



Village of Tigerton *Comprehensive Plan* 2025-2045

Prepared for the Tigerton Department of Community
Development

Adopted ; Updated



Acknowledgments

VILLAGE PLAN COMMISSION

James Gauthien
Angie Willman
Shawn Much
Jeff Koepke
Gerald Lang
Josh Brady
Rick Graham
Brian Harris
Dale Breaker
Eric Strike

VILLAGE PRESIDENT

Steve Reinert

VILLAGE TRUSTEES

David "Herb" Dent
James Gauthier
Jeff Koepke
Shawn Much
Angelia Willman
Patrick Bailey



PREPARED BY

This document was prepared by
MSA Professional Services, Inc.
with assistance from the Village of
Tigerton.



Table of Contents

1	CHAPTER 1: INTRODUCTION	33	CHAPTER 8: INTERGOVERNMENTAL COOPERATION
7	CHAPTER 2: PUBLIC ENGAGEMENT	37	CHAPTER 9: LAND USE
11	CHAPTER 3: AG, NATURAL & CULTURAL RESOURCES	53	CHAPTER 10: IMPLEMENTATION
17	CHAPTER 4: UTILITIES & COMMUNITY FACILITIES	A	APPENDIX A: PLAN ADOPTION & AMENDMENTS
22	CHAPTER 5: ECONOMIC DEVELOPMENT	B	APPENDIX B: ACTION PLAN
24	CHAPTER 6: HOUSING	C	APPENDIX C: PUBLIC ENGAGEMENT RESULTS
28	CHAPTER 7: TRANSPORTATION	D	APPENDIX D: MAPS

THIS PAGE IS INTENTIONALLY LEFT BLANK.

WELCOME TO THE VILLAGE OF TIGERTON'S COMPREHENSIVE PLAN!

The Comprehensive Plan is intended to guide decisions and actions affecting village budgets, ordinances, and growth. The 2045 Plan looks 20 years into the future to describe what the village would like to achieve over time, offering goals and strategies for implementation in order to realize its long-term vision. As a broad-based plan, it sometimes relies on other more detailed plans or budget processes to determine when or how implementation will occur.

The Plan's recommendations are intended to:

- Create a collective and consistent vision for the future of Tigerton.
- Establish priorities for public investment, including the Village Capital and Operating Budgets.
- Provide or inform policies that guide village decision-making.
- Align the work of village staff around the issues that matter most to our residents and stakeholders.
- Create a framework for topic-specific plans and initiatives that will expand on the Comprehensive Plan's recommendations.
- Guide private development through the Future Land Use map and policies.
- Foster partnerships with other stakeholders to address shared goals.

Plan Adoption and the Consistency Requirement

Under Wisconsin's comprehensive planning statute, a comprehensive plan must receive a public hearing prior to adoption, be recommended for adoption by the Plan Commission and be adopted by ordinance by the Village Board.

Wisconsin's Comprehensive Planning law requires that if a local government unit enacts or amends any of the following ordinances, the ordinance must be consistent with the comprehensive plan:

- Official map
- Local subdivision regulations
- Zoning ordinance
- Shoreland/wetland zoning ordinance

Though adopted by ordinance, the plan itself is not an ordinance. This plan is not intended to be a literal "road map" for the village that provides a clear path from the present to a point twenty years into the future. Rather, it is intended to guide decision making in the years to come toward a unified vision expressed in this plan.

WHY PLAN?

The purpose of this plan is to establish a shared vision for Tigerton that will guide future actions and decisions. This guidance improves the village ability to work cohesively and consistently over time.

PURPOSE & INTENT

The Comprehensive Plan is a resource for managing the growth of the Village of Tigerton. It is designed to be a working document used by Village officials to direct community development decisions, to assist with capital and operational budgeting, and as a tool to focus and stimulate private housing, business and industrial investment.

A Comprehensive Plan functions as an umbrella document that considers most issues affected by Village government, and it is to be used in coordination with other documents and ordinances. The plan refers to other plans and studies that address specific topics in greater detail.

The plan is implemented through the use of ordinances, especially the zoning and subdivision ordinances. This plan is intended to help the Plan Commission and Village Board apply those ordinances; State statutes require that certain decisions must be consistent with this Plan.

INTRODUCTION

OVERALL VISION

Tigerton's vision statement is intended to set the general tone for the rest of the plan. It encapsulates the major themes woven throughout the plan and provides a goal post for the future of the community.

2045 VISION

The Village of Tigerton is a vibrant community that seeks to preserve its small town and rural heritage with a high quality of life through:

- ★ *Excellent school system,*
- ★ *Diverse range of park and recreational opportunities,*
- ★ *Safe and unique neighborhoods, and*
- ★ *Healthy economy with opportunities to grow.*

PLAN MAINTENANCE

The plan represents the village best effort to address current issues and anticipate future needs, but it can and should be amended as conditions warrant reconsideration of policies. The plan can and should be amended from time to time to adjust to changing conditions, and it should be fully updated with new data every 10 years.

PLAN ORGANIZATION

This plan is organized around the nine required plan elements as outlined in state statutes:

1. Introduction
2. Public Engagement
3. Agricultural, Natural & Cultural Resources
4. Utilities & Community Facilities
5. Economic Development
6. Housing
7. Transportation
8. Intergovernmental Cooperation
9. Land Use
10. Implementation

Each section includes Issues and Opportunities (identified during the planning process), Voices from the Community (public input gathered), Goals and Strategies, and a 2025 Data Snapshot (of existing conditions).

The plan also includes the following appendices:

- Appendix A: Plan Adoption & Amendments

- Appendix B: Action Plan
- Appendix C: Community Engagement Summary
- Appendix D: Maps

GOALS & STRATEGIES

The policy content of this plan is organized into Goals Strategies & Actions.

Goals

A goal is a general statement about a desired future outcome. Goals provide the big idea and direction but do not indicate how they will be achieved.

Strategies

Strategies are the methods by which the goals are achieved. Some are policy statements intended to guide decisions. Others are actions - specific activities that someone within the village government needs to actively pursue.

Strategies

Actions are specific activities that an identified group or individual within the Town government needs to actively pursue.

REGIONAL CONTEXT

Tigerton is a community of about 708 people, nestled in Shawano County in Wisconsin. Located about 40 minutes west of Wausau City, Tigerton offers easy access to larger cities while maintaining its rural charm. The village is organized around the Main street area, surrounded by residential neighborhoods and community amenities, with agricultural land on its outskirts. The Main street has a local charm and features historic buildings that house local shops and restaurants. The Embarrass River runs through Tigerton, providing scenic views and recreational opportunities

for residents and visitors alike. Additionally, the Tigerton OHV Park & Campground offers over 500 acres of off-road excitement and scenic camping, attracting outdoor enthusiasts from across the region. Community non-profits and residents actively participate in village events and festivals throughout the year, such as the annual Lumberjack Days and the Taste of Tigerton, preserving the small-town feel of Tigerton.

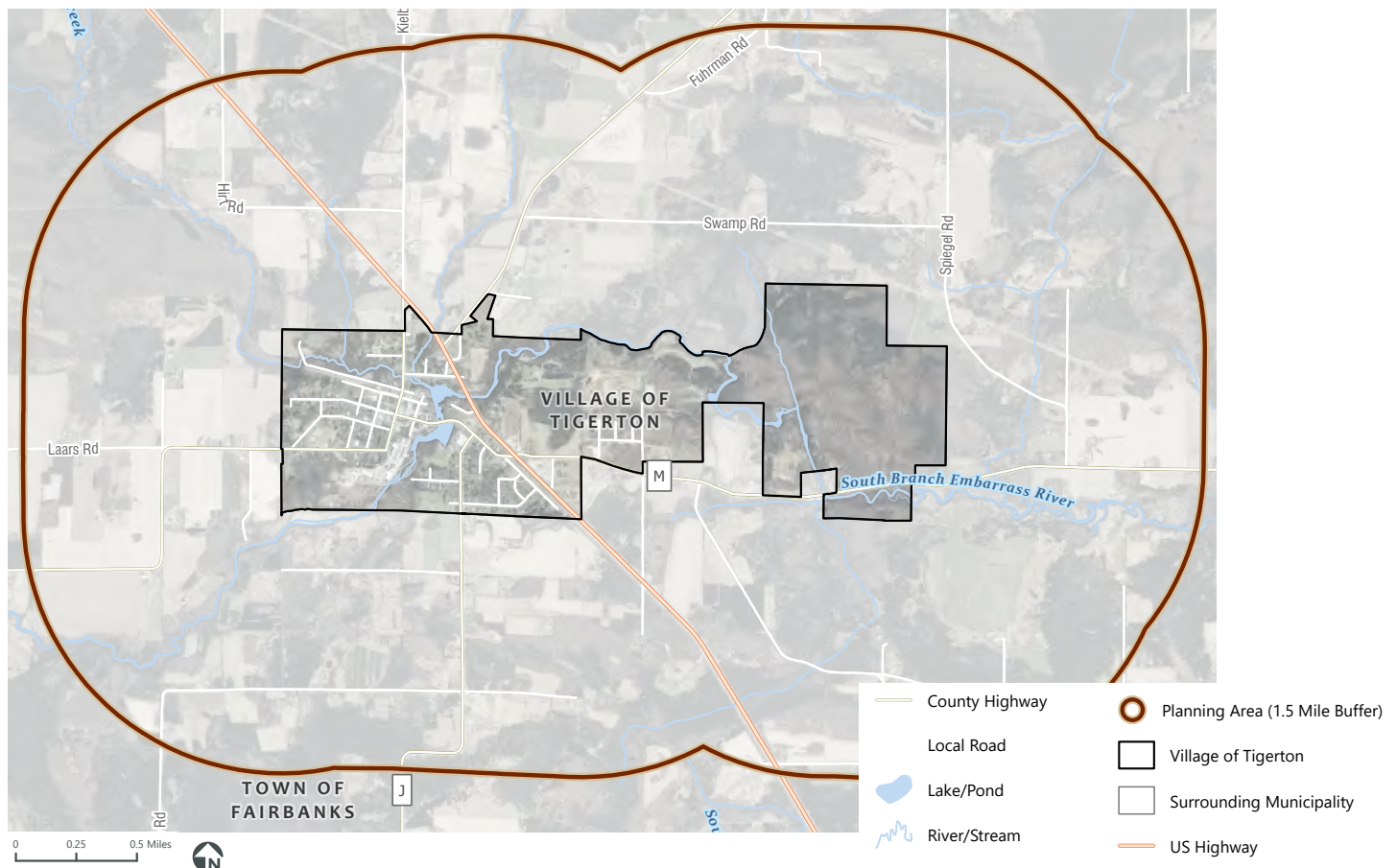
development activity.

