



VILLAGE OF MISHICOT

2023–2043 COMPREHENSIVE PLAN

A Plan for Mishicot's Future

DRAFT REPORT: February 2023

Village of Mishicot

Manitowoc County, Wisconsin

2023–2043 Comprehensive Plan

DRAFT as of:
February 2023

Prepared by:

Bay-Lake Regional Planning Commission

1861 Nimitz Drive
De Pere, Wisconsin 54115
(920) 448-2820

Acknowledgments

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Village of Mishicot Plan Commission

- Bernie Samz, Chairperson
- Al Beranek
- Kathy Reissmann
- John Schanilec
- Brian Reif
- Brenda Yauger
- Chris Baugniet
- Rod Scheuer, Alternate
- Jim Haese, Alternate

Village of Mishicot Staff

- Kathy Reissmann, Village Clerk-Treasurer

Bay-Lake Regional Planning Commission

- Brandon Robinson, Assistant Director
- Nicole Barbiaux, GIS Specialist

Mishicot Village Board

- Bernie J. Samz, President
- Melvin Kliment
- John Franz
- Allen Beranek
- Theresa Becker
- Judy Ferry
- Jennifer Wiegert



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Introduction

Located in northeastern Manitowoc County, Wisconsin, the **Village of Mishicot** boasts a quiet, small-town atmosphere which contains a rich history. The village has a beautiful landscape including being intersected by the East Twin River. The Village of Mishicot will use this comprehensive plan to help to guide growth and development as Mishicot evolves and changes over the next 20 years.

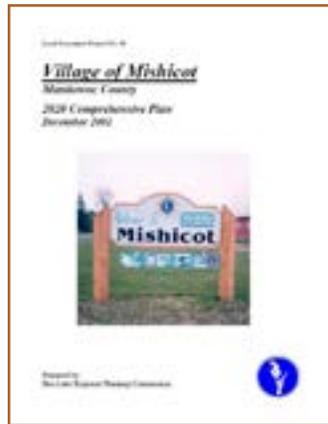
Purpose of the Comprehensive Plan

This comprehensive plan is the Village of Mishicot’s key planning and policy tool to guide decision-making from 2023 through 2043. The plan is intended to reflect the community’s priorities and shared vision for future growth and development.

The Village of Mishicot is legally obligated to have a comprehensive plan. Wisconsin’s Comprehensive Planning Law (Wis. Stats. 66.1001) requires every governmental jurisdiction that regulates the use of land through a land division ordinance, shoreland zoning ordinance, general zoning ordinance, or official map to have an adopted comprehensive plan. As part of these requirements, a comprehensive plan must be updated every 10 years at minimum.

Prior to the establishment of this planning document, the Village of Mishicot last updated its comprehensive plan in 2001.

The purpose of this plan update is to ensure the Village of Mishicot’s development/preservation strategies, still align with the community’s goals and vision for growth. This plan establishes an updated land use guide for decision-making in the Mishicot area over the next 20 years. It also documents the fact base to support this plan’s goals and objectives, any future changes to the zoning code, and planning efforts undertaken through 2043.



Planning Process

The Village of Mishicot kicked off the planning process in October of 2021. The entire process lasted through the early portions of 2023 and involved the following:

- Review of past, relevant planning efforts led by the Village of Mishicot and other entities including Mishicot’s previous Comprehensive Plan (2001), the Manitowoc County Comprehensive Plan (2020), and the Manitowoc County Hazard Mitigation Plan 2020-2025 (2020).
- Technical analysis, using data from multiple sources including the State of Wisconsin, the U.S. Census Bureau, and other available data from public and private sources.
- Public outreach and stakeholder engagement, which is discussed in more detail in the following section.
- Review of Mishicot’s existing zoning ordinance and map.
- Discussions with Village of Mishicot staff and Village Plan Commission.

The Village of Mishicot should review this plan annually and update it every ten years. The plan can be amended or updated earlier if officials, the public, or stakeholders identify the need. Updates will allow Mishicot to integrate new ideas, developments, and outcomes not known at the time of the completion of the 2023 planning process.

Outreach and Engagement

While rooted in technical analysis, a comprehensive plan is also based on the community's local values. To ensure that this document is a statement of the community's values, the Village of Mishicot and the BLRPC solicited input from the public, stakeholders, Mishicot's Plan Commission and elected officials, and Village of Mishicot staff.

The project relied on a range of activities and efforts to access community input as described in the village's adopted Public Participation Plan (2022). The following summarizes the primary engagement and outreach activities that occurred during this planning process.

Village Plan Commission Meetings: The planning process included public meetings with the Village of Mishicot Plan Commission. Commission members received draft elements of the comprehensive plan to review and provide feedback at each meeting. The purpose of these meetings was to receive guidance and direction on the content of this plan as it was being developed.

Community Survey: The BLRPC developed an online, community survey to learn from the community. The survey helped the project team identify Mishicot's strengths, issues, and opportunities. The survey was open from June 2022 to September 2022. Survey results are available at the Mishicot Village Hall upon request.



Open House: The BLRPC facilitated a public open house to highlight key aspects of the project and allow the community an opportunity to ask questions and provide additional feedback on the plan. The open house was held on March 23, 2023.

Public Hearing and Comment Period: The planning process accommodated one public hearing and a corresponding 30-day public comment period. The hearing was held on March 23, 2023 following the aforementioned open house.

VILLAGE PLAN UPDATE Questions? Contact Us: 920.646.2025, ext. 202

PLANNING FOR THE FUTURE OF MISHICOT

To all landowners and citizens of Mishicot:

The Village has started updating its 20-year comprehensive plan which will be used as a guidance tool for growth in the village over the next 20 years. During the planning process, the Village Plan Commission will evaluate various village attributes including land use, housing, transportation, economic development, community facilities and parks, natural and cultural resources, etc.

Public participation is required as part of the planning process and the Village Plan Commission and Village Board are asking for your input on the vision for the Village of Mishicot over the next 20 years. This is an opportunity for the public to express their opinions to village officials on the course of future development/provision throughout the village.

The village is asking for you to participate in an online survey to tell us what concerns you have or what improvements are needed in the community. The online survey is available using the following link: <https://www.surveymonkey.com/r/2324MISHICOT>

If you would prefer a hard copy of the survey, one can be obtained at the Mishicot Village Hall during normal office hours.

The survey will be available for input until July 31, 2022. We appreciate your help in shaping Mishicot's future.

TELL US!

The Bay-Lake Regional Planning Commission has been hired to facilitate the process for the completion of the village's comprehensive plan. Additional details can be found by clicking on the "Village of Mishicot Comprehensive Plan Update" icon found on the following website: <https://baylake.org/mishicot>

BAY LAKE
REGIONAL PLANNING COMMISSION
Brandon Robinson, Assistant Director
Ext. 202, brrobins@baylake.org
www.baylake.org

Village Snapshot

Population (2020)

1,432

Source: 2020 Decennial Census

Total Housing Units

676

Source: 2020 Decennial Census

Yr. 2040 WDOA Population Projection

1,460

Source: Wisconsin Department of Administration

Yr. 2040 Household Projection

685

Source: Wisconsin Department of Administration

Median Age

43.3

Source: U.S. Census
2020: ACS 5-Year Estimates

Median Household Income

\$65,179

Source: U.S. Census, 2020: ACS 5-Year Estimates

Civilian Labor Force

815

Source: U.S. Census
2020: ACS 5-Year Estimates

Largest Non-Farm Industries

**Educational Services,
and Health Care and Social Assistance**

Employment: 33%

Source: U.S. Census, 2020: ACS 5-Year Estimates

Unemployment Rate

1.3 %

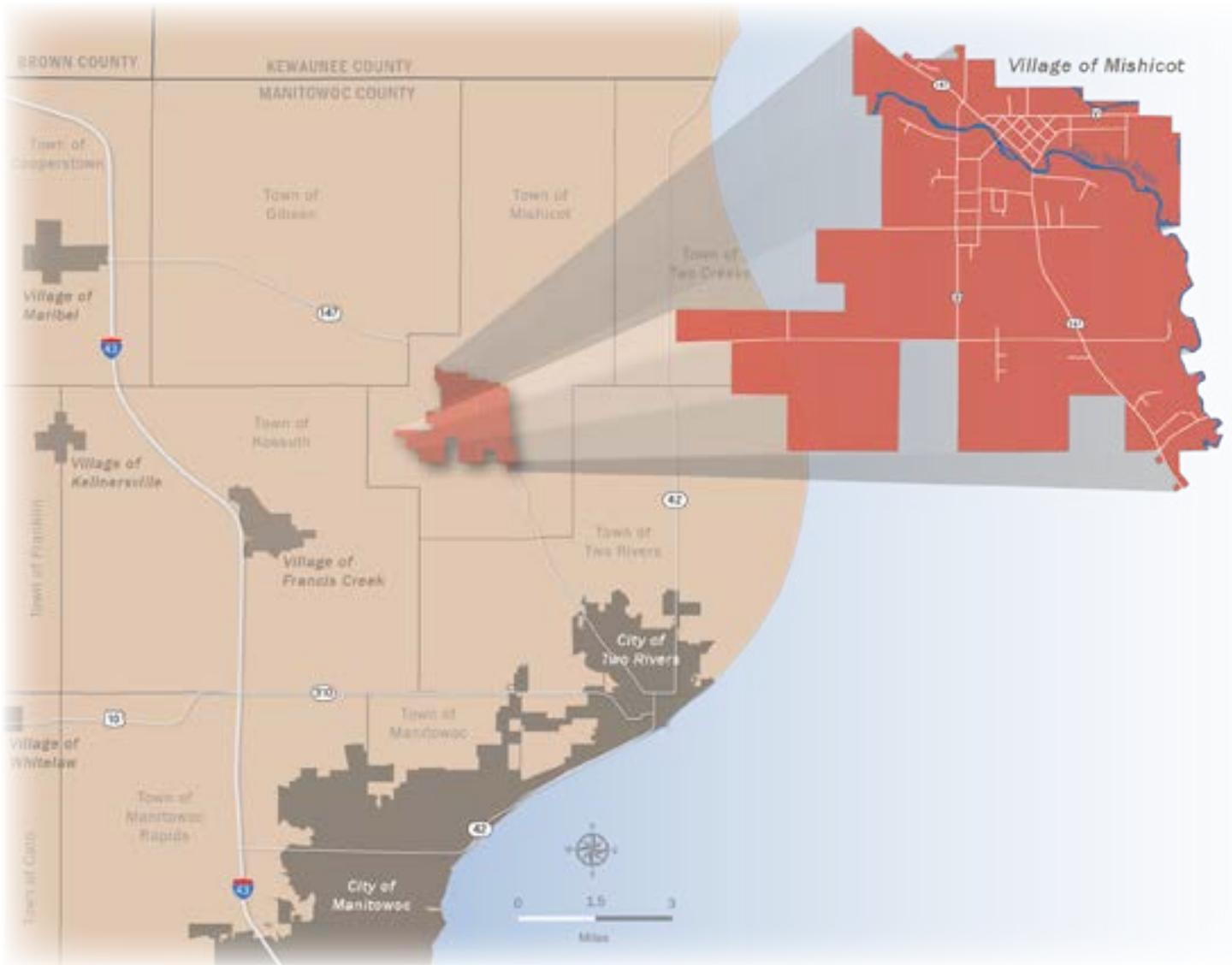
Source: U.S. Census
2020: ACS 5-Year Estimates

Manufacturing

Employment: 25%

Source: U.S. Census
2020: ACS 5-Year Estimates

Exhibit 1. Location Map, Village of Mishicot



Source: BLRPC, 2022



Vision and Strategies

Mishicot's Vision for 2043

Mishicot's vision for 2043 was established through public outreach and engagement. It reflects the community's values and shows what the community wants to achieve and become by 2043.

Moving the Village of Mishicot forward for the next generation. To promote quality of life, in business, recreation, education, and lifestyle. To accomplish our vision we will use all resources available including village and school boards, and local and outside talent. As one entity, we can accomplish our goals.

Planning Goals and Objectives

A significant component of this comprehensive plan is the established goals and objectives identified to guide decision-making regarding growth and development in an effort to realize the Village of Mishicot's 2043 vision.

Housing

GOAL

Mishicot's existing and prospective residents have access to a sufficient supply of safe, affordable, and quality housing.

Objectives

- Work to increase the supply of housing affordable to low- and moderate-income households and first time home buyers.
- Encourage the supply of independent and assisted housing facilities for senior residents.
- Encourage a good mix of housing types including single-family, duplex units, rental units, and multi-family units. Single-family units are envisioned to account for the majority of the village's housing stock.
- Locate residential areas and especially higher density development in close proximity to services, schools, and other community facilities.
- Address any blighted locations in residential areas.
- Discourage incompatible, non-residential land uses in residential neighborhoods.
- Protect surface and groundwater resources from pollution and overuse.
- Plant trees in the village and preserve existing trees, whenever possible, during construction.
- Ensure development adjacent to waterways is carefully planned; the burden of proof shall be on the developer. The developer should prove that a negative impact on adjoining waterways will not take place.
- Protect natural drainage systems from encroachment while using these systems to accommodate runoff and potential parkway opportunities.
- Protect wildlife and areas with important wildlife habitat.
- Protect scenic vistas from inappropriate development.

Environmental & Cultural Resources

GOAL

Mishicot maintains a clean and healthy environment by protecting important environmentally sensitive resources, preserving agricultural heritage and minimizing negative effects of development on the natural environment and cultural features.

Environmental Objectives

- Preserve lands identified as environmental corridors (i.e., wetlands, floodplains, steep slopes, lands adjacent to water features).

Agricultural Preservation Objectives

- Support the preservation of farmland and the agricultural heritage within the village planning area.
- Encourage efforts to preserve agricultural uses within and adjacent to the village until a time that these lands can be converted to a higher best use.
- Provide for an orderly changeover of agricultural land to other uses.
- Buffer non-farming uses from agricultural lands.

Cultural Resource Objectives

- Support the protection/preservation of important cultural resources within the village such as historic buildings and sites.
- Continue to support cultural events and artistic expressions that take place in Mishicot.

Economic Development

GOAL

Mishicot maintains a dynamic and balanced economic base characterized by strong local businesses and resort-based tourism.

Objectives

- Ensure Mishicot has an adequate supply of commercial and industrial land that is available and serviced.
- Promote economic development and redevelopment opportunities fitting into the village's vision as detailed in this plan.
- Promote the creation and expansion of small and medium-sized businesses.
- Encourage light industrial and similar manufacturing developments that are appropriate for the "small town" character of the village and surrounding area.
- Work with regional, state, and federal agencies to redevelop existing brownfields and blighted areas.
- Utilize tax incremental financing to promote economic development and revitalization.
- Continue to develop an image and vision for the Main Street area and encourage private and public investments to attain a visually pleasing and economically viable downtown.
- Explore incentives to make economic development projects more feasible and competitive.
- Work with economic development partners to attract new and retain existing businesses.

Transportation

GOAL

Mishicot maintains a safe, convenient and efficient transportation system that provides the level of service necessary to support the economic and social activity of the community.

Objectives

- Ensure development of Mishicot's transportation system provides for all modes of transportation and that it is harmonious with surrounding land uses.
- Continue the use of the Pavement Surface Evaluation and Rating (PASER) system to assess the overall condition of roadways and to determine the street maintenance, restoration, and construction needs.
- Provide for convenient and efficient vehicular movement near all commercial, industrial, and public facility locations.
- Provide for adequate traffic controls (i.e., traffic signals and signs, turning lanes, frontage streets) near businesses located along the STH 147 corridor.
- Plan for a transportation system which reduces accident exposure and provides for increased travel safety.
- Encourage a safe and effective active transportation network for bicyclists and pedestrians, including improved signage and the development of a sidewalk maintenance plan.
- When the design of a street is in process, consider the attributes of a "complete street" such as curb, gutter, sidewalk, terrace, bicycle lane, and vehicle lane widths all of which contribute to the varying ways in the public travels.
- Evaluate and prepare for the increased presence of electric vehicles (EV) and the impacts of them within the transportation system.

Utilities and Community Facilities

GOAL

Mishicot provides adequate utilities, infrastructure, and public services to meet existing and future market demand for residential, commercial, and industrial uses.

Objectives

- Maximize the efficiency and effectiveness of community facilities and public services for residents and businesses.
- Continue to coordinate, consolidate, and share governmental facilities and services, where feasible.
- Promote safe parks and recreational sites within the village that provide a number of activities for residents and visitors.
- Update the village's outdoor park and recreation plan to assist village officials in determining areas in need of improvement, identification of future park and recreation areas, and to make the village eligible for state and federal grants.
- Consider access for the disabled, elderly and very young when planning/designing/coordinating and constructing any new recreation projects, including parking, trails, etc.

