

ADDENDUM
10-Year Update, 2019
to
Town of Lima
20-Year Comprehensive Plan (2009)

**FINAL
DRAFT**

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Adopted, _____, 2019

Prepared with the assistance of:
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PLAN COMMISSION RESOLUTION (RESERVED)

COMPREHENSIVE PLAN UPDATE ORDINANCE (RESERVED)

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INTRODUCTION

PURPOSE OF 10-YEAR UPDATE

The Town of Lima’s 20-Year Comprehensive Plan was adopted as an ordinance on December 14, 2009 by the Lima Town Board. For the majority of the years since then, growth and development was slowed by the “Great Recession” of 2007 - 2009. Consequently, changes in population and land use have been minimal.

Nevertheless, since 2009 there has been a new U.S. Census (2010) and numerous state and county programs, statutes, and ordinances that relate to the Town have changed.

The purposes of this 10-year update, therefore, are to 1) incorporate new information related to the Census, infrastructure updates, and program changes into the Plan document, and 2) fulfill the statutory requirement stated below.

State Planning Law

Wisconsin State Statute 66.1001(2)(i) states: *Implementation element*. A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. **A comprehensive plan under this subsection shall be updated no less than once every 10 years.** [emphasis added]

WHY AN ADDENDUM FORMAT?

One of the standard methods of updating a plan involves updating the entire document, from the first page to the last. For the Town of Lima that would entail making changes to dates, wording, typos, and references within 165 pages of narrative text. Approximately 35 tables would have to be updated with more recent Census data or other data. Roughly 10 maps would need review and possible revisions. Most notably, 121 goals/objectives and policies/programs would have to be reviewed to determine whether they are still relevant.

Many of the items listed above were included in the Plan to satisfy statutory requirements rather than because they were related to critical issues. A substantial amount of time was spent compiling and reviewing this non-critical information. The Town believes its limited resources are now better spent on focusing solely on the updates mentioned previously on this page. A separate addendum accomplishes this better than trying to revise a large comprehensive plan document.

Further, a separate addendum allows interested parties to access updated information in a concise and stand-alone format.

Comprehensive Plan Internal Consistency

If any inconsistency between this Addendum and the 20-Year Comprehensive Plan (2009) is found, this Addendum shall take precedence.

PUBLIC PARTICIPATION

The Town adopted a Public Participation Plan (PPP) by resolution for its original comprehensive planning effort. This PPP included a section regarding amendments.

VISION STATEMENT

“We envision the Town of Lima as an area dominated by agriculture in harmony with a strong natural resource base. Situated between the two communities of Sheboygan Falls and Oostburg, the town does and will continue to provide a safe, quiet country atmosphere with friendly people. To preserve and maintain its uniqueness, careful planning is essential for continued slow, managed growth.”

BASIC INFORMATION & DATA FOR 2019

There is a basic core of information that should be regularly updated. These updates are included in this Basic Information & Data Chapter. (Note: Although the Census Bureau’s American Community Survey (ACS) contains more recent data than the 2010 Census, the small sampling size for Lima renders the data unreliable. Therefore, ACS data is not used in this update.)

POPULATION CHARACTERISTICS

Historical Population Change

The Town of Lima’s population increased 6% during 1980 - 2010. The increase was probably greater, but annexation by the City of Sheboygan Falls may have offset some of the gains. During the same period all other towns in the County grew by a combined 12%, although a significant part of this was due to the large jump in the Town of Sheboygan. When taking the Town of Sheboygan out of the equation, town population, not including Lima, went from 23,520 to 23,519 during the period of 1980 to 2010.

Figure 3.1a – Historical Population Levels, Towns in Sheboygan County, 1980-2010

Subject to Annexation?	Town	1980	1990	2000	2010	% Change 1980 - 2010
Yes	Greenbush ¹	1,282	1,377	1,533	1,534	20%
Yes	Herman	2,095	1,820	2,044	2,151	3%
Yes	Holland	2,504	2,567	2,360	2,239	- 11%
Yes	Lima	2,809	2,715	2,948	2,982	6%
Yes	Lyndon	1,342	1,432	1,468	1,542	15%
Yes	Plymouth	3,068	2,911	3,115	3,195	4%
Yes	Rhine	1,910	2,235	2,244	2,134	12%
Yes	Sheboygan	3,962	3,866	5,874	7,271	84%
Yes	Sheboygan Falls	2,281	1,908	1,706	1,718	- 25%
Yes	Sherman	1,445	1,461	1,520	1,505	4%
Yes	Wilson	3,604	2,842	3,227	3,330	- 8%
No	Mitchell ¹	900	944	1,132	1,168	30%
No	Mosel	1,035	918	839	790	- 24%
No	Russell	429	362	399	377	- 12%
No	Scott	1,625	1,671	1,804	1,836	13%

Source: U.S. Census Bureau

¹Numbers for Greenbush and Mitchell do not include the Kettle Moraine Correctional Facility.

From 2010 to January 1, 2018 Lima’s population decreased by 7 residents (Wisconsin Department of Administration preliminary estimate).

Residents 60 Years of Age or Older

The percentage of residents 60 years of age and older has increased far faster than the population as a whole (compare Table 3.2a to Table 3.1a).

In raw numbers there are more older residents in cities, but there has been a large percentage of increase in towns—which may not be as prepared to handle an aged population. Since the Town of Lima has experienced about the same substantial increase as other towns, this trend should be considered when planning for the future needs of the Town. For example, residents in rural areas must drive several miles to grocery stores, health care facilities, and so forth, and this typically becomes more challenging as people age.

Figure 3.2a: Number of Residents 60+ Years of Age, Town of Lima & Selected Areas

Geographic Area	1980	1990	2000	2010	Change 1980-2010
Town of Lima	369	480	493	603	234 (63%)
Average of all other towns in the County	262	288	321	459	197 (75%)
Average of all villages in the County	178	197	240	302	124 (70%)
Average of all cities in the County	4,136	4,401	4,222	4,327	191 (5%)

Data source: U.S. Census Bureau

HOUSING INVENTORY

Total Housing Units

The total number of housing units in Lima increased by a substantially higher percentage than the Town's population did during the period. This was likely due to the nationwide demographic trend of smaller families and decreasing size in the number of persons per household, meaning that more homes are needed to house the same number of people.

Lima's 41% increase was about in the middle among towns in Sheboygan County.

Figure 3.13: Total Housing Units, 1980-2010, Towns in Sheboygan County

Subject to Annexation?	Town	1980	1990	2000	2010	% Change 1980 - 2010
Yes	Greenbush	401	491	551	594	48%
Yes	Herman	560	557	602	646	15%
Yes	Holland	824	1,013	1,023	1,117	36%
Yes	Lima	816	881	1,030	1,153	41%
Yes	Lyndon	446	566	620	692	55%
Yes	Plymouth	909	975	1,158	1,229	35%
Yes	Rhine	632	900	964	1,065	69%
Yes	Sheboygan	1,317	1,419	2,242	3,175	141%
Yes	Sheboygan Falls	761	686	678	736	- 3%
Yes	Sherman	435	470	538	597	37%
Yes	Wilson	1,221	1,086	1,278	1,445	18%
No	Mitchell	276	337	436	489	77%
No	Mosel	323	320	317	328	1.5%
No	Russell	123	146	151	156	27%
No	Scott	616	580	701	749	22%

Data source: U.S. Census Bureau

Age of Housing

The age of housing in the Town of Lima is slightly newer than other rural towns, due mostly to a trio of subdivisions platted in 2001 - 2003.

Figure 3.8a: Year Structure Built, Town of Lima and Similar Towns

Year Structure Built	Number of Units in Lima	Percent of Lima Housing Stock	Percent of Housing Stock in Average “Mixed”¹ Urban/Rural Town
April 2000 to March 2010	123	11%	9%
1990 to March 2000	140	12%	14%
1980 to 1989	114	10%	7%
1970 to 1979	193	17%	14%
1960 to 1969	93	8%	9%
1940 to 1959	113	10%	10%
1939 or earlier	377	33%	37%

Data source: U.S. Census Bureau, 2000 and 2010, DP-1

¹“Mixed” Urban/Rural = population density of 50-99 residents per square mile (includes Herman, Holland, Lima, Rhine, Scott, Sheboygan Falls)

ECONOMIC INFORMATION AND DATA

Economic Development Programs and Resources

This section briefly updates some of the programs and resources available to the Town of Lima’s residents and businesses that are designed to help grow the local economy through business development, recruitment, and expansion efforts.

Wisconsin Small Business Development Center at UW-Green Bay

The Wisconsin Small Business Development Center is a statewide network supporting entrepreneurs and business owners through no-cost, confidential consulting and targeted educational programs. Regional SBDC experts facilitate improvement and growth for small and emerging mid-size companies and help launch successful new enterprises.