Wisconsin law divides cities into four classes relating to government administration and local governmental power. Tigerton is a Village, which corresponds to a 1.5-mile extraterritorial jurisdiction. The village encompasses approximately 1.8 square miles. The planning area includes all of the incorporated land within the village and land within the 1.5-mile Extraterritorial Jurisdiction Limit (ETJ) of the village.

PLANNING JURISDICTION

The study area for this plan includes all lands in which the village has both a short-and long-term interest in planning and

Figure 1.1: Planning Area Map



INTRODUCTION

SNAPSHOT OVERVIEW

Data used for the Village of Tigerton Comprehensive Plan includes 2022 American Community Survey (ACS) data, 2000 & 2020 Decennial Census and Wisconsin Department of Administration (DOA) 2010-2040 household projections. In most cases, the data is specifically focused on the context of the village; however, County and State, as well as comparable communities are also highlighted to give an effective analysis of the data overview.

2020 Total Population

708

CENSUS DATA

The Census Bureau collects basic data every 10 years as part of the federal population census, but it also collects much more information every year through the American Community Survey (ACS). That data is collected using a relatively small sample of the local population, which is then reported not as a snapshot in time, but as a reflection of conditions over a five-year sampling period. The data are reported as “estimates” and every estimate has a certain amount of error calculated based on the number of responses in the sample.

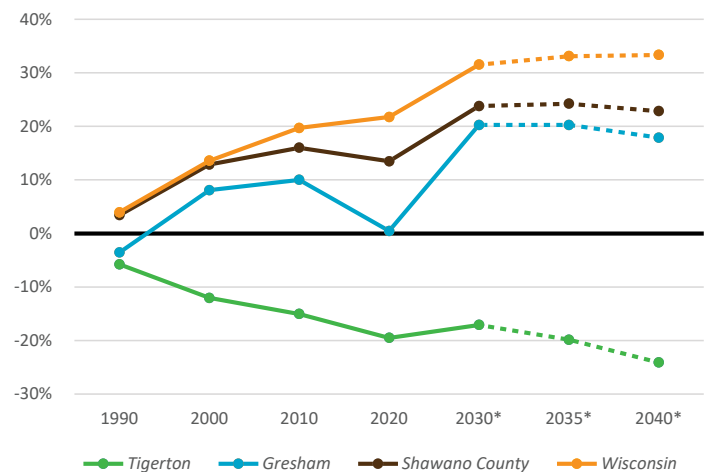
Population Change by Decade

The village experienced a continuous population decline from 1980 until 2020. However, 2020-2030 shows a 2.4% increase in population. Despite this brief growth, projections indicate that the population decline will resume and continue through 2040, with the village expected to face its highest percentage of population decline during this period (6.9%).

Population Growth and Projections

There is a continuous population decline projected through 2040, with a total decline of 33 residents or approximately 5% between 2020 and 2040. This is different than the growth trend seen by both Wisconsin and Shawano County over the past few decades.

Figure 1.2: Percent Population Change by Decade



Source: U.S. Decennial Census, Wisconsin DOA Population Projections

Table 1.1: Population Growth and Projections

	Village of Tigerton	Village of Gresham	Shawano County	Wisconsin
1980	865	534	35,928	4,705,642
1990	815	515	37,157	4,891,769
2000	764	575	40,664	5,363,675
2010	741	586	41,949	5,691,047
2020	708	530	40,881	5,806,975
2025	730	620	45,085	6,203,850
2030*	725	635	45,100	6,375,910
2035*	705	635	45,305	6,476,270
2040*	675	620	44,670	6,491,635

Source: U.S. Decennial Census, Wisconsin DOA Population Projections

Table 1.2: Household Growth and Projections

	Village of Tigerton		Village of Gresham		Shawano County		Wisconsin	
	Number	Persons/ HH	Number	Persons/ HH	Number	Persons/ HH	Number	Persons/ HH
2000	356	2.11	253	2.41	15,820	2.52	2,086,304	2.50
2010	332	2.23	239	2.45	17,019	2.42	2,279,768	2.43
2015	336	2.17	245	2.39	17,596	2.36	2,371,815	2.38
2020	341	2.14	255	2.35	18,417	2.32	2,491,982	2.35
2025*	346	2.11	267	2.32	19,264	2.29	2,600,538	2.32
2030*	347	2.09	277	2.29	19,970	2.27	2,697,884	2.30
2035*	342	2.06	280	2.27	20,243	2.24	2,764,498	2.28
2040*	331	2.04	276	2.25	20,129	2.22	2,790,322	2.26

Source: U.S. Decennial Census, Wisconsin DOA Population Projections

Household Growth and Projections

Based on State of Wisconsin projections, the village will experience a decline of about 10 households by 2040. Household size is expected to decrease somewhat due to several factors, including an aging population, and an increase in single-person households. National and regional trends show a steady decline in household size over the past few decades, driven by demographic changes such as increased life expectancy and delayed childbearing. Compared to state and county levels, Tigerton has a smaller household size.

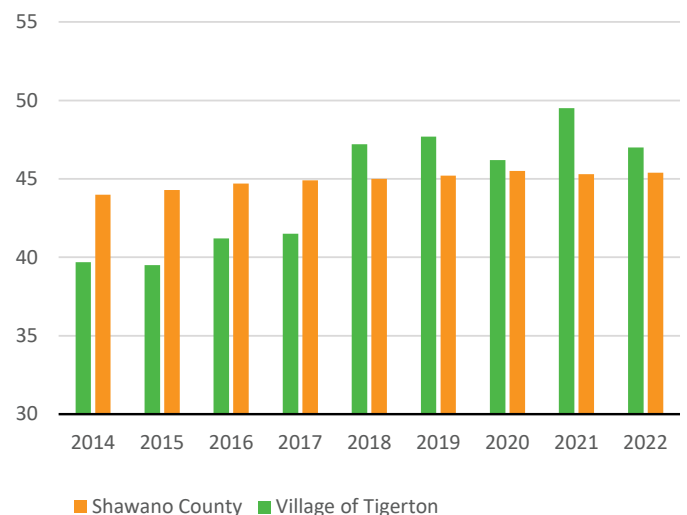
Median Age

The median age in the village trended upwards between 2014 and 2019 with a significant increase between 2017 and 2019. Between 2019 and 2022, the median age fluctuated, showing both increases and decreases, and ultimately settling at the current age of 47.

Race and Ethnicity

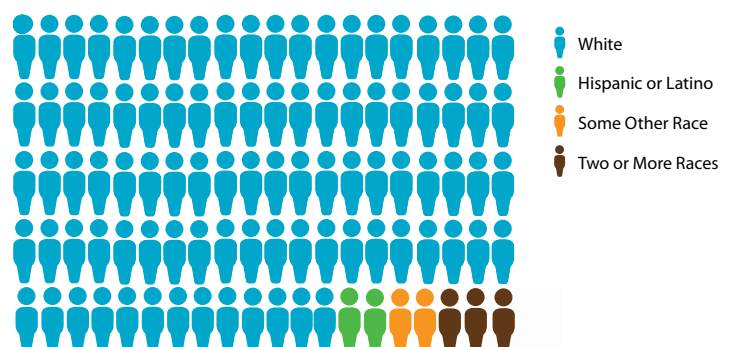
In 2020, the Village of Tigerton had about 2% of the total population as Hispanic or Latino with Other and Two or more race residents represent 5%. Most of the population is White at 92%. Compared to the county and state, Tigerton is less diverse than Wisconsin and Shawano County showing 21% and 16% of their total population as non-white.

Figure 1.3: Median Age 2014-2022



Source: U.S. Census Bureau ACS 5-Year Estimates 2014-2022

Figure 1.4: Race and Ethnicity (2020)



Source: U.S. Decennial Census 2020

INTRODUCTION

Household Income Distribution

The 2022 ACS data shows that about 20% of households earned over \$100,000, while about 35% earned less than \$50,000. Comparatively, Tigerton has a smaller percentage of higher income earners than the Shawano County and Wisconsin households as a whole.

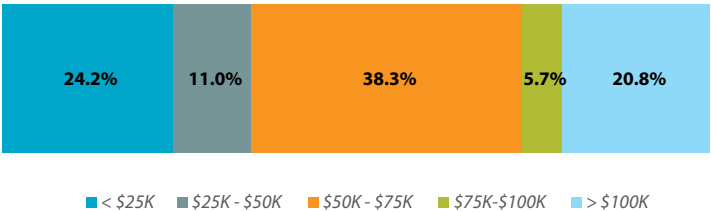
Educational Attainment

Over 5 out of 10 residents over 25 (56%) have at least some college education, including associate, bachelor’s, or master’s degrees. This percentage aligns with the state average for Wisconsin, which is also 56%, and is notably higher than the Shawano County average of 49%. Similarly, the high school graduation rate in Tigerton matches the state average of 94% and is slightly higher than the Shawano County rate of 92%.

Full Time Occupation by Industry

The most common occupational industry among village residents is “Other Services, Except Public Administration”. Compared to the County, the village appears to have a regional advantage in this industry. These statistics will be explored in the Economic Development chapter.