Land Use

GOAL

Mishicot's land use pattern builds upon its small-town character, while aligning with the village's 2043 vision.

Objectives

- Ensure that future developments meet the social and economic needs of the village while protecting and enhancing Mishicot's visual, natural, and historical character.
- Reduce excessive sprawl of development and segregation of land uses that result in the inefficient use of land; excessive infrastructure, construction, and maintenance costs; and increased negative impacts on the environment.
- Designate land uses in a manner that maintains or improves the village's quality of life for existing and future residents.

Intergovernmental Cooperation

GOAL

The Village of Mishicot works effectively with the Town of Mishicot, Manitowoc County, and other interested groups/agencies to minimize costs and maximize services for its residents and businesses.

Objectives

- Encourage the coordination, sharing, or joint ownership of community facilities, equipment, and other services whenever possible.
- Invite neighboring communities to attend meetings and workshops regarding topics with a regional focus or impact.
- Share completed plans and project success summaries with adjacent and overlapping communities (i.e., Town of Mishicot and Manitowoc County) as part of an ongoing initiative to improve communication and collaboration.
- Continue to work with the Town of Mishicot to address possible boundary issues to minimize conflicts.

Population and Housing



Demographic Profile

Mishicot’s community profile describes resident characteristics and household trends that influence housing choice, and therefore, the city’s housing market. The primary factors that influence housing choice are income, household size and composition, and householder age. This section documents these, and other factors, for Mishicot relative to Wisconsin and Manitowoc County.

Mishicot’s population is stable. The community’s population base has stayed around 1,400 people for the last several decades (Exhibit 2).

From 2000 to 2020, Mishicot gained 10 residents, which represents a 0.7 percent change and an average annual growth rate (AAGR) of 0.04 percent.

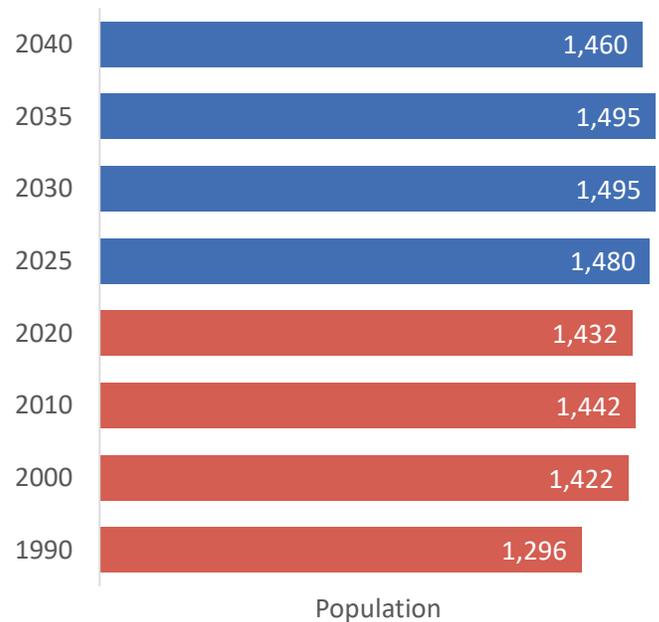
Mishicot’s population is forecast to remain stable through 2040. Wisconsin’s Demographic Services Center forecasts that Mishicot will have a population of about 1,460 people by 2040 (representing a gain of about 28 people between 2020 and 2040), (Exhibit 2). This growth accounts for a two percent change, or an AAGR of 0.10 percent.

Mishicot’s residents are getting older, consistent with state and regional trends. Between 2000 and 2019, Mishicot’s senior population increased by 13 percent, while its youth and young adult population declined by 10 and 13 percent (Exhibit 3). In this same time, Manitowoc County’s senior population increased by 33 percent (over 5,300 people).

Based on a 2018 National Home and Community Preference Survey, most seniors want to remain in their current residence or community as long as possible (AARP). Therefore, this plan anticipates continued growth in seniors over the planning period in both Mishicot and Manitowoc county.

Mishicot’s households are getting smaller on average. Between 2000 and 2019, Mishicot’s average household size declined from 2.44 persons per household to 2.26 persons per household (ACS 2015–2019). Despite this trend, Mishicot still has a larger share of households with three or more persons per household (36 percent), compared to Manitowoc County (31 percent) and Wisconsin (33 percent), (ACS 2015–2019).

Exhibit 2. Population Trends and Projections, Village of Mishicot, 1990 through 2040



Source: U.S. Census Bureau, Decennial Census (1990, 2000, 2010, 2020). Wisconsin Demographic Services Center, Population Projections (2025, 2030, 2035, 2040).

Exhibit 3. Population Change by Age Cohort, Village of Mishicot, Manitowoc County, 2000 to 2015–2019

Age Cohort	Population Change (2000 to 2015–2019)			
	Mishicot		Manitowoc County	
	Number	Percent	Number	Percent
Under 20	-41	-10%	-5,280	-23%
20 to 39	-42	-13%	-3,371	-16%
40 to 59	76	21%	-417	-2%
60 +	42	13%	5,366	33%

Source: U.S. Census Bureau, Decennial Census (2000). U.S. Census Bureau, ACS 5-year estimates (2015-2019).

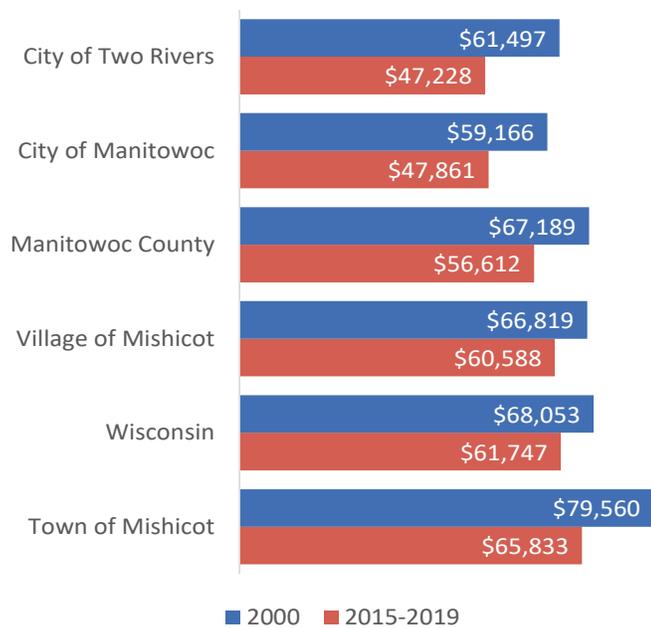
Median income for households living in the Village of Mishicot is higher relative to Manitowoc County's as a whole. Mishicot's median household income in 2019, was \$60,588 (Exhibit 4). This was almost \$4,000 more than Manitowoc County's median household income.

After adjusting for inflation, the Village of Mishicot's median household income decreased by nine percent (about \$6,200) between 2000 and 2019 (Exhibit 4). This trend was characteristic of all of the comparison communities documented in Exhibit 4.

Almost a quarter (21 percent) of the Village of Mishicot's households earn \$100,000 or more per year. About 15 percent of Mishicot's households earn less than \$25,000 per year.

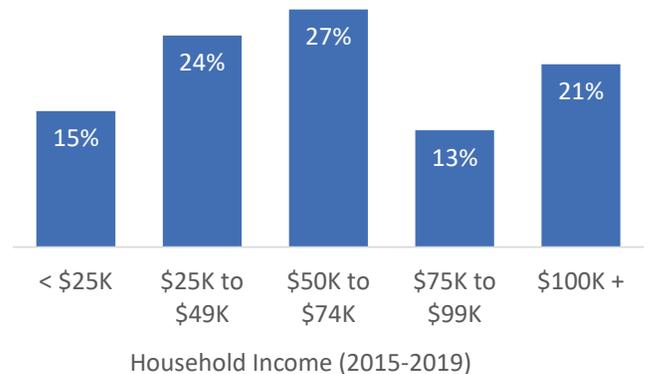
In 2019, about 39 percent of Mishicot's households earned less than \$50,000 per year, compared to 45 percent of Manitowoc County's and 41 percent of Wisconsin's households. About 34 percent of Mishicot's households earned \$75,000 or more per year, compared to 35 percent of Manitowoc County's and 41 percent of Wisconsin's households.

Exhibit 4. Median Household Income (Inflation-Adjusted 2019 dollars), Village Mishicot and Comparison Areas, 2000, 2015-2019



Source: U.S. Census Bureau, Decennial Census (2000). U.S. Census Bureau, ACS 5-year estimates (2015-2019). Bureau of Labor Statistics, Consumer Price Index.

Exhibit 5. Distribution of Household Income (2019 dollars), Village of Mishicot, 2015-2019



Source: U.S. Census Bureau, ACS 5-year estimates (2015-2019).

Housing Inventory

To better understand Mishicot's housing market, this section describes Mishicot's housing stock and occupancy characteristics.

Mishicot's housing stock increased by about 67 dwelling units, from 623 units in 2000 to 690 units in 2019. From 2000 to 2019, Mishicot maintained 1.07 housing units for every household.

About 91 percent of Mishicot's housing stock was built before 2000. About nine percent of Mishicot's housing stock (62 units) was built in 2000 or after (Exhibit 6).

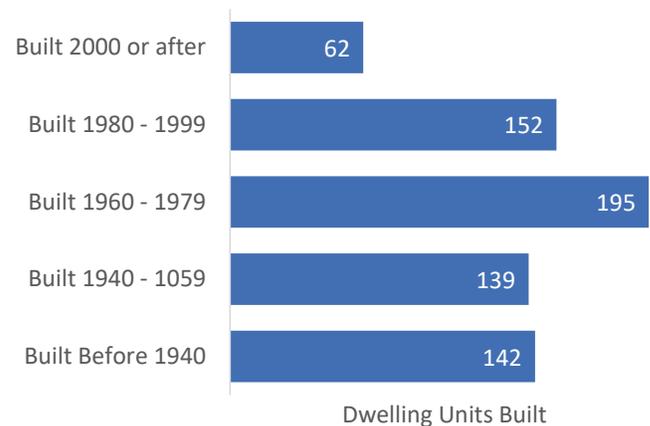
Over three quarters (77 percent) of Mishicot's housing stock is single-family housing (a category that includes manufactured homes and single-family attached homes). About five percent of Mishicot's housing stock was duplexes and 18 percent was multifamily housing (with three or more units per structure).

Mishicot's distribution of housing by housing type stayed the same from 2000 to 2019 (Exhibit 7).

The homeownership rate in Mishicot is increasing. In 2019, Mishicot's homeownership rate was 79 percent, up from 75 in 2000. In 2019, Mishicot had a higher homeownership rate than Manitowoc County's (75 percent) and Wisconsin's (67 percent).

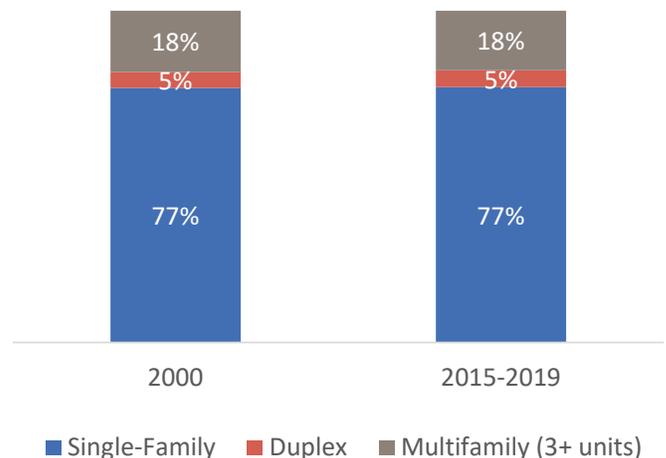
Mishicot's and Manitowoc County's housing market is tight. According to data from Redfin, active listings on the market have declined each year for the last several years (e.g., between 2018 and 2021). For example, at the end of quarter two in Manitowoc County, there were only 249 active listings in 2021, compared to 272 listings in 2020, 330 listings in 2019, and 373 listings in 2018.

Exhibit 6. Year Housing Units were Built, Village of Mishicot, 2015–2019



Source: U.S. Census Bureau, ACS 5-year estimates (2015-2019).

Exhibit 7. Change in Housing Mix, Village of Mishicot, 2000 to 2015–2019



Source: U.S. Census Bureau, Decennial Census (2000). U.S. Census Bureau, ACS 5-year estimates (2015-2019).

Housing Costs

This section describes housing costs for single-family homes and rental housing in Mishicot.

In 2019, Mishicot’s median gross rent was \$681, up from \$470 in 2000. However, when adjusting for inflation (2019 dollars), Mishicot’s median gross rent actually decreased (from \$733 in 2000 to \$681 in 2019).

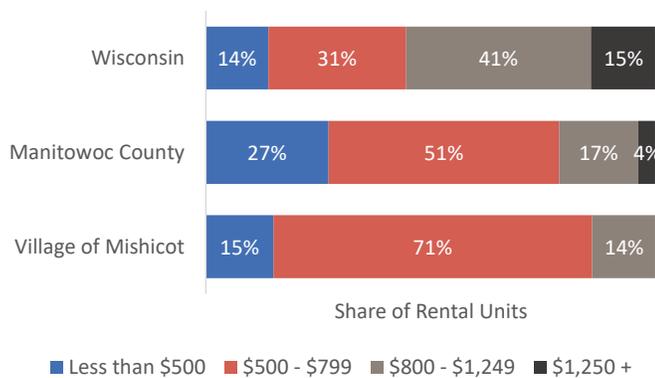
A majority of Mishicot’s rental housing stock rents between \$500 and \$799 per month. Exhibit 8 shows that, compared to Wisconsin and Manitowoc County, Mishicot has a smaller share of rental units that rent at \$800 a month or greater. This could indicate a gap in Mishicot’s housing market for higher-amenity rental housing.

In January 2018 through September 2021, monthly median single-family home sale prices in Mishicot fluctuated between \$55,000 and \$425,000. In this same time, monthly median sale prices fluctuated between \$88,000 and \$174,000 in Manitowoc County and \$178,000 to \$269,000 in Wisconsin (Exhibit 9).

As of September 2021, Mishicot’s median sale price for a single-family home was about \$263,000. This was about \$95,000 more than Manitowoc County’s median sale price and about \$6,000 more than Wisconsin’s median sale price (Exhibit 9).

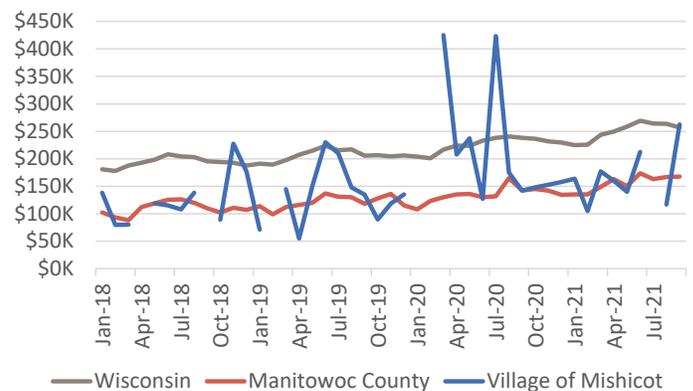
In just two years across Manitowoc County, the median sale price for a single-family home increased by \$50,000 (42 percent), from September 2019 to September 2021.

Exhibit 8. Distribution of Gross Rent, Village of Mishicot, Manitowoc County, Wisconsin, 2015–2019



Source: U.S. Census Bureau, ACS 5-year data (2015-2019).

Exhibit 9. Change in Median Sale Price for Single-Family Homes, Mishicot, Manitowoc County, and Wisconsin, Jan. 2018 - Sept. 2021



Source: Redfin.

Note: Median sale price data points are more variable in Mishicot, because fewer homes sold in this area. This allows data outliers to influence the results.

Housing Affordability Considerations

This section considers housing affordability implications for Mishicot’s existing households and describes cost burdened trends. The Department of Housing and Urban Development (HUD) defines “cost burden” as households paying 30 percent of their income or more on housing costs and “severely cost burden” as households paying 50 percent of their income or more on housing costs.

The Village of Mishicot has a smaller share of cost burdened households that other areas in the region.

