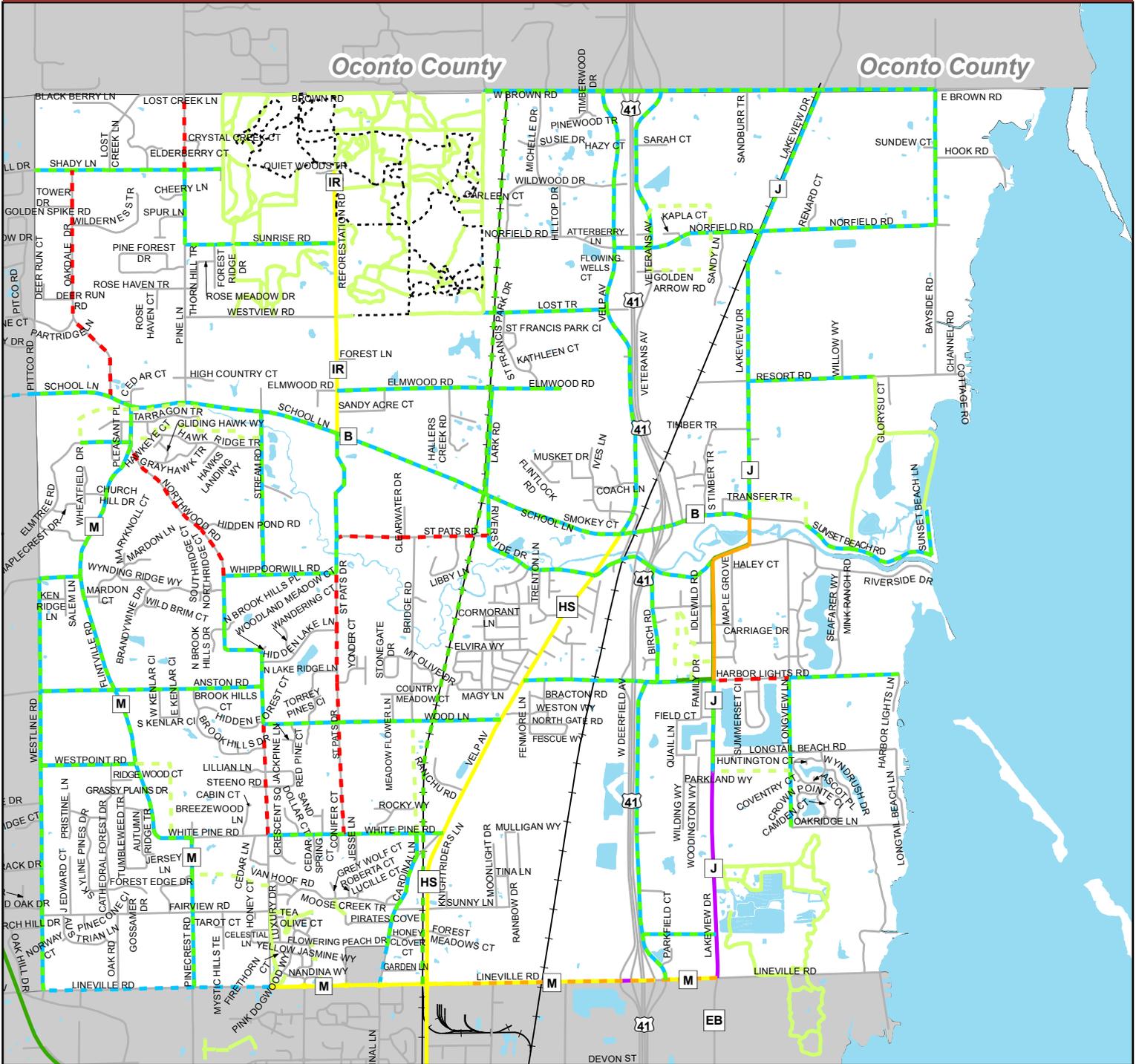
Methods of achieving these aims are addressed in this section.



Figure 3-10

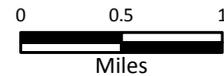
Current & Planned Bicycle Facilities

Village of Suamico, Brown County, WI



Legend

- 3' Paved Shoulder
- 5' Paved Shoulder
- Multi-Use Trail
- Trails
- - - Mountain Bike Trail
- Wide Curb Lane
- Proposed, Bicycle Lane and or Multi-Modal Trail
- - - Proposed, Bicycle Lane
- - - Proposed, Bicycle Route
- - - Proposed, Multi-Use Trail
- - - Proposed, Trail
- - - Proposed, Wide Curb Lane



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Highways

Although several highway projects of various sizes will occur in and around Suamico during the long-range planning period, the following projects will likely be the most significant.

Improvements programmed:

- Velp Avenue (CTH HS) – Engineering work between Glendale Avenue and CTH B (2018)
- Lakeview Drive (CTH J) – Recondition 2-lane rural asphalt Lineville Road to Harbor Lights Road. (2017)
- CTH B – Recondition 2-lane rural asphalt from CTH J to RR Tracks West of USH 41 (2018)

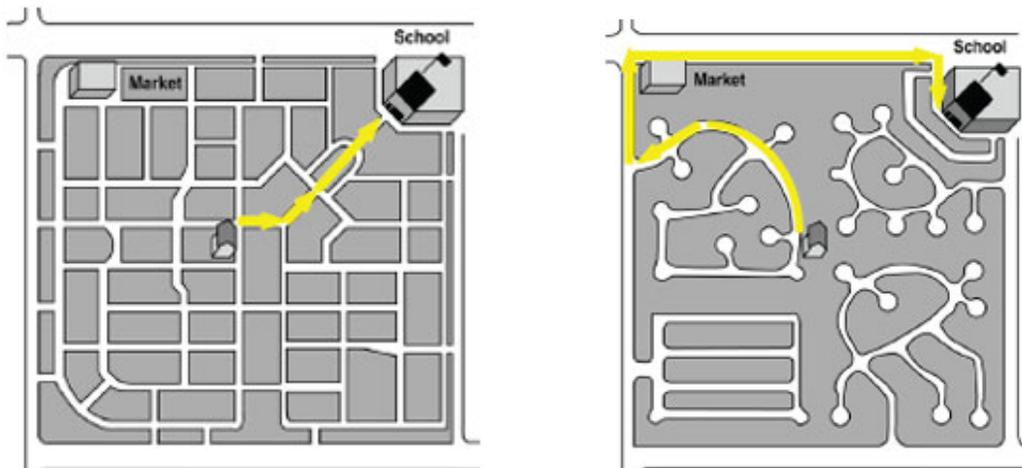
Suamico should begin discussions with the Brown County Department of Public Works regarding a jurisdictional transfer that would move the County Highway M designation from Fairview Road and Northwood Road to Pinecrest Road between Lineville Road and Fairview Road. This would eliminate a dangerous 90-degree curve where Northwood and Fairview Roads meet. Additionally, Suamico should work with the Brown County Department of Public Works to address the other dangerous 90-degree curve on CTH M at White Pine Road and Pinecrest Road.

Street Design Considerations

1. Develop a Well-Connected Street Pattern in the Village, including the Village Center

To enable and encourage people to walk and bicycle to and within the Village's urban areas, Suamico should require well-connected street patterns within new urban developments that have frequent connections to the existing street system. These kinds of street patterns would also provide motorists several route options and avoid concentrating traffic on relatively few streets. A comparison of well-connected and conventional street patterns is shown in Figure 3-7, and Figure 3-11 also depicts the accessibility to key community facilities like schools.

Figure 3-11: Comparison of Well-Connected and Conventional Street Patterns



Although well-connected street patterns enable traffic to be distributed evenly, are very

accessible to a variety of transportation system users, are easy for public works departments to plow and maintain, and enable communities to create efficient sewer and water systems (that do not have several stubs), situations will arise where streets cannot be connected due to physical or environmental constraints. If constraints prohibit street connections, the Village should allow the development of cul-de-sacs near the constraints. However, to maximize connectivity in these neighborhoods, the cul-de-sacs should have public rights-of-way or easements reserved at the bulbs to enable pedestrians and bicyclists to travel easily throughout the area.

1. Define the Parking Areas of Urban Streets

The parking areas of urban streets should be defined by curb extensions at many of the Village’s intersections. If a block is relatively long, extensions should also be placed at other points along the street. The curb extensions will prohibit drivers from using the parking lanes as passing or turning lanes at intersections and will encourage people to drive slowly when parked vehicles are not present. The curb extensions will also minimize pedestrian crossing distances at the Village’s intersections. Pictures of curb extensions that were built in De Pere and in the City of Middleton (near Madison, Wisconsin) are shown in this section.



Curb extensions in Middleton, Wisconsin



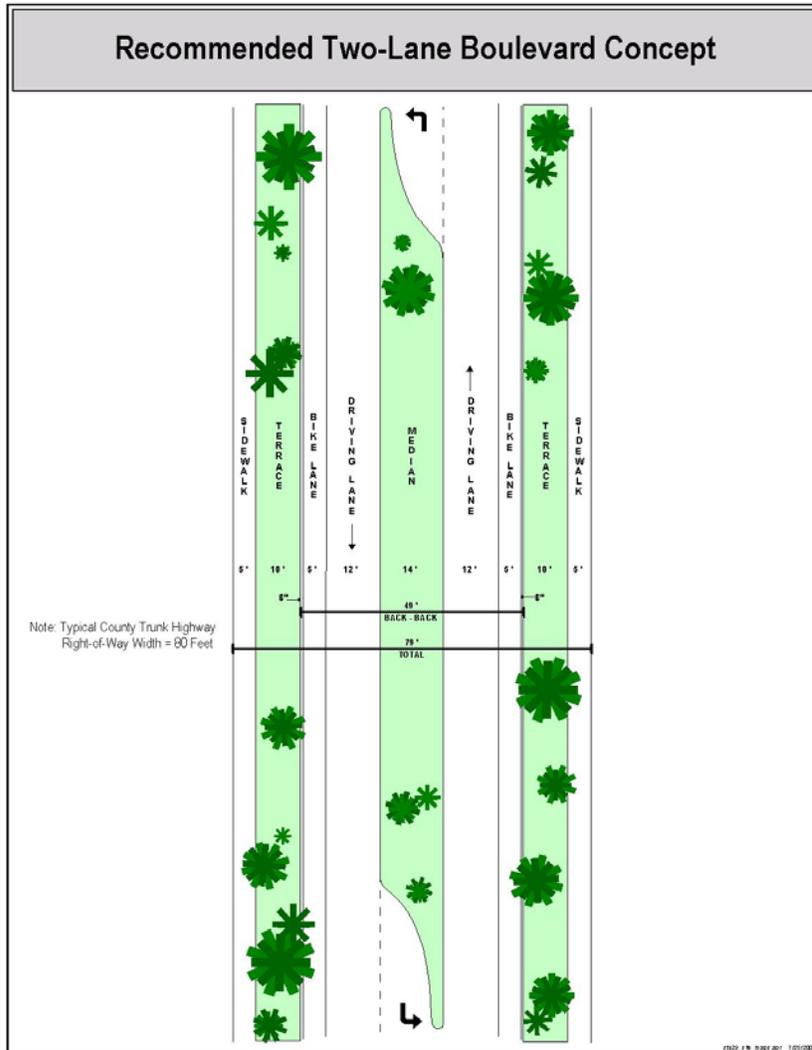
Curb extensions along Grant Street in De Pere

2. Avoid Expanding Streets to Four or More Lanes

Although it is unlikely that most of the Village’s streets would be considered for widening in the future, some two-lane streets might be seen as candidates for widening as traffic levels rise over the next 20 years. However, street widening has proven to not be an effective long-term method of relieving traffic congestion. Maintaining streets as two-lane facilities would also minimize barriers to pedestrian and bicycle travel and encourage people to drive at appropriate speeds through the Village’s neighborhoods.

One way to move traffic efficiently while minimizing barriers to pedestrian and bicycle travel and encouraging people to drive at appropriate speeds is the construction of a system of two-lane arterial boulevards that are complemented by an interconnected collector and local street system, mixed land uses, and efficient traffic control techniques at intersections. The street

interconnectivity and mixing of land uses make walking and bicycling viable transportation options and help to avoid forcing traffic onto a system of relatively few large arterial streets. Building narrower arterial boulevards instead of the standard wide arterial streets would also make the Village’s thoroughfares more attractive.



Another design option that is similar to the two lane boulevard concept is a three lane road with a center left turn lane. This design is often used in reconstruction projects where driveway access is frequent and it can also be an effective design for new roads. The images to the right show this concept as a reconstruction project.

Four Lanes w/o center turn lanes



center turn lanes, bike lanes, ped refuge island at bus stop



3. Design Intersections to Maximize Safety and Accessibility

The Village should continue to utilize street design techniques that reduce vehicle speeds, minimize the possibility of conflicts, and enhance traveler awareness to maximize pedestrian, bicyclist, and motorist safety and accessibility at the Village’s intersections. Techniques that should be used include roundabouts, curb extensions at intersections, and other street design features. The narrower street widths recommended for the Village would also help make intersections safer by controlling the speed of vehicles as they approach the intersections.

Roundabouts in Brown County

Roundabouts have made a significant impact on Wisconsin roadways. One of the more significant benefits documented by the Wisconsin Department of Transportation (WisDOT) has been the decrease in serious crashes at intersections where roundabouts have been installed. WisDOT also reported a significant reduction in total crashes. In addition to reducing congestion and increasing safety, roundabouts eliminate hardware, maintenance, and electrical costs associated with traffic signals.

The Village of Suamico was a participant in the construction of the first and second roundabouts ever constructed in the state of Wisconsin. Now the Village of Suamico shares five roundabouts with the Village of Howard along Lineville Road/CTH M. In addition to the five roundabouts on Lineville Road, a new roundabout at the intersection of Velp Avenue/CTH HS and School Lane/CTH B has been installed. This new roundabout is located at the heart of the Village Center. Its location and inclusion of sidewalks and bicycle facilities could provide a catalyst for additional sidewalks and bicycle facilities to be included in this portion of the community.



Lineville/Cardinal roundabout in Howard/Suamico

In addition to the four new roundabouts constructed as a part of the US 41 project at the Lineville/CTH M ramp, the Village should consider the installation of roundabouts at the US 41 CTH B ramps and frontage roads. This would require coordinating with WisDOT for the future reconstruction of four roundabouts at this location. Figure 3-12 provides the locations of current and planned roundabouts in the Village of Suamico.

The Village should also investigate the installation of smaller neighborhood traffic circles (similar to the ones shown below) at minor intersections throughout Suamico to calm traffic and enhance the appearance of neighborhoods.



Above: Two examples of neighborhood traffic circles used as a traffic calming device.

5. Other Modes of Transportation

Rail Transportation

1. Freight Rail

The Canadian National (CN) rail line, which runs next to the Village’s light industrial park, is very active, and the Escanaba and Lake Superior (E&LS) rail line farther west is also active but at a much lower rate than the CN. The Village should work with WisDOT and CN to develop a rail spur into the proposed expanded area of the Village’s light industrial park in order to accommodate any potential new businesses that would utilize rail access.

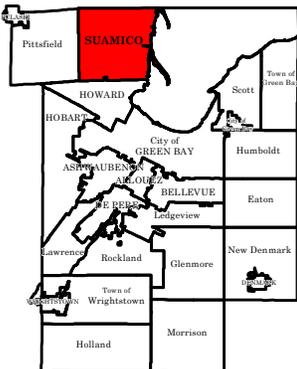
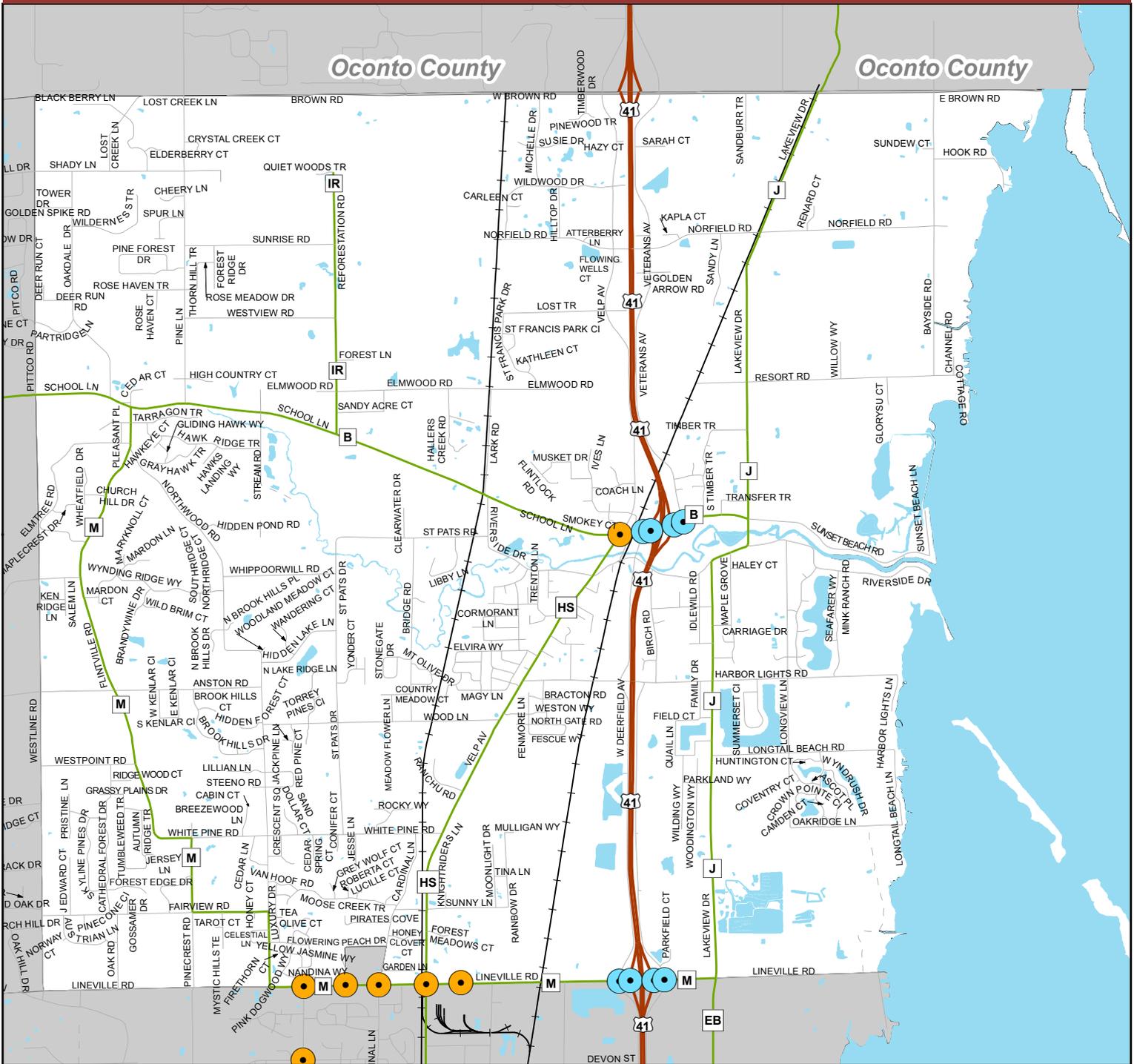
Since the E&LS line is currently very lightly used, the Village should monitor activity on the rail line and contact the Wisconsin Department of Natural Resources if the line is proposed for abandonment in the future. If abandonment is proposed by the railroad, the Village should urge the DNR to purchase the right-of-way to enable the rail bed to be converted to a multi-use trail.



Figure 3-12

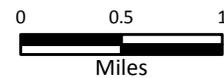
Current and Planned Roundabouts

Village of Suamico, Brown County, WI



Legend

- Existing
- Planned



This is a compilation of records and data from various sources which is located in Brown County Land Information Office. This data is to be used for reference purposes only. Brown County is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by Brown County Planning Commission Staff November 2013

Air Transportation

Austin Straubel International Airport will continue to provide air service to people traveling to and from Suamico, and the expansion of Suamico's commercial base over the life of the plan could increase the demand for air freight service at the airport. Suamico should work with representatives of the airport over the next 20 years to support the retention and, if possible, expansion of air carriers that offer passenger and freight service.

Truck Transportation

Suamico has designated truck routes throughout the Village. The truck routes have been designed to minimize impacts on residential areas and to inform truck drivers of the most efficient routes into and out of the Village. The truck routes are designated by yellow street signs.

Water Transportation

To support Suamico's growing commercial base it is important that the Village continue to work with the Brown County Port and Resource Recovery Department to ensure that businesses looking to locate to Suamico have the transportation resources to support their future endeavors.

The Village should also work with the U.S. Coast Guard, Army Corps of Engineers, and WDNR to maintain the port in Suamico for both recreational and commercial purposes.

Funding to Help Develop the Village's Transportation System

To help the Village fund the development of its multi-modal transportation system, it should apply for transportation grants from various sources over the next several years. Some examples of these programs are identified in this section.

Urban and Rural Surface Transportation Programs

The Urban and Rural Surface Transportation Programs (STPs) allocate federal funds to complete a variety of improvements to federal-aid-eligible roads and streets in urban and rural areas. The objective of the STP is to improve federal-aid-eligible highways and streets that are functionally classified as collector or higher (see Figure 3-4 for functionally classified roads). More information on STP funding can be found on the WisDOT web page by searching "Surface Transportation Program".

Transportation Alternatives Program

The Village should apply for grants from Wisconsin's Transportation Alternatives Program (TAP), which includes the former Transportation Enhancements and Safe Routes to School Programs to help fund the development of the recommended bicycle and pedestrian system. The Village should also continue to apply for funds from Wisconsin's Stewardship Program to assist in funding the construction of the recommended off-street trail system. Information about the TAP can be obtained from the Brown County Planning Commission or WisDOT, and the Village can contact the Wisconsin Department of Natural Resources for information about the Stewardship Program.

Highway Safety Improvement Program (HSIP)

The Village should apply for grants from the Highway Safety Improvement Program (HSIP) administered by WisDOT to correct existing transportation safety problems. Other grant programs through WisDOT's Bureau of Transportation Safety should also be investigated by the Village to address safety issues.

CMAQ Program

If Brown County is designated as an air quality non-attainment area in the future, the Village should seek funds from the Congestion Mitigation and Air Quality (CMAQ) Program administered by WisDOT to implement projects that will improve the area's air quality.

Other Grant Opportunities

The Village should review their eligibility for grant programs such as the Harbor Assistance Program and Wisconsin Coastal Management Program for assistance with Harbor related projects. The Village should also investigate other grant opportunities as they arise in the future.

Harbor Assistance Program

In 1979, Wisconsin's Legislature created the Harbor Assistance Program (HAP) to assist harbor communities along the Great Lakes and Mississippi River in maintaining and improving waterborne commerce. Port projects typically include dock reconstruction, mooring structure replacement, dredging, and the construction of facilities to hold dredged material. When funding is available, grant applications are accepted on a semi-annual basis on August 1 and February 1. There are 29 ports in the state that are potentially eligible for funding through the HAP.

To be eligible for funding:

- The project must benefit facilities that are used for cargo transfer, ship building, commercial fishing or regular ferry service;
- The applicant must be a local unit of government or a private owner of a harbor facility;
- The project must pass a rigorous benefit-cost analysis; and
- The project must have been identified in a current Three-Year Harbor Development Plan.

Wisconsin Coastal Management Programs

The Wisconsin Coastal Management Program (WCMP) was created to enhance and restore coastal resources within the state's coastal zone--all counties adjacent to Lakes Superior and Michigan, with their 1,000 miles of shoreline. Suamico is eligible and has received funding from this program in the past. This program should continue to be monitored by Suamico staff for consideration of eligible projects.

Consistency with State and Regional Transportation Plans

State and Regional Bicycle and Pedestrian Plans

The bicycle and pedestrian system recommendations in the Suamico plan are consistent with the goals of the Wisconsin and Brown County bicycle and pedestrian plans. Like the state and regional bicycle and pedestrian plans, many of the recommendations in the Suamico plan are designed to increase the number of people using these transportation modes and to ensure that walkers and bikers are able to travel safely throughout the area.

State and Regional Highway Plans

Several aspects of the state and regional highway systems in this area are addressed throughout the chapter.

State Airport Plan

The Wisconsin State Airport System Plan 2020 recognizes Austin Straubel International Airport as an important component of the state's airport system, and the Suamico plan recommends that the Village work with representatives of the airport over the next 20 years to support the retention and, if possible, expansion of air carriers that offer passenger and freight service.

Regional Waterway Plans

The importance of Suamico's participation in the implementation of Brown County's port plan is addressed in this chapter.

Summary of Recommendations

This chapter recommends the following policies:

Land Use

To enable and encourage people to make additional walking and bicycling trips in Suamico, the Village should implement the recommendations for mixing land uses to create destinations that can be easily reached by pedestrians and bicyclists. Although this type of mixed land use pattern and highly connective street system would not likely be possible in some portions of the Village, this pattern should be developed in the Village's urban areas to enable people to easily reach several destinations.

Bicycle and Pedestrian Facilities

The Village should install pedestrian ways along streets in the Village Center. The Village should also continue to install sidewalks within 1 mile of current and future schools in addition to requiring pedestrian ways for new developments where cost effective, logical and justifiable.

The Village should continue developing its off-street pedestrian/bicycle trail system by purchasing land, cooperating with area utility companies to utilize utility easements, and requiring developers to dedicate land for trails before approving their development proposals.

The Village should ensure that new and redevelopment projects in the Village Center maintain the current semi-urban look and feel by requiring buildings to have minimal setbacks, parking to the side or in the rear, and other features similar to those recommended in the plan's Land Use chapter. This will ensure that the Village Center will be a multi-modal destination accessible to all people.

The Village should continue to work with the Wisconsin Department of Transportation and Brown County Highway Department to ensure that all of the interchange overpasses/underpasses and other transportation structures have adequate pedestrian and bicycle facilities when they are constructed or reconstructed.

When cul-de-sacs must be built and development and physical barriers are not present, the Village should require the designation of public rights-of-way at or near the end of the cul-de-sacs for multi-use paths that connect to neighboring subdivisions, schools, parks, and other destinations. These paths should be between 10 and 12 feet wide and paved to accommodate pedestrians, bicyclists, skaters, and other non-motorized uses.

Begin using the sidepath suitability index to determine the best location for off-street multi-use paths.

Transit

The growth and population density of the Village should be monitored over the long-range planning period to determine if demand response service or a bus route should serve the Village in the future.

Streets and Highways

To enable and encourage people to walk and bicycle to and within the Village's urban areas, Suamico should require well-connected street patterns within new developments that have frequent connections to the existing street system. These kinds of street patterns would also provide motorists several route options and avoid concentrating traffic on relatively few streets. However, if physical or environmental constraints prohibit street connections, the Village should allow the development of cul-de-sacs near the constraints.

The subdivision ordinance should be amended to establish right-of-way width standards that do not require the acquisition of more right-of-way than necessary.

The parking areas of urban streets should be defined by curb extensions at many of the Village's intersections. If a block is relatively long, extensions should also be placed at other points along the street.

To move traffic efficiently, minimize barriers to pedestrians and bicyclists, and make the Village's thoroughfares more attractive, the Village (in cooperation with Brown County) should construct two-lane arterial boulevards or three-lane arterial streets that are complemented by an interconnected collector and local street system, mixed land uses, and efficient traffic control techniques at

intersections rather than expanding these roads to four lanes.

The Village should utilize street design techniques that reduce vehicle speeds, minimize the possibility of conflicts, and enhance traveler awareness to maximize pedestrian, bicyclist, and motorist safety and accessibility at the Village's intersections. Techniques that should be used include roundabouts, curb extensions at intersections, and other street design features.

Other Modes of Transportation

The Village should monitor activity on all rail lines and contact the Wisconsin Department of Natural Resources if any line is proposed for abandonment in the future. If abandonment is proposed, the Village should urge the DNR to purchase the right-of-way to enable the rail bed to be converted to a multi-use trail.

The Village should work with representatives of the airport over the next 20 years to support the retention and, if possible, expansion of air carriers that offer passenger and freight service.

Continue to utilize yellow street signs to identify designated truck routes.

To ensure that Suamico's current and future interests are considered by Port of Green Bay representatives, the Village should participate in the port's plan implementation process.

Funding to Help Develop the Village's Transportation System

To help the Village fund the development of its multi-modal transportation system, it should apply for transportation grants from various sources over the next several years.

Sidepath Suitability Algorithm

The following algorithm rates the suitability of a sidewalk or sidepath as a bicycle facility. (A sidepath is a trail parallel to, but separated from, a roadway) In addition to rating existing sidepaths, it can be used to plan safety improvements for new or existing sidepaths. At present, no other nationally accepted suitability index exists. This algorithm was developed using design issues described in the AASHTO Guide for the Development of Bicycle Facilities.

The factors considered are: intersection traffic, continuity, curb cuts, pedestrian use, crosswalks, and path/road separation at intersections. For a particular segment, add the following terms:

- 1) Intersection Traffic Score. The volume and speed of motor vehicular traffic – especially turning traffic – directly affect the risk of collision. Determine the intersection traffic score X from the following:

$$X = [R+(2*A)+(4*B)] / [M * (Spd*Vol)];$$

Where:

R = Number of residential intersections (driveways) on the segment,

A = Number of minor commercial intersections and streets (<1000 ADT),
 B = Number of major commercial intersections and streets (>1000 ADT),
 M = Length of segment in miles
 Spd = Speed limit factor, for the parallel street: 0-30 mph = 1, 35-40 mph = 2, 45+ mph = 3.
 Vol = Traffic volume factor, parallel street: <2,000 ADT = 1; 2,000-10,000 = 2; >10,000 = 3.

Add the following number of points for the intersection traffic score X.

X	Points
0	0
1-40	1
41-80	2
81-120	3
121-160	4
161-200	5
201-240	6
>240	7

2) Continuity. Discontinuities (major gaps or sidepath ends) may force cyclists to ride through grass, etc., and enter the roadway awkwardly. Cyclists will often avoid sidepaths with these gaps. Add 4 points if major discontinuities exist.

3) Curb cuts. Uncut curbs compromise cyclist movement and attention at intersections. Add 3 points if any intersections are lacking curb cuts.

4) Pedestrian use. Sidewalks and sidepaths are used by both bicyclists and pedestrians. Insufficient width increases user conflict. (However, extra width encourages higher cyclist speeds – which becomes a problem at incorrectly-designed intersections.) Add points according to the following chart:

Low (rare) ped use	Medium (sometimes) ped use	High (often) ped use
<= 5' - 1 point	<=5' - 2 points	<=5' - 4 points
> 5' - 0 points	6-7' - 1 point	6-7' - 2 points
	>=8' - 0 points	>=8' - 1 point

5) Crosswalks. Visible crosswalks can help make motorists more aware of non-motorized traffic. Sometimes two parallel painted stripes are sufficient. At busier intersections, “ladder” or “zebra” crosswalks and other techniques enhance visibility. Add 2 points if there are no crosswalks. Add 1 point if there are some crosswalk markings, but more visibility is warranted for that intersection type. Add 0 points for appropriately marked crossings. Take the worst-case crossing for the segment.

6) Intersection sidepath/road separation. AASHTO recommends that sidepaths be brought closer to the parallel road at intersections, so motorists more easily see and consider bicyclists during their approaches. The vehicular stop line should be in back of the sidepath crossing – cyclists must not weave through stopped traffic when crossing. Add 5 points if the crossing goes through stopped traffic. Add 3 points if the crossing is not brought “close enough” to the parallel road. Add 1 point

when the crossing is brought close to the road. (Paved shoulders and bike lane crossings – 0 points.)
Again, take the worst-case crossing for the segment.

Add together all the points for the sidepath suitability score.

*Algorithm provided by the League of Illinois Bicyclists

4: ECONOMIC DEVELOPMENT

Local governments play an increasingly critical role in promoting private sector economic development because economic strength is critical to the vitality of a community. Economic development is the process by which a community organizes and then applies its energies to the task of creating the type of business climate that will foster the retention and expansion of existing businesses, attract new businesses, and develop new business ventures.

Economic development efforts to create jobs are important beyond generating additional income for the Suamico residents. These efforts can help to generate additional tax base for the provisions of local services and may assist in establishing an environment for long-term economic vitality.

Success in economic development today requires a significant change in how economic development is done. It is important to think more broadly than was done in the past when it was believed that it was most important to attract factories and companies and when economic development was all about being the cheapest place to do business. Today, it is realized that physical and cultural amenities are critical to attracting and retaining people to fill these positions. In the past, it was believed that economic development was the government's job. However, a successful transition into the new information-based economy will come only through partnerships among government, businesses, and nonprofit organizations.

The key to an economic development strategy is having a quality product/community to market. The Village of Suamico Comprehensive Plan is geared toward promoting future development in Suamico in a manner that supports a high quality community that is attractive to existing and new businesses.

Goal and Objectives

Goal

Broaden the tax base and strengthen Suamico's economy and employment base through the expansion of business activity in a sustainable manner that does not detract from the Village's rural character.

Objectives

- Identify appropriate core development areas for additional business growth that do not negatively impact the Village's rural character.
- Continue to develop a pedestrian-friendly Village Center to help foster community identity and to serve as a focal point for economic development.
- Promote economic activities that incorporate views and uses of the Suamico River, Bay of Green Bay, and harbor.
- Pursue economic development policies that promote Suamico as a community for entrepreneurs to live, create businesses, and recreate.
- Encourage continued growth in small and regional businesses that serve Suamico and the surrounding communities.
- Ensure new commercial and industrial development is designed to fit into the Suamico community.

- Promote business development in nodes, rather than in strips, to avoid continuous commercial corridors.
- Promote the redevelopment of vacant or underutilized commercial and industrial properties.
- Identify areas of Suamico that would be appropriate for new commercial or industrial development.
- Develop marketing plan to enhance tourism.

Labor Force Analysis

Education is one of the primary keys to the “new economy,” which is more focused on information, advanced manufacturing technologies, and services than the production of basic goods. Continuing to develop a well-educated workforce through secondary schools, apprenticeships, technical schools, colleges, and universities will be critical for Suamico to continue developing a diversified economy. Figure 4-1 indicates that the number of Suamico residents with college degrees is much higher than either the State or County averages. Having a resident population with higher educational degrees generally equates to higher income levels and a more stable employment base.

Figure 4-1: Educational Attainment – Percent of Population 25 Years and Older

Status	Wisconsin	Brown County	Village of Suamico
Less than 9 th Grade	3.6%	4.3%	0.9%
9 th -12 th Grade, No Diploma	6.6%	5.7%	3.2%
High School Graduate	33.6%	33.6%	36.6%
Some College, No Degree	21.0%	20.1%	17.6%
Associate’s Degree	9.1%	10.4%	12.1%
Bachelor’s Degree	17.3%	18.5%	20.0%
Graduate or Professional Degree	8.8%	7.4%	9.6%

Source: U.S. Census Bureau 2007-2011 American Community Survey 5-Year Estimates.

Figure 4-2 shows that the percentage of Village residents 16 years of age and older who are in the labor force is significantly higher than the percentage of people in the labor force in Brown County and Wisconsin, indicating that many of the households in Suamico are likely dependent on two incomes. Suamico’s 2010 unemployment rate of 4.6 percent is also slightly lower than Brown County’s 4.7 percent and the State of Wisconsin’s 4.9 percent. With such a high labor force participation rate and comparatively low unemployment rate, the Village will likely have to bring workers in from other parts of the County and region to help fill new jobs as the Village’s economy continues to grow and diversify.

Figure 4-2: Employment Status by Percentage of Population 16 Years and Older

Status	Wisconsin	Brown County	Village of Suamico
In the labor force	68.7%	70.8%	78.8%
Civilian labor force	68.6%	70.7%	78.8%
Employed	63.7%	66.0%	74.2%
Unemployed	4.9%	4.7%	4.6%
Armed Forces	0.1%	0.1%	0.0%
Not in the labor force	31.3%	29.2%	21.2%

Source: U.S. Census Bureau 2007-2011 American Community Survey 5-Year Estimates.

Figure 4-3: Employed Civilian Population as a Percentage of People 16 Years and Above

	Wisconsin	Brown County	Village of Suamico
OCCUPATION			
Management, business, science, and arts	33.3%	32.0%	36.5%
Sales and office	24.2%	26.2%	26.2%
Production, transportation, and material moving	17.1%	16.9%	14.7%
Service	16.4%	16.5%	11.7%
Natural resources, construction, and maintenance	9.0%	8.4%	10.9%
INDUSTRY			
Manufacturing	18.6%	17.6%	22.1%
Educational services, and health care and social assistance	22.4%	21.3%	20.6%
Finance and insurance, and real estate and rental and leasing	6.3%	7.6%	10.7%
Retail Trade	11.4%	11.2%	9.0%
Construction	5.8%	5.0%	7.2%
Transportation and warehousing, and utilities	4.6%	7.1%	5.2%
Arts, entertainment, and recreation, and accommodation and food services	8.3%	9.2%	4.9%
Wholesale Trade	2.9%	3.4%	4.9%
Other services, except public administration	4.1%	4.3%	4.4%
Public administration	3.5%	2.9%	4.3%
Professional, scientific, and management, and administrative and waste management services	7.8%	7.0%	4.1%
Information	1.9%	1.8%	1.5%
Agriculture, forestry, fishing and hunting, and mining	2.5%	1.6%	1.2%

Source: U.S. Bureau of the Census: 2007-2011 American Community Survey 5-Year Estimates, Table DP03.