Figure 1.5: Housing Income Distribution



Source: U.S. Census Bureau ACS 5-Year Estimates 2022

Figure 1.6: Educational Attainment



Source: U.S. Census Bureau ACS 5-Year Estimates 2022

Table 1.2: Full Time Occupation by Industry

Industry	Village of Tigerton	Shawano County
Agriculture, forestry, fishing and hunting, and mining	3%	7%
Construction	7%	8%
Manufacturing	18%	19%
Wholesale trade	0%	2%
Retail trade	6%	10%
Transportation and warehousing, and utilities	3%	4%
Information	0%	1%
Finance and insurance, and real estate and rental and leasing	9%	5%
Professional, scientific, and management, and administrative and waste management services	1%	5%
Educational services, and health care and social assistance	15%	21%
Arts, entertainment, and recreation, and accommodation and food services	5%	8%
Other services, except public administration	31%	5%
Public administration	3%	4%

Source: U.S. Census Bureau ACS 5-Year Estimates 2022

INTRODUCTION

The Public Engagement chapter summarizes the efforts to engage community members throughout the comprehensive planning process which includes three Plan Commission Meetings, one Village Board Meeting, and one Public Hearing.

1. SWOT ANALYSIS

During the Plan Kick-off meeting on 09/24/2024, a SWOT exercise was conducted for each element of the plan. Below are the results.

Housing

The village has a significant amount of senior housing, ample parcels for development, and has effectively used its TID to support housing, making it more affordable compared to surrounding communities. However, many teachers live outside the village due to affordable rent issues, and there's a lack of rental and new housing units, with most constructed before 1980. Opportunities include housing development near the ATV park, with rising rent remaining a threat.

Transportation

The village benefits from the Wiouwash State Trail, easy access to state highways, good road and sidewalk conditions, and allows ATVs on its roads. The \$10/year Wheel Tax has also been helpful. However, the Wiouwash State Trail is only for snowmobiles. Opportunities include federal or state funding, but threats include deteriorating conditions of Legion Park and county-owned bridges.

Agriculture, Natural and Cultural Resources

The village's strengths include its Main Street buildings, historic wall and dam on the pond, special downtown landscaping, numerous historic resources, and multiple community events. However, there's a lack of volunteers for events. While no specific opportunities were stated, drug use and needle disposal pose significant threats to the local community.

Energy, Utilities and Community Facilities

The village provides great services, supported by a well-maintained water system with no lead service lines and fiber internet. It also has good emergency services. There's ample space in the Village Hall and Library and other public places for meetings. Recent upgrades include a \$4 million investment in the Wastewater Treatment Facility, and the cillage benefits from a Thedacare clinic and school-sponsored day-care. However, the water tower needs recoating, and there are insufficient day-care employees. While no specific opportunities were stated, drug use and needle disposal are significant threats.

ISSUES & OPPORTUNITIES

These issues were identified by stakeholders during the planning process and serve as areas of focus for the comprehensive plan, with the aim of improving the quality of life, economic vitality, and community development in the village.

Aging Housing Stock and High Rent: The village has an aging housing stock, as most housing was constructed prior to 1980. The newest rentals are over twenty years old. Additionally, the high rent in the village is creating a housing barrier to essential workers, forcing them to live outside of the village.

Lack of Services, Businesses, and Job Opportunities: The small market size and limited workforce discourages new businesses from moving to Tigerton. This shortage of services and job opportunities impedes economic growth and limits options for residents.

Infrastructure Maintenance: Some of the bridges in the village are deteriorating. There is local support to increase funding in road pavement repair and improved intersections.

The Village of Tigerton has multiple assets to attract for development and growth:

Homeownership and Affordability

Despite the noted high rents, the village is more affordable than the surrounding communities. The survey shows a high homeownership percentage and notes little to no barriers to becoming or remaining homeowners.

Outdoor Recreational Market

Tigerton is a regional hub for outdoor recreation, especially for ATV and motorcycle enthusiasts. The village hosts an OHV park and a regional trail, and it allows ATV use on all its roads.

Park and Sports Field System

Tigerton boasts an accessible and safe park network. There is at least one park within a ten-minute walk or bike ride from most homes, making recreational spaces easily reachable.

Regional Connectivity

The village is well connected to the surrounding communities due to its proximity to the USH 45 / WIS 29 interchange. Additionally, Tigerton hosts part of the Wiouwash State Trail, making it part of the regional recreational network.

Economic Development

The village's strengths include OVH Park & Campground, the Wiouwash State Trail, allowing ATVs on roads, and primary employers like the School and the Lumber Company. It also benefits from TIF Districts, is popular with motorcyclists, has a vibrant hunting season, and available land for development. However, there's a need for a new TID, more businesses, and easier DNR permitting. High disability benefit usage leads to a smaller workforce, and the market isn't big enough for a businesses like a Kwik Trip. Additionally, bars aren't frequented by ATV users. Opportunities include a potential Dollar General, but the lack of workforce is a significant threat.

Intergovernmental Cooperation

The village's strengths include owning its own equipment, sharing a library with the County, benefiting from the Shawano County Housing Authority, and having shared fire and ambulance services. Additionally, the School shares the park with the village.

Land Use

The village has ample land for future development, multi-family housing, effective zoning ordinances, and sufficient land for retail and industrial purposes. However, challenges include absentee landlords, housing upkeep, and code enforcement. Opportunities include pond dredging, while DNR permitting poses a threat.

Parks and Recreation

The village's strengths include OVH Park & Campground, the Wiouwash State Trail, well-maintained tennis and pickleball courts, daycare recreational opportunities, bar league softball/baseball, and most parks are within 10 minutes. It also has plenty of recreational space, a profitable ATV park, and lighted basketball courts. However, the ATV park needs electricity, water expansions, more covered shelters, stages, and amenities. There's a lack of regular recreation beyond ATVs, ADA accessible water launch facilities, and utilities in the campground. The baseball field isn't used enough, and more kid-friendly recreation is needed. Opportunities include WDNR stewardship funding, campground water and electricity improvements, townhouse development for ATVers, and a bridge grant for the ATV trail. Threats include insufficient recreational groups leading to low park usage and the lack of utilities/amenities, making the campground less desirable.

2. COMMUNITY SURVEY

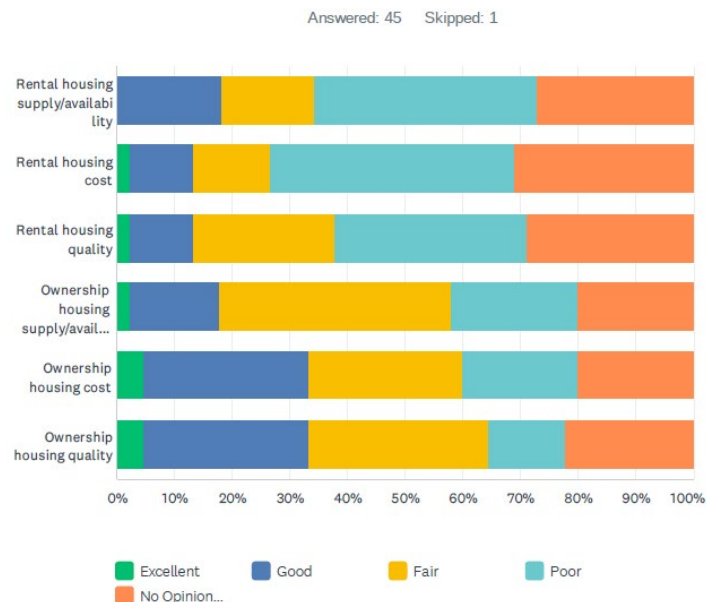
The online community survey was active on 20 September 2024, through 5 October 2024, and received 43 responses through the online survey and 3 responses through hard copies. A total of 37 questions were included in the survey with some open-ended responses. A link to the survey was provided on the village website and shared through a poster. Paper copies were available at the Village Hall. As compared to the community, the survey respondents were generally Tigerton residents for more than 20 years, more female and mostly homeowners. Overall, the responses reflect a desire for more businesses, more housing supply, and an improved quality of life in the village while preserving its small-town feel.

Highlights from the survey are discussed below:

- **Employment:** 84% of respondents noted that employment opportunities in Tigerton are lacking.
- **Housing:** 84% of respondents are homeowners. 43% of respondents rated rental housing costs as poor.
- **Transportation:** 98% of respondents rely on a car, truck, or minivan for regular transportation needs.
- **Programming and events:** 67% noted a lack of activities and programs for teens. 61% said there are not enough activities for families with young children. 52% noted a lack of afterschool programs.
- **Parks:** 65% support additional funding in park maintenance and new facilities.

Figure 2.1: Housing Topics: Survey Results

Q6 What is your opinion on the following housing topics within the Village?



3. STAKEHOLDER INTERVIEWS

Over the course of the planning process, multiple stakeholders were contacted to give their input on the issues, opportunities, and vision of the community. These stakeholders included representatives from Tigerton OHV Park and Campground, the Department of Public Works, Tigerton Advancement Association, and Tigerton School District. Feedback was collected through 30-minute interviews and is summarized through the key themes below.

Community & Recreation:

- Emphasis on outdoor sports and recreation facilities, such as baseball/softball fields, ATV parks, and the importance of parks and trails.
- There is strong support for the small town feel and the close-knit community.
- Rich in natural resources such as the embarrass river and the woodlands.

Facilities and Infrastructure Needs:

- Need for updating and expanding existing facilities, including sports fields, the campsite and bike trails.
- Financial challenges faced by the school district.
- Space near the OHV park that could house recreation facilities for children.

Community Engagement and Collaboration:

- Successful partnerships exist with schools, the Village Board, local clubs and organizations. There's potential to expand this collaboration with the OHV Park.
- Attracting young members and volunteers is challenging.
- There's a need for more youth / children's events and facilities.

Transportation and Accessibility:

- Enhancing bike trails connectivity to the regional trails and accessibility to the privatized section of the railroad tracks.
- Efforts to make the OHV park and facilities accessible for all ages and abilities, with a focus on improving infrastructure and amenities.