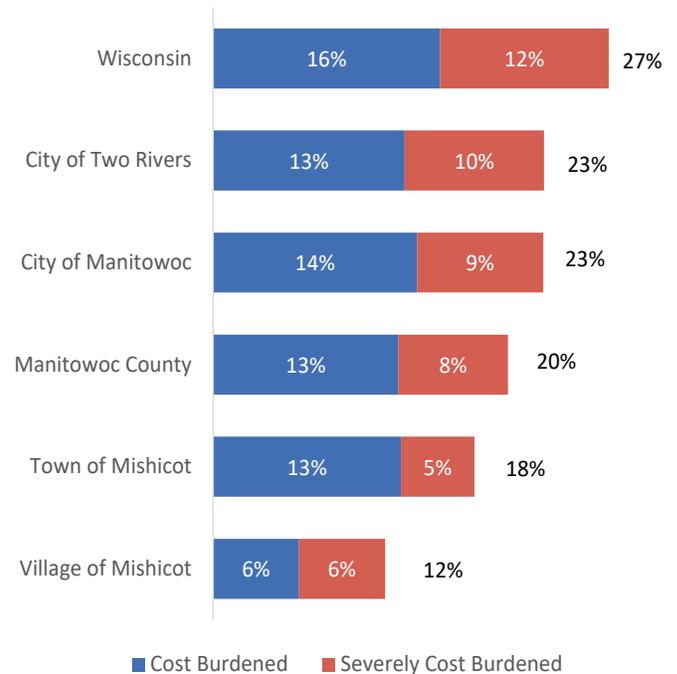
In 2019, about 12 percent of households experienced cost burdened (including six percent experiencing severe cost burden), (Exhibit 10).

Rates of cost burden declined by one percent, from 13 percent in 2000 to 12 percent in 2019.

Renters are much more likely to be cost burdened than homeowners in Mishicot. In 2019, 24 percent of renter households were cost burdened compared to nine percent of households that own their own home.

Exhibit 11 characterizes financially attainable housing costs for households in Mishicot. For example, 10 percent of Mishicot’s current households are considered “Extremely Low Income” by the U.S. Department of HUD. These households have incomes of less than \$20,670 per year, meaning they can afford a monthly housing cost of about \$517 or less, without being cost burdened.

Exhibit 10. Rates of Housing Cost Burden, Village of Mishicot and Comparison Areas, 2015–2019



Source: U.S. Census Bureau, ACS 5-year data (2015-2019).

Exhibit 11. Attainable Housing Costs, Village of Mishicot, 2019

	Household Income Level (based on MFI Levels for Manitowoc County)				
	Extremely Low	Very Low	Low	Middle	High
Income Range (Annual):	Less than \$20,670	\$20,670 - \$34,450	\$34,450 - \$55,120	\$55,120 - \$82,680	\$82,260 or More
Existing Households (#):	65	94	127	166	192
Existing Households (%):	10%	15%	20%	26%	30%
Affordable Housing Cost (Monthly):	\$517 or Less	\$517 - \$861	\$861 - \$1,378	\$1,378 - \$2,067	\$2,067 or More

Source: U.S. Census Bureau, Decennial Census (2000). U.S. Census Bureau, ACS 5-year data (2015-2019). U.S. Department of Housing and Urban Development, Median Family Income (MFI) for Manitowoc County, 2019.

Future Demand for Housing

To accommodate residential development and to address housing needs, the Village of Mishicot will need an understanding of future demand for housing in Mishicot over the planning period. This section presents a dwelling unit forecast for the planning period.

Exhibit 12 presents the results of Mishicot’s housing forecast for the 2020 to 2040 period. It shows that housing demand will be influenced by about 28 people, from 2020 to 2040 (see Exhibit 2). Based on Mishicot’s average household size of 2.31 persons per household, demand from 28 people will result in a forecasted 12 households that will require a housing unit. This analysis also factors in additional housing demand (one housing units) to account for a vacancy rate factor of five percent.

In summary, the Village of Mishicot will plan for 13 new dwelling units over the planning period. This plan anticipates that these dwelling units will be single-family detached housing.

Exhibit 13 distributes Mishicot’s housing forecast by income level. This analysis uses Mishicot’s existing distribution of households by Manitowoc County’s median family income (see Exhibit 11) to inform this distribution. The results show, for example, that six of the 13 new dwelling units will be needed to accommodate low, very low, or extremely low income households.

Exhibit 12. Forecast of Housing Demand, Mishicot, 2020 to 2040

Forecast of Housing Demand in Mishicot	
Population Growth (2020-2040)	28
Average Household Size	2.31
Forecast of New Occupied Units	12
Vacancy Factor	5%
Forecast of Vacant Units	1
Housing Units Needed (2020–2040)	13

Source: U.S. Census Bureau, Decennial Census (2020), Wisconsin Demographic Services Center (2040), U.S. Census Bureau ACS 5-year data (2015-2019).

Exhibit 13. Forecast of Housing Demand by Affordability Level, Mishicot, 2020 to 2040

Housing Forecast by Income	
Extremely Low Income	1
Very Low Income	2
Low Income	3
Middle Income	3
High Income	4
Housing Units Needed (2020–2040)	13

Source: BLRPC forecast results (Exhibit 12) and income distribution (Exhibit 11).

Natural and Cultural Resources



Environmental Characteristics and Resources

This section describes Mishicot's environmental characteristics, which includes a discussion of Mishicot's environmental corridors.

The Village of Mishicot is located in the northern portion of Manitowoc County at the junction of STH 147 (Main Street), CTH B, and CTH V. The village is three miles northwest of the city of Two Rivers, six miles north of the Manitowoc metropolitan area, and five miles west of Lake Michigan. The village encompasses an area of approximately 2.6 square miles or 1,663 acres. Its environment can be characterized by the following natural elements:

TOPOGRAPHY

There is a continuous rise in the land from the shores of Lake Michigan westward across Manitowoc County. This landscape and the distribution of soils in Manitowoc County are largely the result of two different glacial drifts that covered the area. The topographic relief within the village planning area has gently rolling topography, with rivers and streams cutting across the topography. The rivers generally flow from west to east toward Lake Michigan.

Some areas in the village and surrounding planning area have a higher degree of slope. About 44.8 acres (2.7 percent of the village) have a slope greater than 12 percent which provide challenges to development due to the high erodibility of the soils on that steep of a slope. Exhibit 13 displays the areas within the village which have a slope greater than 12 percent. The majority of the steep slope can be found along the West Twin River, East Twin River, Jambo Creek, Johnson Creek, and various other small waterways.

HYDROLOGY

Mishicot is intersected and bounded by the East Twin River. It also has abundant water and water-based resources, including:

Watershed: Mishicot is located within the East Twin River watershed. According to Wisconsin's Department of Natural Resources (WDNR), streams in the East Twin Watershed flow southeastward through Kewaunee County and Manitowoc County to the City of Two Rivers where it enters Lake Michigan.

Groundwater: Groundwater resources are available in limited quantities, therefore conservation and management of it is important. According to the WDNR, the village of Mishicot planning area gets most of its groundwater from the Silurian-dolomite aquifer. The depth of this aquifer is approximately 30 feet below the surface, which in turn has an impact on the quality of the water, as well as its susceptibility to contamination.

In general, shallow, permeable water table aquifers are at greatest risk of contamination. According to the EPA, the groundwater in Manitowoc County is moderately susceptible to contamination, thus water quality problems could result within the county. Agricultural runoff, septic systems, and use of fertilizers and pesticides are three of the sources that may have a high level of potential impact on the groundwater quality within Mishicot and the county.

Floodplains: Mishicot's floodplains and floodways provide stormwater retention, ground water recharge, and habitat for various kinds of flora and fauna. About 140.3 acres of Mishicot (8.4 percent of the village) is located within the 100-year floodplain. For context, the 100-year floodplain is land that is predicted to flood during a 100-year storm, which has a one percent chance of occurring in any given year. Exhibit 14 shows that Mishicot's 100-year floodplains are primarily located along the East Twin River.

Wetlands: In addition to lands located within the floodplain, Mishicot also has about 84.5 acres of wetlands (i.e., wetland areas including a 50 foot buffer) within village limits (5.1 percent of the village). According to the WDNR, wetlands are areas where water is at, near, or above the land surface and capable of supporting aquatic or hydrophilic vegetation. Wetlands act as natural pollution filters and groundwater discharge areas. They retain floodwaters and provide irreplaceable habitat for many flora and fauna. Exhibit 14 shows where Mishicot's wetlands are located.

WOODLANDS & NATURAL AREAS

Mishicot contains some scattered woodland and natural areas across the village. This land use coverage accounts for about 16.7 percent of the village in 2022 (about 276.98 acres). In addition, the village contains many trees, including oak, elm, and maple, scattered throughout its neighborhoods (along streets and on private property).

Many of the woodlands in Mishicot are wooded wetlands, most of which are located along waterways. The most significant wooded wetland is located near Johnson Creek at about 260 acres. Woodlands near the schools occasionally offer environmental educational opportunities.

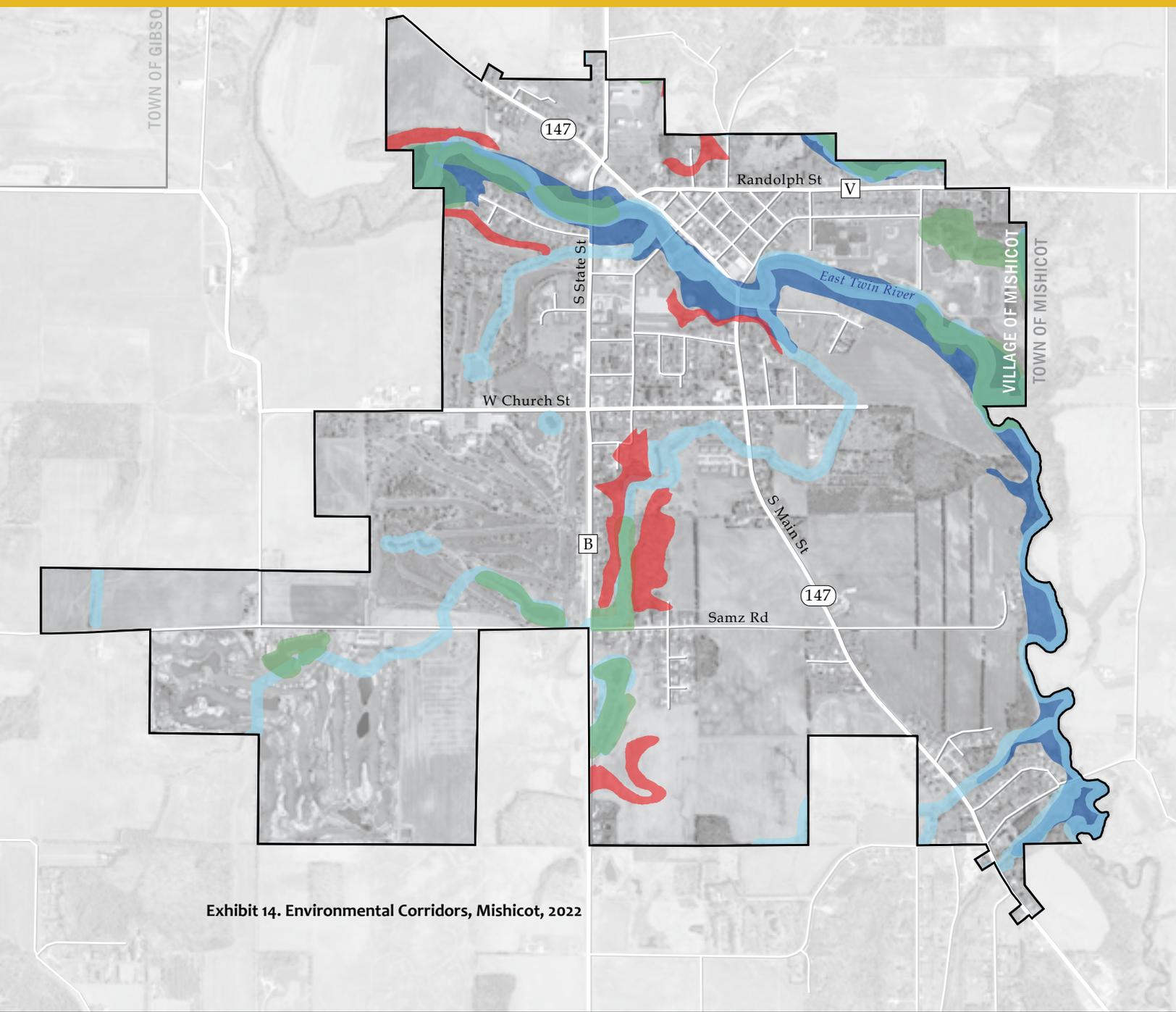


Exhibit 14. Environmental Corridors, Mishicot, 2022

Environmental Corridors

Village of Mishicot 2023-2043 Comprehensive Plan

- Steep Slope (12% or greater)
- Wetlands (2 acres or greater with a 50-foot setback distance)
- 100-Year Floodplain
- Surface Water (with a 75-foot setback distance)
- Municipal Boundary



Sources: FEMA, 2009; NRCS, 2010; WDNR, 2021; WisDOT, 2021; Manitowoc County, 2021; Village of Mishicot, 2021; Bay-Lake RPC, 2021.
 Disclaimer: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data used for reference purposes only. Bay-Lake RPC is not responsible for any inaccuracies herein contained.

ENVIRONMENTAL CORRIDORS

Environmental corridors are areas that contain valuable and/or sensitive natural, scenic, scientific, and/or recreational features. Environmental corridors generally refer to the following several features:

- Wetlands
- 100-year Floodplains
- Steep slopes (12% or greater), and
- Surface water setback for buildings

Collectively, these features serve as a guidance tool to promote protection of areas with environmental significance from other land use influences. Mishicot's environmental corridors are shown in Exhibit 14.

SOIL LIMITATIONS

The Natural Resources Conservation Service (NRCS) Web Soil Survey and Soil Reports were utilized to analyze soil characteristics and limitations.

On-Site Sanitary Systems: The majority of soils in and around the Village of Mishicot soils are considered to be “very limited” for on-site sanitary systems. About 10% of the areas soils are considered “somewhat limited”.

Soil limitation factors for on-site septic system include:

High or Fluctuating Water Table - When groundwater is near the soil surface, proper filtering cannot take place and often results in on-site systems either backing up into the home or contamination of groundwater.

Bedrock - Large stones or bedrock near the soil surface may hinder excavation and considerably increase the cost of construction. In addition, conventional on-site septic systems cannot function properly, which may result in wastewater passing through cracked bedrock and contaminating the groundwater.

Soil Permeability - Permeability refers to the rate at which water flows through the soil. When passage is too rapid, groundwater can become polluted. If it is too slow, the soils can become saturated and effluent ponding may result.

Flooding - On-site waste disposal systems that are located within a floodplain can result in problems. As water levels rise during periods of flooding, the system can become saturated, resulting in untreated solid and liquid waste being discharged into the ground or surface waters.

Basements: The majority of the soils in and around the town has been rated as “very limited” at 57.6% for basements. 29.9% of the soils are rated at “somewhat limited”, and 10.1% are rated at “not limited”.

Concerns for basements in these areas is the depth and hardness of bedrock, and the risk of flooding and ponding in basements which are located close to the water table.

Agricultural Resources

This section briefly contextualizes the agricultural resources within and in proximity to Mishicot's city limits.

About 531.6 acres of Mishicot's existing land inventory (32 percent of the village) is classified as Agricultural.

In addition to agricultural land being Mishicot's dominant land cover, the village is also extensively surrounded by agricultural uses. According to the U.S. Department of Agriculture's (USDA) most recent agricultural census, Manitowoc County had 1,171 farms and 231,609 acres of farm land in 2017. The average farm in Manitowoc County was 198 acres in this time.

A majority of the farms in Manitowoc County (81 percent) was cropland. Most of this cropland was used to produce forage such as hay, and the second dominate use was corn for animal feed.

Over the planning period, existing agricultural land in Mishicot may urbanize and transition to other uses (e.g., residential, commercial, or industrial uses). This can be assumed if past trends persist. For example, in Manitowoc County between 2007 and 2017, the total number of farms declined by 273 farms and the total number of farm acres declined by 16,629 acres. In this time, the average farm size increased by about 26 acres, from 172 acres to 198 acres.

Exhibit 15. Manitowoc County Farm Land Use Practices (2017)

Land Use Practices (%)	
No Till	24
Reduced Till	22
Intensive Till	32
Cover Crops	13

Source: USDA Census of Agriculture 2017



Inventory of Historic and Cultural Resources

This section presents an inventory of the historic structures, institutions/sites of cultural significance, and reoccurring community events that influence Mishicot's social and cultural identity.