When compared to the state and county, the Village of Suamico has a higher percentage of people employed within the management, business, science, arts and the natural resources, construction, and maintenance occupations than either the county or state. The Village is significantly lower in service occupations, which is likely due to relatively few service-oriented businesses being located within the community. (See Figure 4-3)

As for individual industries, by far the largest employment sector is the manufacturing industry and the finance/insurance/real estate industries, which are much higher than either the county or state, while the arts/entertainment and recreation/food services industry and retail trade industries employ significantly fewer. As the Village continues to grow and diversify its industries and businesses, the disparities in employment percentages among the Village, Brown County, and State of Wisconsin residents will likely continue to decrease.

The low numbers of residents working within the service occupations or retail trade industries are likely a result of there being relatively few retail businesses within the Village. However, with a population of over 10,000 residents and forecasted to top 18,000 residents in 20 years, there may be a growing market for retail businesses and, accordingly, for those retail service and trade occupations.

Economic Base Analysis

The economic base of the Village of Suamico is intricately tied to that of the Green Bay Metropolitan Area in terms of employment and business opportunities. The vast majorities of Suamico residents work within the Green Bay Metropolitan Area and, therefore, depend on a sound economy throughout Brown County for their financial well-being. Key industry groups in the Green Bay Metropolitan Area include healthcare; paper and related products; insurance, financial services, and government offices; hospitality; food processing; and logistics (trucking, warehousing, and related services). Due to the Village's dependencies on the Green Bay Metropolitan Area, a Location Quotient Analysis to determine basic and non-basic sector employment was performed utilizing Brown County as the local level for analysis as compared to the United States.

Basic sector employment typically produces goods or services that are exported out of the local economy and into the larger national economy. These goods and services and, therefore, employment are thus less likely to be affected by a downturn in the local economy. Non-basic sector employment includes those industries that produce goods or services that are consumed at the local level or are not produced at a sufficient level to be exported out of the local market.

The Location Quotient Analysis compares the local economy (in this case Brown County) to the United States. This allows for identifying basic and non-basic sectors of the local economy. If the location quotient (LQ) is less than 1.0, all employment is considered non-basic, meaning that local industry is not meeting local demand for certain goods or services and may be more subject to downturns in the local economy. An LQ equal to 1.0 suggests that the local economy is exactly sufficient to meet the local demand for given goods or services. However, the employment is still considered to be non-basic. An LQ of greater than 1.0 suggests that the local employment industry produces more goods and services than the local economy can consume, and therefore, these goods and services are exported to non-local areas and considered to be basic sector employment. The Location Quotient Analysis for Brown County is displayed in Figure 4-4.

Figure 4-4: Employment by Industry Sector, 2011; Brown County and the United States Location Quotient Analysis

Employment by Industry	Brown County	United States	Location Quotient
Manufacturing	14,640,244	22,209	1.70
Transportation and warehousing, and utilities	6,971,155	8,496	1.36
Finance and insurance, and real estate and rental and leasing	9,404,900	9,614	1.14
Wholesale trade	3,979,663	4,041	1.14
Arts, entertainment, and recreation, and accommodation and food services	12,956,562	11,980	1.03
Agriculture, forestry, fishing, and hunting	2,655,272	2,223	0.94
Retail trade	16,246,356	13,596	0.94
Educational services, and health care and social assistance	32,376,279	26,909	0.93
Information	3,057,887	2,189	0.80
Construction	8,909,504	6,270	0.79
Other services, except public administration	6,986,806	4,840	0.77
Professional, scientific, and management, and administrative and waste management	14,906,696	9,270	0.70
Public administration	7,054,337	3,731	0.59
Total All Industry Sectors	140,145,661	125,368	1.00

Source: U.S. Bureau of the Census, 2007-2011 American Community Survey, 5-Year Estimates; Brown County Planning Commission, 2013.

According to the LQ analysis, there are five industries in Brown County that can be considered to be basic employment sectors: manufacturing; wholesale trade; transportation, warehousing, and utilities; finance, insurance, and real estate; and arts, entertainment, and recreation, and accommodation and food services. Manufacturing, in particular has a location quotient score significantly above 1.0, indicating the strong presence of manufacturers within Brown County. These industry sectors are most likely exporting goods and services to other parts of the country and contributing to a more stable local economy. Those industry sectors that are below 1.0, include such sectors as the construction, information and the professional/scientific/management fields, indicate that there may be demand within Brown County's local economy to support increases in these industry sectors.

The Village should also continue to develop, recruit, and retain those businesses that contribute to existing industrial "clusters" within Brown County and the greater Fox Valley region. The State of Wisconsin Department of Commerce defines clusters as "...geographic concentrations of interconnected companies, specialized suppliers, service providers, and associated institutions in a particular field that are present in a nation or region." Clusters greatly enhance a particular industry's competitiveness in several ways. First, clusters help improve productivity by providing ready access to specialized suppliers,

skills, information, training, and technology. Second, clusters help to foster innovation by increasing opportunities for new products, new processes, and meeting new needs with a full range of local suppliers and research institutions. Last, clusters can facilitate the commercialization of innovation through the creation of new firms via startups, spin-offs, and new business lines with needed inputs, such as banks and venture capital.

Within the Fox Valley region, business clusters include the paper, food processing, transportation, and insurance industries. The Village should actively develop, recruit, and retain those industries within the aforementioned clusters that take advantage of advanced technologies in the processing of their products as a means to continue to bridge the gap toward the new economy. The Village of Suamico may also wish to focus a portion of its business creation and recruitment efforts on those businesses that are part of information or professional, scientific, and management sectors to begin filling some of the potential local demand for these services while still maintaining communication and retention efforts with those existing businesses in the manufacturing sector.

Strengths and Weaknesses for Attracting/Retaining Business and Industry

It is necessary to look at the factors that influence the economic climate in the Village of Suamico. The most obvious factor is the Village's location within the Green Bay Metropolitan Area and the ease of access to USH 41/141 for commuting. Business owners in Suamico can easily tap the metropolitan area's large population base for employees, and residents of Suamico can just as easily commute to jobs in the metropolitan area and enjoy the benefits of living in a more rural setting.

Although the easy access to USH 41/141 is a definite benefit for residents of Suamico who work in the Green Bay Metropolitan Area, it is a potential detriment to the sustainability of local retail and service businesses. Many residents find driving to Green Bay for goods or services that one might typically find in a community of over 10,000 residents to be more of a minor inconvenience than a major problem. For local businesses to succeed in providing goods or services, it is necessary for the local residents to choose to patronize them instead of driving to larger non-local businesses outside of the community.

From a quality of life perspective, the Village has a number of natural resource amenities that provide the "rural feel" that Suamico's residents value. As the Village looks to recruit and grow businesses, Suamico should emphasize the high quality of life and proximity to the cultural amenities located in the Green Bay Metropolitan Area, such as the Weidner Center, Neville Public Museum, and Downtown Green Bay, and easy access to recreation activities in Wisconsin's Northwoods and Door County that the business owners and their employees can enjoy. Additional points of emphasis should be a high-quality school system and lower housing prices as compared to other larger metropolitan areas around the Midwest.

In terms of utilities, Suamico provides public water to residents and businesses in roughly the southeastern one-third of the Village. Public water is sourced from the underlying aquifer, which has rebounded in quantity from its historic lows following other metropolitan communities converting from

groundwater to Lake Michigan water piped from Manitowoc. The Village has adequate potable water for new business and industry.

Wastewater treatment for the Village of Suamico is provided by the Green Bay Metropolitan Sewerage District (GBMSD). GBMSD provides wastewater services from their treatment plant located near the mouth of the Fox River to all of metropolitan Green Bay. GBMSD is in the process of upgrading equipment and a number of processes to comply with additional regulations and projected future growth. Adequate capacity exists within GBMSD to account for additional growth in Suamico, but GBMSD should be kept apprised of any proposals for new or expanded industries that will produce large amounts of wastewater.

One of the increasingly important considerations in economic development is the access to fiber-optic communication lines. Uninterrupted communication processes and high-speed access to the Internet are of paramount importance to most businesses and industries, particularly those businesses associated with information and technology in the new economy. As Suamico plans for new business locations, it will be critically important to ensure the placement of fiber optic communication lines is included in any development proposals.

To facilitate future business development, the Village owns approximately 169 acres of vacant land on the east side of USH 41/141 at the Norfield Road overpass. Although the properties immediately adjacent to USH 41/141 are well-suited for future business park development, the 52.9 acres of village-owned property located further east along Norfield Road has a very high groundwater table, is separated from the other Village-owned property, and may therefore not be the best location for future business development.

Economic development services to assist businesses with location or relocation are provided throughout Brown County by Advance, which is the economic development section of the Green Bay Area Chamber of Commerce. Training services for businesses are provided by UW-Green Bay, St. Norbert College, the UW-Extension services, and Northeastern Wisconsin Technical College (NWTC). While none of the main buildings of these educational institutions are located in the Village of Suamico, NWTC holds outreach classes at Bay Port High School, and the others are all within a 30-minute drive.

The state and national economy are in the process of transitioning from an economy based on the processing of raw materials into finished goods to one based on technologically advanced manufacturing, information, and creativity. As this transition and advances in communications technologies continue, businesses and entrepreneurs will begin to be more influenced to locate in places where their existing employees will be comfortable living, where there is a high quality potential employee pool, and where there are good transportation connections rather than a proximity to raw materials for production. The Village of Suamico appears to be well-positioned to make this transition. However, the Village must continue to strive to maintain or improve those quality of life amenities that potential businesses and their employees are looking for when deciding where to locate.

Economic Development Assessment and Recommendations

Economic Opportunity Areas

An economic opportunity area is a geographic area of current or future general economic activity that contributes or will contribute to the community's tax base and overall identity. This may be as small as a grouping of local businesses or as large as a downtown or business park. The inventory, assessment, and recommendations for existing and future economic opportunity areas will help to guide the Village's economic development and land use activity over the next 20 years.

In the strategic planning surveys, the residents and business community expressed a strong desire to maintain the Village's rural atmosphere and natural beauty, while encouraging some additional commercial and industrial activity as a means to increase the overall tax base of the community. As a growing community, the Village will need to weigh the pros and cons of the commercial services a proposed business can provide with the potential impact on the Village's natural features and rural feel.

Industrial Parks

Industrial parks provide a location for manufacturing, fabrication, and other similar processing enterprises. Modern industrial parks are typically located where there is ease of access for the transport of raw materials and finished products and adequate land available for the expansion of businesses. Additionally, industrial parks can provide for the close location of various businesses necessary to contribute to the supply chain of larger businesses also located within the park, thereby reducing transportation costs and communication issues. These types of supply chain groupings, and spin-off enterprises, create economic "clusters" of similar products, thereby supporting a community or region's goals of economic growth and job creation.

The Village's original industrial park is located between Velp Avenue and the Canadian National Railroad tracks just south of the Village Center. The park is a mix of manufacturing, construction-related, and warehousing facilities in the manufacturing, transportation, food processing industrial sectors. In addition to industrial uses, a day care center and Suamico water tower are also located within the industrial park. The site plans and designs of the building in the industrial park are similar to other older industrial parks within Brown County, with primarily metal buildings and largely unscreened outdoor storage.

Although there is one vacant lot within the industrial park, it is under private ownership and not immediately available for new development. The Village may wish to consider expanding the industrial park to the immediate east of the existing industrial park across the Canadian National Railroad tracks. This would allow for access to the West Deerfield Avenue frontage road and railroad line and would provide visibility from USH 41/141. If the opportunity arises to purchase the property immediately to the east of the current industrial park for an expansion, the Village might consider utilizing the existing Tax Increment Finance District #2 to assist in financing improvements to this area for industrial development.

In addition to the Suamico Industrial Park, there are privately-developed industrial plats located along East Deerfield Drive, immediately north of Lineville Road. The series of East Deerfield Industrial Park plats extends from Lineville Road, north along East Deerfield Drive for just over approximately one mile. This part of Suamico has a very high groundwater table and has numerous wetlands interspersed among the platted industrial lots. Industrial development in this part of the Village has been rather slow, likely due to the environmental limitations.

The Village of Suamico owns approximately 169 acres of agricultural land along Norfield Road, east of USH 41/141. The Village purchased the property with the intent of developing a new business /industrial park to take advantage of the vehicle access to the properties via Veterans Avenue from the USH 41/141 interchange at Brown Road. As previously discussed, the properties immediately adjacent to USH 41/141 are well-suited toward business park development and selective redevelopment.

In addition, the southwest side of USH 41/141 at the Norfield Road overpass may also be suited for business park development by the Village of Suamico. The Village may wish to contact the property owners to determine if there is a possibility of purchase by the Village for development of the property as a business park. Prior to actually purchasing the land, Suamico should prepare a feasibility study to determine the estimated development costs, including such factors as financing, engineering/design, sewer, water, fiber optic, roads, and stormwater management facilities. Additionally, such a feasibility study should identify whether adequate regional demand exists for such a business park, target industries/businesses, and a concept plan.

Vickery Village Town Centre

In the spring of 2003, the Village of Suamico, facilitated by OMNNI Associates, completed a plan for the Village Center encompassing the area surrounding the CTH B/USH 41/141 interchange and the historic center of the Village. The plan recommends four different “theme areas” (Historic Hamlet, Northwoods Development, Velp Corridor, Highway and Community Service) and recommends economic development activities for each of the areas.

The intent of the plan is to create a renewed mix of pedestrian-scale commercial, residential, recreational, and institutional uses within the historic center of the Village to recreate a sense of “place” for the Village. The plan envisions a number of small-scale commercial retail and service shops catering to both local residents and tourists on their way to northern Wisconsin in the Historic Hamlet, Northwoods, and Velp Corridor areas, while the Highway and Community Service Area would be more highway-oriented. Similar architectural and site design elements will help to tie the four areas together in one unifying theme for the Village Center. Although now ten years old, the recommendations within the plan remain valid and the Village should continue to implement the recommendations in order to build on the successes and provide an identifiable village focal point for Suamico, its residents, and visitors.

In 2014 the Village contracted with Cantilever Design to develop a concept master development plan for the Vickery Village Town Centre Area. That plan called for significant redevelopment, increased parking,

multiuse development, added connectivity, increased density and uniform enhanced design standards. Citizen and property owner input and participation is helping to guide that plans finalization.

USH 41/141 Corridor

For most visitors traveling to or through Suamico, the USH 41/141 corridor will provide the first impression of the Village. Therefore, new development and redevelopment along the corridor should be of a design and quality that provides a favorable first impression to visitors since they are all potential customers and/or residents of the Village. As the corridor runs north to south through the eastern third of the Village, it provides a number of very visible economic development opportunities for Suamico. However, the Village will need to ensure that new development and redevelopment is of a quality that meets the expectations of the residents and makes a good first impression on visitors by enforcing the existing design standards for the corridor. Redevelopment efforts in the corridor should focus on improving building structure quality with an emphasis on the utilization of durable materials, such as brick and stone, rather than metal standing seam siding, to emphasize Suamico's natural character. Additionally, outdoor storage yards and parking lots should include landscaping to break up the mass of asphalt and screen parts of the outdoor storage areas that do not need to be seen by passing vehicles. In certain areas along USH 41/141, the Village may want to consider purchase of dilapidated or underutilized properties to make them available for redevelopment consistent with the Village's design criteria.

To accomplish this goal, the Village should stringently enforce its *Design Review Standards for Commercial, Multifamily, and Industrial Development Ordinance* (Municipal Code Section 16.35) along USH 41/141 to ensure existing development for which exterior changes are proposed and proposed new development meet the applicable intent statements of the ordinance (16.35(2)(a) and (e)):

(a): "To encourage growth and development which is consistent with maintaining rural design character and protects and enhances the Village's rural appeal for citizen and visitor use and enjoyment and protect against development which uses standard urban and suburban design approaches."

(c): "To protect against the problem of highway strip commercial development and to encourage well-designed highway clustered commercial development."

As the lands adjacent to the corridor are developed, care should be taken to prevent the degradation of the nearby sensitive wetland areas by properly managing stormwater and utilizing erosion control techniques. This is particularly crucial in Suamico, where the intermittent streams and wetlands near the corridor provide critical northern pike spawning habitat for the Bay of Green Bay.

In order to reinforce in motorists' minds that they are entering the Village of Suamico, the Village should consider the placement of well-designed, appropriately scaled signage at primary entrance points to Suamico. Specific locations include USH 41/141 northbound at Lineville Road, USH 41/141 southbound at Brown Road, Velp Avenue at Lineville Road, and CTH B at Pittco Road.

Lineville Road

Since the 2005 Comprehensive Plan, the Lineville Road area has seen the most new economic development activity in Suamico. Lineville Road, and in particular the area between Cardinal Lane and the Canadian National Railroad tracks (Urban Edge), has experienced a surge in regional retail and service businesses. Specific businesses include a grocery store, general merchandise department store, hotel, banquet hall/bowling alley, and numerous restaurant and smaller retail outlets. The Lineville Road area is easily accessible by vehicle from the Lineville Road / USH 41/141 interchange and Velp Avenue (CTH HS), which is a primary north-south county highway. This area, in combination with the businesses on the south side of Lineville Road in the Village of Howard, has come to serve as a regional retail center for northwestern Brown County and southern Oconto County. Although there is some room for expansion, it is somewhat limited due to the significant wetlands areas to the east, the Howard-Suamico School District campus to the west, and existing residential development to the north.

New development in the Lineville Road area should continue to focus on filling regional retail and service niches necessary to serve a combined Howard and Suamico population of over 29,000 residents. This is a significant number of potential customers and should be touted when working to recruit retail and service businesses to the Lineville Road area by both villages. Considering the Lineville Road area serves as the boundary between Howard and Suamico, there could be some efficiencies of effort associated with business recruitment to the area if the communities work together on a joint marketing effort.

Rural Commercial Development

The Village of Suamico has a number of scattered business enterprises in the more rural portions of the Village. These businesses are located primarily along CTH B and serve the surrounding areas. Provided the buildings and sites are designed appropriately, scattered commercial development can provide important services to the residents of the rural areas. When evaluating whether or not to permit new scattered commercial development, the Village may want to focus them in nodes on intersections to avoid the creation of strip commercial corridors over time.

Recreational Features

The Village of Suamico is blessed with a wealth of natural beauty; much of it also protected from future development by virtue of these areas being located in parks or other protected recreational areas. Specific parks and recreation areas such as the Brown County Reforestation Camp, Northeastern Wisconsin (NEW) Zoo, Long Tail Point, Sensiba Wildlife Area, Little



Tail Management Unit, Suamico Boat Launch and Harbor, and Barkhausen Waterfowl Preserve all bring tens of thousands of people to Suamico every year. Recreational enthusiasts come for hiking, bicycling, fishing, hunting, sightseeing, snowshoeing, snowmobiling, boating, and any number of other recreational pursuits. While in Suamico they spend money on food, gas, lodging, and supplies. Promoting Suamico’s recreational areas as a destination for these activities will bring outside dollars into the local economy and support local businesses.

Economic Development Policy Assessment and Recommendations

Industrial and Commercial Design Standards

Design standards provide a means for Suamico to maintain the rural character of the Village by reviewing commercial buildings. The Village of Suamico enforces Section 16.35 of the Suamico Municipal Code – Design Review Standards for Commercial, Multifamily, and Industrial Development. In the Statement of Intent, subsection (a) identifies the primary goal for the ordinance, *“To encourage growth and development which is consistent with maintaining rural design character and protects and enhances the Village’s rural appeal for citizen and visitor use and enjoyment and protect against development which uses standard urban and suburban design approaches.”* The ordinance applies to the following:

- All new commercial, multifamily, and industrial development.
- Landscaping when new buildings, exterior alterations, signage, or parking is proposed.
- Exterior wall and roof alterations to existing commercial, multifamily, and industrial development not previously subject to design review.

In the interest of economic development, administration of the ordinance should be consistent and predictable to ensure the development community can accurately project the length of time needed for municipal approvals and account for this time in their development cost estimates.

Business Creation

The Village can continue to make positive planning and financial management decisions that result in the community being an attractive place for aspiring entrepreneurs to locate and start their businesses. When deciding where to locate to start a business, many entrepreneurs today evaluate where they want to live first because the access to raw materials, land, and utilities may not be the driving force for their business model. Rather, many entrepreneurs today depend on a well-educated workforce and excellent communications systems (wireless communications, and fiber-optic connectivity) for their products. In order to create a community where entrepreneurs want to live, work, and recreate. Specific activities the Village can promote include:

- Identifying access points to “angel” investment opportunities for aspiring entrepreneurs who need access to capital to begin their business.

- Creating active, exciting, diverse places for these businesswomen and businessmen to live, work, and recreate.
- Encourage the development of fiber optic lines and other wired and wireless communication infrastructure necessary for Web 2.0 activities, which foster interactive collaboration over the Internet.
- Promoting the unique culture and characteristics of Suamico as something different from the rest of Northeastern Wisconsin.

Business Retention

Since a good portion of the economic growth that occurs is from businesses already in a community, business retention is essential. Activities associated with business retention programs include:

- Helping businesses learn about potential sites for expansion, offering low-cost loans, and identifying state and federal grant funds to finance business expansions.
- Providing business areas with efficient, reliable public services, such as snow removal, road repair, and sewer and water utilities.
- Providing a contact person to answer business questions and solicit information from business leaders regarding local development problems.

Business Attraction

Business attraction involves letting businesses know what a community has to offer. For example, some of the activities that are involved in a business attraction program include:

- Providing information on available sites.
- Identifying labor and community characteristics.
- Marketing sites to businesses that would be complementary to existing businesses or would provide diversity to the local economy.
- Offering low-cost land, accessibility to state or federal grants, or other incentives to encourage businesses to locate in the community.

Economic Development Program Recommendations

This section contains a brief explanation of local, county, and state economic development programs that could potentially help the Village and Village's businesses achieve their stated economic development goals and objectives. The Implementation chapter contains a comprehensive listing and description of programs the Village may wish to utilize in achieving its economic development objectives.

Village

Tax-Increment Districts

A tax increment finance district (TID) is an economic development tool available primarily to villages and cities within Wisconsin that allows a community to capture the increase in property tax revenues within a defined area to pay for public improvements. According to the Wisconsin Department of Revenue, when a TID is created, the municipality and other taxing entities agree to support their normal operations from the existing property tax base within the district. A finding must be made that no development would happen without the formation of a TID. Provided this finding is true, tax revenues will be the same for the other taxing entities with or without the TID. Property tax rates for the school, county, technical college, and municipality are based on the taxable value of the TID at the time it is created. These rates are then applied to the TID value increment which results in additional revenues collected for the district's fund. Provided TID revenues exceed expenses, eligible TID expenses are paid from these revenues before the added tax base is shared with the other taxing entities.

The Village of Suamico has three active tax increment districts within its Village boundaries, which are depicted in Figure 4-5. A discussion of each district follows.

Tax Increment District #1

Suamico TID #1 is generally located along USH 41/141 between Lineville Road and Harbor Lights Road. The majority of the development to date has occurred on east side of USH 41/141 and consists of various light industrial and commercial sales businesses, interspersed with wetland areas. Much of the land within the TID on the west side of USH 41/141 along Harbor Lights Road may be difficult to develop due to the presence of wetlands and other environmental constraints.

Tax Increment District #2

Suamico TID #2 is immediately north of TID #1, but is located entirely on the west side of USH 41/141 and continues west to Velp Avenue and generally north to CTH B. TID #2 includes the Suamico Industrial Park and the Vickery Village Town Centre, southwest of the CTH B/USH 41/141 interchange. TID #2 generally consists of the food processing, warehousing, and other uses associated with the Suamico Industrial Park and also the local commercial sales and service businesses found in the historic Village Center.

Tax Increment District #4

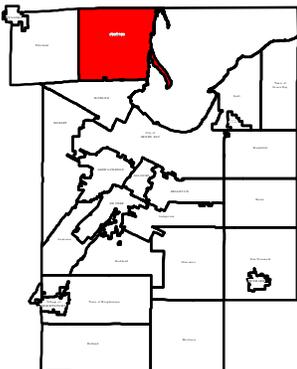
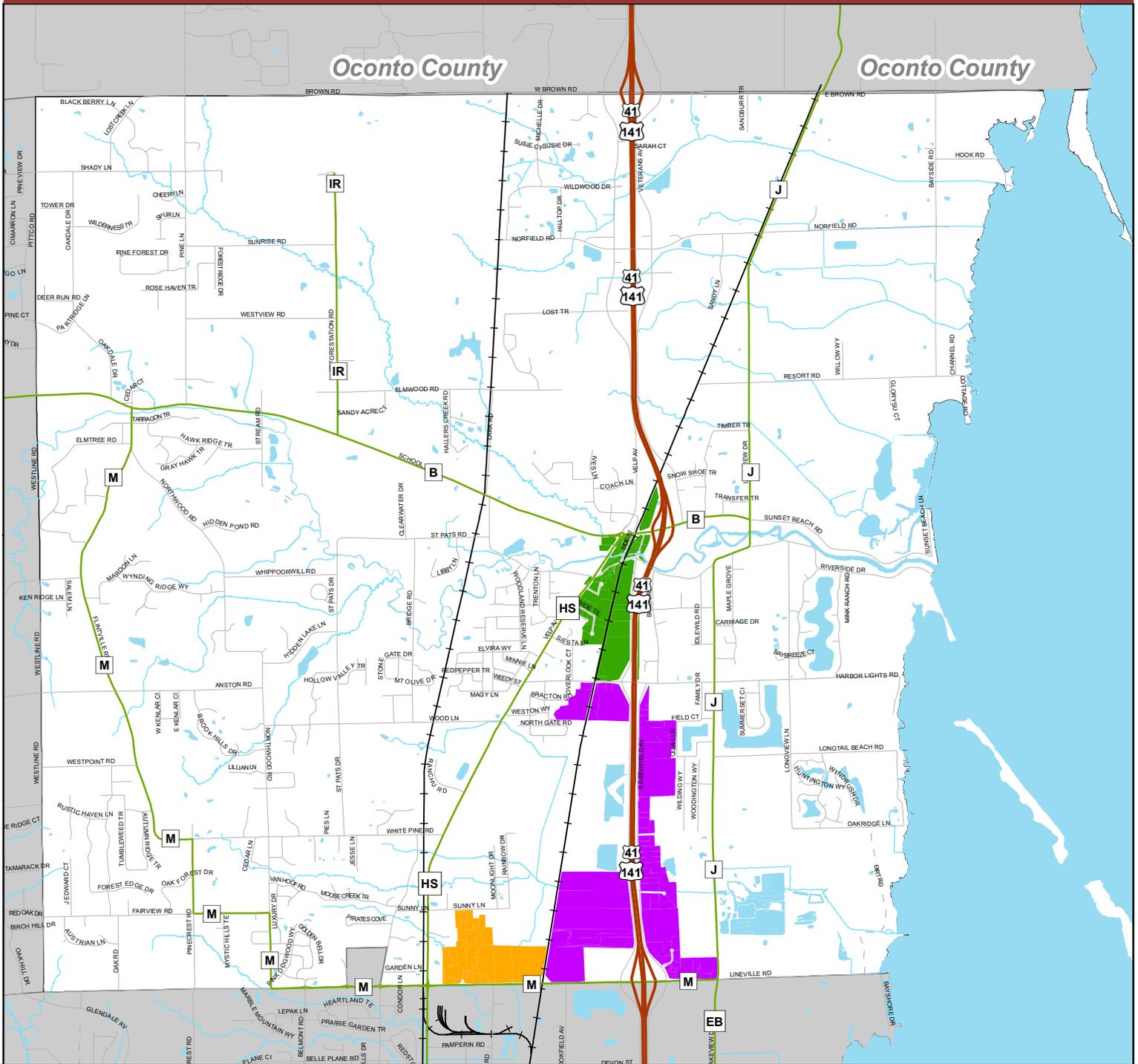
Tax Increment District #4 is an overlay district on TID #1 and is located on the north side of Lineville Road, immediately west of the Canadian National Railroad tracks and extending east and north to incorporate the Urban Edge retail development, consisting of a mixture of regional and local commercial retail and restaurant establishments. There is a significant residential component to the development.



Figure 4-5

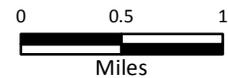
Tax Increment Districts

Village of Suamico, Brown County, WI



Legend

- Tax Increment District #1
- Tax Increment District #2
- Tax Increment District #4



Source: Brown County Planning and Land Services

This is a compilation of records and data from various sources which is located in Brown County Land Information Office. This data is to be used for reference purposes only. Brown County is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by Brown County Planning Commission Staff December 2013

Industrial Revenue Bonds

According to the Wisconsin Economic Development Corporation, Industrial Revenue Bonds (IRBs) are designed to help Wisconsin municipalities support industrial development through the sale of tax-exempt bonds. IRB financing may be used for building, equipment, land, and bond issuance costs, but not for working capital. The main advantage of IRBs is the low interest rates that are realized because bonds (to finance the development) are sold under the name of the Village, and therefore the interest earned from these municipal bonds is exempt from federal taxes. Typically, interest rates on IRBs may be from 1.5 to 2.5 percentage points below comparably rated corporate bonds.

Advance

The Village is presently a member of Advance, the economic development branch of the Green Bay Chamber of Commerce. Advance acts in part as an informational and referral service for potential businesses and industries looking to locate in Brown County. This enables a potential business or industry looking to locate in Brown County to hear about Suamico when it otherwise may have no knowledge of the opportunities available in the Village.

Local Commercial Realtors

There are a number of local commercial realtors who can provide vital marketing and research services to the Village of Suamico. They should be considered partners with the Village when recruiting businesses or evaluating sites for potential business parks.

County**Brown County Economic Development Revolving Loan Fund**

The Brown County Economic Development Revolving Loan Fund, which provides low interest loans to businesses that will generate or retain low-moderate income employment opportunities and expansion of the tax base. The Brown County Planning Commission, in partnership with Advance, administers the Brown County Economic Development Revolving Loan Fund.

Brown County Business Park Website

The Brown County Planning Commission, in partnership with its local municipalities and Advance, maintains a website that provides details regarding business and industrial parks within Brown County. Each business park includes a data sheet with details regarding such critical information as acres available, utility availability, transportation connections, asking prices, and contact person. The Village should ensure the data on the website is as detailed and accurate as possible to provide the best possible information for potential businesses or industries that wish to locate in Suamico. The website is located in the “Featured Maps and GIS Apps” section of the Brown County Land Information Office webpage, at: <http://tinyurl.com/BC-BusinessParks>.

Regional

Howard Suamico Business & Professionals Association (HSBPA)

It is the mission of the Howard Suamico Business & Professional Association to promote "Buying Local" and to support the businesses within these two great communities.

<http://www.hsbpa.org/index.php>

NEW North, Inc.

The New North is a 501(c)3 non-profit regional marketing and economic development organization that promotes collaboration between the private and public sectors to promote Northeastern Wisconsin for increasing economic development. According to the New North website, their key initiatives include:

- Attract, develop, and retain diverse talent
- Foster targeted industry clusters and new markets
- Support an entrepreneurial climate and small business
- Encourage educational attainment
- Elevate sustainability as an economic driver
- Promote the regional brand

Additional information on the New North can be found at www.thenewnorth.com.

Wisconsin Energy Corporation

Wisconsin Energy Corporation (WEC) also contributes a number of economic development services that the Village should be aware of for their businesses. WEC also maintains a website of available industrial buildings and sites on a regional scale. Should industrial buildings become vacant in Suamico, the Village should work with the property owner and WEC to list the building on the WEC website. The WEC economic development page can be a useful resource for the Village and is located at <http://www.wecenergygroup.com>.

State

Wisconsin Department of Administration

The Wisconsin Department of Administration manages the Community Development Block Grant (CDBG) – Small Cities program. Of particular interest to the Village of Suamico would be the following programs, which support economic development.

- CDBG Economic Development (CDBG-ED) – Grant funds are awarded to local governments to assist businesses to create or retain jobs for individuals with low and moderate incomes. Examples of eligible projects include business loans to expand facilities or purchase equipment, specialized employee training, or business infrastructure projects.
- CDBG Public Facility- Economic Development Funds (CDBG-PFED) – Grant funds are awarded to local governments for public infrastructure projects that support business expansion or retention. Examples of eligible applications include new or improved water, sewer, and streets

that result in business expansion and job opportunities for low and moderate income individuals.

Additional information regarding the CDBG program may be found at <http://tinyurl.com/CDBGPrograms>.

Wisconsin Economic Development Corporation

The Wisconsin Economic Development Corporation (WEDC) works with Wisconsin communities to provide training, technical support, and funding to facilitate public infrastructure improvements, brownfield redevelopment, and Main Street improvements to foster economic growth. A specific WEDC program that may assist the Village of Suamico in its economic development activities is the Certified Sites Program.

For the Certified Sites Program, WEDC reviews and certifies sites of at least 50 contiguous acres as being ready for development. Certification means key approvals, documentations, and assessments for industrial uses already in place. This program may be a good option for land the Village owns along Norfield Road and USH 41/141.

Additional information regarding WEDC can be found at www.inwisconsin.com.

Federal

Economic Development Administration

The Economic Development Administration (EDA) provides grant programs for economic development assistance, regional planning efforts, and disaster prevention and relief. Investment priorities for EDA include:

- Collaborative regional innovation that supports the development and growth of innovation clusters based on existing regional competitive strengths.
- Public / private partnerships that use both sectors' resources and leverage complimentary investments by other entities.
- Initiatives that encourage job growth and business expansion related to advanced manufacturing, technology infrastructure, and other national strategic priorities.
- Investments that promote job creation and economic prosperity through projects that implement environmentally sustainable development.
- Investments that strengthen economically distressed and underserved communities.

Recommendations

The following is a summary of economic development recommendations for the Village of Suamico:

Vickery Village Town Centre

- Continue implementation of the 2003 Village Centre Plan and the new Vickery Village Town Centre Concept Master Development Plan, particularly in making the streets and business site plans more pedestrian-friendly.
- Promote businesses in this area that incorporate public access or views of the Suamico River, harbor, and Bay of Green Bay.
- Encourage the continued development of small retail shops, services, and institutional uses, such as the post office, in the Village Center to increase daily activity levels.
- Ensure new development in the Vickery Village Town Centre is of a high-quality and meets the “small-town” designs embraced by existing businesses.

USH 41/141 Corridor

- Strictly enforce the Village’s design review ordinance for commercial, light industrial, and multifamily development to create a favorable first impression of Suamico for visitors traveling on USH 41/141.
- Consider the proactive purchase and redevelopment of underutilized parcels along the highway corridor, particularly those that do not meet the standards of Suamico’s design review ordinance.
- Prepare a feasibility study to determine if the land southwest of USH 41/141 and the Norfield Road overpass is a suitable location for a new business park.
- Determine the costs and potential economic development benefits associated with extending the necessary infrastructure to the Village-owned property on the immediate east side of USH 41/141 at the Norfield Road overpass.
- Evaluate the future use and necessity of continued village ownership of the agricultural lands that are detached from the lands along the east side of the USH 41/141 and Norfield Road overpass.

Lineville Road

- Encourage regional retail and service businesses to locate in the Lineville Road area to serve the northwestern Brown County and southern Oconto County areas.

- Coordinate with the Village of Howard and Brown County to ensure the Lineville Road retail area is safely accessible by vehicles, pedestrians, and bicyclists.
- Develop a joint effort with the Village of Howard to market the Lineville Road retail area to a larger market area.

Economic Development Programs / Policies

- Utilize Suamico's natural beauty and recreational assets as a selling point for business and employee recruitment efforts.
- Focus commercial development in nodes at intersections of major roads to avoid commercial strip development that would not be compatible with Suamico's rural character.
- Stringently enforce Suamico's site plan and design review ordinance to ensure new and existing development is of a high quality that becomes an asset to the Village.
- Considering the importance of the natural features to Suamico's residents, review site plans to avoid any negative impacts on environmentally sensitive areas.
- Focus economic development efforts on growing existing businesses and creating an environment that fosters new business establishment first and recruiting businesses from other communities last.
- Utilize the Brown County Business Park application to advertise available parcels and buildings in Suamico's business and industrial parks.
- Utilize the programs administered by the Wisconsin Economic Development Corporation (WEDC) and Wisconsin Department of Administration (WDOA) to foster economic development opportunities.
- Develop a periodic meeting schedule with existing businesses to discuss future needs or potential problems.
- Partner with local commercial realtors for business recruitment, site evaluation, marketing, and research.
- Place well-designed and appropriately scaled signage welcoming motorists to Suamico at USH 41/141 northbound at Lineville Road and southbound at Brown Road, Velp Avenue at Lineville Road, and CTH B at Pittco Road.

5: HOUSING

Suamico is a community that is experiencing strong residential and more recently, commercial growth. As presented in the Issues and Opportunities chapter, the population, while growing, is also aging as the “baby-boomers” approach retirement age, and the makeup of families continues to change. Identifying ways to maintain the Village’s rural atmosphere, while providing more diversified housing choices for a changing population, will become increasingly important to keep the Village growing and vibrant.

As a component of this chapter update, the 2011 Village of Suamico Strategic Plan Surveys for residents and businesses was reviewed to determine the current opinions of both groups with regard to housing and residential development in the Village of Suamico. The resident survey found that 77.9 percent of respondents strongly support or support the following statement, *“It is important that Suamico maintain its rural character and atmosphere while experiencing growth and development.”* Furthermore, the business survey asked the following question, *“What type of residential development should be encouraged in Suamico? (circle all that apply).”* The following table identifies the results of this question from the business survey:

- Homes: 88% of respondents
- Condos: 46% of respondents
- Duplexes: 44% of respondents
- Apartments: 34% of respondents
- None: 4% of respondents
- Other: 4% of respondents

Based upon the survey results, it is apparent there is a desire for continued residential growth in the community, however, new development needs to “maintain the rural character and atmosphere” of the Village. As formerly rural parts of the Village are converted or proposed to be converted into residential uses, there will likely be friction between these two desires. The Issues and Opportunities chapter of the plan forecasts approximately 2,700 new housing units needed within the Village of Suamico over the next 20 years to accommodate the projected population growth. If residential development is to continue in the Village, there may be a need to increase residential density in some parts of the Village to keep other parts of the Village more rural in nature.