Economic Development:

- Tigerton enjoys diverse community events that play a key role in community life.
- Efforts to promote local businesses and attract new ones, with challenges due to the small town's character and limited resources.
- Significant challenge in attracting younger residents and workforce.



INTRODUCTION

The Agricultural, Natural & Cultural Resources chapter of the village comprehensive plan focuses on preserving and enhancing the village valuable resources. It addresses key aspects such as agriculture, natural resource conservation, and cultural heritage preservation. By prioritizing these areas, the village aims to ensure the long-term sustainability and enjoyment of its resources for generations to come.

ISSUES & OPPORTUNITIES

Community Events



The Village of Tigerton offers multiple events year-round that attract both locals and visitors, fostering a sense of community. However, local residents struggle with finding volunteers to support these events. Additionally, there is a noted lack of activities specifically targeting teens and families with children.

Historic Structures



Tigerton has a rich heritage rooted in its historical structures, which are a source of pride for the local community. The main street area features several well-preserved historical buildings and special landscaping that enhance its charm and appeal. These structures contribute to the village's unique identity and draws regional visitors.

AG, NATURAL & CULTURAL RESOURCES

VOICES FROM THE COMMUNITY

61% survey respondents noted insufficient activities for families with young children.

67%

of survey respondents noted a lack of activities and programming for teens

The local community appreciates the **Main Street area and the historical structures** in the village, such as the historic clinic and the historic wall near the pond.



Residents noted the variety of community events as a strength but mentioned struggles in finding volunteers to support these events.



AGRICULTURAL, NATURAL & CULTURAL RESOURCES GOALS, STRATEGIES, & ACTIONS

Goal 1: Preserve productive agricultural lands in balance with development of the village.

Strategies

1. Limit development in prime agricultural areas identified by Shawano County in the planning area.

Actions

- A. Apply the land use policies mentioned in Shawano County Comprehensive Plan, Farmland Preservation Programs, Non-Farm Development, Farmland Preservation Agreements, Agricultural Enterprise Agreements, and Natural Resource Overlay Areas.

What is Prime Farmland?

Prime Farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas.

Goal 2: Preserve and celebrate cultural heritage and arts.

Strategies

2. Coordinate historical and cultural activities with the Tigerton School District, Tigerton Historical Society, Tigerton FFA Alumni, Tigerton Advancement Assoc. and Tiger Tribe 4-H Club, the local churches and other stakeholders as needed.

Actions

- B.** Work with the Tigerton Historical Society to establish more detailed guidelines and standards for the preservation and restoration of cultural assets. This program should include architectural guidelines, conservation techniques, and methods for maintaining the historical integrity of the local assets. Evaluate any funding opportunities through the Wisconsin Historical Society.
- C.** Conduct an updated comprehensive architectural and historical survey of significant sites, buildings, and landmarks within the village. Engage with local historians, cultural experts, and community members to identify these assets and their cultural significance.
- D.** Commission local artists to create murals, sculptures, and other public art installations that celebrate Tigerton's cultural heritage.

Goal 3: Balance conservation of and increased access to natural resource amenities.**Strategies**

- 3.** Prioritize access to natural resource amenities through a strong trail network, and ADA compliant facilities.
- 4.** Preserve and protect key environmental corridors, native vegetation, and wildlife species.
- 5.** Protect and preserve wetlands and streams, surface and groundwater sources and other existing natural features in the village.
- 6.** Coordinate local efforts with the Wisconsin DNR, and other organizations that protect natural areas around Tigerton.
- 7.** Ensure site development and infrastructure improvements occur in areas with the least possible impact to natural environments.
- 8.** Encourage landscaping practices on public and private property that help to filter and infiltrate rainwater.
- 9.** Encourage the implementation of best practices to minimize impervious surfaces during site planning and development review processes, in alignment with the Wisconsin Department of Natural Resources (WDNR) goals.

Actions

- E.** Engage the public through natural resource and recreational facilities planning.
- F.** Manage vegetation through coordination with U.S. Fish & Wildlife Service in natural areas by removing and controlling non-native, invasive species.

What is The Americans with Disabilities Act (ADA)?

It is a federal civil rights law that prohibits discrimination against people with disabilities in everyday activities. The ADA prohibits discrimination on the basis of disability just as other civil rights laws prohibit discrimination on the basis of race, color, sex, national origin, age, and religion. The ADA guarantees that people with disabilities have the same opportunities as everyone else to enjoy employment opportunities, purchase goods and services, and participate in state and local government programs.

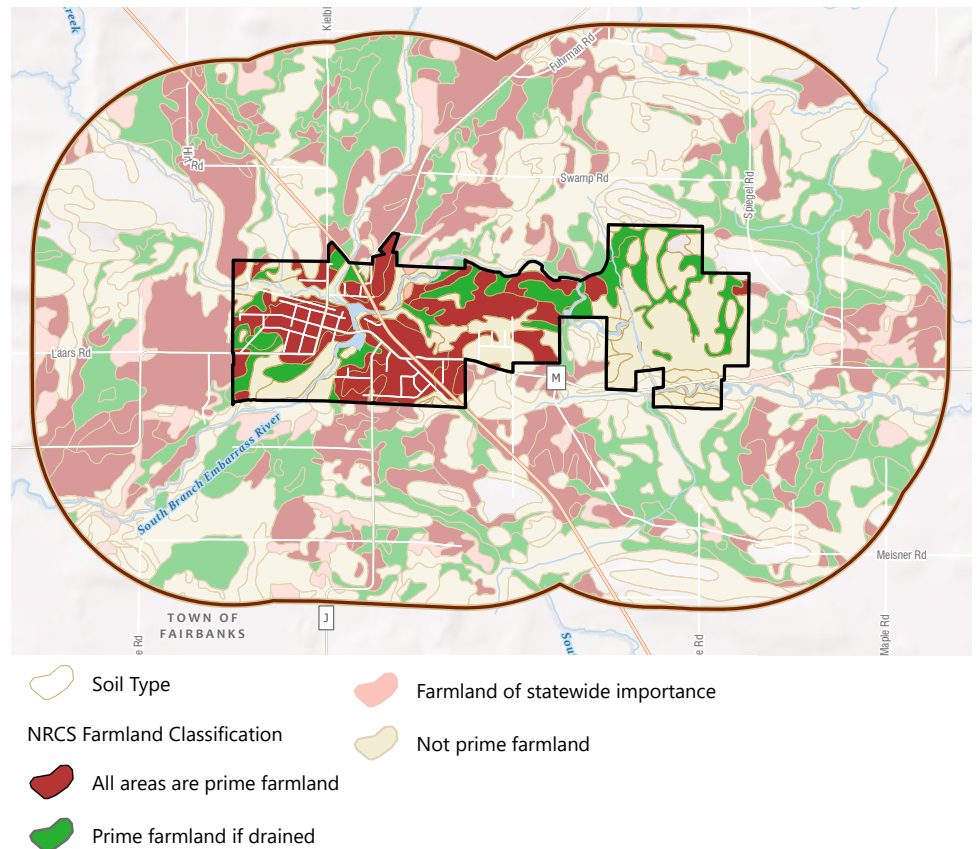
SNAPSHOT: AGRICULTURAL, NATURAL & CULTURAL RESOURCES

FARMLAND

There are currently 57 acres of agricultural lands within the village. The planning area includes additional agricultural lands on the outskirts of the village. The Village Zoning Map identifies one Agricultural Transition District located along the northern border of the village.

Farming is a reasonably important activity in the countryside surrounding the Village of Tigerton. Farming has been a significant land use activity throughout the village local history. The village does not allow livestock within municipal limits. Over the past 20 years, local trends in farming mirrored the region and the state, with an overall decline in the number of full-time farm operators and a drop in average farm sizes. Accommodating growth often means productive agricultural land going out of production. This can be counteracted by directing growth to infill within existing developed areas. Additionally, setting aside agricultural land in preservation areas can ensure that these lands continue to be productive and contribute to the agricultural atmosphere of the community.

Figure 3.1: Soils



PHYSICAL CHARACTERISTICS

Geology & Topography:

The topography in the Village of Tigerton was shaped over 10,000 years ago by Wisconsin's most recent period of glacial activity. The landscape is characterized by gently rolling moraines and drumlins that were formed by material deposited along the edges of the ice sheet during the glacier's retreat. These landscape features are most prominent in the western half of the County where the village is located.

Steep Slopes:

Steep slopes exceeding a 12 percent grade are scattered throughout the village. Generally,

slopes that have between 12 and 20 percent grade present challenges for building site development, and slopes that exceed a 20 percent grade are not recommended for any disturbance or development.

Minerals:

Glacial deposits in the village consist of various soil, subsoil, sediment, sand, gravel, and/or stone, with varying depths and patterns. These deposits provide valuable non-metallic minerals like sand and gravel for road construction, housing, and commercial developments. There are no active non-metallic mining operations in the village.

WATER RESOURCES

Regulations:

Water resources are regulated by the village Floodplain Regulations, Shoreland-Wetland, and Erosion, Sediment and Water Runoff Control. Other local, state, and federal laws and regulations may apply.

Groundwater:

Groundwater is the source for all of the village drinking water supply. Tigerton Waterworks serves the village with two active wells.