(www.wisconsinsbdc.org)

County Economic Development Officials/Contacts

Sheboygan County has a County Economic Development Corporation (www.sheboygancountyedc.com) and a Chamber of Commerce (www.sheboygan.org) that assist with the community economic development needs of area towns, villages, and cities.

Community Finances

A community must be aware of its ability to generate sufficient public revenues to provide the types and levels of services expected by its citizens. Figure 4.14a provides a recent history of the taxes levied and general revenues in the Town of Lima.

Figure 4.14a: Recent History of Property Taxes Levied & General Revenues, Lima

Year Levied	Town Share of Total Property Tax ¹	Total General Revenues ²
2013	\$404,774	\$438,600
2014	\$405,691	\$651,100
2015	\$410,464	\$633,500
2016	\$412,444	\$650,300
2017	\$370,528	Not yet available

Data source: Wisconsin Department of Revenue

¹Town, Village, and City Taxes, for years cited.

²County and Municipal Revenues and Expenditures, for years cited. Includes taxes, intergovernmental revenues, and miscellaneous revenues.

Figure 4.15a: Recent History of Full Value and Public Indebtedness, Town of Lima

Year	Full Value ¹	Debt Limit (5% of Full Value)	Total General Obligation Debt ²	Debt Margin
2013	\$210,960,700	\$10,548,035	\$333,500	\$10,214,535
2014	\$218,133,600	\$10,906,680	\$265,900	\$10,640,780
2015	\$215,444,500	\$10,772,225	\$197,700	\$10,574,525
2016	\$220,670,900	\$11,033,545	\$126,700	\$10,906,845
2017	\$225,849,300	\$11,292,465	Not yet available	Not yet available

Data source: Wisconsin Department of Revenue

¹Town, Village, and City Taxes, for years cited.

²County and Municipal Revenues and Expenditures, for years cited.

As shown in Table 4.15a, the full equalized value of property within the Town increased 7.1% for the period 2013 to 2017. On average, the full value of all towns in Sheboygan County increased by 7.6%. For comparison's sake, the full value of all towns in Wisconsin combined increased 8.3% during this same period.

The ability to finance community projects is measured in general obligation debt capacity. According to the Wisconsin Constitution, there are limits on how much a municipality may borrow. Municipalities are limited to an amount equal to 5% of the equalized value, or full value, of the unit of government. As indicated by Table 4.15a, the Town of Lima's total general obligation debt as of December 31, 2016 was \$126,700, which was 0.06% of its full value. (The statewide average for town debt is 3.6% of full value.)

The per capita debt for Lima was \$43 at the end of 2016—somewhat lower than the statewide per capita debt for towns of \$207.

TRANSPORTATION

Condition of the Town Local Road System

The Town of Lima has 35.62 miles of local roads. Based on data in the Pavement Surface Evaluation and Rating (PASER) system, of the 35.62 miles of Town roads, 18.57 miles (52.1%) were rated as “Poor” or worse—a percentage that was significantly higher than other Sheboygan County towns. However, this is a self-rating system with an element of subjectivity. It is likely that the difference between Lima and other towns is not as substantial as it appears to be in Figure 5.14.

Figure 5.14: Percentage of Local Pavement Rated Poor or Worse, Towns in Sheboygan County

Town (and most recent rating period)	Local Miles	Miles and % of Local Roads Rated “Poor” or Worse	Town	Local Miles	Miles and % of Local Roads Rated “Poor” or Worse
Greenbush (2011-17)	52.49	3.95 7.5%	Rhine (2017)	44.50	0.12 0.3%
Herman (2017)	41.97	0.64 1.5%	Russell (2017)	20.07	1.12 5.6%
Holland (2015-16)	54.68	0.0 0.0%	Scott (2017)	40.31	0.15 0.4%
Lima (2017)	35.62	18.57 52.1%	Sheboygan (2017)	51.48	3.31 6.4%
Lyndon (2015-17)	30.61	2.56 8.4%	Sheboygan Falls (2017)	43.06	6.32 14.7%
Mitchell (2017)	32.61	6.24 19.1%	Sherman (2017)	35.13	6.32 18.0%
Mosel (2017)	28.15	0.43 1.5%	Wilson (2015-17)	39.56	2.07 5.2%
Plymouth	41.16	insufficient data			

Data source: Wisconsin Department of Transportation – Wisconsin Information System for Local Roads.