The Housing Chapter will build on this forecast by identifying existing trends and characteristics of the housing market, providing recommendations on how to maintain the existing housing stock, and providing concepts for new housing developments that will assist in maintaining Suamico’s desired rural character.

Goal and Objectives

The following statement identifies a long-range vision (goal) for housing in the Village of Suamico. A goal by definition may not ever be achieved, but it is a vision for the community to continually strive toward. Objectives are shorter-range “stepping stones” that the Village may utilize to reach the goal.

Goal

Develop and maintain residential neighborhoods that take into account the natural environment and rural characteristics of the Village while accommodating additional growth.

Objectives

- Promote reinvestment in the existing housing stock in order to maintain property values and strong neighborhoods.
- Promote an adequate supply and mix of housing types for individuals of different life stages, physical abilities, and income levels, while maintaining the Village’s rural and residential character.
- Encourage the development of residential facilities that help care for an aging population.
- Identify new residential areas in proximity to existing development to take advantage of the efficiencies associated with existing utilities and public services.
- Promote mixed-use residential development in appropriate locations.
- Encourage the development of conservation by design residential subdivisions in the more rural parts of the Village.
- Identify and utilize non-profit, volunteer, and government programs to diversify and maintain the Village’s housing stock.

Housing Characteristics

Age

Figure 5-1 shows that 35.0 percent of the housing units in the Village of Suamico have been built since 2000, as compared to 14.9 percent for Brown County and 12.2 percent for the State of Wisconsin. Additionally, only 26.1 percent of Suamico’s housing units were constructed prior to 1980, which indicates that the housing stock within the Village is very new and, therefore, generally in good condition. However, as the housing stock ages, it will be necessary for the Village to ensure that the housing units remain in good condition through code enforcement, rehabilitation, and selective redevelopment.

Figure 5-1: Age of Housing Units in the Village of Suamico

Year Structure Was Built	Suamico	%	Brown County	%	Wisconsin	%
2000-or later	1,480	35.0	15,445	14.9	318,237	12.2
1990-1999	1,279	30.3	16,680	16.1	361,764	13.9
1980-1989	363	8.6	13,227	12.7	256,008	9.8
1970-1979	513	12.1	17,307	16.7	395,231	15.1
1960-1969	176	4.2	10,952	10.5	261,128	10.0
1940-1959	284	6.7	16,250	15.6	452,113	17.3
1939 or Earlier	130	3.1	14,069	13.5	565,338	21.7
Total	4,225	100.0	14,069	100.0	2,609,819	100.0

Source: U.S. Bureau of the Census, 2007-2011 American Community Survey.

Structures

The Village of Suamico has a significantly higher percentage of 1-unit detached structures (typically single-family homes) at 83.0 percent than either Brown County or the State of Wisconsin at 63.9 percent and 66.4 percent, respectively. However, the Village's percentage of 1-unit detached structures has decreased from 89.4 percent in 2000, thereby demonstrating progress in diversifying the Village's housing stock from the 2004 comprehensive plan. As the Village continues to transition to a more suburban village, it will need to ensure that its housing stock continues to diversify to account for the demographic changes identified in the Issues and Opportunities chapter. Figure 5-2 identifies the total number of units within each type of structure in Suamico, Brown County, and the State of Wisconsin.

Figure 5-2: Units in Structure for Suamico, Brown County, and Wisconsin

Units in Structure	Suamico	%	Brown County	%	Wisconsin	%
1-Unit Detached	3,508	83.0%	66,407	63.9%	1,732,919	66.4%
1-Unit Attached	206	4.9%	5,246	5.0%	113,851	4.4%
2 Units	357	8.4%	8,539	8.2%	180,413	6.9%
3 or 4 Units	56	1.3%	3,441	3.3%	98,655	3.8%
5 to 9 Units	48	1.1%	7,758	7.5%	123,839	4.7%
10 to 19 Units	36	0.9%	4,687	4.5%	87,288	3.3%
20 to 49 Units	0	0.0%	3,256	3.1%	96,117	3.7%
50 or more	0	0.0%	2,933	2.8%	77,373	3.0%
Mobile Home	14	0.3%	1,661	1.6%	99,016	3.8%
Boat, RV, Van, Etc.	0	0.0%	2	0.0%	348	0.0%
Total	4,225	100.0%	103,930	100.0%	2,609,819	100.0%

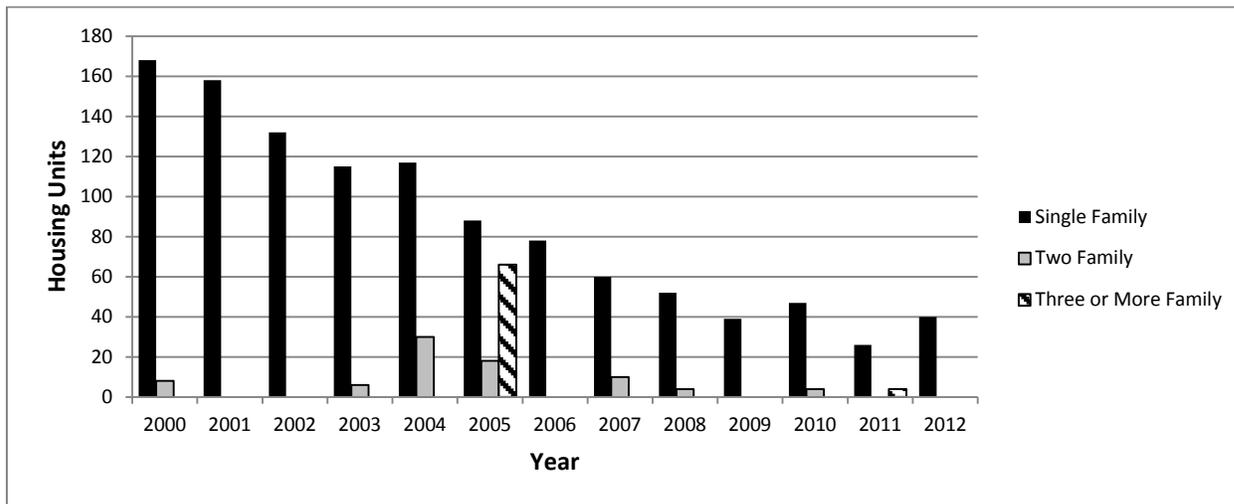
Source: U.S. Bureau of the Census, 2007-2011 American Community Survey.

Over the last 12 years, the number of new single-family homes developed in Suamico has decreased dramatically from a high of 168 in 2000 to a low of 26 in 2011 for a total of 1,120 single-family housing units. This is similar to trends in other Brown County communities as the "boom" residential development years transitioned to the "bust" years associated with the historic economic recession and subsequent housing market crash. Although there was certainly a decreasing trend in the number of homes constructed in Suamico, it is important to note that even during the depths of the recession (2008-2010), there were still new single-family housing units being constructed. This contrasts favorably to many other Brown County communities, when during this time period there were very few to no new single-family homes being constructed.

As is evident from Figure 5-3, the vast majority of housing units constructed in Suamico over the past 10 years were single-family residential homes. During this same time period, 80 duplex units and 70 three or more unit residential buildings were constructed. The new duplex and three or more unit buildings that were constructed aided in the diversification of the Village's housing stock. Figure 5-3 displays the

number and type of unit constructed according to the building permits issued from 2000 through 2012.

Figure 5-3: New Housing Unit Development, 2000-2012



Source: U.S. Census Bureau – Monthly New Privately-Owned Residential Building Permits, Village of Suamico, Wisconsin 2000-2013.

Occupancy

According to the 2000 U.S. Census, there were a total of 3,078 housing units within the Village of Suamico. This compares with 4,235 units in 2010, which is an increase of 1,157 units (37.6 percent) over the 10-year period. The breakdown of housing units into owner-occupied and renter-occupied shows that owner-occupied units accounted for 92.3 percent of the Village’s dwelling units in 2000, and this percentage decreased to 91.1 percent owner-occupied housing by 2010, consistent with the diversification in the housing stock over this same time period. Although the percentage of owner-occupied units decreased from 2000, Suamico still has a very high percentage of owner-occupied housing stock in the Village as compared to other similarly suburbanizing Brown County communities, including the Town of Lawrence (71.2 percent owner occupied, 28.8 percent rental) and Town of Ledgeview (65.0 percent owner occupied and 35.0 percent rental). As Suamico continues to grow in population and employment opportunities, there will likely be a demand for increased rental housing options for young people, older people, and people who work in the service industry in the Village. Figure 5-4 summarizes the changes that occurred between 2000 and 2010.

Figure 5-4: Change in Housing Occupancy Characteristics in Suamico, 2000 and 2010.

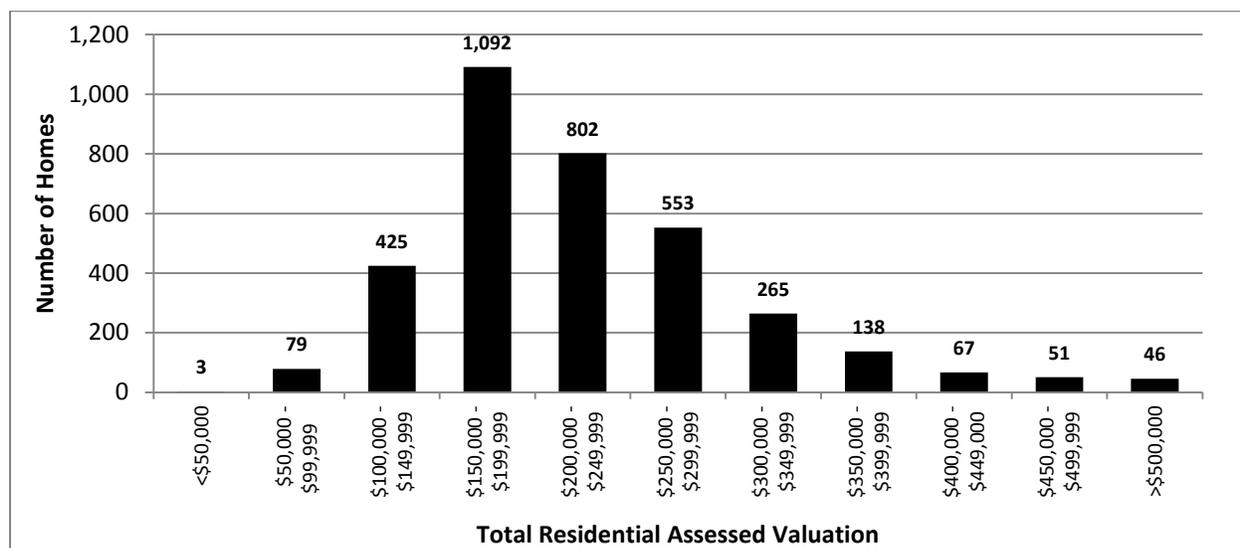
	2000	% of Total	2010	% of Total	Increase or Decrease	Percent Change 2000 - 2010
Total Housing Units	3,078	100.0%	4,235	100.0%	+1,157	+37.5%
Occupied Housing Units	2,966	100.0%	4,092	100.0%	+1,126	+37.9%
Owner-Occupied	2,738	92.3%	3,727	91.1%	+989	+36.1%
Renter-Occupied	228	7.7%	365	8.9%	+137	+60.0%

Source: U.S. Census Bureau Table DP-1 Profile of General Demographic Characteristics, 2000; and 2010 Census Summary File 1 Table H14.

Value

According to the 2013 Brown County land records, the largest segment of the Village’s single-family homes is assessed between \$150,000 and \$199,000 (31.0 percent), while 22.8 percent of the homes are assessed between \$200,000 and \$249,999. As an additional measure of housing value, the U.S. Census Bureau’s 2007-2011 American Community Survey estimates the median home value for Suamico to be \$222,700. Suamico’s median home value is significantly higher than the median home value of Brown County at \$159,900 and the State of Wisconsin at \$169,700, but similar to other suburbanizing communities including the Town of Lawrence at \$230,400 and Town of Ledgeview at \$253,700. Much of this difference may be accounted for due to the locational amenities the Village (and similar communities) has to offer, such as proximity to the Metropolitan Green Bay Area, abundant natural features, and the majority of the housing stock being relatively new. (See Figure 5-5.)

Figure 5-5: Village of Suamico Single-Family Housing Total Assessed Values in 2013



Source: Brown County Land Records, Brown County Planning Commission, 2013

A review of the Zillow.com website, indicates that as of October, 2013, there are 87 single-family homes currently listed for sale in Suamico, ranging in price from \$63,900 up to \$899,900; with most in the \$200,000 - \$300,000 range, consistent with the assessed valuation and median housing value data. One item of note is that of the 87 homes listed for sale in Suamico, 25 of them are listed as “pre-foreclosure” or “foreclosure”.

Housing Expenses

In order to compare housing costs across a set time-period, in this case 2000 to 2010, inflation must be taken into account. The Consumer Price Index (CPI-U-RS), created by the U.S. Bureau of Labor Statistics (BLS) and revised annually from the 1977 base year, was used to determine an average U.S. city inflation factor. The revised CPI-U-RS series, released in July, 2011 by the BLS, shows that the index value (less the volatile food and energy sectors) for 2000 was 260.8 and 318.4 for 2010². Therefore, the factor to adjust to 2010 constant dollars is 318.4/260.8 or 1.22086. For the following analyses of rent and mortgage expenses, the median values will be adjusted by the inflation factor of 1.22086 when comparing 2000 and 2010.

Rent

Between 2000 and 2010, the median gross rent for a rental unit in Suamico increased from \$716 to \$982, which is an increase of 37.2 percent in ten years³. When inflation is factored in and restated in terms of 2010 dollars, the 2000 rent is approximately \$874. When adjusted for inflation, the median rent in Suamico has increased by approximately 12.4 percent between 2000 and 2010. Although gross rent continues to increase in the Village, it is not increasing nearly as quickly as in the past, when between 1990 and 2000, gross rent (adjusted for inflation) increased by 33.8 percent. This may be a market reaction to additional rental housing options being constructed between 2000 and 2010.

Mortgage

Coinciding with the number of new large homes that were built in Suamico between 2000 and 2010, the median monthly mortgage cost also increased significantly. In 2000, the median monthly mortgage cost for a home in Suamico was \$1,188. When inflation is factored in, the 2000 median monthly mortgage expense equates to \$1,450 in constant year 2010 dollars. The 2010 median monthly mortgage cost was \$1,733, which is \$283 (19.5 percent) more than the inflation-adjusted 2000 cost. It is important to note that the median mortgage cost increased by \$283 per month even though the years of 2008-2010 witnessed historic downturns in housing values nationwide. This indicates that homes in Suamico likely still increased in value during this timeframe when other communities around the country were experiencing substantial decreases in housing value.

Housing Affordability

Why do we need affordable housing? This is a question that many communities ask as they develop their comprehensive plans. Affordable housing is a necessary and integral part of any healthy community because as people’s lives change, so do their housing preferences and their ability to pay more or less for housing. For instance, many communities identify large areas in their comprehensive plans for commercial or industrial businesses. It is important to understand that the people who would work in these businesses would also need a place to call home.

² U.S. Bureau of Labor Statistics: <http://www.bls.gov/cpi/cpirsdc.htm>.

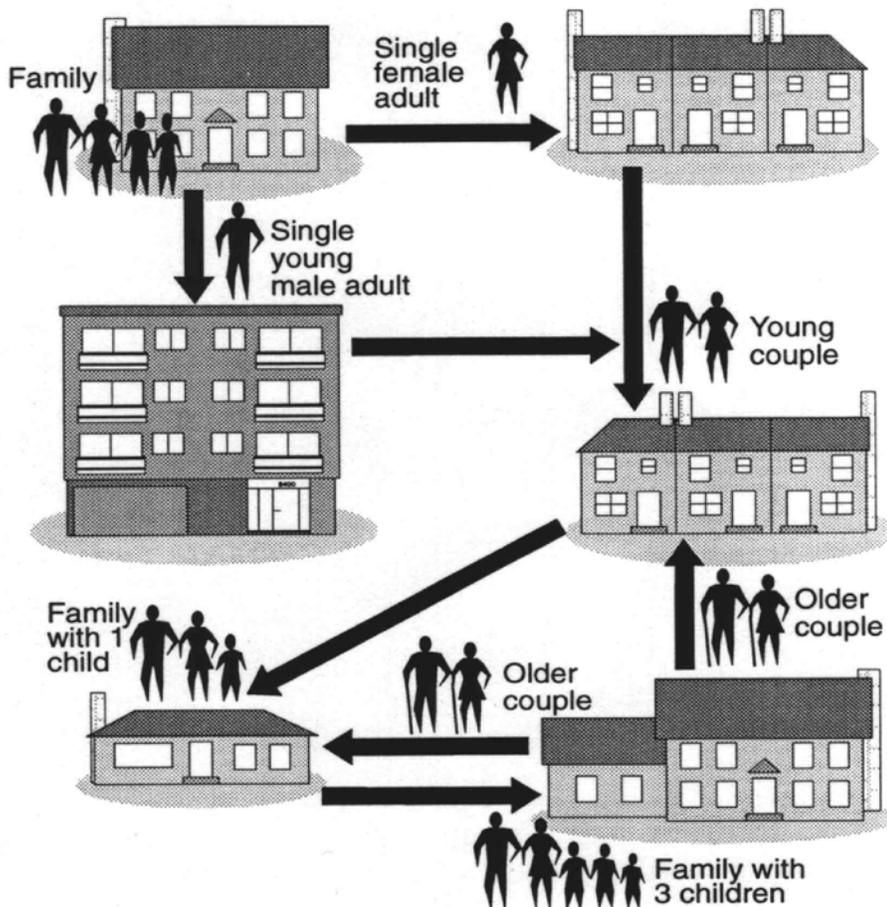
³ U.S. Census Bureau, 2000 Census and 2007-2011 American Community Survey

The affordability of housing is tied directly to income. According to the U.S. Department of Housing and Urban Development (HUD), a family is considered “housing cost burdened” if the total expenses for housing exceed 30 percent of their income. According to the 2007-2011 American Community Survey, of the households in Suamico with a mortgage, an estimated 701 households (25.0 percent of total Suamico households with a mortgage) spend 30 percent or more of their income on the mortgage.

Range of Housing Choices

In order for the Village to continue to grow, working with developers to create a range of housing choices for existing Village residents and for those who may wish to move to the Village in the future will be necessary. A range of choices allows a young family to rent, purchase a starter home, move into a larger home as their family grows, move to a smaller home when they retire, and move to an assisted living facility, all without having to move out of Suamico. This section contains a series of recommendations the Village can implement to maintain its current housing stock and development pattern while creating more affordable housing units and a range of housing options. Figure 5-6 provides a representation of how a person’s housing preferences might change over time.

Figure 5-6: Change in Housing Preferences Over Time



Source: Local Government Commission, 2003.

Conservation by Design Developments

The Village of Suamico has a number of places where there may be critical environmental or historical features that should be preserved even though the local property owner wishes to develop his or her property. A conservation subdivision should be a preferred development methodology for the Village of Suamico in order to allow for new residential development, yet protect those natural and in some cases, agricultural features (including farmland and potentially farm buildings) that create Suamico's unique character. In terms of housing, the lots in



conservation by design subdivisions are smaller and clustered together to prevent damage to the preservation feature(s) than what is typical in a standard residential subdivision. Smaller residential lots are the trade-off for protected natural or agricultural areas, but the overall density of development is the same as could be developed under a conventional subdivision. When first identifying the areas for preservation, it needs to be made clear exactly who will own and be responsible for the care and maintenance of the protected areas and structures, if a component of the development. Conservation by design developments would generally allow for the Village to address the resident strategic plan survey result of "...maintaining its rural character and atmosphere while experiencing growth and development."

Traditional Neighborhood Development

Traditional neighborhood developments (TNDs) emphasize the neighborhood as a functional unit rather than the individual parcel or home. The State of Wisconsin formalized its support for this type of development when it required that all cities and villages with a population of over 12,500 residents develop an ordinance that permits these types of developments. Communities within Brown County have addressed this requirement by either creating a stand-alone TND zoning district or utilizing their Planned Development District (PDD) process, both of which are valid approaches. Typical TND neighborhoods are about 100 to 160 acres, which is large enough to support retail services and amenities that meet some of the needs of daily life, but small enough to be defined by pedestrian comfort and interest. The size of the neighborhood is based on a 5-minute walking distance (about a quarter-mile) from the edge to the center and a 10-minute walk (about one-half mile) from neighborhood edge to edge. Each neighborhood typically has an identity that evolves from its public spaces, such as streets, parks and outdoor spaces, schools, places of worship or other shared facilities. Automobiles do not take precedence over human or aesthetic needs. Instead, a neighborhood provides many ways of getting to, through, and between it and other parts of the community by driving, walking, and bicycling.



Forms of housing within a traditional neighborhood are mixed so that people of different ages and income levels have opportunities to live in various parts of the neighborhood. The concept of mixed housing types is very important because many people prefer to remain in their neighborhoods as their incomes and/or family size increase or decrease. This housing mix allows a young family to rent, purchase a starter home, move into a larger home as their family grows, move to smaller home when they retire, and move to an apartment or other housing type all within the same neighborhood. TND type developments would be appropriate in areas where increased housing density in the Village is desired, such as near the historic hamlet of Suamico or near Lineville Road.

Mixed Uses in Residential Developments

The majority of residential subdivisions developed over the past 50 years consist almost exclusively of single-family detached homes separated from any commercial, institutional, or even recreational uses. This results in residents of these subdivisions having to utilize a vehicle to travel to a store, school, or park instead of having the opportunity to walk or bike a relatively short distance to these land uses. The separation of uses and reliance on a vehicle is especially difficult for the elderly, mobility-impaired, children, and others who may not want to or cannot drive.



In order for uses other than single-family detached homes to be palatable to surrounding property owners, the neighborhood commercial, higher density residential, and institutional uses all need to be of a scale and design that blend in with the residential character of the neighborhood. In order to achieve the desired seamless integration of these uses into the neighborhoods, strict commercial design standards should be employed. The design standards would let the developer know ahead of time what standards the neighbors would expect for the building, and the neighbors would know that the development would meet their expectations, as well. Residential and other appropriately-designed mixed uses would be particularly appropriate in the Urban Edge development area and the historic Suamico area near the USH 41/141 and CTH B interchange.

Educate Residents and Homebuilders Regarding “Visitability” Concepts

As people age, their ability to move around their own home can become increasingly difficult. For a number of elderly and mobility-impaired residents, the simple presence of a single stair to enter a home could cause a great deal of difficulty. According to Green Bay-based Options for Independent Living, “visitability” applies to the construction of new single-family homes to make them “visit-able” by people with physical or mobility disabilities. Typically, visitable homes have:

- One entrance with no steps.
- A minimum 32-inch clear passage through all of the main floor doors and hallways.
- A useable bathroom on the main floor.

Although these improvements do not allow full accessibility, such as is promoted in universal design, they do allow (at a minimum) elderly and people with physical or mobility limitations the ability to visit a home or remain living in their home for a longer period of time.

Mixing of Residential Types

One of the components of traditional neighborhoods that should be considered throughout new residential developments in the Village is the inclusion and mixing of different housing types. Historically, housing types were mixed. However, more recently, housing types other than single-family detached homes have been grouped together, thereby concentrating these uses. Mixing the housing types avoids the concentration of large tracts of rental properties and their perceived negative impacts. Residents and landlords of rental units are more apt to better maintain their properties if they are mixed with owner-occupied housing. If designed correctly, mixed residential types should be considered for all new residential development;



however, mixed residential types would be particularly appropriate in the Urban Edge development area and the historic Suamico hamlet area near the USH 41/141 and CTH B interchange.

Summary of Recommendations

It is very important for the Village to continue to monitor its progress in meeting the goals and objectives of the plan's Housing chapter. To attain the goals and objectives, the following recommendations were developed based on the input received from the Village-wide visioning session, survey, citizens advisory committee meetings, State of Wisconsin Comprehensive Planning Law, and sound planning principles:

- Conservation by design developments should be a preferred method of residential development in Suamico in order to allow for new residential growth, permitting the landowner to develop his/her land, and still protecting aspects of Suamico's rural character. The natural or cultural resource areas should be preserved as part of a permanently protected area and the development built around these resources. The protected areas could include cultural aspects of Suamico, including historic barns, farmhouses, and silos that are emblematic of Suamico's agricultural history. In exchange for increased green space associated with a conservation subdivision, it is understood that more dense residential areas with smaller lots will result. However, when taking into account the additional green space areas, the overall development density will remain the same as a conventional subdivision.


- Areas of the Village already served by public utilities that may be infilled with residential uses and land that can be efficiently served by public utilities should be priorities for development to maximize efficiency and Village return on investment.
- Variation in single-family housing models in large developments should be encouraged.
- Single-family housing development lot width and depth, in conjunction with block size and shape, should be varied in order to reinforce variety in building mass, avoid a monotonous streetscape, and take into account the natural features prevalent in Suamico.
- To increase the supply of a range of housing types, the Village should work with developers to encourage the development of housing choices in neighborhoods with smaller lots and homes and diverse housing types near the Village Center and Urban Edge development area. Smaller homes and lots, and senior living options will become increasingly important as the "baby boomers" approach retirement age and look to move into smaller, easier to manage homes or need additional supportive housing services. Smaller homes would also offer first-time homebuyers the opportunity to enter the Village's housing



market.

- New residential developments provide consideration for properly designed mixed uses as additions to the community that provide a place for housing and allow secondary uses (commercial, recreational, and institutional uses) that serve the neighborhood and are designed to be compatible with the residential character and scale of Suamico.
- The Village of Suamico should review the site plan and design review standards currently in place for multi-family development to ensure any new multi-family developments meet or exceed the high design standards expected by Suamico residents.
- Multiple-family buildings should be designed to reflect, as much as possible, the characteristics and amenities typically associated with single-family detached houses. Examples of amenities include the orientation of the front door to a sidewalk and street, individual entries, and garages incorporated into the design of the building rather than as detached accessory structures.
- Review and modify the Village’s ordinances with regard to the ability to allow for the development of an accessory residential structure on existing residential lots. Educate homeowners and builders about the advantages of including the “visitability” concepts in new homes.
- Encourage low to moderate income homeowners to utilize the Brown County Community Development Block Grant – Housing loan program for home repairs.



6: UTILITIES AND COMMUNITY FACILITIES

The type and quality of services a community provides are two of the most important reasons why people and businesses are attracted to and choose to remain within a community. Healthcare, childcare, and schools are examples of services that are often most important to the residents of a community, while utilities, power supply, and power transmission capabilities are examples of services that are often most important to businesses and industries.

As a community grows and matures, so do its need for services. Most often considered in this regard are sanitary sewer, public water, and stormwater management. Most small rural communities do not provide services, but at some point as they continue to grow, the services become essential to the continued health, welfare, and safety of the community. In addition, federal and state rules (such as the Clean Water Act) often govern various aspects of such services.

Experiences from across the country have shown time and again that to provide high quality services, a growing community like Suamico must maintain, upgrade, and reevaluate its utilities, facilities, and other services. This means that the Village should periodically evaluate its existing services to ensure their continued provision in the most cost-effective manner possible consistent with the community's long-term goals, trends, and projections, as well as consider the elimination of unnecessary services and the provision of new services when necessary. This process would also help address the issues that were raised at the visioning session. The analyses and recommendations within this chapter of the Village of Suamico Comprehensive Plan are the first step in that process, and this plan should be used to guide and direct, but not replace, detailed engineering studies, facility plans, and capital improvement programs.

For all of these reasons and more, the continued provision of quality services is very important to the Village of Suamico.

Background

The Village of Suamico is a moderately sized but rapidly growing suburban village within the greater Green Bay Metropolitan Area that provides a range of utilities, facilities, and other services.

The Village of Suamico currently provides:

- A volunteer fire department for the entire Village and two fire stations.
- A public wastewater collection system for the central and southern portions of the Village.
- A public water supply and distribution system for the central and southern portions of the Village.
- A park and recreation system.
- A new Municipal Services Center that houses the Administrative, DPW, Law Enforcement, Planning and Municipal Court functions of the Village.

- A recycling drop-off site.

The Village of Suamico currently contracts with:

- A private hauler for solid waste and recycling collection for the entire Village.
- Brown County for solid waste, recycling, and household hazardous waste disposal for the entire Village.
- Green Bay Metropolitan Sewerage District (GBMSD) for sewage conveyance, treatment, and disposal for the central and southern portions of the Village.
- The Brown County Sheriff's Department for police service for the entire Village.
- County Rescue Services Inc. for rescue services for the western and eastern portions of the Village as well as private companies for other areas.

Private providers arrange telecommunication, power, cemeteries, healthcare, care for the elderly, and childcare services within the Village.

Opportunities and Challenges

Challenges associated with the Village's utilities, facilities, and other services are related to the proper timing, location, and construction of new infrastructure, the possible need for new or higher levels of services as resident and business populations and needs change, the number of factors impeding expansion of the Village's sewer and water systems, greater economic competition within the region and the metropolitan area, fiscal constraints, and new legislation and regulations. Opportunities include a healthy local population, economy, and business climate, efficiencies of scale, and possibilities for intergovernmental cooperation and shared services.

Inventory and Analysis

This section of the Utilities and Community Facilities chapter provides detailed information about the Village of Suamico's utilities, facilities, and other services and recommends actions to address identified concerns or issues. These recommendations are also summarized at the end of this chapter.

1. Sanitary Sewer Services

Of the infrastructure most urban and suburban communities provide to ensure the health, welfare, and safety of its citizens, sanitary sewer service is one of the more important and traditional ones.

Several major federal laws have been enacted over the past 100 years to protect our nation's waters, and each of these laws imposed subsequently greater restrictions upon the discharge of pollution into lakes, rivers, and streams. With the passage of the 1972 Clean Water Act, all discharges of pollution

required a permit, the use of best practicable pollution control technologies was required, and billions of dollars were provided for the construction of sewage treatment plants. This law also required comprehensive water quality planning for both point and nonpoint sources of pollution. For Brown County and the Village of Suamico, this planning is currently contained in the *Upper Green Bay Basin Water Quality Management Plan*, prepared in January 1993 by the Wisconsin Department of Natural Resources (WDNR), and the *2002 Brown County Sewage Plan*, which was approved by the Brown County Planning Commission and endorsed by the Wisconsin Department of Natural Resources in March of 2003, updated in 2011.

Suamico’s first and only sanitary district, the Town of Suamico Sanitary District No. 1, was created in 1972 and encompassed lands in the central portion of the Town adjacent to the Suamico River. This area was subsequently included in the Brown County Sewage and Solid Waste Plan – 1972, prepared by the Brown County Planning Commission, as a future sewered area. The sanitary district’s first facilities plan was prepared in 1978, and it recommended the construction of a wastewater treatment plant (WWTP) to serve the central portion of Suamico. The WWTP was constructed in 1980, and public sanitary sewer service was provided to this portion of the Town shortly thereafter. In 1994, the Green Bay Metropolitan Sewerage District constructed the Bayview Interceptor Sewer from the City of Green Bay to the Village of Pulaski to serve the Village of Pulaski, the western portion of the Village of Howard, and the southern portion of the Town of Suamico. This portion of Suamico was subsequently annexed into GBMSD in 1998, and public sanitary sewer service was first provided in 2003. In 2002, the sanitary district completed a new facilities plan that recommended that the remainder of the Town’s existing and future sewered areas be annexed into GBMSD, the Suamico WWTP be abandoned, and public sanitary sewer service for all of these areas of the Town be provided by GBMSD. The sanitary district was dissolved in 2003 when the Town of Suamico incorporated into the Village of Suamico, and as recommended in the 2002 facilities plan, the majority of the Village of Suamico was annexed to GBMSD in 2004, with service provided by GBMSD beginning in 2005.

Figure 6-1: Sewered Population Trend

Year	Sewered	Percent	Non-Sewered	Percent	Total
1980	0	0	4,003	100.0	4,003
1987	1,807	40.1	2,694	59.9	4,501
1995	2,917	46.4	3,363	53.6	6,280
2000	3,373	38.8	5,313	61.2	8,686
2005	3,961	36.9	6,781	63.1	10,742
2010	4,430	39.0	6,916	61.0	11,346

A review of the historic sewered population levels within the Village is provided in Figure 6-1. The current Suamico Sewer Service Area (SSA) is shown in Figure 6-2.

Sanitary sewer service is currently provided to the central and south-central portions of the Village of Suamico, generally south of Resort Road/Elmwood Road and east of Northwood Road/St. Pats Drive. The location of the Village’s collection system is shown in Figure 6-3.

The GBMSD Wastewater Treatment Plant (WWTP) began serving the Village in 2005. GBMSD is working on a \$250,000,000 upgrade to meet current hydraulic loading capacity demands. After that project additional large expenditures may be required to meet new phosphorous regulations.

As a regional facility, the GBMSD WWTP provides wastewater treatment at its plant to all of the City of Green Bay and the Villages of Allouez, Bellevue, Howard, and Pulaski, and to portions of the Villages of Ashwaubenon, Hobart, and Suamico and the Towns of Green Bay, Humboldt, Pittsfield, and Scott, as well as to portions of communities outside of Brown County, including Oneida and Luxemburg.

There are currently no known concerns or issues associated with the GBMSD WWTP or the Village's collection system. The Village has a regular inspection program of its sewerage system and is generally aware of the demands future growth will impose upon the treatment plant and collection system.

As referenced in the Land Use chapter of this plan, it is envisioned that the Village will continue to experience growth and development. This rate of growth and development will greatly impact Suamico's infrastructure, including its sewerage system. Furthermore, the amount of growth and development that occurs with public sewer and water service will also greatly impact the Village's future infrastructure. Also, in 2009, Schenck prepared a *Village of Suamico Water and SewerRate Study* that indicated that operating revenues for the sanitary sewer system needs to increase by at least 23 percent (48% for water and 11% for sewer) to cover existing and projected deficits in operating revenues.

Sewer service area planning is a state water quality program administered by the DNR pursuant to the Federal Clean Water Act. Wisconsin Administrative Code sections NR 121, NR 110, NR 113, and COM 82 require that wastewater facility plans, sanitary sewer extensions, and large onsite sewage disposal systems must be in conformance with an approved areawide water quality management plan. The Brown County Planning Commission is the designated areawide water quality management agency for sewer service area planning within Brown County. Thus, the BCPC determines sewer service areas, subject to approval by the DNR.

The 2002 Brown County Sewage Plan identifies the extent of sewer service areas in Suamico and the rest of Brown County. When determining sewer service areas, environmental protection and cost-effective provision of sewer and water services are key considerations for providing compact, easily serviced growth. The delineated sewer service area represents the area that should be sufficient to accommodate the community's projected growth for a 20-year timeframe, with some margin for allowing market conditions to operate.

Federal, state, and county rules require that the amount of land contained within a sewer service area be based on the 20-year population projection prepared by the Wisconsin Department of Administration. This 20-year population projection is then incorporated into an elaborate formula that takes into consideration expected future population, average lot size, average number of people per household, and various market and road factors. Once determined, the sewer service area should have sufficient acreage to satisfy the 20-year population growth for a municipality with a moderate amount of flexibility built in. The sewer service area boundary is typically revised every five to ten years or so during a countywide update of the County sewage plan. In addition, municipalities may ask for an amendment to the sewer service area to address changing conditions or trends. Amendments must be reviewed and approved by the municipality, the BCPC, and the DNR.

This comprehensive plan envisions the development of approximately 4,550.4 acres of vacant developable land over the next 20 years. The County sewage plan indicates that as these approximately 1,750 acres of vacant developable land may be developable, the acreage can be replaced through sewer

service area amendments. This process was created to allow the sewer service areas to grow and expand in direct relationship to the growth and development occurring within them.

To address this growth, the use of existing and additional major collection system components, such as interceptor sewers, lift stations, and forcemains, are envisioned. Major anticipated changes include continued expansion of the Suamico collection system to the north and western portions of the Village.

To ensure the most efficient and cost-effective sewerage system possible, replacement, rehabilitation, and new construction should take place in a planned and coordinated manner. For instance, whenever possible, sanitary system modifications within a specific area should be undertaken at the same time as water, stormwater, and/or road construction or reconstruction so that construction impacts are minimized and efficiency between the projects is maximized. Also, the development/redevelopment of lands adjacent to this specific area and the use of underutilized infrastructure should be encouraged over the extension of new infrastructure. When the extension of infrastructure is warranted, it should be provided in such a manner that encourages compact and contiguous development patterns.

Based upon this information, and data collected in past Suamico sewer studies it is recommended that the Village expand its long-range planning, maintenance, and funding efforts to ensure that its collection system remains adequately sized and located for anticipated growth and development.

It is also recommended that the Village of Suamico expand its collection and treatment systems in conformance with the 5-year service increments identified within this plan, promoting infill development and efficient and cost-effective growth patterns.

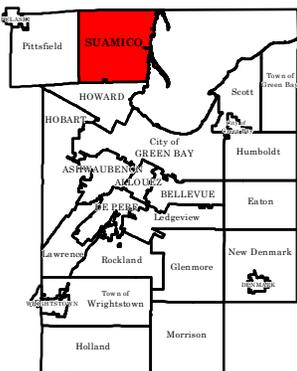
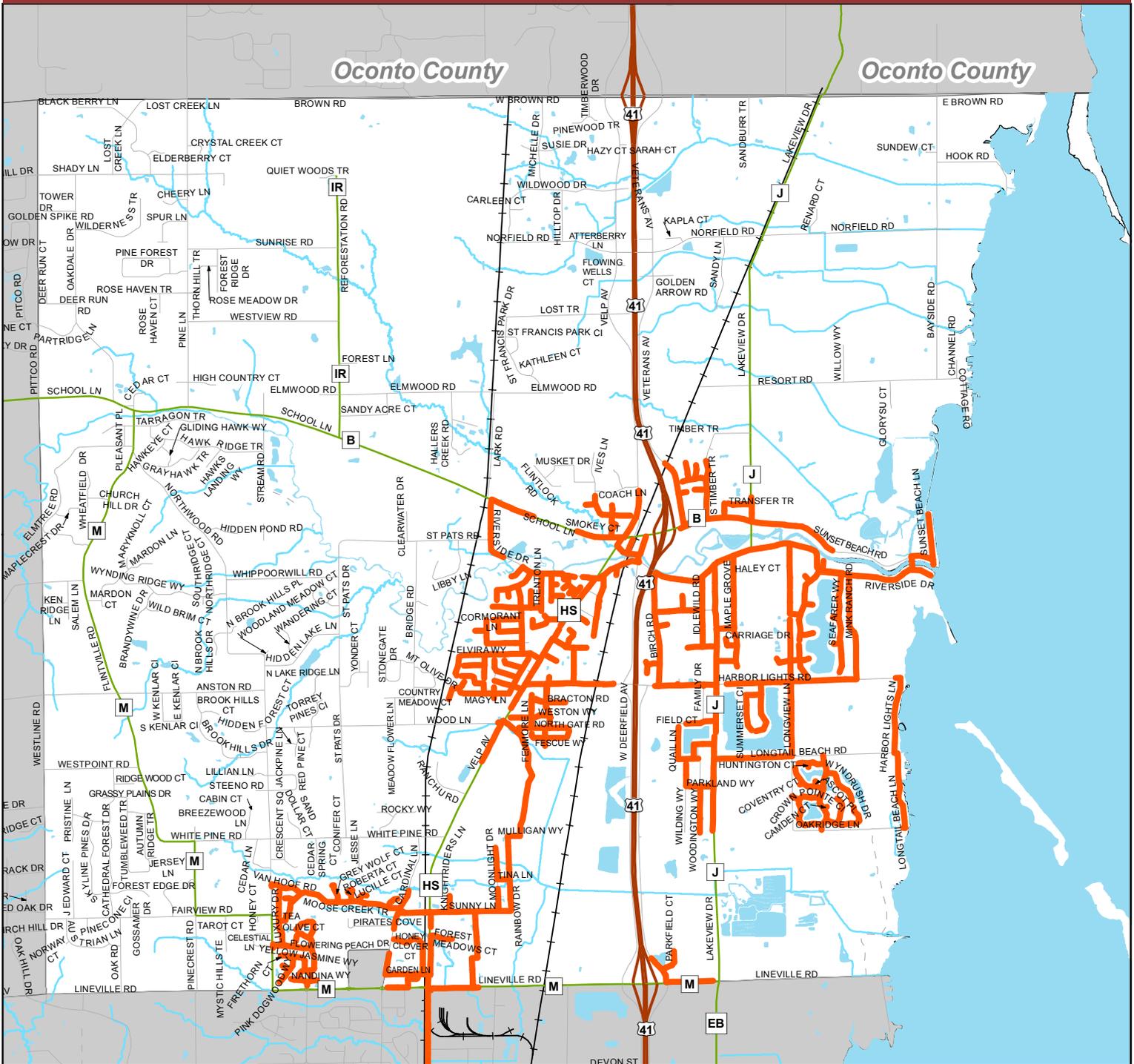
It is further recommended that the Village work with the DNR, GBMSD, and BCPC to ensure that this anticipated growth is accommodated by these agencies' sewerage system components and that it is in conformance with their sewer service area and facilities planning efforts.



Figure 6-3

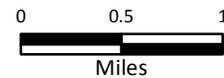
Sanitary Sewers

Village of Suamico, Brown County, WI



Legend

Sanitary Sewer



Source: Village of Suamico Department of Public Works

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2. Onsite Sewage Disposal Systems

Onsite sewage disposal systems are those that store, treat, or dispose of wastewater (or perform a combination of these functions) on the site at which the wastewater is generated. Onsite sewage disposal systems are used in those areas that are not served by offsite systems. Typical examples of onsite systems include holding tanks, conventional septic systems, or pressure systems used by individual homeowners and small businesses located in rural areas. Information provided in the Brown County Soil Survey indicates that while soils within the eastern half of the Village of Suamico have severe or very severe limitations for onsite sewage disposal systems, the soils within the western half of the Village are generally well suited for development. Slow permeability and a high groundwater table are the most common limiting factors within the eastern portion of the Village. In those areas, pressure systems or holding tanks are the only options available for onsite systems. Where soil and other limiting conditions are not a factor, conventional systems are typically used.

In 1969, Brown County created the Brown County Private Sewage System Ordinance (Chapter 11) of the Brown County Code pursuant to requirements of the Wisconsin State Statutes and the Wisconsin Administrative Code, which pertain to regulation of the construction, installation, and maintenance of plumbing in connection with all buildings in the state. Chapter 11 of the Brown County Code regulates the location, construction, installation, alteration, design, and use of all private onsite wastewater treatment systems (POWTS) within the County so as to protect the health of residents, to secure safety from disease and pestilence, to further the appropriate use and conservation of land and water resources, and to preserve and promote the beauty of Brown County and its communities.

The Wisconsin Department of Commerce adopted revisions to Wisconsin Administrative Code COM 83 (Private Onsite Wastewater Treatment System) to recognize new technologies, provide consistent application of the code, incorporate new standards, provide more options to owners, improve treatment, revise outdated rules, address legislative intent, and define agency roles. These changes have been reflected in Chapter 11 of the Brown County Code. The effect of these changes has been to increase the options and opportunities for use of private onsite systems within the communities of Brown County.

The Brown County Zoning Department has been collecting detailed information on all POWTS within the County since 1977. This information indicates that, as of December 1, 2013, there are approximately 1,627 gravity flow onsite waste systems (the most of any community within Brown County), 371 pressure onsite waste systems (the third most of any community within Brown County), and 130 holding tanks (the second most of any community within Brown County) installed within the Village. The Brown County Zoning Department has collected detailed holding tank pumping information since 1994. That information indicates that the total gallons pumped per year within the Village has increased from about 1,600,000 gallons in 1994 to about 2,099,189 gallons in 2012, an average increase of about 4.2 percent per year. An average of about seven new onsite systems have been constructed each year from 2003 to 2012. The majority of these have been pressure systems. In addition, an average of about four replacement systems have been constructed each year.

Consistent with the Village's long-range sewer and water planning efforts, consistent with the goals, objectives, policies, and assumptions set forth in this comprehensive plan, and in acknowledgement of the major investment already made and planned to be made in Suamico's sewerage system, it is

recommended that new development to be served by onsite sewage disposal systems be prohibited within those portions of the Village identified within the existing and future sewer service areas. It is further recommended that any new unsewered development located in the existing or future sewer service area be discouraged to the greatest extent possible and, if approved, be required to be developed in such a fashion that when public sanitary sewer service becomes available, such development can and must connect to the public sanitary sewer system in an efficient and cost-effective manner. It is also recommended that existing unsewered development within all of these service increments be connected to public sewer when it can be done cost-effectively and efficiently, such as when a majority of onsite systems within a certain area begin to fail and public sewer is already nearby.

Should significant amounts of development occur outside of the Suamico SSA, further amendments and expansions of that SSA may become more difficult to obtain. This is due to the fact that the size of the Suamico SSA is based on a series of assumptions, the most important in this case being that a balanced number of the new lots within the Village will occur on public sanitary sewer service. Should this goal not be maintained, the County sewage plan indicates that it will utilize the Village's past and present sewer development rates to size the Suamico SSA, likely resulting in a slower growing SSA.

Should significant development occur outside of these growth areas and without public sewer, it will become more costly and more difficult for the Village to expand its public water system. This is discussed in more detail at the end of this chapter.

It is recommended that the Village of Suamico support Brown County's private sewage disposal system ordinance that requires inspections of all existing onsite sanitary systems at the time of sale of the associated property and the ordinance's mandatory 3-year maintenance program.

3. Water Supply

In conjunction with sanitary sewer service, drinking water is one of the more important and traditional elements of urban and suburban infrastructure. Where one is provided, the other is also often present. Water mains often share many of the same easements and are often extended concurrently with sanitary sewers.

Groundwater has long been the source of all drinking water and other water uses within the Village of Suamico. Until the early 1980s, Suamico relied solely upon individual private wells. At that time, a well was drilled for the Suamico Industrial Park. In 1993, that well was abandoned and replaced by a new well. In 1997, the water supply system was taken over by the Town of Suamico Sanitary District No. 1 and extended beyond the industrial park. By 2007, the system was comprised of three high capacity wells, an elevated storage tank, and a water main system encompassing about four square miles in the central portion of the Village, and it provides service to approximately 1,700 residences, 77 commercial sites, 8 industrial sites, and three public authorities. Also, the Village is planning to add a new water tower in the area of Lineville Road. The Suamico system is shown in Figure 6-4.

As stated by the Wisconsin Department of Natural Resources, all drinking water, no matter the source, may reasonably be expected to contain at least small amounts of some contaminants.

Contaminants may include microbes, such as viruses and bacteria; inorganics, such as salts and metals; pesticides or herbicides; organic chemicals, such as petroleum byproducts; and radioactive substances. The presence of such contaminants does not necessarily indicate that the water poses a health risk.

The federal Safe Drinking Water Act of 1974 charged the Environmental Protection Agency (EPA) with promulgating drinking water standards to protect public health. These standards, known as “maximum contaminant levels” (MCLs), now cover approximately 52 substances. Primary MCL standards are designed to protect public health and include standards for organic and inorganic chemicals, microorganisms and bacteria, and turbidity. Secondary MCL standards are designed to protect public welfare and include color, odor, and taste. The Wisconsin DNR has promulgated state MCLs based on the federal MCLs whether its source is groundwater or surface water. These standards apply to any public water supply system. However, they technically do not apply to individual or non-public water supply systems but rather serve as guidance in determining if a well may be contaminated.

In 1984, Wisconsin State Statutes 160 and Administrative Codes NR 809 and 811 were created to minimize the concentration of polluting substances in groundwater through the use of numerical standards to protect the public health and welfare. The numerical standards created under NR 809 and 811 consist of enforcement standards and preventive action limits.

A review of the 2013 Consumer Confidence Report for the Suamico Sanitary District No. 1 indicates that of the approximately 76 different contaminants that the sanitary district tested for, none exceeded the federal/state MCL. More detail about this can be obtained by reviewing the Consumer Confidence Report (CCR) maintained by the Wisconsin Department of Natural Resources and on the Village of Suamico website.

Although arsenic has also been identified as a groundwater contaminant concern in northeastern Wisconsin, violations of the arsenic MCL have not been identified in the sanitary district’s public water supply system. In all regards, Suamico is meeting state and federal drinking water requirements.

The Village on several occasions has experienced radium levels that have slightly exceeded state standards. In light of these readings, the Village has adopted a designated monitoring program to ensure that its water quality is safe and reliable. The monitoring effort mirrors state requirements and will be continued as necessary and appropriate. If monitoring efforts indicate that radium reduction efforts such as softening are required, the Village will undertake efforts to do so as necessary.

To address the Village’s anticipated growth, additional major distribution system components are envisioned, such as wells, elevated storage tanks, and water mains, as well as continued maintenance of the existing water system. Major anticipated changes include expansion of the distribution system to the northern portion of the Village.

To ensure the most efficient and cost-effective water system possible, replacement, rehabilitation, and new construction should take place in a planned and coordinated manner. For instance, whenever possible, water main modifications within a specific area should be undertaken at the same time as sewer, stormwater, and/or road construction or reconstruction so that construction impacts are minimized and efficiency between the projects is maximized. Also, the development/redevelopment of lands adjacent to this specific area and the use of underutilized infrastructure should be encouraged

over the extension of new infrastructure. When the extension of infrastructure is warranted, it should be provided in such a manner that encourages compact and contiguous development patterns.

Based upon this information and data from the Village water study from 2005, it is recommended that the Village expand its long-range planning, maintenance, and funding efforts to ensure that its collection system remains adequately sized and located for anticipated growth and development.

It is recommended that the Village continue its efforts with neighboring communities to arrange agreements of water for backup and emergency purposes.

It is recommended that the Village of Suamico continue to update its Source Water Assessment and its Wellhead Protection Plan as necessary. Update and implementation of these plans should help ensure the long-term safety and viability of the Village's groundwater, which is the current source of its drinking water.

4. Solid Waste Disposal and Recycling

Solid waste collection and disposal is another example of traditional infrastructure provided by many urban communities to protect the health, welfare, and safety of its citizens.

Prior to the 1970s, solid waste from Brown County's communities and businesses was put in unregulated garbage dumps or burned in unregulated incinerators. In 1976, Brown County built the East Landfill, the first engineered landfill in Wisconsin. Shortly thereafter, Brown County built the West Landfill, the second engineered landfill in Wisconsin. These landfills were an environmentally and economically sound alternative to previous methods of solid waste disposal. Beginning in 2003, its solid waste, as well as the rest of Brown County's, is transported to the Brown County Solid Waste Transfer Station where it is, in turn, transported to the Outagamie County landfill.

The benefits of recycling are numerous and include saving natural resources, saving energy, reducing the need for landfill space and incineration, reducing pollution, reducing local solid waste management costs, and creating jobs and businesses. In addition, an increasing number of communities are realizing that the slogan "reduce, reuse, and recycle" is a significant factor in protecting the environment.

In 2013, the Village of Suamico and Howard jointly negotiated a seven year solid waste and recycling agreement with a private provider for solid waste collection services that will save both municipalities significantly from 2014 through 2020.

Yard waste can be disposed of at the Village’s recycling drop-off site. Large items and hazardous waste cannot be dropped off at this site. Hazardous waste can be dropped off at a Brown County facility in Ashwaubenon.

It is envisioned that the current method of recycling will continue to be adequate during the next 20 years; although, this service should be periodically reviewed to ensure that it continues to meet the Village’s needs.

5. Stormwater Management

In 1987, the federal government passed an amendment to the Clean Water Act that included several regulations relating to stormwater management and nonpoint source pollution control. The programs created by this legislation are administered by the U.S. Environmental Protection Agency and are targeted to control nonpoint source pollution from municipal, industrial, and construction site runoff.

Due to revisions to the federal programs in 1999 and corresponding changes to Wisconsin Administrative Codes, these federal programs apply to most communities for most construction sites one acre or larger in size, including the central and south-central portions of the Village of Suamico. These requirements will apply as well to many ongoing Village activities, such as its road and utility reconstruction and grounds maintenance through the requirements of the Village MS4 Permit.

As stated in the Wisconsin Department of Natural Resources’ model stormwater runoff ordinance, uncontrolled stormwater runoff from land development activity has a significant impact upon water resources and the health, safety, and general welfare of the community. Uncontrolled stormwater runoff can:

- Degrade physical stream habitat by increasing stream bank erosion, increasing streambed scour, diminishing groundwater recharge, and diminishing stream base flows.
- Diminish the capacity of lakes and streams to support fish, aquatic life, recreational activities, and water supply uses by increasing loadings of nutrients and other urban pollutants.
- Alter wetland communities by changing wetland hydrology and by increasing pollutant loads.
- Reduce the quality of groundwater by increasing pollutant loads.
- Threaten public health, safety, property, and general welfare by overtaxing storm sewers, drainageways, and other minor drainage facilities.
- Threaten public health, safety, property, and general welfare by increasing major flood peaks and volumes.
- Undermine floodplain management efforts by increasing the incidence and levels of flooding.
- Diminish the public enjoyment of natural resources.

As urban development increases, so do these risks. Research indicates that many of these concerns become evident when impervious surfaces (rooftops, roads, parking lots, etc.) within a watershed reach 10 percent. A typical medium density residential subdivision can contain about 35 to 45 percent impervious surfaces. Therefore, such adverse impacts can occur long before the majority of a watershed becomes developed.

The Village of Suamico's current stormwater system is comprised of a conveyance system consisting of swales, roadside ditches, storm sewers, culverts, and channels and a storage system consisting of wetlands, wetland remnants, and constructed stormwater detention facilities. This system generally transports stormwater runoff from developed lands to the Suamico River or directly to the bay of Green Bay.

The Village of Suamico had a Comprehensive Stormwater Management Plan Needs Assessment written. The study recommendations include:

- Identify all environmentally sensitive areas.
- Inventory existing drainage structures.
- Update the Official Map.
- Identify areas suitable for best management practices.
- Establish water quality performance standards.
- Develop a stormwater management submittal and review process for development.
- Continue to determine funding methods (user fees) for stormwater management improvements.
- Investigate grant opportunities.
- Include design standards for low impact design/conservation subdivisions within the subdivision ordinance.
- Cooperate with neighboring communities regarding common stormwater management issues.

The Village of Suamico has already implemented many of the recommendations of the Comprehensive Stormwater Plan Needs Assessment, including the preparation and adoption of a comprehensive stormwater management plan for the entire Village consistent with the Village's pertinent ordinances, the plans of neighboring communities, existing state and federal regulations, and other plans, such as the Lower Green Bay Remedial Action Plan. The Village of Suamico also created a stormwater utility with an annual budget to address stormwater maintenance and capital needs.

It is anticipated that implementation of the stormwater management plan's recommendations and the creation of a stormwater management utility will fully address the stormwater management needs of the Village of Suamico during the timeframe of this comprehensive plan. However, the stormwater management plan and this comprehensive plan will likely need to be revised to ensure their continued compliance with state and federal stormwater regulations as those regulations change over time.

6. Parks and Recreation

The presence of outdoor recreation and open space adds to a community's quality of life. It enhances the attractiveness of and fosters a sense of civic pride in the community. Furthermore, the provision of an adequate supply of areas, facilities, and activities to accommodate the public's open space and recreational needs has been demonstrated to promote the general health, welfare, and safety of the community and its citizens.

Suamico completed its first comprehensive park and outdoor recreation plan in 1991, with updates approved in 1997, 2008, and 2013. Suamico's parks are shown in Figure 6-5. The park system includes 37 sites encompassing 4,040.8 acres. A description of each site is included in this section. More information is located in the Village of Suamico Outdoor Recreation Plan.

Undeveloped Village Sites

Doctor-Vickery Park

Doctor-Vickery Park is located on the north side of the Suamico River on Velp Avenue. The north side of this 2.5-acre property is bounded by Hallers Creek. Owned by the Doctor Family, the parcel is leased to the Village in year increments with the understanding that it be maintained to the identical standards of other Village parks. The primary use is for fishing and picnicking. Structural improvements are not possible due to its location in the flood plain.

Firemans Park

Firemans Park is a small half-acre facility adjacent to the Suamico River at Deerfield Avenue West. The park is undeveloped but does offer fishing opportunities and canoe access to the river. Picnic tables are made available, as this is a popular spot for summer lunch breaks. The possibility of enhanced fishing/canoe access may be explored.

Hawk's Nest

Hawk's Nest is a rural residential development located in the northwest quadrant of the Village between Flintville Road and Stream Road. Because of its proximity to the Suamico River there is a considerable expanse of wooded floodplain which was undevelopable. This 29.1-acre area was dedicated to the Village as a conservancy.

Rose Hill Estates

Rose Hill Estates is located along Pine Lane in the northwestern portion of the Village. Immediately to the north on Sunrise Road is the Brown County Reforestation Camp. This development dedicated 24.7-acres of green space that is intended to serve as stormwater management and a common area for the

immediate residents of the development. Public access points are located in several strategic places to offer walking opportunities for anyone wishing to partake. There are no improved trails in the greenways so it is considered to be a conservation area.

Wied Mill Park

Wied Mill Park is an undeveloped 9.4-acre park obtained in 1996 to accommodate residential growth. The site is located south of Riverside Drive, west of Velp Ave., and adjacent to the Suamico River. The site is planned to be developed as a passive conservation area. Approximately 60% of the park is located in the flood plain of the Suamico River and offers limited opportunity for active recreational facilities. Further research on the environmental features and possible constraints should be instituted prior to any advances in development of this site.

Resort Road Bay Launch Site

The Village of Suamico purchased a 0.37 acre bay accessible site with intentions to improve the site as a passive kayak, canoe, and paddleboard launch site.

Public Access to Green Bay

Beside the recently developed Sunset Beach Park, there are currently two additional points of access to the Bay: the 1st being a narrow strip on Longtail Beach Lane and the 2nd at the east end of Riverside Drive at the mouth of the Suamico River, These two sites are unimproved and provide little if any parking for public access.

Developed Village Sites

Idlewild Community Park

Idlewild Community Park is a 53.4-acre facility located at the intersection of Harbor Lights Road and Lakeview Drive. The park is served by sanitary sewer and municipal water service. Current improvements include one lighted softball field, one baseball field, three youth fields, two Pop Warner Football Fields w/scoreboards and two tennis courts. A concession stand, playground equipment, and a seasonal shelter support the athletic fields. An all season pavilion is available for rental to village residents with combined parking areas sufficient to accommodate 300 vehicles. There are also wetlands and woods for the nature enthusiast with the intention of a trail system in the near future.

Calavera Springs Park

Calavera Springs Park is located in the southwestern portion of the Village on Flintville Road (CTH "M"). Named after Minerva Calewaerts, this 65.4-acre park was purchased in 1991, and developed in 1998 to include three soccer and flag football fields, three fenced softball fields, marked walking/cross country ski trails, and an all season pavilion with concession stand. In 2000, two tennis courts were added and the parking lots were paved to accommodate 300 vehicles. In 2009, a bridge was added to the trail system. Restroom accommodations are provided for public use thru port-a-potties. For organized or facility rental events, the indoor restrooms are made available for use in the pavilion. The Village has an agreement with Cellcom, a telecommunications company, for accommodating access to the company's cell tower facility. The agreement generates additional annual revenue for park improvements. The parks most unique feature is a flowing spring that is a tributary to Hidden Lake and the Suamico River. In order to showcase the full extent of what the park has to offer, the walking trails direct users past this spring, through open prairie, woodlands, and wetlands.

Municipal Services Center Park

This 2.4 acre neighborhood park site is adjacent the Municipal Service Center located along Velp Avenue. The park has a playground area with a modular play system. The park will utilize the existing public parking lot and will integrate a trail system to allow pedestrian access from surrounding residential neighborhoods.

Sunset Beach Lane Park

In 1934, a 60 foot wide access was dedicated to the public as part of the Plat of Sunset Beach. In 2006, the Village used funding from both the Wisconsin Coastal Management Program and the Knowles Nelson Stewardship Program to purchase three additional properties to the south of the 60' access. Combined, the park area is .64 acres in size. The depth of the property will always vary with the level of the bay which recently has been very low. To initiate coordinated development of the park, a master plan was developed for the property in 2011. Since development of the master plan, the Village has constructed a park shelter and parking lot, tree plantings, portapotty structures, enhanced access to the Sensiba Wildlife Area dike trail system, and improved water access to the bay for pedestrians and watercraft.

Whisper Ridge Park, Trails and Greenspace

Whisper Ridge Park is located west of Bay Port High School at the intersection of Flowering Peach Drive and Luxury Drive. This park provides playground equipment suitable for children age 2-12. This area also has over 23-acres of green space that is to serve as a common area to the immediate residents of the Whisper Ridge development. Public access points are located in strategic places to offer walking opportunities for anyone wishing to partake. The irregular path of the greenways and graveled pathways offer an alternative to sidewalks for exercise trails.

County Sites

The Village of Suamico contains a significant amount of county-owned land. Brown County presently owns and administers approximately 2,005-acres of land in the Village of Suamico. Specific areas include the following:

Brown County Reforestation Camp

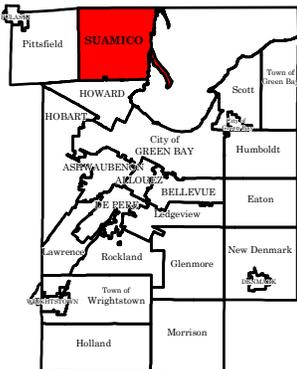
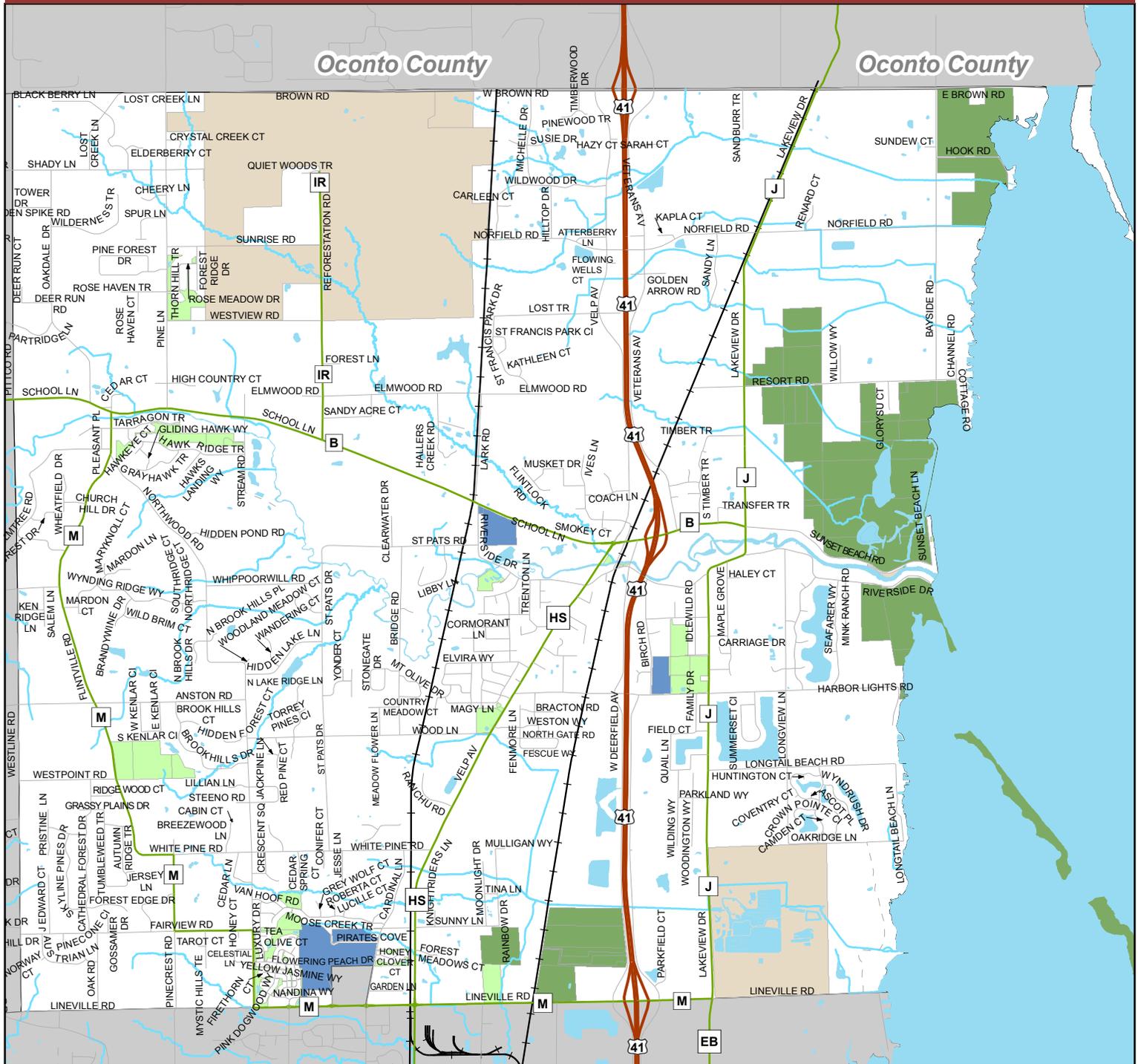
The Brown County Reforestation Camp is located in the northwest portion of the township with access provided by CTH "B" west of USH 41/141. The 1528-acres forest consists of a variety of vegetation communities. Wet lowland communities dominated by native American Elm, Aspen, and Ash are scattered throughout the forest intermixed with sections of highland species like White Pine, Red Oak, Red Maple, and White Birch. Sandy, well-drained areas within the Reforestation Camp often support numerous Red Pine plantations. The scenic terrain offers 4 mi. of snowmobile trails, 25 mi. of cross country ski trails, 7 mi. of horseback riding trails, and 14 mi. of mountain bike trails. Nestled among the pines are several playground areas, grills, volleyball courts and a softball diamond. Two shelter facilities complete with cooking equipment are available for rent. Additional facilities include a rifle range, trout fishing ponds, and an observation tower. Parking has been recently expanded to accommodate over 500 cars. The park has a newly added high adventure ropes course and zip line.



Figure 6-5

Public Park and Recreation Areas

Village of Suamico, Brown County, WI



Legend

- Village of Suamico
- Howard-Suamico School District
- Brown County
- Wisconsin Dept. of Natural Resources



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NEW Zoo & Adventure Park

The NEW Zoo & Adventure Park facility is located within the Reforestation Camp at the end of CTH “IR”. This popular family destination, along with the reforestation camp, accommodates nearly 500,000 visitors annually from throughout northeastern Wisconsin and the upper peninsula of Michigan. Accredited by the American Zoo and Aquarium Association, the NEW Zoo & Adventure Park is a 17-acre facility that features approximately 100 exhibits with over 200 live animals. Changes to exhibits and animals occur annually. Divided into several themed areas including the North American Plains, Wisconsin & Northern Trails, Africa, Australia, a Children’s Zoo and an education building. The NEW Zoo & Adventure Park contains a visitor center that accommodates special events throughout the year and provides concession opportunities for visitors. The NEW Zoo & Adventure Park also contains an animal hospital facility and is staffed by a full-time curator. The NEW Zoo & Adventure Park is recognized as a regional facility drawing visitors and groups from throughout NE Wisconsin and the entire state.

L. H. Barkhausen Waterfowl Preserve

The L. H. Barkhausen Waterfowl Preserve is a 474-acre area located in the southeast corner of the Village of Suamico. It is adjacent to the 447-acre Fort Howard Paper Foundation Wildlife Area south of Lineville Road in the Village of Howard. This woodland marsh, located east of CTH “J” (Lakeview Road), contains several water impoundments and provides excellent habitat for nesting waterfowl, shorebirds, deer and rabbits. The preserve also provides over 8 miles of hiking and cross country ski trails and hosts an interpretative center which is available for hosting environmental programs. Designated areas are open for waterfowl hunting, and deer hunting is allowed with certain restrictions. The preserve is host to numerous naturalist guided programs that accommodate over 5,000 students annually. The preserve has recently experienced wetland restoration improvements and has developed a northern pike spawning area. The preserve is nationally recognized as a wildlife viewing area.

Suamico Boat Landing

The Suamico Boat Landing is a 4-acre boat launching facility providing four launching lanes for access to the Suamico River and the Bay of Green Bay. The landing is located on the north bank of the Suamico River, about ¼ mi. upstream from the bay. Access is provided on Sunset Beach Rd., east of CTH “J”. The facility includes 42 car/trailer stalls and 30-car only stalls. The entire parking area is paved and lined. In addition, a retaining wall provides onshore fishing opportunities along a majority of the riverfront area. The facility includes a seasonal restroom. Periodic dredging is required to improve and/or maintain navigability. The Suamico boat landing is a popular spring and fall boating destination, especially for perch fishermen and duck hunters.

State Sites

The State of Wisconsin owns and regulates 1,248-acres in the Village of Suamico, known as the Green Bay West Shore Wildlife Area. The Green Bay West Shore Wildlife Area includes the Sensiba Wildlife Area, Longtail Point Wildlife Area, a primitive 2-acre boat launching facility, and over 200-acres in the Little Tail Point Management unit. Recent land purchases include wooded wetlands that do not carry a designated name.

Sensiba Wildlife Area

Sensiba Wildlife Area is located along the western side of lower Green Bay adjacent to the Suamico River. This 500 acre site includes some upland grasslands and forest, providing habitat for grouse, turkey

and a variety of songbirds. The remaining wetlands and shrub swamps provide excellent environments for waterfowl, deer, and rabbits. The Village of Suamico, in cooperation with the WDNR, recently constructed a 3.1 mile long hiking trail system on the Sensiba Wildlife Area dike system.

Longtail Point

Longtail Point is a 300 acre area that includes a narrow strip of wetland marsh that extends southeastward from the west shore into the lower bay. The point forms the eastern boundary of Dead Horse Bay and was extended with dredging by the Army Corps of Engineers. Longtail Point is completely underdeveloped and provides excellent habitat for waterfowl, shore birds, and aquatic mammals. The western shore consists of cattail marsh and is a favorite for waterfowl hunters. Boaters use the sandy beach stretches found on the eastern shore extensively for swimming and picnics. The remnants of a historical lighthouse are found on the south end of Longtail Point.

Little Tail Management Area of the Green Bay West Shore Wildlife Area

The 192 acre Little Tail Management unit of the Green Bay West Shore Wildlife Area is located in the extreme northeast corner of the Village adjacent to Bay Side and Hook Roads. Like Longtail Point and the Sensiba Wildlife Area, the Little Tail Point unit contains a virtual potpourri of wildlife. Wildlife groups include waterfowl species, shore birds, reptiles, amphibians, and mammals. The WDNR is considering expansion of the park to approximately 1,000 acres.

Small Craft Boat Launch on Harbor Lights Road

A small craft boat launch is available at the east end of Harbor Lights Road. This 2-acre area has not experienced any recent improvements and is available for launching small crafts such as canoes and skiffs. This site contains potential for further enhancement, for use as a passive recreational site such as picnicking, special events, and bird watching. A small graveled parking lot is available, but could benefit from further improvement. This is DNR property under lease by the Village of Suamico.

DNR Owned Wooded Wetlands

The Wisconsin DNR owns five separate wooded wetland complexes throughout the eastern half of the Village. The five sites total 254 total acres of wooded wetland that primarily serve as hunting and nature areas. Each site is managed under a plan administered by the WDNR.

School District Sites

Bayport High School

Bay Port High School is a shared facility between the Villages of Suamico and Howard. It is located on Lineville Rd. (CTH "M"). The site contains 3 baseball, 3 softball, 3 football/soccer fields, a running track, and football/soccer stadium. Other recreation facilities include an indoor gymnasium and a theater stage.

Lineville Intermediate School & Forest Glen Elementary School

Lineville Intermediate School (includes Forest Glen Elementary) is situated adjacent to the Village of Suamico in the Village of Howard on Lineville Road. The school includes an indoor swimming pool used throughout the year. Outdoor recreation facilities include two little league/softball diamonds, two soccer fields, two modular play systems, basketball standards, two swing sets and a large open play area. The school district has no immediate plans to expand the recreation facilities.

Suamico Elementary School

Suamico Elementary School is a 26.4-acre site at the intersection of CTH “B” and School Lane. Due to a 1996 expansion of the school building, the softball/little league field was removed and will not be replaced. Facilities currently include just two swing sets and areas for open recreation. The site is a very popular winter sledding location during and after school hours but is not an encouraged activity of the School District.

Bay Harbor Elementary

This new school is located on corner of Birch and Harbor Lights Rd. adjacent to Idlewild Park. Presently, there are 2 open play fields and a playground system. Furthermore, the plan is to connect the school facilities to the park in order to fully utilize each.

Semi-Private Sites

The following is a listing of semi-private and private recreation sites that may not be identified on the Public Parks and Recreation map, Figure 6-5.

Green Bay Golden Arrow Archery Club

The Green Bay Golden Arrow Archery Club is a wooded 40-acre site located in Section 11 on Golden Arrow Road. The site contains archery courses and a shelter facility.

Nicolet Rifle Club

The Nicolet Rifle Club located adjacent to St. Pat’s Drive in Section 16, this 9-acre site offers members ample shooting stations for rifle and trap. A rest room and small clubhouse are also provided.

Wouter’s Front Tavern Softball Field

Wouter’s Front Tavern located on CTH “B” (School Lane), maintains a 2.5-acre men’s regulation size softball field equipped with excellent lighting, fencing, seating, and electronic facilities. This location is a popular host for summer softball tournaments and is a popular destination for young adults.

Knight Riders Snowmobile Club

Knight Riders Snowmobile Club is open to members only; this 9.6-acre site contains a clubhouse in a passive recreational setting. This site is located approximately ¼ mile north of Sunny Lane on the east side of Velp Avenue.

Izaak Walton League Wildlife Area

The Izaak Walton League owns a wooded 39-acre parcel located adjacent to the boundary of the Reforestation Camp. This parcel is managed primarily as a wildlife area. No physical improvements are present on the site.

Windjammers Sailing Club

Windjammers Sailing Club, Inc. is a not-for-profit private club on the western shore of Green Bay, located at 4009 Channel Road in the Village of Suamico. The 2.6 acre facility is maintained by membership volunteers. The harbor has slips for 52 boats. Another 44 boats can be accommodated in

the dry sail area. There is a boat launch, as well as a 1000 pound hoist for the smaller boats. The clubhouse contains a meeting room, restrooms, shower and bar room. The sailing club is identified as an access point in the Wisconsin portion of the Lake Michigan Water Trail. Windjammers has been a willing partner with the Village's Recreation Department on watercraft use and training programs.

In addition to its public park, recreation, and open space sites and facilities, the Village of Suamico is home to many local private, nonprofit, and volunteer organizations, sites, and facilities that provide outdoor recreation activities. Such organizations and sites include the Golden Arrow Archery Club, the Nicolet Rifle Club, Wouters Front Tavern, Knight Riders Snowmobile Club, the Izaak Walton League, and Doctor Vickery Park.

In 2003, Suamico prepared a trail plan that identified possible trail locations, trail guidelines, and a summary of issues and action items. The plan was updated in 2010 and establishes a recommended trail system throughout the Village consisting of off-road trails. The plan was updated to include more recommendations on trail locations, connectivity, use, width, construction materials, ownership, and maintenance.

To provide recreational services in an efficient and effective manner and to maintain eligibility for state and federal recreational grants, most communities identify planning principles and guidelines as an integral element of recreation and open space programs. That process is typically formalized in a park and open space plan. Suamico's park plan was last updated in 2013. To maintain eligibility for state and federal park, open space, and outdoor recreation grants, such plans must be updated and adopted by the community every five years. To adequately determine the park and recreation needs of the community and to meet such needs in as efficient and cost-effective manner as possible, such plans should also be updated whenever population or growth trends change. Such plans should be coordinated with the natural and cultural resource protection and preservation efforts of the community. It is recommended that the plan be updated every five years and the comprehensive plan revised accordingly.

It is recommended that the Village participate in the Tree City USA program. This program is intended to help local communities preserve their more important woodlands and establish an urban forest. The Tree City USA designation is a voluntary program administered by the National Arbor Day Foundation and the USDA Forest Service. Currently, there are 2,700 tree cities across the country, with 139 in the State of Wisconsin. The following Brown County communities are also in the Tree City USA program: Village of Allouez, Village of Ashwaubenon, City of De Pere, Village of Denmark, City of Green Bay, Village of Hobart, Village of Howard, and Town of Lawrence. To receive the designation, a community must have a tree board, commission, or municipal department that has legal authority for the care of public trees and for developing and administering a community tree management program. The community must also have a tree ordinance, an annual budget for administering, managing, and implementing the community forestry program, and an Arbor Day observance and proclamation.

To capitalize upon the benefits provided by park, recreation, and open space sites, it is recommended that the Village continue its efforts to plan, acquire, develop, and maintain its park, recreation, and open space system. As residential neighborhoods continue to be developed in Suamico, land for parks and open space sites should continue to be set aside.

It is recommended that the Village maintain its close ties with and support of its many local private, nonprofit, and volunteer organizations. With such assistance, the Village can accomplish more with its park and recreation system than it could otherwise. The Village should also continue and expand, where possible, its current practice of sharing facilities and joint planning with its school districts and neighboring communities for the same reasons.

Because of the importance of the Village's park system, the provision of adequate funding is vital. Therefore, use of park impact fees to ensure an equitable system for the acquisition, development, maintenance, and replacement of its parks and outdoor recreation sites and facilities should be continued.

7. Telecommunication

AT&T provides landline phone service to all but the far western portion of the Village, while Nsight provides similar service to the remainder of the Village. Time Warner Cable provides cable television, telephone, and internet access. This includes Internet access by cable modem and DSL.

Current trends in the telecommunications industry point to a continued demand for high-speed Internet access and cellular communications in the future. In response, many local communities across the country, including some within Wisconsin, have used a proactive approach to the provision of this service to ensure that this service is provided to its community in the quickest, most equitable, and most efficient manner possible. It is recommended that the Village consider the impacts of this service to ensure that it is meeting the Village's needs.

Although legislative action minimizes the control over certain cellular communications facilities that are being approved, the Village should ensure that all possible efforts are undertaken to collocate them and that adequate easements and other necessary rights-of-way are available. It is recommended that the Village ensure that adequate design standards for the associated infrastructure are followed. The Village should contact local cellular communication providers in order to address reception problems in the northwestern quarter of the Village.

It is otherwise anticipated that this service will continue to be provided by the private sector and will continue to meet the demands of the Village.

8. Power Generation

Electricity and natural gas are provided in the Village of Suamico by Wisconsin Energy Corporation (WEC). WEC provides electricity and natural gas to most of Brown County, as well as to most of northeastern Wisconsin, including all or portions of 24 counties. WEC is in the process of converting its electric and gas meters to new automated meters, which will result in better accuracy, fewer estimated readings, and a quicker response to outages.

It is anticipated that this service will continue to be provided by the private sector and will continue to meet the demands of the Village.

9. Cemeteries

There are three cemeteries within the Village of Suamico. While additional future demands for this service should continue to be addressed by the private sector, the Village should encourage such uses within its own community when properly designed and located.

10. Medical Healthcare

The Village of Suamico primarily relies upon private medical healthcare providers located in the City of Green Bay and Village of Howard. Suamico facilities include a clinic, a fast care site, and dental offices, all on or near Lineville Road. Many services are also provided to the citizens of the Village, as well as the rest of Brown County, by the Brown County Health Department.

It is anticipated that these services will be adequate for the timeframe of this comprehensive plan.

While additional future demands for hospitals and medical clinics should continue to be addressed primarily by the private sector, the Village should encourage such uses within its own community when properly designed and located.

11. Elderly Care

Assisted living facilities are located within the Village of Suamico. The Village primarily relies upon private elderly care providers located in the City of Green Bay. Many services are also provided to the citizens of the Village, as well as the rest of Brown County, by the Brown County Aging Resource Center.

12. Senior Center

While additional future demands should continue to be addressed primarily by these agencies, some services may warrant provision by the Village. Most often considered in this regard is a senior center that would provide recreational, educational, and other similar opportunities to the Village's senior citizens. Senior centers are often located in conjunction with other compatible uses, such as a park site, and school, and often share space with other agencies for their services and programs, such as the local park department and the county health and human services department and Village of Suamico park facilities.

It is recommended that the Village study the feasibility of such a senior center.

13. Childcare

Approximately four daycare centers are located within the Village of Suamico. Residents also rely upon private childcare/daycare providers located in neighboring communities, and there are a number of in-home licensed providers within the Village.

Additional future demands should continue to be addressed by the private sector, and the Village should encourage such uses within its own community when properly designed and located.

14. Emergency Services

Emergency services are vital to the welfare and safety of the community and are one of the few services a community provides that are equally important to both residents and businesses. The level of this service varies greatly from community to community based, in part, upon its size and population level. It is also common that the level of this service changes as the community grows.

Police service is provided to the Village of Suamico by the Brown County Sheriff's Department. The Sheriff's Department provides routine patrol service to the entire Village. This is the same service the Sheriff's Department provides to all municipalities within the County that do not have their own police department. The Village also has entered into an agreement with the Sheriff's Department for additional police protection. The offices are located at the Suamico Municipal Services Center.

It is recommended that the Village of Suamico study this service to ensure that it continues to meet the needs of the growing Village population. It is envisioned that at some point, as the Village continues to grow, additional protection and/or a higher level of service may be necessary.

The Suamico Volunteer Fire Department provides fire service to the Village. The department consists of about 40 people. It possesses two fire stations: one located in the central portion of the Village on Riverside Drive and one located in the southwestern portion of the Village at the intersection of Northwood Road and White Pine Road. The Suamico Volunteer Fire Department participates in mutual aid agreements with neighboring communities.

The level of fire service varies greatly from community to community. Further indications of this variability can be seen in the fire insurance ratings issued for local communities by the Insurance Services Office (ISO). Based upon its countrywide Public Protection Classification Program, Brown County communities range from a Class 2 for the City of Green Bay to a Class 9 for most rural towns.² The Village of Suamico's rating is 3-5-9. This classification system is used to help establish fire insurance premiums for residential and commercial properties.

Rescue service (ambulance and paramedic) is provided to the Village by contract with County Rescue Services.

It is recommended that the Village periodically study its police, fire, and rescue services to ensure that they continue to meet the needs of the community. This may eventually include the need for a joint fire/rescue station within the Village. It is also recommended that the Village continue its mutual aid agreements with its neighboring communities.

15. Libraries

The Village of Suamico relies upon the public Brown County Library system to meet its library needs. Of the nine libraries that make up the Brown County Library system, the closest is located within the Village of Howard. The Weyers-Hilliard Branch Library, located in the central portion of the Village of Howard, was opened to the public in 2000. The Brown County Library system provides a local history and genealogy department, various adult programs, and numerous children's programs. All of these

services are available to Village residents.

There may be a need within the timeframe of this comprehensive plan to develop a new branch of the Brown County Library in Suamico. As other new branch libraries have recently been funded, Suamico should consider working with Brown County, local business owners, and residents to fund library construction through donations. A new library in Suamico should be located in the Village Center area to further create a sense of identity for the Village and increase pedestrian and vehicular traffic in this area.

16. Schools

The majority of the Village of Suamico is located within the Howard-Suamico School District. A small portion in the northwest is located within the Pulaski School District.

The Howard-Suamico School District encompasses an area approximately 54 square miles in size and includes most of the Village, as well as all of the Village of Howard. During the 2012-2013 school year, it consisted of eight schools within the Village of Suamico and immediately adjacent to the Village of Suamico, with a staff of 718 full and part-time employees, and an enrollment of 5,808 students. The school district provides a comprehensive K-12 grade educational program with five elementary schools (K-4 schools), one intermediate school (5-6), one middle school (7-8), and one high school (9-12). Most students are bused to and from school. The school district areas utilized by Village of Suamico residents consists of:

- **Bay Port High School.** This facility is located on Lineville Road in the southern portion of the Village. It encompasses about 102 acres and was constructed in 2000. It currently houses grades 9 through 12 and has an enrollment of 2,100 students.
- **Bay View Middle School.** This facility is located on Cardinal Lane in the central portion of the Village of Howard. It encompasses about 43 acres, was constructed in 1963, and was most recently expanded in 1993. It houses grades 7 and 8 and has an enrollment of 827 students.
- **Lineville Intermediate School.** This facility is located on Lineville Road in the far northern portion of the Village of Howard. It encompasses about 30 acres, was constructed in 1972, and was most recently expanded in 1993. It houses grades 5 and 6 and has an enrollment of 840 students.
- **Bay Harbor Elementary School.** This facility is located on Harbor Lights Road and Birch Road in the southeastern portion of the Village of Suamico. It encompasses about 0.23 acres, and was constructed in 2007, it houses kindergarten through grade 4 and has an enrollment of 355 students.
- **Forest Glen Elementary School.** This facility is located on Cardinal Lane in the far northern portion of the Village of Howard. It encompasses about 7 acres, was constructed in 1990, and was most recently expanded/upgraded in 1994. It houses kindergarten through grade 4 and has an enrollment of 512 students.
- **Suamico Elementary School.** This facility is located on School Lane in the central portion of the

Village of Suamico. It encompasses about 26 acres and was constructed in 1954. It currently houses kindergarten through grade 4 and has an enrollment of 322 students.

In addition to the Howard-Suamico School District, there are a few scattered parcels of land in the far western and northwestern part of the Village that are actually in the Pulaski School District. Students in this area attend schools located within the Village of Pulaski, and due to the scattered nature of the school district in this area, it is not likely that any new Pulaski schools will be built within the Village of Suamico.

The Village of Suamico should continue meeting with the Howard-Suamico School District on an annual or biannual meeting schedule and also stay in contact with the Pulaski School District to ensure future developments and future school building projects are coordinated in as cost-effective and cooperative means as possible.

17. Post Office

A United States Postal Office building is located on Riverside Drive in the central portion of the Village. It is anticipated that this building will continue to meet the needs of the Village. There is a potential that Little Suamico and Abrams will be consolidated with the Village of Suamico post office in the near future, justifying the need for a new location.

18. Government

The Suamico Municipal Services Center, built in 2011, is located at 1278 Velp Avenue in the central portion of the Village. It contains the offices of the building inspectors, public works director, park and recreation director, administrator, clerk, community enforcement officer, treasurer, Village Board meeting room, and municipal court. The administrative offices were added in 2013 when the former village hall on Lakeview Drive was sold to Pilgrim Lutheran Church. It is anticipated that this new building will continue to meet the needs of the community for the foreseeable future.

The municipal court, established in 1996, consists of a municipal judge and a clerk of courts. The municipal court provides for local enforcement of Village laws and ordinances that would otherwise be handled by the County court system.

The #2 lift station was formerly the site of the Suamico Waste Water Treatment Plant. The site is located on Riverside Drive in the eastern portion of the Village and is utilized for transfer of sewage to GBMSD.

Policies and Programs

There are many approaches the Village of Suamico can take to achieve the utilities and community facilities goal and objectives listed in this plan's Issues and Opportunities chapter. They range from specific one-time actions to broad ongoing programs. A summary of those actions and programs as they pertain to the Utilities and Community Facilities chapter of this plan is provided in this section.

In addition, while not specifically addressed within this plan, it is generally understood that the Village continue to review its administrative practices to ensure their compatibility with the policies, programs, and actions set forth in this plan. Examples of this would include the employment of an adequate number of staff to carry out the programs recommended in this plan, the provision of continuing professional and technical education to Village staff, and the division of department and individual staff duties to ensure an efficient operation.

Important and commonly raised issues pertaining to this chapter include:

- Identify methods of reducing taxes.
- Ensure that sewer and water service is not placed into areas where it is not proposed.
- Ensure that developers pay for sewer and water services to their developments.

It is particularly important, therefore, that Village infrastructure and development policies address the impacts of premature extension of infrastructure and inefficient development patterns. When any service or infrastructure involving physical components is extended or expanded (most commonly considered in these situations are sewer, water, and stormwater systems but can also include streets, lights, electricity, or gas), it is typically sized and located in such a manner as to take full advantage of the ultimate area it is to serve and the lifespan of its components. It is incrementally installed to keep pace with the demands placed upon it, and development is only approved when it can be economically and efficiently served by such infrastructure. When done correctly, this means that the incremental components of the infrastructure are added only when they are needed. Also, at about the same time as the major components are fully utilized and need to be replaced or expanded, the infrastructure has also reached the end of its useful life and needs to be replaced or expanded, and development that is not in conformance with these guidelines is not approved. When this situation occurs, cost-effectiveness and efficiency will be maximized; component parts will be added only when needed; full use of the infrastructure will be obtained; and repair and replacement of the components will be kept to a minimum.

However, if infrastructure is extended or expanded in a manner that does not support these guidelines or development is approved that interferes with achieving these guidelines, the expansion of infrastructure has not been nearly as cost-effective or efficient as it could have been. Such inefficiencies commonly occur when infrastructure is extended to or expanded for premature development or inefficient development patterns or development not utilizing this infrastructure has been approved in areas for which the infrastructure was planned. This typically results in infrastructure that is extended long distances with no users, is extended long distances with an inadequate number of users, is extended to areas to which it is not desired, is sized or located so that more component parts eventually need to be constructed than otherwise would have been necessary, or the component parts eventually do not achieve full utilization.

When such situations occur, the extra costs associated with these inefficient actions are borne by the utility customers who pay the brunt of poor utility planning and installation due to premature or inefficient development. In addition, the community also typically has to pay for the extra capacity or

extra components built into the infrastructure that are eventually needed for the development of the larger ultimate area. Therefore, it is recommended that the Village improve and expand upon its capital improvements programming and other long-range planning efforts to eliminate and minimize these inefficiencies.

It is recommended that, at a minimum, the Village enforce the recommendation from its previous comprehensive plan that all future development within the Village be approved so that a balanced number of the new lots can be provided public sanitary sewer and water service. It is also recommended that the Village undertake a study to determine the feasibility of increasing the percentage of future development to be provided public sewer and water. This study should consider the possibility of extending public sewer and water service to existing development whenever feasible. This would likely occur when a majority of private onsite systems and/or private wells within an area have reached the end of their useful life or when requested by the subject area.

The Village implemented both a five year Capital Improvements Program and a five year financial budget that is reviewed, adopted, and approved annually so that the timing, construction, and funding of the Village's capital improvements, such as roads, sanitary sewers, water mains, and storm sewers, can be projected, prioritized and implemented as efficiently as possible.

A summary of this chapter's policies and programs is provided.

1. Sanitary Sewer Service

- Expand the Village's long-range planning, maintenance, and funding efforts to ensure that its collection system remains adequately sized for anticipated growth and development.
- Expand the Village's collection and treatment systems in conformance with the sewer service areas identified within this plan and promote infill development and efficient and cost-effective growth patterns.
- Work with the DNR, GBMSD, and BCPC to ensure that this plan's anticipated growth can be accommodated by the agencies' sewerage system components and is in conformance with their sewer service area and facility planning efforts.

2. Onsite Sewage Disposal

- Prohibit unsewered development in areas that are proposed to be provided with public sewer service.
- Discourage unsewered development within this plan to the greatest extent practical. If development is approved within an area that could receive public sewer and/or water service in the future, such development should be designed and located so that it can eventually be connected to the public sewer and/or water systems as efficiently as possible.

- Undertake a study of the feasibility of connecting existing unsewered development to the public sewer and water systems.
- Continue to support Brown County’s private sewage disposal system ordinance that requires inspections of all existing onsite sanitary systems at the time of sale of the associated property and the ordinance’s mandatory 3-year maintenance program.

3. Water Supply

- Expand its long-range planning, maintenance, and funding efforts to ensure that its water supply and transmission system remain adequately sized for anticipated growth and development and is expanded as efficiently as possible.
- Expand its water system, promoting infill development and efficient and cost-effective growth patterns.
- Update its Vulnerability Assessment and Wellhead Protection Plan when appropriate.

4. Solid Waste Disposal and Recycling

- Study the feasibility of adding additional communities to the cooperative solid waste and recycling program that is in place with the Village of Howard.
- Periodically study this service to ensure that it continues to meet the Village’s needs.

5. Stormwater Management

- Implement the recommendations of the Comprehensive Stormwater Plan Needs Assessment, and facilitate the requirements of the MS4 Permit for the Village.

6. Parks and Recreation

- Continue support of the local nonprofit and volunteer groups.
- Continue and expand upon efforts to establish joint park/school sites, facilities, and programs.
- Continue to implement the recommendations of the Village’s new park plan and continue to update the plan when necessary.
- Continue to implement the recommendations of the Village’s trail plan and continue to update the plan when necessary.

7. Telecommunication

- Ensure that telecommunication facilities are collocated to the greatest extent possible.
- Work with existing cellular telecommunication companies to provide adequate reception for the northwestern quarter of the Village.
- Ensure that adequate easements and design standards for telecommunication facilities are utilized.

8. Elderly Care

- Study the feasibility of a senior center.

9. Emergency Services

- Periodically review police, fire, and rescue services to ensure that they continue to meet the needs of the Village.
- Continue mutual aid agreements with neighboring communities.

10. Libraries

- Consider creating a joining Village of Suamico, Howard-Suamico School District, Brown County Library branch.

11. Schools

- Work with the Howard-Suamico School District to continue placement of sidewalks near schools, connecting to residential neighborhoods to create a safe walking and biking routes for elementary schools.
- The Village should work closely with its school districts and its neighboring communities to address the future needs of the school districts in the most cost- effective and timely manner as possible.

12. Government

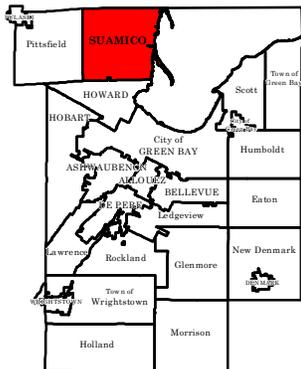
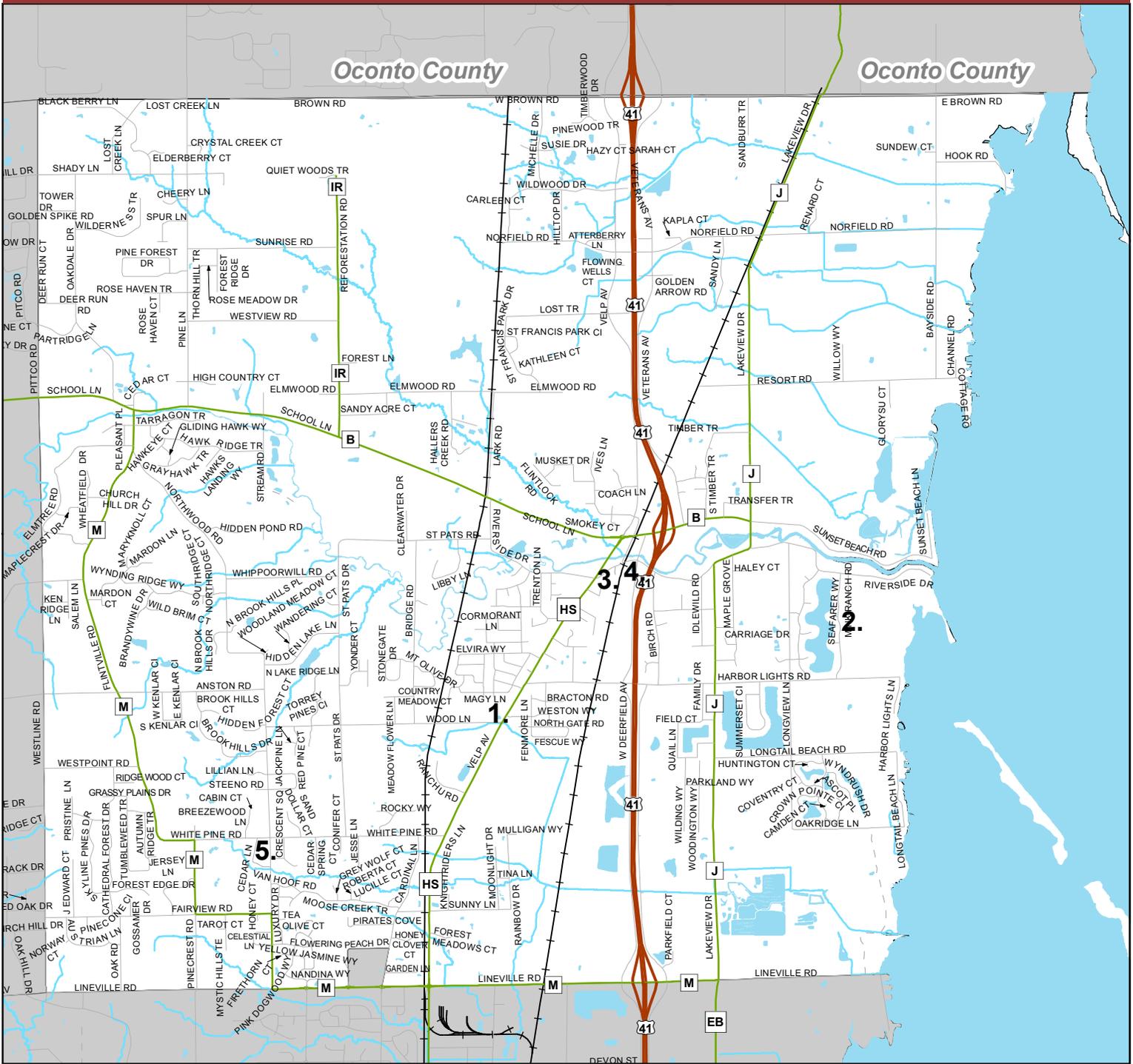
- Continue to review the needs of the new government offices to allow for adequate future growth and service



Figure 6-6

Community Facilities

Village of Suamico, Brown County, WI



Legend

1. Suamico Municipal Services Center
2. Waste Water Treatment Plant
3. U.S. Post Office
4. Fire Station #1
5. White Pine Fire Station

Source: Village of Suamico Staff
Brown County Planning Commission



This is a compilation of records and data from various sources which is located in Brown County Land Information Office. This data is to be used for reference purposes only. Brown County is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by Brown County Planning Commission Staff November 2013

7: NATURAL, CULTURAL, AND AGRICULTURAL RESOURCES

The natural features in Suamico, including the bayshore, Suamico River, large stands of woodlands, varied terrain, and the estuaries of the West Shore wetlands, all combine to help create the rural character that the Village residents wish to maintain. These natural features also continue to attract increasing numbers of new residents and new development. In order for the Village to maintain the features that make Suamico desirable to both new and existing residents alike, the Village must strike a balance between development and the natural environment. This chapter will examine ways to build upon these resources to establish and promote a community identity, while at the same time preserving the land and the rural character that the residents enjoy.

Inventory and Analysis

1. Soils

Soil is one of the major building blocks of the environment. Soil is the interface between what lies above the ground and what lies underneath. The relationships between soil and agriculture are obvious. However, the relationships between soil and other land uses, while almost as important, are oftentimes less apparent. In Brown County, as elsewhere in North America, little attention is given to soils in regard to the location and type of future development. Among the reasons for this is complacency by many that modern engineering technology can overcome problems associated with soils. While this is true, the financial and environmental costs associated with overcoming soil limitations can be prohibitive.

Glaciation is responsible for the general soil conditions found in the area. Unlike areas unaffected by glaciations where soils are formed by the weathering of local bedrock, Suamico's soils are composed of glacially eroded rock material that was carried by ice sheets or from surface material that was pushed by the advance of the glacier. When the glacial advance stopped, the ice sheets melted and deposited the materials it had carried over the area. These deposited materials are called glacial till or outwash and, together with other soil forming factors, including vegetation, have formed the soil that covers the Village today. According to the Soil Survey of Brown County, Wisconsin, there are three major soil associations present in the Village of Suamico. A soil association is "a landscape that has a distinctive proportional pattern of soils. It normally consists of one or more major soils, at least one minor soil, and is named for the major soils." The major soil associations found in Suamico are Tedrow-Roscommon, Shawano-Tedrow-Roscommon, and Shawano-Boyer-Sisson.

Tedrow-Roscommon

The Tedrow-Roscommon association consists of deep, somewhat poorly drained and poorly drained nearly level soils that have sandy subsoil and are located on glacial lake and outwash plains. These soils typically have a very high water table during wet periods, are poorly suited for crops, and generally have severe limitations for home sites due to the high water table. This soil series is primarily located in the eastern one-third of the Village adjacent to the bay of Green Bay.

Shawano-Tedrow-Roscommon

The Shawano-Tedrow-Roscommon soil association covers the north-central part of the Village. This association consists of deep, excessively drained to poorly drained, nearly level to steep soils that have a sandy subsoil and are located on glacial lake and outwash plains and ridges. Due to the soils' sandy

nature, they are susceptible to wind erosion and are generally not very conducive to crops. However, they are among the best in the county for development purposes.

Shawano-Boyer-Sisson

The Shawano-Boyer-Sisson series are deep, excessively drained and well drained soils, are nearly level to steep soils that have a sandy and loamy subsoil and are located on glacial outwash plains and ridges and glacial lake plains. Use of these soils varies greatly in the County, ranging from cropland and woodland to residential and industrial development. The Shawano-Boyer-Sisson soil association is generally located in the southwestern one-third of the Village.

2. Prime Farmland

The Soil Survey of Brown County, Wisconsin, defines prime farmland as soils with capability classes of I and II. Class I soils have few limitations that restrict their use, while Class II soils have moderate limitations that reduce the choice of crops or that require moderate conservation practices. Based on the inventory of the soil survey, very little of Suamico is considered prime farmland. The few areas that are considered prime farmland, primarily southwest of the CTH B/USH 41/141 interchange, are already developed.

3. Productive Agricultural Lands

The Brown County Farmland Preservation Plan identifies Brown County's farmlands as irreplaceable resources that are necessary to the continued well-being of the County's economy. The plan further states that the protection of these farmlands and orderly rural and urban growth are deemed to be in the broad public interest.

Although agricultural uses still account for over 3,807.1 acres of land in Suamico, this acreage has continued to decrease. Between 1980 and 2013, agricultural land decreased by 68.2 percent in the Village of Suamico, resulting in a loss of 8,159.9 acres. Much of the land taken out of production has been converted to residential development or is no longer being actively farmed and is lying fallow.

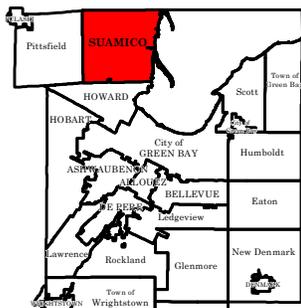
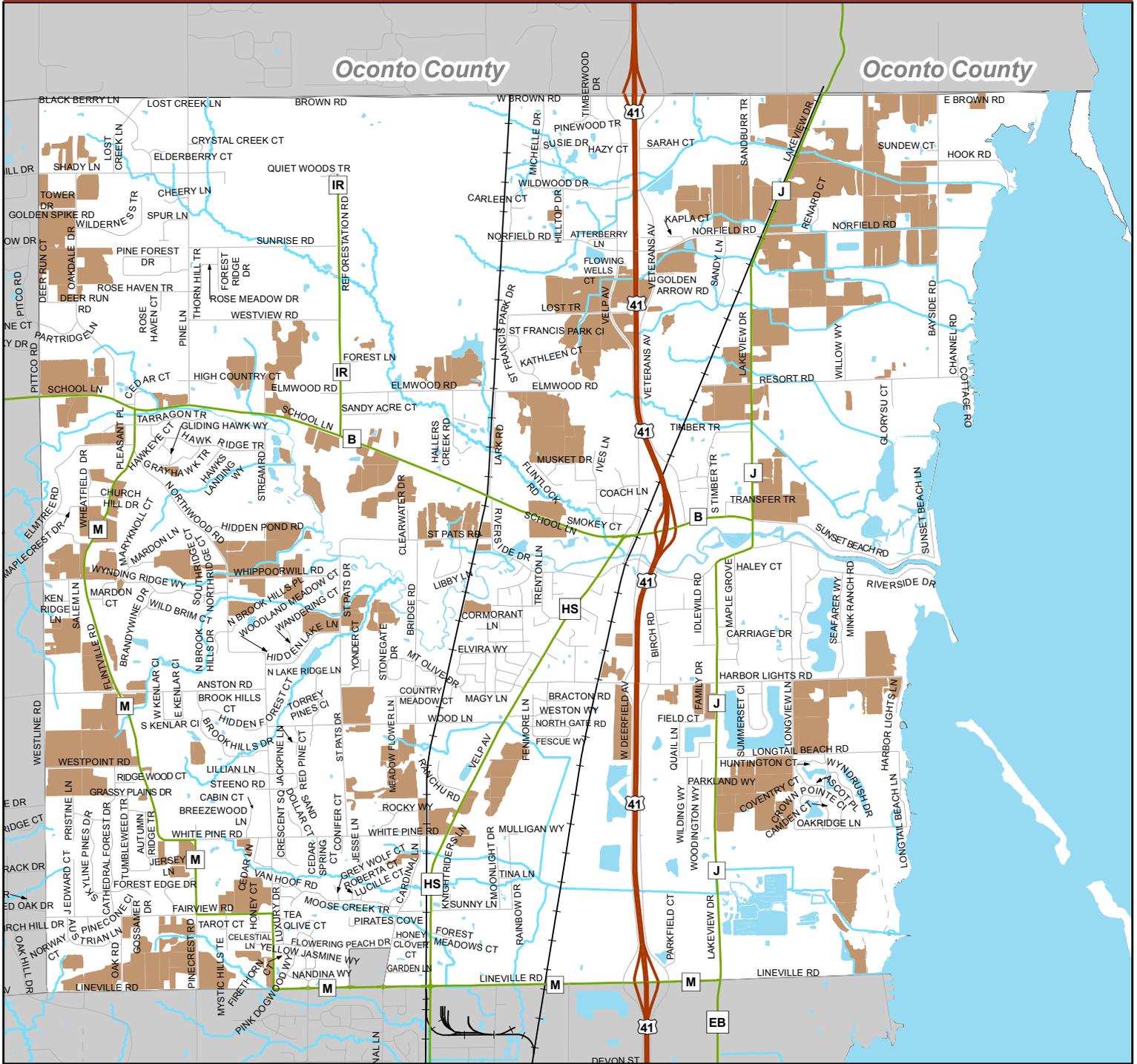
There are multiple factors that define productive agricultural lands. Soils are included if they are defined as being prime farmland without any limitations in the Soil Survey of Brown County, Wisconsin. If a soil is prime farmland but currently in a developed state, it is not included. Also included are those soils that are currently in a productive state, regardless of prime farmland classification. Suamico's remaining productive agricultural lands are mapped in Figure 7-1.



Figure 7-1

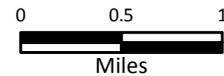
Productive Agricultural Lands

Village of Suamico, Brown County, WI



Legend

Agricultural



Source: Brown County Land Use Inventory 2010
Updated 2013

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4. Surface Water

Surface water is one of the most important natural resources available in a community. Surface waters provide recreational opportunities, as well as peace and solitude to anglers, boaters, hunters, water skiers, swimmers, and casual observers alike. Some surface waters provide an end source for drainage after heavy rains, provide habitat for countless plants, fish, and animals, and can be a source of drinking water for communities and a source of process water for industry and agriculture. Lands immediately adjacent to such waters have an abundance of cultural and archeological significance because they were often the location of Native American and early European settlements.

There are many miles of perennial streams in the Village of Suamico. These streams have many scenic and recreational values. Many of the ephemeral streams and wetlands in Suamico, which are some of our most important surface water resources, do not always show up on maps and are more difficult to protect by state and federal statutes. Yet, ephemeral (intermittent) waterways provide sites for infiltration of surface water into groundwater reservoirs and provide habitat for many plants and animals. Small intermittent waterways and wetlands are where most nutrients and many contaminants enter the waters that are used for drinking and recreation.

Sheetflow, which is simply water that flows across the land surface after a rainfall, can also be considered a surface water resource, and how it is managed is very important. As water flows across the surface of the land, it picks up nutrients and contaminants, and these dissolved substances are then carried into larger surface water bodies and into our groundwater. In many places in the Village of Suamico, groundwater is only a few feet below the surface of the land, and the soil (often Tedrow-Roscommon) is very sandy. As a result, anything applied to the land's surface almost immediately enters our groundwater.

Because of the importance of surface waters, numerous federal, state, and local laws and regulations have been created to protect them. They range from the commerce clause of the United States Constitution to county floodland zoning regulations. The most heavily regulated waters are those that are determined to be natural and "navigable." On the other hand, ephemeral waterways not considered navigable and ephemeral wetlands are poorly protected by state and federal statutes and need protection at a more local level.

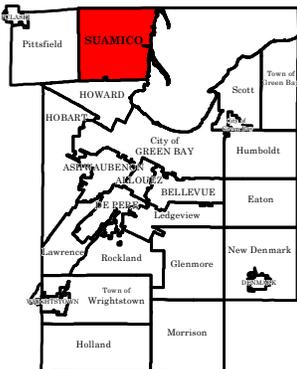
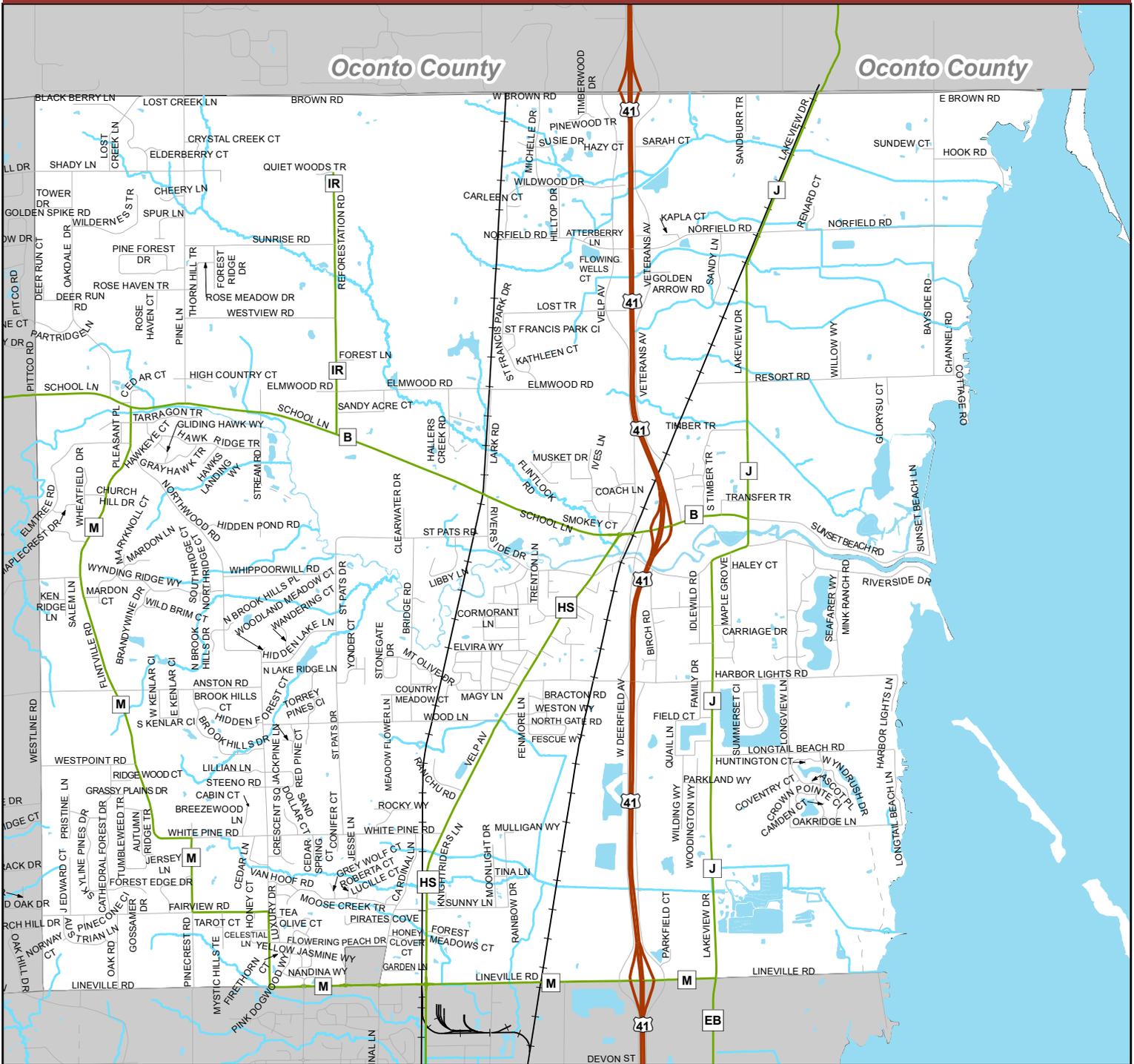
As shown in Figure 7-2, the primary surface water features in the Village of Suamico are the bay of Green Bay, Suamico River, and Haller Creek. In addition to these three resources, the Village also has a number of small unnamed streams, ditches, and man-made lakes that are also considered surface water resources. The protection and preservation of the Village's surface waters should be one of its highest natural resources priorities. While this action is important for all of the Village's surface waters, particular focus should be provided to the Suamico River, Haller Creek, and bayshore areas in order to re-establish these waters as a primary benefit and attraction of the community.



Figure 7-2

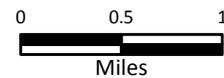
Surface Water

Village of Suamico, Brown County, WI



Legend

Surface Water



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Bay of Green Bay

Beyond serving as the starting point for early settlement and transportation to the interior of Wisconsin and thus being rich in historical and archeological significance, the bay of Green Bay provides the largest potential for water-based recreational activities within Suamico with about 6 miles of shoreline plus the shorelines of Long and Little Tail Points. The bay is a hard water alkaline basin, and its bottom materials consist of very loose flocculent sediment. Its depth is an average of about 26 feet outside the shipping channel. Much of the western shore of the bay, including the Suamico bayshore, is relatively undeveloped due to large wetland complexes and publicly-owned parcels that cover much of the shoreline.

The water quality and fishery of the bay of Green Bay are heavily influenced by what occurs inland in connected streams and wetlands. This is true even though many of these connections occur only once a year. Each spring, due to spring precipitation and snow-melt, almost all streams and wetlands within the Village are directly connected to the bay of Green Bay proper. This temporary hydrologic connection provides an opportunity for fish to migrate upstream to spawn, and this annual flooding benefits reproduction of other aquatic life forms. Each spring, there is a huge pulse of biotic activity as fish spawn and amphibians and invertebrates hatch and then slowly drift downstream to the bay of Green Bay proper.

Water quality and even the water temperature of the bay of Green Bay are heavily influenced by input from connected wetlands and waterways. Input into streams that discharge into the bay have an almost immediate effect on the bay of Green Bay proper. The impact upon the Village of Suamico's portion of the southern bay of Green Bay is magnified because bay water circulation is in a counter-clockwise direction to the south of Points Sable and Long Tail. As a result, what enters the south end of the bay has a tendency to re-circulate south of Points Sable and Long Tail.

Commercial fishing (primarily for perch, whitefish, and lake trout) had long been a popular activity within the bay until high pollutant loadings to the Fox River and the southern portion of the bay became a significant and widespread problem by the late 1940s and early 1950s. However, recent studies have indicated that improvements in water quality have occurred and are most likely due to reduced point source pollution loading.

Water quality impairments to the lower bay of Green Bay include PCB fish consumption advisories, excessive levels of bacteria, and low levels of dissolved oxygen. Factors causing this bacteria and low levels of dissolved oxygen are varied and complex and are discussed in detail in the Lower Green Bay Remedial Action Plan but are generally attributable to nonpoint sources of pollution and leftover industrial sources of pollution. For these reasons, the lower bay of Green Bay has been identified by the Wisconsin Department of Natural Resources as Impaired Water, which means that it does not meet federal and state water quality standards. As the most damaging new pollutant load to the bay of Green Bay is from nonpoint sources, the Village has a stormwater utility and a stormwater ordinance that was developed to ensure that stormwater runoff meets WDNR and EPA requirements.

Samico River

The Suamico River is a tributary to the bay. It is a navigable river that flows westward 16 miles from its headwaters in Shawano and Outagamie Counties and through the middle of the Village to the bay. The river transitions from a clear, bubbling stream in the western portion of the Village to a relatively sluggish, wide, and muddy stream near its mouth. The upper two-thirds has a rubble and gravel bottom

containing many invertebrates and an abundance of crayfish. The easternmost portion of the river is classified as a Warm Water Sport Fishery with bottom materials comprised of sand and silt. The remainder is classified as a Full Fish and Other Aquatic Life water with bottom materials comprised of rubble and gravel. Agricultural and rural residential land uses are adjacent to the majority of the stream and continue to expose the river to nonpoint source pollution associated with agricultural, development, and impervious surface runoff.

Where possible, the Village should consider the establishment of buffers and the planting of native grasses and shrubs along the river to improve its wildlife habitat and stormwater management capabilities. Additionally, the Village should consider working with local conservation or school groups to restabilize the shoreline along the Suamico River by planting native grasses and plants in order to further reduce shoreline erosion.

Haller Creek

Haller Creek is a tributary to the Suamico River flowing in a southeasterly direction from the northwestern corner of the Village until its confluence with the Suamico River near Velp Avenue. Haller Creek is Suamico's only trout stream and, therefore, has important wildlife value warranting protection by the Village. The Village should consider identifying those areas of the creek that may be experiencing erosion or other habitat degradation and should consider working with local conservation or service groups to enhance the river's trout habitat.

Other Small Waterways

There are many small intermittent and perennial streams within the Village. These streams provide seasonal spawning habitat for bay of Green Bay fish and provide important habitat for many other plants and animals. Many fish that reside in the bay of Green Bay as adults migrate upstream to spawn, and the young then drift slowly back to the bay. It's to their advantage to remain in these small waterways for as long as they can. These small streams provide excellent nursery habitat that allows the young fish to grow to a competitive size before they reach the bay of Green Bay proper. The importance of small streams is only now beginning to be understood by many, but longtime residents of the area realize that small streams and wetlands within the Village actually define the character of the Village of Suamico, as evidenced by the cattails on the Village's water tower.

The Village may wish to enact an open waterway ordinance to protect fish and wildlife habitat located in roadside ditches (such as the unique walleye and northern pike spawning habitat along Lineville Road) and in other streams and wetlands not currently protected by state or federal statutes.

Artificial Lakes

A number of artificial lakes have been created in the southeastern part of the Village, including Harbor Lights Lake, Lake Leone, Jessie Lake, and the Barkhausen Waterfowl Refuge ponds. Except for the Barkhausen ponds, the lakes have been created as a way to enhance residential development; although, they do provide limited fish and waterfowl habitat, as well. Because the lakes provide a conduit for contaminants to reach the Suamico's groundwater, the Village should monitor the lakes' quality to ensure pollutants are not entering the lakes or groundwater.

Watersheds

A watershed is an area of land where all the water on it and under it drains to the same place. Within

this area of land, all living things are linked by the common waterway. The Suamico-Little Suamico Watershed drains the entire Village to the bay, except for a small portion of the southwestern part of the Village, which drains into Duck Creek. A few areas of the Village are also drained directly to the bay by small, unnamed streams and ditches.

Field observations by County staff and others over recent years indicate that many of the smaller streams within the Village have been significantly disturbed by past and current agricultural activities. Such disturbances include dredging, ditching, and realignment. All of these activities degrade or entirely remove the natural bed and bank of the stream, thus increasing erosion, removing vegetation and wildlife habitat, and damaging downstream water quality.

5. Floodplains

Floodplains are natural extensions of waterways. All surface waters possess them, but the size of the floodplain can vary greatly. They store floodwaters, reduce flood peaks and velocities, and reduce sedimentation. They also provide habitat and serve as filters for pollution.

Like surface waters, the importance of floodplains is also recognized and is regulated by federal, state, county, and local governments. The State of Wisconsin mandates floodplain zoning for all communities under Wisconsin Administrative Code NR 117. These minimum standards must be implemented in order to meet eligibility requirements for federal flood insurance.

For regulatory, insurance, and planning purposes, the 100-year recurrence interval flood hazard area (also referred to as the regional flood) is most often used. This is the land that has a 1 percent chance of being flooded in any given year. Mapped floodplains within Suamico include the bayshore, Suamico River, Haller Creek, and an unnamed stream/wetland complex located just north of the Village's border with Howard. The Village's 100-year floodplains that have been mapped are shown in Figure 7-3.

Figure 7-4 presents a diagram of a floodplain and constituent parts, including floodway and flood fringe.

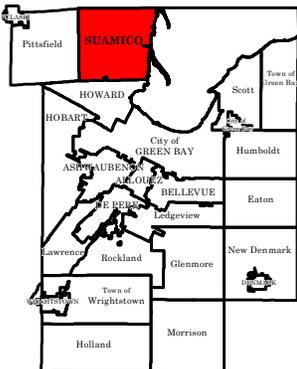
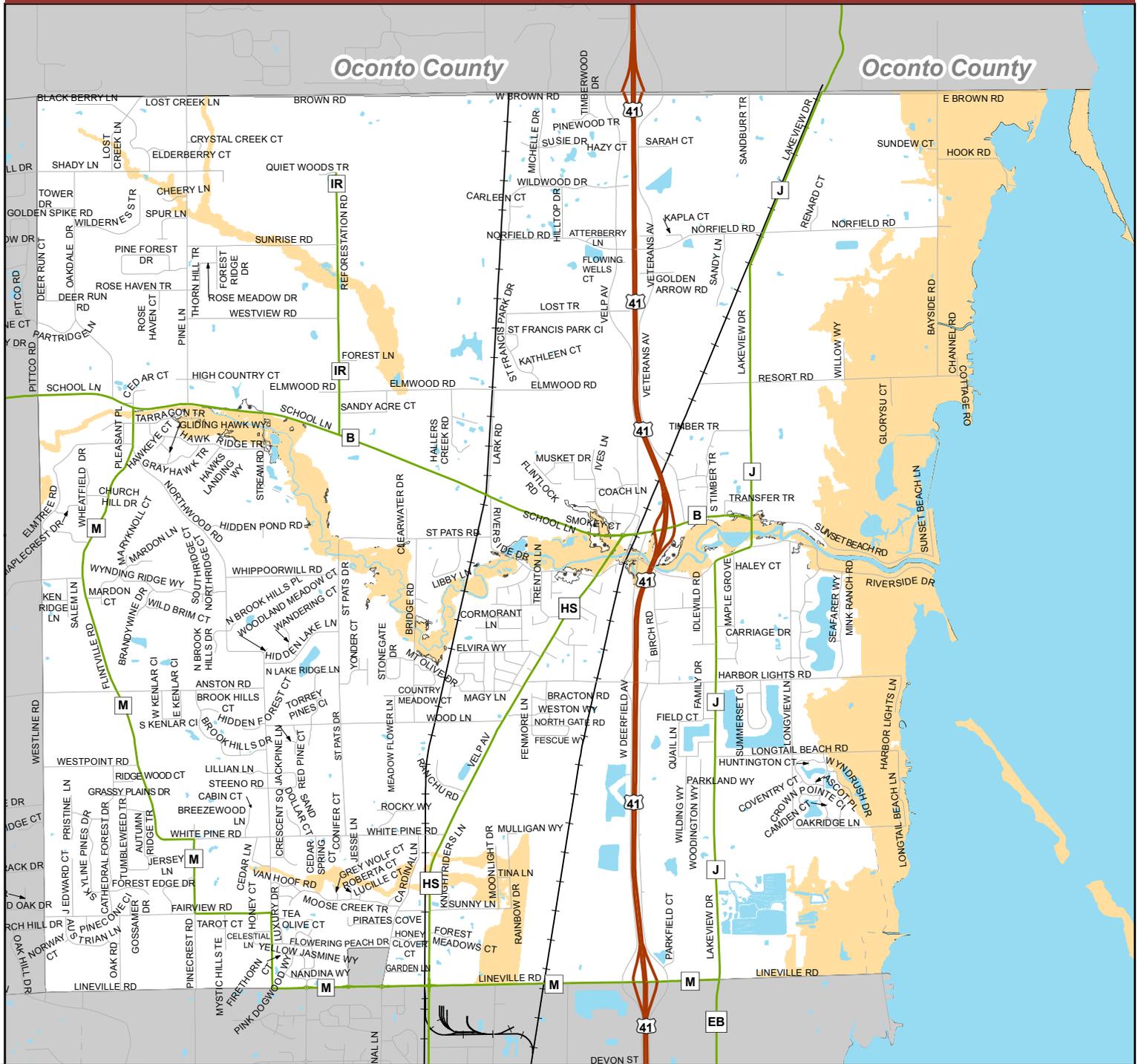
There are several threats to floodplains and the resource values that they represent:

- **Filling**, which might diminish the flood storage capacity of the floodplain. This could have the effect of raising the flood elevation or increasing flow velocities to the detriment of upstream or downstream properties.
- **Grading**, which can degrade the resource functions of floodplains, such as filtering pollutants or providing habitat.
- **Impediments**, which include encroachment of buildings or undersized culverts and bridge openings. These manmade and natural impediments affect the size and proper functioning of floodplains and pose potential hazards to adjacent residents and passersby.

- **Impervious surfaces**, which can increase the velocity of the flood flows, increase the number of pollutants, reduce the amount of natural wildlife habitat, and limit the amount of infiltration of stormwater into the ground.



Figure 7-3
Floodplains
Village of Suamico, Brown County, WI



Legend
FEMA Floodplain

Area inundated by 1% Annual Chance Flooding BFEs Determined

Source: U.S. Department of Homeland Security
Federal Emergency Management Agency
Digital Q3 Flood Data Flood Insurance Rate Map (FIRM)



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Due to the importance of floodplains for environmental, regulatory, and insurance purposes, it is recommended that flood studies be undertaken for all rivers and streams where development is proposed. Such flood studies should map both the floodway and the flood fringe portions of the 100-year recurrence interval flood hazard area, should be based upon full development of the drainage basin, and should be reviewed and approved by both the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency (FEMA). If detailed flood studies are not undertaken and/or do not take into consideration the effects of future development of the watershed, future flooding events may be more extensive and cause greater property damage.

Under current regulatory requirements, the floodways would be off limits to development. However, development could occur within the flood fringe areas with the receipt of appropriate permits and approvals, and agricultural activities could continue within the floodplain.

6. Shorelands and Stream Corridors

Shorelands are the interface between land and water. In its natural condition, shorelands are comprised of thick and diverse vegetation that protect lakes, rivers, and streams. If these areas are developed, this vegetation is lost, and fish, wildlife, and water quality are damaged.

There are a number of well-defined drainage courses with associated ravines in the western portion of the Village. Most of the streams in the eastern portion of the Village are less defined and do not have the differing topography as do the streams in the western portion of the Village.

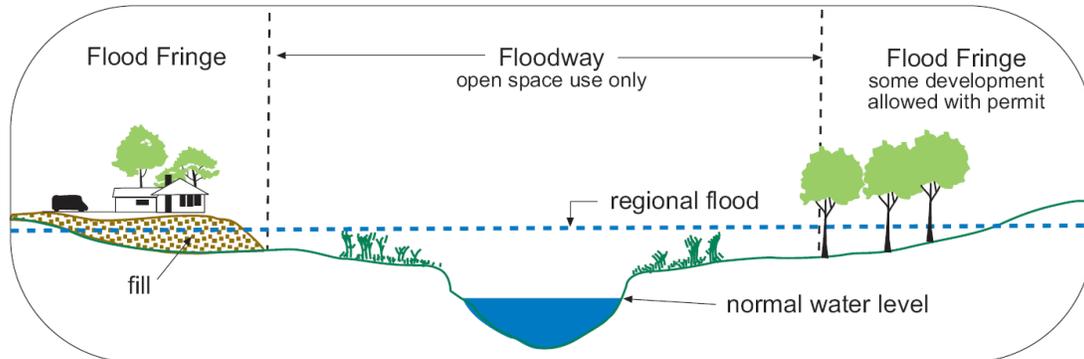
Like floodlands, the importance of shorelands is recognized and is regulated by state and local governments. Shoreland zoning is primarily intended to control the intensity of development near and to create a buffer around lakes, rivers, and streams. The buffer is intended to remain an undeveloped strip of land that protects the water from the physical, chemical, hydrological, and visual impacts of nearby development. Wisconsin mandates shoreland zoning for all unincorporated communities and those parts of incorporated cities and villages that were annexed after May 7, 1982. Since Suamico incorporated after April 30, 1994, it also must follow the state mandated minimums listed under Wisconsin Administrative Code NR 115. Figure 7-5 presents a diagram of the state mandated minimum shoreland zoning requirements.

The shoreland restrictions do not apply to those waters that are determined to be non-navigable waters. However, all lakes, rivers, and streams, no matter how small, should be assumed to be navigable until determined otherwise by the DNR.

As shorelands are closely related to floodplains, so are the threats to the resource values shorelands represent. In addition, research being conducted by the DNR and others indicates that current state-mandated shoreland zoning standards might not be adequate to properly protect water quality and shoreland ecosystems.

Figure 7-4

Floodlands and Floodplain Zoning



Definitions

Floodplain - That land which has been or may be covered by floodwater during the regional flood. The floodplain includes the floodway and flood fringe areas.

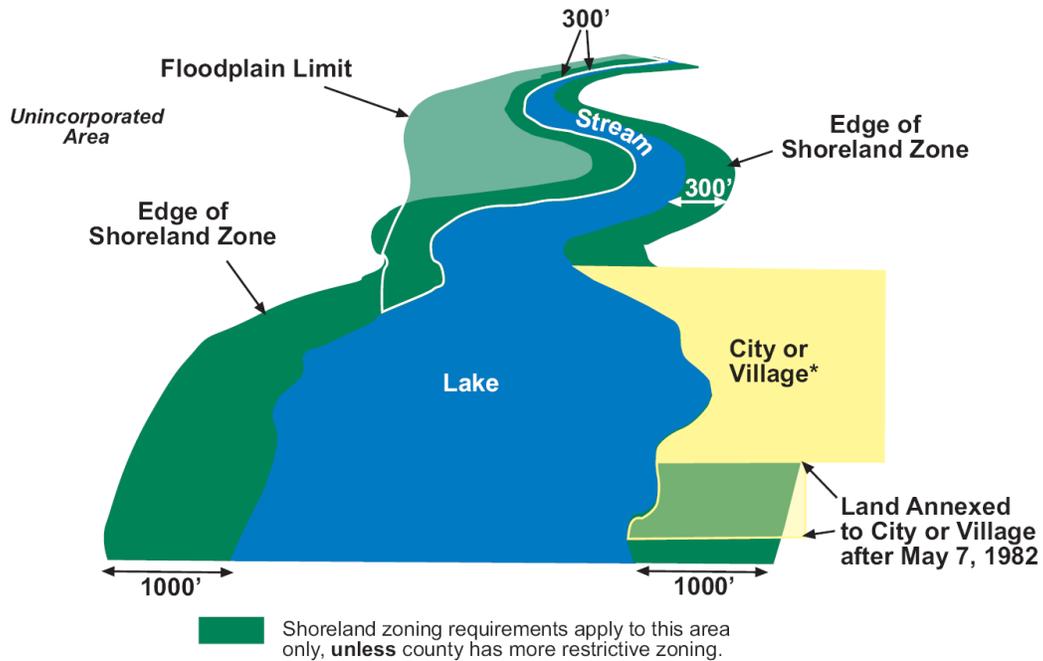
Floodway - The channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge. The floodway is the most dangerous of the floodplain. It is associated with moving water.

Flood Fringe - The portion of the floodplain outside of the floodway, which is covered by floodwater during the regional flood. It is associated with standing water rather than flowing water.

Regional Flood - That area where large floods are known to have occurred in Wisconsin, or which may be expected to occur, at a frequency of one percent during any given year. Also referred to as the 100-year floodplain or 100-year recurrence interval flood hazard area.

Figure 7-5

Shorelands and Shoreland Zoning



*Cities and villages are required to zone wetlands within the shoreland.

Definitions

Shoreland Zone - The shoreland zone is located within 1,000 feet of the ordinary high water mark (OHWM) of a "navigable" lake, pond, or flowage or within 300 feet of the OHWM of a "navigable" stream or river or to the landward side of the floodplain, whichever distance is greater.

Ordinary High Water Mark - The ordinary high water mark is the boundary between upland and lake or riverbed. It is the point on the bank or shore up to which the presence and action of the water is so continuous as to leave a distinct mark either by erosion, destruction of terrestrial vegetation, or other easily recognized characteristics.

Navigable - Generally, a waterway is navigable if it has a bed and banks and can float a canoe at some time each year - even if only during spring floods. Even small intermittent streams that are seasonally dry may meet the test of navigability. Navigable lakes and streams are public waterways protected by law for all citizens.

Unincorporated Areas - Lands lying outside of incorporated cities or villages.

Under current village regulatory requirements, the 50 feet closest to navigable waters are off limits to development, but development could occur within the remainder of the shoreland area with receipt of appropriate permits and approvals, and agricultural activities could continue within the shoreland area.

Based upon the importance of the Village's shorelands and their relationship to surface water and the Village's rural character, Suamico should encourage greater protection of the shoreland area. In this regard, the Village should take full advantage of federal, state, and county funding and other assistance in the establishment of vegetative stream buffers to further filter out sediments and other associated pollutants. Suamico is currently in the process of developing a shoreland-wetland ordinance that meets the requirements of NR 115.

7. Wetlands

Wetlands are characterized by water at or near the ground level, by soils exhibiting physical or chemical characteristics of waterlogging, or by the presence of wetland- adapted vegetation. Wetlands are significant natural resources that have several important functions. They enhance water quality by absorbing excess nutrients within the roots, stems, and leaves of plants and by slowing the flow of water to let suspended pollutants settle out. Wetlands help regulate storm runoff, which minimizes floods and periods of low flow. They also provide essential habitat for many types of wildlife and offer recreational, educational, and aesthetic opportunities to the community.

There are two broad classifications of wetlands: perennial wetlands and ephemeral (intermittent) wetlands. Perennial wetlands are inundated with water for much of the year and develop classic wetland characteristics, such as soil mottling. Perennial wetlands usually support populations of water loving plants. Ephemeral wetlands, which are sometimes called intermittent wetlands due to soil type and topography, often do not develop classic wetland characteristics since they are flooded only part of the year. Both types of wetlands are equally important.

The Village of Suamico contains a significant area of wetlands along the bay of Green Bay. These wetlands are recognized as being of national importance. They are part of a larger complex of wetlands located along the entire length of the western shore of the bay of Green Bay terminating near the City of Marinette. The "west shore wetlands," as they are known, provide critical waterfowl and wildlife habitat, as well as fish spawning habitat for many game fish in the bay of Green Bay, including perch and northern pike. In order to preserve some of these vital spawning areas, the WDNR has purchased and maintains ownership over the Sensiba Wildlife Area (which includes Long Tail Point) and the Little Tail Management Unit in the far northeastern part of the Village.

The Wisconsin Wetlands Inventory map identifies wetlands scattered throughout the Village. As shown on Figure 7-6, the WDNR digital wetlands inventory identified approximately 5,190 acres of wetlands within the Village. In addition to the west shore wetlands, there is a large wetland complex located south of Harbor Lights Road between USH 41/141 and Velp Avenue. This complex is part of the Suamico Lacustrine Flats, which is also a critical northern pike spawning area. Due to the value of

wetlands for northern pike spawning in this area, they should be strongly considered for purchase by the WDNR, Village of Suamico, Brown County, or a combination of the agencies.

Because of the inaccuracies inherent in the Wisconsin Wetlands Inventory, the Village may wish to accurately field-verify and map its known wetlands to ensure that they are not disturbed and to further streamline the development process. Suamico also contains a number of wetlands adjacent to its rivers and streams throughout the Village, as well as some isolated pothole wetlands in the more hilly terrain associated with the northwestern quarter of the Village.

The primary threat to wetlands is filling. Although an array of federal, state, and local regulations helps with protection, wetlands (especially smaller ones) are still lost to road construction and other development activities. The draining of wetlands can also occur through the placement of drain tile and rerouting of surface water. Some agricultural areas are actually former wetlands that would probably revert back to wetland character if left alone for a period of time.

Even if wetlands are not directly filled, drained, or developed, they still can be impacted by adjacent uses. Siltation from erosion or pollutants entering via stormwater runoff can destroy the wetland. Previously healthy and diverse wetlands can be reduced to degraded “muck holes” where only the hardiest plants like cattails can survive. Invasive plant species, such as purple loosestrife, can also negatively affect wetlands.

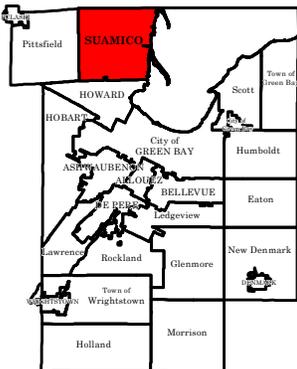
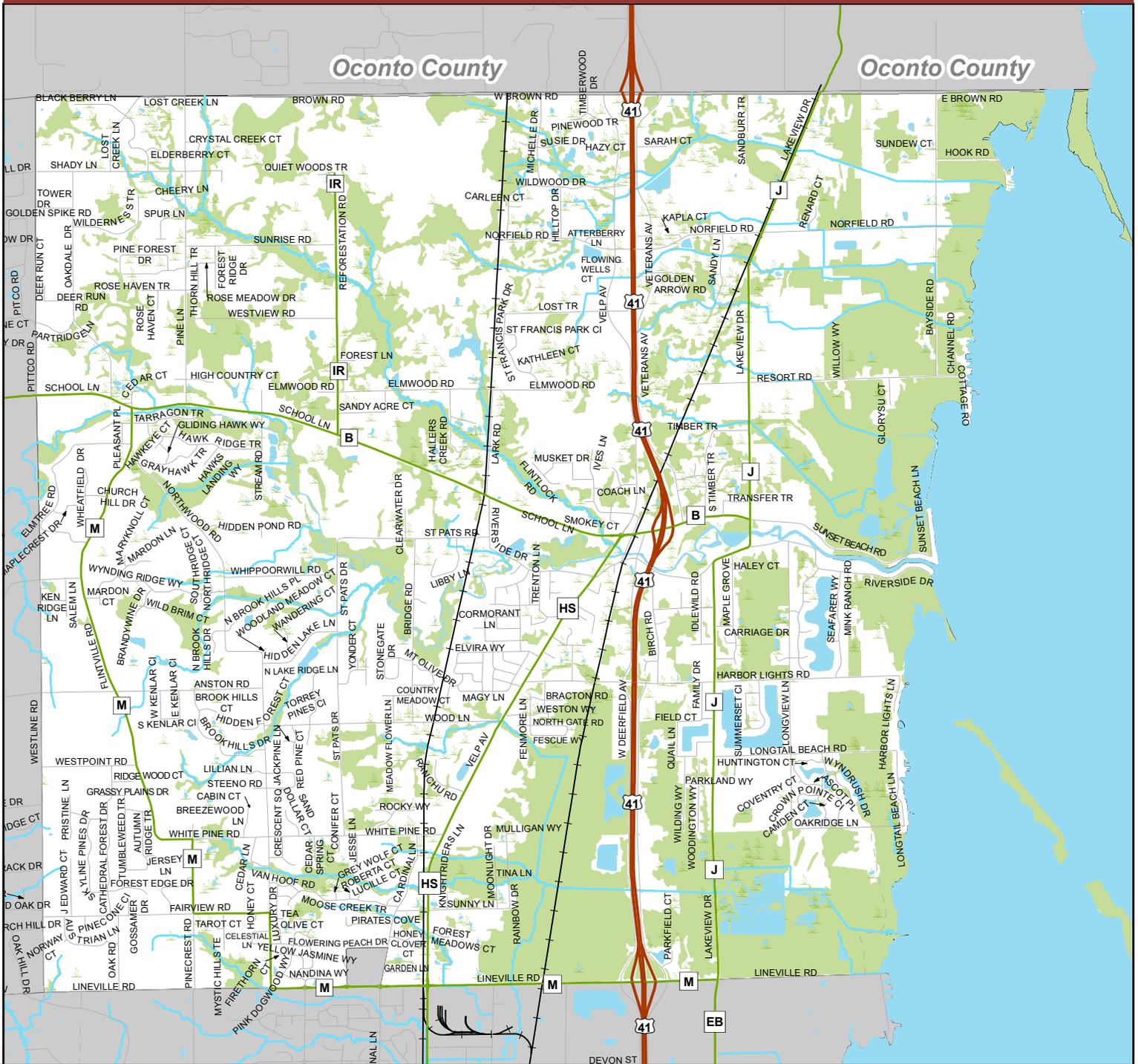
Under current regulatory requirements, all wetlands are off limits to development unless appropriate permits and approvals are obtained. In addition, under certain situations, agricultural activities may also be regulated within wetlands. In this regard, the Village should take full advantage of federal, state, and county funding and other assistance in the protection of existing wetlands and restoration of drained wetlands.



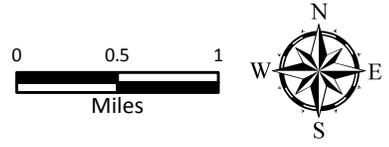
Figure 7-6

Wetlands

Village of Suamico, Brown County, WI



Legend
 Wetlands



Source: Wisconsin Department of Natural Resources

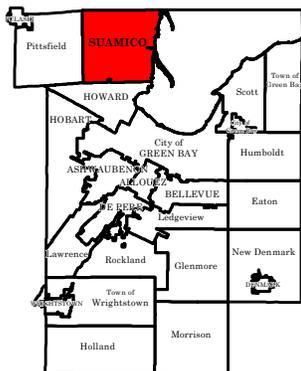
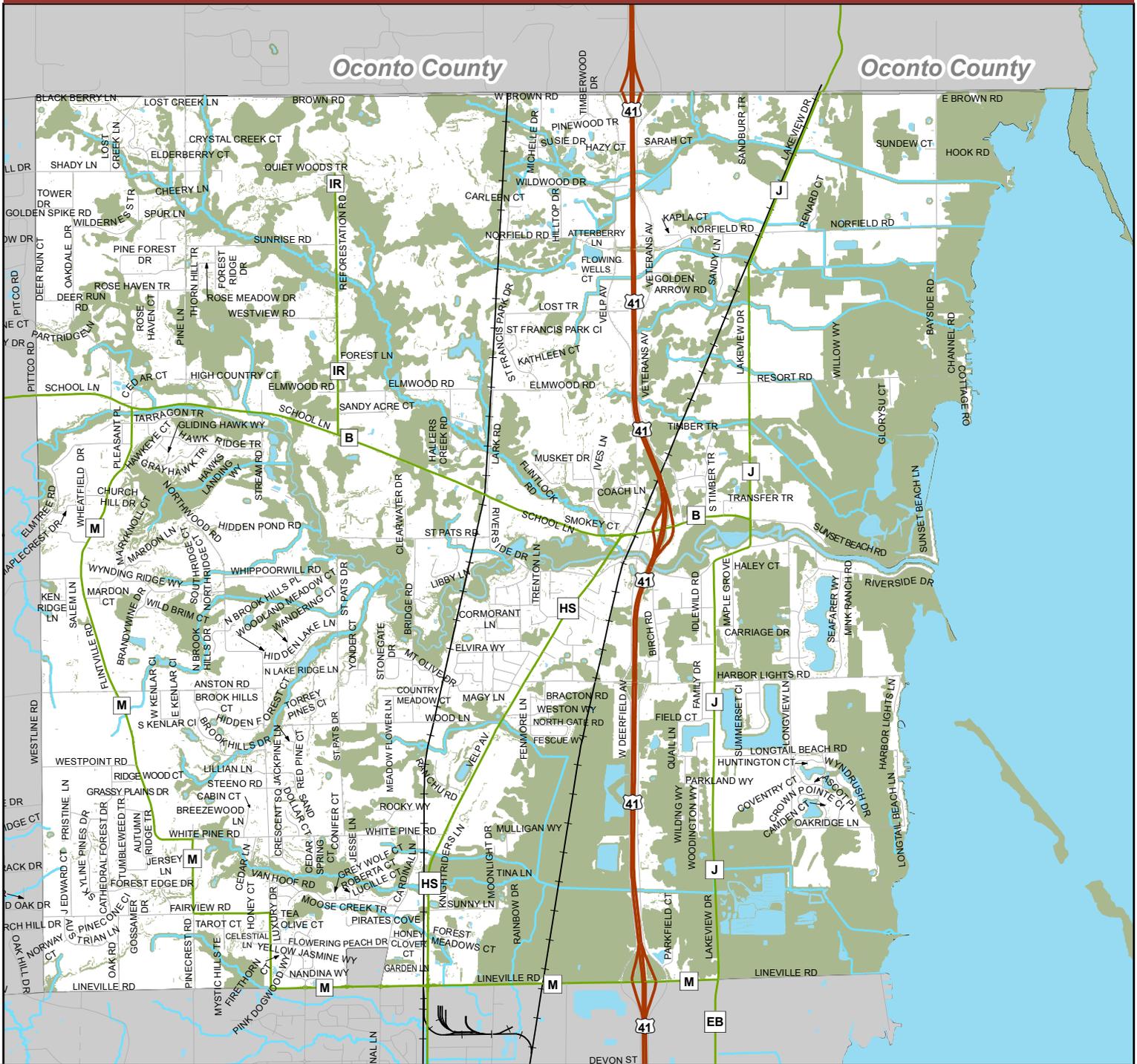
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Figure 7-7

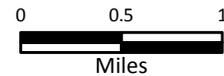
Environmentally Sensitive Areas

Village of Suamico, Brown County, WI



Legend

Environmentally Sensitive Areas



Source: Brown County Planning and Land Services

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8. Environmentally Sensitive Areas

Environmentally sensitive areas (ESAs) are defined by the Brown County Planning Commission as portions of the landscape consisting of valuable natural resource features that should be protected from intensive development. They include all lakes, rivers, streams, wetlands, floodways, and other locally-designated significant and unique natural resource features. ESAs also include a setback or buffer from these features. In addition, they include areas of steep slopes (slopes 12 percent or greater) when located within or adjacent to any of the features previously noted (see Figure 7-7 for the locations of the Village's ESAs). Research and experience from throughout Wisconsin indicate that the potential exists for significant adverse water quality impacts if these areas are developed.

Identification and protection of ESAs are required by both state and county regulations under Wisconsin Administrative Code NR 121 and the Brown County Sewage Plan, prepared by the Brown County Planning Commission, as well as the Brown County Subdivision Ordinance. They are enforced during the review and approval of all land divisions and/or public sanitary sewer extensions. The intent of enforcing the ESAs is to protect water-related natural resource features from the adverse impacts often associated with development. In general, development and associated filling, excavation, grading, and clearing are prohibited within ESAs. However, certain non-intensive uses, such as public utilities and public recreation, are often allowed within these areas. In conjunction with erosion control and stormwater management practices, protection of the ESAs can provide numerous benefits, including:

- Recharge of groundwater.
- Maintenance of surface water and groundwater quality.
- Attenuation of flood flows and stages.
- Maintenance of base flows of streams and watercourses.
- Reduction of soil erosion.
- Abatement of air pollution.
- Abatement of noise pollution.
- Favorable modification of micro-climates.
- Facilitation of the movement of wildlife and provision of game and non-game wildlife habitat.
- Facilitation of the dispersal of plant seeds.
- Protection of plant and animal diversity.

- Protection of rare, threatened, and endangered species.
- Threats to ESAs are similar to those of floodplains and shorelands. In addition, the quality and effectiveness of ESAs can be severely reduced should adjacent development change drainage patterns or remove native vegetation from the lands within or immediately adjacent to the ESAs. Such disturbances can also introduce invasive plant species to the ESAs, which can result in loss of native vegetation, diversity, and habitat.

It is recommended that the Village of Suamico work proactively with the Brown County Planning Commission to identify and educate the Village's residents on the importance of the ESAs.

9. Groundwater

As shown in Figure 7-8, groundwater begins as precipitation. This precipitation (rain or snow) falls upon the land. Some of the precipitation runs off into lakes, rivers, streams or wetlands. Some evaporates back into the atmosphere, and some is absorbed by plants. Groundwater is that precipitation that soaks into the ground past plant roots and down into the subsurface soil and rock. A layer of soil or rock that is capable of storing groundwater and yielding it to wells is called an aquifer. There can be a number of aquifers within an area, one above another. The top of the aquifer closest to the ground's surface is called the water table. It is the area below which all the openings between soil and rock particles are saturated with water. Like surface water, groundwater moves from high areas to low areas. It discharges at those places where the water table intersects the land's surface, such as in lakes, streams, and wetlands, providing a base flow for those water features. The distance such groundwater travels is generally not far.

Groundwater is the source of the Village of Suamico's drinking water. Drinking water for the Village is drawn from the groundwater from private wells and from three municipal wells that serve residents in the southeastern quarter of Suamico. Water from the municipal wells is stored in a 500,000 gallon elevated storage tank.

As with all communities, it is very important that the groundwater, the Village of Suamico's source of drinking water, is protected. The greatest threats to groundwater are contamination and overuse. As with any rural or suburbanizing community, the most common sources of contamination include feedlots, manure storage and spreading, manure pits, irrigation, fertilizers, and pesticides. Although Suamico does not currently have many problems with the high number of private wells in the Village, continued private well development may eventually have a negative impact on groundwater quantity and/or quality. The Village will also need to ensure that old wells are properly sealed to prevent contaminants from reaching the groundwater.

The Village will need to continue to monitor not just the quality of groundwater available for its residents but also the quantity as Suamico and the Green Bay Metropolitan Area continue to grow. In order to ensure a safe supply of private drinking water, the Village should consider developing a well-testing program to identify contaminants that may be present, such as bacteria, nitrates, and pesticides, as well as other contaminants. The Village should continue to provide new homeowners with

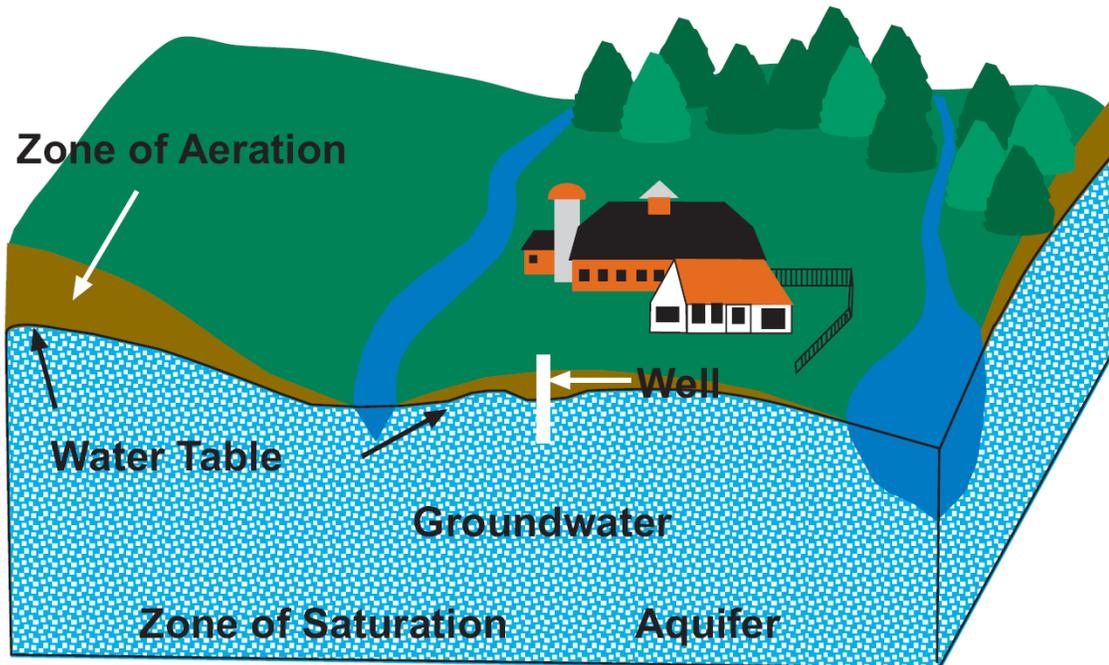
information regarding proper maintenance and testing of private wells, such as the educational brochure from the WDNR entitled “You and Your Well,” and the information provided on the Village of Suamico website.

Although maintaining groundwater quality will continue to be a concern, quantity may become less of an issue because many other suburban communities in Brown County stopped drawing groundwater after they began receiving potable water from Lake Michigan. Public water supplies have plans and public awareness of water. Information regarding how to protect wells from adjacent development should be established for the public.

To help communities meet the requirements of the federal Safe Drinking Water Act and to protect their drinking water supply, the Wisconsin Department of Natural Resources recommends that all communities undertake Vulnerability Assessments and Wellhead Protection Plans. The Village of Suamico has completed this plan.

The Village should also continue to support Brown County’s “time of sale” program of inspecting private onsite wastewater treatment systems to guard against failing systems. Ensuring functioning septic systems will continue to serve as a protection against groundwater contamination.

Figure 7-8
Groundwater



Definitions

Groundwater - The water below the water table contained in void spaces (pore spaces between rock and soil particles or bedrock fractures).

Water Table - The water surface in an unconfined aquifer; the level below which the pore spaces in the soil or rock are saturated with water; the upper surface of the zone of saturation.

Aquifer - A saturated geologic formation (rock or sediment) capable of storing, transmitting, and yielding reasonable amounts of groundwater to wells and springs.

Zone of Saturation - The zone in which the pore spaces between soil and rock particles are completely filled with water. The water table is the top of the zone of saturation.

Zone of Aeration - The zone between the land surface and the water table in which the pore spaces between soil and rock particles contain water, air, and/or other gases.

10. Woodlands

The vegetative state of the woodlands in Suamico varies considerably. The woodlands on the glacial moraine in the western part of the Village are characterized by mature stands of white pine, red maple, oaks, and other species in dry mesic classifications. This compares to the woodlands in the wetter eastern part of the Village, which consist largely of willows, cottonwoods, cedar, ash, aspen, and other wet and successional types of vegetation. The Brown County Reforestation Camp is almost entirely wooded with plantations of Norway pine, jack pine, and white pine planted since 1942. Natural woodlands in the camp vary from wet lowland communities dominated by black ash and trembling aspen to drier highland communities of aspen, paper birch, and red maple with scattered native white pine, red pine, and red oak.

The largest contiguous areas of woodlands in Suamico are located within the Reforestation Camp, Sensiba Wildlife Area, Barkhausen Waterfowl Preserve, and Suamico Lacustrine Flats. The wooded areas in the remainder of the Village have largely been fragmented by residential development. However, there are a few areas of woodlands up to 40 acres in size scattered around the Village.

Continued development is the primary threat to Suamico's remaining woodlands. Since these areas are prized as settings for residential subdivisions, they are often targeted for development. Intensive development, especially if improperly planned, can destroy the scenic and natural values of the woodland resource and can disrupt the blocks and corridors necessary to provide refuge and passage for wildlife. Loss of these woodlands may also degrade the perceived rural atmosphere of the Village.

Other threats to the woodlands of Suamico include improper management, such as the overharvesting or under-harvesting of trees, and the introduction of exotic species and disease.

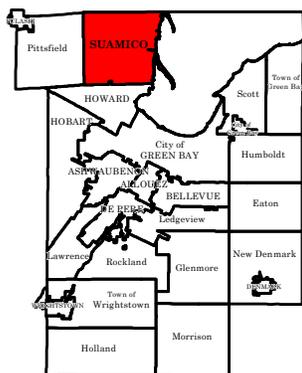
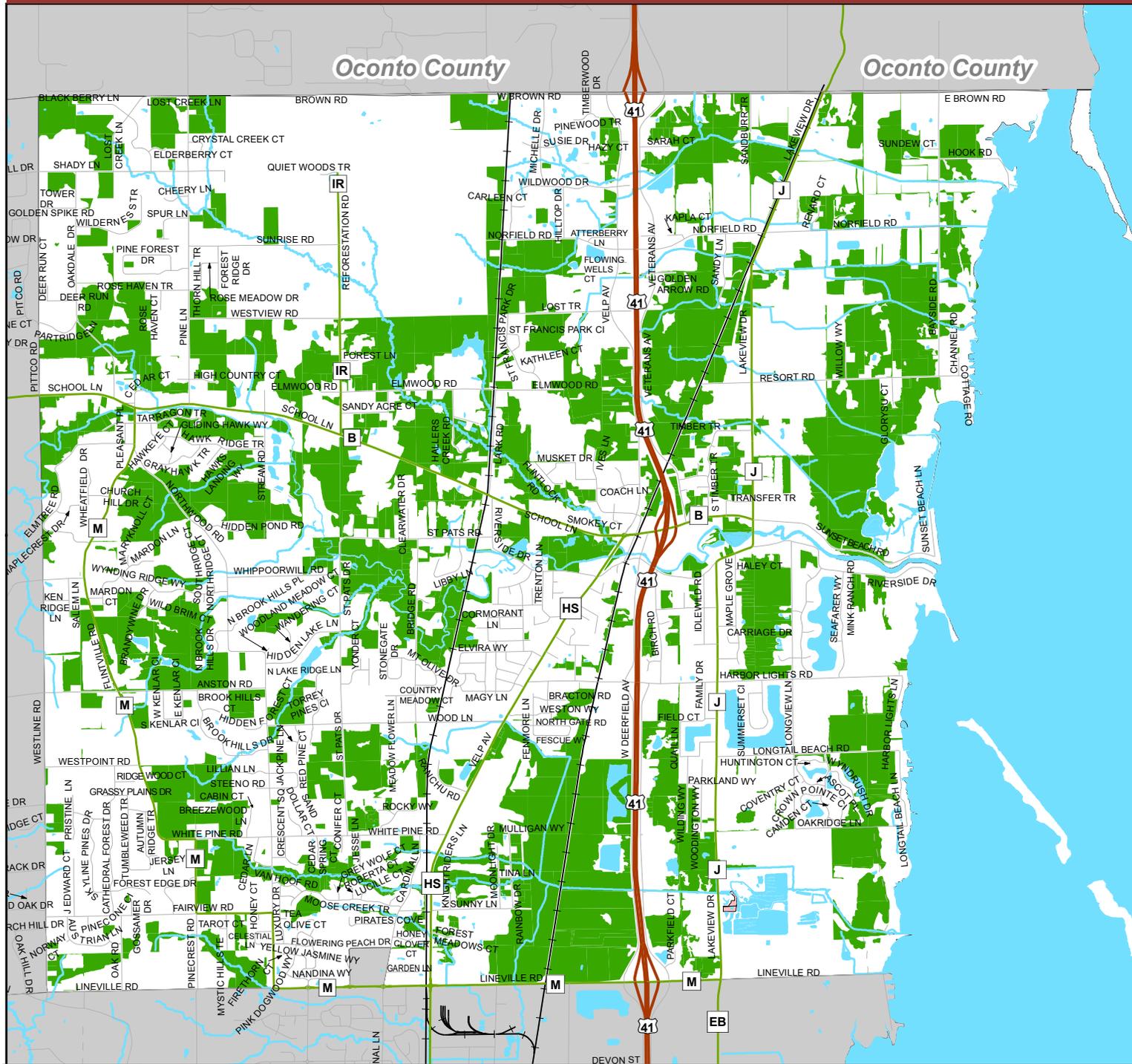
Where woodlands are not also classified as wetlands and are not located within the protected portions of floodplains and shorelands, they should be preserved as much as possible through such approaches as conservation by design and conservancy zoning.



Figure 7-9

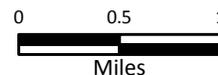
Woodlands

Village of Suamico, Brown County, WI



Legend

Woodlands



Source: Brown County Land Use Inventory 2010. Updated 2013.

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11. Wildlife Habitat

Since much of the land in Suamico is actively being farmed or developed, the best wildlife habitat within the Village is contained in its woodlands, wetlands, and drainage corridors. Large tracts of woodlands or wetland-type vegetation offer areas for wildlife movement. However, these areas are still affected by development around their edges by regional issues, such as water quality, and by potential invasion of exotic species. Wild game birds and mammals found in the Village include ducks, geese, woodcock, pheasant, Hungarian partridge, ruffed grouse, cottontail rabbit, fox and gray squirrel, muskrat, mink, raccoon, skunk, opossum, woodchuck, red fox, and whitetail deer.

The west shore wetlands provide excellent habitat for many types of mammals, birds, and fish. Additionally, the Brown County Reforestation Camp provides large areas of unfragmented habitat for both upland and lowland flora and fauna. Suamico also has narrow, linear habitat areas along the Village's numerous waterways and drainageways.

Preservation of wildlife habitat is another important reason to protect surface waters, floodplains, shorelands, wetlands, and woodlands. It is assumed for purposes of this comprehensive plan that should these areas be adequately protected and preserved, so would wildlife habitat.

12. Threatened and Endangered Species

An endangered species is one whose continued existence is in jeopardy and may become extinct. A threatened species is one that is likely, within the foreseeable future, to become endangered. The Bureau of Endangered Resources within the Wisconsin Department of Natural Resources monitors endangered and threatened species and maintains the state's Natural Heritage Inventory (NHI). This program maintains data on the locations and status of rare species in Wisconsin. According to the NHI, there are some endangered or threatened species found or potentially found in Suamico. A map identifying locations for such species within Brown County indicates that there are a number of known occurrences of rare aquatic and terrestrial species and natural communities along the bayshore, as well as areas inland to USH 41/141. There are two other incidences of endangered aquatic species in the Flintville area.

Threatened or endangered species in Suamico include:

- Cherrystone Drop (threatened).
- Longear Sunfish (threatened).
- Pale Green Orchid (threatened).
- Redfin Shiner (threatened).
- Snow Trillium (threatened).
- Wood Turtle (threatened).

- Yellow Gentian (threatened).
- Common Tern (endangered).
- Forster’s Tern (endangered).
- Purple False Oats (endangered).

The primary threats to these species are the loss of wetlands and other habitats due to development and other factors. Federal and state regulations discourage and sometimes prohibit development where such species are located. This is also another reason why it is very important to protect and preserve the Village’s surface waters, floodplains, shorelands, wetlands, and woodlands.

13. Scenic Resources and Topography

The Village’s topography ranges from almost flat adjacent to the bay (578 feet above sea level) to increasingly hilly and diverse traveling to the west (786 feet above sea level), resulting in a difference in elevation of only 208 feet over approximately 6 miles. Generally, the areas to the east of CTH J are the areas of the Village with the least amount of variability in topography. This oftentimes results in problems with draining stormwater away from development in these areas.

The western quarter of the Village is much higher and diverse in terms of its topography. It has a number of hills and ravines from the streams that drain this area. The hills provide picturesque views of the rolling terrain and, in some of the higher parts of the Village, provide views of the bay. Since this area has some issues with steeper slopes and terrain changes, stormwater in these areas may increase erosion due to the velocity with which the water drains and the generally sandy soils.

As with floodlands, shorelands, wetlands, and woodlands, scenic areas should also be considered for protection where appropriate under conservancy zoning and/or conservation by design subdivision techniques.

14. Mineral Resources

Nonmetallic mining is a widespread activity in Wisconsin, as well as in Brown County. In Wisconsin, there are an estimated 2,000 mines that provide aggregate for construction, sand, gravel, and crushed stone for road building, and limestone for agricultural lime applications. In Brown County, there are a number of active quarries that mine dolomite, sandstone, limestone, or crushed stone (sand or gravel). The pits and quarries in Suamico tend to be of a much smaller scale and operation than those in other portions of the County. The largest pits are located in the western quarter of the Village, and are typically used for gravel and sand.

The State of Wisconsin first passed a nonmetallic mining law in 1994. The law requires that all nonmetallic mining operations be registered. To be registered, the nonmetallic mineral deposit must be delineated by a professional geologist or registered engineer and certified to be economically viable. Second, if the land is zoned, the existing zoning at the time of registration must allow mining as a permitted use or as a conditional use. The state law further specifies that the registration lasts for ten

years and can be renewed for an additional ten years. However, after 20 years, the full registration process must be undertaken once again. In addition, the law states that local zoning officials can deny the mining only if they can prove that the mineral deposit is not marketable or that the zoning at the time of the registration prohibited mining.

Wisconsin passed a second nonmetallic mining law in 2000: Wisconsin State Statute Section 295.13(1) and Wisconsin Administrative Code NR 135. The state statute and administrative code require that all counties in the state adopt an ordinance in 2001 (consistent with the model ordinance prepared by the Wisconsin Department of Natural Resources) to establish a reclamation program capable of ensuring compliance with uniform state reclamation standards. The administrative code also allows cities, villages, and towns to adopt such an ordinance and administer the program within their own jurisdiction at any time. However, the administrative code further states that the county ordinance will apply to every city, village, or town within the county until such time as the city, village, or town adopts and administers the ordinance itself.

Brown County adopted its Nonmetallic Mining Reclamation Ordinance in 2001. Most communities in Brown County, including the Village of Suamico, opted to have Brown County adopt and enforce the reclamation ordinance for their respective municipalities.

Wisconsin's nonmetallic mining reclamation program requires that nonmetallic mining operators prepare a reclamation plan to state standards. These standards deal with topsoil salvage and storage, surface and groundwater protection, reclamation during mining to minimize the amount of land exposed to wind and water erosion, re-vegetation, site grading, erosion control, and a final land use consistent with local zoning requirements.

Because of the presence of small-scale nonmetallic mining operations within the Village of Suamico and the potential for both significant positive economic impacts and significant negative environmental and land use impacts associated with mining, the Village ordinances should be subjected to further review and revision. Therefore, the Village's Planning and Zoning Commission and Village Board should amend the Village's zoning ordinance to address nonmetallic mining operations and consider imposing conditions, such as requiring nonmetallic mining operations to be a certain number of feet away from ESAs and residential uses, identifying appropriate hours for blasting and hauling of aggregate, and utilizing the Brown County reclamation ordinance to ensure adequate cleanup and reuse of the site when mining is completed.

15. Historic Buildings and Sites

The Wisconsin Architecture and History Inventory (AHI) is an official inventory maintained by the Wisconsin Historical Society (WHS), which tracks historically significant structures, sites, or objects. These sites collectively display Wisconsin's unique culture and history and, therefore, should be noted and protected/preserved when feasible.

Suamico has one building that is listed on the state and national registers of historic places. The Henry House (also known as the Weed Mill Lumber Inn) located at 1749 Riverside Drive was certified on January 31, 1980. In addition to the state and national historic registers, the Wisconsin Historical Society maintains the Wisconsin Architecture and History Inventory (AHI) that identifies structures by community that are not listed on either the state or national register but have historic characteristics

that indicate they may be eligible to be listed. Within Suamico, there are 34 structures that are listed on the AHI and are generally located in the Village Center area, as well as in the Flintville area.

In 1998, a grant from the National Park Service was used to conduct an intensive historical and architectural survey of selected unincorporated communities in Brown County. Heritage Research, Ltd. was then contracted to perform the survey and provide recommendations regarding eligibility for the National Historic Register. Heritage Research, Ltd. produced the Historical/Architectural Resources Survey of Selected Unincorporated Communities of Brown County. Within Suamico, 18 separate properties were surveyed (16 in the Village Center area and 2 in Flintville), and 3 were identified for further research and evaluation under National Register of Historic Places criteria.

The Suamico Fish Company building located at 1184 Riverside Drive was built circa 1905 and is a reminder of the importance fishing once played in Suamico's local economy. According to the report, "The fact that the company is still in business further bolsters its commercial role as one of the few remaining resources associated with the county's fishing trade." The report identifies this structure as the one out of three that is eligible for listing on the National Register of Historic Places.

The former Riverside Cheese Company located at 1776 Riverside Drive was built circa 1905. The report states, "Although the property's historic function as a cheese factory reflects one of the most significant industries in the economy/commercial development of Brown County and Wisconsin in general, the (building's) significant alterations seriously affect the structure's integrity of form as well as of function." As a result of the changes to the building, the building is not considered eligible for the National Register.

The third property identified for further research is located on Velp Avenue and currently consists of a farmstead and small barn. According to the report, "The site was originally used as a stagecoach stop and tavern known as The Rough and Ready, established in 1856." The report further states, "...it remains unclear whether or not the house or the granary was historically associated with the historic stagecoach stop, The Rough and Ready Tavern. This may impact historical significance. As a result of a lack of conclusive evidence, a decision regarding Register eligibility cannot be rendered at this point." The report recommends further study to determine eligibility.

As the Village continues to redevelop the Village Center, it should take into account the number of potentially historic structures located there and work with the property owners to refurbish the buildings in a historically sensitive way. These redeveloped buildings can then be utilized to help draw residents and tourists to the Village Center as a destination. The Village should work with the State Historical Society and the Howard-Suamico Historical Society to consider appropriate designation and preservation of potential historic sites as they are identified to maintain examples of the Village's culture and history.

16. Archaeological Resources

The following information is provided by Janet M. Speth of the Neville Public Museum and was gathered from an archival literature search. According to the literature search, few large-scale archeological surveys have been conducted within the boundaries of the Village of Suamico. The surveys that have been made have generally been confined to narrow sewer easements or highway rights-of-way. However, the fact that there are 67 catalogued sites is, according to the museum, "...a testimony to the

archeological richness of the area.”

The lower reach of the Suamico River contains a cluster of archeological sites that were heavily collected in the early part of the twentieth century. Many of the artifacts from this area are in the collections of the Neville Public Museum. A second concentration of sites is located in the southwest quarter of the Village, and additional sites are scattered throughout Suamico.

According to the Neville Public Museum, areas of special archeological concern and interest in the Village of Suamico would be both banks of the lower stretch of the Suamico River, including any near-shore submerged areas, which may have been dry when lake levels were lower than today. A secondary area of concern is the area roughly paralleling Velp Avenue, which is a likely location for the earliest Native American sites in the Village.

There are five historic Euro-American cemeteries in the Village: an unnamed cemetery in Section 15, St. Benedict Cemetery in Section 22, Suamico Public Cemetery in Section 23, Ss. Edward and Isidore Cemetery in Section 18, and the two separate areas of the Unitarian Cemetery in Section 18.

The archeological sites are windows to the past. They provide information and insight as to the culture of the previous residents of Suamico. Current state law gives protection to all human burial sites. There are also programs and restrictions relating to other archeological sites. Developing these sites before they can be catalogued and studied is the major threat to this resource. Any residents finding evidence of archeological sites should contact the Village of Suamico for assistance from the staff and Howard-Suamico Historical Society as well as contacting representatives of the Neville Public Museum.

Suamico should capitalize on the value of these resources, perhaps by including these sites within public neighborhood parks and educating citizens about pre-European settlement life in the Suamico region. The Village should work with the Howard-Suamico Historical Society, Wisconsin Historical Society, and the Neville Public Museum to identify these sites. Processes for dealing with these sites during construction of new development should then be established, particularly for burial sites, which, as previously mentioned, are currently protected under state law.

17. Parks, Recreation, and Open Space

Suamico has an abundance of recreational properties, which are owned and maintained by several different units of government. Figure 7-10 identifies these recreational sites. In addition, there are approximately 115 acres of privately-owned recreational land ranging from marinas to private wildlife preserves. The park and recreation facilities are analyzed in much more detail in the Utility and Community Facilities chapter.

Figure 7-10: Publicly-Owned Park and Recreation Lands in Suamico

Park or Recreation Land	Owner	Acres
Calavera Springs Park	Village	68.5
Doctor-Vickery Park	Private Site – Leased by Village	2.7
Fireman’s Park	Village	0.5
Idlewild Park	Village	55.6
Municipal Services Center Park	Village	--
Rose Hill Estates Greenspace	Village	25.0
Sunset Beach Park	Village	0.6
Whisper Ridge Sub. Greenspace	Village	25.0
Wied Mill Park	Village	9.4
Bay Harbor School	Howard-Suamico School District	19.4
Bay Port High School	Howard-Suamico School District	97.5
Suamico Elementary School	Howard-Suamico School District	28.4
Reforestation Camp/ NEW Zoo & Adventure Park	Brown County	1,543.1
Barkhausen Waterfowl Preserve	Brown County	474.8
Suamico Boat Landing	Brown County	2.8
Longtail Point	State of Wisconsin	820.8
Sensiba Wildlife Area	State of Wisconsin	526.0
Littletail Management Area	State of Wisconsin	193.1
Small Craft Boat Launch	State of Wisconsin	2.0
Wooded Wetland, Deerfield Ave	State of Wisconsin (in progress)	120.0

18. Community Design

Issues related to community identity and community design generally pertain to improving or establishing the Village’s identity and utilizing design elements, such as signage, landscaping, and architecture, to reinforce the Village’s desired rural character and natural beauty. Preserving the Village’s rural character and natural beauty were both concepts that Village residents prominently identified in the visioning session. This section of the plan identifies specific ways that the Village can help to establish its community identity.

At this time, the Village of Suamico does not generally capitalize upon its own distinctive identity with the exception being a newly designed logo to represent the community. For instance, there is minimal uniform appearance to its signage and roadways, and there is no particular focus or emphasis placed upon the Suamico River or the Village’s many different natural areas. Therefore, there is a danger that Suamico’s identity will not be distinctive enough to set it apart from any other community. Recently, Suamico took steps to begin the formulation of its own identity by incorporating as a Village, thereby stemming any loss of land through annexation, and giving Suamico time to plan for its future.

Its cultural landmarks, especially public gathering places, also portray Suamico’s identity. Churches, libraries, dance halls, and similar institutions are what often spring to mind when one thinks of a community. Within Suamico, its Village Center and mix of residential, commercial, institutional, and recreational uses are often what come to mind.

To create a distinct and attractive identity, to foster community pride, and to promote the Village, it is proposed that:

- The Village’s entrance corridors and Village Center should be a focal point of Suamico’s efforts to achieve good design and a distinct identity.
- The Village should continue to implement the Town Center Plan and, in particular, the “Historic Hamlet” theme area. In terms of natural and cultural resources, this would include establishment of design and building standards to encourage rehabilitation of the older, more architecturally interesting buildings and attractive landscaping.
- Planting street trees should be encouraged as a means of beautifying the built environment and providing neighborhood character. Trees and the natural/rural character they provide are some of the primary reasons people continue to move to Suamico. Suamico should require the planting of street trees for new subdivisions where trees do not already exist. In addition, the Village should seek to preserve selected existing trees either by working with developers to design around such trees or through a tree preservation ordinance. Suamico also has a forestry ordinance that is overseen by the Village’s Park, Recreation, and Forestry Committee.
- Even small areas of greenspace within residential developments are cultural resources that add value to neighborhoods. A local example of this is Wied Mill Park located adjacent to Rock Bottom Court. Even though the park is not developed, it helps to reinforce the natural feel of the area. New developments should consider small neighborhood parks or greenspace either through the use of conservation subdivisions or by setting aside small areas for neighborhood greenspace, parks, recreation, or stormwater management areas.
- Where public acquisition is appropriate or a larger setback/buffer adjacent to surface water is desired, establishment of natural corridors or parkways should be considered. By keeping intensive development out of the stream corridors, water quality is improved, habitat is maintained, and recreational opportunities are preserved. Parkway also maintain scenic values. It is specifically recommended that parkways be created along the Village’s primary drainage corridors, such as the Suamico River. Parkway along the other tributaries of these surface waters should also be considered. The parkways should, at a minimum, include the floodway/shoreland buffer portion of the corridor and should ideally contain additional lands. These parkways would allow the corridors to remain mostly undeveloped as wildlife corridors, preserve natural beauty, provide stormwater management areas, provide trail possibilities, and link parts of the Village together. The parkways would also enhance public access and allow the Village to capitalize on the intrinsic value of its most notable natural features. Acquisition of parkways could occur at any time that an opportunity arises. Generally, it could occur at the time adjacent lands are developed and could be accomplished either through dedication or purchase. If public acquisition is not feasible, private ownership subject to conservation easements could be considered. Lands within the parkways should be used only for passive recreation, such as trails, consistent with the Village’s adopted trail plan.

- Alternative development approaches, such as conservation subdivisions, should be encouraged near environmentally sensitive areas. New subdivisions can be designed to preserve natural drainage patterns, reduce fragmentation of wildlife habitat, and limit the amount of impervious surfaces, such as roads. By clustering development on a site, large blocks of environmentally sensitive areas can be left as preserved open space. To promote such development practices, greater flexibility and incentives should be inserted into Suamico’s development codes, such as allowing reduced lot sizes, smaller setbacks, and/or narrower streets, in exchange for preservation of natural resources.
- Natural, cultural, and agricultural resources education should be encouraged. Spreading knowledge of the importance of the Village’s natural, cultural, and agricultural resources and ways to maintain them are essential implementation tools. For example, educating property owners along the Suamico River, bayshore, and the Village’s numerous streams about nonpoint source pollution and providing tips on landscaping and buffering to prevent this pollution can help to achieve improved water quality. Periodic newsletters could be mailed to Suamico residents to provide information on topics, such as not dumping pollutants down storm sewers, tree trimming tips, and other issues relating to natural resource protection. Water resource educational materials are available from the WDNR and the UW-Extension. Another example is to erect signs that identify the names of creeks at road crossings. These signs are an excellent way to raise awareness of drainageways. Unnamed creeks could have names established, perhaps by honoring landowners along them or through school naming contests. This is also another way of raising awareness of the importance of these features.

Recommended Policies, Programs, and Actions

There are many avenues the Village of Suamico can take to achieve the natural, cultural, and agricultural resources goal and objectives listed in the plan’s Issues and Opportunities chapter. They range from specific one-time actions to broad ongoing programs. Many of the policies, programs, and actions identified in this chapter have been specifically formulated to also address recommendations within the Land Use and Utilities and Community Facilities chapters of this plan. Not only is such an approach economical and efficient for the Village, but also such considerations are required under the Comprehensive Planning Law.

Agricultural Resources Recommendations

Work with any remaining active farmers in the Village to ensure that encroaching development does not prevent them from continuing to farm.

- Support the updated Brown County Working Lands Initiative and the Farmland Preservation Plan after completion of this Village of Suamico Comprehensive Plan to ensure that the recommendations of the two plans are consistent with one another.
- Work with heirs to land and developers to encourage the preservation of agricultural land.

- Plan for the efficient, cost-effective extension of public sewer and water facilities by avoiding the extension of these services past large tracts of active agricultural land.

Natural Resources Recommendations

- Determine and identify the attributes of important rural character.
- Continue to implement the parkway and trail concepts along the Village's main rivers and streams consistent with the Village's adopted trail plan.
- Work with local conservation or school groups to stabilize the shoreline along the lower Suamico River and bayshore by planting native grasses and plants in order to reduce shoreline erosion.
- Encourage developers to incorporate access to the Suamico River and bayshore in both development and redevelopment projects.
- Flood studies should be undertaken for all drainageways within the Village. This can be accomplished on a case-by-case basis by developers as development occurs, but it may be more appropriate as part of a comprehensive stormwater management plan.
- Enforce the implementation of the stormwater management ordinance. Utilize the stormwater utility to finance implementation.
- Ensure adequate shoreline protection and screening by consistently enforcing the Village's shoreland-wetlands ordinance.
- Work with the WDNR and the Wisconsin Coastal Management Program to identify critical wetland habitats in the Village and the means to protect them.
- Periodically review and revise as necessary the Village of Suamico Floodplain Zoning Ordinance to ensure its continued viability.
- Establish and utilize a conservancy zoning district to protect environmentally sensitive areas, important woodlands, wildlife habitat, scenic resources, etc.
- Support the Brown County Sewage Plan to ensure that it is consistent with the recommendations of this comprehensive plan, particularly as it applies to the environmentally sensitive area designations.
- Provide information to private well owners regarding testing and maintenance of their wells through Village newsletter articles and educational materials from the WDNR.
- Consider implementing a village-wide private well sampling program to test for potential contaminants.
- Continue to monitor the quality and quantity of the Village's groundwater resource as the

Village continues to grow using the Vulnerability Assessment and a Wellhead Protection Plan to ensure a safe potable water supply.

- Support Brown County’s “time of sale” program of inspecting private onsite sewage disposal systems to guard against failing systems in those areas not served by public sanitary sewers.
- Coordinate with local conservation, school, or other service groups to remove invasive plants, such as purple loosestrife, from the Village’s wetlands and floodplains.
- Begin an educational program to make residents more aware of environmental areas, issues, and solutions in the Village.
- Contact the WDNR early in any development proposals along the lower Suamico River and West Shore Wetlands to properly address any threatened or endangered resources that may be present.
- Consider adoption of a nonmetallic mining ordinance to ensure adequate protection for existing and future residential developments.

Cultural Resources Recommendations

- Make developers aware during development of the potential for archeological sites near the lower Suamico River and bayshore, and contact the Howard Suamico Historical Society before contacting the Neville Public Museum in the event that any artifacts are discovered. Where archeological sites are known, preserve them through their inclusion in the greenspace requirements of conservation subdivisions or other passive park areas.
- Utilize the Historic Preservation Ordinance to continue the preservation of the existing and any future structures listed on the State and/or National Registers of Historic Places.
- Continue to enforce the Village’s design review standards for new commercial, multifamily, and industrial development to ensure it enhances the Village’s desired rural character.
- Establish priorities for protection of historic and cultural buildings and strive for rehabilitation and maintenance rather than demolition when possible by working with private property owners to pursue federal and state historic preservation/rehabilitation tax credit programs.
- Continue the beautification of the Village’s main thoroughfares through the creation of a sign ordinance that encourages pedestrian-scale monument-style signage rather than large monopole pedestal signs.
- Continue to implement the recommendations contained in the Village’s Town Center Plan to create an identity unique to Suamico.
- Focus the Village’s design and beautification efforts first on its Village Center and entrance corridors and then by similar efforts on its neighborhoods and major natural resources. Specific actions should include:

- Street tree requirements where appropriate.
- Traffic calming along CTH HS, CTH J, and CTH B in the Village Center to create a more enjoyable environment for pedestrians and bicyclists.
- Establishment of parkways, walkways, trails, etc. consistent with the Village’s adopted trail plan.
- Promotion of alternative development methods, including conservation subdivisions, traditional neighborhood developments, and mixed-use development.

8: INTERGOVERNMENTAL COOPERATION

Cooperation between neighboring and overlapping units of government is one of the primary goals of the Wisconsin Comprehensive Planning Law, as well as the multi-jurisdictional planning effort, of which this plan is a component. In order for the Village of Suamico to grow in an orderly and efficient manner, it is necessary for the Village to work with its neighbors, Brown County, the state, and other units of government. Working cooperatively is especially important since many issues, such as stormwater management and traffic, do not recognize municipal boundaries. What one municipality does may have significant impacts on its neighbors.

The intent of the Intergovernmental Cooperation chapter is to analyze the relationships between the Village and other units of government and to identify means of working cooperatively toward the goals and objectives identified in the Issues and Opportunities chapter of the plan.

Analysis of Governmental Relationships

School Districts

Howard Suamico School District

The Village of Suamico and the Village of Howard have met with the Howard Suamico School District on an annual basis to discuss topics of mutual interest. The 2013 meeting dealt largely with the respective strategic plans and their implementation, goals and objectives. It is the intent of the administration of the Howard Suamico School District and the Village of Suamico that both parties work together in a cooperative and collaborative manner on both short term and long term planning and day to day operations.

The School District was represented on the Villages Tax Incremental Districts Joint Review Board that review and approve special Economic Development and the Village and School District Administrators meet on an as needed basis to discuss Development and Economic Development issues.

The School District was represented on the Villages Comprehensive Master Land Use Planning Stakeholder Committee that did review, revise and ultimately recommended a new and updated Village Comprehensive Master Land Use Plan that will guide development, redevelopment and growth in the future.

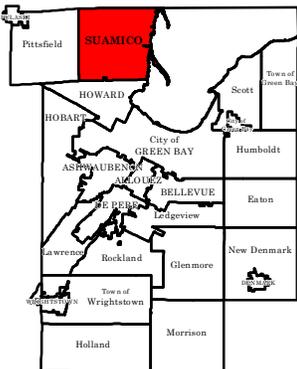
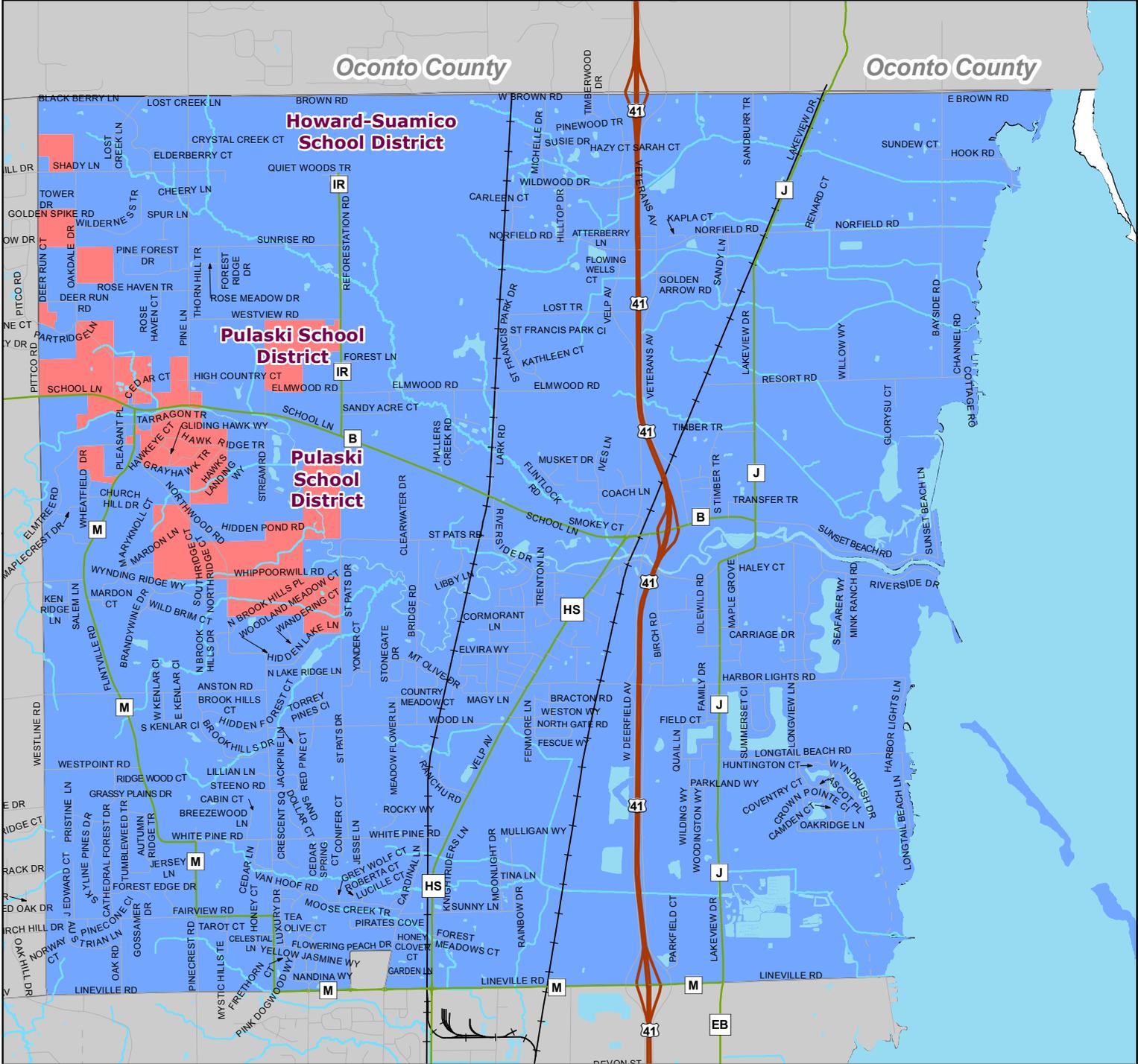
While interaction between both bodies has been minimal in the past, both parties believe that increased interaction and collaboration in the future are essential and shall be encouraged. Just recently, cooperative aquatic classes have been offered to the benefit of the school district and the Village's Recreational programs. The School District has recently reconstructed their swimming pool.



Figure 8-1

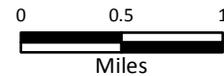
School Districts

Village of Suamico, Brown County, WI



Legend

- Howard-Suamico School District
- Pulaski School District



Source: Brown County Planning Commission

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Pulaski School District

There are several scattered parcels of land in the northwestern part of the Village that are within the Pulaski School District. As development in these areas is proposed, Suamico should notify the school district so that it may plan school bus routes and classroom allocation for future students in this area. As is evident from Figure 8-1, the scattered nature of the few parcels in Suamico that are within the Pulaski School District make busing in these areas particularly challenging. The Village of Suamico should encourage the Pulaski and Howard-Suamico School Districts to begin discussions regarding the possibility of amending the school district boundaries in a manner that generally conforms to municipal boundaries or, at the very least, is less scattered.

Adjacent and Overlapping Local Governmental Jurisdictions

Village of Howard

The Village of Howard bounds the Village of Suamico along Suamico's entire southern boundary. The Village of Howard and the Village of Suamico have worked in a cooperative manner on municipal-Brown County Sheriffs law enforcement contracts, solid waste & recycling contracts and recreational agreements with the Howard Suamico Youth Sports Association. Suamico and Howard's Administrator and Staff have also worked on other issues of mutual concern and increased levels of communication and cooperation are expected in the future as both municipalities continue to grow and provide superior services to their citizens and residents.

The Village of Suamico will continue to work with the Village of Howard to promote improvements along Lineville Road as well as with Brown County for improvements to the road. The Village of Suamico will also continue to explore intergovernmental agreements and shared contracts such as solid waste and recycling contracts to help create savings for both communities.

Town of Little Suamico

The Town of Little Suamico (Oconto County) is adjacent to Suamico at its northern boundary. In the past, communication between the two communities was primarily informal between members of the respective sanitary districts with regard to the potential for Little Suamico connecting to GBMSD via a connection at CTH J with Suamico.

Should this potential connection become more likely in the future, the Village and Town will need to meet with a number of other stakeholders, including GBMSD, the WDNR, Brown County, and the Bay-Lake Regional Planning Commission, to sort out the various requirements and responsibilities associated with such a connection. There may be opportunities in the future for additional cooperation between the communities in the areas of provision of public water and public services (police, fire, etc.), as well. Suamico and Little Suamico should set an annual meeting where the Town of Little Suamico Chair meets with the Village of Suamico Administrator and Village of Suamico President to maintain an open line of communication between the two communities and to continue discussions regarding potential areas for cooperation. The Village and Town should continue to explore shared services which could benefit both communities. Open dialect is maintained to coordinate such items as roadway weight limit postings and snowmobile routes.

Town of Pittsfield

Suamico should seek to work with the Town to maintain open lines of communication. This may include meeting on an annual basis with Pittsfield to discuss any potential intergovernmental issues or opportunities.

The Village of Suamico and Pittsfield have been working cooperatively on roadway maintenance projects. Both communities are currently working together to reconstruct West Line Road in 2015, having received a grant to do construction. The Town of Pittsfield has also requested Village of Suamico assistance in performing minor maintenance to this roadway. The cooperative work effort should be maintained.

Brown County

The Brown County Planning Commission staff, as part of a multi-jurisdictional planning effort, facilitated the development of the update to the Village of Suamico Comprehensive Plan. Therefore, Brown County is very supportive of the recommendations contained within the Village of Suamico Comprehensive Plan, particularly those that relate to the development of the Village Center, traffic calming measures, and the development of neighborhoods rather than stand-alone subdivisions. As this is a multi-jurisdictional planning effort, the Village's comprehensive plan will be adopted as a component of the Brown County Comprehensive Plan.

The Village of Suamico should encourage increased communication with the Brown County Park Department. With two very large County-owned facilities (Brown County Reforestation Camp/NEW Zoo & Adventure Park and Barkhausen Waterfowl Preserve) within the Village's boundaries, the Brown County Park Department should provide updates to the Village Board regarding future improvements or potential land acquisitions so that Suamico can adequately plan for the provision of any utilities and/or services that may be required. The Village of Suamico should also discuss drainage issues and concerns at Barkhausen Waterfowl Preserve with Brown County. Although these facilities are not taxable properties, they provide ample recreational opportunities for Suamico residents, are regional tourist destinations within the Village, and help to maintain the rural character of the community.

Oconto County

Suamico has maintained informal contacts with the Town of Little Suamico, which is in Oconto County, for a number of years. To date, the Village has not had an issue that involved Oconto County outside of the Town of Little Suamico. If an issue or opportunity arises for cooperation with Oconto County, Suamico should be open to working cooperatively with that county.

Regional and State Jurisdictions

Bay-Lake Regional Planning Commission

The Village of Suamico is within the Bay-Lake Regional Planning Commission (Bay-Lake RPC) jurisdiction,

which covers an 8-county region and includes Brown, Door, Florence, Kewaunee, Manitowoc, Marinette, Oconto, and Sheboygan Counties. Although Brown County is no longer a member of Bay-Lake RPC, it still offers planning, ordinance writing, economic development, mapping, environmental studies, and grant writing to member communities within its region. Suamico has not utilized the services of Bay-Lake RPC since they wrote a Community Development Block Grant – Economic Development application in 1993. However, Bay-Lake has been active in the community as part of larger regional projects, including the Green Bay West Shore Study, which was funded by Wisconsin Coastal Management and inventoried and assessed the cumulative and secondary impacts of development on the Green Bay shoreline. A second completed project that covered Suamico is the Historical and Architectural Resources Survey of Selected Unincorporated Communities of Brown County. This document inventoried architecturally- or historically-significant structures in the Flintville and Village Center area of Suamico, as well as a number of other unincorporated communities in Brown County.

Wisconsin Department of Natural Resources

The Village continues to work closely with the WDNR in cooperative efforts to allow and enhance access to the Bay of Green Bay and the Suamico River. The WDNR recently reconstructed the dikes that form the perimeter of the Sensiba Wildlife Area water control system. The Village received a Wisconsin Coastal Management Grant to construct a limerock path and trail system on this dike system, in addition to a viewing platform on WDNR property. The Village continues to work with the WDNR to identify locations for enhanced canoe and kayak launch points and another boat launch site that would augment the existing Brown County Launch site on the north side of the Suamico River on Sunset Beach Road.

While the Village and the WDNR often find themselves in conflicting positions on Economic Development and Redevelopment issues and projects, both parties continue to try and work together to come to common ground, as best they can.

Wisconsin Department of Transportation

The only highway under WisDOT jurisdiction in the Village of Suamico is USH 41/141 is a limited-access freeway. However, Suamico should keep WisDOT informed of any large trip generating development proposals near the USH 41/141 interchanges and solicit their input regarding potential impacts on the freeway. Suamico will need to continue to work with WisDOT regarding improving drainage in the USH 41/141 corridor as well as working with WisDOT on the Lineville Road Interchange Project and the upcoming highway improvement project for that portion of USH 41/141 lying between Lineville Road and Norfield Drive which will include upgrades to the interchange at CTH B.

Wisconsin Department of Administration

The Wisconsin Department of Administration (WDOA) Comprehensive Planning Grant program helped the Village fund the development of its first comprehensive plan that meets the requirements of s.66.1001 Wis. Stats. The Village should continue to develop this relationship and rely on the Department of Administration for technical expertise for the implementation of this plan, as well as a potential funding and data source for future projects.

Also located with the Wisconsin Department of Administration is the Wisconsin Coastal Management Program (WCMP). WCMP provides funding and technical assistance to “coastal” counties and

communities to raise awareness of the Great Lakes. Grant programs are available through WCMP to educate the public about issues, such as stormwater management, and to provide funding to improve Great Lakes access. The Village should contact WCMP regarding potential implementation projects, such as coastal wetland identification and inventory or park development.

Wisconsin Economic Development Corporation

The Village has not utilized the resources available from the Wisconsin Economic Development Corporation (WEDC) for a number of years. WEDC provides technical expertise and financial aid in the areas of housing, public facilities, and economic development. As the Village of Suamico develops the Norfield Road Business Park, WEDC may be able to aid in the expansion of existing businesses or attraction of new businesses through its Community Development Block Grant for Economic Development Program. The Implementation chapter contains a more detailed description of the programs that WEDC offers.

TEA Grants, etc.

The Village of Suamico recently started discussions regarding resources for TEA Grants and other resources. Data and results regarding this topic is not yet readily available.

Intergovernmental Plans or Agreements

Packerland Rural Fire Protection District

The Packerland Rural Fire Protection District consists of the fire departments of the Villages of Suamico and Howard and the Tri-County Fire Department (Pulaski) which covers the town of Pittsfield. Each department maintains its own autonomy and identity for small responses. On structure fire responses, units are dispatched using a matrix determined by the location of the incident. All three departments respond with a varying amount of apparatus to form a total response of four engines, one ladder truck and three chief officers. This response occurs automatically. The district offers protection to all three communities in that there will always be enough staff and apparatus to begin fire suppression, especially during those times of the day where volunteer organizations find it difficult to staff apparatus.

Mutual Aid Box Alarm System (MABAS)

The Suamico Fire Department is a part of the Mutual Aid Box Alarm System Division 112. Division 112 consists of all fire departments in Brown County. MABAS is a system whereby mutual aid is pre-scripted and responses are determined in advance. No municipality will send all of its resources to an incident unless there are back-filling provisions to provide additional response in a community should another incident occur. This system extends into Oconto and Shawano counties as well. All fire departments in the area work within a system that allows for assistance to be provided in either direction whenever the need should arise in an emergency.

Ritter Forum

In 2006, St. Norbert College formed the Ritter Forum to look at intergovernmental cooperation. One of

the results of this group was to create an agreement, signed by most municipalities in Brown County, for the joint purchasing and sharing of equipment. Under this agreement, the Fire Chief is authorized to move ahead with joint purchases of equipment when such purchases make sense. It also provides a means for sharing pending purchases with other agencies so as to get a group price for equipment to leverage buying power. Another provision in the Ritter Forum agreement allows for the temporary sharing of apparatus in the case of an extended period of breakdown or repairs. This provides a community with not having to keep as many reserve apparatus available for such times.

Maintenance and Reconstruction of Abutting Highways

The Village of Suamico has agreements with adjoining municipalities within Brown County only for the maintenance and reconstruction of abutting roadways.

Tax Collection

The Village of Suamico has a contract with Brown County for the collection of property taxes in Suamico.

Existing and Potential Intergovernmental Conflicts

Potential Annexations

The most likely intergovernmental conflict is the potential for residents of Pittsfield or Little Suamico petitioning the Village of Suamico for annexation, even though the Village is not actively seeking to enlarge its boundaries. This could become more of an issue if the current Village growth rate continues and public services (sewer, water, etc.) become available near the current Village boundaries. Annexation disputes often pit villages and towns against each other in an adversarial role, rather than cooperating with one another. For this reason, it is crucial that the Village begins discussing boundary issues and the potential for boundary agreements with the neighboring towns.

Economic Development Competition

Communities in Brown County are part of a larger, regional economy of northeastern Wisconsin. Therefore, economic development should be thought of as a regional exercise rather than a policy that stops at municipal boundaries. This is particularly evident in Suamico where the majority of residents live in Suamico but commute to jobs in other metropolitan Green Bay or Fox Valley communities. Currently, economic development at the local government level generally does not contain a regional perspective. Large developers oftentimes will pit one neighboring community against another to create negotiating leverage in terms of relaxing development design requirements and increasing incentives. Since communities do not want to lose out on potential property tax revenue to a neighboring jurisdiction, large developments oftentimes may not meet the expectations of residents, visitors, or other developers whose projects met the design guidelines in the past. In order to avoid these situations in the future, Suamico should work with all of its neighbors, including other metropolitan communities and Brown County, to begin developing a framework revenue sharing agreement for new development and to ensure economic development cooperation.

Processes to Resolve Conflicts

There are a number of processes that the Village and the surrounding communities could utilize to resolve or prevent conflicts in the future outside of the legal system, which should be the last resort. These methods include cooperative planning, informal negotiation, facilitated negotiation, mediation, and binding arbitration.

Summary of Recommendations

To achieve the goal and objectives of this element of the plan, the Village of Suamico should:

- Continue relationship with the Village of Howard and Brown County regarding the Lineville Road corridor area. Pertinent discussion items should include pedestrian accessibility, access management, compatibility of land uses, and design treatments.
- Maintain relationship with the Village of Howard regarding cooperative efforts in solid waste collection, stormwater management, provision of emergency utilities, and shared use of labor and equipment.
- Begin comprehensive boundary agreement discussions with the Towns of Little Suamico and Pittsfield.
- Attempt to work closer with the Brown County Park Department to plan for the County park facilities in the Village and the potential future additions to Barkhausen and the Reforestation Camp consistent with the Brown County and Village of Suamico Outdoor Recreation & Open Space Plan.
- Establish an ongoing meeting schedule with representatives of the surrounding communities to discuss land use, transportation, trails, stormwater, and other planning issues that transcend municipal boundaries.
- Continue to share meeting agendas and minutes with the surrounding communities and school districts to increase intergovernmental cooperation and awareness of planning issues by providing the data online via the Village of Suamico website.
- Maintain an open line of communication between the Village and the Howard- Suamico and Pulaski School Districts.
- Encourage the Howard-Suamico and Pulaski School Districts to have discussions regarding the boundaries of their respective school districts.
- Continue to develop programs with the Howard-Suamico and Pulaski school districts related to pedestrian and bicycle safety, including Safe Routes to School.
- Continue to participate in intergovernmental agreements for fire, police, and emergency rescue services.

- Request incorporation of the Village of Suamico Comprehensive Plan into the Bay Lake Regional Planning Commission Master Plan for the region.
- Work with Advance (the economic development arm of the Green Bay Area Chamber of Commerce) to promote cooperative intergovernmental economic development activities and strategies to strengthen the region's economic vitality.
- Continue to work with the Wisconsin Department of Transportation, Village of Howard, and Town of Little Suamico to cooperatively plan for a safe, efficient, and visually appealing USH 41/141 corridor.
- Develop a relationship with the Wisconsin Economic Development Corporation to aid in the attraction, retention, and expansion of businesses in Suamico.
- Maintain contact between the Wisconsin Department of Administration and Village to implement applicable portions of the comprehensive plan.

9: IMPLEMENTATION

The completion of a comprehensive plan should be celebrated as a significant milestone in providing guidance for the future development of the Village of Suamico. However, the key to the success of a comprehensive plan is its implementation. There are several land use regulatory tools, as well as administrative mechanisms and techniques that can be utilized as implementation tools for the plan. While the Implementation chapter does not include all of the recommendations of the comprehensive plan, it does summarize the various implementation tools and related action steps toward its implementation.

Analysis of Implementation

Village Center Plan

Suamico is updating a revised Vickery Village Town Centre Plan. Once updated, by the Village the plan should provide direction for improvements, particularly on CTH B, CTH HS, and Riverside Drive through the historic center of the community. Streetscape improvements have proven to be a worthy step in the revitalization of a number of business districts in Brown County.

The Village should work with Brown County Department of Public Works to reconstruct the county roads in the Village Center in a manner consistent with a pedestrian-friendly area, including curb extensions and sidewalks, when the area is scheduled for reconstruction. The Village should include street furniture, trees, and lighting consistent with the recommendations in the Village Center Plan.

- Action Steps for Suamico Village Center Plan.

Priority	Action Step	Responsible Party/Department	Other Partners/Resources	Timeframe
1	Finalize an update to the Village Center Plan.	Planning & Zoning Commission	Cantilever Design Inc.	2015
2	Implement Village Center Plan.	Village Staff	Consultants	2016 +

Zoning

Zoning is the most common regulatory device used by municipalities to implement plan recommendations. The major components of zoning include a written zoning ordinance and a zoning district map. The zoning ordinance includes specific language for the administration of the regulations. Included in the text are definitions, district use requirements, administrative procedures, sign and parking regulations, and other elements. The companion zoning district map defines the legal boundaries of each specified zoning district of the zoning ordinance.

- Action steps for Zoning.

Priority	Action Step	Responsible Party/Department	Other Partners/Resources	Timeframe
1	Ensure Zoning Ordinance and Zoning Map are compatible with Land Use Map.	Village Staff, Planning & Zoning Commission, Village Board		2015 - 2016
2	Ensure new land uses are referenced in Zoning Ordinance and Zoning Map (i.e.: Mixed Uses, etc.).	Village Staff, Planning & Zoning Commission, Village Board		2015 - 2016
3	Revise review process for multifamily and mixed use development projects.	Village Staff, Planning & Zoning Commission, Village Board		2015 - 2016

Subdivision Ordinance

Subdivision regulations govern the process by which lots are created out of larger tracts of land. These regulations seek to ensure that the subdivisions appropriately relate to the geography of the site and existing and future public facilities. New subdivisions must also be consistent with the community vision as outlined by the comprehensive plan.

- Action steps for Subdivision Ordinance.

Priority	Action Step	Responsible Party/Department	Other Partners/Resources	Timeframe
1	Examine options for creating Area Development plans prior to subdivision development.	Village Staff, Planning & Zoning Commission, Village Board		2015 - 2016

Official Mapping

An Official Map is a regulatory tool utilized by a community to project and record future municipal improvements. It is commonly used to identify existing streets and planned improvements, but an Official Map can also be utilized to identify planned school sites, recreation areas, and municipal facilities. Once an area is identified on an Official Map, no building permit for a use other than the proposed use on the Official Map may be issued for that site unless the map is amended.

- Action steps for Official Mapping.

Priority	Action Step	Responsible Party/Department	Other Partners/Resources	Timeframe
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1	Maintain updated zoning maps.	Village Staff		2015
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Capital Improvements Program

Another important device for comprehensive plan implementation is the development of a Capital Improvements Program (CIP). The program is designed to annually schedule public works projects within a specified period of time, which usually encompasses a period of five to ten years. A CIP that is consistent with the comprehensive plan will provide a monitoring tool to ensure that public works projects are located and scheduled with thorough consideration of each of the plan's chapter recommendations.

- Action steps for Capital Improvements Program.

Priority	Action Step	Responsible Party/Department	Other Partners/Resources	Timeframe
1	Update program timeframe on an annual basis for Five Year CIP.	Village Staff		2015
2	Review Velp construction needs.	Village Staff		2016-2017
3	Review Fire Station #1 site and scope.	Village Staff		2015 - 2016

Building and Housing Codes

A building code is a set of regulations that describes standards for the construction of new buildings or the remodeling of existing buildings. A housing code defines standards for how a dwelling unit is to be used and maintained after it is built.

- Action steps for Building and Housing Codes.

Priority	Action Step	Responsible Party/Department	Other Partners/Resources	Timeframe
1	Maintain existing code and compare with state and federal codes on regular basis for compatibility.	Village Staff		2015

Outdoor Recreation Facilities

The Village contains a number of park and recreation facilities. With the availability of the Suamico River and bayshore for recreational opportunities, the Village should actively seek funding to take advantage of these unique natural resources. As the Village continues to develop, it should also develop neighborhood parks for nearby residents and children to walk to, congregate at, and visit with

their neighbors.

- Action steps for Outdoor Recreation Facilities.

Priority	Action Step	Responsible Party/Department	Other Partners/Resources	Timeframe
1	Maintain existing facilities, taking into account the age of each facility.	Village Staff		2015
2	Observe opportunities to add amenities to existing facilities.	Village Staff		2015 +
3	Focus on water access to the Bay of Green Bay and rivers as referenced in the Strategic Plan.	Village Staff		2015 +

Erosion and Stormwater Control Ordinances

Communities can adopt erosion and stormwater control ordinances to control the impact of development on runoff, groundwater recharge, and overall water quality. The ordinance should include standards for compliance and guidelines to assist developers in choosing appropriate stormwater management techniques. In order to provide a basis for the formulation of the ordinance, a stormwater management plan is typically developed first. The ordinance should also identify how smaller management practices can be designed to be compatible with the overall plan. The erosion control ordinance primarily addresses the reduction of sediment runoff associated with construction.

- Action steps for Erosion and Stormwater Control Ordinances.

Priority	Action Step	Responsible Party/Department	Other Partners/Resources	Timeframe
1	Maintain and implement existing ordinances and infrastructure.	Village Staff		2015
2	Continue to educate the public about stormwater.	Village Staff		2015 +

Historic Preservation Ordinance

Historical preservation ordinances are designed to help maintain the character of historically important buildings by preserving existing structures and facades, providing alternatives to demolition, and improving the compatibility of new adjacent buildings. A historical preservation ordinance can also be a catalyst for collecting and preserving the local history of the community.

- Action steps for the Historic Preservation Ordinance.

Priority	Action Step	Responsible Party/Department	Other Partners/Resources	Timeframe
1	Continue to work with Howard-Suamico Historical Society to maintain or restore significant facilities.	Village Staff, Planning & Zoning Commission, Village Board		2015

Intergovernmental Cooperation

Intergovernmental cooperation is a hallmark of the comprehensive planning law. The planning process developed the base contacts for communication among the many different governmental agencies and bodies that have an interest in the future of Suamico. It is necessary for the Village to continue to maintain those contacts and keep everyone informed of information pertinent to each stakeholder. Action steps for the Historic Preservation Ordinance.

- Action steps for Intergovernmental Cooperation.

Priority	Action Step	Responsible Party/Department	Other Partners/Resources	Timeframe
1	Continue to work with adjacent municipalities and counties to share services and construction projects (such as roads) in an economically prudent manner.	Village Staff, Planning & Zoning Commission, Village Board		2015

Potential Funding Sources

Some of the recommendations in the plan may be implemented with the help of various sources of funds besides local property taxes. There are a number of grant programs administered by local, state, and federal agencies, including the Brown County Planning Commission, Wisconsin Department of Administration, Wisconsin Economic Development Corporation, Wisconsin Department of Natural Resources, and Wisconsin Department of Transportation. At the federal level, the Environmental Protection Agency, Department of Agriculture–Rural Development, and the (U.S.) Department of Commerce–Economic Development Agency all provide sources of funding.

Typically, the grant programs require a local match. However, the local match may include a combination of local tax dollars, in-kind services, and/or private donations. Each grant program has its own set of guidelines regarding eligible projects, as well as financing mechanisms, and should be reviewed before applying.

In addition to the following sampling of programs, the State of Wisconsin Department of Administration maintains the Wisconsin Catalog of Community Assistance (WCCA), which provides a comprehensive list of state aid programs. Information on the WCCA can be found at

<http://www.doa.state.wi.us/dhir/documents/wcca.pdf>. Identified on the following pages are a number of programs that may be particularly applicable to the Village of Suamico. However, this is just a sample, and a comprehensive list can be found with the link to the Wisconsin Catalog of Community Assistance.

Brown County Planning Commission

Brown County Revolving Loan Fund

The Brown County Planning Commission in partnership with Advance administer the Brown County Economic Development Revolving Loan Fund Program for businesses seeking reduced interest loans for a business startup or expansion that will result in job creation or retention opportunities in Brown County. Additional information regarding the revolving loan fund may be found at the Brown County Planning Commission website under the “economic development” link.

Northeastern Wisconsin CDBG-Housing Consortium

In 2014, the Brown County Planning Commission became the lead agency administering the Community Development Block Grant – Housing program for a 10-county region of Northeastern Wisconsin counties. The program provides 0% deferred payment loans (until sale/refinancing) of the property to low- and moderate-income persons for improvements to owner-occupied housing. Such improvements can include private onsite wastewater treatment systems, window replacement, insulation, lead abatement, roof replacement, and other typical home improvements. Although the program is spread out over 10 counties, there will be dedicated funding for projects within Brown County.

Wisconsin Department of Administration

The Wisconsin Department of Administration has historically provided funding for the writing or updating of comprehensive plans every 10 years. However, the program has not been funded for the past several years. This does not mean that the program will not be funded in the future. The Village of Suamico should keep track of this funding opportunity should it become available again in the future.

Wisconsin Economic Development Corporation

The Wisconsin Economic Development Corporation (WEDC) has a broad range of financial assistance programs to help communities undertake economic development. WEDC maintains a network of area development managers to offer customized services throughout Wisconsin.

WEDC-administered programs include:

Brownfields Initiative – Provides grants to individuals, businesses, local development organizations, and municipalities for environmental remediation activities for brownfield sites where the owner is unknown, cannot be located, or cannot meet the cleanup costs.

Community-Based Economic Development Program (CBED) – Designed to promote local business development in economically distressed areas. The program awards grants to community-based organizations for development and business assistance projects and to municipalities for economic development planning. The program helps community-based organizations plan, build, and create business and technology-based incubators, and it can also capitalize an incubator tenant revolving loan program.

CDBG-Blight Elimination and Brownfield Redevelopment Program – Can help small communities obtain money for environmental assessments and remediate brownfields.

CDBG-Emergency Grant Program – Can help small communities repair or replace infrastructure that has suffered damages as a result of catastrophic events.

CDBG-Public Facilities (CDBG-PF) – Helps eligible local governments upgrade community facilities, infrastructure, and utilities for the benefit of low-moderate income residents.

CDBG-Public Facilities for Economic Development (CDBG-PFED) – Offers grants to communities to provide infrastructure for a particular economic development project.

CDBG-Economic Development (CDBG-ED) – Provides grants to communities to loan to businesses for startup, retention, and expansion projects based on the number of jobs created or retained.

Community Development Zone Program – A tax benefit initiative designed to encourage private investment and job creation in economically distressed areas. The program offers tax credits for creating new, full-time jobs, hiring disadvantaged workers, and undertaking environmental remediation. Tax credits can be taken only on income generated by business activity in the zone.

Information on the above listed programs can be found at <http://wedc.org/community-development>, the assigned WEDC Area Development Manager, or Brown County Planning Commission.

Wisconsin Department of Natural Resources

The Wisconsin Department of Natural Resources offers a number of grant programs that can be used to provide additional recreational opportunities to residents of the Village of Suamico. The Village should contact the Northeast Region office of the WDNR to determine eligibility and availability if the Village decides to pursue any of the grant programs listed below.

Stewardship – Aid for the Acquisition and Development of Local Parks (ADLP)

The ADLP program funds are available to acquire land, rights in land, and develop public outdoor recreation areas for nature-based outdoor recreation purposes. Funds are allocated on a DNR regional basis so applicants compete only against other applicants located in their region.

Stewardship – Urban Rivers

Funds are available to acquire land, rights in land, or develop shoreline enhancements on or adjacent to rivers that flow through urban or urbanizing areas in order to preserve or restore urban rivers or riverfronts for the purposes of economic revitalization and nature-based outdoor recreation activities. Funds are allocated statewide so applicants compete against other applicants statewide in the project selection process.

Stewardship – Urban Greenspace

Funds are available to acquire lands to provide natural space within or near urban areas, protect scenic or ecological features, and provide land for nature-based outdoor recreation, including noncommercial gardening. Funds are allocated statewide so applicants compete against other applicants statewide in the project selection process.

Acquisition of Development Rights

Funds are available to acquire development rights (easements) in areas where restrictions on residential, industrial, or commercial development would enhance nature-based outdoor recreation.

Land and Water Conservation Fund (LAWCON)

LAWCON is a federal program administered through the WDNR. However, projects funded under LAWCON are not restricted to nature-based outdoor recreation projects as the Stewardship program funds are. Eligible projects include:

- Land acquisition.
- Development of recreational facilities.
- See eligibility list for ADLP program for additional eligible projects.

Recreational Trails Act (RTA)

RTA is also a federal program administered through the WDNR. RTA funds may only be used on trails which have been identified in or which further a specific goal of a local, county, or state trail plan included or referenced in a statewide comprehensive outdoor recreation plan required by the federal LAWCON program. Eligible projects in order of priority are maintenance and restoration of existing trails, development and rehabilitation of trailside and trailhead facilities and trail linkages, construction of new trails (with certain restrictions on federal lands), and acquisition of easements or property for trails.

Additional information regarding community assistance programs can be found at the following WDNR Bureau of Community Financial Assistance (CFA) website at <http://dnr.wi.gov/Aid/>.

Wisconsin Department of Transportation

The Wisconsin Department of Transportation has additional programs to help fund transportation activities in the Village.

Local Roads Improvement Program (LRIP) – Assists local governments in improving seriously deteriorating county highways, town roads, and city and village streets. As a reimbursement program, LRIP pays up to 50 percent of total eligible costs, with local governments providing the balance.

Surface Transportation Program-Rural (STP-R) – Allocates federal funds to complete a variety of improvements to rural highways eligible for federal aid (primarily county highways classified higher than rural minor collector).

Flood Damage Aids – Assist local governments with improving or replacing roads and roadway structures that have sustained major damage from flooding. The program helps defray the costs of repairing major flood damage to any public highway, street, alley, or bridge not located on the State Trunk Highway System.

Wisconsin Information System for Local Roads (WISLR) – Ongoing effort that provides WisDOT and local governments convenient and secure access to comprehensive geographic information system data on Wisconsin’s road network. Local units of government and counties are required to submit pavement ratings to WisDOT on a biennial basis.

Additional information regarding grant programs and other resources administered by the Wisconsin Department of Transportation can be found at the Programs for Local Governments web page at <http://www.dot.state.wi.us/localgov/index.htm>.

Comprehensive Plan Review and Update

Planning is not static. It is a continuous, ongoing process that is subject to change. It is also at the mercy of many forces over which a municipality has very little or no control (economic conditions, weather, birth rates, etc.). Therefore, if the Village’s comprehensive plan is to remain a useful document, the plan should be reviewed on an annual basis to ensure that it reflects the conditions present at the time and any changes and developments that may have occurred over the last year.

Action Steps:

1. The public will be notified and provided an opportunity to comment on proposed amendments to the comprehensive plan. The Village will consider neighborhood opinion in evaluating how a proposed amendment would meet the amendment criteria. Options for soliciting public opinion could include direct mail survey forms, neighborhood meetings, and open house meetings.
2. Criteria should be adhered to when considering amendments to the comprehensive plan. Amendments shall be approved only if they are determined to be in the public interest, and this determination should be based on a review of all applicable principles from the following:
 - a. How the proposal is more consistent with applicable policies of the comprehensive plan than the existing designation.
 - b. How the proposal is more consistent with each of the following objectives than the existing designation. Consistency is not required where the objective is clearly not applicable to the type of proposal involved.
 - Encourage the development of distinct neighborhoods served by commercial nodes, and discourage urban sprawl and strip commercial development.
 - Provide uses that are functionally integrated with surrounding areas and neighborhoods in terms of local shopping, employment, recreational, or other opportunities.
 - Provide development that is compatible and integrated with surrounding uses in terms of scale, orientation, pedestrian enhancements, and landscaping.
 - Conserve or enhance significant natural and historical features.
 - Provide adequate transportation, water, sewer, and other public services.
 - Provide significant economic development opportunities and broadening of the Village’s economy.
 - Provide for the formation and enhancement of neighborhoods.

- c. Changes shall also demonstrate that a substantial change in circumstances has occurred since the original designation.
 - d. Scope of Review. The review and evaluation of proposed comprehensive plan map changes shall consider both the likely and possible future use of the site and associated impacts.
 - e. Cumulative Impacts. The review of individual comprehensive plan map or policy amendments shall also consider the cumulative transportation, land supply, and environmental impacts of other plan amendments proposed within the same annual cycle.
3. The Village of Suamico Planning & Zoning Commission shall have the Comprehensive Plan placed as an annual agenda item on its regular May meeting for an open discussion on the plan, its merits, its implementation and its overall success.
4. The Village should consult annually with other governmental agencies and neighboring communities to get their input regarding how their community activities relate to the recommendations of the comprehensive plan.
5. The Village should complete a formal review of the entire comprehensive plan at least once every five years. Based on this review, revisions should be made to sections of the plan determined to be out of date and sections that are not serving their intended purpose.

At least once every 10 years, the plan should be reviewed and updated using a formal process that includes a citizen's advisory committee similar to what the committee used to develop this plan.

APPENDIX A: Public Participation Process for Plan Development

Citizen Participation Process for the Village of Suamico Comprehensive Plan Update

The Village of Suamico Comprehensive Plan Update process will include several public participation components. These components are summarized below:

Suamico Comprehensive Planning Committee

The Suamico Comprehensive Planning Committee will serve as the primary steering committee for the comprehensive plan update. The committee will review data and other materials for inclusion into the updated comprehensive plan. All comprehensive plan update agenda items will be discussed during regular scheduled meetings as posted and on the Village's website. All meetings are open to the public and the public is encouraged to attend.

Public Open House Meeting

When the draft plan update has been compiled, at least one public open house meeting will be held to present the key updated sections and findings of the plan. Meeting participants will also have the opportunity to discuss the recommendations with Village staff, committee members, and Brown County staff and suggest modifications to be considered during the statutory review period.

Service Group Meetings

Upon request, Brown County and/or Village of Suamico staff will present the process and findings of the comprehensive plan update to Village of Suamico service groups.

Village of Suamico Website

All draft chapters will be placed on the Village of Suamico website located at www.suamico.org.

Other Locations for Draft Chapters

Additional draft chapters will be available at the Suamico Municipal Services Building or may be requested from the Brown County Planning Commission.

Public Hearing

Following the open house meeting and a recommendation of approval from the Suamico Planning Commission, a public hearing will be held at the Village Board to receive additional input on the comprehensive plan.

Adjacent Governmental Jurisdictions

Neighboring governmental jurisdictions will receive via mail or email, all agendas and minutes of the committee meetings. Neighboring governmental jurisdictions include adjacent local units of government, school district, counties, and regional planning commission.

Village Board Meeting

Following the public hearing, the draft plan update and feedback from the public hearing will be presented to the Suamico Village Board for action at a regular village board meeting.

**APPENDIX B:
Resolution and Ordinance**

PLANNING & ZONING COMMISSION RESOLUTION #PCR15001

**RECOMMENDING ADOPTION OF THE 2015 VILLAGE OF SUAMICO
COMPREHENSIVE PLAN UPDATE**

WHEREAS, the Village of Suamico Planning & Zoning Commission has developed the 2015 Village of Suamico Comprehensive Plan Update to guide and coordinate decisions and development within the Village in accordance with Chapter 66.1001 of the Wisconsin Statutes; and

WHEREAS, the comprehensive plan was prepared by the Village of Suamico and the Brown County Planning Commission in accordance with the contract with the Village of Suamico; and

WHEREAS, several public meetings were held to obtain public input during the development of the comprehensive plan during 2013-2015, and these meetings included monthly advisory committee meetings, Planning & Zoning Commission meetings, Village Board meetings, and a public hearing held on July 8, 2015.

NOW, THEREFORE, BE IT RESOLVED, that the Village of Suamico Planning & Zoning Commission recommends to the Suamico Village Board the adoption of the 2015 Village of Suamico Comprehensive Plan Update with all changes as presented.

Approved this 9 day of September, 2015.

By 
Patricia Gaura-Jelen
Village of Suamico Planning & Zoning Commission Chair

Ayes: 6

Nays: 0

Ordinance 2016-01

**ADOPTING THE 2015 VILLAGE OF SUAMICO
COMPREHENSIVE PLAN UPDATE**

WHEREAS, Sec. 62.23(2) and (3), Wis. Stats., authorize the Village of Suamico to adopt or amend a comprehensive plan as defined in Section 66.1001(1)(a) and 66.1001(2), Wis. Stats.; and

WHEREAS, the Village Board of the Village of Suamico, Brown County, Wisconsin adopted written procedures designed to foster public participation in every stage of the preparation of its comprehensive plan update as required under Sec. 66.1001(4)(a), Wis. Stats.; and

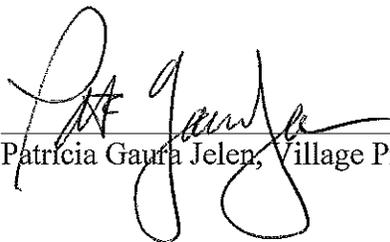
WHEREAS, the Village of Suamico Planning and Zoning Commission adopted, by majority vote, a resolution recommending Village Board adoption of the document entitled "Recommending Adoption of the 2015 Village of Suamico Comprehensive Plan Update" containing all of the elements specified in Sec. 66.1001(2), Wis. Stats.; and

WHEREAS, the Village of Suamico held a public hearing on July 8, 2015, on the adoption of the comprehensive plan update ordinance in compliance with Sec. 66.1001(4)(d), Wis. Stats.; and

NOW THEREFORE, the Village Board of the Village of Suamico, Brown County, Wisconsin does hereby, by adopting this ordinance, adopt the document entitled "Adopting the Village of Suamico Comprehensive Plan: 2015 Update" pursuant to Sec. 66.1001(4)(c), Wis. Stats.; and

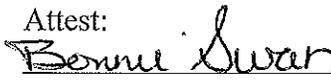
NOW THEREFORE, FURTHERMORE, this ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and on the day after its posting pursuant to Sec. 60.80(3), Wis. Stats.

Adopted this 4th day of January 2016.



Patricia Gauha Jelen, Village President

Attest:



Bonnie Swan, Village Clerk

Eckert Nay
Nelson Aye
Roddan Aye
Andrews Aye

Vacant _____
Jelen Aye
VanRossum Aye

Date Posted: 1-08-16