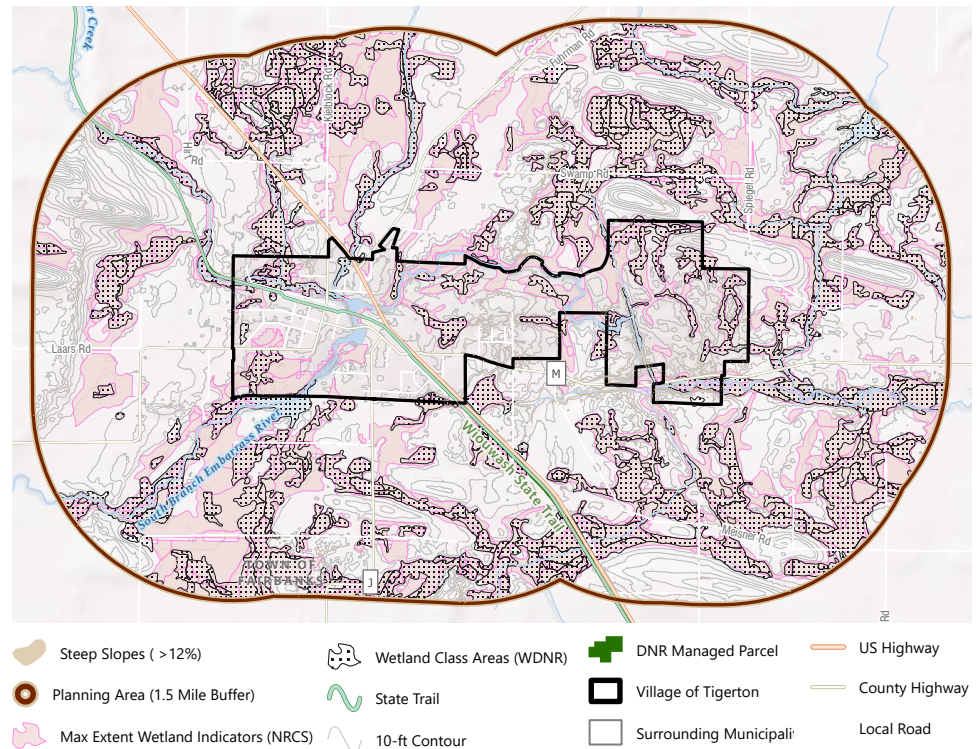
Watersheds:

The village is located within the Middle and South Branch Embarrass River Watershed in the Wolf River Basin, which drains over 3600 square miles and portions of eleven counties in northeastern Wisconsin. The Wolf River, which traverses the eastern portion of Shawano County, is the Basin's most significant water resource. Tigerton has several significant surface water features, including the South Branch Embarrass River, Tiger Creek, and Tigerton Pond which is in the southwestern corner of the village.

Wetlands:

Wetlands are defined as those areas between terrestrial and aquatic systems where the water table is at, near, or above the land surface for a significant part of most years, and include marshes, mudflats, wooded swamps,

Figure 3.2: Development Limitations



and wet meadows. Wetland ecosystems play significant roles in maintaining the quality of groundwater and surface water and provide valuable habitats for fish, birds, and other wildlife. However, the presence of wetlands in an area can limit the type of development that can occur. Developments in wetland areas are regulated by the Wisconsin Department of Natural Resources and in some cases, the U.S. Army Corps of Engineers. Wetlands are in several areas throughout the village planning area. The greatest concentration of wetlands is along Tiger Creek in the northwestern portion of the village, around Tigerton Pond, and in the Eastern area of the village.

CULTURAL RESOURCES

Register of Historic Places:

The village has the Tigerton Village Hall and Engine House property listed under The Wisconsin Historical Society's Architecture and 16 (sixteen) properties under the Architecture and History Inventory (AHI). The properties span different uses such as houses, hardware, bridge, shed, and barn. AHI contains data on a wide range of historic properties throughout the State that create Wisconsin's distinct cultural landscape.

The process for a property being listed on the National or State registry involves a nomination application being submitted to the State Historical Preservation Office (SHPO) by property owners, historical societies, preservation organizations, governmental agencies, and other individuals or groups citing both the age and historical significance of the place. The State registry application is reviewed by the SHPO and Historic Preservation Review Board and if approved, will go on to the National registry review process. For a National registry nomination, the National Register Review Board reviews the application and then ultimately a decision is made by the National Park Service. Since its inception in 1966, the National Park Service has designated more than 80,000 listings; approximately 2400 are in Wisconsin. More information on the nomination process can be found at <https://www.wisconsinhistory.org/>.

The Tigerton Historical Society is an active organization that includes the Village of Tigerton and the Townships of Fairbanks, Germania, Grant Morris, and Wyoming. It is affiliated with the State Historical Society of Wisconsin and the Wisconsin Council of Local History. The Society is housed in a building established in 1976, which was formerly a Methodist Church and later St. Anthony Church Hall. The Tigerton Area Historical Society displays exhibits portraying

Tigerton's heritage including period settings of school rooms and domestic homes as well as antique toys, farm equipment, and clothing. The former Fairbanks Town Hall is located near the Historical Society, at the corner of Swanke and Chestnut Streets.

Funding options should be explored for restoring historic buildings within the community. State level historic preservation programs that may apply to these buildings include:

- The Wisconsin Economic Development Corporation in conjunction with the Wisconsin Historical Society's State Historic Preservation Office provides Historic Tax Credits to income producing historic buildings to assist in renovation costs. If approved, the program provides 20% of rehabilitation costs as a state tax credit.
- The Wisconsin Historical Society's State Historic Preservation Office administers a Historic Homeowners' Tax Credit program that returns 25% of approved renovation costs of historic homes deemed eligible as an income tax credit. Homeowners must apply to the program through a tax credit application with the Historical Society.

Major Community Events:

Tigerton Main Street Events:

- Taste of Tigerton Soup Contest (January)
- Rummage O Rama (1st weekend in June)
- 4th of July Block Party (July 4th)
- Taste of Tigerton Applefest (4th Sat. in Sept.)
- Festival of Trees (all of December)

Tigerton Advancement Association Events:

- Tigerton Lumberjack Days (last weekend in August)
- Senior Christmas Crusade (December)

INTRODUCTION

The Utilities and Community Facilities chapter of the comprehensive plan focuses on ensuring the efficient provision of essential services and the development of necessary infrastructure to support the needs of the Village of Tigerton. It addresses a wide range of utilities and community facilities, including water supply, wastewater management, solid waste disposal, energy systems, telecommunications, public parks and municipal facilities.

UTILITY AND COMMUNITY FACILITIES GOALS, STRATEGIES, & ACTIONS

Goal 1: Maintain modern, affordable, and reliable public services that promote health, safety, and welfare.

Strategies

1. Discourage inefficient “leap frog” development that results in water and wastewater infrastructure constructed before there is adequate customer base in place to support its maintenance.
2. Partner with neighboring jurisdictions to sustain high quality public safety services and facilities (police, fire, and EMS), in balance with budget constraints.
3. Explore opportunities to improve internet connectivity through state and federal grant programs (e.g., Wisconsin Public Service Commission). Encourage renewable energy production to reduce energy costs for residents. Promote incentives available through the Inflation Reduction Act, Rural Energy Alternatives Program, state tax credits and rebates.
4. Utilize the Community Development Block Grant (CDBG), EPA Clean Water Fund and Safe Drinking Water Loan Program funding for infrastructure improvements.

Actions

- A. Conduct regular inspections and maintenance of existing utility systems, including water, sewer, and stormwater management, to ensure their integrity and reliability.
- B. Establish and maintain a five-year capital improvement plan to prioritize maintenance and replacement projects and minimize disruptions in service. Consider the use of asset management tools (e.g., GIS) to support this process.
- C. Meet with the West Central Wisconsin Regional Planning Commission (WCWRPC) to discuss broadband expansion tools and resources available to the village.

ISSUES & OPPORTUNITIES

Diverse Sports Fields



The village offers a variety of sports fields, including tennis courts, pickleball courts, and basketball courts. However, the baseball field remains underutilized, suggesting a need for increased community engagement or alternative uses for the space.

Strong Park System



Residents value the village accessible and safe park system, which provides essential recreational areas, as well as regional attraction in the Tigerton OHV Park and Campground. The OHV Park currently lacks necessary utilities, amenities, and kid-friendly activities. Improvements and increased programming could enhance its appeal and functionality.

UTILITIES & COMMUNITY FACILITIES

VOICES FROM THE COMMUNITY

72% of respondents reported that they live within a reasonable walking or biking distance to the nearest park or trail.



Survey results indicate that Tigerton OHV Park and Campground is the most frequently visited weekly, while Fantasy Moto sees the least visitors.

90%

of respondents have no concerns about the safety & accessibility of the village parks.

22% of respondents indicated that better internet service would improve their ability to work remotely from Tigerton.

What is Leapfrog Development?

It refers to a pattern of growth where new developments bypass existing properties and infrastructure, often resulting in scattered, discontinuous development. This can worsen urban sprawl, increase infrastructure costs, and create challenges for efficient land use and community cohesion.

Goal 2: Enhance community wellbeing through access to excellent community facilities.

Strategies

- 5.** Support partnerships with nearby municipalities and community organizations to provide parks, recreational facilities, public buildings, public spaces, and programming for use by all who wish to take part.
- 6.** Encourage developers to dedicate community trails and paths in new developments that connect residents to amenities like schools, businesses, parks, and other community trails.
- 7.** Continuously maintain and improve parks and recreational spaces, ensuring they remain safe, attractive, and accessible for leisure activities and community gatherings as guided by the Comprehensive Outdoor Recreation Plan.
- 8.** Host more ATV events and competitions to attract visitors and boost local business.
- 9.** Establish the Embarrass River ATV Park as a prime recreational destination in the village.
- 10.** Encourage the construction of new trails, improvements to roadways, replacement of trail bridges, and overall enhancements throughout the parks and surrounding areas.



VOICES FROM THE COMMUNITY

65%

of respondents believe that the Village should allocate more funds towards maintaining the parks.

The local community expressed interest in having more sheltered structures and stages to host community events.

Actions

- D.** Apply for funding through Knowles-Nelson Stewardship Grant, using the Comprehensive Outdoor Recreation Plan, in pursuit of parks and recreation improvements, such as ADA-compliant fishing docks and kayak access improvements along waterways, and improving the bridge carrying the Wiouwash trail over the river.
- E.** Review and amend the existing parkland dedication ordinance (1 acre for each 26 proposed units or a fee in lieu) to consider prioritizing a fee-in-lieu of dedication ordinance to account for evolving Village Park and recreation needs.
- F.** Develop marketing campaigns to promote Tigerton as an ATV-friendly destination.
- G.** Develop a Strategic Plan for the OHV Park and Campground, considering long-term improvements and develop a list of potential events/competitions that could be supported at this facility.
- H.** Install water/sewer and electric utilities in the OTV park campground area and add new trails and off-road bridges.

ISSUES & OPPORTUNITIES

Day-Care



The village has a school-sponsored daycare, but it faces a shortage of daycare employees. This staffing issue prevents the daycare from meeting the full demand of the community, highlighting the need for more resources and support for childcare services.

UTILITIES & COMMUNITY FACILITIES

SNAPSHOT UTILITIES & COMMUNITY FACILITIES

Schools & Education

Public Schools

- Tigerton School District:
- Tigerton Elementary School
- Tigerton Middle-High School
- Tigerton School Forest and Environmental Center (20 miles east of the village)

Daycare Facilities

- Tiger's Den Daycare

Parks & Recreation

Athletic Fields (Tigerton Ball Park)

- Amenities: Baseball, Softball, Football, Play Equipment, Bleachers, Restrooms

Marlene Hyer Memorial

- Amenities: Tennis Courts, Basketball, Play Equipment, Benches, Picnic Tables

The Embarrass River ATV Park

- Amenities: Information and Registration Structure, Information Kiosk, Picnic Bench, Park Grills, Wood Swings, Park Shelter

Tigerton Legion Park

- Amenities: Shelter, Kitchen Facilities, Picnic Benches, Play Equipment, Bleachers, Restrooms

Veterans Memorial Park

- Amenities: Viewing Deck, Historical Artifacts, Memorial Pavilion, Benches

Trails

- Wiouwash Trail
- The Embarrass River ATV Park: OHV Trails

Recreation Programs and Organizations

- Embarrass River Lions Club
- Tigerton Advancement Assoc. & Tigerton Lumberjack Days
- Tiger Tribe 4-H Club
- Tigerton FFA Alumni
- Tigerton Lions Club
- Tigerton BABA

Public Safety, Health, & Welfare

Police Department

The Village of Tigerton Police Department is located at 221 Birch Street. This department serves as the primary law enforcement agency in the Village.

Emergency Medical Services (EMS)

Ambulance services are provided to the village by the Tigerton Area Ambulance. These services are expected to adequately serve the village throughout the duration of the planning period.

Fire

The Village of Tigerton Fire Department serves the village. It is expected to continue to serve the village needs throughout this planning period.

Healthcare Facilities

The Village of Tigerton has private health care services through ThedaCare which provides general care, diagnostic, and office-based surgical services. Other medical facilities are in the Villages of Wittenberg and Birnamwood. The Shawano Medical Center is in the City of Shawano.

Senior Care

The Tigerton Community Center on Birch Street has a Senior Center. It offers a variety of services and activities aimed at promoting social engagement and overall well-being. Seniors can participate in recreational activities, educational programs, and social events designed to foster connections and support a healthy lifestyle.

RSVP of Dane County is a volunteer based community assistance program for retired and senior citizens in Dane County. Through this program, senior residents have access to transportation, meal services, and other support.

Utilities

Natural Gas & Electric

The village is served by Central Wisconsin Electric Cooperative for electricity and Wisconsin Public Service for Natural Gas.

Refuse/Recycling Collection

Harter's Fox Valley Disposal is the village contracted trash and recycling hauler. Recyclables are also collected.

Telecommunications

Cellular and mobile service is provided to residents throughout the village by Mint, Verizon, T-Mobile, AT&T, and U.S. Cellular. Satellite high-speed internet can be obtained through Viasat, and Starlink, while traditional wired and wireless broadband internet access is available through several services such as T-Mobile, Frontier, and US cellular.

Water

Tigerton Water and Sewer. The village has two municipal wells. Water is stored in an elevated storage tank.

Wastewater:

Tigerton Water and Sewer. Public sanitary sewer service is available to all households within the Village of Tigerton's current municipal limits. The village has the authority to extend its sanitary sewer service to all properties within its Sewer

Service Area (SSA). Water is treated at the village wastewater treatment plant. The Village had a recent \$4 million upgrade to its Wastewater treatment facility.

Other Community Facilities

Library

The village is served by the Tigerton Public Library, which is a branch of the Shawano Public Library. The library is a member of the Nicolet Federated Library System, which is a state funded organization assisting 15-member public libraries in providing better services to the people of northeastern Wisconsin. The Shawano library has four branches in addition to Tigerton. These are located in the Villages of Wittenberg, Birnamwood, Bonduel, and Mattoon.

Community Center

The Community Center is located on Birch Street. This facility houses village offices, Fire Department, Senior Center, Library, Municipal Garage, and is open to all village residents for meetings. It is expected to continue to serve the village needs throughout this planning period.

Village Hall

The Tigerton Village Hall, located at 221 Birch Street, serves as the administrative center for the Village of Tigerton. It houses the offices of the Village Clerk and

other municipal services and is a hub for community activities and meetings. The hall is also available for public rentals, making it a versatile space for various events and gatherings.

Tigerton Historic Society

The Tigerton Historical Society, founded in 1981, is dedicated to preserving and promoting the history of Tigerton and its surrounding areas. The society operates a museum complex that includes historical buildings and period settings, such as a parlor kitchen, pictures, and various artifacts. It is located at 388 Swanke St.

INTERGOVERNMENTAL COOPERATION

ISSUES & OPPORTUNITIES

Neighboring Jurisdictions



The village already has developed partnerships and shared service agreements with several jurisdictions that ensure quality public services at a lower cost. Continued cooperation and negotiation needed on these agreements. Additionally, the village owns the equipment, which gives it more flexibility in the agreement choices.

Shared Cultural & Recreational Services



Tigerton has ongoing agreements with Shawano County and the elementary middle school for shared library and park services respectively.

INTRODUCTION

This chapter emphasizes the vital role of collaboration and partnership between the Village of Tigerton and other government entities. By fostering effective intergovernmental relationships with neighboring municipalities, county agencies, and state authorities, the village aims to maximize resources, coordinate planning efforts, and pursue shared goals.

INTERGOVERNMENTAL COOPERATION GOALS AND STRATEGIES

Goal 1: Enhance coordination and collaboration with local, regional, and statewide governmental organizations to promote village interests.

Strategies

1. Enforce, abide by, and maintain existing intergovernmental/cooperative agreements with neighboring jurisdictions to provide predictability for property owners, avoid municipal boundary disputes, and plan for efficient provision of public facilities and services.
2. Work closely with the Tigerton School District, and other community stakeholders to foster communication, relationships, and knowledge about facility planning and other activities/efforts that impact Tigerton residents.
3. Work with other governmental entities (e.g. Shawano County, ECWRPC, Wisconsin Department of Transportation, and Wisconsin Department of Natural Resources, etc.) to advance village interests as identified in village and county plans.
4. Coordinate with all adjoining jurisdictions during outdoor recreation planning to identify complementary recreation investments where service areas overlap and work to avoid duplication of unique amenities.
5. Work with neighboring jurisdictions to identify and resolve conflicts and inconsistencies between local plans and resolve key countywide issues affecting the village.
6. Ensure information is shared and accessible to residents, businesses and visitors regarding community events, engagement opportunities, and other village developments.

Actions

- A.** Convene with neighboring officials to discuss intersecting community development goals, intergovernmental boundaries, and future cooperation on planning efforts.
- B.** Schedule a working session with the Tigerton School District, involving elected officials and key staff for the village and neighboring jurisdictions within the school district no less than annually to discuss issues of concern and opportunities for collaboration.
- C.** Develop a Capital Improvement Plan for the village and meet with representatives from each adjacent jurisdiction during the annual process to update the plan and to coordinate projects as appropriate.

SNAPSHOT INTERGOVERNMENTAL COOPERATION

Local Jurisdictions

Village of Tigerton

County Jurisdictions

Shawano County

Regional Jurisdiction

East Central Wisconsin Regional Planning Commission (ECWRPC)

School District

Tigerton School District

Cooperative Agreements

- Agreement with the Shawano County for shared library services.
- Agreement with the Tigerton Elementary School for shared park services.
- Agreements with neighboring towns on the provision of fire and EMS services
- Agreements with the State of Wisconsin on Wiouwash State Trail.
- Agreements with Shawano County on county-owned Bridges within the village.

VOICES FROM THE COMMUNITY

Residents are calling for **more events and programs targeting teens and families** with children which may open collaboration opportunities.



The local community noted their **concerns about the deteriorating county-owned bridge** in the village.

ISSUES & OPPORTUNITIES

County-owned Bridge



The village noted their concerns with the deteriorating status of the county-owned bridge in the village. Further collaboration is needed to maintain the safety and functionality of the bridge for all who use it.

ISSUES & OPPORTUNITIES

Low & Aging Housing Stock

The residents identified the aging housing stock as a weakness in Tigerton, as most housing was constructed prior to 1980. The newest rentals are over twenty years old. However, they noted that the village has ample room for development.

Strong Homeownership & Affordability



Despite the noted high rents, multiple voices noted that the village is more affordable than the surrounding communities. The survey showed a high homeownership percentage, where most residents live in 2+ Bedroom houses, and note little to no barriers to becoming or remaining homeowners.

High Rental Cost

Multiple issues are noted with the rental stock in the village. Absentee landlords, increasing rents, and rental barriers to essential workforce were noted by the residents.

INTRODUCTION

The Housing chapter focuses on ensuring accessible and diverse housing options for village residents. It addresses challenges and strategies to promote affordability, availability, and quality. By encouraging a range of housing types and revitalizing older properties, the village aims to meet the needs of its residents while preserving its unique character. Through partnerships and community engagement, the village seeks to create a vibrant and sustainable housing environment for all.

HOUSING GOALS, STRATEGIES & ACTIONS

Goal 1: Retain and attract residents by supporting a range of housing options.

Strategies

1. Foster collaboration with developers to provide housing that meets the demand and needs of the village.
2. Ensure that proposed developments are carefully designed to accommodate traffic and stormwater management.
3. Continue to assess housing needs and issues within the community, including the need for affordable housing.
4. Promote tiny homes development near the OHV park to provide affordable rental options and tourist lodging for locals and visitors alike.

Actions

- A. Review and update zoning and land use regulations to accommodate a range of housing options.
- B. Meet and collaborate with experienced rental housing developers to actively pursue State and Federal 4% tax credit-funded renovations of aging units. This partnership will enable the reinvestment in these units while ensuring their continued affordability and accessibility.

Goal 2: Maintain quality-housing options as part of safe and healthy neighborhoods for all residents.

Strategies

5. Ensure both homeowners and landlords are aware of program and financing options for upkeep on properties, including energy efficiency.
6. Consider strategies to actively protect areas that have been locally identified as historically important.
7. Investigate implementing programs and incentives to preserve and rehabilitate existing housing stock, particularly historic homes or buildings. Consider using Tax Incremental Financing to offer financial assistance for repairs and renovations, especially for older homes with desirable character.

Actions

- C. Review and approve housing development proposals based on consistency with the Land Use chapter of this Plan, including the Future Land Use Map and associated policies.
- D. Update the village website to promote local, neighborhood level events in support of neighborhood groups.
- E. Develop and share resources on green/sustainable design strategies in conjunction with the permit process (e.g., educational pamphlets that summarizes energy and water consumption strategies and provides information on Local/State energy and sustainability programs).

What is a Tiny Home?

Tiny homes are residential structures that are 400 square feet or smaller. They can be built on wheels or a permanent foundation and must adhere to local building standards. They are often seen as a way to provide affordable housing options and can be integrated into urban and rural areas through specific zoning regulations and land-use policies. These homes can offer a cost-effective solution for housing shortages.

VOICES FROM THE COMMUNITY

Around **84%** of the survey respondents are homeowners, with **88%** living in 2+ Bedroom houses.

85% of the respondents pay less than \$1,499, with 60% spending less than \$999 on housing costs, which accommodates for rent or mortgage and utility costs.

70%

of respondents noted that they do not currently experience any barriers to purchasing a home, or that they currently own a home.

Few residents noted the synergy between the low job opportunities and the low housing stock, noting that there's need for more jobs to attract new residents and developments.

Many voices highlighted the aging housing stock as most housing structures are built before 1980.

ISSUES & OPPORTUNITIES

New Developments

There’s common interest in the housing development taking place near the ATV park, with the potential benefits that it could provide, given its strategic location near a major landmark.



Strong Senior Housing Stock

The village has a significant amount of senior housing which ensures that older residents have access to safe, comfortable, and affordable living options.

SNAPSHOT HOUSING

The following numbers illustrate those conditions in Tigerton most relevant to the formation of housing goals and policies for the next 10 years.

- 344** - The total number of housing units as of 2022.
- 76%** - The percentage of units that are single-family detached housing, compared to 81% for Shawano County.
- 72%** - The percentage of all units that are owner-occupied, based on the American Community Survey (ACS). This percentage slightly increased by 3% in the last decade.
- 3%** - The percentage of all units that are attached units (e.g. townhomes, twinhomes), based on ACS surveys.
- 44%** - The percentage increase in the median owner-occupied home value since the market bottom in 2012 - representing a strong sellers real estate market for all types of homes in the village.

Figure 6.1:Total Number of Units by Structure, 2022

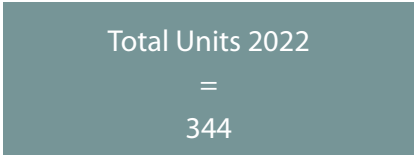
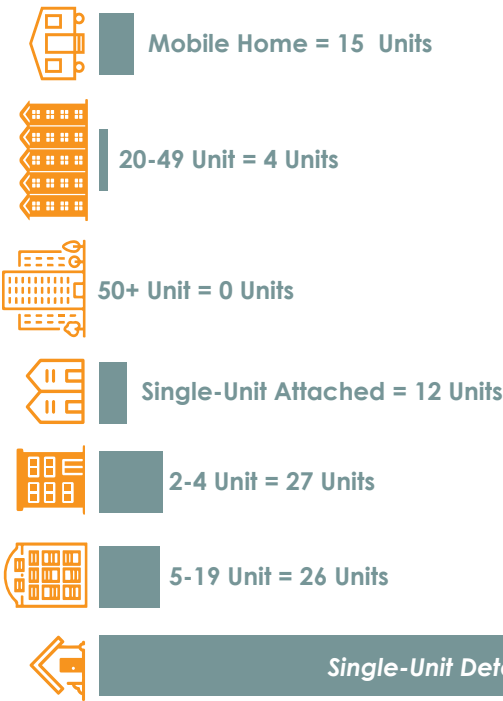
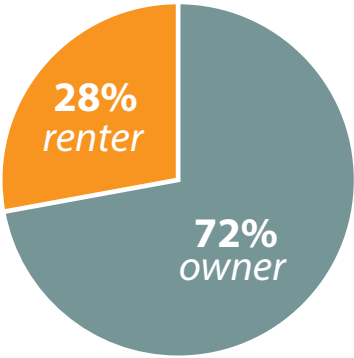
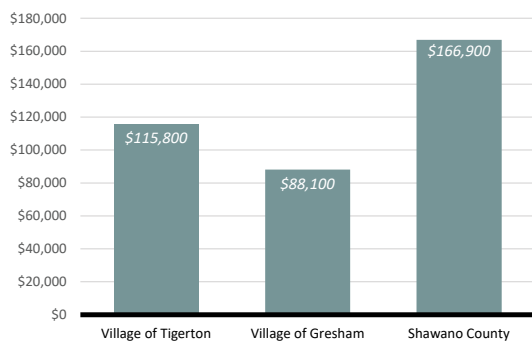


Figure 6.2: Households by Tenure



Source: U.S. Census Bureau ACS 5-Year Estimates 2022

Figure 6.3: Median Value by Year Built, 2022

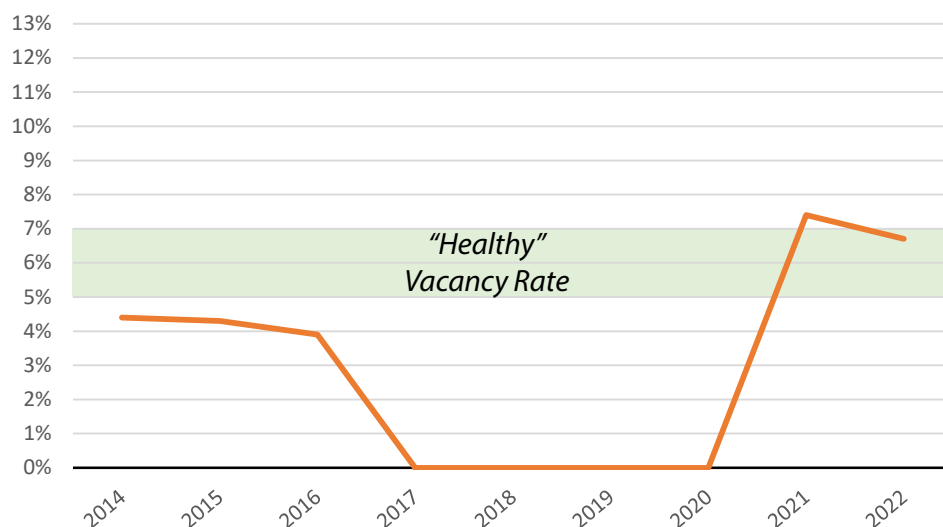


Source: U.S. Census Bureau ACS 5-Year Estimates 2022

Figure 6.4: Median Home Value, 2022

Year Built	Median Value
2020 or Later	\$-
2010 to 2019	\$-
2000 to 2009	\$145,800
1990 to 1999	\$131,300
1980 to 1989	\$137,500
1970 to 1979	\$93,100
1960 to 1969	\$104,200
1950 to 1959	\$93,900
1940 to 1949	\$73,800
1939 or Earlier	\$134,400

Figure 6.5: Rental Vacancy Rate



Source: U.S. Census Bureau ACS 5-Year Estimates 2014-2022

Figure 6.6: Rental Cost by Bedroom Size, 2022

Number of Bedrooms	Median Gross Rent	Number of Units
No bedroom	-	0
1 bedroom	\$290.00	16
2 bedrooms	\$725.00	33
3 bedrooms	\$1,000.00	32
4 bedrooms	-	2
5 or more bedrooms	-	0

Source: U.S. Census Bureau ACS 5-Year Estimates 2022

VOICES FROM THE COMMUNITY

The residents stressed their concerns regarding the rental market in Tigerton noting the increasing rent, the absentee landlords, and the inability of essential workforce like teachers to afford the rent in the village.

Residents noted the current housing development by the OHV park as a great strength and opportunity for the village. They also showed interest in developing more tiny homes near the OHV parks.

22%

of respondents live in senior housing (independent living)

The local community noted that Tigerton has a great senior housing stock.

ISSUES & OPPORTUNITIES

Recreational Transportation



Tigerton allows ATV access to all its roads, attracting visitors from outside the village. In addition to the OHV activities, there's local interest in the addition of bike facilities, routes, and trails at the OHV park and near the railroad tracks.

Infrastructure Maintenance



There is local support to increase funding in road pavement repair and improved intersections. And there is desire to see the County-owned bridge and Legion Park bridges improved due to their current poor conditions.

INTRODUCTION

The Transportation chapter focuses on the importance of having a safe, accessible, and cost-effective transportation system in the Village of Tigerton. This chapter considers the various types of transportation, from traditional vehicular traffic to pedestrians and alternative modes of movement throughout the village. This chapter highlights key issues and opportunities shown by the data and shared by the community, and establishes goals, strategies, and actions will set a vision for the future of the village.

TRANSPORTATION GOALS, STRATEGIES & ACTIONS

Goal 1: Create an integrated and accessible transportation network that provides for safe transportation options that meets the needs of all users.

Strategies

1. Maintain an inventory of public infrastructure and develop a regular inspection schedule.
2. Monitor the quality of sidewalk infrastructure to ensure a minimum of 7 PASER rate and provide assistance to property owners for maintenance and replacement.
3. Proactively monitor the quality of public surface infrastructure including streets and village-owned parking areas and trails.
4. Track and share progress of annual capital improvement projects to build public support.
5. Move toward implementation of a complete streets network that is safe, convenient and attractive for everyone regardless of age, ability or mode of transportation.
6. Discourage cul-de-sac streets in favor of connected streets that provide transportation flexibility and increased safety in case of an obstructed street. Additionally consider mid-block sidewalks/multi-use trail connections for pedestrians for interior streets/cul-de-sacs.
7. Collaborate with responsible jurisdictions to ensure roadway improvements (including County and State highways) have multi-modal aspects integrated into planning and development, or appropriate alternatives developed.

Actions

- A.** Develop and maintain annually a capital improvement plan to manage the village streets, sidewalks, and trails. Integrate new and planned infrastructure into the improvement plan, annual budget and inspection schedule.
- B.** Conduct a bike and pedestrian study to evaluate the existing conditions of bike and pedestrian facilities in the village, including ADA compliance. Apply for a WisDOT Transportation Alternatives Program (TAP) grant to fund the production of a Bike and Pedestrian Master plan including a bike and pedestrian network map with existing and proposed facilities and recommendations for greater connectivity.
- C.** Conduct meetings with the Tigerton School District to create programs that promote safe transportation for students, including walking, biking, and busing, both in neighborhoods and near the school sites. Consider applying for Safe Routes to School and TAP grant funding sources through WisDOT.
- D.** Review the village off-street parking requirements to evaluate their efficiency in utilizing land for vehicle parking, considering a reduction in minimum requirements (or implementing maximum limits) to prevent the creation of excess parking spaces.

Goal 2: Develop and promote active recreation throughout the village with safe, well-connected trails that minimize impacts on the natural environment.

Strategies

- 8.** Participate in regional park/trail planning initiatives, including those led by Shawano County, the Wisconsin Department of Transportation, and the Wisconsin Department of Natural Resources.
- 9.** Ensure that ATV routes are safe and well-maintained, including implementing erosion control measures to protect soil conditions along routes.
- 10.** Promote responsible ATV use through education and enforcement.
- 11.** Encourage the use of ATVs in a way that preserves natural resources and minimizes the environmental impact of ATV trails and routes.
- 12.** Develop and promote ATV trails to attract tourists and support local businesses that cater to ATV users.
- 13.** Improve ATV routes connectivity and accessibility by ensuring that ATV routes are accessible to all users, including those with disabilities, and by connecting the ATV routes to other transportation networks.

VOICES FROM THE COMMUNITY

97%

of survey respondents regularly use their car, truck, or minivan alone

83% of respondents support public investment in road pavement repair, and 67% support investment in intersections.

55%

commute to work using their personal vehicle.

63% of respondents walk for exercise at least once a week.

ISSUES & OPPORTUNITIES

Regional Connectivity



The village is well connected to the surrounding communities due to its proximity to the USH 45 / WIS 29 interchange. Additionally, the Wiouwash State Trail runs through the community, connecting the village to the regional recreational trail network.

Actions

- E.** Regularly inspect and maintain ATV trails to ensure they are safe and free of hazards.
- F.** Install clear and visible signs indicating ATV routes, speed limits, and safety warnings.
- G.** Develop educational programs and guidelines for ATV users on safe riding practices (including, protection of local wildlife and their habitats) and local regulations.

SNAPSHOT

Transportation activities play a key role in the quality of life of the community and the long term viability of the village. This transportation snapshot explores the village current facilities and efforts to improve daily life in the community.

EXISTING TRANSPORTATION SYSTEM

Road Network

Regional Highway System

- United States Highway (USH 45) and County Trunk Highways (CTHs M and J) are important for economic growth as they connect Tigerton to Wausau and Fox Valley cities.
- USH 45 runs North-South of the village and the County Truck Highways are in the Southwest area of the village.

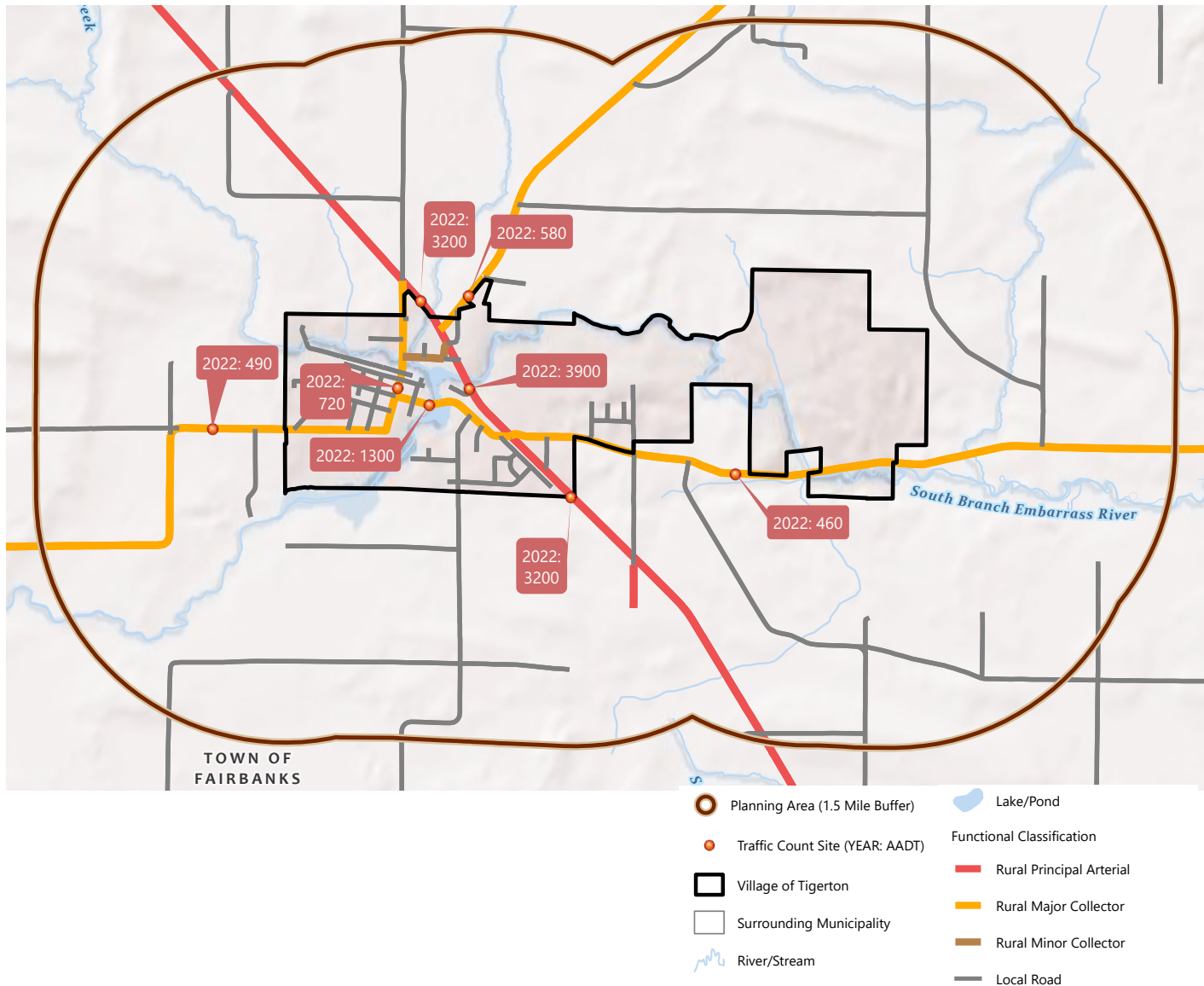
Bridges

- One State-maintained bridge on USH 45, two Shawano County-maintained bridges on county highways, and a village-maintained culvert on Pine Street.
- The village received a grant to develop an Off-Highway Motorcycle (OHM) bridge that connects a 2.5-mile to an 8.5-mile trail. This project is a part of expanding the trail system at Embarrass River Campground and OHV Park.

Local Roads System

- Local roads are owned and maintained by the Village of Tigerton.
- Many roads have curb and gutter.
- South and North Beech streets are rural major collectors and Pine Street is a rural minor collector.
- Based on data from the Wisconsin Department of Transportation (2022): busiest roads are USH 45 (traffic count of 3900) and Cedar Street (traffic count of 1300).

Figure 7.1: Transportation Map



Trail:

- The Embarrass River ATV Park OHV Trails
- Located in the eastern part of the village, accessed from Menzel Road.
- 504 acres with a 37-site campground and RV parking.
- Managed by the Village of Tigerton.
- 20 miles of recreational ATV and OHM trails.

Wiouwash Trail

- State Trail in the Village of Tigerton.
- Will extend from Oshkosh to Winnebago County through Langdale County. The Shawano County portion: approximately 30 miles, entering near Split Rock.
- Accommodates hikers, bicyclists, motorized wheelchairs, equestrians, horse-drawn vehicles, snowmobiles, and ATVs.

Airport

Village residents are served by the Shawano Municipal Airport which mainly serves local aviation needs and acts as a seaplane base.

Railroad

The village does not have rail lines.

Bicycle & Pedestrian Network

- Some streets have sidewalks on one or both sides.
- Several neighborhoods have no sidewalks.
- According to the Village Ordinances, in the non-residential subdivisions (§570-15): “Special requirements may be imposed by the village with respect to street, curb, gutter and sidewalk design and construction”.
- Wiouwash Trail offers scenic trails for bicyclists.

Regional Plans and Strategies

Shawano and Menominee County Specialized Transportation Coordinated Plan (2024-2028)

- