

**TOWN OF ELLINGTON
OUTAGAMIE COUNTY, WISCONSIN
COMPREHENSIVE PLAN
2004-2024**



Adopted June 10, 2004



Martenson & Eisele, Inc.

Planning ■ Surveying ■ Engineering ■ Architecture

TOWN OF ELLINGTON COMPREHENSIVE PLAN 2004-2024

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TOWN OF ELLINGTON

OUTAGAMIE COUNTY, WISCONSIN

COMPREHENSIVE PLAN, 2004-2024

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PURPOSE OF THE COMPREHENSIVE PLAN

Why Plan?

General Dwight D. Eisenhower was quoted as saying, "In preparing for battle I have always found that plans are useless, but planning is indispensable."

Well, General, perhaps plans are not "useless," but the point is true. The real benefit of planning - community or otherwise - is working through the process, not the production of a map or document at the end. In this context, the word "plan" is a verb, not a noun; it is an action, not a result.

Good planning brings people together to talk about what responsible growth looks and feels like. It encourages discussion among citizens, agencies, and governments. It presents choices on how and where to live; how to get to and from work, school, home, and play; and how a community will look, function, and feel.

The planning process identifies what is and what can be, and fosters discussion on how the past influenced the present and can guide the future. It is an opportunity to discuss options and develop common goals. It provides a focus for finding and discussing innovative ways to meet diverse community needs.

The "finished" plan – the map or report – is really little more than the documentation of the planning process. It records facts and describes a scenario for the future. It displays how financial and human resources might be allocated. It illustrates the planning process's discussion and findings.

A good plan is not the end of a process but the beginning of a new one. It is the starting point for implementation, a guide for change. It cannot be viewed strictly as "law," but, rather, as a reference for future decision-making. The plan is a tool, not just a product.

Why Plan in the Town of Ellington?

State of Wisconsin Comprehensive Planning Legislation

The most complete community planning legislation in Wisconsin's history was included in the State of Wisconsin Biennial Budget for 1999-2001, and was revised in May 2000 for technical changes.

The planning legislation found in State Statute 66.1001 provides local governmental units with the framework to develop comprehensive plans and assists the community in making informed land use decisions. The framework includes nine specific elements and fourteen goals. By January 1, 2010, all communities that make land use decisions will need to base

those decisions on an adopted comprehensive plan prepared in accordance with the legislation.

The State of Wisconsin also offers a comprehensive planning grant program (S.S. 16.965 and 16.9615) that provides communities with an incentive to undertake a comprehensive planning process.

Planning in the Town of Ellington

The Town of Ellington has a relatively short history of developing and using land use or comprehensive plans to direct its future. The Town's Land Use Planning efforts began in 1998 when the Town requested assistance from the University of Wisconsin – Extension in Outagamie County, to conduct a planning needs survey. During that time, the Town of Ellington formed an ad hoc Land Use Planning Advisory Committee to further evaluate the need for long-range comprehensive planning in the town. The Town's initial *Land Use Plan* was adopted in February 2002. To further supplement the Town Land Use Plan, Ellington adopted a *Five-Year Park and Open Space Plan* in February 2002.

To ensure that the planning process would move forward in Ellington, the Town applied for a Transportation Planning Grant in 2000, and a Comprehensive Planning Grant from the State Office of Land Information Systems (OLIS) in 2001. The Town of Ellington was awarded grant funds in the amount of \$15,000 from OLIS to assist with the planning programs. A Transportation Plan Element was adopted in April 2002. The completion of the *Town of Ellington Smart Growth Comprehensive Plan* culminates more than five years of work by the Town to position itself to address long-range planning needs, and provide direction for future growth and development in Ellington.

This Smart Growth Comprehensive Plan meets all of the requirements of the new State of Wisconsin legislation on growth management under Wisconsin Statutes 66.1001. It is intended to direct the growth of the community for the next twenty years, with a review of its objectives and plan recommendations on an annual basis, and a full update every five to ten years. This plan incorporated input from the residents of the Town of Ellington while encouraging efficient government and facilitating intergovernmental cooperation. As with the 2002 Town Land Use Plan, this will be a blueprint for future development that will help citizens, developers, and all other entities know what to expect about the future of the Town of Ellington.

On April 27, 2004, the Town of Ellington Planning Commission recommended, by resolution, to the Town Board of Supervisors of the Town of Ellington the adoption of the "Town of Ellington Comprehensive Plan, 2004 – 2024." On May 27, 2004, the Town Board held a public hearing, at which time the ordinance to adopt the "Town of Ellington Comprehensive Plan, 2004 – 2024" was discussed. On June 10, 2004, the Town Board of Supervisors of the Town of Ellington adopted Ordinance Number ELL0104.

Background of the Town of Ellington

The Town of Ellington is located in the southwestern portion of Outagamie County, approximately six miles northwest of the City of Appleton (history of Town can be found in Appendix C). Communities in close proximity to Ellington include the City of New London, located five miles to the west, and the Village of Shiocton, located approximately two miles north of the town. The Village of Hortonville shares a common municipal boundary with Ellington on the town's southwest corner. Overall, Ellington encompasses a land area of nearly 35 square miles, or approximately 22,400 acres. Ellington shares a common boundary on the north with the Town of Bovina, and on the east with the Town of Center. To the south, Ellington is contiguous to the Town of Greenville, while on the western side, a common boundary is shared with the Towns of Hortonville and Liberty, and the Village of Hortonville.

State Trunk Highway (STH) 15 skirts the southwest corner of the town, providing a link with the Fox Cities to the east and the communities of Hortonville and New London to the west. State Highway 76 is the main transportation link for moving traffic in a north/south direction through the town between Greenville and Shiocton. Other key transportation routes in

IN THIS PLAN, STATE HIGHWAYS, OFFICIALLY KNOWN AS "STATE TRUNK HIGHWAYS", ARE OFTEN ABBREVIATED AS "STH", AS IN STH 15. LIKEWISE, "COUNTY TRUNK HIGHWAYS" ARE OFTEN WRITTEN AS "CTH", AS IN CTH "JJ".

Ellington include County Trunk Highways (CTH) "O", "S", "JJ" and "MM". These highways move traffic in an east/west direction between the Fox Cities and the communities of Hortonville and New London. The Outagamie County Regional Airport is located approximately four miles south of Ellington in the Town of Greenville.

The Town of Ellington can best be described as a predominantly rural community with many contrasts and unique characteristics, such as the environmental resources of the Wolf River and Bear Creek. Outdoor recreational opportunities also abound in the town with the Wolf River and the LaSage Unit of the Wolf River Bottoms. Hunting, fishing and the enjoyment of the outdoors are certainly viable pursuits in Ellington. Additional recreational opportunities are available at The Eagle Creek Golf Club on Market Road. There are also several small parks in the community of Stephenville which contribute to the outdoor recreational opportunities in the town.

Although Ellington has been a rural community in terms of farming and agricultural land use, residential development in the past ten to fifteen years has begun to change the town's character from rural to suburban. This development has also resulted in population growth. Today, the Town of Ellington has a population approaching 2,600 persons, which represents a growth rate of nearly 24% since 1990.

PART 1: PLAN AND PROCESS

FUTURE LAND USE PLAN

The Vision and Future Land Use Plan for the Town of Ellington is a projection of what today's officials and residents want the town to look and be like at the end of the twenty-year timeframe of this plan.

The Vision touches on the areas of open space, recreation, and environmental protection; town character and rural landscape; planned growth and development; schools; infrastructure; and government. Based upon public comments, committee meetings, planning analysis, and discussions with the Town Board, the Town Planning Committee envisions a town with a diversity of qualities.

"In 2024, our Town of Ellington will be a community that:

- ❖ Preserves open space and recreational areas for future generations.
- ❖ Continually strives to maintain its rural character and natural areas
- ❖ Is physically attractive to its residents and visitors
- ❖ Is a progressive community, which believes in the value and integrity of the planning process and the opinions of its residents, while also respecting the responsible efforts of landowners to improve their property and community.
- ❖ Has well-considered and reasonable design standards for development.
- ❖ Attracts well-informed leaders to elected and appointed positions in town government.
- ❖ Has safe town roads and highways, where traffic congestion is minimized and there are safe pedestrian routes and trails.
- ❖ Provides an effective level of municipal services that strives to minimize property taxes while supporting the growth of property values.
- ❖ Defines its identity through a quality mixture of the development and preservation of rural areas.
- ❖ Provides a quality of life, is a good place to raise a family, has a strong town spirit and pride, has a positive self-image, and has the respect of other communities throughout the Fox Valley.
- ❖ Provides effective ordinances and quality police and fire services to ensure the public safety of all its residents and property owners.
- ❖ Has a "Gathering Place" in the Stephenville area, and provides a central focal point for the town to attract facilities and services.
- ❖ Manages growth and development in ways that protect groundwater and private wells, effectively manages storm water drainage, and protects wildlife and the natural environment."

Map 1 Future Land Use Plan

Back of Map 1

Land Use Goals, Objectives, and Programs

Goal

The Town of Ellington Comprehensive Plan shall serve as the official guide to encourage future growth and development of the community.

Objectives

1. Encourage a pattern of planned growth and orderly development in the town.
2. Identify and map the land areas that have the greatest potential for future growth.
3. Cooperate and work closely with neighboring communities to coordinate present and future planning activities to ensure that consistency exists between land use planning and development projects in the surrounding communities.

Agricultural, Natural, and Cultural Resources

Goal

Protect and enhance the natural resources and environmentally sensitive areas that exist in the town.

Objectives

1. Target residential development and other types of urban land uses to locate away from prime agricultural lands, and designate land areas that would best accommodate non-farm uses.
2. The Town of Ellington will not support the creation of private or public landfill operations within the town boundaries.
3. The Town will encourage public agencies, utility companies and private entities to locate future roadway corridors, pipelines, power transmission lines and communication towers away from prime agricultural land areas, in order to protect drain tile, drainage ways and grass waterways, and not violate the preservation goal.
4. The Wolf River and Bear Creek should be protected from urban development encroachment.
5. The Town of Ellington should work cooperatively with Outagamie County and the State of Wisconsin to ensure that watersheds, shoreline areas, wetlands, and woodlands are protected for future generations to use and enjoy.
6. The Town of Ellington may adopt a drainage plan ordinance, based on Outagamie County's Drainage Ordinance. If a drainage plan is adopted, it may require all new single family residential subdivisions, multi-family, commercial, industrial developments to submit a drainage plan to the County and Town for Planning Commission and Town Board review and approval, prior to issuing a building permit. The drainage plan requirements should also apply to any existing developments that create additional hard surface run-off due to building expansion.
7. Where possible, the Town will support state and Federal government agency efforts to protect and upgrade the quality of surface waters and groundwater within the **town**.

8. The Town will encourage efforts to protect and preserve natural habitat areas needed to support local wildlife.
9. The Town of Ellington should review all development plans in or adjacent to important natural features, with the intent of preserving those features.
10. The Town of Ellington will review all potential quarry operations to assure compliance with the Town's non-metallic mining ordinance.

Transportation

Transportation Goal #1

To achieve a safe, convenient, efficient, environmentally sound, and diversified transportation system that provides personal mobility to all segments of the population and supports the economy of the Town of Ellington.

Objectives

1. Continue to annually improve and upgrade the town road system.
2. Designate funding annually in the Ellington Town Budget to maintain and improve existing town roads.
3. Develop or establish a yearly standard for types of road improvements and realistic budget expenditure.
4. Continue to apply for Trip Funds from the State Department of Transportation to improve existing roads.
5. Continue to use the PASER Program to evaluate existing road pavement conditions.
6. Use regulatory controls and ordinances such as official town road mapping and driveway access controls to implement transportation plan recommendations.
7. Develop a Five-Year Capital Improvements Program to identify needed Town road projects, funding sources, project year and estimated costs.
8. Encourage citizen input and response to road needs through public informational meetings and timely articles in the Town Newsletter.
9. Improve and upgrade STH 76 between Shiocton and Greenville (next 1 to 5 years).
10. Continue feasibility study on STH 15 Bypass around north side of Hortonville as a Corridor Study Area.
11. Evaluate the widening of CTH "JJ" to four lanes in the future (beyond ten years).
12. Officially map future town road extensions to include Grandview Road, Quarry Road and Mayflower Road.
13. Officially map other town road extensions in Sections 34 and 35 as development pressures increase.
14. Develop a multi-purpose recreational trail system.

"MULTI-PURPOSE TRAIL" IS A TERM THAT ENCOMPASSES VARIOUS ACTIVITIES, INCLUDING WALKING, JOGGING, AND HIKING; BICYCLING; SNOWMOBILING; HORSEBACK RIDING; AND (MORE FREQUENTLY IN URBAN AREAS) INLINE SKATING. MULTI-PURPOSE TRAILS ARE USUALLY CONSIDERED TO BE RECREATIONAL, BUT IN CERTAIN INSTANCES THEY CAN ALSO BE IMPORTANT TRAFFIC CARRIERS.

Transportation Goal #2

Develop a multi-purpose recreational trail system in the Town of Ellington.

Objectives

1. Provide designated bike lanes or trail paths when improving town roads.
2. Prioritize future trail system improvements based on the recommendations contained in the Transportation Plan Element.
3. Designate the community of Stephenville as a trail hub, and connect it with nearby communities and facilities, such as Greenville, Hortonville, the Wolf River, and the Mosquito Hill Nature Center.
4. Apply for trail funding based on the recommendations of the Ellington 5-Year Park and Open Space Plan.
5. Coordinate the development of trails in Ellington with the surrounding towns.

Programs

1. A trail or pedestrian path should be developed from the community of Stephenville to the location of the new Farmer's Park Site (southeast of STH 76 and CTH "S" intersection) that was recently donated to the town.
2. Extend a trail from Stephenville along Highway 76, CTH "S" and north along Rexford Road to CTH "A" in the Town of Bovina. This trail would connect the Town of Ellington with the Village of Shiocton.
3. Extend a trail from Stephenville along STH 76, westerly along CTH "S" to the Town of Liberty. This trail would provide a connection to the Mosquito Hill Nature Center and the City of New London to the west.
4. Provide a trail along Highway 76 and CTH "MM", to link Ellington/Stephenville with the Village of Hortonville.
5. Extend another trail south along Manley Road, and westerly along County Road "JJ", ultimately connecting to a trail in the Village of Hortonville.
6. Develop another trail route from CTH "MM" southerly along Main Road, then extend east along Grandview Road to Highway 76, and proceed north along STH 76 to Market Road and The Eagle Creek Golf Club. From the golf course, the trail should extend westerly along Rock Road, to CTH "S", and back to Stephenville on STH 76. This loop would provide a trail length of approximately nine miles.
7. A trail extension is also recommended to go from Grandview Road to Immel Road to Quarry Road extended, and then head south towards Greenville (See Map 4 in the Town's Park and Open Space Plan).
8. A trail loop is recommended for Kelly Road, Center Valley Road, Laird Road and Rock Road (See Map 4 in the Town's Park and Open Space Plan). A one-half mile extension of the trail along Center Valley Road is suggested to link with the proposed north/south trail along Rexford Road.
9. A trail route is recommended to extend from Stephenville along Pew Road and Parthie Road to the Wolf River. This trail loop would be approximately 2.5 miles long.
10. As proposed, the trail system can be expanded or modified based upon input from town Residents and recreational enthusiasts.

Transportation Goal #3

Coordinate Ellington's Future Town Road Programs with other Local, County, Regional and State Highway Programs.

Objectives

1. Work with the WisDOT in pursuing the upgrading of STH 76.
2. Coordinate planning efforts with WisDOT, the East Central Wisconsin Regional Planning Commission, Outagamie County, and the Village of Hortonville to finalize the Highway 15 corridor route.
3. Work closely with the Outagamie County Highway Department to encourage the upgrading of the County Trunk System that serves the Ellington Area.
4. Coordinate transportation improvement projects amongst governmental units to meet the objectives of "Smart Growth" comprehensive plans.

Housing

Goal

To provide safe, affordable, quality housing types in various locations for current and future town residents of all income levels, age groups, and special needs people.

Objectives

1. Facilitate, in appropriate locations in the town, a variety of housing types, including single-family, two-family, and modular or factory built housing units.
2. Encourage residential development within Stephenville and the boundaries of the Stephenville Sanitary District.
3. In rural areas of Ellington, encourage new residential development within the boundaries of approved and platted subdivisions.
4. Evaluate housing programs at the county, state and federal level that will assist in the maintenance and rehabilitation of older housing units in Stephenville, and provide for the preservation of farm homesteads.

Utilities and Community Facilities

Goal

To promote the provision of government services in an efficient, environmentally sound, and socially responsible manner.

Objectives

1. Provide efficient and economical public facilities and services to the community.
2. Provide a quality level of public recreation and open space facilities for all town residents.
3. Provide recreational opportunities in a cost-effective manner.
4. Implement the recommendations of the Five-Year Park and Open Space Plan in a timely and cost efficient manner.

5. Ensure that Ellington’s Five-Year Park and Open Space Plan is kept updated and certified by the Wisconsin Department of Natural Resources to enable the community to apply for various state and federal grant programs.
6. Work closely with the local school districts and civic groups to provide adequate recreation facilities and programs, and to avoid duplication of recreational facilities.
7. Investigate the feasibility of providing a public water supply system to the community of Stephenville.
8. Continue to upgrade the Ellington Fire Department to ensure that a high quality of fire protection services is provided to all town residents, businesses and farms.
9. Continue to improve the Town Highway Department to ensure that a high quality of services is provided to all town residents.

Park and Open Space Goals and Objectives

From the Town of Ellington Park and Open Space Plan

Goal A

Eliminate or renovate selected existing facilities.

Objective A-1: Renovate town park in Stephenville as neighborhood park for Stephenville.

Goal B

Establish a town-wide system of parks, open space, and recreation areas that will provide an adequate range of recreational opportunities for all residents of Ellington.

Objective B-1: Evaluate opportunities for parks and open spaces at sites with unique features.

Objective B-2: Develop a series of scenic roadside overlooks at prominent elevations throughout the town.

Objective B-3: Establish a combined on- and off-road multi-purpose trail system.

Objective B-4: Begin development of farmers park.

Objective B-5: Official map potential park sites

Goal C

Establish a legislative and administrative framework for operating a park and recreation system.

Objective C-1: Establish a park board.

Objective C-2: Develop a park and recreation trust fund.

Objective C-3: Develop mechanisms to secure funding for operation of a park and recreation system.

Goal D

Minimize the cost to town of Ellington residents of acquiring, developing, and maintaining parks and other recreational facilities.

Objective D-1: Solicit community groups and service organizations as sources of funding and labor.

Objective D-2: Determine proper ratio of parkland to developed acres for land subdivider, or fee for subdivider's payment-in-lieu of parkland dedication.

Objective D-3: Apply for grants that fund the acquisition and development of parklands and facilities.

Objective D-4: Develop a method of soliciting and accepting donations, bequests, and contributions.

Economic Development

Goal

Strengthen and diversify the Town of Ellington's local economy.

Objectives

1. Continue to regulate existing non-metallic mining activities in Ellington, including quarries, gravel pits and sandpit operations.
2. Continue to support local businesses, and attract new businesses to the town.
3. Encourage tourism and outdoor recreational activities in Ellington by utilizing existing natural resources, such as the Wolf River, Bear Creek, and the LaSage Bottomlands.
4. Encourage intergovernmental cooperation and coordination in the area of economic development.
5. Determine through the land use planning process the highest and best use of vacant or under-utilized properties within the town.
6. Diversify the local economic base so that it keeps pace with the realities of a rapidly changing regional economy and does not become threatened by economic downturns in various sectors.

Intergovernmental Cooperation

Goal

To promote the provision of government services at the town level in a cooperative, efficient, environmentally sound, and socially responsible manner.

Objectives

1. Encourage cooperation and coordination with other units of local government in the provision of services where efficiency, equity, and economies of scale can be obtained.
2. Provide efficient and economical public facilities and services to development areas in urban and rural parts of the town.
3. Coordinate the Town's Comprehensive Plan with the Sewer Service Area Plans prepared by the East Central Wisconsin Regional Planning Commission.
4. Coordinate the Town's Comprehensive Plan with the long-range or master plans for the county, school districts, sanitary districts, Black Otter Lake District, and other special use districts that are found in the Town of Ellington.

IMPLEMENTING THE COMPREHENSIVE PLAN

Goals and Objectives

Goal

Revise existing ordinances and/or create new regulations to assure a system of orderly growth and development; achieve a balanced natural, physical, and economic environment; and enhance the quality of life for all residents.

Objectives

1. Refine the Town Subdivision Ordinance, keep the Official Map and Access Control Ordinance current, and consider a capital improvement plan that will implement the goals and objectives of the Comprehensive Plan. In some instances, this will require close coordination with Outagamie County.
2. Permanently protect environmental corridors from development through a combination of zoning, official mapping, public acquisition, developer land dedications, conservation easements, and other options.
3. The Town shall prohibit commercial activities from locating in wetlands, 100-year floodplains, and delineated conservation areas through the use of proper site plan review procedures, county zoning and adopted flood plain management objectives, and the other objectives of this plan.
4. On an ongoing basis, the Town shall review, amend, and enforce existing land use regulations to effectively guide and manage future growth and land development.
5. The Town shall enforce and amend ordinances that provide for drainage and storm-water management and protect potable water, wells, and aquifer recharge areas.
6. Strive to establish a positive image of the town by improving the visual quality of development along key community entryways, such as STH 76 and future STH 15. This could be achieved by creating and enforcing signage and site plan regulations.
7. Environmentally sensitive areas, such as ponds, wetlands, drainage conduits, and their associated vegetative communities, shall be conserved and protected from the effects of urbanization and development activities through the creation and enforcement of environmental regulations.

Programs and Actions

This section of the plan outlines a course of action for Town of Ellington officials to follow and implement over the twenty years of the plan (from 2004–2024). Implementation will include adopting and implementing a number of land use regulation ordinances and policies, which are further explained below.

Zoning Ordinance

The Town of Ellington is under the jurisdiction of the Outagamie County Zoning Code. To implement the land use plan recommendations, the Town should take great care to review each rezoning request in light of the future Land Use Plan, and work closely with the Outagamie County Planning Department as rezoning petitions are filed. The Town of Ellington will also work with the County as petitions are filed to review changes under the County's Shoreland Ordinance. At some future point, the zoning map should "mirror" the land use plan map.

Official Mapping

State Statutes Chapter 62.23 allows the Plan Commission to create and maintain an Official Map of the municipality. An Official Map shows both current and proposed roads, parks, and public facilities. The law limits compensation to private property owners who construct buildings on areas that have been officially mapped.

The Town of Ellington will adopt an Official Map Ordinance in 2004 that identifies future collector streets, most being in the potential growth area in the lower half of the town.

Sign Regulation

All signage in the town is regulated by the Outagamie County Sign Code. The State of Wisconsin Department of Transportation signage on state highways is allowed as government signage, and is not regulated by the County Sign Code.

Erosion and Storm Water Control Ordinances

The Outagamie County Erosion and Sediment Control Ordinance (Chapter 23) and Storm Water Management Ordinance (Chapter 24) cover drainage issues in subdivisions. Both of these ordinances are available online at www.co.outagamie.wi.us. Federal, state, and county regulations cover drainage on farms and rural areas. The Town may consider more restrictive stormwater regulations to protect wetland and floodplain areas.

Historic Preservation Ordinances

The Town of Ellington would consider requests from property owners who seek written support to preserve historical buildings. No Historic Preservation Ordinance is in effect at this time.

Site Plan Regulation

At the present time, the Town of Ellington does not have a site plan review process. As the potential of commercial development increases at the intersection of STH 76 and CTH "JJ", the Town may want to consider a site plan ordinance to more closely regulate the way commercial and office sites are designed.

Design Review Ordinances

The Town of Ellington may consider the adoption of design review standards at some future point.

Building Codes

Building codes in the Town of Ellington are enforced through the Town Building Inspector. All county, state and federal codes are followed.

Mechanical Codes

Mechanical codes in the Town of Ellington are enforced through the Town Building Inspector and follow all State of Wisconsin and federal standards.

Housing Codes

Housing codes in the Town of Ellington are enforced through the Town Building Inspector and follow all State of Wisconsin uniform housing codes.

Sanitary Codes

Outagamie County regulates all on-site sanitary systems, when property is not served by a public sanitary sewer system. If sanitary sewer line connection is available and the property is within a sanitary district, connection shall occur to said public sanitary lines as opposed to constructing an independent system.

Subdivision Ordinances

Wisconsin State Statutes Chapter 236 set forth the necessary requirements to divide land in the state. A subdivision ordinance establishes criteria, standards and guidelines for the orderly layout of streets, lots, open space areas, utility easements, and other land division issues. The code also identifies how subdivisions relate to each other and to public highways to ensure orderly planning in the town.

The Town of Ellington is now under the jurisdiction of the County Subdivision Ordinance, but the Town of Ellington may have their own subdivision ordinance by 2004. Outagamie County would continue to have review powers, but the Town would play a greater role in the initial review and ultimate adoption of new plats with their own subdivision ordinance.

Capital Improvements Program

A capital improvements program (CIP) is a financial planning tool used by local units of government to map out a spending strategy. The typical CIP outlines a five- or six-year spending plan for major equipment purchases (fire truck, computer system, etc.) and capital outlays (street reconstruction, debt refinancing, etc.) that requires major public expenditures. A CIP prioritizes the various expenditures or projects, provides cost estimates, and identifies the funding sources (tax levy, grants, fees, etc.) necessary to accomplish the project.

As the Town of Ellington continues to grow and develop over the next twenty years, it may be beneficial to develop a Capital Improvements Program for the reasons already identified. The adoption of a CIP would also help implement the comprehensive plan recommendations. The Plan Commission may make recommendations to more closely align the CIP with the Comprehensive Plan. Once prepared, the CIP should be periodically reviewed and updated.

Taxing and Spending Power

Taxing policies can discourage the amount of development that occurs in the community. Spending policies may act as an incentive to encourage new development. Taxing and spending power should relate closely to the Capital Improvement Program.

State Laws

In addition to the state statutes previously cited, Wisconsin has regulations that are enforced at the county or local level. These regulations include such things as the preservation of floodplains, wetlands and shoreland areas; pond construction; assessment policies; location of community based residential facilities; and day care providers.

Special Districts

Another implementation tool available to towns is to initiate planning studies and recommendations in special districts. The most common district associated with this method of implementation is a sanitary district. State Statutes Chapter 60.71 provides for the creation of sanitary districts by town boards. The Town of Ellington has one sanitary district as outlined in the Utilities and Community Facilities element (Chapter 4).

During the next twenty-year planning period, the Town of Ellington should encourage development of residential subdivisions within their sanitary district or land that could be annexed and served by the district. The goal is to provide quality services to town residents in an efficient, cost effective, and environmentally friendly manner.

Impact fees are not necessarily a type of special district, but will be studied by the Town to assist financially in the future creation of police services, added fire protection, parks and recreation programs, and other services that will be demanded by a growing town population.

Public Sanitary Sewer Expansion Issues

The Town of Ellington and active sanitary sewer districts should review existing regulatory tools and development policies to determine how they positively or negatively affect the planning, financing, and extension of public sanitary sewer lines to serve - or not serve - new development. Financial options to study potential sewer line engineering or install desired public sewer lines could come from taxes or impact fees, levied by any one of the Town's Sanitary Districts.

As new development is reviewed by the Town, the following design perspectives should be taken into consideration:

- ❖ Lot size
- ❖ Lot frontage
- ❖ Potential for future lot splits
- ❖ Allowance of 'cluster developments' with a single community well and treatment system
- ❖ Reservation of easements for future sewer extensions
- ❖ Road patterns which allow for effective extension of sewer in the future

Intergovernmental Cooperation

The Town should strive to improve intergovernmental coordination between the Town Board, Town Sanitary District, Town of Greenville and their sanitary districts, and the Village of Hortonville, with respect to future land development and the extension of future sanitary sewer service. This can be accomplished in the following ways:

1. Have the Town's Plan Commission or Board meet periodically with existing Town Sanitary Districts to discuss or initiate actions to implement the Plan's Vision
2. The Town Plan Commission and Sanitary District jointly review developers' concept plans or preliminary plats within the Sewer Service Planning Area to specifically examine the potential for the immediate or future extensions of sanitary sewer.
3. The Town Board should consider discussions with the Village of Hortonville to develop a boundary agreement that allows for future extension of sewer services into town growth areas.

Consistency With Other Elements of the Comprehensive Plan

The Town of Ellington Plan Commission will be responsible for comparing all proposed development with each element of the Comprehensive Plan, including the natural environment (wetlands, high groundwater and bedrock, and soil limitations for below grade septic systems). The Town will also consider implementation tools, such as land use ordinances and the Official Map, to assure consistency of land use decisions with Comprehensive Plan recommendations.

Measuring Community Progress

To aid in measuring the Town's progress toward achieving all aspects of the Plan, the Town of Ellington Plan Commission will provide a report on the community's progress as it pertains to the Comprehensive Plan each year at the Town Annual Meeting. The Plan Commission will undertake a review of the Comprehensive Plan biannually. Effort will also be made to develop more detailed planning procedures to further assess the potential for implementing the Plan's vision.

Plan Update Process

As a method of keeping the Plan current, the Town Plan Commission and the Town Board will review any changes suggested for the plan in even numbered years. The Town will also consider plan updates every five years and a comprehensive review every ten years.

**Table 1
Plan Implementation Schedule**

Timing	Primary Responsibility	Description
General		
Continuous	Town Staff/Plan Commission/Town Board	Keep the Plan in front of the community
Housing and Residential Development		
Continuous	Building Insp./ Plan Comm.	Encourage high quality housing development
Continuous	Town Board	Facilitate housing development in a planned manner
Roadways		
Continuous	County Highway Dept. Planning Commission, Board	Oversee road design, safety, and efficiency
Annually	Town Public Works Department	Update PACER Program analysis
Public Facilities and Utilities		
2004-2007	Town Board	Implement park and open space goals and objectives
Continuous	Town Board	Monitor needs to upgrade fire equipment
Environmental Issues		
Continuous	Outagamie Co. Land and Water Conservation Dept., Town Plan Commission and Town Board	Protect environmentally sensitive areas
Economic Issues		
Continuous	Town Board and Administrative Staff	Diversify and strengthen local economy by encouraging new businesses
Intergovernmental Cooperation		
Continuous	Town Board and Administrative Staff	Communicate and work with surrounding communities
Annually	Town Board and Administrative Staff	Communicate with sanitary districts and school districts
Annually	Town Board and Administrative Staff	Investigate options for future police and fire service cooperative agreements

PART 2: INVENTORY AND ANALYSIS

ISSUES AND OPPORTUNITIES

The Town of Ellington's past growth pattern has been partly due to its close proximity to the Fox Cities urbanized area and the communities of Hortonville and New London. Along with its location, the town's population, housing, economic conditions and environmental characteristics have directly impacted the community's past growth. The influence of the Fox Cities, the surrounding communities, as well as the town's resources will form the basis for future community growth and development.

Population Characteristics

Population History

As seen in Table 2, the Town of Ellington has experienced steady growth over the last 32 years. From 1970 to 2002, the town grew by 896 people, a 52% increase in population. The most dynamic growth period occurred between 1990 and 2000, when the town grew by 20.8 percent. This percentage growth was larger than any of the surrounding towns, Outagamie County, and the State of Wisconsin. Of the towns surrounding Ellington, in the two-year period from 2000 to 2002, only Greenville had more growth than the Town of Ellington did.

Table 2
Population Change, 1970-2002

Location	1970	1980	1990	2000	2002 (est.)	Percent Change			
						1970 - 1980	1980- 1990	1990- 2000	2000- 2002
T. Ellington	1,696	1,865	2,099	2,535	2,592	10.0%	12.5%	20.8%	2.2%
T. Bovina	837	822	957	1,130	1,174	-1.8%	16.4%	18.1%	3.9%
T. Center	1,853	2,570	2,716	3,163	3,248	38.7%	5.7%	16.5%	2.7%
T. Grnville	2,675	3,310	3,806	6,844	7,364	23.7%	15.0%	79.8%	7.6%
T. Hortonville	804	869	883	1,063	1,068	8.1%	1.6%	20.4%	0.5%
T. Liberty	544	609	702	834	855	11.9%	15.3%	18.8%	2.5%
V. Hrtville	1,524	2,016	2,029	2,357	2,415	32.3%	0.6%	16.2%	2.5%
Outag. Co.	119,398	128,730	140,520	160,971	165,570	7.8%	9.2%	14.6%	2.9%
Wisconsin	4,417,821	4,705,642	4,891,769	5,363,701	5,453,896	6.5%	4.0%	9.6%	1.7%

Source: U.S. Census

Population Race and Ethnicity

The Town of Ellington has been predominantly white, with 99.5% of the population being white in 1990, and 98.5% in 2000. This predominance of the white race in Ellington is compared to the county's slightly more diverse population, with 96.8% being white in 1990 and 93.5% in 2000.

Table 3
Population Race and Ethnicity

Race or Ethnicity	T. Ellington		Outagamie County		State of Wisconsin	
	1990	2000	1990	2000	1990	2000
White	2,089	2,496	136,043	151,101	4,512,523	4,769,857
African American	0	2	206	867	244,539	304,460
American Indian/ Alaskan Native	5	3	1,965	2,471	39,387	47,228
Asian or Pacific Islander	5	17	1,904	3,651	53,583	90,393
Other Race	0	5	392	1,311	41,737	84,842
Two or More Races	n.a.	12	n.a.	1,570	n.a.	66,895
Total Persons	2,099	2,535	140,510	160,971	4,891,769	5,363,675
Hispanic or Latino*	2	14	987	3,207	93,194	192,291

Source: U.S. Census

*Not part of the total persons category.

Age Distribution

When comparing the change in population age groups from 1990 to 2000 (Table #, following page), a smaller percentage and actual number of children less than four years old existed in 2000 compared to 1990. However, the number of children between 10 and 14 increased in number and percentage between 1990 and 2000. This age bracket was also had the highest population of all age groups in 2000 (273). The second largest was the 35-39 age group (251).

Those 65 and over increased from 134 (7.2% of population) in 1990 to 192 (7.6%) in 2000. These percentages compare to the county having 10.9%, and the state having 13.1% of population 65 and older.

**Table 4
Age Distribution**

Age in Years	Town of Ellington				Outagamie County				State of Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
0 - 4	203	9.7	199	7.9	11,455	8.2	11,124	6.9	360,730	7.4	342,340	6.4
5 - 9	177	8.4	202	8.0	11,652	8.3	12,567	7.8	376,303	7.7	379,484	7.1
10 - 14	215	10.2	273	10.8	10,905	7.8	13,093	8.1	353,587	7.2	403,074	7.5
15 - 19	152	7.2	161	6.4	9,818	7.0	12,220	7.6	347,289	7.1	407,195	7.6
20 - 24	147	7.0	115	4.5	10,036	7.1	9,816	6.1	363,399	7.4	357,292	6.7
25 - 29	154	7.3	114	4.5	12,747	9.1	10,618	6.6	401,345	8.2	333,913	6.2
30 - 34	194	9.2	201	7.9	12,839	9.1	12,543	7.8	420,870	8.6	372,255	6.9
35 - 39	194	9.2	251	9.9	11,525	8.2	14,506	9.0	389,508	8.0	435,255	8.1
40 - 44	158	7.5	243	9.6	9,623	6.8	13,607	8.5	335,109	6.9	440,267	8.2
45 - 49	130	6.2	195	7.7	7,489	5.3	11,620	7.2	260,504	5.3	397,693	7.4
50 - 54	82	3.9	161	6.4	6,076	4.3	9,304	5.8	218,378	4.5	334,613	6.2
55 - 59	88	4.2	141	5.6	5,353	3.8	7,087	4.4	204,647	4.2	252,742	4.7
60 - 64	55	2.6	87	3.4	5,337	3.8	5,281	3.3	208,879	4.3	204,999	3.8
65 - 69	48	2.3	84	3.3	4,763	3.4	4,524	2.8	195,309	4.0	182,119	3.4
70 - 74	29	1.4	41	1.6	3,831	2.7	4,402	2.7	163,110	3.3	173,188	3.2
75 - 79	33	1.6	33	1.3	3,181	2.3	3,672	2.3	131,296	2.7	146,675	2.7
80 - 84	17	0.8	17	0.7	2,127	1.5	2,625	1.6	87,213	1.8	104,946	2.0
> 85	23	1.1	17	0.7	1,753	1.2	2,362	1.5	74,293	1.5	95,625	1.8
Total Pop.	2,099		2,535		140,510		160,971		4,891,769		5,363,675	
Med'n Age	n/a		35.0		n/a		34.4		n/a		36.0	

Source: U.S. Census

Population Projections

From 2000 to 2020, the Town of Ellington is projected to grow from 2,535 persons to 3,008, an increase of 473 people (see Table 5). This averages to 24 people per year. This estimate, made by the State, appears to be too low when compared to the average number of homes (25 units) being built in the last ten years. It can be estimated that each household may have 2.5 persons per unit multiplied by 25 units, or approximately a 62 person increase each year.

Ellington is projected to have relatively more growth than the County or State to the year 2005, but then begin to see declining growth thereafter through 2020. Meanwhile, the county is projected to also see more growth to 2005, and also begin to have declining growth. The State of Wisconsin is anticipated to experience flat growth of about 3% over the same time period.

Ellington's population growth projections seem very conservative, given the town's close proximity to the "Fox Cities" and interest on the part of the areas' constituents that Ellington is a good location to live in.

**Table 5
Population Projections**

Year	T. Ellington		Outagamie County		State of Wisconsin	
	No.	% Change	No.	% Change	No.	% Change
2000	2,535	n.a.	161,071	n.a.	5,363,675	n.a.
2005	2,724	7.5%	170,764	6.0%	5,531,025	3.1%
2010	2,825	3.7%	174,844	2.4%	5,700,303	3.1%
2015	2,922	3.4%	178,934	2.3%	5,878,871	3.1%
2020	3,008	2.9%	182,799	2.2%	6,056,186	3.0%

Source: U.S. Census

Household Characteristics

Median Family Household Income

In 1989, the median household income in the Town of Ellington was somewhat higher than in the county, and much higher than the state number. In 1999, the gap between the median household income in the town widen compared to the county and state. Median family income does not show a similar trend, with the town's median family income being slightly less than the county's. However, the town does exceed the state's median family income level. The overall percentage change in median income from 1989 to 1999 was slightly less in the town (48.2%) than the county (50.1%) and the state (50.8%)

**Table 6
Median Family Household Income**

	Town of Ellington		Outagamie County		State of Wisconsin	
	1989	1999	1989	1999	1989	1999
Median Household Income	\$34,890	\$53,750	\$33,770	\$49,613	\$29,442	\$43,791
% Change		54.1%		46.9%		48.7%
Median Family Income	\$37,900	\$56,152	\$38,286	\$57,464	\$35,082	\$52,911
% Change		48.2%		50.1%		50.8%

Source: U. S. Census

Household Income

Income levels Town of Ellington residents went up considerably in from 1989 to 1999. In 1989, 187 household incomes made less than \$25,000. In 1999, the number of households making less than \$25,000 dropped to 100, or almost half of the number in 1989.

On the high end, 28 households had incomes of \$100,000 or more in 1989, but ten years later, 64 households (more than double the 1989 figure) earned \$100,000 or more.

The percentage of Ellington households earning less than \$35,000 per year is much lower than in Outagamie County or Wisconsin. The percentages in income categories between \$35,000 and \$100,000 are higher. However, the percentage of households earning more than \$100,000 is, again, lower in Ellington than in the county and state.

Table 7
Household Income

Income in 1,000s of dollars	T. Ellington				Outagamie County				State of Wisconsin			
	1989		1999		1989		1999		1989		1999	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 10	29	4.4	23	2.7	4,883	9.6	2,774	4.6	255,413	14.0	148,964	7.1
10 - 15	44	6.7	11	1.3	3,777	7.5	2,716	4.5	170,828	9.4	121,366	5.8
15 - 25	114	17.5	66	7.6	8,438	16.7	6,272	10.4	341,433	18.7	264,897	12.7
25 - 35	141	21.6	64	7.4	9,303	18.4	7,327	12.1	317,699	17.4	276,033	13.2
35 - 50	163	25.0	208	24.1	12,323	24.3	11,464	18.9	368,148	20.2	377,749	18.1
50 - 75	105	16.1	305	35.3	8,584	17.0	16,298	26.9	257,090	14.1	474,299	22.7
75 - 100	29	4.4	123	14.2	1,963	3.9	7,728	12.8	65,362	3.6	226,374	10.9
100 - 150	20	3.1	50	5.8	861	1.7	4,191	6.9	30,544	1.7	133,719	6.4
> 150	8	1.2	14	1.6	483	1.0	1,811	3.0	17,735	1.0	62,903	3.0
	653		864		50,615		60,581		1,824,252		2,086,304	

Source: U.S. Census

Household Projections

The number of households in Ellington is projected to increase from 847 in 2000 to 1,139 in 2020, or an increase of 292 (14.6 households per year). The average number of persons per household is projected to decrease from 2.99 persons in 2000 to 2.64 persons in 2020. The percentage decrease is similar in other towns, the county and state.

Table 8
Household Projections

Location	Year	2000	2005	2010	2015	2020
T. Ellington	No. of HH*	847	939	1,004	1,071	1,139
	Person/HH	2.99	2.90	2.82	2.73	2.64
T. Bovina	No. of HH*	386	427	455	484	513
	Person/HH	2.83	2.74	2.66	2.57	2.48
T. Center	No. of HH*	1,095	1,206	1,284	1,364	1,445
	Person/HH	2.89	2.80	2.72	2.63	2.54
T. Greenville	No. of HH*	2,301	2,733	3,118	3,531	3,967
	Person/HH	2.97	2.88	2.80	2.71	2.62
T. Hortonia	No. of HH*	362	398	422	446	471
	Person/HH	2.83	2.74	2.66	2.57	2.48
T. Liberty	No. of HH*	267	295	315	336	358
	Person/HH	3.06	2.97	2.89	2.80	2.71
V. Hortonville	No. of HH*	871	956	1,012	1,071	1,130
	Person/HH	2.70	2.61	2.53	2.44	2.35
Outagamie Co.	No. of HH*	60,530	66,359	70,210	74,456	78,932
	Person/HH	2.61	2.52	2.44	2.35	2.26

* HH = Households

Source: U.S. Census

Income Attributes

Poverty Status

The total number of persons below the poverty level in the Town of Ellington decreased from 96 (4.5%) in 1990 to 62 (2.4%) in 2000. When compared to Outagamie County (4.7%) and the whole of Wisconsin (8.7%), the town has much lower numbers of persons below the poverty level in 2000.

Between 1990 and 2000, the *number* of families below poverty level actually increased in number, but decreased as a *percentage* of the population. This trend also holds true at the county and state. The percentage of families below the poverty level was much lower in the Town of Ellington when compared to the county and state.

Table 9
Poverty Status

	T. Ellington		Outagamie County		State of Wisconsin	
	1990	2000	1990	2000	1990	2000
Total Persons	2,091	2,533	137,496	157,981	4,754,103	5,211,603
Total Persons Below Poverty	95	62	8,528	7,417	508,545	451,538
% Below Poverty	4.5%	2.4%	6.2%	4.7%	10.7%	8.7%
Total Families	550	725	37,454	42,489	1,284,297	1,395,037
Total Families Below Poverty	20	13	1,715	1,215	97,466	78,188
% Change	3.6%	1.8%	4.6%	2.9%	7.6%	5.6%

Source: U.S. Census

Educational Attainment

The number of people in the Town of Ellington having a high school degree went from 644 in 1990 to 870 in 2000, and their percentage increased from 53.4% to 54.3%. These percentages are generally much higher than the county and state percentage of high school graduates.

Those having received four or more years of college education increased from 96 to 115, during the same time period, although their percentage decreased from 8.0% to 7.2%. The county has a much higher percentage of people with four or more years of college. The percentage of those 25 and over having a high school diploma in the Town of Ellington went up from 80.1% in 1990 to 87.9% in 2000. The county had higher percentages of people 25 and older having a high school degree when compared to the town, but the state average was generally lower than the town's percentages.

Table 10
Educational Attainment

Educational Level	T. Ellington				Outagamie County				State of Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Age 25 +	1,205		1,601		86,689		102,218		2,559,728		3,475,878	
< 9th Grade	86	7.1	76	4.7	7,874	9.1	4,834	4.7	294,862	11.5	186,125	5.4
9 - 12 Grade	154	12.8	117	7.3	8,135	9.4	7,296	7.1	367,210	14.3	332,292	9.6
High Schl Grad.	644	53.4	870	54.3	37,028	42.7	38,594	37.8	1,147,697	44.8	1,201,813	34.6
1-3 Yrs. College	225	18.7	423	26.4	19,180	22.1	28,478	27.9	735,487	28.7	976,375	28.1
4+ Yrs. College	96	8.0	115	7.2	14,472	16.7	23,016	22.5	14,472	0.6	779,273	22.4
H.S. Grad. Rate	965	80.1	1,408	87.9	70,680	81.5	90,088	88.1	1,897,656	74.1	2,957,461	85.1

Source: U.S. Census

Economic Characteristics

Labor Force

Because of the population increase from 1990 to 2000, the work force in Outagamie County increased by 21.6%, and from 2000 to 2002, increased 4.2% to 106,421. During the same time, the State of Wisconsin experienced a 13.7% increase in its labor force, and in the last two years, increased 3.9%. These numbers indicate that Outagamie County and the Town of Ellington, which is a part of the county, had a faster growth rate than the state as a whole.

The unemployment rate in Outagamie County was lower in 2000 (2.7%) than 1990 (3.3%), and much lower than September 2002 (4.4%). Generally speaking, however, the unemployment rate is lower in Outagamie County than in the state.

Table 11
Labor Force

	1990	2000	Sept. 2002	% Change 1990 - 2000	% Change 2000 - Sept. 2002
Outagamie County					
Labor Force	83,966	102,105	106,421	21.6%	4.2%
Employed	81,219	99,393	101,734	22.4%	2.4%
Unemployed	2,747	2,712	4,687	-1.3%	72.8%
Unemployment Rate	3.3%	2.7%	4.4%		
State of Wisconsin					
Labor Force	2,581,079	2,934,931	3,050,161	13.7%	3.9%
Employed	2,466,597	2,831,162	2,919,602	14.8%	3.1%
Unemployed	114,483	103,769	130,559	-9.4%	25.8%
Unemployment Rate	4.4%	3.5%	4.3%		

Source: U.S. Census

County Employment by Industry

The greatest percentage of Outagamie County's total work force in 1990 was associated with manufacturing (26.7%), but workers in manufacturing decreased in 2000 to 22.0 percent. The manufacturing workforce continued to shrink in 2001, to 20.9 percent.

The largest *percentage* increase was in construction, which increased from 6.0% to 8.1% of the work force. The largest *numerical* increase occurred in service jobs, going from 4,725 workers in 1990 to 21,306 in 2000, and 21,676 in 2001. Within the durable goods category, electrical and electrical machinery had the largest percentage. In the nondurable good industry, the largest increase occurred in the apparel category.

State Employment by Industry

Wisconsin had increases in the job categories of Service; Retail Trade; and Finance, Insurance and Real Estate Services; but saw losses in Textile Mill Products; Apparel; and Leather Products.

The largest percentage change in the state from 1990 to 2000 occurred in the Agricultural, Forestry and Fishing trades, with a 72.3% increase. The greatest percentage loss in that time period occurred in the Textile Mill Worker category.

Table 12
Employment by Industry, Outagamie County

Industry	1990		2000		2001		Change '90-'00	Change '00-'01
	No.	%	No.	%	No.	%	No.	%
All Industries	71,498	100.0	91,987	100.0	96,276	100.0	28.66	4.66
All Governments	6,590	9.2	8,600	9.3	9,621	10.0	30.50	11.87
Federal	336	0.5	377	0.4	370	0.4	12.20	-1.86
State	39	0.1	138	0.2	141	0.1	253.85	2.17
Local	6,215	8.7	8,085	8.8	9,110	9.5	30.09	12.68
Private Industry	64,908	90.8	83,387	90.7	86,655	90.0	28.47	3.92
Agriculture, Forestry, Fishing	407	0.6	713	0.8	681	0.7	75.18	-4.49
Mining	223	0.3		0.0		0.0	-100.0	0.0
Construction	4,298	6.0	7,475	8.1	7,958	8.3	73.92	6.46
Manufacturing	19,105	26.7	20,216	22.0	20,098	20.9	5.82	-0.58
Durable Goods	7,488	10.5	7,201	7.8	7,238	7.5	-3.83	0.51
<i>Lumber & Wood Products except Furniture</i>	283	0.4	518	0.6	495	0.5	83.04	-4.44
<i>Furniture and Fixtures</i>	520	0.7		0.0		0.0	-100.0	0.0%
<i>Stone, Clay, Glass and Concrete Products</i>	124	0.2	145	0.2	136	0.1	16.94	-6.21
<i>Primary Metal Industries</i>	273	0.4	215	0.2	192	0.2	-21.25	-10.70
<i>Fabricated Metal Products</i>	250	0.3	569	0.6	604	0.6	127.60	6.15
<i>Machinery, Except Electrical</i>	4,157	5.8	4,113	4.5	4,036	4.2	-1.06	-1.87
<i>Electrical & Electronic Machinery</i>	293	0.4	876	1.0	1,022	1.1	198.98	16.67
<i>Transportation Equipment</i>	1,096	1.5	26	0.0	42	0.0	-97.63	61.54
<i>Measuring, Analyzing, and Control Instruments</i>	4	0.0	4	0.0	5	0.0	0.00	25.00
<i>Misc. Manufacturing Industries</i>	491	0.7	269	0.3	241	0.3	-45.21	-10.41
Nondurable Goods	11,617	16.2	13,015	14.1	12,860	13.4	12.03	-1.19
<i>Food and Kindred Products</i>	2,944	4.1	4,892	5.3	4,868	5.1	66.17	-0.49
<i>Textile Mill Products</i>	911	1.3	451	0.5	399	0.4	-50.49	-11.53
<i>Apparel and other products</i>	153	0.2	388	0.4		0.0	153.59	-100.0
<i>Paper and allied products</i>	5,546	7.8	5,832	6.3	5,744	6.0	5.16	-1.51
<i>Printing, Publishing, and allied</i>	869	1.2	1,033	1.1	1,107	1.1	18.87	7.16
<i>Chemical and allied products</i>	101	0.1	125	0.1	111	0.1	23.76	-11.20
<i>Petroleum Refining and related industries</i>		0.0		0.0		0.0	0.0	0.0
<i>Rubber & Misc. Plastic Prod.s</i>	1,087	1.5	278	0.3	244	0.3	-74.43	-12.23
<i>Leather and Leather Products</i>		0.0		0.0		0.0	0.0	0.0
Transportation, Public Utilities	3,992	5.6	4,865	5.3	5,549	5.8	21.87	14.06
Wholesale Trade	3,834	5.4	4,909	5.3	4,944	5.1	28.04	0.71
Retail Trade	13,590	19.0	17,764	19.3	19,217	20.0	30.71	8.18
Finance, Insurance, Real Estate	4,725	6.6	5,912	6.4	6,318	6.6	25.12	6.87
Services	14,734	20.6	21,306	23.2	21,676	22.5	44.60	1.74

Source: Wisconsin Department of Workforce Development; employment and wages covered by Wisconsin's U.I. Law, Table 202, First Quarter 1990, 2000, 2001.

Table 13
Employment by Industry, State of Wisconsin

Industry	1990		2000		2002		Change '90-'00	Change '00-'02
	No.	%	No.	%	No.	%	No.	%
All Industries	2,166,004	100	2,688,142	100	2,897,215	100	24.11	7.78
All Governments	316,310	14.6	366,243	13.6	385,055	13.3	15.79	5.14
Federal	29,116	1.3	31,845	1.2	29,759	1.0	9.37	-6.55
State	62,444	2.9	72,361	2.7	74,235	2.6	15.88	2.59
Local	224,750	10.4	262,037	9.7	281,061	9.7	16.59	7.26
Private Industry	1,849,694	85.4	2,321,899	86.4	2,512,180	86.7	25.53	8.20
Agric. Forestry, Fishing	14,571	0.7	25,104	0.9	25,025	0.9	72.29	-0.31
Mining	1,746	0.1	2,386	0.1	2,169	0.1	36.66	-9.09
Construction	72,193	3.3	111,750	4.2	109,371	3.8	54.79	-2.13
Manufacturing	550,408	25.4	613,849	22.8	595,214	20.5	11.53	-3.04
Durable Goods	334,312	15.4	375,837	14.0	380,859	13.1	12.42	1.34
<i>Lumber & Wood Products except Furniture</i>	26,457	1.2	31,952	1.2	31,303	1.1	20.77	-2.03
<i>Furniture and Fixtures</i>	13,014	0.6	18,317	0.7	18,576	0.6	40.75	1.41
<i>Stone, Clay, Glass and Concrete Products</i>	7,445	0.3	10,787	0.4	10,582	0.4	44.89	-1.90
<i>Primary Metal Industries</i>	21,182	1.0	26,242	1.0	24,306	0.8	23.89	-7.38
<i>Fabricated Metal Products</i>	58,581	2.7	67,157	2.5	64,726	2.2	14.64	-3.62
<i>Machinery, Except Electric</i>	112,510	5.2	111,428	4.1	105,213	3.6	-0.96	-5.58
<i>Electrical & Electric Machinery</i>	38,561	1.8	46,465	1.7	45,240	1.6	20.50	-2.64
<i>Transportation Equipment</i>	25,435	1.2	34,807	1.3	32,707	1.1	36.85	-6.03
<i>Measuring, Analyzing, and Control Instruments</i>	20,466	0.9	17,915	0.7	17,572	0.6	-12.46	-1.91
<i>Misc. Manuf. Industries</i>	10,661	0.5	10,767	0.4	10,634	0.4	0.99	-1.24
Nondurable Goods	216,096	10.0	238,012	8.9	234,355	8.1	10.14	-1.54
<i>Food and Kindred Prods.</i>	60,279	2.8	64,357	2.4	64,748	2.2	6.77	0.61
<i>Textile Mill Products</i>	4,306	0.2	2,428	0.1	2,271	0.1	-43.61	-6.47
<i>Apparel & other products</i>	6,975	0.3	5,708	0.2	5,749	0.2	-18.16	0.72
<i>Paper and allied products</i>	50,684	2.3	52,335	1.9	52,352	1.8	3.26	0.03
<i>Printing, Publishing, & allied</i>	46,267	2.1	54,491	2.0	53,967	1.9	17.78	-0.96
<i>Chemical & allied prods.</i>	10,805	0.5	14,868	0.6	14,755	0.5	37.60	-0.76
<i>Petroleum Refining and related industries</i>	257	0.0	391	0.0	398	0.0	52.14	1.79
<i>Rubber & Misc. Plastic Products</i>	30,194	1.4	39,783	1.5	36,992	1.3	31.76	-7.02
<i>Leather & Leather Prods.</i>	6,329	0.3	3,621	0.1	3,120	0.1	-42.79	-13.84
Trans. and Public Utilities	104,602	4.8	125,828	4.7	128,787	4.4	20.29	2.35
Wholesale Trade	116,094	5.4	137,854	5.1	135,957	4.7	18.74	-1.38
Retail Trade	406,724	18.8	483,562	18.0	697,974	24.1	18.89	44.34
Finance, Ins., Real Estate	116,864	5.4	142,814	5.3	145,696	5.0	22.21	2.02
Services	466,484	21.5	675,434	25.1	669,065	23.1	44.79	-0.94

Source: Wisconsin Department of Workforce Development; employment and wages covered by Wisconsin's U.I. Law, Table 202, First Quarter 1990, 2000, 2001.

Occupation of Employed

The biggest change in occupations of persons employed in the Town of Ellington in 1990 and 2000 was in Manufacturing, rising from 147 persons in 1990, or 15.0 percent of the total employed, to 471 in 2000, or 32.1 percent. The *number* of workers in Agriculture, Forestry, and Fisheries in Ellington dropped from 147 to 109. In the county, the *number* of jobs in Manufacturing increased, but their *percentage* of the work force decreased.

Table 14
Occupation of Employed, 1990

Industry	T. Ellington		Outagamie Co.		Wisconsin	
	No.	%	No.	%	No.	%
Agriculture, Forestry, and Fisheries	147	14.3	2,370	3.3	109,377	4.6
Mining	2	0.2	69	0.1	2,658	0.1
Construction	61	5.9	4,106	5.8	117,732	4.9
Manufacturing, Nondurable Goods	147	14.3	13,329	18.7	222,747	9.3
Manufacturing, Durable Goods	154	15.0	7,426	10.4	361,396	15.1
Transportation	51	5.0	2,297	3.2	89,865	3.8
Communications and Public Utilities	12	1.2	1,034	1.5	47,383	2.0
Wholesale Trade	32	3.1	2,977	4.2	96,532	4.0
Retail Trade	160	15.6	12,667	17.8	408,937	17.1
Finance, Insurance, and Real Estate	61	5.9	4,803	6.8	139,550	5.8
Business and Repair Services	40	3.9	3,144	4.4	89,214	3.7
Personal Services	14	1.4	1,660	2.3	59,262	2.5
Entertainment and Recreation Services	2	0.2	630	0.9	25,389	1.1
Health Services	51	5.0	4,927	6.9	210,874	8.8
Educational Services	57	5.6	5,009	7.0	196,751	8.2
Other professional and related services	26	2.5	3,440	4.8	131,805	5.5
Public Administration	10	1.0	1,242	1.7	76,967	3.2
TOTAL			71,130		2,386,439	

Source: WI Department of Workforce Development; employment and wages covered by Wisconsin's U.I. Law

Table 15
Occupation of Employed, 2000

Industry	Town of Ellington		Outagamie County		Wisconsin	
	No.	%	No.	%	No.	%
Agriculture, Forestry, Fishing and Hunting, and Mining	109	7.4	1,636	1.9	75,418	2.8
Construction	111	7.6	6,171	7.2	161,625	5.9
Manufacturing	471	32.1	23,197	27.1	606,845	22.2
Wholesale trade	41	2.8	2,890	3.4	87,979	3.2
Retail trade	172	11.7	9,381	11.0	317,881	11.6
Transportation & Warehousing, and Utilities	70	4.8	3,318	3.9	123,657	4.5
Information	13	0.9	1,637	1.9	60,142	2.2
Finance, Insurance, Real Estate, and Rental/Leasing	65	4.4	6,905	8.1	168,060	6.1
Professional, Scientific, Management, Administrative, & Waste Management Services	76	5.2	5,690	6.6	179,503	6.6
Educational, Health and Social Services	188	12.8	13,762	16.1	548,111	20.0
Arts, Entertainment, Recreation, Accommodation and Food Services	78	5.3	5,577	6.5	198,528	7.3
Other services (except public administration)	60	4.1	3,764	4.4	111,028	4.1
Public administration	12	0.8	1,668	1.9	96,148	3.5
TOTAL			85,596		2,734,925	

Source: WI Dept. of Workforce Development; Employment and Wages Covered by Wisconsin's U.I. Law

County Average Weekly Wages

As seen in Table 16, all wages in Outagamie County increased between 1990 to 2000, but some of the professions increased at a faster rate than others. Those professions that showed a large jump in salaries were in the categories of Finance, Insurance, and Real Estate; and Chemical jobs.

Table 16
Average Weekly Wages, Outagamie County

	1990	2000	2001	Change '90-'00	Change '00-'01
All Governments	\$441.26	\$635.63	\$642.61	44.05%	1.10%
Federal	\$585.31	\$818.66	\$880.78	39.87%	7.59%
State	\$600.26	\$694.07	\$769.28	15.63%	10.84%
Local	\$432.37	\$626.11	\$630.87	44.81%	0.76%
Agriculture, Forestry, and Fishing	\$259.64	\$392.77	\$422.25	51.27%	7.51%
Mining	\$571.95	--	--	--	--
Construction	\$522.72	\$791.43	\$848.02	51.41%	7.15%
Manufacturing	\$575.05	\$773.57	\$802.27	34.52%	3.71%
Durable Goods	\$556.12	\$785.36	\$801.34	41.22%	2.03%
<i>Lumber and Wood Products</i>	\$357.16	\$423.87	\$450.01	18.68%	6.17%
<i>Furniture and Fixtures</i>	\$397.88	--	--	--	--
<i>Stone, Clay, Glass and Concrete</i>	\$566.20	\$627.06	\$692.17	10.75%	10.38%
<i>Primary Metal Industries</i>	\$591.19	\$925.48	\$1,004.45	56.55%	8.53%
<i>Fabricated Metal Products</i>	\$705.42	\$720.22	\$678.91	2.10%	-5.74%
<i>Machinery, Except Electrical</i>	\$609.64	\$943.23	\$977.82	54.72%	3.67%
<i>Electrical and Electronic Machinery</i>	\$410.02	\$550.63	\$569.63	34.29%	3.45%
<i>Transportation Equipment</i>	\$574.85	\$433.84	\$410.17	-24.5%	-5.46%
<i>Measuring, Analyzing, & Control Inst.</i>	--	\$487.98	\$359.00	--	-26.43%
<i>Misc. Manufacturing Industries</i>	\$308.78	\$422.03	\$388.93	36.68%	-7.84%
Nondurable Goods	\$587.14	\$767.07	\$802.79	30.65%	4.66%
<i>Food and Kindred Products</i>	\$446.37	\$597.85	\$686.79	33.94%	14.88%
<i>Textile Mill Products</i>	\$525.51	\$788.53	\$742.25	50.05%	-5.87%
<i>Apparel and Other Products</i>	\$411.78	\$582.74	--	41.52%	--
<i>Paper and Allied Products</i>	\$692.11	\$961.84	\$968.78	38.97%	0.72%
<i>Printing, Publishing & Allied Industries</i>	\$387.35	\$563.59	\$547.95	45.50%	-2.78%
<i>Chemical and Allied Products</i>	\$490.85	\$847.72	\$824.62	72.70%	-2.72%
<i>Petroleum Refining & Related Industries</i>	--	--	--	--	--
<i>Rubber and Misc. Plastic Products</i>	\$687.66	\$577.74	\$629.98	-16.0%	9.04%
<i>Leather and Leather Products</i>	--	--	--	--	--
Transportation, and Public Utilities	\$533.87	\$711.58	\$679.15	33.29%	-4.56%
Wholesale Trade	\$511.88	\$730.76	\$713.13	42.76%	-2.41%
Retail Trade	\$193.78	\$293.50	\$298.44	51.46%	1.68%
Finance, Ins., & Real Estate Services	\$509.51	\$894.44	\$904.96	75.55%	1.18%
Services	\$306.27	\$464.21	\$495.87	51.57%	6.82%

Source: Wisconsin Department of Workforce Development; employment and wages covered by Wisconsin's U.I. Law, Table 202, First Qtr., 1990, 2000, 2001.

State Average Weekly Wages

As with county wages, state wages all increased substantially from 1990 and 2000. Also like the county, the Finance, Insurance and Real Estate job category showed a strong increase in wages.

Table 17
Average Weekly Wages, Wisconsin

Industry	1990	2000	2001	Change '90-'00	Change '00-'01
All Governments	\$446.88	\$616.43	\$646.94	37.94%	4.95%
Federal	\$553.22	\$803.78	\$863.59	45.29%	7.44%
State	\$489.69	\$670.85	\$735.14	36.99%	9.58%
Local	\$420.81	\$578.98	\$600.19	37.59%	3.66%
Agriculture, Forestry, and Fishing	\$323.67	\$399.83	\$408.25	23.53%	2.11%
Mining	\$542.97	\$744.41	\$759.02	37.10%	1.96%
Construction	\$484.64	\$704.19	\$726.46	45.30%	3.16%
Manufacturing	\$520.95	\$764.72	\$775.88	46.79%	1.46%
Durable Goods	\$527.53	\$785.12	\$772.14	48.83%	-1.65%
<i>Lumber and Wood Products</i>	\$354.97	\$509.59	\$516.13	43.56%	1.28%
<i>Furniture and Fixtures</i>	\$392.49	\$597.20	\$577.73	52.16%	-3.26%
<i>Stone, Clay, Glass and Concrete</i>	\$501.28	\$689.99	\$708.71	37.65%	2.71%
<i>Primary Metal Industries</i>	\$501.06	\$732.51	\$711.82	46.19%	-2.82%
<i>Fabricated Metal Products</i>	\$510.02	\$708.39	\$726.38	38.89%	2.54%
<i>Machinery, Except Electrical</i>	\$587.52	\$842.10	\$850.90	43.33%	1.05%
<i>Electrical and Electronic Machinery</i>	\$490.33	\$739.03	\$736.24	50.72%	-0.38%
<i>Transportation Equipment</i>	\$658.33	\$1,105.14	\$967.65	67.87%	-12.44%
<i>Measuring, Analyzing, & Control Inst.</i>	\$577.14	\$1,153.46	\$1,087.37	99.86%	-5.73%
<i>Misc. Manufacturing Industries</i>	\$384.53	\$589.79	\$594.81	53.38%	0.85%
Nondurable Goods	\$510.77	\$732.44	\$781.89	43.40%	6.75%
<i>Food and Kindred Products</i>	\$477.91	\$676.59	\$773.76	41.57%	14.36%
<i>Textile Mill Products</i>	\$375.17	\$495.47	\$869.77	32.07%	75.54%
<i>Apparel and Other Products</i>	\$332.97	\$947.24	\$525.55	184.48%	-44.52%
<i>Paper and Allied Products</i>	\$688.31	\$947.24	\$1,015.24	37.62%	7.18%
<i>Printing, Publishing & Allied Industries</i>	\$437.93	\$646.52	\$654.26	47.63%	1.20%
<i>Chemical and Allied Products</i>	\$648.89	\$916.23	\$945.51	41.20%	3.20%
<i>Petroleum Refining & Related Industries</i>	\$658.90	\$1,002.94	\$1,024.88	52.21%	2.19%
<i>Rubber and Misc. Plastic Products</i>	\$428.10	\$630.57	\$646.33	47.30%	2.50%
<i>Leather and Leather Products</i>	\$372.85	\$541.24	\$511.70	45.16%	-5.46%
Transportation, and Public Utilities	\$497.26	\$688.27	\$711.03	38.41%	3.31%
Wholesale Trade	\$505.52	\$773.39	\$776.90	52.99%	0.45%
Retail Trade	\$192.96	\$306.85	\$211.52	59.02%	-31.07%
Finance, Insurance, and Real Estate Services	\$480.26	\$844.58	\$884.25	75.86%	4.70%
Services	\$323.98	\$500.85	\$530.43	54.59%	5.91%

Source: Wisconsin Department of Workforce Development; Employment and Wages Covered by Wisconsin's U.I. Law, Table 202, First Qtr., 1990, 2000, 2001.

Per Capita Income

The per capita income level has increased 49.0% in the Town of Ellington in the ten-year period of 1989 to 1999, from \$15,916 to \$23,713. This compares to a 58.5% in Outagamie County and 60.2% increase in the state in the same time period. Actual per capita income in 1999, however, was much higher in the Town of Ellington (\$23,713) when compared to the county (\$21,706) and state (\$21,271).

Table 18
Per Capita Income

	Town of Ellington		Outagamie County		State of Wisconsin	
	1989	1999	1989	1999	1989	1999
Per Capita Income	\$15,916	\$23,713	\$13,696	\$21,706	\$13,276	\$21,271
Percent Change		49.0%		58.5%		60.2%

Source: U. S. Census

HOUSING

This section looks at housing trends in the Town of Ellington. Changes over time in average household size, number of housing units, age of the housing stock, and the value of housing ultimately point to changes in land use and societal preferences for housing.

Age of Housing

In 2000, 14.2% of homes in the Town of Ellington had been built between 1995 and 2000. That is a greater percentage than in the county and state during the same time frame. A larger percentage of homes, when compared to the county and state, also occurred in the 6-10 year old and 11-20 year periods. The percentage of older is less than in the county and state. This illustrates the fact that the Town of Ellington has seen a greater percentage of new home construction since 1980 than did the county or the state.

Table 19
Age of Housing

Year Intervals	Age of Home	Town of Ellington		Outagamie County		State of Wisconsin	
		No.	% Change	No.	% Change	No.	% Change
1995 to 2000	< 5 years	124	14.2%	7,421	11.9%	220,954	9.5%
1990 to 1994	6 to 10 years	111	12.7%	5,723	9.1%	168,838	7.3%
1980 to 1989	11 to 20 years	172	19.7%	8,556	13.7%	249,789	10.8%
1970 to 1979	21 to 30 years	132	15.1%	10,467	16.7%	391,349	16.9%
1960 - 1969	31 to 40 years	93	10.6%	6,703	10.7%	276,188	11.9%
<1960	> 40 years	243	27.8%	23,744	37.9%	1,014,026	43.7%
Total Occupied		875		62,614		2,321,144	

Source: U.S. Census: 1960-2000

Units in Housing

The Town of Ellington is predominantly a single-family community, with 87.9% of the homes in 1990 and 92.6% in 2000 being single family in nature. Manufactured homes, scattered throughout the town, are the next largest percentage of housing units, but that category decreased from 62 units in 1990 to 42 units in 2000.

Table 20
Units in Housing

Housing Type	Town of Ellington				Outagamie County				State of Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Single-Family	590	87.9	810	92.6	37,894	73.0	46,548	74.3	1,391,046	67.7	1,609,407	69.3
2 to 4 Units	19	2.8	23	2.6	6,951	13.4	6,856	10.9	278,441	13.5	281,936	12.1
5 + Units	0	0.0	0	0.0	5,148	9.9	7,990	12.8	258,847	12.6	325,633	14.0
Manuf. Home	62	9.2	42	4.8	1,930	3.7	1,220	1.9	127,440	6.2	104,168	4.5
Total Units	671		875		51,923		62,614		2,055,774		2,321,144	

Source: U.S. Census

Occupancy Status

Occupancy status is another illustration of the predominance of single-family home ownership in the Town of Ellington. Approximately 88% of the homes in the town were owner-occupied in 1990, and about 10% renter-occupied. In 2000, 90% of homes were owner-occupied, with about 7% being rented. Outagamie County had much fewer homes that were owner-occupied (70%), while the State of Wisconsin had an even lower percentage (60%). A much higher percentage of people in the county (27%) rented and an even higher percentage of the state's population (29%) rented housing.

Table 21
Occupancy Status

Occupancy	T. of Ellington				Outagamie County				State of Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner-Occupied	588	87.6	784	90.1	36,507	70.3	43,830	70.0	1,215,350	59.1	1,426,361	61.5
Renter-Occupied	67	10.0	63	7.2	14,020	27.0	16,700	26.7	606,768	29.5	658,183	28.4
Vacant Units	16	2.4	23	2.6	1,396	2.7	2,084	3.3	233,656	11.4	236,600	10.2
Seasonal Units	4	0.6	6	0.7	178	0.3	237	0.4	150,601	7.3	142,313	6.1
Total Units	671		870		51,923		62,614		2,055,774		2,321,144	

Source: U.S. Census

Vacancy Status

More homes were on the market in 2000 as compared to 1990, and most of those were rental units. Owner-occupied vacancy rates in Ellington were lower in 2000 than in 1990, but rental vacancies were higher. The percentage of for-sale units in Outagamie County was much larger than in Ellington and Wisconsin.

Table 22
Vacancy Status

Status	Town of Ellington				Outagamie County				State of Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
For Sale	3	18.8	2	8.7	331	23.7	418	20.1	14,692	6.3	17,172	7.3
For Rent	2	12.5	7	30.4	356	25.5	1,018	48.8	29,795	12.8	48,100	20.3
Seasonal Units	4	25.0	6	26.1	178	12.8	237	11.4	150,601	64.5	142,313	60.1
Other Units	7	43.8	8	34.8	531	38.0	411	19.7	38,568	16.5	29,015	12.3
Total Vacant Units	16		23		1,396		2,084		233,656		236,600	
Owner Vacancy Rate	0.5%		0.3%		0.9%		1.0%		1.2%		1.2%	
Renter Vacancy Rate	2.9%		6.3%		2.5%		5.1%		4.7%		5.9%	

Source: U.S. Census

Housing Value

In 1990, 61.8% of housing units in the Town of Ellington were valued between \$50,000 and \$99,999. In 2000, the greatest percentage of homes (40.9%) were valued at \$100,000 to 149,999, with the next largest (24%) being in the \$150,000 to \$199,999

range. Only two units in Ellington were valued at \$300,000 or more in 1990, but in 2000 that number had grown to sixteen homes in this highest category. This table shows that homes in Ellington are relatively more expensive than in the county and state.

Table 23
Housing Value

Value in thousands of dollars	Town of Ellington				Outagamie County				State of Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Less than 50	91	23.8	14	1.8	7,613	24.9	1,457	3.3	294,441	31.7	142,047	10.0
50 - 100	236	61.8	168	21.3	19,357	63.3	18,570	42.3	496,895	53.5	482,614	33.8
100 - 150	50	13.1	323	40.9	2,715	8.9	14,104	32.2	95,891	10.3	410,673	28.8
150 - 200	1	0.3	189	24.0	620	2.0	6,024	13.7	24,030	2.6	210,917	14.8
200 - 300	2	0.5	79	10.0	218	0.	2,760	6.3	12,310	1.3	123,606	8.7
300 or More	2	0.5	16	2.0	56	0.2	931	2.1	4,927	0.5	56,803	4.0
Total Units	382		789		30,579		43,864		928,494		1,426,660	

Source: U.S. Census

Household Type

Households in the Town of Ellington are mostly comprised of married adults, with 92.4% of people being married in 1990, and 91.1% in 2000. This percentage of married adults is much higher than the county and state percentages. Female heads of household constituted less than 5% of the population in 1990 and 2000, but at the county level, that percentage is 10% of the population, and in the state it is around 14 percent. Those living alone were almost exactly the same in the town, county and state. The number of people 65 and older in the town tripled between 1990 and 2000 (from 41-125). This shows that the town is attracting more senior citizens that desire to live in the town as compared to the county and state.

Table 24
Household Type

Households	Town of Ellington				Outagamie County				State of Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Family	554	84.6	705	83.2	37,232	73.7	42,219	69.7	1,275,172	70.0	1,386,815	66.5
Married	512	92.4	642	91.1	32,212	86.5	35,622	84.4	1,048,010	82.2	1,108,597	79.9
Female Headed	20	3.6	32	4.5	3,746	10.1	4,588	10.9	174,530	13.7	200,300	14.4
Total Nonfamily	101	15.4	142	16.	13,295	26.3	18,311	30.3	546,946	30.0	697,729	33.5
Living Alone	81	80.2	115	81.0	10,797	81.2	14,623	79.9	443,673	81.1	557,875	80.0
Age 65+	41	40.6	125	88.0	4,333	32.6	11,195	61.1	192,072	35.1	448,491	64.3
Total Households	655		847		50,527		60,530		1,822,118		2,084,544	

Source: U.S. Census

Average Household Size

The number of housing units in the Town of Ellington has more than doubled in the in the past 30 years (414 to 847). Meanwhile, the average number of persons per household has decreased by over one (4.10 persons to 2.99 persons). When comparing the town to persons per household, the town is consistently higher in the average number of people per household than the county and state. This shows a larger number of children and a more stable family environment.

Table 25
Average Household Size

Year	Town of Ellington		Outagamie County		State of Wisconsin	
	No.	Persons per HH*	No.	Persons per HH	No.	Persons per HH
1970	414	4.10	32,807	3.57	1,328,804	3.22
1980	524	3.56	42,755	2.96	1,654,777	2.77
1990	655	3.20	50,527	2.73	1,822,118	2.61
2000	847	2.99	60,530	2.61	2,084,544	2.50

* HH = Households

Source: U.S. Census

In 1990, two-person households were the most common (27%), with three-person and four-person households each constituting about 20% of the population. In 2000, two-person households increased to 32.6% of the town's population, with three-person households shrinking to 18.2%. The percentage of one-person households in Ellington are nearly half what they are in the county and state.

Table 26
Household Size

Persons per Household	Town of Ellington				Outagamie County				State of Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
One	81	12.4	115	13.6	10,797	21.4	14,623	24.2	443,673	24.3	557,875	26.8
Two	177	27.0	276	32.1	16,307	32.3	20,422	33.7	596,883	32.8	721,452	34.6
Three	132	20.2	154	18.2	8,454	16.7	9,352	15.5	302,563	16.6	320,561	15.4
Four	133	20.3	176	20.8	8,779	17.4	9,816	16.2	284,151	15.6	290,716	13.9
Five	86	13.1	82	9.7	4,224	8.4	4,299	7.1	129,821	7.1	127,921	6.1
Six or More	46	7.0	44	5.2	1,966	3.9	2,018	3.3	65,027	3.6	66,019	3.2
Total Hshlds	655		847		50,527		60,530		1,822,118		2,084,544	

Source: U.S. Census

Housing Affordability

Homeowner Affordability

Almost 60% of Ellington residents spent less than 20% of their income on housing in 1990, but this decreased to about 44% in 2000. The percentage of homeowners spending

20-24% of their income on housing also decreased, from 21% to 18 percent. However, the percentage of homeowners in Ellington spending 25% or more of their income increased in 2000. The percent of town residents whose spending on housing were in the "not affordable" category rose from 10.5% in 1990 to 21.6% in 2000. The percentage of income spent on housing in the town compared to the county and state was generally less.

Table 27
Homeowner Affordability

Percent of Income Used for Housing	T. of Ellington				Outagamie County				State of Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 20%	223	58.4	244	43.6	18,725	61.2	22,148	58.3	547,349	59.0	634,277	56.5
20% to 24%	80	20.9	103	18.4	5,028	16.4	6,287	16.5	147,944	15.9	173,620	15.5
25% to 29%	37	9.7	90	16.1	2,903	9.5	3,648	9.6	89,914	9.7	109,833	9.8
30% to 34%	18	4.7	30	5.4	1,494	4.9	2,096	5.5	48,581	5.2	64,892	5.8
> 34%	22	5.8	91	16.3	2,267	7.4	3,691	9.7	91,445	9.8	135,075	12.0
Not Computed	2	0.5	2	0.4	162	0.5	145	0.4	3,261	0.4	4,770	0.4
Total Households	382		560		30,579		38,015		928,494		1,122,467	
% Not Affordable	10.5		21.6		12.3		15.2		15.1		17.8	

Source: U.S. Census

Renter Affordability

In 1990, 26% of Ellington residents spent less than 20% of their income on rent. This percentage jumped to 71% in 2000. Meanwhile, the county and state's renters had much lower percentages, in the "less than 20%" category, and a much higher number of renters in the higher rent categories. This may mean that the rental units in the town are generally more affordable when compared to the county and state.

Table 28
Renter Affordability

Percent of Income Used for Housing	T. of Ellington				Outagamie County				State of Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 20%	11	26.2	34	70.8	5,745	41.9	7,099	43.0	195,669	33.6	242,345	37.8
20% to 24%	9	21.4	5	10.4	2,137	15.6	2,656	16.1	84,800	14.6	90,934	14.2
25% to 29%	7	16.7	0	0.0	1,380	10.1	1,828	11.1	68,905	11.8	67,926	10.6
30% to 34%	0	0.0	0	0.0	982	7.2	964	5.8	43,812	7.5	44,573	6.9
> 34%	5	11.9	9	18.8	3,072	22.4	3,239	19.6	165,626	28.4	162,669	25.4
Not Computed	10	23.8	0	0.0	411	3.0	729	4.4	23,559	4.0	33,225	5.2
Total Households	42		48		13,727		16,515		582,371		641,672	
% Not Affordable	11.9		18.8		29.5		25.4%		36.0		32.3%	

Source: U.S. Census

Housing Construction History

Between 1994 and 2003, 227 new single-family housing units were constructed in the Town of Ellington. The town has seen an average of 23 single-family permits each of the past ten years. A small number (22) of manufactured homes have been given permits to occupy parcels in the town over the same time period. Duplex permits have been even fewer in number, with only two duplex units built in the town in the last ten years.

Table 29
Housing Construction History

Year	Single-Family Units	Manufactured Homes	Two+ Family Units	Total Units
1994	21	1	1-2	24
1995	21	4	0	25
1996	20	4	1-2	26
1997	18	2	0	20
1998	34	2	0	36
1999	22	3	0	25
2000	18	0	0	18
2001	22	3	0	25
2002	28	1	0	29
2003	23	2	0	25
Total Units	227	22	4	253
Average per year	22.7	2.2	.4	25.3

Source: Town of Ellington Clerk's Office

TRANSPORTATION

The Town of Ellington's transportation system consists of principal arterials, major collectors, minor collectors and local town roads as shown in Figure 2. The transportation system is further enhanced by the presence of the Outagamie County Regional Airport and a branch line of the Canadian National Railroad (Wisconsin Central Ltd. Railroad prior to merger of September 2001) located in the adjoining Town of Greenville.

Road Classification

Highways and streets are classified according to their primary function, either to move vehicles or to serve adjacent land. Arterials accommodate the movement of vehicles, while local roads are designed to provide direct access to individual parcels of land. Collectors serve both local and through traffic by providing a connection between arterials and local roads. Facilities classified under the Federal Aids Secondary System (State Highways and County Trunks) can receive funding for construction and maintenance on the basis of lane mileage.

Principal Arterials

Principal arterials are major highway facilities that are designed to accommodate higher volumes of traffic and move that traffic through a geographic region. Typically, the highway is a four-lane facility or freeway/expressway status with controlled vehicle access. However, in the Town of Ellington the principal arterial is classified rural and consists of a two-lane highway. According to the State of Wisconsin Department of Transportation's (WisDOT) Rural Functional Systems for Outagamie County (December 1995), the Town of Ellington has one principal arterial, State Highway 15.

STH 15 runs in a southeasterly to northwesterly direction through the extreme southwest corner of the town between County "JJ" and the Village of Hortonville. In 2000, the two-lane highway carried 15,400 vehicles daily, a 47.9% increase since 1991, as shown in Table 30. The WisDOT is currently evaluating this segment of highway to determine if a four-lane facility will be needed.

Major Collectors

Major collectors provide access between local roads and streets, while connecting the various principal and minor arterials. There are three major collectors in Ellington:

STH 76

STH 76 runs primarily north and south between CTH "JJ" and the north town line, a distance of approximately seven miles. Between 1991 and 2000, STH 76 saw traffic volumes increase between 37.6 and 51.2 percent. The largest percentage increase was just west of CTH "O". The greatest volume increase, however, occurred just north of CTH "JJ". In

Stephensville, the traffic volumes actually decreased by 5.4% between 1991 and 2000. The present asphalt surface on STH 76 is beginning to deteriorate, and will need resurfacing within the next one to five years. The existing bridge that spans Bear Creek on STH 76 in Stephensville is in good condition and should not need any major repairs or improvements in the foreseeable future.

Table 30
Highway Traffic Counts

Highway	1991	1994	1997	2000	% Change 1991–2000
Principal Arterials					
STH 15 , west of CTH "JJ"	10,410	8,400	13,900	15,400	47.9%
Major Collectors					
STH 76					
North of CTH "JJ"	1,890	2,100	3,100	2,600	37.6%
West of CTH "O"	860	2,500	1,500	1,300	51.2%
In Stephensville	1,480	1,500	1,900	1,400	-5.4%
South of Kirshner Rd.	1,340	1,200	1,900	1,800	41.8%
CTH "S"					
East of STH 76	1,640	2,100	2,900	2,200	34.1%
West of STH 76	1,300	1,800	2,100	1,800	38.5%
CTH "JJ" , west of STH 76	1,580	2,300	2,700	1,900	20.2%
Minor Collector					
CTH "O" , East of STH 76	650	1,200	870	850	23.5%
Rustic Road					
CTH "MM" , SW. of STH 76	NA	800	750	620	-----

Source: Wisconsin Department of Transportation, Traffic Volumes 1991, 1994, 1997 and 2000

County Highway "S"

Running in an east and west direction, CTH "S" connects the Ellington Area with New London to the west, and Freedom to the east. Traffic volumes have increased between 34.1 and 38.5% on CTH "S" between 1991 and 2000. The greatest volume and percentage increase has occurred just east of STH 76. The existing highway bridge on CTH "S" that spans the Wolf River west of Stephensville is in good condition. No repairs or major improvements should be needed in the foreseeable future.

County Highway "JJ"

Running east/west along the southern boundary of Ellington, this highway provides an important connecting link between STH 15, STH 76, CTH "A", and STH 47. In Ellington, traffic volumes on CTH "JJ" have increased 20.2% between 1991 and 2000. Traffic counts in 1997 recorded 2,700 vehicles per day just west of STH 76. The intersection at STH 76 and CTH "JJ" is controlled by a four-way stop sign due to traffic volume increases.

Minor Collector

Minor collectors also provide access to local roads and streets, while providing a connecting link between minor arterials and major collectors. In Ellington, there is one minor collector within the town boundaries.

CTH "O" is a minor collector that connects STH 76 with CTH "A" to the east in the Town of Center. Although traffic volumes have increased by 23.5% between 1991 and 2000, the daily count was only 850 vehicles as shown in Table 31.

Rustic Road

County Highway "MM" has been designated as a Rustic Road in the Town of Ellington. Typically, a rustic road designation identifies a roadway that has significant natural features along its route, whether trees, terrain, rock formations or surface water features. The rustic road may also have historical significance. CTH "MM" connects Stephenville with the Village of Hortonville to the southwest. In 1994, traffic counts identified an average volume of 800 vehicles daily. By 2000, however, the traffic counts had decreased to 620 vehicle trips per day.

Local Roads and Streets

The remaining roads and streets in Ellington are classified as local roadways. They provide access to farms, residential subdivisions, home sites, parks, commercial establishments, and industrial uses. In 2001, local roads accounted for approximately 54 miles of roadways in the town. Most of the town roads are good condition. Several of the newly developed residential subdivisions will have gravel streets until more lots are developed.

In 2000 and 2001, the Town of Ellington Highway Department conducted traffic counts on various town roads to determine where traffic volumes were increasing. As identified in Table 31 and Map 2, there are eight town roads where counts were made for traffic evaluation. Four of these town roads experienced significant increases in either numerical volume or percentage increases. These roads included Grandview Road near the west town line, Market Road just north of the STH 76 and CTH "O" intersection, Mayflower Road just north of CTH "JJ", and Rock Road just west of Market Road. Grandview Road experienced the highest percentage increase as shown in Table 31 with nearly a 46% traffic volume increase. Numerically, Market Road just north of the STH 76 and CTH "O" intersection, saw an increase of 466 vehicles between 2000 and 2001.

There are four town roads that need to be monitored over the next several years to determine if traffic volumes are on the increase. These roads include the western segment of Grandview Road, Immel Road, Laird Road and Mayflower Road. The traffic counts for 2000 and 2003 as shown in Table 31 would indicate that Grandview Road and the southern portion of Mayflower Road are the most critical to watch.

Town roads such as Center Valley Road have experienced a minimum increase in traffic, according to road counts. Market Road north of Rock Road has actually experienced a decrease in traffic volume between 2000 and 2003.

Table 31
Town Road Traffic Counts, 2000 and 2003

No.	Town Road	2000	2001	2002	2003	2004	2005
A	Center Valley Road , west of Mayflower	403	417	503	441		
	Grandview Road						
B	West Town Line	508	741	717	847		
C	West of North Road	-	644	568	---		
D	Immel Road , north of CTH "JJ"	-	374	456	---		
E	Laird Road , south of CTH "S"	345	421	306	276		
	Market Road						
F	N. of STH 76 and CTH "O" intersection	1,527	1,993	1,468	1,733		
G	North of Rock Road	691	532	542	---		
H	Manley Lane , North of CTH "JJ"			725	788		
	Mayflower Road						
I	North of CTH "JJ"	1,059	1,210	1,159	1,507		
J	North of Wege Road	756	759	631	709		
	Rexford Road						
K	North of Center Valley Road	296	369	352	243		
	Rock Road						
M	West of Market Road	1,041	1,236	868	1,003		
N	East of Market Road	316	383	315	547		
O	West of Mayflower Road	631	765	610	783		

Source: Town of Ellington Road Counts, 2000 and 2003

Related Transportation Services

Air Transportation

The Outagamie County Regional Airport is in the adjoining Town of Greenville, approximately five miles south of the Ellington town line. Covering nearly 1,500 acres, the airport is bordered by STH 15 on the west, STH 96 on the north, CTH "CB" on the east, and CTH "BB" on the south side. The regional airport serves the Fox Cities Metro Area and the surrounding counties with commercial airline service. The airport is currently served by five commercial airlines and provides 66 flights (arrivals/departures) daily. In addition to the commercial airlines, airfreight, chartered flight service, car rentals and aviation technological services are also provided at the airport. The airport provides excellent operations and services to the Ellington area, the Fox Cities and the surrounding area.

Rail Transportation

There are no railroad facilities located in the Town of Ellington. However, the Canadian National Railroad (formerly Wisconsin Central Limited) has a secondary/spur line that links Greenville and Hortonville with Appleton and the Fox Cities. The rail line is approximately one-quarter mile south of the Ellington town line, near STH 15 and CTH "JJ". The rail ser-

vice to Greenville is primarily serves the farm cooperative operations on STH 76, where feed, fertilizer and petroleum supplies are brought in by rail. Rail service to the Greenville – Ellington area should be adequate for the immediate future.

Port Facilities

The nearest shipping facilities are located at the Port of Green Bay, which is situated approximately forty miles northeast of Ellington. Seasonal passenger and car ferry service is provided through the Lake Michigan Port of Manitowoc, located about sixty miles south-east of the Town of Ellington. Service levels will probably remain constant for the foreseeable future.

Specialized Transportation

Specialized transportation services such as the Red Cross are available to residents on an as-needed basis from their Appleton operation. Outagamie County provides elderly residents with special transit needs through the Aging Transit Department based in Appleton. Presently, there is no public transportation (bus system) provided to the residents of the Town of Ellington. No service is anticipated during the planning period due to the rural characteristics and low-density residential development in the town. Taxi cab service, limousine service and shuttle van service is provided by private companies for persons needing transportation services to and from the Outagamie County Regional Airport.

Recreational and Pedestrian Trails

There are no existing bike or recreational trails in the Town of Ellington. The Outagamie County Greenway Plan identifies several greenway corridors for the future that can serve residents in the town. These corridors would be established along present roadways, waterways, or drainage ways. A high priority would be to establish a multi-purpose trail from Stephenville to the Wiouwash Trail in the Village of Hortonville (see future recreation trail recommendations at the end of this chapter).

Snowmobile Trails

Recreational snowmobile trails are located throughout the Town of Ellington, with the exception of the northwest quadrant of the town. Overall, there are approximately 24.5 miles of snowmobile trails in the town. Map 4 identifies and illustrates the trail system that has been established in the community. The snowmobile trail system in Ellington is a combination of the State Corridor System and local club trails. In Ellington, there are five snowmobile clubs that promote, mark, maintain and groom trails. These efforts are further coordinated with the Outagamie County Parks Department and the State Department of Tourism. For the foreseeable future, Ellington should have sufficient miles of snowmobile trails to meet the demand of area enthusiasts.

Map 2 Highway Functional Class and Daily Traffic Volumes

Back of Map 2

Transportation Programs and Funding

The Town of Ellington has made use of several state-funded transportation programs and state aids over the past several years to improve local roads. As shown in Map 5, the TRIP (Town Road Improvement Program) Program was used in 2001 to improve Market Road, and was used in 2002 to improve Grandview Road. Combined, there was approximately \$43,500 of TRIP Funds allocated for the road improvement projects.

In 2001, the Town of Ellington received approximately \$92,000 in state road aids and \$109,000 in shared revenues. These funds were used to reclaim, reshape, and provide asphalt paving for several town roads. During 2001, approximately 4.5 miles of town roads received asphalt paving, including Kettner Road, Market Road, and Rexford Road, as shown in Map 5. In 2002, the Town used state funds to reconstruct one mile of Grandview Road at a cost of nearly \$180,000. Another \$70,000 was spent in 2002 to provide new asphalt paving for Quarry Road.

The PASER (Pavement Surface Evaluation and Rating) Program has been used by Ellington since 2000 to rate the conditions of pavement and road surfaces on town roads. The PASER Program provides a rating factor for the Ellington Town Board and Street Department to determine how town roads should be prioritized for improvements.

The transportation plan recommendations for the Town of Ellington are intended to provide the necessary guidelines for improvements during the next twenty years. To upgrade the overall transportation system in Ellington will require a cooperative effort between the Wisconsin Department of Transportation, the Outagamie County Highway Department, and the Town of Ellington.

State Improvements

There are two highway projects that would enhance traffic movement and safety in the Town of Ellington during the twenty-year planning period.

State Highway 76

This project would involve the upgrading of the present highway between Shiocton and Greenville. Improvements should include straightening or elimination of curves, widening of travel lanes and highway shoulders, and new asphalt pavement. Presently, these improvements are scheduled by the Wisconsin Department of Transportation for 2007, given the condition of the existing highway pavement.

State Highway 15 By-Pass

This project would involve the potential relocation of STH 15 around the Village of Hortonville to minimize area traffic from traveling through the community's downtown business district. The STH 15 Corridor Study Area and proposed bypass may impact properties located in Section 31 in the southwest corner of Ellington, as shown on Map 5. This bypass could be constructed within the next ten to fifteen years. However, funding availability and project priority by WisDOT will determine when the project will be scheduled.

County Improvements

At the present time there are no major improvement projects scheduled by the Outagamie County Highway Department for county roads that run through the Town of Ellington. During the next several years, the Outagamie County Trunk Highways in Ellington will be subject to routine maintenance and upkeep. One project is recommended towards the end of the planning period.

County Highway "JJ"

Near the end of the twenty-year planning period, it is recommended that the Outagamie County Highway Department reevaluate the status of CTH "JJ". If traffic volumes continue to increase, the County should study the feasibility of expanding the facility to a four-lane highway.

Town Road Improvements

During the twenty-year planning period there are a number of road improvements that the Town of Ellington should implement. Official mapping should be considered for future road extensions, along with actual road construction or reconstruction to improve existing town roads.

Map 3 Transportation Improvements

Back of Map 3

UTILITIES AND COMMUNITY FACILITIES

Goals, Objectives, and Policies

This section of the Town of Ellington Comprehensive Plan will provide an inventory of existing community facilities located throughout the town. Although the facilities are somewhat limited in number, it must be emphasized that the present facilities provide a quality level of services to the town residents, whether in an urban or rural setting.

The Town of Ellington will continue to develop objectives, policies and goals that meet the long-term needs of the residents. The following groups provide input into the utility needs of the town.

- ❖ Town Board
- ❖ Town Planning Commission
- ❖ Town Park Board
- ❖ Stephenville Sanitary District

Parks and Recreation

There are a variety of park and recreational facilities that can be found at various locations in the Town of Ellington. Most of these facilities are available for town residents to use, while other facilities are privately owned and operated, and available for member use and guests only. The inventory and description of these facilities that follows are based on personal interviews with Town Officials and several on-site visits.

Table 32
Existing Park and Recreational Facilities

Facility	Acres	Ownership
Community Center Playground	1.00	Town of Ellington
Farmers Park	25.00	Town of Ellington
Stephenville Community Park	2.86	Town of Ellington
Stephenville Park	0.5	Town of Ellington
Stephenville Wayside	0.5	Town of Ellington
Eagle Creek Golf Club	145.00	Private
Stephenville Boating Access-Wolf River Shoreline Fishing	2.00	Outagamie County
LaSage-Wolf River Bottoms	484.4	Wisconsin - DNR
Total Recreational Acreage	660.26	

Source: Town of Ellington Park and Open Space Plan 2002-2007, February 2002

Farmers Park

The land for Farmers Park has recently been donated to the Town of Ellington. The 20-acre park is located near the intersection of STH 76 and CTH "S" in Section 17. The park

is the former Van Camp Farmstead, and will require master planning and site improvements before the site is functional as a community park.

Community Center Playground

Located at N3802 Highway 76, adjacent to the Town Hall and Community Center. The one-acre site has several pieces of playground apparatus and picnic tables. Parking spaces are located adjacent to the site.

Stephensville Community Park

Located on Pew Street just west of Cummings Road. The park is situated on 2.86 acres of land. Facilities at the park include playground equipment, a softball diamond, a picnic shelter, picnic tables, restrooms, landscaping and a gravel parking lot for 15 to 20 vehicles.

Stephensville Wayside

A small facility located along the east side of STH 76 approximately two blocks south of Stephensville Park. The wayside borders Bear Creek. It contains several picnic tables and a potable water supply. The site has mature trees. Parking is provided along the shoulder of STH 76 and on Pew Street.

Ellington Town Park

Recently purchased by the Town of Ellington, this park is located directly to the northeast and east of the Community Center and Fire Department. This four acre undeveloped site will require a master plan layout for the overall development and a five-year capital improvement program. Development of the Ellington Town Park should be tied in and coordinated with the planning and development of Farmers Park. The park sites are adjacent to each other.

The development of these parks are good candidates for funding through the Wisconsin Department of Natural Resources Stewardship Program.

Golf Course

Eagle Creek Golf Club is an 18-hole golf course located at the intersection of Market Road and Rock Road. The 145-acre course is situated in Sections 14, 15, 22 and 23 in the town. Eagle Creek Golf Club is privately owned but available for public play.

Stephensville Boating Access – Wolf River Fishing Area

Located along either side of CTH "S" in Section 18, the Stephensville Boating Access and Wolf River Fishing Area provides area residents with excellent access to the Wolf River for boating and fishing activities. The boat access, which occupies about 1.1 acres of land, is situated on the north side of CTH "S", along the east bank of the Wolf River. The Wolf River Shoreline Fishing Area is located on the south side of CTH "S", primarily along the west bank of the Wolf River. These facilities are very popular in the spring of the year for

walleye pike and white bass fishing. Each facility is owned by Outagamie County, and is operated and maintained by the County Parks Department.

The LaSage Unit of the Wolf River Bottoms

This is the largest natural recreational activity area in the Town of Ellington. This 484-acre tract is located in Sections 7, 8 and 18 in the northwest portion of the town. Public access to the site is provided from CTH "S". The preservation trust land acquired by the WDNR provides area residents with an excellent area for hunting, fishing, conservation activities and enjoyment of the wooded land located adjacent to the Wolf River. With its lodge and other amenities, this site is certainly one of the outdoor recreation jewels in Outagamie County.

Playgrounds

Almost all of the Town's recreation facilities and equipment are in poor condition, either actually or relative to current laws and guidelines. None of the equipment in the three playground sites in Stephenville meets the guidelines for playground safety as developed by the U.S. Consumer Product Safety Commission. The guidelines primarily address playground layout, equipment design and materials, and resilient surfaces beneath the equipment. The playground areas and the equipment must be accessible to persons of all abilities as per the Americans with Disabilities Act (ADA). Accessibility is judged by both the lack of barriers and an adequate surface for movement. This is not the case at any of the playground sites.

Other Recreation Facilities

Most of the other facilities, such as basketball hoops, baseball backstop, grill, and shelter are in fair to poor condition.

There are no schools in the town to provide gym or classroom space. There are no winter sport facilities. Except for Eagle Creek Golf Club, there are no recreation facilities in the Town of Ellington east of Stephenville. This is not an issue now, nor in the next five years, but it will be as Fox Cities development moves in from the east in fifteen to twenty years.

The Town of Ellington does not have a large park for athletic fields and community events. The undeveloped Farmers Park would serve this need.

As population and density increases in the residential areas, they will likely require a level of leisure service typically associated with urban neighborhoods – playgrounds, athletic courts and fields, picnic areas, shelters and restrooms. A park will be needed first in the area north of the community of Greenville. Ellington's residential clusters, including Stephenville, should ultimately be connected with a combination of on- and off-road multi-purpose recreation trails. There are currently no bicycle or pedestrian facilities in the town.

Sanitary Sewer Service

There is one sanitary district that provides service to residents in the Town of Ellington (Map 4). As of September 2002, the Stephenville Sanitary District provided sanitary sewer service to residential customers and commercial establishments within the unincorporated community of Stephenville.

The Ellington Town Board established the Stephenville Sanitary District in 1971. However, operations for the sanitary district did not begin until 1986, when sanitary sewer was installed and the treatment facility was constructed. There is approximately 220 acres of land within the boundaries of the sanitary district.

The treatment plant for the sanitary district is located on Pew Road, with the treated effluent being discharged into Bear Creek, which flows into the Wolf River in Section 19. Approximately 11,000 gallons of raw sewerage is treated by the plant on a daily basis. The plant clarifier and reed beds recycle and treat about 400 gallons of sludge on a daily basis. The present plant is operating at about 60% of capacity. Based on the limited number of connections to the treatment plant in the past ten years, the Town's treatment plant should have more than enough capacity to handle additional hook-ups over the next 20 years. Presently, there are 91 hook-ups to the sanitary sewer consisting of residential and commercial units.

In the next several years it is anticipated that a sanitary sewer line would be extended along Cummings Road to service existing and future residential development. There is some potential to extend a future sewer line from Mason Street to service the proposed Van Camp Residential Development.

Private Septic Systems

Between 1995 and 2003, the Outagamie County Zoning Office issued permits for the installation of 208 new private disposal systems (Table 33) in the Town of Ellington. The vast majority of those permits are issued for conventional systems (122), followed by Mound systems (41) as the next largest group. A small number of holding tanks were issued over the past 9 years, with even smaller numbers of "at grade" or in-ground" systems.

Table 33
Sanitary Permits Issued

Type of Permit	1995	1996	1997	1998	1999	2000	2001	2002	2003	Total	Avg.
Conventional	12	18	8	13	9	12	16	17	17	122	13.5
Mound	2	2	5	11	4	2	7	5	3	41	4.5
Holding Tank	4	1	1	4	7	3	2	1	2	25	2.7
At Grade	1	1	2	2	3	2	1	2	4	18	2
In Ground	1	0	0	1	0	0	0	0	0	2	.2
Permits	20	22	16	31	23	19	26	25	26	208	23.1

Source: Outagamie County Zoning Department

When the average number of permits for private disposal systems between 1995 to 2003 is compared to the average number of building permits issued within the Sanitary District (25), it can be seen that the number of private disposal system permits are 94% of the total residential building permits. This shows that most development in the past nine years has been in areas where municipal sewer service is not available.

Storm Water Management

In 2003, the Town of Ellington did not have an existing storm sewer system or an adopted stormwater management plan. The community of Stephenville, located in Section 20 along STH 76, would be a prime candidate for a future storm sewer system, given that existing residential and commercial land uses have been developed at urban densities. There is no storm sewer system currently proposed. However, the Wisconsin Department of Transportation may include the installation of curb and gutter and storm sewer along STH 76 in the community of Stephenville in 2007 when the highway is upgraded.

As development occurs and lands once used for rural activities are converted to urban land uses, there also comes the need for adequate stormwater management. Without proper management, increased storm water runoff can cause overloading of the existing natural and/or manmade stormwater drainage system, and increase flooding potential.

The Outagamie County Subdivision Ordinance contains several provisions to control stormwater runoff. Section 18.34, regarding surface water drainage restrictions, addresses drainageway protection conditions. Section 18.35 identifies storm water detention, which is designed to protect property and structures from damage caused by the increased rate of surface water runoff resulting from land development activities in the unincorporated areas of Outagamie County. The standards apply to all major subdivisions and minor subdivisions where Planning Department personnel determine that the proposed development will have a significant impact on the environment. The standard requires that post-development peak flow rates must not be any greater than the pre-development peak flow during a 25-year storm event.

Water Supply

There are no public water facilities in the Town of Ellington. However, the Greenville Sanitary District has a combination municipal well/well pumphouse and elevated water tower located in Section 35, just north of CTH "JJ". Those facilities however, only service residential households and commercial establishments located within the boundaries of the Town of Greenville Sanitary District boundaries, south of CTH "JJ".

Water service to the Town of Ellington residents is provided by private wells. This system appears to be adequate for the present time. The very southeasterly corner of the Town of Ellington contains underlying layers of St. Peter Sandstone, which may have the potential for concentrations of arsenic in the ground water. Wells in this area of the town may need to be monitored on a yearly basis to determine if levels of arsenic are rising.

Solid Waste Disposal

Solid waste collection in the Town of Ellington is contracted on an annual basis. Refuse collection is provided on a weekly basis and recycling on alternate weeks. The Town negotiates with waste haulers on an annual basis to provide this service. Disposal of wastes is handled by area landfills.

On-site Wastewater Treatment Technologies

The State of Wisconsin regulates on-site wastewater treatment with permits issued by the Outagamie County Zoning Office.

Recycling Facilities

Recycling facilities and services are provided through the Outagamie County Solid Waste Department. There is currently a three-year contract in place between the County and Town to provide these services. A private hauler collects recyclable materials every other week.

The Town of Ellington does not provide a drop-off center for large items such as tree limbs or brush. However, Outagamie County provides such facilities at its County Garage Sites in Shiocton and Little Chute.

Telecommunication Facilities

Outagamie County regulates telecommunication facilities. There are now five towers located in the town. All of the towers are clustered in Section 31, near Grandview Road.

The Town of Ellington concurs with the County Telecommunication Tower Ordinance (17.54) that states that all towers provide access for more than one server, and that each tower be totally occupied with potential antennas before another tower can be built. While the Town of Ellington acknowledges the need for communication towers, it also recognizes the importance of protecting the aesthetic value of the town.

Power Generation Plants and Transmission Lines

There are no power generation plants located in the Town of Ellington. Electric service is provided to the Town of Ellington residents by WE Energies, previously known as Wisconsin Electric Power Company. The company operates a large substation in Ellington along CTH "S" in Section 16, near the intersection with Rexford Road. A WE ENERGIES Service Center is located just west of the Village of Hortonville on STH 15.

A high power transmission line, owned by American Transmission Company, also goes through the Town of Ellington. (see location on Map 13).

Map 4 Sanitary District

Back of Map 4 Sanitary District

Churches and Cemeteries

There are three churches and five deeded cemeteries located in the Town of Ellington. Trinity Lutheran Church is located on CTH "O" in Section 25. A congregational cemetery is also located adjacent to the church property.

St. Paul Lutheran Church is located in the community of Stephenville in Section 20 on West Mason Street.

St. Patrick's Catholic Church is also located in Stephenville in Section 20 on STH 76. Facilities include a church and social hall. St. Patrick's also shares one-half of the cemetery located in Section 21 along STH 76 with the Ellington Union Cemetery Association. The Cemetery Association is actually comprised of three separate cemeteries.

Other cemeteries include the inactive cemetery in Section 26 near the intersection of CTH "O" and Greenwood Road, and the cemetery located in Section 4 along Kirschner Road. Both cemeteries are owned and operated by the Ellington Union Cemetery Association.

Health Care Facilities

There are no health care facilities located in the Town of Ellington. Medical clinics and dental facilities are located in the nearby communities of Hortonville, New London and Appleton.

Ambulance service for the Town of Ellington is provided by Gold Cross Ambulance and the New London Medical Center. The Gold Cross Ambulance serving Ellington is stationed at the Town of Grand Chute Fire Station No. 2, located at 2920 West Highview Drive. The ambulance for New London Medical Center is stationed at the hospital facility located on Business Highway 15. The New London Ambulance covers only section 6 and transports patients to the New London Hospital, while Gold Cross Ambulance, which covers the rest of the town, transports patients to Appleton Medical Center, St. Elizabeth Hospital, or Theda Clark Medical Center. Theda Star, the medical emergency helicopter is also based at Theda Clark Medical Center in Neenah. Emergency services for the town of Ellington is dispatched by a county-wide 911 system.

Child Care Facilities

There is one licensed day care facility in Ellington. It is located on Rexford Road. Several other homes in the town provide childcare, but limit the number of children, and thereby eliminate the need for state licensing. Other licensed day care/child care facilities are located in the nearby villages of Hortonville and Shiocton, and the adjoining Town of Greenville. A head-start program exists in the old Town Hall.

Police

Police protection for the Town of Ellington is provided through the Outagamie County Sheriff's Department. Patrol shifts for traffic safety are established for daily coverage of the town and the western portion of Outagamie County. The Sheriff's Department also provides detective services and crime prevention operations for the town.

The Town of Ellington also elects a Town Constable every two years. The Constable is mainly responsible for controlling pets and other domestic animals running at-large, and job related descriptions.

Fire and Rescue Facilities

The Town of Ellington Fire Department is attached to the east end of the Town Hall and Community Center located at N3802 STH 76, just north of Stephenville. The 3,500 square foot building was constructed in 1989 with the Town Hall. A training and meeting room is located between the fire apparatus building and the Town Garage. The four-bay building houses the following fire fighting equipment.

- ❖ 1995 Pierce 1,250 GPM Pumper
- ❖ 1972 Ford 500 GPM Pumper
- ❖ 1968 Ford 500 GPM Pumper.
- ❖ 2000 International Tanker Truck with a 3,500 gallon capacity tank
- ❖ 1993 International Tanker Truck with a 3,500 gallon capacity tank.
- ❖ 1987 Chevrolet Rescue Unit
- ❖ 1998 boat with 10 hp motor for rescue efforts on the Wolf River and ponds
- ❖ 1952 Ford Pumper unit that is used in area parades during the summer months.
- ❖ Jaws of Life" unit and a Thermal Imaging Camera for fires.

A 2003 Pierce 1,250 GPM Pumper that is equipped with a foam system and other "State of the Art Technologies" has replaced the 35 year old 1968 Ford 500 GPM Pumper.

The Ellington Fire Department consists of 27 volunteer fire fighters, and is structured with a chief, assistant chief, a deputy chief, and three captains. There are also nine certified First Responders. Ellington's First Responders have been providing service to the town since 1980. The Fire Department also has mutual aid agreements with the surrounding fire departments, and serves as a back-up unit for the Outagamie County Regional Airport located in the Town of Greenville.

Although equipment and space is adequate for now, the Ellington Fire Department is in the process of developing and refining a twenty-year improvement plan to meet the anticipated growth and development needs within the town. Some of the major improvements and capital expenditures proposed, include the following:

- ❖ In 2003, the fire department is planning to refurbish the 1972 Ford 500 GPM Pumper to prolong its service and fire fighting capabilities.
- ❖ In 2004, the fire department anticipates purchasing a six wheel unit with trailer for brush/grass fires and quick response fire calls.

- ❖ In 2004 or 2005, recruit between 10 and 15 new volunteer fire fighters for the department.
- ❖ In 2004 or 2005, consider fire department building expansion to house additional equipment, personnel, and fire fighting administration and functions.
- ❖ In 2005, replace the 1987 Chevrolet Rescue Truck with a new 1-Ton Chassis and appropriate equipment.
- ❖ In 2008, replace boat and motor with larger unit.
- ❖ Between 2008 and 2010, hire a full time Fire Inspector/Prevention Officer.
- ❖ In 2010, replace the 1972 Ford 500 GPM Pumper with a new larger pumper unit.
- ❖ In 2015, replace the 1993 International Tanker Truck with a new unit.
- ❖ In 2025, replace the 2000 International Tanker Truck with a new unit.

Library Services

There is no library facility located in the Town of Ellington. However, public libraries are located in the communities of Hortonville, Shiocton, New London and Appleton. The libraries in these four communities are part of the Outagamie – Waupaca County Library System (OWLS Program). Service from these facilities should be adequate during the planning period.

Schools

There are two school located within the Town of Ellington. The Hortonville Area School District encompasses nearly two-thirds of the town land area in the southern part of the town (Map 5). The Shiocton School District occupies the northern one-third of the town.

There are no school facilities located in the Town of Ellington. This requires students to be bused to nearby educational facilities. Students living in the Hortonville Area School District are bused to the elementary or middle schools in the community of Greenville, or they may be bused to the elementary, middle or high school located in Hortonville. Students residing in the Shiocton School District are bused to schools in Shiocton.

Parochial schools are located in the nearby communities of Appleton, Greenville, Hortonville and New London.

Other Governmental Facilities

The Ellington Town Hall and Community Center are located at N3802 Highway 76 just north of the community of Stephenville, as shown in Map 6. Constructed in 1989 at a cost of nearly \$350,000 by Keller Structures, the modern building provides a very functional facility for delivering governmental services, and providing a “gathering place” for community groups and organizations (facility on front cover). The 2,500 square foot structure contains a board room with a safe and storage space, a utility/mechanical room, restrooms, a kitchen and a large meeting room that will accommodate 150 people. Space should be adequate for the next five to ten years before expansion may be necessary.

Town Garage

The Town Garage is connected to the southeast side of the Town Hall/Fire Department building. Constructed in 1995, the 3,600 square foot building has three bays for storing all town road equipment. The Town Garage houses the following equipment:

- ❖ 1997 Ford Dump Truck – single axle, with front mounted snowplow and side mounted wing plow for snow removal
- ❖ 1994 International Dump Truck – single axle, with a front mounted snowplow and side mounted wing plow for snow removal.
- ❖ 1989 John Deere Road Grader with blade for road maintenance and snow removal. The grader is also equipped with a side mounted wing blade and front mounted V-plow for snow removal.
- ❖ 2002 Case IH / International Tractor that is equipped with a front-end loader and Vermeer Disc – Mower Unit for roadside cutting of grass and weeds. This new tractor and attached equipment is also used for roadside ditch maintenance in the town.
- ❖ 1990 Case IH / international Tractor that is equipped with a front-end loader and mower units for roadside cutting of grass and weeds.
- ❖ Numerous pieces of small equipment and hand equipment for Town employees to use for road and park maintenance.

There is currently adequate space in the Town Garage, and sufficient equipment to maintain the 55 miles of town roads and the existing parks. However, in the next five years it is anticipated that a pick-up truck or 1-ton utility truck will be needed to assist with road maintenance projects.

A salt shed was constructed in 1992 to store material used for salting town roads during the winter months. The 1,152 square foot (32' x 36') shed is located on the south side of the Town Garage, and has a storage capacity of approximately 300 tons of salt.

Because the Town has gone through extensive expansion of their facilities, it does not anticipate any major additions to accommodate anticipated growth over the 20 year planning period.

Map 5 School District map

Back of Map 5 School Districts

Map 6: Community Facilities

Back of Community Facilities map 6

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

This chapter of the Town of Ellington Comprehensive Plan for Smart Growth addresses the agricultural resources, the natural resources and the cultural resources found in the Town of Ellington. A community-wide goal is supported by objectives, a plan inventory that includes various maps, and analysis and recommendations to meet the plan criteria identified in the state legislation for smart growth.

Agricultural Resources

Although Ellington has experienced steady growth, a large amount of traditional farming continues to occur. In Outagamie County there are 1,286 farms on 252,471 acres of land. The market value of agricultural products sold by county producer’s totals \$142.2 million. Major agricultural commodities for Outagamie County producers include 34,179 head of milk cows, 33,744 head of hogs and pigs sold, 62,597 acres of corn for grain or seed, and 7,590 acres of vegetables harvested.

In February, 2004, the town contained 35 farms that were in some form of agricultural use. Sixteen of farms in the town have dairy as their primary purpose. The number of active farms is broken down into the following categories as illustrated in Table 34.

Table 34
Active Farms in Town of Ellington, 2004

Type of Farm	Number
Dairy and Hog	2
Heifers	2
Hogs	1
Dairy	16
Beef	6
Cash Crops	8
Total	35

Source: Town of Ellington

The Town should make every effort to support the farming community in whatever way possible. Outagamie County has a Farm Bureau that can offer helpful information. They can be reached through their website, www.wfbf.com/outagamie.htm. Other web sites that might be helpful to those who seek alternative agricultural support programs or want to go into farming as a profession are listed below. These web sites cover topics like Farm

Transfer Program, Community Supported Agricultural Programs, alternative farming, sustainable agriculture, and Farmland Preservation Programs.

- ❖ www.datcp.state.wi.us/mktg/agriculture/farm-center/transfers/index.html
- ❖ www.nal.usda.gov/afsic.csa.csafarmer.htm
- ❖ www.farmland.org/merch.publist.htm
- ❖ www.wisc.edu
- ❖ www.sustainable.org/economy/agriculture.html

Natural Resources

Soils

Soils provide the physical base for agriculture and urban development within the Town of Ellington. Knowledge of the limitations and potential of soil types is important in evaluating crop production capabilities, construction of buildings, installation of utilities, and other uses of the land. Some soils exhibit characteristics such as slumping, compaction, and erosion which place limits on development. Severe soil limitations do not necessarily indicate areas that cannot be developed, but rather indicate that more extensive construction measures may be necessary to prevent environmental and/or property damage. Such construction techniques generally increase the cost of utility installation and land development.

According to the United States Department of Agriculture Soil Conservation Service's *Soil Survey of Outagamie County, Wisconsin*, five soil associations (grouping of individual soil types based on geographic proximity and other characteristics) are predominant in the Town of Ellington.

Hortonville-Symco Association

This covers areas east and south of Stephenville. Hortonville soils are well drained, gently sloping soils with a black silt loam of about 5 inches. The subsurface layer is brown silt loam about 9 inches thick. Most of these soils are well suited for crops. Symco soils are somewhat poorly drained, nearly level and gently sloping on glacial plains. Drained Symco soils are used for cropland, while undrained Symco soils are generally woodlands.

The soils in this unit are used mainly for cultivated crops. Some tracts are also used for pastures or woodlots. Seasonal wetness is a main concern for farming. In the spring and after heavy rains, ponding in swales is common. Tillage is often delayed in the spring because of soil wetness. Harvesting can also be difficult due to wet soils. Most of the urban development in Ellington has occurred on these soils.

Winneconne-Manawa Association

This soil association is found in pockets north and southeast of Stephenville. It is somewhat poorly to well drained, nearly level to sloping, medium to moderately fine texture. The soils have slow to very slow permeability, and are underlain by silty clay glacial till or clay lacustrine sediments. Most crops do well on soils of this nature. However, most soils in this association have severe limitations for rural home development.

Carbondale-Keowns-Cathro Association

This soil association is found in portions of the southeast and northwest parts of the town. They are poorly drained, nearly level, and highly organic mucky soils that are either marsh or woodland areas. These soils cannot be used for cropland unless they can be properly drained, and then only for crops that have a short growing season. Residential and other urban uses are unrealistic on these soils because wetness and foundation problems would be very difficult to overcome. The potential for septic tank leach fields is poor because many of these soils have a seasonal high water table or restricted permeability.

Shiocton-Nichols Association

This soil association is prevalent along the Bear Creek drainage basin. The soils are somewhat poorly drained to moderately drained, nearly level to gently sloping, has a medium to moderately coarse texture, and has moderately permeable soils that are underlain mainly by calcareous silt and very fine sand. Corn, small grain, hay crops and specialty crops, such as cabbage grow well on this soil, although periodic flooding can happen. The major soils in this association have severe limitations for most nonfarm uses.

Menominee-Grays-Rousseau Association

This soil association is found northeast and southwest of Stephenville, and is characterized by moderately well to well drained, nearly level to sloping, medium to coarse textured, moderately to rapidly permeable soils that are underlain by lacustrine silt loam and very fine sand, windblown fine sand, or sandy loam glacial till. Some of the soils in this association are well suited for all crops, while others are better suited for woodlands or wildlife habitat. Well-drained soils in the woodland are commonly used for rural home development, for which they have only a slight to moderate limitation.

Map 7 displays soil suitability for agricultural use in the Town of Ellington. Farmland soil classifications are divided into three classifications. The Class 1 category is the prime farmland category, which covers most of the town. The Class 2 category is prime farmland if properly drained. This type is scattered throughout the town and can be found along the edge of wetlands or in lower areas of farm fields. The Class 3 category is considered prime farmland if not in a flooded condition. The wetland areas and the land adjacent to the Wolf River are classified as non-prime farmland.

The vast majority of soils in the town are well suited for cropland and pastures. They are capable of producing high yields of crops typically grown in the county under a high level of management. A "high level of management" is considered by the Soil Conservation Service to include provisions for adequate drainage, appropriate tillage, planting and seeding with high yield varieties, control of weeds, diseases, insects, optimum fertilizer application and timely, efficient harvesting techniques.

Map 8 shows soils in the town that are suitable for homes with basements. The categories on Map 8 range from very high or favorable soil conditions for basements to very low, or severe soil limitations for basements. By looking at the categories on the Map 8, it is evident that a good amount of land in Ellington is being shown as high or very highly favorable soils to build homes with basements.

Map 9 shows sites in the town that are suitable for several different types of sanitary sewer systems, based on soil suitability. In establishing soil suitability for conventional septic systems, the Soil Conservation Service considers properties and features that affect absorption of the effluent, such as permeability, depth to seasonal high water table, depth to bedrock, and susceptibility to flooding. Stones, boulders, and shallowness to bedrock interfere with installation. Excessive slope can cause lateral seepage and surfacing of the effluent. Soil erosion and soil slippage are hazards if absorption fields are installed on sloping soils. Suitable septic system types shown on Map 8 are divided into three categories. The first category is called "at grade," which means the septic system

must be built on existing grade (no fill added). This type of system is sometimes referred to as *demonstration type* sewer systems and will be typical of the new on-site sewer systems that are in the Com 83 law passed by the Wisconsin State Legislature several years ago. A few isolated sites scattered throughout the town are classified in this category.

The second category is called "below grade", which indicates a soil that would be acceptable for a septic system with a drainage field. This category of soils is also scattered throughout the town, although it is more numerous than the first category.

The third category is called "new mound", which means the soils are not acceptable for a conventional septic system and will need a mound septic system. This type of category constitutes the vast majority of soils in the town.

Soils not rated suitable for septic systems may need an "alternate" on-site waste disposal system (mound or at-grade system) if a public sewer system is not available. In some cases, holding tanks may also be installed to satisfactorily overcome these limitations.

Environmentally Sensitive Areas

The Town of Ellington is located within the Eastern Ridges and Lowlands physiographic province of Wisconsin. The surface of the bedrock underlying the town gently dips to the southeast. Most of the surface features in the town are the result of glacial activity.

Topography in the town is characterized as gently rolling, with several high points in the west-central portion of the town, in the vicinity of STH 76 and CTH "S".

The Wolf River Drainage Basin constitutes the lowest land in the town. Some areas along Kettner Road have slopes in excess of twelve percent.

Topographic relief in the town can vary by as much as 250 feet. One of the highest elevations, about 1,010 feet above sea level, is located along Grand View Road in Sections 28 and 33, in the southwest quadrant of the town. Elevations in excess of 950 feet can also be found. The area of the lowest elevation, about 760 feet above sea level, is located along the banks of the Wolf River and CTH "S" in Section 18.

Most of the Town of Ellington is either within the Bear Creek or Wolf River Drainage Basins. The eastern portions of the town lie within the Bear Creek basin. These areas generally drain southwesterly and westerly towards the settlement of Stephenville. Bear Creek flows through Stephenville in a westerly direction and eventually discharges into the Wolf River. Most of the Town's northwest quadrant flows into the Wolf River. Two intermittent streams on the southwestern corner of the town flow into the Black Otter Creek Watershed to the south and eventually into the Wolf River north of Hortonville.

The Wolf River empties into the Poygan/Butte des Morts/Winnebago lake system. The water eventually discharges into the Fox River, which flows to the Bay of Green Bay.

Map 7 Soil Suitability

Back of Map 7, Soil Suitability

Map 8 Soil Potential for Homes with Basements

Back of Map 8: Soil Potential for Homes with Basements

Map 9 Types of septic Systems

Back of Map 9 Types of septic Systems

Landfill Operation

A closed three-acre town dump is on the south side of CTH "MM", between Manley road and Main Street. The dump has gone through compliance procedures, which included "capping" the site with clay soil, adding vegetation, and installing monitor wells. The Village of Hortonville has an inactive landfill in the Town of Ellington, north of STH 15.

Groundwater

The Town of Ellington has several significant areas of high ground water. Map 11 illustrates the location of these areas. The dominant area can be found in the northwest quadrant of the town, where the LaSage Unit of the Wolf River Bottomlands is located just north of CTH "S".

With regards to groundwater, it must be pointed out that a little more than half (south-east portion) of the town falls with the arsenic advisory area established by the WDNR (Map 10). The strata layer of the St. Peter Sandstone formation runs through this area of the town. It produces higher levels/concentrations of arsenic in the ground water, as the water table levels fluctuate on a seasonal basis and with draw-down from use.

High Bedrock & Water Table

Areas of high bedrock are relatively scarce in the town (Map11). The scattered locations that have the most severe conditions are located in the southern half of the town, with one of the major sites being immediately north of CTH "JJ". Some of these high bedrock areas are the location of non-metallic mines in the town.

Map 11 also shows the location of a high water table, measuring five feet or less from the surface. These area are also scattered mostly north of CTH "S". Most of the development that has occurred in Ellington has avoided these high water tables.

Stream Corridors

Outagamie County has adopted a Shoreland District Zoning Ordinance, which regulates shoreland use and development within 300 feet of the ordinary high watermark of navigable rivers or streams or to the "landward side of the floodplain, whichever distance is greater." The purpose of the Ordinance is to help protect the scenic beauty and shore cover, and to prevent erosion, sedimentation and pollution of the County's water resources.

The Shoreland District Zoning Ordinance states that "rivers and streams in the county shall be presumed to be navigable if they are designated as either continuous or intermittent waterways on the USGS Quadrangle Maps or other zoning base maps which have been incorporated by reference. The County Zoning Administrator shall make the initial determination of ordinary high watermark and navigability if evidence to the contrary is present." For the most part, the western of one-third of Ellington lies within the drainage area of the Wolf River. In the southwest corner of the town, in Section 31, the surface

drainage is part of Black Otter Creek. The eastern two-thirds of the town is drained by the Bear Creek watershed.

Surface Water

Three sources of surface water account for most of the water flow in the Town of Ellington. The Wolf River flows in a southerly direction through the northwest portion of the town as shown on Map 12.

Bear Creek flows in a westerly direction through the community of Stephenville. A major tributary of Bear Creek flows from the northeast portion of the town to the main channel located west of Market Road in Section 22. Another major tributary flows from the south-southeast area of the town into the main channel of Bear Creek, less than 1,000 feet from the northeast tributary. Bear Creek eventually flows into the Wolf River in Section 19 just south of Pew Street. The discharge location is approximately three-quarters of a mile west of Stephenville.

A third surface water stream is a minor tributary of the Black Otter Creek, which flows in a southwesterly direction towards the main channel, and is located in Section 31. Black Otter Creek flows northeast from the village limits of Hortonville, and eventually discharges into the Wolf River in the neighboring Town of Hortonia.

Floodplains

Areas susceptible to flooding are considered unsuitable for development because of risks to lives and property. The Flood Insurance Rate Maps for the unincorporated portions of Outagamie County (maps revised October 16, 1984 and September 30, 1993) identify several areas within the Town of Ellington that are subject to flooding. These areas include the wetland/woodland portions associated with the Wolf River and the Bear Creek drainage basins.

Outagamie County has a Shoreland-Floodplain Zoning Ordinance that requires certain land use controls in designated flood hazard areas. The floodplain districts were determined by using the official floodplain zoning maps of Outagamie County and subsequent revisions. Land areas that are classified in the floodplain/floodway zones have considerable development restrictions. Within the adopted zone, residents of the town are eligible to participate in the Federal Flood Insurance Administration's Insurance Program.

Map 10 Arsenic Map

Back of Map 10 Arsenic Map

Map 11 high Ground Water & Bedrock

Back of Map 11 high Ground Water & Bedrock

Map 12 Wetlands and Woodlands

Back of map 12 Wetlands and Woodlands

Wetlands

Wetlands are areas where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation, and which have soils indicative of wet conditions. Protection of wetlands in the town is important as they serve several vital environmental functions, including flood control, water quality improvement, groundwater recharge, and as a habitat for fish, birds and other wildlife.

The Town of Ellington has several major wetland areas as mapped by the WDNR on its Wisconsin Wetland Inventory Maps (Map 12). These wetland areas are located primarily along the Wolf River in the northwest quadrant of the town.

The Outagamie County Shoreland-Floodplain-Wetland Ordinance identifies permitted uses of wetlands, some of which include development of public and private parks and the cultivation of agricultural crops. The Department of Natural Resources regulates the placement of structures and other alterations below the ordinary high water mark of navigable streams and lakes. The Corps of Engineers has authority over the placement of fill materials in virtually all wetlands. The U.S. Department of Agriculture incorporates wetland preservation criteria into its crop price support program.

Woodlands

There are numerous woodlands scattered throughout the Town of Ellington (Map 12). The most prominent woodland areas are associated with the town's two largest wetland/floodplain areas in the western portion of the town. Most of the wildlife habitat is in these two large forested wetland areas.

Another relatively large wooded area is in the central portion of the town. Several smaller scattered woodlands are interspersed throughout the town.

Woodlot preservation programs are sponsored by the Soil Conservation Service.

Air Quality

The following information is from the Wisconsin Department of Natural Resources:

"A few common air pollutants are found all over the United States. These pollutants can injure health, harm the environment and cause property damage. The Environmental Protection Agency (EPA) calls these pollutants criteria air pollutants because the agency has regulated them by first developing health-based criteria (science-based guidelines) as the basis for setting permissible levels. One set of limits (primary standard) protects health; another set of limits (secondary standard) is intended to prevent environmental and property damage. A geographic area that meets or does better than the primary standard is called an attainment area; areas that don't meet the primary standard are called non-attainment areas."

Outagamie County is an attainment area. Air quality monitoring stations nearest to the Town of Ellington are located in the Appleton Area. According to the Department of Natural Resources (DNR), there are no air quality issues in the town of Ellington.

More information on air quality is available at: www.dnr.state.wi.us/org/aw/air/ and at: www.dnr.state.wi.us/org/aw/air/hot/1hr_redes/

Wildlife Habitat

The wetland and woodland areas in the Town of Ellington, as shown on Map 12, provide excellent habitat for wildlife and waterfowl. The variety of wildlife in the town includes white tail deer, fox, raccoons, opossums, skunks, ground hogs, cottontail rabbits, and squirrels.

Common waterfowl include Canada geese, various ducks, pheasants, mourning doves, and many varieties of songbirds. Birds of prey such as owls and red-tailed hawks also frequent the area.

Threatened and Endangered Species

Information on wildlife habitat and threatened and endangered species is available from the WDNR at the website: www.dnr.state.wi.us/org/land/er/workinglists/mapsbycounty.htm.

There are several threatened and endangered species of wildlife, waterfowl and fish within the Wolf River environs. They have been identified as being in the Town of Ellington by the WDNR as part of the Wolf Rivers Bottomlands study that was completed and accepted in March 2002. A list of these species is included in the report.

The Natural Heritage Inventory Map shows that sections 7 and 18 have both endangered aquatic and terrestrial species, while sections 8 and 19 have endangered aquatic species. All of the areas identified are in the Wolf River basin area.

The information is available only at the county level. It is recommended that landowners and developers consult this web site for information on habitat and species that may affect their property. Areas not identified may contain endangered species not yet documented. Developers and property owners are advised to take the approach that "absence of evidence is not evidence of absence."

Metallic and Non-Metallic Mineral Resources

The Town of Ellington does not have any metallic mining sites. However, the town does have a number of non-metallic sites (see Map #13 and Table 35). These sites (gravel pits, quarries and sand pits) are regulated by the town's non-metallic mining ordinance (#EII 03-01 and its successors).

**Table 35
Quarry /Extraction Operators**

Operator Name	Town Section	Address	Status
MCC, Inc.	3	Box 1137, Appleton	Active Sand and Gravel
C.V.C. Sand and Gravel	9	5000 W. Capital Drive, Appleton	Gravel
Edward Baum	11	W6750 CTH S, Shiocton	Sand
Van Handel Excavating	14	5325 N. Ballard Road, Appleton	Sand
Tom Van Handel Corp.	15	1830 E. Edgewood Drive	Active Sand and Gravel
MCC, Inc.	15	Box 1137, Appleton	Active Sand and Gravel
Northeast Asphalt Inc.	25	W. 6380 Design Drive	Gravel
MCC, Inc.	25	Box 1137, Appleton	Gravel
Tom Van Handel Corp.	11 & 12	1830 E. Edgewood Drive	Active Sand and Gravel

Source: Outagamie County

Other Natural Resources

Overall, the Town of Ellington presents some very unique natural areas throughout the community. With a mixture of woodlands, wetlands, hilly terrain and ridges, rock outcroppings, the Wolf River and Bear Creek; there are “natural settings” unique to Ellington.

Although electricity can now be generated by windmills, the location of such windmills needs to be regulated because of the noise generated by the turbines, which may have an adverse impact on developing residential areas in the town.

Historical and Cultural Resources

Community Design

The Town of Ellington Planning Commission, the Town Park Commission, and the Town Board have been working to develop a community design program through local and county regulations. The Outagamie County Zoning Ordinance and Subdivision Regulations have been key regulatory tools utilized over the years to guide land development.

The Town is in the process of preparing a subdivision ordinance, an official map ordinance and a driveway access control ordinance. The Town Park Commission is also in the process of preparing a Master Plan for Farmers Park to guide the development of this facility.

Civic Organizations and Events

For many years, the Town has had 4H clubs, homemaker clubs, senior citizen card playing groups, snowmobile clubs, and other civic organizations. Long time annual events have included “Ellington Firemen's Firefest” and the “St Patrick’s Church roundup”.

ECONOMIC DEVELOPMENT

The Town of Ellington, based on its location and resources, is essentially a rural agricultural community and “bedroom community” situated in the southwestern section of Outagamie County. Its economic base at the present time is comprised primarily of agricultural commodities, smaller business services, very limited industrial uses and non-metallic mining operations.

The main economic development activities currently consist of agricultural operations related to dairying and livestock farming, cash cropping and timber harvesting. Non-metallic mining operations - quarries, gravel pits and sandpits - are scattered throughout the town. Other economic development activities include recreational hunting and fishing, residential housing development and small service businesses.

Analysis of Labor Force

The labor force on existing town farms has steadily been shrinking, as more and more farmers are going out of business. To replace the loss of the “family farms”, the production of milk and other dairy products is being produced on “mega-farms”, which function as a big business and hire mostly outside employees. Presently, there are no “mega-farms” located in the Town of Ellington, nor are any “mega-farming” operations anticipated in the foreseeable future. A transition is taking place in Ellington whereby productive agricultural land is being converted into rural residential subdivisions and single-family home sites.

A limited number of businesses within the town, like many other businesses in the area, do not have a problem finding and keeping employees.

Analysis of Economic Base

Since the early settlement of the Town of Ellington, the economic base has been farming. Even though active farming operations continue to exist, the town is experiencing suburbanization due to the decline in family owned farms and increasing interest in rural residential subdivision development. As the population of the town grows, the need for service related business uses would increase, which in turn will generate new jobs.

Table 36 on the following page identifies the major employers that operate businesses or larger farms in the Town of Ellington. There are nine business operations in the town that employ 75 workers (number excludes the Eagle Creek Golf Club, which is seasonal).

There are a number of other established businesses in Ellington. Many of these businesses are owned or operated by one individual. Some of these businesses include exca-

vating and landscaping, small engine sales and service, salvage and recycling, custom farm machine operators for field work, food catering, beauty salons and barbershops.

Table 36
Major Employers In Ellington

Business or Company	Product or Service	Employees*
Ace Concrete Service, Inc.	Flat concrete work	5
Dugout Bar and Grill	Food and drink	17
Griesbach Water Softeners	Water softeners	25**
Main Concrete, Inc.	Flat concrete work	7
Eagle Creek Golf Club	Golf course	Seasonal
Twisters Bar and Grill	Food and drink	2
Diggers Bar	Food and drink	2
The Supper Club (on "MM")	Food and drink	9
Town of Ellington	Municipal services	8
Total		75

* Number of employees includes full time, part time and seasonal help.

** 25 people are employed by Griesbach Diamond Water Softeners Inc. – parent company of Griesbach Water Softener. Ellington location normally staffed by one or two part time persons.
Source: Martenson and Eisele, Inc. Survey, January 2003.

Desired New Businesses and Industries

It is anticipated that new business opportunities may develop at the intersection of STH 76 and CTH "JJ". A business already exists at this corner, and additional commercial uses at this major intersection on the southern fringe of the Town of Ellington have good potential.

Prospective new businesses and industries would need to be analyzed to address environmental issues, required services, and assure compatibility with the community and surrounding neighborhood in which they may want to locate,.

Town Strengths to Attract and Retain Business and Industry

The Town of Ellington is considered a rural residential community interspersed with farming and agricultural related activities. In light of this status, small to medium size businesses that would provide services locally, such as service type merchandise, convenience stores, nurseries or lawn and garden stores, could be successful in the Town of Ellington. Currently, sanitary sewer service is available only in the community of Stephenville, but water might be able to be contracted with the Greenville water utility district for locations close to the water tower on CTH "JJ".

Several factors that may make development of commercial and industrial land uses attractive in the Town of Ellington are:

- ❖ The growing number of subdivisions that are being developed and the large number of homes that are being built not only in the Town of Ellington but also immediately south of the Town's borders in the Town of Greenville, all generating a market for future commercial ventures.
- ❖ The Town's Future Land Use identifies some potential commercial parcels that the town would encourage and support development upon.
- ❖ The Town of Ellington would be willing to support contractual arrangements to purchase water from the Greenville Water Utility District to provide water in the immediate area of CTH "JJ" and STH 76.
- ❖ The potential exists for commercial development on already sewered vacant parcels in the community of Stephenville.

Designation of Sites for Businesses and Industries

The Town of Ellington Comprehensive Plan's Land Use Plan recognizes several areas in the town that are suitable for commercial and business development. These areas include the following:

- ❖ The development of vacant parcels in Stephenville along STH 76.
- ❖ Future commercial development is proposed for the vacant land area at the intersection of STH 76 and CTH "S".
- ❖ Future commercial development and highway business services are proposed for the vacant land areas at the intersection of STH 76 and CTH "JJ".

There are no industrial development sites identified at this time based on the constraints listed previously. The potential for future industrial sites will again be evaluated when the Ellington Comprehensive Plan for Smart Growth is updated in the next five to ten years.

Market Potential for Environmentally Contaminated Sites

Any contaminated site will cause a delay of sales and loss of value in land while it is undergoing cleanup. Primary potential environmental contamination sources are shown on the following table.

Table 37
Contamination Sources

Source	Type of Contaminant
Farms	Runoff of agricultural chemicals and animal wastes/manure Leaking underground petroleum products or above-ground storage tanks
Residential Lots	Lawn Chemicals
Landfills	Seepage, groundwater, heavy metals, V.O.C. contamination
Gas stations	Leaking underground storage petroleum products or above-ground storage tanks (LUST)
Older homes	Insulation and tiles, asbestos
Industrial/Commercial/Institutional buildings	Leaks and spills, depending on operation
Homes/Industrial/Commercial/Institutional buildings with basements	Gas Infiltration, radon

Source: Wisconsin Department of Natural Resources

The time to remediate these environmental conditions varies with the type and degree of contamination present. Some spills can be quickly contained, while groundwater contamination can take many years to recover. There are a number of governmental programs which can assist financially with clean ups, such as PECFA for storage tanks and brown-field grants for industrial sites.

County, Regional and State Economic Development Program Applicability

County, regional and state agencies have limited dollars available to stimulate or help communities the size of the Town of Ellington. In addition, the Town would need to determine what types of assistance might be available, then apply and administer possible programs.

Outagamie County

Outagamie County UW-Extension offers, through a partnership with the Wisconsin Department of Commerce, a Business Revolving Loan Fund Program designed to create jobs and help new and existing businesses. For more information on eligible activities and eligible requirements, the UW-Extension Office can be contacted at (920) 832-5122.

The Outagamie County UW-Extension Office is also accessible by computer through its established web site. The web site address is <http://www.uwex.edu/ces/cty/outagamie>

Regional Programs

The East Central Wisconsin Regional Planning Commission prepares an Overall Economic Development Program (OEDP) covering the ten counties in its region. The most recent update was completed in 2001.

The document contains a review of the Commission's economic development efforts, an overview of the region's economy and the development strategy for the region. The development strategy includes goals, objectives, and strategies and a ranking of economic development investment projects submitted by communities in the region.

The Town of Ellington did not submit any economic development investment projects for inclusion in the OEDP.

Fox Valley Technical College and the Fox Cities Chamber of Commerce, in particular the Service Corps of Retired Executives (SCORE), provides assistance to existing and prospective businesses.

For information on small business and entrepreneurship services at Fox Valley Technical College, they can be contacted at (920) 735-4826. The Fox Valley Technical College is also accessible by computer through its established web site. The web site address is <http://www.foxvalley.tec.wi.us/>

State Programs

The State of Wisconsin's Department of Commerce offers a number of programs in support of economic development. The programs are too numerous to list here. Some of the programs provide direct assistance to a business, others fund the business through the local community, while other programs provide direct assistance to a community.

The Department of Commerce has Area Development Managers located throughout the state to help local communities and businesses identify the resources available from the state and other sources. Mr. Dennis Russell is the Area Development Manager for assistance in Outagamie County, and is located in Green Bay.

Forward Wisconsin is a state-level partnership between the public and private sectors whose mission is to market Wisconsin as a business location to firms interested in expanding in, or relocating to, Wisconsin. Information on the programs and services offered by Forward Wisconsin may be found by contacting the agency office in Madison.

The State of Wisconsin Stewardship Program, which provides cost-sharing grants for the purchase and development of open space and parkland, is one good source of financial aid. This program should be pursued for the development of Farmers Park located to the east of Ellington's Municipal Center.

Economic Forecast

The Town of Ellington is positioned in a regional area that is projected to grow, with the strongest growth occurring in finance, insurance, real estate, and service sector, and in agriculture, large scale farms could increase in number, according to East Central Regional Plan Commission. The Fox Valley economy has always been and is anticipated to continue to be a growing economy, due to its diversity of manufacturing and service industry and its quality of employees.

INTERGOVERNMENTAL COOPERATION

Relationships with Other Governments

Wisconsin State Statutes Chapter 66.30 provides guidelines for intergovernmental cooperation and boundary agreements between municipalities. This statute enables adjoining communities to enter into agreements that will benefit both communities.

Mutual Aid agreements are a type of intergovernmental cooperation. For example, city village and town fire departments use this vehicle to extend fire protection from one municipality to another. The biggest advantage is that each fire department can share equipment and manpower in times of major fires that would otherwise limit the resources of a particular department in responding to a disaster. The Town of Ellington will continue its policy of entering into mutual agreements that are beneficial to each unit of government.

As the Town of Ellington looks to the future, one area that may be worthwhile pursuing is the establishment of boundary agreements with the Village of Hortonville, with which it currently does not have agreements. The main purpose of this effort is to stabilize the present town boundaries from the continuing threat of annexations to the neighboring Village of Hortonville. To achieve this type of an agreement, each governmental unit must negotiate in "good faith".

Town of Ellington representatives attend meetings with other local governing bodies whenever issues concerning the town are involved. The Town of Ellington continues to develop liaisons with local, regional, state and federal units of government to assure input from the Town of Ellington and to build cooperation between these governmental units.

Adjacent Communities

Communities that are adjacent to the Town of Ellington include the Towns of Hortonia, Liberty, Bovina, Center and Greenville. The Village of Hortonville is the only incorporated community that shares a common boundary with Ellington.

Town of Hortonia

A mutual aid agreement for fire protection is in place for the towns of Hortonia and Ellington. The fire protection is actually provided through the Hortonville–Hortonia Fire District that serves the village and town. Presently, there are no other agreements between Hortonia and Ellington.

Town of Liberty

There is no mutual aid agreement between the Towns of Liberty and Ellington, as the Town of Liberty does not have a fire department. The Town of Liberty contracts with the nearby communities of Hortonville, New London and Shiocton for its fire protection services. No other agreements are presently in place between Liberty and Ellington.

Town of Bovina

The Town of Ellington has a mutual aid agreement in place with the Shiocton-Bovina Fire Department. Facilities and equipment for the Shiocton-Bovina Fire Department are located in the Village of Shiocton, approximately 1.5 miles north of the Ellington town line. There are no other agreements in place between Bovina and Ellington.

Town of Center

The Towns of Center and Ellington have a mutual aid agreement for fire protection. The towns have also discussed the possibility of extending Mayflower Road between Rock Road and CTH "S". At issue, however, is whether the roadway should be extended into an area that contains existing wetlands and single-family residential development. This issue has not been resolved pending concerns about the wetlands, residential development and the increased traffic volumes on Mayflower Road if it were built to connect Rock Road and CTH "S". Future meetings may be held between the towns to resolve the issue.

Discussions have also been held between the two towns concerning quarry operations and the impact of blasting on adjacent land uses. Efforts are underway to prepare more restrictive non-metallic mining regulations between the towns and Outagamie County.

Town of Greenville

The Town of Ellington has a mutual aid agreement with the Town of Greenville for fire protection, including the Outagamie County Regional Airport, which is located in the Town of Greenville. The Town of Ellington Volunteer Fire Department serves as a back-up unit for fires and related disasters that may occur at the airport.

The Towns of Greenville and Ellington have also initiated preliminary discussions concerning the possible extension of sewer and water facilities into Ellington. Of particular importance is the provision of public utilities and infrastructure if land in Sections 34 and 35 are developed at urban densities.

The Towns of Greenville and Ellington also have a working agreement so youth of each town can participate in sports activities in either community, and use the various athletic facilities for the respective sports in which they participate. As the towns continue to grow and develop, the youth sports programs will become more structured to accommodate additional participants and athletic facilities.

Village of Hortonville

A mutual aid agreement is in place for fire protection between Hortonville and Ellington. As with the Town of Hortonia, fire protection for the Village of Hortonville is provided through the Hortonville–Hortonia Fire District. There are no other agreements in place, but, as stated previously, the potential to pursue a boundary agreement is something that merits consideration by both communities.

A cooperative effort exists between landowners in Hortonville, Hortonia and Ellington that have property within the boundaries of the Black Otter Lake Rehabilitation District. This Lake District was formed by local property owners to improve the overall water quality of

Black Otter Lake and Black Otter Creek, which flows in a northwesterly direction into the Wolf River. Through good conservation practices and modern day land use management techniques, the water quality continues to improve. The Black Otter Lake Rehabilitation District is managed by a Board of Commissioners.

The Village of Hortonville also operates a summer park and recreation program in which youths from Ellington participate. Most park activities and recreational programs are held at the various village parks or the privately owned Commercial Club Park, which is located on Olk Street.

Village of Shiocton

Youth from the Town of Ellington also participate in the summer recreation programs that are sponsored by the Village of Shiocton. Most organized recreational activities take place at Lake Park in the Shiocton.

Adjacent School Districts

The Town of Ellington continues to communicate with the two public school districts that serve the community. Map 5 identifies the jurisdictional boundaries of each school district within the boundaries of Ellington.

Hortonville School District

The Hortonville School District serves approximately the southern two-thirds of the Town of Ellington. School facilities are located in the adjoining Village of Hortonville and the Town of Greenville. The School District continues to be one of the fastest growing districts in the state in terms of enrollment increases.

At the present time, there are no programs or activities in which the Town of Ellington and the Hortonville School District are working cooperatively. However, as growth and development occurs within the town and school district, there may be the opportunity to develop joint programs and activities that would be beneficial to both jurisdictions.

Shiocton School District

This school district serves approximately the northern one-third of the Town of Ellington. The school facilities for the Shiocton School District are located in the Village of Shiocton. Presently, there are no cooperative activities or programs ongoing that involve the town or the school district. However, the school district and town should make a concerted effort to keep the lines of communication open and meet as needed to discuss issues of common interest.

County

As would be expected, there is a significant amount of interaction between the Town of Ellington and Outagamie County. Planning, zoning and subdivision ordinances; regional storm water management, drainage plans, and septic system installations; highway access control; 911 dispatch; emergency management; and geographic information systems are the most common areas that require cooperation. Other areas of importance for Out-

Outagamie County and Ellington include highway projects, town road improvements, parks and trails.

Outagamie County also works cooperatively in providing other services to Town of Ellington residents. The Outagamie County Sheriff's Department is responsible for providing police protection throughout the town. Part of the Sheriff's Department responsibilities to Ellington includes vehicle control and traffic safety. Other County services include health and human services, and parks and recreation, such as the boat landing and fishing area along the Wolf River by CTH "S". A future project that will impact the Town of Ellington is the conversion of the abandoned railroad tracks right-of-way to a multi-purpose recreational trail. Ellington will have the potential of connecting and linking with this future trail in the Village of Shiocton and the Town of Bovina, north of the town limits.

Regional

The Town of Ellington is involved with the East Central Wisconsin Regional Planning Commission and with the Outagamie County Towns Association. Ellington works closely with East Central Planning to periodically update the Stephenville Sanitary District Sewer Service Area Study. The Town of Ellington is also working with East Central Planning and WisDOT District 3 Office in Green Bay regarding a viable route for the extension and relocation of State Highway 15.

State and Federal

The Town of Ellington sends representatives to the state-wide associations, including the Wisconsin Towns Association, the Wisconsin Municipal Clerks Association and the Wisconsin Municipal Treasurers Association.

Much of the communication and cooperation at the state and federal level deals with transportation issues, primarily highways. This is especially important with the upcoming improvements to STH 76 and the possible relocation of STH 15 through the Town of Ellington. As stated previously, Ellington works closely with the Wisconsin Department of Transportation on highway issues. The WisDOT District 3 Office in Green Bay assigns a staff representative for Outagamie County, who provides dialogue and coordination on highway projects while maintaining communication with local communities.

There are further efforts to coordinate activities with the Wisconsin Department of Natural Resources along the Wolf River. Priority efforts include "no-wake" zones and the regulation of fishing rafts along the river. Other efforts include the upgrading and enhancement of the Wiouwash Recreational Trail through Outagamie County.

Shared Public Facilities

There are no shared public facilities that the Town of Ellington utilizes with surrounding communities and with Outagamie County. Whether this will change during the next several years is hard to say. However, as part of the intergovernmental cooperation during

the twenty-year planning period, it would be beneficial for the Town of Ellington to investigate ways where shared public facilities might be an option.

Conflicts

The Town Board of Ellington attempts to meet and listen to all other governmental units with whom there may be a conflict. It is the goal of the Town of Ellington to respect the rights of residents and landowners, and to resolve conflicts wherever possible.

Opportunities

An opportunity is available to work with the Town of Greenville and the Town Sanitary District to plan for long-range development and possible utility extensions for the undeveloped land areas in Sections 34 and 35, in south-central Ellington. If this land area around STH 76 and CTH "JJ" is to be developed at urban densities in the future, there will be a need to provide sewer, water and other related infrastructure improvements.

There have been some preliminary discussions and meetings between East Central Planning and the Towns of Grand Chute, Greenville and Ellington regarding water and sanitary sewer service being extended into the southern portion of Ellington near STH 76 and CTH "JJ". There is, however, no set course of action at this time pending further meetings and discussions.

There is also an excellent opportunity for the Town of Ellington to work cooperatively with the adjoining towns of Bovina, Hortonia and Liberty, and other towns in Outagamie County, such as Maine, to improve the overall condition of the Wolf River. Collectively, the towns could take the initiative to remove dead trees and other debris that has accumulated in the river over the years. River bank stabilization might be another area where the towns could work together.

Along with the proposed Wolf River clean-up, the towns, private organizations, clubs and the WDNR can work together on the Wolf River Bottomlands Project. This program is intended to enhance and better manage the natural resources along the river, including the land, wildlife, waterfowl and fish, for public and private enjoyment.

LAND USE

Major changes in land use have occurred in the Town of Ellington over the past ten to fifteen years. The farmland and rural landscape is seeing development of residential subdivisions. The Town of Ellington, similar to Greenville, is experiencing the outward growth pressures of the Fox Cities Metro Area. Even though agricultural land uses continue to dominate the overall acreage use in the town, both external and internal factors continue to impact the land use characteristics of Ellington. The 34.9 square miles of land area that comprise the Town of Ellington will continue to see more changes in land use during the 2004 to 2024 planning period (See Map 13, Existing Land Use).

Residential Development

After farmland and agricultural uses, woodlands, and conservancy areas, residential development is now the fourth largest consumer of land in the Town of Ellington. The Existing Land Use Inventory that was completed by Martenson and Eisele, Inc., for the Town of Ellington in September 1999, offers the following information:

- ❖ Residential development accounts for 7.53% of the total acreage in the town.
- ❖ Single-family residential development accounts for 1,637.7 acres of developed land, or 97.4% of the residential acreage in Ellington.
- ❖ Mobile homes, two-family housing units (duplexes) and multi-family units comprise 44.4 acres of developed land, or less than three percent of the residential acreage.
- ❖ The settlement of Stephenville is one of the few areas in Ellington where there is a concentration of residential home sites.
- ❖ Rural residential subdivisions are scattered throughout the Town of Ellington. There are several sections where subdivisions are more prevalent than others. These sections include 3, 4, 24, 27, 28, 29, and 30. A large subdivision of fifty lots is being planned for Section 33 west of Immel Road.
- ❖ The single-family residential home sites on STH 76 in Sections 27 and 28 resemble a strip development. The numerous driveways entering directly onto STH 76 causes vehicle safety problems and reduces the carrying capacity of the highway.
- ❖ There are numerous individual home sites scattered throughout the town along existing state, county and town roads that is characteristic of "Urban Sprawl." Ellington is no different than other towns facing similar land use and development problems in rural areas.

The trend of single-family residential home sites will continue to be one of the dominating land uses in Ellington over the next twenty years.

Map 13 Existing Land Use

Back of Map 13 Existing Land use

Commercial Development

Existing commercial development is scattered throughout Ellington. There is no particular development pattern relating to business locations. The following characteristics describe the commercial development in Ellington.

- ❖ Existing commercial development in Ellington accounts for 39.1 acres of land, or less than 0.2% of the Town's land area.
- ❖ Although business and commercial entities are found along STH 76 and county highways, there are just as many business places found along the town roads.
- ❖ Such commercial uses, such as drinking establishments and grills, are among the more popular businesses in the rural areas.
- ❖ Small trucking companies, landscaping services, and repair shops are other businesses typically found in rural communities.

Industrial Development

Industrial development in the Town of Ellington is very limited to a metal recycling business and Parker Excavation on Highway 15, east of Hortonville.

Community Facilities

Similar to commercial and industrial, there are few community facilities in the town. The following characteristics highlight the community facilities in Ellington.

- ❖ The land use inventory identified approximately 32 acres of land used for community facilities. This acreage represents less than 1% of the land area in Ellington.
- ❖ Community facilities include three churches, four cemeteries, a community center fire department, town garage, and a wastewater treatment plant and lagoon.
- ❖ The elevated water tower for the Greenville Sanitary District is also located in the Town of Ellington along CTH "JJ".

Parks and Recreation

Parks and recreation uses also occupy little acreage in the town. Most of these uses are located within the community of Stephenville. The developed acreage for parks and open space is less than one percent of the land area.

Woodlands and Wetlands

The combination of woodlands and wetlands is the second largest land use area in the town. These land uses include the following characteristics.

- ❖ The conservancy or wetlands land use category as shown in Table 33, accounts for an estimated 3,775 acres, or nearly 17% of the land area in Ellington.
- ❖ Woodland areas are estimated at 3,600 acres and account for slightly over 16% of the Town's land area.
- ❖ Woodlands and wetland areas combined, represent over 33% of the Town of Ellington's land area. Only farmland and agricultural uses account for more acreage.
- ❖ Most of the woodland and wetland areas can be found near the Wolf River in the northwest quadrant of the town. Major woodland and wetland areas can also be found in the northeast quadrant of the town as shown on the Existing Land Use Map, Map #. In particular, Sections 2 and 10 have extensive areas of woods and wetlands.
- ❖ Other areas where the woodlands and wetlands are prevalent are along the various tributaries of Bear Creek. Sections 21, 22, 23, and 24 have a mixture of woodlands and wetland.
- ❖ There are other areas scattered throughout the Town of Ellington where smaller tracts of woodlands and wetlands can be found.

The woodlands and wetlands acreage is a valuable natural resource that warrants preservation and protection through the planning period.

State Lands and Golf Course

Linked very closely with the existing woodland and wetland areas are the state lands and Eagle Creek Golf Club located in the Town of Ellington. These land uses are summarized as follows.

- ❖ Combined, the state lands and Eagle Creek Golf Club occupy approximately 620 acres, or nearly one square mile of area. These land uses represent roughly two percent of Ellington's total land acreage.
- ❖ The LaSage Unit of the Wolf River Bottoms, recently purchased by the Wisconsin Department of Natural Resources, is held in a preservation trust. It provides valuable open space and recreational land for future generations. The land is located adjacent to the Wolf River in Sections 7 and 18.
- ❖ Eagle Creek Golf Club provides another 135 acres of open space for active recreational purposes. The Eagle Creek Golf Club is located in Sections 14, 22 and 23, along tributaries of Bear Creek.

Agriculture and Farmland

In the Town of Ellington, the largest land area in terms of percentage use is agriculture. Based on the 1999 Existing Land Use Inventory, it is estimated that approximately fifty

percent of the land area in Ellington is still actively farmed. Agriculture and farmland characteristics include the following.

- ❖ The 1999 Existing Land Use Inventory identified 11,055 acres in Ellington being used for crop production, farm use and other general purpose agricultural use.
- ❖ Section 7, in the northwest quadrant of the town, is the only section where no land is currently being used for agricultural purposes.
- ❖ Sections 34 and 35, in southeast Ellington, are the most extensively farmed areas.
- ❖ Dairy farming continues to be practiced in the town, although the number of actual dairy operations have steadily been decreasing over the last ten years.
- ❖ Cash crop farming and the raising of beef cattle is occurring in the town. Several horse stables can also be found throughout the town.
- ❖ Sections 3, 4, 13, 14, 17, 26, 29, 30 and 33 are experiencing a transition from predominantly agricultural lands to areas with a number of residential subdivisions, or scattered rural housing sites within the section.
- ❖ There are also other areas in Ellington where agricultural uses no longer dominate the rural landscape, such as Sections 29 through 32 in the southwest quadrant of the town. A mixture of land uses exists in these sections as rural residential development has become scattered throughout the four square mile area.
- ❖ Some commercial development and community facilities can also be found in these sections. These sections are subject to urban growth pressures due to the proximity of the Village of Hortonville and the ease of accessibility from the Fox Cities by STH 15. CTH "JJ" also provides easy access to this portion of Ellington.

In the next two decades, a major challenge facing Ellington officials will be the conversion of farmland into residential, commercial, community facilities, and other types of urban land uses, while protecting the rights of those who may want to continue to farm.

Undeveloped and Miscellaneous Land Uses

The remaining land uses associated with the 1999 Existing Land Use Inventory in the Town of Ellington are classified as vacant, undeveloped or miscellaneous. Miscellaneous uses would include road right-of-ways and surface water, such as the Wolf River, Bear Creek and man-made ponds. Vacant and undeveloped land uses for the most part include land that was previously farmed or used for agricultural crop production. Today, that land is either set aside or lies vacant. Undeveloped and vacant land accounts for 1,346 acres, or 6 percent, of the total town acreage. This land use condition is found in Sections 3, 13, 14 29, 30, 31 and 32 as shown on the Existing Land Use (Map 13).

Gravel pits, quarries, and sandpits comprise another 162 acres of land use in the Town of Ellington. Most of the sites are scattered in Sections 1, 3, 11, 15, and 25, as shown on the Existing Land Use Map. These land uses represent less than one percent of the land area. Other uses such as transportation, utilities and communications total only 14 acres town-wide.

Table 38 details the acreage associated with each land use classification.

**Table 38
Land Use Classifications**

Land Use Classification	Acres	Percent	Gross Density*	Net Density**
Single-Family Residential	1,637.7	7.33%	2.18%	2.08%
Two-Family Residential	13.8	0.06%	.17%	.02%
Multi-Family	.01	0.00%	0	0
Mobile Homes	29.5	0.13%	.36%	.36%
Commercial	39.1	0.18%		
Industrial	1.4	0.01%		
Transportation and Public Utilities	14.2	0.06%		
Public, Governmental, and Schools	31.8	0.07%		
Parks and Recreation	8.2	0.04%		
Quarries, Gravel Pits, and Sand Pits	161.9	0.72%		
Agriculture and Farmland	11,055.9	49.49%		
Golf Course	135.4	0.61%		
State Lands	484.4	1.11%		
Ponds and Surface Water	n/a	n/a		
Woodlands	3,600.8	16.12%		
Conservancy	3,774.3	16.89%		
Vacant and Undeveloped	1,346.5	6.02%		
Total Acres	22,336.0	100.00%		

Source: Martenson & Eisele compilation - September 1999

*Gross Density=Total residential units (810 single family, 23 2-4 unit, 42 multi-family)/total develop land area or 1,767.51 acres to dash line.

** Net Density=Total residential units (810 single family, 23 2-4 unit, 42 multi-family)/total residential land area of 1,681.01 acres to dash-dot line

Land Supply, Demand, Land Prices, and Opportunities for Re-development

The supply of land in the Town of Ellington has been consistently good, with property owners (mostly farmers) willing to sell their land if the price is acceptable. Developers in the Fox Valley area, as well as local developers in the Town of Ellington, have found that once land is platted, the lots will sell out in a reasonably acceptable amount of time. Land prices on undeveloped land has been selling at \$10,000 to \$20,000 per acre, dependent on location and physical characteristics.

Opportunity for redevelopment of existing land is very limited because Ellington, unlike older city neighborhoods, is a rural farming community, and does not contain "blighted areas".

APPENDIX

Appendix A

Strengths, Weaknesses, Opportunities, and Threats (S.W.O.T.) Analysis

The S.W.O.T. Analysis for the Town of Ellington Comprehensive Plan was conducted at the Town Hall on Tuesday, January 11, 2000, with technical assistance provided by Martenson & Eisele, Inc. Fifteen members of the Land Use Planning Committee for the Town of Ellington worked with the planning consultant to identify the present strengths, weaknesses, opportunities and threats within the community. Listed below are the issues identified by the Land Use Committee for each subject area:

Town Strengths

- ❖ Attractive rural landscape
- ❖ Good school system (Hortonville *and* Shiocton School Districts)
- ❖ Good state and county highways
- ❖ Recreation / river, hunting, fishing and golf course
- ❖ Good governmental services
- ❖ Good proximity to Fox Cities and Green Bay
- ❖ Friendly township
- ❖ Good job opportunities
- ❖ Good quality farms and farmers
- ❖ No "bad" industries
- ❖ Low tax rate
- ❖ Stephenville Sanitary District
- ❖ Still time to plan
- ❖ Productive agriculture
- ❖ Nice views / vistas
- ❖ Town topography (rolling terrain)
- ❖ Mixture of urban / rural recreational
- ❖ Awareness of planning for future
- ❖ Low crime rate
- ❖ Lack of "slum areas"
- ❖ Significant woodlands and wetlands
- ❖ Resources for non-metallic mining / quarries
- ❖ Debt – free township

Town Weaknesses

- ❖ Self – centered, no sense of responsibility
- ❖ Some "poor development" has already occurred
- ❖ Lack of recreational trails and parks
- ❖ Condition of Highway 76
- ❖ Lack of industry

- ❖ Lack of planning and minimum zoning requirements
- ❖ Poor road conditions - for growth
- ❖ Sanitary district is too small
- ❖ Lack of Town tourism (Wolf River area)
- ❖ Lack of planning knowledge available
- ❖ Roadside – strip development
- ❖ Too many quarries and sand pits
- ❖ Lack of public recreation lands along Wolf River and Bear Creek
- ❖ No driveway – safety access rules
- ❖ No defense for future annexation from Village of Hortonville
- ❖ Resistance / misunderstanding of planning
- ❖ Misuse of roads (truck traffic)
- ❖ No transportation other than autos / vehicles
- ❖ School debt in relationship to growth
- ❖ Lack of services / businesses in Town
- ❖ Three-member Town Board versus five-member board

Town Opportunities

- ❖ Early enough for good planning
- ❖ Increase Town Board size
- ❖ Better utilize sanitary district
- ❖ Help Towns people as we grow (impact fees)
- ❖ Outside knowledge of other plans
- ❖ Growth due to location
- ❖ Willingness to implement planning
- ❖ Areas available for open space, agriculture and development
- ❖ Planning Committee that cares
- ❖ Opportunity to control growth
- ❖ Improve zoning
- ❖ Ellington at crossroads to choose preserve / protect or maximize short term profits and long term expenses
- ❖ Promote Wolf River and Bear Creek
- ❖ Attract business and industry
- ❖ Good leadership
- ❖ Expand natural areas / wildlife corridors
- ❖ Put / implement Town Plan / to use
- ❖ Ordinances for non-metallic reclamation

Town Threats

- ❖ Agriculture prices are low, loss of family farms/agriculture
- ❖ Too much development in or near wetlands
- ❖ Town plan not used or implemented
- ❖ Balance of urban income / to farm income
- ❖ Annexation threat of Village of Hortonville and Greenville Sanitary District
- ❖ Transition period between planning and implementing
- ❖ Land owners freedom to use land as desired
- ❖ Rapid population growth in the Fox Valley

- ❖ Loss of natural areas, fish and wildlife habitat
- ❖ Threat of new schools
- ❖ Increase need of infrastructure
- ❖ Good economy
- ❖ Citizens / not understanding planning – rebellion
- ❖ Industry that pollutes
- ❖ Too great a reliance on property taxes and state aids
- ❖ Availability of fresh water supply (arsenic?)
- ❖ Maintain quality roads (speed limit and conditions)
- ❖ Lack of ordinances and regulations
- ❖ Lack of affordable housing
- ❖ Stormwater and watershed quality protection
- ❖ Wisconsin Department of Transportation and State Highway 15 status
- ❖ Closing of existing quarries

Ranking of Town Strengths, Weaknesses, Opportunities and Threats

Having identified the Town of Ellington strengths, weaknesses, opportunities and threats, the Land Use Planning Committee then ranked each of the items or issues addressed. Each committee member voted three times for the items they thought to be most important. Listed below and on the following pages are the rankings for all the strengths, weaknesses, opportunities and threats identified for the Town of Ellington.

<u>Votes</u>	<u>Town Strengths</u>
10	Recreation/river, hunting, fishing and golf course
10	Mixture of urban/rural recreational
10	Significant woodlands and wetlands
8	Attractive rural landscape
8	Nice views/vistas
8	Town topography (rolling terrain)
5	Good school system (Hortonville and Shiocton Districts)
5	Good governmental services
5	Good proximity to Fox Cities and Green Bay
5	Good job opportunities
5	Good quality farms (quality soils) and farmers
5	Productive agriculture
1	Friendly township
1	No "bad" Industries
0	Good state and county highways
0	Low tax rate
0	Stephensville Sanitary District
0	Still time to plan
0	Awareness of planning for the future
0	Low crime rate
0	Lack of "slum areas"
0	Resources for non-metallic mining / quarries
0	Debt-free township

<u>Votes</u>	<u>Town Weaknesses</u>
9	Some "poor development" has already occurred
8	Lack of planning and minimum zoning requirements
8	Lack of planning knowledge available
4	No defense for future annexation from V. of Hortonville
3	Lack of recreational trails and parks
3	No driveway – safety access rules
3	No transportation other than autos / vehicles
2	Self – centered, no sense of responsibility
2	Sanitary district is too small
2	Roadside – strip development
1	Condition of Highway 76
1	Poor road conditions – for growth
1	Lack of Town tourism (Wolf River area)
1	Too many quarries and sand pits
1	Lack of public recreation lands along Wolf River and Bear Creek
1	Resistance / misunderstanding of planning
1	School debt in relationship to growth
1	Lack of services / businesses in Town
1	Three-member Town Board versus five-member board
0	Misuse of roads (truck traffic)

<u>Votes</u>	<u>Town Opportunities</u>
9	Early enough for good planning
6	Improve zoning
4	Better utilize sanitary district
4	Expand natural areas / wildlife corridors
3	Increase Town Board Size
3	Help Towns people as we grow (impact fees)
2	Growth due to location
2	Areas available for open space, agriculture development
2	Opportunity to control growth
2	Attract business and industry
2	Put / implement Town Plan / to use
1	Outside knowledge of other plans
1	Willingness to implement planning
1	Promote Wolf River and Bear Creek
1	Good leadership
0	Planning Committee that cares
0	Ellington at crossroads to choose preserve/protect or maximize short term profits and long term expenses
0	Ordinances for non-metallic reclamation

<u>Votes</u>	<u>Town Threats</u>
11	Agriculture prices are low, loss of family farms / agriculture
7	Town plan not used or implemented
5	Annexation threat of Village of Hortonville and Greenville Sanitary District
5	Land owners freedom to use land as desired
3	Loss of natural areas, fish and wildlife habitat
3	Citizens / not understanding planning – rebellion
3	Lack of ordinances and regulations
2	Transition period between planning and implementing
1	Increase need of infrastructure
1	Good economy
1	Availability of fresh water supply (arsenic?)
1	Stormwater and watershed quality protection
1	Wisconsin Department of Transportation and STH 15 status
1	Closing of existing quarries
0	Too much development in or near wetlands
0	Balance of urban income / to farm income
0	Rapid population growth in the Fox Valley
0	Threat of new schools
0	Industry that pollutes
0	Too great a reliance on property taxes and state aids
0	Maintain quality roads (speed limits and conditions)

Appendix B

Existing Leisure Facilities

Existing Leisure Facilities

Location	Facility	Condition
Town Hall – Stephensville Highway 76 at Hwy S Approximately 0.5 acre	Picnic tables	Good
	Basketball hoop	Good
	Play Equipment	
	Play Structure	Made of wood: not recommended by CPSC. *
	Swings (2)	Swings should not be part of structure. *
	Tower	Fair
	Slide	Fair
	Rope Ladder	Fair
	Sandbox	Fair. Uneven and splintering wood.
	Swings (2 regular, 1 baby)	Poor
	Play equipment not handicapped accessible. **	
	No resilient surface beneath equipment. *	
* As per guidelines for playground design established by U.S. Consumer Product Safety commission.		
** As per the federal Americans with Disabilities Act requiring barrier-free and adequately surfaced access.		
Stephensville Park - Stephensville Within block bounded by Highway 76, Pew Street, Mary's Street, Mason St. Approximately 1 acre	Picnic Shelter	Fair
	Picnic table	Good
	Basketball hoop	Poor
	Asphalt surface (former tennis courts)	Very poor
	Play Equipment	
	Spiral Slide	Fair
	Sandbox	Poor. Sand not maintained.
	Toddler swings (horses) (2)	Poor
	Swings (4 regular)	Fair
	Slide	Does not meet CPSC design guidelines
	Climber	Fair
	Horizontal bars	Poor. Dangerous. Concrete surface beneath!
	Merry-Go-Round	Poor. Dangerous. Missing seat board.
	Play equipment not handicapped accessible.**	
	No resilient surface beneath equipment.*	

Ellington Town Park - Stephensville Pew Street, next to wastewater treatment plant. Approximately 3.5 Acres	Play Equipment	
	Play Structure	Made of wood: not recommended by CPSC.*
	Ladder	Good
	Tower	Good
	Swings (2)	Good
	Glider	Poor. Broken
	Rings	Good
	Play equipment not handicapped accessible.**	
	No resilient surface beneath equipment.*	
	Open Play Area	Fair
	Baseball Backstop	Poor
	Volleyball Net Posts	Fair
	Picnic Table	Good
	Grill	Poor. Broken
	Parking Area	Fair
Portable Toilet	n/a	
Stephensville Wayside In ROW of Highway 76 at Bear Creek bridge in Stephensville. Ap- proximately 0.5 acre	Picnic Table	Good
	Parking Area	Fair
Market Rd. at Rock Rd. in Sections 14, 15, 22, 23. Approximately 220 Acres	Eagle Creek Golf Club 18-hole privately owned public course	
Wolf River at CTH S, Section 18 Approximately 0.9 Acres	Wolf River Shoreline Fishing Area - Outagamie County Parks Dept.	
Wolf River at CTH S, Section 18 Approximately 2.9 Acres	Stephensville Boat Access (Wolf R.) - Outagamie County Parks Dept.	
Wolf River at CTH "S" Section 18 Approximately 480 Acres	LaSage Public Hunting and Fishing Grounds - Wisconsin DNR	

Source: Martenson and Eisele, Inc.

Appendix C

Town of Ellington History

In 1840, much of the area now known as the Town of Ellington was densely covered with pine timber, some of the trees measured five feet on the stump. Bear Creek had sufficient flow to operate a sawmill, so one was built about one mile upstream from Bear Creek's junction with the Wolf River. The mill was owned by William Bruce, operated by G. D. Aldrich, and was known as "Bruce's Mill." In 1848 and 1849, sawed lumber was hauled about five miles southwest through the woods to build Horton's Mill, now Hortonville. The trail became known as the Hortonville Road, and is now County Highway "MM". Additional settlers also arrived in 1849, among them Henry Kethroe, Patrick Pew, Owen Hardy, John Rynders, Charles Grunert, and Fredrick Lamm.

In 1850, only two houses were at "Bruce's Mill," one a log house and the other a frame house built by William Bruce. On March 12, 1850, the supervisors of Brown County created a new town made up of three Congressional Townships 22, 23, and 24 North, Range 16 East, to be called Ellington as requested by John Rynders after the town he left in western New York state. Prior to that, Ellington was part of the Town of Grand Chute. The first town meeting was held at the house of Chauncey Aldrich on April 2, 1850. Seven electors attended: John Rynders was elected Chairman, Justice of the Peace, Assessor, and Treasurer; James Hardacker, Supervisor; George Huse, Supervisor, Town Superintendent, and Sealer of Weights and Measures; Fredrick Lamm, Constable; and Henry Smith, Clerk. They voted to raise \$300 to cover expenses, seven mils on the dollar to cover roads, and three mils for schools.

Beginning with 1850, the area settled rapidly. J. D. VanVlack opened a store at Bruce's Mill, and taught school. In 1851, a weekly mail route was established between Green Bay and Portage, with Post Offices at Freedom and at Bruce's Mill. The 105-mile trip was made on foot and required a week of travel.

Religious meetings were held in homes before the schools were built. The first Protestant service was held at the home of Stephan Mason, the first Catholic service was held at P. H. Pew's.

William Bruce sold his sawmill to Mr. Thompson, who then sold to Stephan Mason, who sold to John Stephens in 1856. It was announced that a village would be laid out in the Town of Ellington and the citizens were asked to vote on a name. The name "Ellington Center" was chosen, but did not last long. The local citizens petitioned the Town Board with the signatures of 49 men to change the name from Ellington Center to Stephenville, after John Stephens who owned the sawmill and grist mill. In 1857, Stephenville had a sawmill, grist mill, a good school house, two taverns, two stores, and several other businesses.

In July of 1863, diphtheria various lung diseases raged fatally in the Town of Ellington. Many children, and even adults, died in spite of doctors and good care. It was noted in May 1864 that there was never so much sickness in the River Valley. The mortality among

children was enormous. The causes of the epidemic were not known, unless they were due to the severity of the previous winter or the drought of the summer.

By 1867, the village of Stephenville was growing very rapidly. It had two sawmills, a grist mill, several stores, and an excellent hotel operated by William McGee. The German and Irish settlers were enterprising and industrious, and united in building a Catholic Church. It was claimed that in 1867 and 1868 more business was done in Stephenville than in Hortonville. The first doctor in Stephenville was Doctor Tabor, who arrived just after the Civil War.

The lumber industry developed in the upper regions of the Wolf and Shioc Rivers, and the route through Ellington, of both the river and the trail, became a much-traveled highway. The entertainment afforded by Stephenville made it a favored stopping place. Any night an impromptu dance or party could be arranged.



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