HISTORICAL ASSETS

The Wisconsin Historical Society has identified the following registered historical properties in Mishicot.

- Mishicot School (currently: Mishicot Historical Museum) is located on Randolph St. This six room school was built in 1873 and has a balloon frame structure.
- Holy Cross Catholic Church is located on S. Main St. Built in 1862, this Gothic Revival church has a center-front tower with a brick and wood octagonal spire and contains decorative brickwork.
- St. Peter's Church is located on Randolph St. Built in 1875, this Neogothic Revival church has a massive center-front square tower.
- Louis Levenhagen House and Shed are located on E. Main St. Both structures were built in 1890, with the house having a balloon frame structure.
- Han's Beyer House and Barn (currently: Gary Princ House and Barn) are located on CTH B in the town of Mishicot. Both structures were built in 1920, the house is Colonial Revival in style.
- Caroline Beyer House (currently Michael Franz House) is located on CTH B in the town of Mishicot. Built in 1900, the Gabled Ell style building has a balloon frame structure.
- Matt Zima House (currently: Kenneth Staudinger House) is located on E. Assman Rd. in the town of Mishicot. Built in 1910, the structure is of the Queen Anne style.
- Edward Begalke House is located on CTH B in the town of Mishicot. Built in 1878, the structure is of the Gabled Ell style.
- August Stehn House is located on CTH B in the town of Mishicot. Built in 1870, the house is of the Gabled Ell style.

CULTURALLY SIGNIFICANT ASSETS

Notable cultural sites within the village include:

- Mishicot Village Hall.
- The village's churches and schools.
- Mishicot Historical Museum.
- The Opera House.
- Fox Hills Resort and Conference Center.
- Mishicot's covered bridge.

Care should be taken when any excavation is done within the Village of Mishicot and surrounding planning area since there is the possibility of disturbing a historical or archaeological site.



COMMUNITY EVENTS & ACTIVITIES

Notable, cultural events and activities that regularly occur in Mishicot include Mishicot Riverfest, Mishicot Pumpkinfest, farmers markets, and Christmas in the Village.

Economic Development



Economic Base

To better understand the factors that influence Mishicot's economy, this section focuses on demographic and resident employment trends. Importantly, it also summarizes Mishicot's economic base using Quarterly Census of Employment and Wages (QCEW) data.

Mishicot's civilian labor force comprised over 760 people in 2019. The largest share of Mishicot's resident labor force was employed in management, business, science, and arts related occupations (Exhibit 16). From 2000 to 2019, this occupational category increased by 34 people.

According to ACS data, Mishicot's labor force participation rate was 69 percent in 2019 (for the resident population base 16 years of age and older). In that same time, Mishicot's unemployment rate was about three percent.

As of 2019, most of the people who lived in Mishicot, and participated in the labor force, commuted outside of the village for work. This amounts to 683 people (or 95 percent of the resident labor force), (Exhibit 17). The primary places that these commuters are working in are the City of Manitowoc (28 percent), various places within Brown County (17 percent), and the City of Two Rivers (10 percent).

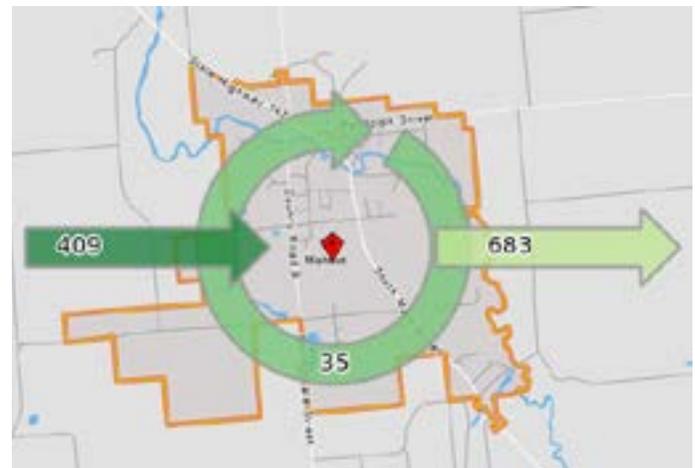
Another 409 persons commuted into the village for work. Most of these people lived in the City of Two Rivers (16 percent), the City of Manitowoc (12 percent), and various places within Brown County (10 percent).

Exhibit 16. Civilian Labor Force by Occupation, Village of Mishicot, 2015-2019

Occupation Category	Total	Share
Management, business, science, and arts	216	28%
Production, transportation, and material moving	178	23%
Sales and office	167	22%
Service	120	16%
Natural resources, construction, and maintenance	82	11%
Total	763	100%

Source: U.S. Census, ACS 5-year estimates (2015-2019).

Exhibit 17. Commute Patterns, Village of Mishicot, 2019



Source: Census on the Map.

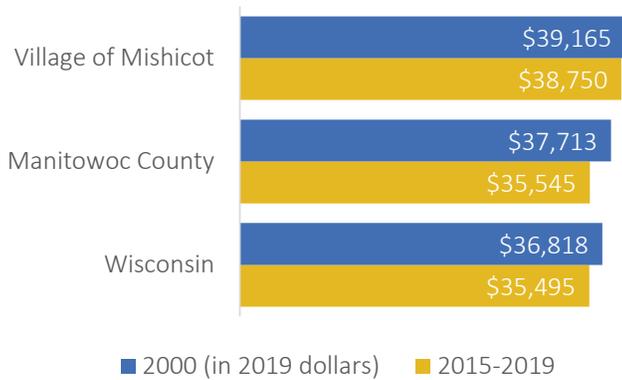
Residents in Mishicot earn \$38,750 per year on average.

Exhibit 18 shows that residents living in Mishicot have slightly higher average earnings than residents living in Manitowoc County and Wisconsin overall.

From 2000 to 2019, after adjusting for inflation, average earnings of residents living in Mishicot decreased by about \$415. Average earnings also decreased for residents living in the county and state (Exhibit 18).

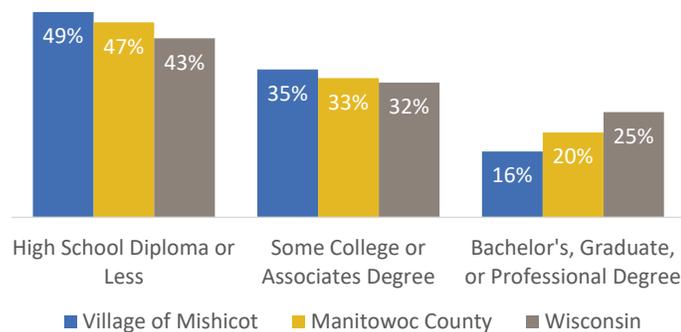
Nearly 50 percent of Mishicot’s residents have a high school diploma or less. About 16 percent have a bachelor’s degree or higher, compared to 20 percent of residents living in Manitowoc County and 25 percent of residents living in Wisconsin (Exhibit 19).

Exhibit 18. Average Earnings (2019 dollars), Residents Aged 16+ with Earnings, Mishicot, Manitowoc County, and Wisconsin, 2000 and 2015–2019



Source: U.S. Census, Decennial (2000) and ACS 5-year estimates (2015-2019).

Exhibit 19. Educational Attainment, Residents Aged 25 and Older, Mishicot, Manitowoc County, Wisconsin, 2015–2019



Source: U.S. Census Bureau, ACS 5-year data (2015-2019).

Exhibit 20 (on the following page) summarizes Mishicot’s economic base (inclusive of all persons working in zip code 54228). It shows that:

- Mishicot had an estimated 563 jobs in 2020, down from an estimated 630 jobs in 2010. This trend represents an -11 percent change (a decline of about 67 jobs).
- In 2020, the industries with the greatest number of employees was (1) Government and (2) Accommodation and Food Services. These industries accounted for 342 jobs, or 61 percent of the total employment base.
- From 2010 to 2020, the industries that experienced the most employment growth was (1) Health Care and Social Assistance (supported 17 new jobs) and (2) Administrative Support and Waste Management and Remediation Services (supporting at 18 to 27 new jobs).
- Average earnings in Mishicot was about \$45,700 in 2020. Average earnings in Mishicot, in 2010, average earnings in Mishicot was about \$34,500 (or \$51,750 in 2020-inflation adjusted dollars). Accordingly, after adjusting for inflation, average earnings per job in Mishicot declined by about \$6,066 (representing a -12 percent change).

Exhibit 20. Employment Base by Industry, Mishicot (zip code 54228), 2009 and 2019

Industry	Employees (2010)	Employees (2020)	Employment Change (2010 to 2020)		Average Earning per Job (2020)
			Number	Percent	
Agriculture, Forestry, Fishing and Hunting	0	0	0	-	\$0
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	-	\$0
Utilities	0	0	0	-	\$0
Construction	13	12	(1)	-10%	\$49,390
Manufacturing	0	0	0	-	\$0
Wholesale Trade	<10	<10	-	-	Insf. Data
Retail Trade	44	48	4	9%	\$31,182
Transportation and Warehousing	<10	0	-	-	\$0
Information	0	0	0	-	\$0
Finance and Insurance	<10	<10	-	-	Insf. Data
Real Estate and Rental and Leasing	0	0	0	-	\$0
Professional, Scientific, and Technical Services	<10	<10	-	-	Insf. Data
Management of Companies and Enterprises	0	0	0	-	\$0
Admin., Support, Waste Management and Remediation Services	<10	28	-	-	\$84,177
Educational Services	0	0	0	-	\$0
Health Care and Social Assistance	31	48	17	54%	\$47,130
Arts, Entertainment, and Recreation	0	0	0	-	\$0
Accommodation and Food Services	258	173	(85)	-33%	\$20,275
Other Services (except Public Administration)	65	61	(3)	-5%	\$26,568
Government	194	169	(25)	-13%	\$74,218
Total	630	563	(67)	-11%	\$45,684

Data Source: EMSI.

Note: Due to confidentiality requirements, some data cannot be disclosed.

Strengths, Weaknesses, Opportunities, and Threats

This section summarizes Mishicot's strengths, weaknesses, opportunities, and threats from an economic development perspective. Findings are based on economic analysis, field visits, and public input.

Strengths

Accessibility. Mishicot is roughly 30 miles south of the Green Bay Metro-Area, less than 10 miles from Interstate 43, and is five miles west of Lake Michigan. Nearby cities include Two Rivers and Manitowoc. State Highway 147 also intersects Mishicot and allows travelers on this highway to drive through its Main Street.

Quality of life. The village encompasses a safe, charming, small-town atmosphere. It is surrounded by rural amenities including agricultural lands and woodlands. The East Twin River and centrally-located Village Park provides residents with distinct and calming landmarks. Residential neighborhoods are quaint and tend to be well-maintained. The community also takes great pride in offering a reputable school system. Mishicot may attract residents, businesses, and visitors who prefer or enjoy these types of characteristics.

Weaknesses

Quality, affordable housing. Prices for homes across the region are increasing. Increasing housing costs are due to a number of factors including an underproduction of housing (e.g., not enough housing units being built to satisfy demand for housing) and development of relatively larger homes on larger lots (which increases overall production and land costs, which is then passed on to the consumer).

Shifting demographics resulting in a declining employment base. The Village of Mishicot and Manitowoc County are experiencing an aging structure shift. Senior populations are growing throughout the county and village, while youth and young adult populations are declining.

Dated downtown area. Mishicot's downtown needs improvement to refresh its identity. Vacant storefronts and damaged commercial facades inhibit a thriving core. Plans to support reinvestment, paired with upgrades to public utilities, can promote new economic opportunities and draw in residents and visitors.

Opportunities

Reinvestment. Mishicot's downtown and adjacent neighborhoods are ripe for reinvestment to attract small businesses, support new housing options, and attract people to Mishicot's core. The village could consider public-private partnerships and initiatives that catalyzes investments. The buzz that investment creates may attract new people and young families to Mishicot.

Retention and expansion of small businesses. Business retention challenges create vacant storefronts. To support small businesses and the local entrepreneurial spirit, Mishicot could evaluate opportunities to develop and promote programs that inspire use of currently vacant storefronts.

Attractions. The Village of Mishicot should continue to capitalize on its proximity to multiple nearby attractions including wineries, Point Beach State Forest, Point Beach Ridges State Natural Area, Woodland Dunes Nature Center and Preserve, and the 141 Speedway. The village is also in proximity to shopping and urban amenities, parks, beaches, and marinas within the cities of Two Rivers and Manitowoc.

Tourism. Mishicot reaps the benefits of increased tourism and visitor spending while hosting annual festivals including Riverfest, Pumpkinfest, and Christmas in the Village. Mishicot also reaps these benefits from visitors frequenting Par5 Resort or using the Ice Age National Scenic Trail (which passes through Mishicot).

Mishicot Business Association: The village has a business association to advocate, support, and promote local businesses.

Threats

Instability in the economy. Situations such as the 2008 housing crisis or the recent COVID-19 pandemic are beyond Mishicot's local control but can directly affect the region and Manitowoc.

Non-point source pollution. Existing non-point source pollution in affects the environment, water quality, and resident base of Mishicot.

Employment Growth Projections

This section documents Mishicot's forecast for employment growth over the planning period. This section also includes a discussion of potential industries to target over the planning period.

Exhibit 21 presents Mishicot's employment growth forecast. It shows that the village is forecast to grow by 41 jobs between 2023 and 2043. This projection assumes that employment in the village will grow at an average annual growth rate (AAGR) of 0.35 percent, which is based on the forecasted AAGR of the Bay Area Region.

Some of the forecasted new jobs will locate at existing businesses within Mishicot. Some of these jobs will result from the development of new commercial or industrial businesses within Mishicot.

Development of new businesses will likely require a range of sites of different sizes and zoned for different uses.

Exhibit 21. Employment Forecast, Village of Mishicot, 2023 to 2043

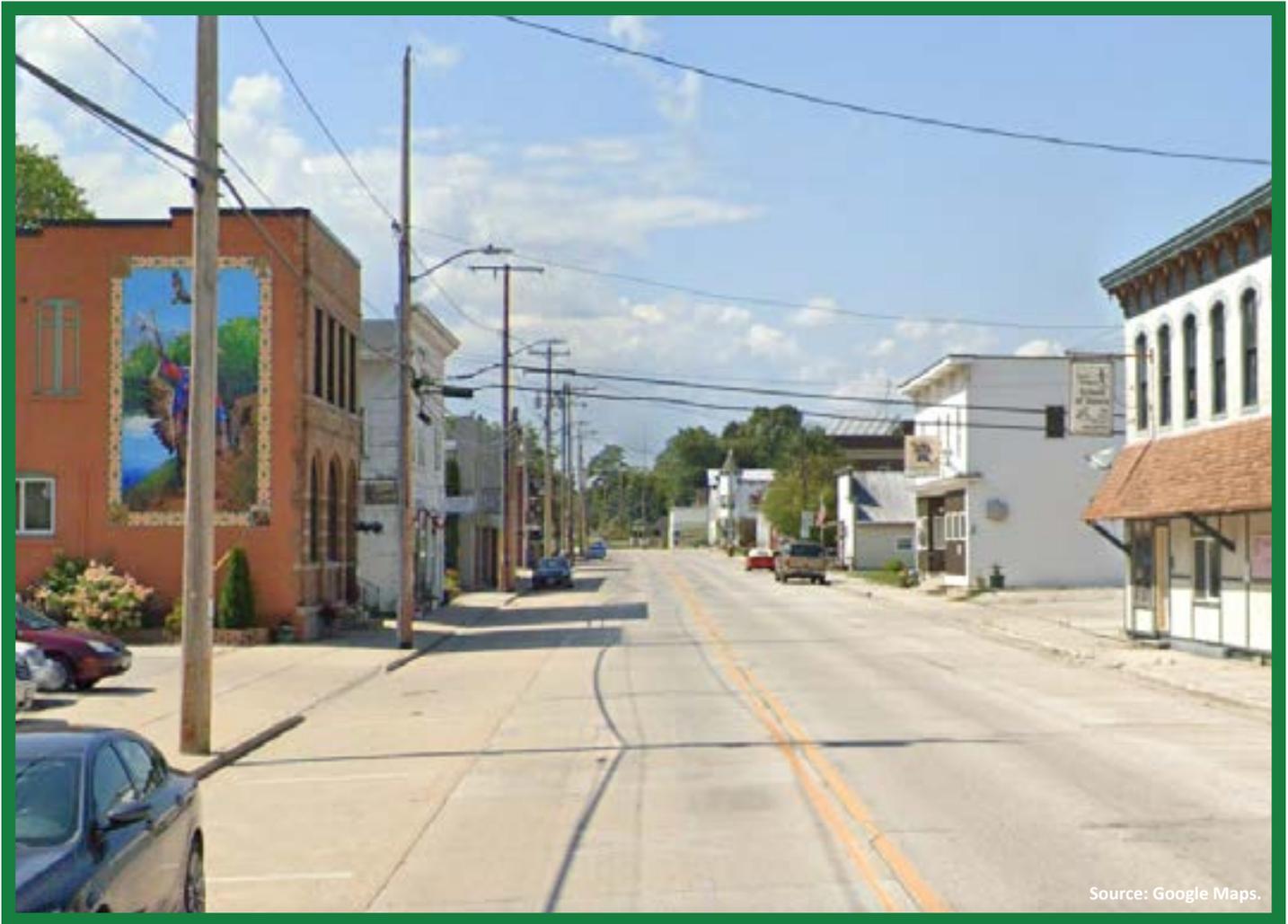
Employment Forecast	
Employees in 2020 ¹	563
Forecasted Employees in 2023	567
Forecasted Employees in 2043	608
Change in Total Employment (2023 to 2043)	
Number	41
Percent	7.2%
AAGR ²	0.35%

Source: EMSI and Wisconsin Department of Workforce Development.

Note 1: Employment in 2020 is based on EMSI data (see Exhibit 20).

Note 2: The employment growth factor for this analysis is based on long-term (2018 to 2028) employment projections prepared by Wisconsin's Department of Workforce Development (WDWD). WDWD projects that the Bay Area Region (in which Mishicot is located) will grow by an AAGR of 0.35 percent between 2018 and 2028. BLRPC used this factor as the primary assumption in Mishicot's employment forecast for the 2023 to 2043 period.

Transportation



Source: Google Maps.

Existing Transportation System

This section presents an inventory of transportation modes available in Mishicot as well as information and maps related to the roadway, pedestrian, and bicycle network.

EXISTING TRANSPORTATION ACCOMMODATIONS

Mishicot’s transportation system accommodates several modes of transportation, including:

- **Motorized Vehicles:** Mishicot has an effective roadway network which accommodates local and regional vehicular traffic, including cars, vans, trucks, trucking industries, and motorcycles/mopeds. The network comprises arterial streets, collector streets, and local roads (see Exhibit 23).
- **Volunteer Services:** Manitowoc County’s Aging and Disability Resource Center (ADRC) offers a transportation program to people who are elderly or disabled. The program provides rides to medical appointments, shopping centers, nursing homes, the library, and other destinations to complete errands.
- **Bicycles:** Bicyclists in Mishicot are accommodated on local roads. The community does not currently have dedicated bicycle lanes to accommodate this mode of travel.
- **Pedestrians:** Much of Mishicot’s transportation network contains sidewalks on one or both sides of the roadway. These pathways provide Mishicot’s pedestrians with safe routes to travel throughout the community.

TRANSPORTATION FACILITIES

Streets and Highways

Mishicot’s primary transportation infrastructure are its roadways. Exhibit 23 displays Mishicot’s roadway network and highlights its functional classification. The functional classifications, as defined by the Wisconsin Department of Transportation, include:

- **Minor Arterials:** Arterials serve moderate to large-sized places (cities, villages, towns, and clusters of communities), and other traffic generators. These routes generally serve places with populations of 1,000 people or more. Mishicot’s minor arterial is STH 147 / Main Street.

- **Major and Minor Collectors:** Collectors collect and distribute traffic between local streets and arterials. Mishicot’s major collector is W Church Street. Minor collectors in the village are State Street and Randolph Street.
- **Local Streets:** Local streets provide access to adjacent land and provide for travel over relatively short distances. All roads not classified as arterials or collectors are local function roads. A majority of Mishicot’s streets are classified as local roads.

Exhibit 22 quantifies the village’s road network. It shows that a majority of Mishicot’s transportation network is composed of local streets (about 58 percent of the network, or about 8.1 miles). Source: WisDOT (WISLR roads within Mishicot’s village limits).

Exhibit 22. Mileage of Mishicot-Owned Roadway Network by Functional Classification, Mishicot, 2022

Functional Classification	Total Mileage	Percent of Total Mileage
Minor Arterial	2.5	17.8%
Major Collector	2.3	16.6%
Minor Collector	1.1	7.9%
Local Street	8.1	57.8%
Total	14.1	100%

Traffic Volume

STH 147 dissects the village running northwest to southeast. The annual average daily traffic recorded on STH 147 in the northwest portion of the community is 2,800 and on the southeast side of the village is 2,900 (2017). The annual average daily traffic recorded on the STH 147 in the center of the Village is 4,200 (2021). In addition, S. State Street in the village has a traffic count of 3,300 (2021).

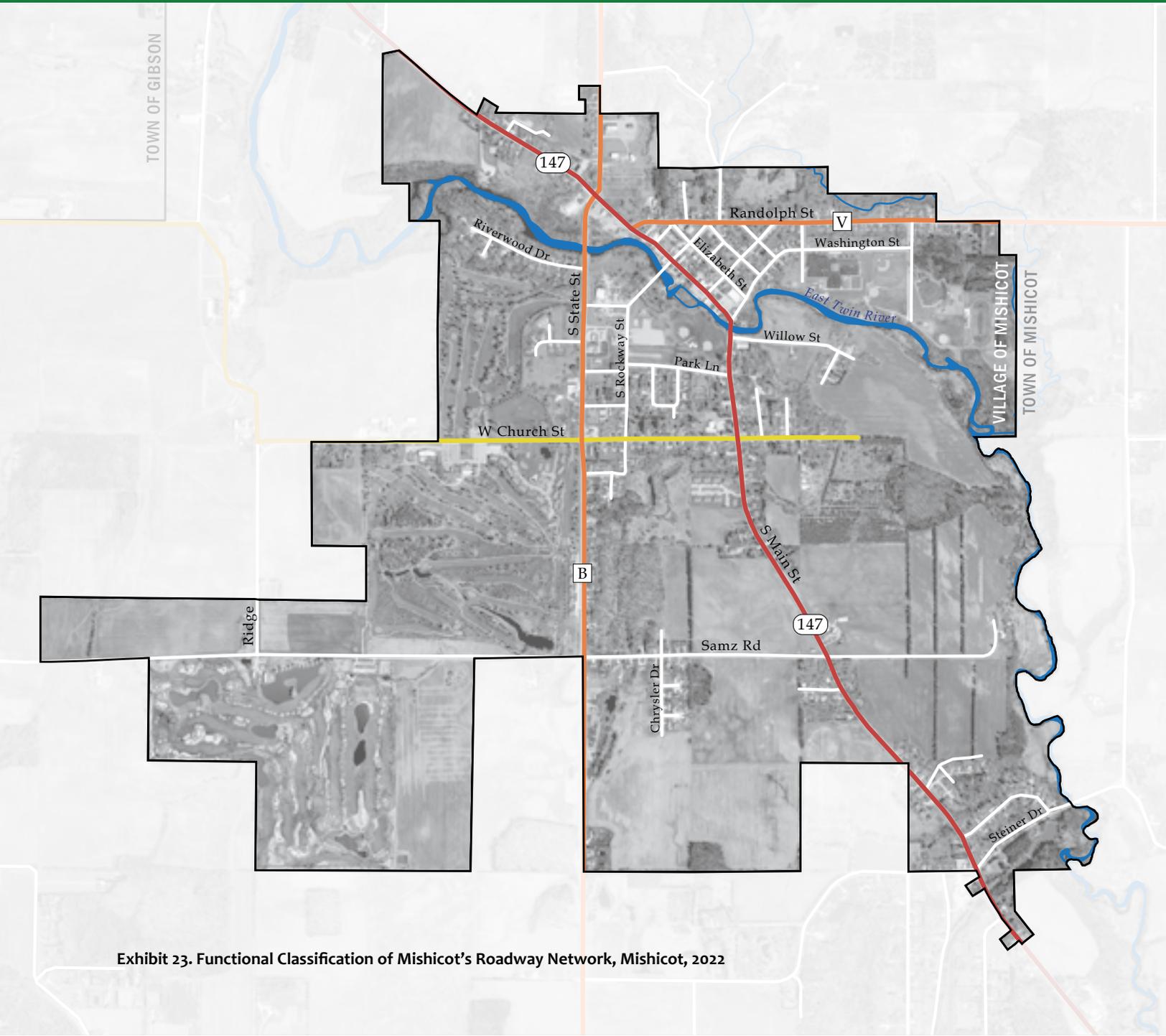


Exhibit 23. Functional Classification of Mishicot's Roadway Network, Mishicot, 2022

Functional Classification

Village of Mishicot 2023-2043 Comprehensive Plan

- Minor Arterial
- Major Collector
- Minor Collector
- Local
- Water Feature
- Municipal Boundary



Sources: WDNR, 2019, 2021; WisDOT, 2016, 2021; Manitowoc County, 2021; Village of Mishicot, 2021; Bay-Lake RPC, 2021.

Disclaimer: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data used for reference purposes only. Bay-Lake RPC is not responsible for any inaccuracies herein contained.

Air Service

The primary commercial-passenger and air freight service for residents of Mishicot is provided by Austin Straubel International Airport located near the City of Green Bay, General Mitchell International Airport located south of the City of Milwaukee, and the Appleton International Airport.

The Manitowoc County Airport, located on Freedom Way in the City of Manitowoc, serves corporate jets, small passenger and cargo jet aircraft used in regional service, and small airplanes (piston or turboprop) used in commuter air service.”

In Manitowoc County, there are also five privately owned airstrips and several helipads.

ACCESS TO RURAL TRANSIT NEEDS, ELDERLY AND DISABLED TRANSPORTATION

Elderly and disabled transportation systems are those programs that provide rides through scheduled bus services with paid or volunteer drivers, and volunteer programs with private vehicles and unpaid drivers. One such Program in Manitowoc County is Volunteer Rural Transportation Program.

Volunteer Rural Transportation Program

The Aging and Disability Resource Center of the Lakeshore provides transportation to rural elderly or disabled individuals in Mishicot, Valders, Whitelaw, Cleveland, Kellnersville, Reedsville, Cato, Rockwood, Francis Creek, St. Nazianz, Kiel, Maribel, and ALL surrounding areas to: Medical, Shopping, Nursing Home Visits, Library, etc. This program is designed to provide rural individuals access to a range of activities that contribute to their quality of life.

The Aging and Disability Resource Center of the Lakeshore also provides transportation to Manitowoc County elderly or disabled individuals for out-of-county medical appointments. This is a low-cost transportation service. Cost is determined by mileage to and from the appointment based on Federal Mileage Reimbursement rate. For more information, please call Manitowoc’s Mobility Manager at (920) 686-6977.

STATE AND NATIONAL TRANSPORTATION TRENDS

Active transportation. Walking and bicycling as a mode of transportation is increasingly common. Increased investments in traditional transportation infrastructure and the public realm have encouraged and guided preferences for walking and biking. However, in many cases, distance and barriers to destinations can limit active transportation as a viable travel mode.

Electric Vehicles: The electric vehicle (EV) market is expanding. As consumption of EVs grows, so too will the need for charging stations in accessible locations. Based on 2020 data from Clean Wisconsin, there are about 550 public EV charging stations located throughout Wisconsin. These stations were funded through public, utility, and private investments. In the long-term, availability of EV charging stations will influence travel, tourism, and the environment. The closest charging station to Village of Mishicot is near the intersection of STH 310 and CTH Q, near the Manitowoc County Airport.

Autonomous vehicles. Artificial intelligence and machine learning will make autonomous, self-driving vehicles increasingly common in the future.

Ride-hailing services. On-demand transportation services, like Uber and Lyft, offer flexible routing and scheduling to individuals who are willing to pay a service fee to get picked up and dropped off at their chosen location. Ride-hailing services are increasingly popular among younger generations, urban dwellers, people without a vehicle and people with disabilities.

RELEVANT TRANSPORTATION PLANS

Connect 2050, Wisconsin's Statewide Long-Range Transportation Plan (2022). Connect 2050 is Wisconsin's existing state-wide transportation plan. It describes Wisconsin's multi-modal transportation system and documents policies and actions to maintain, improve, and strengthen the overall system.



Wisconsin Rail Plan 2050 (2022). The Wisconsin Rail Plan identifies rail issues; includes a state-wide vision for freight, intercity passenger rail, and commuter rail; and documents an inventory of the state's rail system, services, and facilities.

Wisconsin State Freight Plan (in progress). Wisconsin is updating its freight plan, which was adopted in 2018. The State Freight Plan is a long-range multimodal plan that addresses the state's freight transportation needs and provides a vision for WisDOT's freight program for the next eight years.

Connect 2050, Wisconsin's Statewide Long-Range Transportation Plan (2022). Connect 2050 is Wisconsin's existing state-wide transportation plan. It describes Wisconsin's multi-modal transportation system and documents policies and actions to maintain, improve, and strengthen the overall system.

Wisconsin Rail Plan 2050 (2022). The Wisconsin Rail Plan identifies rail issues; includes a state-wide vision for freight, intercity passenger rail, and commuter rail; and documents an inventory of the state's rail system, services, and facilities.

Wisconsin State Freight Plan (in progress). Wisconsin is updating its freight plan, which was adopted in 2018. The State Freight Plan is a long-range multimodal plan that addresses the state's freight transportation needs and provides a vision for WisDOT's freight program for the next eight years.

WisDOT 6-year Highway Improvement Plan. Wisconsin's existing highway improvement program identifies proposed improvements to the state highway system in Manitowoc County and throughout Wisconsin. WisDOT's 6-Year Program indicates no rehabilitation or other improvement to STH 147.

Wisconsin Pedestrian Policy Plan (2002). Wisconsin's Pedestrian Policy Plan includes a vision and plan of action to encourage pedestrian travel.

Wisconsin Bicycle Transportation Plan (1998). Wisconsin's existing bicycle plan includes a vision and a plan of action to increase bicycling and to reduce crashes involving bicyclists and motor vehicles.

Wisconsin Active Transportation Plan 2050 (in progress). WisDOT is updating its *Wisconsin Bicycle Transportation Plan* and *Wisconsin Pedestrian Policy Plan* and combining them into the *Wisconsin Active Transportation Plan 2050*. The active transportation plan will be a statewide long-range plan focused on human-powered modes of transportation, such as bicycling and walking. This plan will evaluate the state's active transportation opportunities and needs, resulting in policies and actions that will align with and further *Connect 2050*.

Connect: Regional Bicycle and Pedestrian Plan for Northeast Wisconsin. The bicycle and pedestrian plan for the Bay-Lake region provides details about the region's bicycle and pedestrian network and facilities, including documentation of specific shared-use/multi-use pathways by county. The plan lists a range of objectives and strategies to improve the region's bicycle and pedestrian facilities. *Connect: Regional Bicycle and Pedestrian Plan for Northeast Wisconsin* can be found on the Bay-Lake Regional Planning Commission website: www.baylakerpc.org.

FRINGE AREA ROAD SYSTEM PLANNING

Alignment Protection

In those locations where new local road alignments are planned, it will be imperative that the alignments are protected by the village from other uses. If a subdivision plat is proposed, it should dedicate to the village the right-of-way needed for these officially-mapped future roads. The Village of Mishicot has statutory powers to review proposed subdivision plats within 1.5 miles of its border to ensure that planned road alignments are protected.

In order to build local roads with useful lengths and connections, it is sometimes necessary to either annex enough land to contain the entire alignment or, alternatively, negotiate an arrangement between the village and the surrounding town.

Utilities and Community Facilities



Inventory of Public Utilities and Community Facilities

Outlined below is an inventory of public utilities and community facilities in Mishicot. Much of the inventory is mapped in Exhibit 25. Utilities and community facilities are assumed to be adequate to meet the community's needs over the 2023 to 2043 period, unless otherwise noted.

UTILITIES

The Village of Mishicot provides the following local utilities:

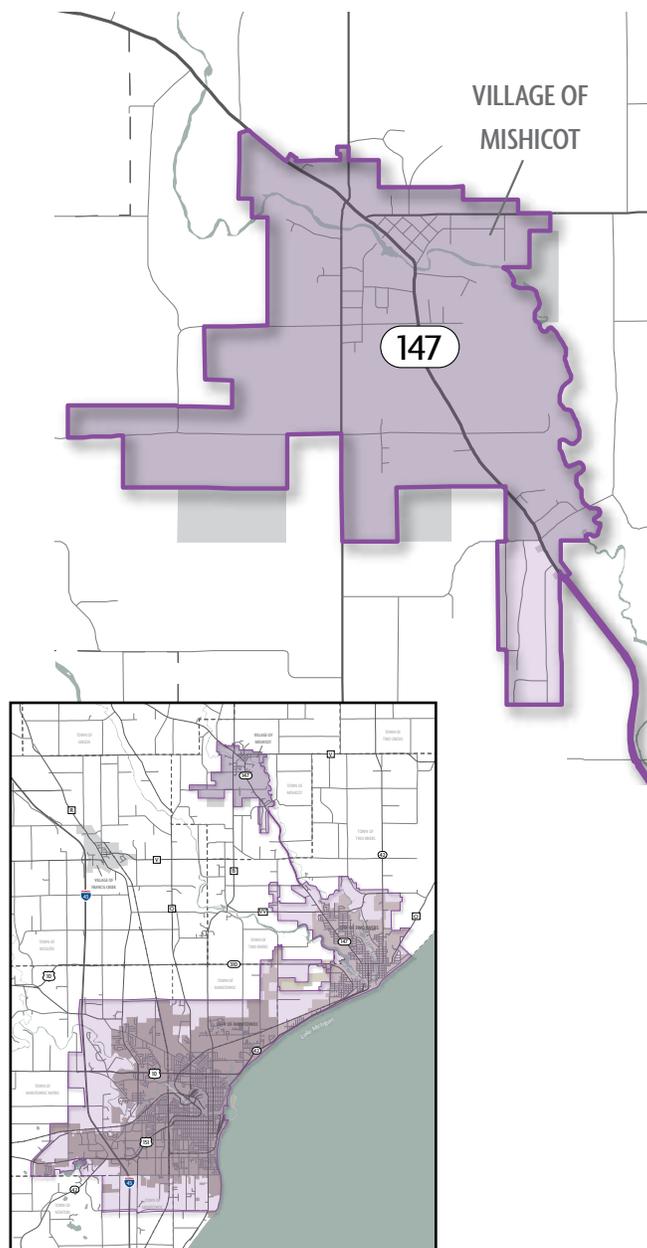
- **Water:** Mishicot operates and maintains a public water system. The system pulls groundwater from two wells located within the community. The wells and water distribution system are tested regularly.

- **Sanitary Sewer:** Mishicot also provides sanitary sewer services, though the wastewater treatment facility is located outside of village limits.
 - The *Manitowoc-Two Rivers-Mishicot Sewer Service Area* identifies the land area (Exhibit 24) intended for sewer services that will be made available during the next 25-year planning period. The service area is delineated using the 25-year population projection, an acceptable residential population density, and a forecast of non-residential (i.e. commercial and industrial) growth, all of which result in acreage demand and allocation.

- **Storm Sewer.** Mishicot has a storm sewer system that consists of curbed streets and storm sewer drainage.

In addition to these utility services, electric service and natural gas is provided by Wisconsin Public Service (WPS). Telecommunication utilities are provided by private companies. Some properties in the community use private wells.

Exhibit 24. Manitowoc-Two Rivers-Mishicot Sewer Service Area



GOVERNMENT FACILITIES

The Village of Mishicot maintains the following local facilities:

- **Village Hall:** The administrative building for the Village is located at 511 E. Main Street. It provides office space for departmental staff, parking facilities, and a meeting space.
- **Fire Station:** Fire protection for the village is provided by the Mishicot Volunteer Fire Department. The Fire Station is located at 214 South Main Street.
- **Cemeteries**
 - The Village owns the Mishicot Public Cemetery located at 248-254 E Main Street.
 - Holy Cross Catholic Cemetery (privately owned), is located at 709-711 N State Street (adjacent to the Mishicot Public Cemetery).

EDUCATIONAL FACILITIES

The School District of Mishicot maintains three schools (at two sites) in Mishicot. They are:

- **O.H. Schultz Elementary School:** Located at 510 Woodlawn Drive.
- **Mishicot Middle School and High School:** Both the district’s middle school and elementary school are located at 660 Washington Street. The school district offices are also located at this site.



Inventory of Park Sites and Recreational Facilities

Outlined below is an inventory of parks and recreational facilities inside Mishicot's village limits. The inventory is mapped in Exhibit 25. Public park sites and recreational facilities are assumed to be adequate to meet the community's needs over the 2023 to 2043 period, unless otherwise noted.

The following park and recreational sites are community owned:

- **Village Park:** Designed for active recreation, Village Park is centrally located on the shores of the East Twin River. It has several attractions including views across the river on the village's covered bridge. Amenities and facilities at the park include: parking areas, playground equipment areas (including handicap-accessible playground equipment), a paved trail, picnic tables, benches and bleachers, an activity building with restrooms, and baseball diamonds. It also contains a segment of the Ice Age National Scenic Trail.
- **Mishicot VFW Veterans Park:** Located at 317 West Main Street, this site offers park space, a community hall, and an ADA accessible path leading down to the East Twin River.
- **Neighborhood Park:** Located in the north central part of the village, at the end of Elm Street). This park is more secluded. In winter, the local snowmobile trail goes through the area. The park contains two goal nets for soccer and one small baseball/sandlot field.
- **Small Village Park (at Randolph Street):** This park is located in the northeastern part of the village on Randolph Street near the intersection of that street and Woodlawn Drive. This park contains playground equipment, a bench, and a grill.
- **Small Village Park (at Steiner's Road):** This park is located in the southeastern corner of the village on the corner of Highway 147 and Steiner Corners Drive. It contains playground equipment, a bench and picnic table, and a grill.

In addition to these sites, the local schools in the community also comprise a range of publicly-accessible recreational facilities such as playground equipment, ball courts and diamonds, practice fields, and other amenities.

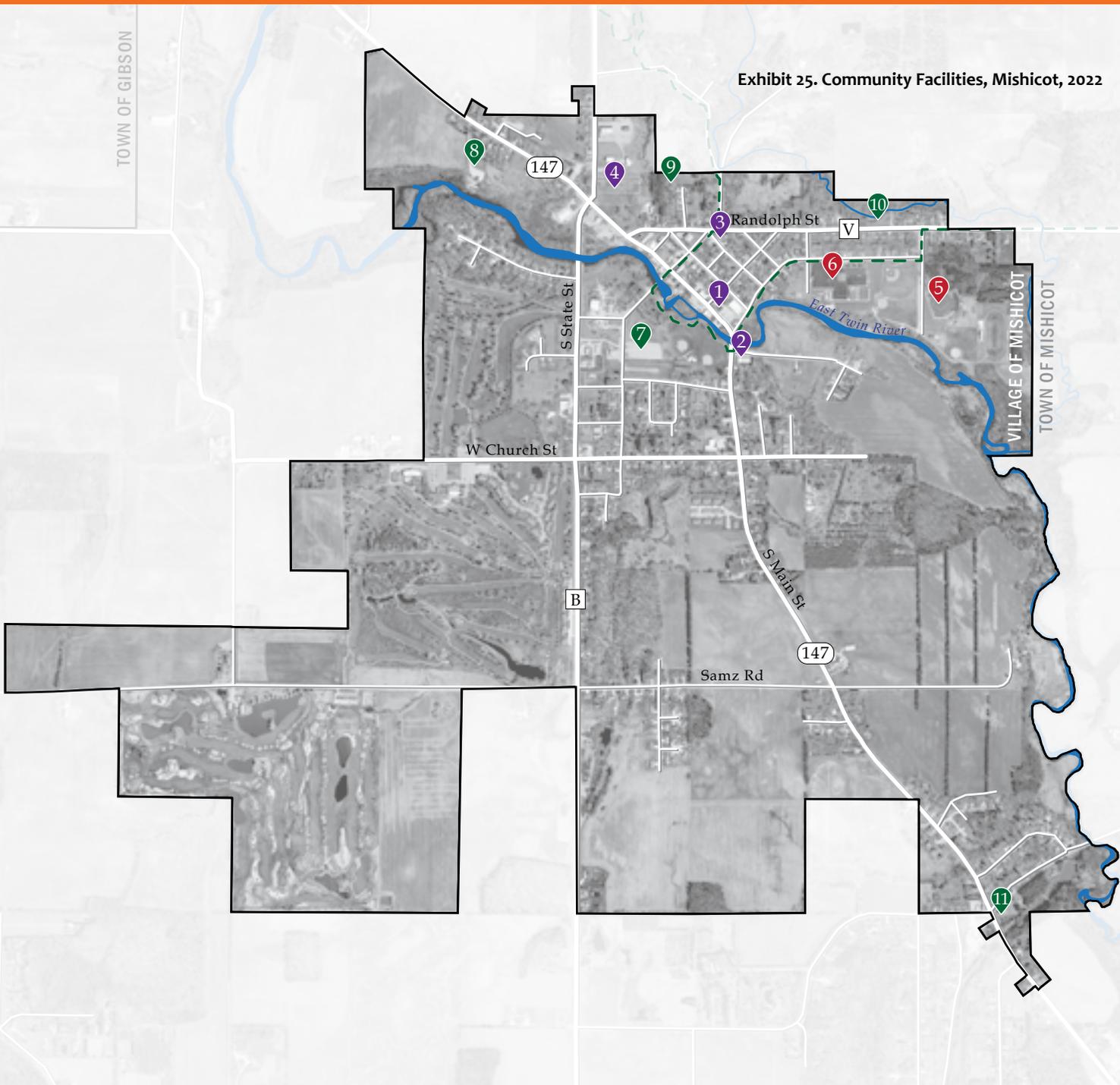
The Ice Age National Scenic Trail, which travels through Mishicot, is an in-progress effort to achieve a continuous (1,000-mile) system of trails and parks tracing unique ice age formations across Wisconsin.

The Ice Age Trail follows the terminal moraine left by Wisconsin glaciers over 10,000 years ago. For Mishicot specifically, the trail starts in the northern quadrant of Mishicot. It cuts through the center of the village and takes a westerly turn (see Exhibit 25). The trail is paved through Village Park, however, other areas must be acquired before the exact trail location can be fully established in Mishicot. Improved signage is recommended to direct people to the trail more effectively.

Mishicot also contains a notable privately-owned recreational facility (Par 5 Resort). The facility is a full service resort which offers golf courses, a driving range, a mini-golf course, accommodations, event space, and other opportunities including volleyball, basketball, tennis, outdoor and indoor swimming pools, a fitness center, whirlpools, and a sauna.



Exhibit 25. Community Facilities, Mishicot, 2022



Community Facilities

Village of Mishicot 2023-2043 Comprehensive Plan

Government Facilities

- 1 Village Hall
- 2 Fire Station
- 3 Mishicot Historical Museum
- 4 Mishicot Public Cemetery

Educational Facilities

- 5 O.H. Schulz Elementary School
- 6 Mishicot Middle School and High School

Parks

- 7 Village Park
- 8 Mishicot VFW Veterans Park
- 9 Neighborhood Park
- 10 Randolph Street Park
- 11 Small Village Park

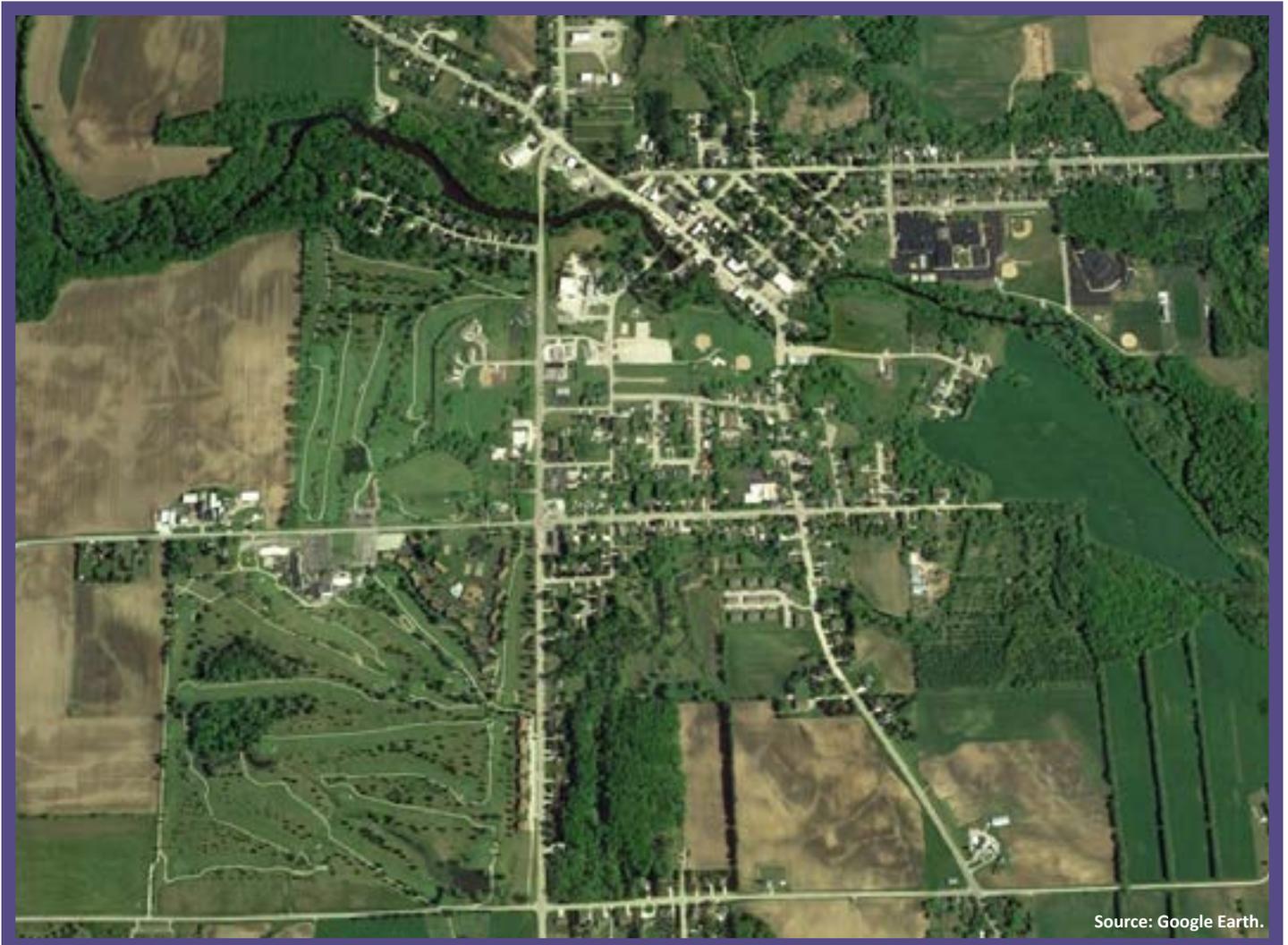
- - - Ice Age Trail
- Water Feature
- Municipal Boundary



Sources: WDNR, 2021; WisDOT, 2021; Manitowoc County, 2021; Village of Mishicot, 2021; Bay-Lake RPC, 2021.

Disclaimer: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data used for reference purposes only. Bay-Lake RPC is not responsible for any inaccuracies herein contained.

Land Use



Source: Google Earth.

Existing Land Use Inventory

This section presents the characteristics Mishicot’s existing land use inventory. It also discusses trends that may influence development and future land use needs.

The Village of Mishicot covers approximately 1,663 acres. Exhibit 26 quantifies Mishicot’s current land use characteristics and Exhibit 27 illustrates the distribution of the village’s land uses.

- Agriculture is the dominant land use cover in Mishicot (32%) followed by land within the Park and Recreation/Resort classification(21%).

Various factors will influence future land needs in Mishicot over the 20-year planning period, including:

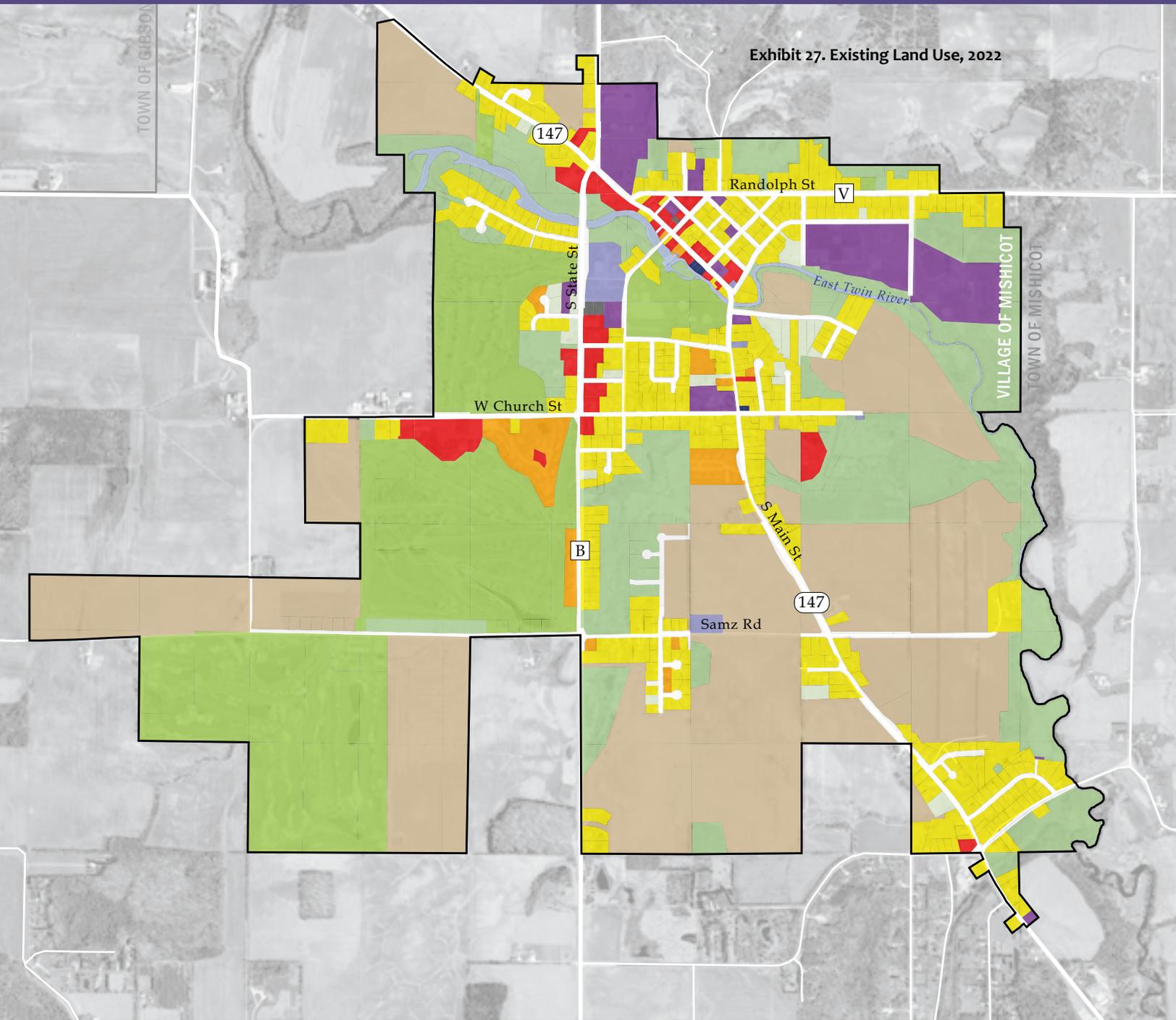
- Residential, commercial, and industrial development pressures.
- The availability and price of vacant, buildable land to accommodate new development.
- The availability of serviced land (e.g., lands with access to utilities, transportation, and other public infrastructure).
- Public policy such as existing zoning regulations, development incentives, and development fees.

Exhibit 26. Existing Land Use Characteristics, Mishicot, 2022

Land Use Category	Acres	Share of Acres
Agriculture	531.6	32.0%
Natural Area/Woodlands	277.0	16.7%
Residential	252.7	15.2%
Institutional/Governmental	62.6	3.7%
Multi-Family	28.3	1.7%
Commercial	23.4	1.4%
Park and Recreation/Resort	348.4	21.0%
Open Land	16.5	1.0%
Communication/Utilities	9.4	0.6%
Industrial	1.0	0.1%
Transportation	0.6	0.0%
Subtotal	1,551.5	93.2%
Rights-of-Way	95.7	5.8%
Water	16.0	1.0%
Total	1,663.2	100.0%

Source: BLRPC.

Exhibit 27. Existing Land Use, 2022



Existing Land Use

Village of Mishicot 2023-2043 Comprehensive Plan

- | | |
|---|--|
|  Agriculture |  Open Land |
|  Commercial |  Park and Recreation/Resort |
|  Communication/Utilities |  Residential |
|  Institutional/Governmental |  Right-Of-Way |
|  Industrial |  Transportation |
|  Multi-Family |  Water |
|  Natural Area/Woodlands | |

 Municipal Boundary



Sources: NAIP Imagery, 2020; WDNR, 2021; WisDOT, 2021; Manitowoc County, 2017, 2021; Village of Mishicot, 2021; Bay-Lake RPC, 2021.

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Future Land Use

Development Considerations

This section summarizes a list of considerations that were used in the allocation of future land uses for the village's Future Land Use Plan.

Anticipated Land Use Trends

- Create a land use pattern that builds upon the village's small-town character.
- Use development phasing as a guide in reviewing development projects and capital improvements.
- Develop an appropriate mix of land uses to create variety in the built environment.
- Commercial uses will continue to locate along main transportation corridors to capitalize on good visibility and ease of access. Main Street will continue to be the focus of commercial activity.
- The village businesses will continue to rely on both transient traffic and local area residents for business sales.
- Encourage development on vacant parcels ("infill development") to maximize the efficient use of existing services and facilities.
- The village should closely monitor all public utility costs associated with future development.
- Preserve lands identified as environmental corridors and protect scenic locations from inappropriate development.
- The natural features of the village will continue to be maintained, preserving the natural vegetative structure resulting in the protection of wildlife habitats.
- Structures along Main Street, and lands adjacent to the downtown area can be made more productive and enhance the aesthetics of the area through rehabilitation and/or redevelopment.
- Incompatibilities with farm and non-farm developments are likely to occur as development pressures increase. As a result, it is important that new residents in these areas are made aware of the active farms and farming activities.

Supply of Vacant Lands

Over the 20-year planning period, the supply of vacant lands will decrease as development continues to occur within the village limits. Annexation is a possibility in the future, however, as a best practice, the village encourages development of lands inside village limits before annexing and developing greenfields located outside of the village limits.

Based on the village's current land use, many locations of the community are undeveloped and contain ample sites for future development without disrupting the village's natural features. To better quantify the approximate amount of available land in Mishicot that may accommodate future residential, commercial-related, and industrial-related growth; the estimates of vacant acreage by land use type in the village were determined by:

1. Identifying parcels with a land value greater than \$0 and an improvement value of \$0.
2. Conducting a rapid visual assessment of identified vacant parcels to remove parcels currently in use.

Demand for Land

Demand and price for land is influenced by several factors including the availability of land, the health of the overall economy, public policy and subsidies, and site characteristics (e.g., zoning, type and level of improvements, and other environmental/site constraints).

The village's proximity to larger urbanized areas (i.e., Two Rivers and Manitowoc), its revered school district, quality services, and diverse recreational opportunities make Mishicot a desirable location to live, recreate, and/or operate a business.

As the economy and construction improves following the COVID-19 pandemic, the available supply of vacant parcels in Mishicot will continue to decrease. As this occurs, land prices will increase, with areas within village limits or closer to services experiencing higher prices per acre.

Redevelopment Opportunities

The village's redevelopment sites offer opportunities for increased tax generation for the 20-year planning period. Site-specific areas primed for growth/redevelopment in Mishicot include:

- Main Street revitalization
- Battery & Salvage
- Ball Diamond
- Existing Park
- Corner of Church Street and CTH B
- Anderle Building
- Mishicot Community Athletic Complex

Future Land Needs

This section summarizes an analysis of future land needs to accommodate projected growth and development in Mishicot over the 20-year planning period.

The estimated acreage needed for potential future development within the Village of Mishicot through the year 2040 is detailed in Exhibit 28 below.

- Future residential development was projected utilizing the village's WDOA Household Projections (2013) at an average of 1/3 of an acre per dwelling unit. Commercial and manufacturing projections were calculated by comparing the ratio of current residential acreage to existing commercial and manufacturing land use acreage in the village. Potential acreage need is illustrated in 5-year increments through 2040.
- The conversion of the village's 531 acres of agricultural land to non-farm uses is envisioned to be gradual over the 20-year planning period. The projected 48 acres of land needed to accommodate future residential, commercial, and manufacturing developments by the year 2040 are recommended to infill within existing development or locate where village facilities and services already exist or may be available in the near future.

Exhibit 28. Future Land Use Projections, Mishicot, 2025 to 2040

Future Land Use Projections						
YEAR	RESIDENTIAL		COMMERCIAL		MANUFACTURING	
	ACRES	TOTAL ACRES	ACRES	TOTAL ACRES	ACRES	TOTAL ACRES
2025	38.7	38.7	3.2	3.2	0.1	0.1
2030	7.5	46.2	0.6	3.9	0.0	0.2
2035	5.2	51.5	0.4	4.3	0.0	0.2
2040	(6.7)	44.8	(0.6)	3.7	(0.0)	0.2

Source: Bay-Lake Regional Planning Commission, 2022

Future Land Use Plan

This section identifies and discusses Mishicot’s future land use designations. It also shows the location of future land use designations on the future land use map (Exhibit 30).

Mishicot’s future land use plan called “Mishicot 2043 Land Use Plan” is meant to provide guidance and a visual of land use growth and preservation that the village strives to achieve over the next 20 years within its planning area.

Mishicot’s existing land use inventory (see Exhibit 30) serves as the basis of the future land use plan. The recommended development areas identified on the map extend into the village’s 1.5-mile extraterritorial planning area, while being aware of the village’s Sewer Service Area (SSA) boundary which would make public sewer extensions available to new growth. The Mishicot 2043 Land Use Plan is not, however, meant to be a prediction. The map serves as a workable asset which can be amended as needed to address the community’s preferences and changing needs over time.

The future land use plan was developed with input provided by the Mishicot Plan Commission and feedback shared by the public and various stakeholders.

Exhibit 29. Mishicot 2043 Land Use Plan Map Characteristics

Land Use Category	Acres	Share of Acres
Residential	547.59	31.4%
Agriculture	356.27	20.4%
Park and Recreation/Resort	351.56	20.2%
Natural Area/Woodlands	187.54	10.8%
Institutional/Governmental/Utilities	101.96	5.8%
Mixed-Use	52.29	3.0%
Commercial	27.19	1.6%
Industrial	7.81	0.5%
Subtotal	1,632.21	93.7%
Rights-of-Way	95.66	5.5%
Water	16.02	0.8%
Total	1,743.89	100.0%

Source: BLRPC, 2022.

Mishicot's future land use plan encompasses eight planning categories that discuss the general intent of future land use in the village. The *Mishicot 2043 Land Use Plan* land use designations are described below. Note that, plan designations are not synonymous with zoning districts. Plan designation may overlap with one or multiple zoning districts.

RESIDENTIAL: Areas of the Mishicot planning area which are appropriate for residential uses of varying intensities/densities, and mixed housing types.

MIXED USE: Areas intended to provide flexible development and redevelopment opportunities along key corridors and subareas in Mishicot. This designation can accommodate a range of development types including residential, commercial, and some institutional uses. Distinct locations for mixed use development in the village include an area between STH 147 and the East Twin River, and along State Street, north of Church Street.

COMMERCIAL: Areas in the village best suited for retail sales, services, shopping centers, office parks.

INDUSTRIAL: Areas in the village purposed for light or heavy manufacturing, wholesaling, extractive activities, and storage (open or closed).

INSTITUTIONAL/GOVERNMENTAL/UTILITIES: Any area related to public facilities/spaces providing public services including governmental, educational, health, assembly, and religious institutions. This category also includes uses in which its sole purpose is to serve the public (such as the generation, processing, or transmission of utilities or communications and anything related to waste processing, disposal, and recycling).

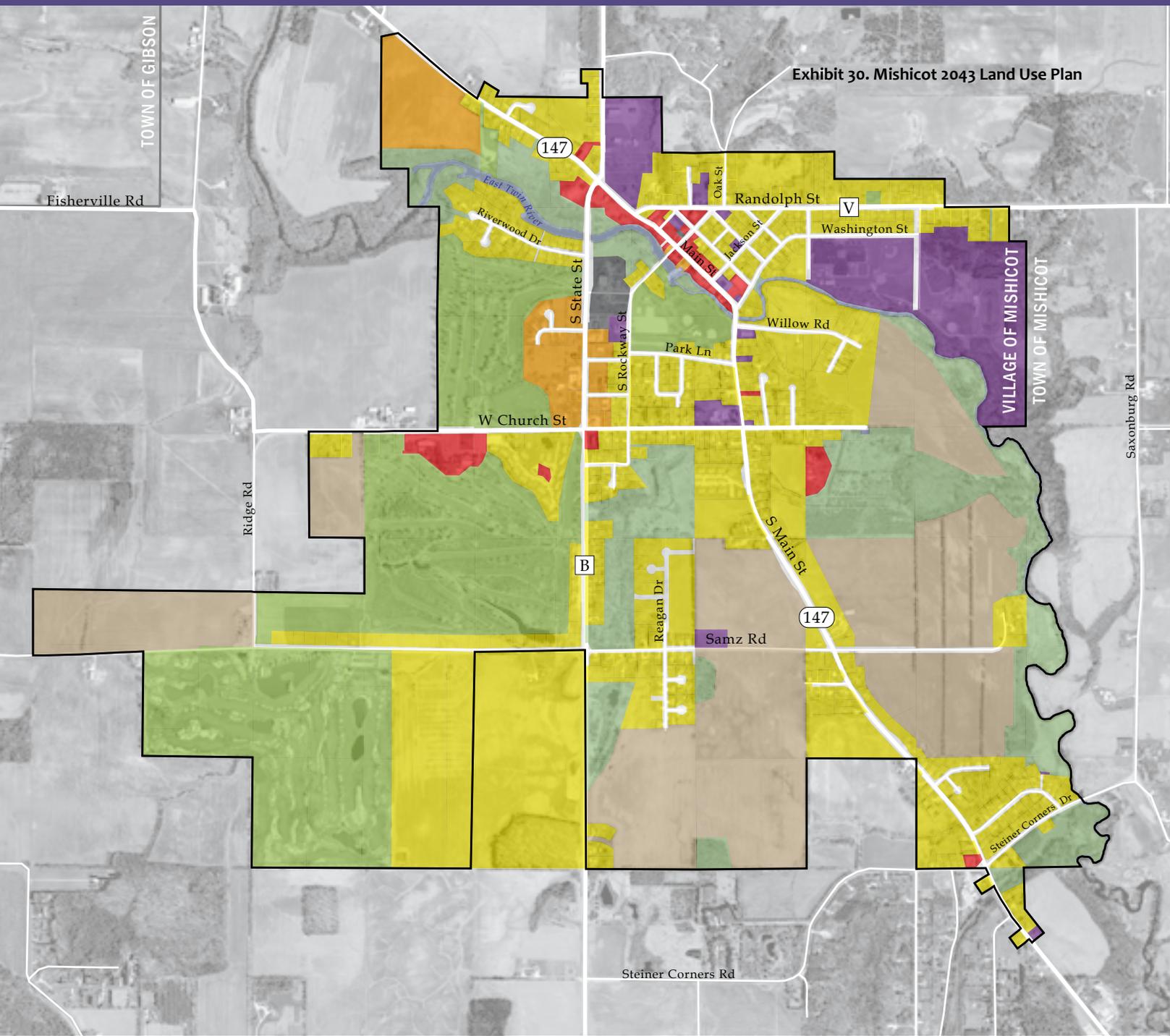
PARKS & RECREATION/RESORT: Areas identified in the village for the purpose of maintaining an adequate supply of parks, trails, and other recreational facilities. The parks and recreation facilities, along with destination resort facilities and private indoor/outdoor recreational facilities, are important elements that contribute to Mishicot's identity.

NATURAL AREAS & WOODLANDS: Lands identified as natural areas that are protected or serve a natural function (including wetlands, grasslands, wildlife refuges, designated scientific sites/areas, etc.).

AGRICULTURE: Areas identified for agricultural uses, including croplands, pastures, long-term specialty crops, animal husbandry, hobby farms, tree farms, fish hatchery/aquaculture, farm buildings and accessories.

ENVIRONMENTAL CORRIDORS: Any environmental features with characteristics critical to the area's ecological stability and sustainability. These environmental features include major waterways and drainage ways, 100-Year floodplains, areas with steep slopes (>12%), floodplains, and wetlands. Together, these elements represent the areas of the community that are most sensitive to development. These features provide limitations to development and are generally regulated by either the federal, state, or local government. The corridors are illustrated as an overlay on the village's Future Land Use Plan (Exhibit 30) and should be utilized as a reference to aid in their protection.

Exhibit 30. Mishicot 2043 Land Use Plan



Mishicot 2043 Land Use Plan

Village of Mishicot 2023-2043 Comprehensive Plan

- | | |
|--|--|
| Residential | Natural Area/Woodlands |
| Mixed-Use | Agriculture |
| Commercial | Right-Of-Way |
| Industrial | Water |
| Institutional/Governmental/Utilities | Municipal Boundary |
| Park and Recreation/Resort | |



Sources: NAIP Imagery, 2020; WDNR, 2021; WisDOT, 2021; Manitowoc County, 2017, 2021; Village of Mishicot, 2021; Bay-Lake RPC, 2021.

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Intergovernmental Cooperation

Inventory of Overlapping & Adjacent Jurisdictions

This section presents a list and brief discussion of each of the adjacent and overlapping jurisdictions that can impact village residents in terms of taxation, planning, the provision of services, and/or the siting of public facilities.

An examination of the Village of Mishicot's relationship with overlapping and adjacent jurisdictions, and the identification of shared decision-making efforts, can help the village address issues and opportunities efficiently.

To ensure that the Village of Mishicot is cooperating well with overlapping and adjacent jurisdictions, they should continuously evaluate how it fosters cooperation and how its decisions impact the broader region. As a starting place to that evaluation, the following inventory identifies the jurisdictions that are likely to participate in future collaborative planning efforts in and around Mishicot.

- **School District of Mishicot:** The village is located within the School District of Mishicot. Over the planning period, the Village Board or Plan Commission may wish to partake in the District's studies regarding future improvements/expansions of school facilities. Similarly, the School District may wish to provide feedback on the Village of Mishicot's plans and projects that could impact families, and the corresponding student population, in Mishicot. The Village of Mishicot and the School District of Mishicot may at times request to share facilities for events or meetings.
- **Town of Mishicot:** The Village of Mishicot is encompassed by the Town of Mishicot. The Village of Mishicot has the power to annex lands from the town, while the Town of Mishicot does not have authority to annex Village lands. Therefore, the borders between the Village and the Town of Mishicot are fixed until the Village accepts lands to be annexed. The Village's extra-territorial planning area also extends 1.5 miles beyond its village limits (i.e., into the Town of Mishicot). Over the planning period, the Village and Town of Mishicot will need to collaborate on planning activities to ensure development along the Village and Town of Mishicot's borders remain compatible.
- **Manitowoc County:** The Village of Mishicot is located in Manitowoc County and, therefore, Manitowoc County has some authority within the Village's extraterritorial planning area. The Village of Mishicot and Manitowoc County will often participate in planning efforts that mutually benefit or effect the other jurisdiction and the broader region. The County also provides many services to the Village.
- **Bay-Lake Regional Planning Commission (BLRPC):** The Village of Mishicot is located in the BLRPC region. The BLRPC is the regional, governmental entity of northeast Wisconsin. Mishicot has a role to play in the region, and may participate in regional planning efforts as they arise over the planning period.
- **State of Wisconsin:** The Village of Mishicot's relationship with the State of Wisconsin is one which deals mainly with issues related to transportation (in coordination with the Wisconsin Department of Transportation) and natural resources (in coordination with the Wisconsin Department of Natural Resources). The Village of Mishicot maintains a good working relationship with the State of Wisconsin by adhering to state laws, policies, and requirements.
- **United States:** The Village of Mishicot maintains its relationship with the federal government by adhering to federal laws and requirements.

Inventory of Existing Plans and Agreements

This section presents a list of plans and formal agreements that currently guide collective decision making with overlapping and adjacent jurisdictions.

- **Annexation:** Wisconsin Statute 66.021 provides the regulatory framework for Mishicot to annex lands. Annexation is the transfer of one or more tax parcels from a town to a city or village. Consent of property owners is but one of the procedures in annexation.
- **Extraterritorial Platting:** Section 236.10 of Wisconsin State Statute explains that a village may review, approve, or reject subdivision plats located within its extraterritorial area if the village adopted a subdivision ordinance or an official map. This procedure helps protect land uses near village boundaries from conflicting uses outside its village limits. For villages, the extraterritorial area can extend 1.5-miles. This allowance does not, however, give the village the authority to require public improvements, (e.g., streets or sanitary sewers) in plats outside the village's limits.
- **Extraterritorial Zoning:** Section 62.23 (7a) of Wisconsin State Statute allows villages to extend extraterritorial zoning over surrounding unincorporated areas (within 1.5 miles from Mishicot's village limits). At present, the Village of Mishicot does not have extraterritorial zoning agreements in place.
- **Intergovernmental Agreements:** Intergovernmental agreements enable cooperation and accountability between one or more partners (e.g., governmental jurisdictions, quasi-governmental jurisdictions, special districts, etc.). At present, the Village has the following agreements in place:
 1. **Mutual aid agreement.** Ambulance services for Mishicot are provided by the Mishicot Area Ambulance Service, for an annual fee. Mutual agreements exist between the Village of Mishicot, the Town of Gibson, the Town of Mishicot, the Town of Two Creeks, the Town of Two Rivers, and a portion of the Town of Kossuth.
 2. **Fire services agreement.** Fire protection services for Mishicot are provided by the Mishicot Volunteer Fire Department, for an annual fee.
 3. **Road maintenance agreement.** The Village Mishicot shares its borders with the Town of Mishicot. The Village has an agreement with the town regarding snowplowing, road grading, and road construction.
 4. **Miscellaneous County services agreements.** Manitowoc County provides many services to the Village. For example, the village is included within Manitowoc County's Park and Recreation Plan. The County sells the village salt and sand, eliminating the need for a storage facility within the village. The County is also contracted by the Village for blacktopping services. Additionally, the Village has agreements with Manitowoc County to provide mutual aid by the Sheriff Department, tax listing services from the Treasurers Office, and joint publication of election notices through the Clerk's Office. Finally, the Village uses the County Circuit Court to process Village citations.

Collective Decision-Making

Outlined below is an overview of efforts that currently or may require collective decision making amongst overlapping and adjacent jurisdictions either informally or formally via intergovernmental agreement as well as ideas to improve communication, the transfer of information, and collective decision-making with overlapping and adjacent jurisdictions.

EFFORTS REQUIRING COLLECTIVE-DECISION MAKING

The following is a list of efforts or services requiring or potentially requiring collaboration/collective decision-making between the Village of Mishicot and other jurisdictions.

- Shared emergency and public utility services
- Preservation, promotion, and enhancement of natural resources and recreational facilities
- Development in extraterritorial areas and annexation services
- Preservation of historic and cultural resources
- Protection of water, soil, and air quality
- Economic development

OPTIONS TO IMPROVE COLLECTIVE DECISION-MAKING

The following is a list of options to improve collective decision-making efforts.

- Create a central database to share data gathered by overlapping or adjacent jurisdictions.
- Attend joint meetings on specific issues of interest or importance.
- Attend regularly occurring meetings (monthly or quarterly), with jurisdictions in the region to discuss regional challenges and opportunities.
- Continue to work with entities with a stake in the region (such as Manitowoc County, the Chamber of Manitowoc County, and the Manitowoc County UW-Extension).

Implementation

This element details efforts how the Village of Mishicot should implement this comprehensive plan.

Framework

This section presents a framework for thinking about the implementation of this comprehensive plan.

Implementation of this comprehensive plan can take many forms, including: (1) carrying out the recommended action plan; (2) using the plan's content to guide public and private decision-making that relate to development in Mishicot and the prioritization of public revenues; (3) reviewing and amending the plan as demographics, the economy, political climates, or fiscal realities change.

Implementation may be carried out by:

- **Village Staff:** Staff will typically carry out the day to day operations of implementation. They may administer programs, facilitate presentations to discuss regulatory changes, coordinate with partners to finance capital projects, and provide technical advice to inform decision-making.
- **Plan Commission:** The Plan Commission can implement the comprehensive plan by ensuring supporting ordinances are consistent with the plan.
- **Village Board:** The Village of Mishicot's elected officials balance recommendations made by plans and policies, the objectives of applicants and the public, technical advice from staff, recommendations of advisory boards, and their own judgment. The comprehensive plan provides much of the factual information elected officials need to make a decision. The board should become familiar with this plan and assert that resources are maintained to keep the comprehensive plan current and viable.

Action Plan

The following pages comprises a road map of recommended actions that are intended to implement this comprehensive plan over the planning period. This section also includes a proposed timeline for the implementation of each action.

The action plan on the following pages (Exhibit 31) identifies specific activities that aim to achieve the vision and goals and objectives of this comprehensive plan. The action plan is organized by the elements discussed in this plan (e.g., Economic Development, Transportation, etc.).

The action plan is intended to be implemented in a flexible manner over the 20-year planning period. It is

not a guarantee that all actions will be implemented, but each action does warrant exploration at a minimum. In some instances, identified actions may not ultimately be implemented as priorities and political/economic climates change. The Village of Mishicot may also pursue other actions, not currently documented in the action plan, to address changing goals and objectives over the planning period.

Exhibit 31. Action Plan for the 2023 to 2043 Planning Period

ACTION	Timeline
Housing	
<ul style="list-style-type: none"> Evaluate an amendment to Mishicot’s zoning ordinance to consider cluster housing. Cluster housing includes group(s) of four to 12 small single-family dwellings clustered around and facing a common green space or courtyard. 	2023
<ul style="list-style-type: none"> Reach out to housing developers in the area to gain insight on potential housing development barriers present in Mishicot. Following these conversations, consider opportunities and fixes to alleviate some of these barriers. 	2024
<ul style="list-style-type: none"> Support homeownership by working with federal, state, and county agencies to assist village residents in achieving home loans. 	Ongoing
<ul style="list-style-type: none"> Continue to work with the Bay-Lake Regional Planning Commission and Manitowoc County to monitor Mishicot’s population trends to stay informed of changing demographics characteristics within the village. 	Ongoing
Natural and Cultural Resources	
<ul style="list-style-type: none"> Work with existing committees (i.e., Mishicot Area Growth & Improvement Committee Inc. (M.A.G.I.C.)) or establish a committee that would coordinate with the village, town, county, state, and federal government to further explore ways to best utilize or preserve natural features and agricultural areas within the village and its planning areas. 	Ongoing
<ul style="list-style-type: none"> Work with the Wisconsin Department of Natural Resources, the Army Corps of Engineers, and the Environmental Protection Agency to ensure compliance with water quality regulations. 	Ongoing
<ul style="list-style-type: none"> Evaluate ways to incentivize or encourage developers to implement green infrastructure strategies. 	2024 - 2026
Economic Development	
<ul style="list-style-type: none"> Re-establish a tax incremental district (TID) to improve areas of the village (such as the downtown area) in an effort to continue attracting residential, commercial, and industrial growth. 	2024 - 2026
<ul style="list-style-type: none"> Develop a downtown area plan for Main Street and adjacent blocks. The plan should focus on beautification, connectivity to Village Park and the East Twin River, streetscape enhancements, building facade improvements, and economic development initiatives (including marketing, branding, and business and property owner incentives). 	2025 - 2028
<ul style="list-style-type: none"> Evaluate opportunities to attract a grocery store to Mishicot. 	Ongoing
<ul style="list-style-type: none"> Work with Manitowoc County to attract new businesses and industries in Mishicot. 	Ongoing
<ul style="list-style-type: none"> Collaborate with Par 5 Resort to capitalize on tourism traffic. 	Ongoing

ACTION	Timeline
<ul style="list-style-type: none"> Continue to support new and expand existing community events as a means to attract visitors and tourists to the community. 	Ongoing
<ul style="list-style-type: none"> Encourage development of community care facilities such as nursing homes, medical clinics, day care centers. 	Ongoing
<ul style="list-style-type: none"> Establish standards for commercial and industrial development that address lighting, signage, landscaping. 	2023 - 2025
Transportation	
<ul style="list-style-type: none"> Explore Public Transit options to the cities of Two Rivers and Manitowoc, 	2025-2030
<ul style="list-style-type: none"> Explore opportunities with WisDOT to address safety concerns at the intersection of CTH B and Main Street (STH 147). 	2025-2030
<ul style="list-style-type: none"> Evaluate adding dedicated bicycle lanes or a multi-use pathway along Oak Street, N Rockway Street, Washington Street, and Woodlawn Drive. These paths should connect to the pathway in Mishicot Village Park. The purpose of these paths is to provide the visually identifiable infrastructure that guides visitors traveling on the Ice Age National Scenic Trail, which passes through Mishicot, as shown in Exhibit 25. The dedicated bicycle lanes and/or multi-use pathways can be complimented with wayfinding signage to promote the Ice Age National Scenic Trail. 	2025 - 2030
<ul style="list-style-type: none"> Establish or continue to refine Mishicot’s official map to enable more walkable neighborhoods in village and its planning area. 	Ongoing
Utilities and Community Facilities	
<ul style="list-style-type: none"> Encourage recreational use of the East Twin River and continue discussions of a future East Twin River railway development with residents as well as affected property owners. 	Ongoing
<ul style="list-style-type: none"> Develop a five-year capital improvement plan for Village Park. Projects that could be incorporated into the plan include: <ul style="list-style-type: none"> A multi-use path along the western boundary of the park (which could become a closed loop trail if connected to the Ice Age National Scenic Trail currently located in the park). Parking area improvements such as pavement, marked parking stalls, landscaping (to provide shade, rain gardens, and visual appeal), covered bicycle racks, and pedestrian-level lighting. New amenities desired by the community. 	2024 - 2026
<ul style="list-style-type: none"> Work with the City of Manitowoc, City of Two Rivers, and the Wisconsin Department of Natural Resources to update the Village’s Sewer Service Area Plan, as necessary. 	As needed
<ul style="list-style-type: none"> Explore all available resources to further enhance the quality of Mishicot’s recreational systems to include grants and private donations for funding park system improvements. 	Ongoing

ACTION	Timeline
Land Use	
<ul style="list-style-type: none"> Require amendments to the future land use map design to include an analysis of externalities of the changing parcels. 	As needed
<ul style="list-style-type: none"> Monitor Mishicot’s vacant and buildable land supply every five years to ensure the Village can provide an opportunity for residential, commercial, and industrial development. This action would involve the development of a land base tracking system (i.e., using a GIS platform or spreadsheet). 	2026, 2031
Intergovernmental Cooperation	
<ul style="list-style-type: none"> Regularly check in with entities that formally/informally share resources and services to enable clear communication about usage expectations. 	As needed
<ul style="list-style-type: none"> Invite adjacent and overlapping communities to attend meetings and workshops regarding topics with a regional focus or impact. 	As needed
<ul style="list-style-type: none"> Share completed plans and project success stories with adjacent and overlapping communities as part of an ongoing initiative to improve communication and collaboration. 	As needed
Implementation	
<ul style="list-style-type: none"> Update Mishicot’s comprehensive plan every 10 years. 	2033
<ul style="list-style-type: none"> Hold community meetings and education efforts with the public, local schools, the media, and stakeholders to publicize planning projects and actions, identified in this plan and as they are implemented, to gather feedback. 	As needed
<ul style="list-style-type: none"> Utilize the Village of Mishicot’s website to include a link to the adopted comprehensive plan, documentation of all comprehensive plan amendments, and updates and summaries of ongoing projects/actions related to the comprehensive plan. 	2023, and update as needed
<ul style="list-style-type: none"> In addition to addressing matters of the comprehensive plan as they arise, the Plan Commission may select a meeting, at least once per year, to broadly discuss the comprehensive plan policies and actions on a reoccurring basis, to collect public comments (if applicable), and to otherwise discuss potential issues or conflicts with current practices (if any). 	Annually
<ul style="list-style-type: none"> Evaluate future possibilities and issues when comprehensive plan amendments are requested, especially to the future land use map. 	As needed

Evaluation and Monitoring

This section offers an explanation of how Mishicot can monitor and track progress toward achieving all aspects of the comprehensive plan.

This comprehensive plan should be reviewed annually to ensure that it reflects the existing conditions and development characteristics present at the time. When amendments are required, needed, or proposed, the Village of Mishicot should notify the public and affected property owners to provide them with an opportunity to comment on proposed amendments. Proposed comprehensive plan amendments should consider the likely and possible future use of the affected area and associated impacts (i.e., land supply, transportation, environmental, economic, and social impacts). Changes should reflect the policies and future land use design as documented in the “Land Use” element.

As an added opportunity to monitor the plan, the Village of Mishicot should consult with other governmental agencies and neighboring communities to obtain their input, particularly on the actions recommended in this plan’s “Implementation” element.

Finally, at a minimum of once every ten years, the Village of Mishicot should formally update its comprehensive plan, as required by statute. The update should provide an opportunity for public and stakeholder input, a public hearing with a 30-day review period, and the adoption of the updated plan by ordinance.