Funding for Town Roads

The cost of constructing, maintaining and operating roads under local jurisdiction is defrayed through the provision of General Transportation Aids, which are distributed to all Wisconsin towns through a highway aids formula administered by the Wisconsin Department of Transportation. Aids for towns, as well as all other local units of government and counties, are derived primarily from motor fuel taxes and vehicle registration fees. Beginning in 2017, the Town of Lima has also begun sharing in an annual portion (+/- \$38,562) of the newly adopted Sheboygan County sales tax revenue, which must be used for transportation projects.

Sheboygan County Non-Motorized Transportation Pilot Program (NMTTP) Bicycle and Pedestrian Transportation Planning

Sheboygan County was selected to be one of four pilot communities in the federal NMTTP and to receive \$25 million in funding to build bicycle and pedestrian facilities. The *Sheboygan County Pedestrian & Bicycle Comprehensive Plan 2035* recommended several projects in Lima.

Figure 5.15: Bicycle Facilities Recommended within Town of Lima

Short-Term Facility (2008 - 2012)	Location	Status
Paved Shoulder	CTH V from western Town border to CTH M	Completed
Paved Shoulder	CTH V from CTH M to eastern Town border	Completed
Mid-Term Facility	Location	Status
Shared Roadway	CTH CC from southern Town border to Hingham	Undone
Paved Shoulder	STH 32 from southern Town border to Sheboygan Falls	Unbuilt
Long-Term Facility (2018 - 2027)	Location	Status
Shared Roadway	CTH I from CTH W to STH 32	Undone
Shared Roadway	CTH M from CTH I to STH 28	Undone
Paved Shoulder	STH 28 from CTH M to CTH M	Completed
Paved Shoulder	STH 28 from Brusse Rd to CTH PPP	Completed
Shared Roadway	Ourtown Rd from STH 32 to eastern Town Border	Undone
Shared Roadway	Brusse Rd from CTH I to STH 28	Completed
Shared Roadway	CTH W from CTH I to STH 32	Undone
Shared Roadway	CTH V from CTH I to eastern Town Border	Undone

Source: Town of Lima and Sheboygan County Pedestrian & Bicycle Comprehensive Plan 2035.

UTILITIES & COMMUNITY FACILITIES

Sanitary Sewer Service

The unincorporated hamlet of Hingham in the Town of Lima continues to share the Onion River Wastewater Treatment Plant with the Village of Adell. The plant was nearing capacity in 2007, but the development slowdown brought about by the “Great Recession” has enabled the plant to continue operating without upgrades. However, plant officials are now in the process of applying to the WDNR for a facilities upgrade that will include replacing outdated and worn out equipment along with improved effluent treatment, phosphorus reduction, and sludge storage and disposal. It is hoped that the ongoing effort to control and reduce clean water infiltration will improve the overall plant capacity by reducing the clean water that needs to be treated.

The WDNR’s Compliance Maintenance Report (CMAR) for 2016 gave the Onion River Wastewater Treatment Plant a grade A rating (4.0 GPA), which places it in the “no action required” range.

Specific information regarding future plans for the Gibbsville Wastewater Treatment Facility were not available at this time.

AGRICULTURE

Farmland Preservation Program

As shown by Figure 2.5a, the Town of Lima has a high percentage of the best prime agricultural soils. It is not surprising therefore that there were approximately 35 claimants (a total of 7,709 acres and \$57,954 in credits) in Lima who received the state’s farmland preservation tax credit for tax year 2016, some of the highest town totals in the County. The Town worked with UW-Extension Sheboygan County in 2015-2016 to revise its zoning ordinance in order to obtain certification with Wisconsin’s Farmland Preservation Program. As a result, an additional zoning district, “A-PR Agricultural Parcel Remnants” was created to ensure the Town’s 35-acre residential density for A-1 lands was upheld, and also done so in a way that would be easy to track. While all the same agricultural uses allowed in A-1 are allowed in A-PR, no residences are allowed in A-PR, and no rezonings out of A-PR can occur without meeting the four statutory criteria in 91.48(1), Wis. Stats., and receiving a supermajority vote from the Town Board.

Figure 2.5a: Prime Farmland in Town of Lima vs. Selected Towns

Town	Class 1 Soils (Prime)		Class 2 Soils (Prime if drained)		Total 1 & 2	
	Acres	Percent of Town	Acres	Percent of Town	Acres	Percent of Town
Lima	10,885	47%	7,566	33%	18,451	80%
Rhine	5,126	23%	2,332	11%	7,458	34%
Mosel	5,262	39%	6,705	50%	11,967	89%
Scott	7,868	34%	3,567	15%	11,435	49%

Source: USDA - NRCS.

As a follow-up to the Town’s 2016 certification, this Addendum recommends that the Town consider decreasing the minimum lot size for its “A-2 Prime Agricultural Land District (Small-Scale)” farmland preservation zoning district from 5.0 acres to 3.0 acres. This will allow a landowner who wants to split off a farmhouse from the adjoining farmland to do so while taking less land away from the farm.

NATURAL RESOURCES

Emerald Ash Borer (EAB)

The most serious threat to a community's trees to arise in the last few years is the emerald ash borer. This pest is 100 percent fatal to native ash trees of any size, any age, healthy or unhealthy and it is estimated that more than 50 million ash trees are dead or dying in the Midwest because of this insect. Infested trees gradually die over a 2-4 year period.



EAB photo: Wisconsin DATCP

Sheboygan County has been under an emerald ash borer quarantine since 2008. Since then infestations have been detected in every town, village, and city in Sheboygan County except for the Town of Sheboygan.

According to the *Emerald Ash Borer Resource Management Guide for Sheboygan County Communities*, in 2009 a tree inventory was conducted of public street trees and park trees in high use areas throughout the County. (The inventory did not include public passive park and recreation spaces such as natural and wood areas.) The inventory included a sample of 40 trees Gibbsville Athletic Park, 7 of which were ash trees. Although they were all in good condition at that time, that is no longer the case.

Emerald ash borer was confirmed in the Town of Lima on February 22, 2017. For more information, see the state's official EAB website: <http://datcpservices.wisconsin.gov/eab/index.jsp>

LAND USE

Current Land Use

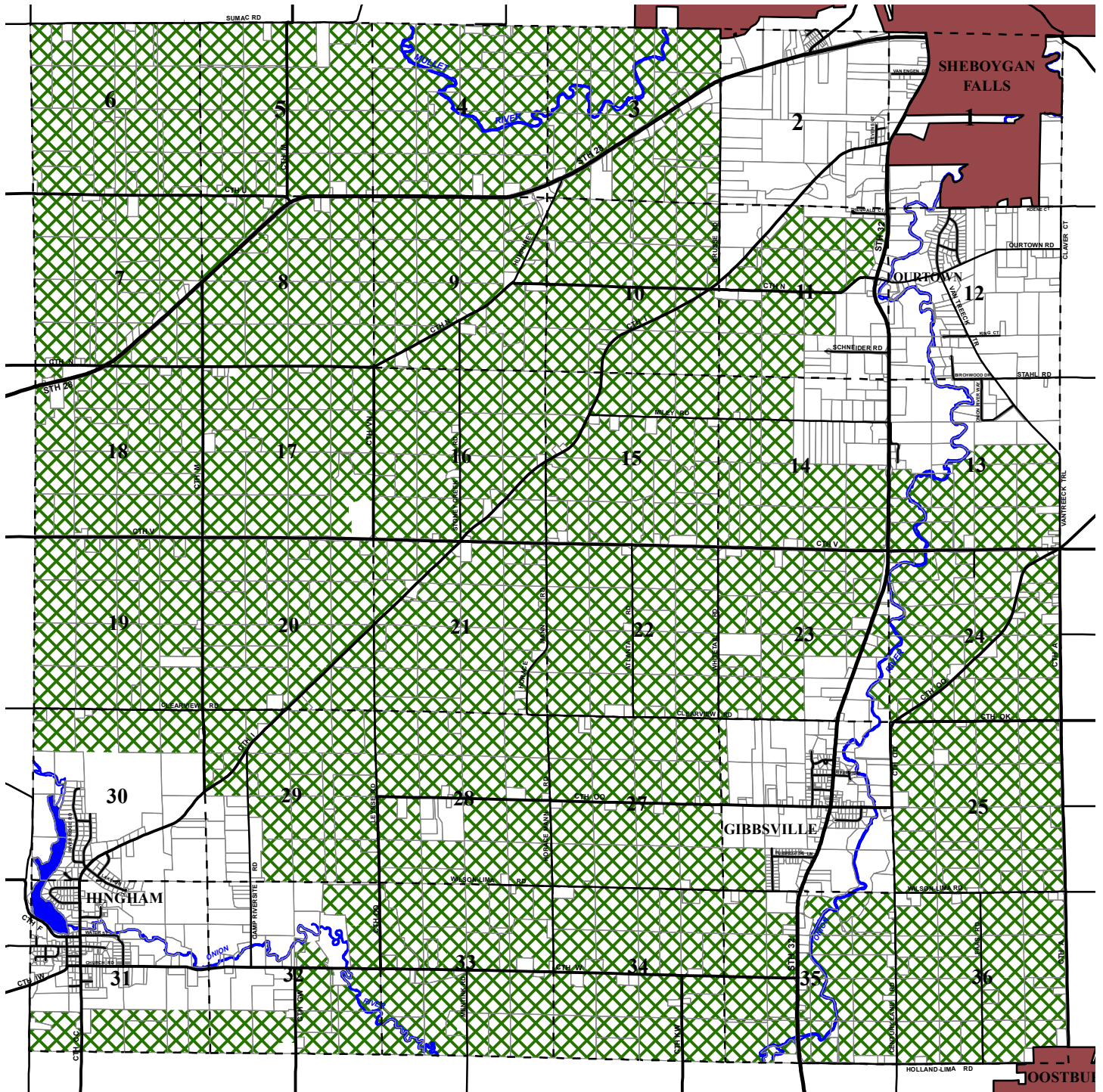
Due partly to the economic recession, very limited development occurred in the last 10 years. No major commercial or industrial development took place, and there were no new subdivisions. Land use changes primarily consisted of a handful of new homes scattered throughout the Town, a couple of new small businesses, and expansions of some agricultural operations.

Potential (Future) Land Use

The existing 20-Year Potential Land Use Map (2009 – 2029) is considered to be adequate for the remainder of the planning period. The Potential Land Use Map is consistent with the Farmland Preservation Area Map and Farmland Preservation Zoning that was subsequently adopted in 2016, with the exceptions of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 26 and the western 250 feet of the NW $\frac{1}{4}$ of Section 26. These areas are shown on the Potential Land Use Map as being within the Gibbsville Development District. The farmland preservation work done by the Town in 2016, however, places these areas within the Farmland Preservation Area and Farmland Preservation Zoning. Being more recent, the farmland preservation maps take precedence over the aforementioned Potential Land Use Map.

Figure 2.5b

LIMA FARMLAND PRESERVATION AREA (FPA)



Map prepared by: UW-Extension Sheboygan County

Parcel and planimetric data provided by Sheboygan County.

The FPA was revised during the Town of Lima's farmland preservation certification process and adopted as amended by the Sheboygan County Board in 2016.

This map is not a survey of the actual boundaries of any property this map depicts.



LEGEND

 FPA

IMPLEMENTATION

An effective strategy for implementing a comprehensive plan involves categorizing recommended programs and actions by who is the entity responsible for initiating the activities and when the activities would best be addressed. This is covered on pages 9-5 through 9-18 of the 20-Year Comprehensive Plan.

The following activities in the Implementation Schedule have been at least partially addressed:

Continue to use the Agricultural zoning districts to preserve productive farmlands in the Town, except in growth areas designated on the 20-Year Potential Land Use Map.	Ongoing ✓ (A-PR & A-3)
Create awareness of the intensity and importance of agriculture through a variety of methods that may include special “AG District” signage; road restrictions; lower speed limits; a town board “buyer/seller beware” conflict policy; and a “buyer beware” statement on Certified Survey Maps protecting the right to farm in the Town of Lima.	Ongoing ✓
Partner with Sheboygan County UW-Extension and similar agencies to help local farmers become more aware of Best Management Practices (BMPs) for pesticide and fertilizer application, erosion control, environmentally friendly tilling strategies, etc.	Ongoing ✓ (Pesticide Applicator Training)
The Town of Lima will explore a variety of growth management options.	By 2015 ✓ (A-PR)
The Town of Lima will utilize its 20-Year Potential Land Use Map and zoning map to steer residential development toward the already “built-up” areas of Hingham, Gibbsville and Ourtown.	Ongoing ✓ (A-3 & A-5)
Encourage future residential development in areas that have minimal impact of agricultural operations.	Ongoing ✓ (Hingham, Gibbsville, Ourtown)
Work with farmers to offer viable alternatives to keep their lands in agriculture and agricultural related activities, utilizing state and federal programs to offer consulting.	Ongoing ✓ (Working Lands Initiative)
The Town will generally discourage development in economically productive farming and foresting areas that is incompatible with the continued viability of these industries.	Ongoing ✓ (Farmland Preservation Zoning)
Encourage allowing Ag-related businesses in the rural areas of the Town.	Ongoing ✓ (A-4)
Consider developing and implementing techniques that preserve or protect agricultural land.	Ongoing ✓ (A-PR and supermajority votes)
The Town will continue to work with future developers to approve compatible hours of operation, signage, lighting, parking, and landscaping requirements to meet the Town’s desire for well planned growth and rural character preservation.	Ongoing ✓ (Conditional use permits)
Support County and State efforts to improve or replace aging pavement and bridges.	By 2011 ✓

The Town should obtain copies of State, Regional, and County transportation plans, and should strive to become aware of future projects that could impact the Town.	By 2011 ✓
The Town will strive to remain knowledgeable on the Sheboygan County nonmotorized transportation facilities.	Ongoing ✓ (This Plan Update)
The Town will identify areas within the Town that are in potential need of a designated nonmotorized transportation facility.	By 2011 ✓
Continue to provide a “public comment” opportunity at Town Board meetings and be attentive to comments regarding utilities and facilities in the Town.	Ongoing ✓
Work with local volunteer fire departments and/or area businesses to continue offering a length of service award and other incentives.	Ongoing ✓
Continue to provide adequate police and fire protection to all areas of the community.	Ongoing ✓
Work with Sheboygan County and the WDNR to regularly test private wells.	Ongoing ✓ (UWEX well water testing program in 2012.)
Intergovernmental agreements should be used reduce costs and duplication of facilities and services in Lima, where appropriate.	Ongoing ✓
Provide an updated inventory of existing Town park lands and improvements to Sheboygan County whenever the County’s Comprehensive Outdoor Recreation and Open Space Plan is revised.	By 2015 ✓
The Town will attend and make their comment known at neighboring City, Village or Town meetings, in which possible annexation and/or border lands of the Town of Lima are discussed.	Ongoing ✓
Continue mutual aid agreements and all other current intergovernmental cooperation activities and policies of benefit to Town of Lima residents.	Ongoing ✓
Continue to coordinate emergency response services with the Adell, Gibbssville and Town of Sheboygan Falls First Responders, the Cities of Sheboygan Falls and Plymouth, the Village of Oostburg, the Town of Sheboygan Falls, the Sheboygan County Sheriff’s Department, and Orange Cross, Oostburg, and Plymouth Ambulance Services.	Ongoing ✓
Guide the future location of residential development away from prime agricultural lands and established agricultural operations.	Ongoing ✓ (Farmland Preservation Zoning)
Every rezoning request should initially be evaluated by whether the request is consistent with the use shown on the 20-Year Potential Land Use Map. If a request comes before the Town for a particular type of land use, the Town has the ability to approve the request if the proposed use is less intensive than the use intended for the site. If not, the request must be evaluated in the context of all nine plan elements, especially the vision goals, and policies/programs described in this Plan, and handled through the statutory plan amendment process.	Ongoing ✓

<p>Agriculture is the economic backbone of the Town and influences the character of the Town more than any other land use. Therefore, the amount of agricultural land that transitions to development should be kept to a minimum, and rezonings should be encouraged primarily near the Development Districts.</p>	<p>Ongoing ✓ (Farmland Preservation Zoning)</p>
<p>Since there are already established development districts with public sewer in the Town, it makes sense to encourage most new development to occur in these already developed areas rather than scattered throughout the Town. The Hingham, Gibbsville, and Ourtown areas on the 20-Year Potential Land Use Map are areas where residential development would be preferred over the next 20 years; these areas are cross-hatched. Depending on the request, the Zoning Ordinance may also indicate that other areas are appropriate for certain types of residential development.</p>	<p>Ongoing ✓</p>
<p>Ensure that land uses and structures are properly set back from streams, lakes, ponds, and wetlands.</p>	<p>Ongoing ✓ (Landowners are referred to the County)</p>
<p>Continue using the land division/zoning change checklist of required information. This information will be utilized by the Plan Commission and Town Board to evaluate and decide upon proposed land division and building projects.</p>	<p>By 2015 ✓</p>
<p>Encourage the placement of new buildings which preserve productive agricultural lands, forested areas and the overall appearance of the town.</p>	<p>Ongoing ✓ (Conditional use permit for siting of new farm residence)</p>

With the adoption of this 2019 Addendum, the following changes are made regarding the implementation of the 2009 Comprehensive Plan. (Strikethroughs are deletions and underlines are additions to the Plan.)

Page 9-5:

~~Establish a brochure or pamphlet to be distributed to~~ Include information on the Town’s website for new residents considering building or moving into the Town of Lima, informing them of the farming conditions and the Towns’ support of the “Right to Farm” law before they build or move to the Town. ~~Mid-Term~~ By 2020

Page 9-6:

~~Consider joining countywide effort to develop the Site Assessment of the LESA score.~~
~~Immediate~~

Page 9-6:

~~Develop and distribute, either directly or through area realtors, a “Rural Code of Conduct” form that outlines the traditional community norms and expectations for residents.~~ ~~Immediate~~

Pages 9-6 and 9-7:

~~Consider maximum driveway lengths or maximum front yard setbacks for new residential and commercial development in order to limit fragmentation of lands. Immediate~~

Page 9-8:

Cooperate with adjacent units of government on future developments adjacent to the Town boundaries. ~~Immediate~~ Ongoing

Page 9-8:

~~Work with the county and state in identifying the possible use of Purchase of Development Rights (PDR), Transfer of Development Rights (TDR) and/or Purchase of Agricultural Conservation Easement (PACE) Program within the county, to assist farmers and to help preserve farming within the Town. Mid-Term~~

Page 9-10:

The Town should obtain copies of State, Regional, and County transportation plans, and should strive to become aware of future projects that could impact the Town. ~~Immediate~~ As needed

Page 9-13:

Work to establish an agreed-upon growth area boundary, giving consideration to each municipality's comprehensive plan. Likewise, the city and/or village agrees to limit its expansion to defined areas where it plans to provide municipal services within a defined time period. ~~Mid-Term~~ As needed

Page 9-13:

In lieu of a formal boundary agreement, establish a formal policy to use the 20-Year Potential Land Use Maps in the comprehensive plans of the City of Sheboygan Falls, Village of Oostburg and Town of Lima to provide official guidance for growth patterns in the transition areas between city, village and town. ~~Mid-Term~~ As needed

Page 9-13:

To ensure continued consistency and compatibility between plans, ordinances, regulations, and policies, an official Comprehensive Plan Amendment Procedure will be established by the four Towns (Lima, Plymouth, Sheboygan and Sheboygan Falls) ~~within two years of adoption of the four comprehensive plans~~. This process will be facilitated by UW-Extension or similar organization. ~~Mid-Term~~ As needed

Page 9-15:

~~“Establish a regular and ongoing (at least annual) intergovernmental forum~~ Meet periodically with nearby local governments to discuss boundary issues, shared service opportunities, and any other items of mutual concern. Such a meeting will be facilitated by UW-Extension or similar organization. Representatives from the Town of Lima, surrounding Towns, Village of Kohler and Village of Oostburg and Cities of Sheboygan Falls and Plymouth will include the board president/chair, a board member-at-large from each community, and a plan commission member-at-large from each community, for a total of an odd number of representatives. Recommendations resulting from these joint meetings will be brought back to the appropriate governmental bodies for final review and consideration. ~~Immediate~~ As needed”

Page 9-17:

The Plan Commission will ~~write and~~ distribute ~~an annual~~ a newsletter to keep residents informed about current issues in the Town and to offer opportunities for public input, when needed. This newsletter may be included with the annual property tax bill. ~~Immediate~~ As needed

Page 9-17:

Maintain the rural and cultural character of the Town by implementing programs that maintain and preserve historical buildings and sites within the Town. ~~Mid-Term~~ As needed

Page 9-17:

Strive to raise awareness of the importance of surface waters through town, school and citizen education programs. ~~Immediate~~ Ongoing

Future Updating

Anytime a significant amendment is made to a community’s adopted comprehensive plan, such an amendment may be considered to be an “update” that begins the 10-year count anew. Nevertheless, at some point, due to substantial changes inside and/or outside a community, it becomes advisable to do a comprehensive update.

Although an addendum was an appropriate choice for updating the 20-Year Comprehensive Plan in 2019, it is likely that a new comprehensive plan will be warranted by 2029.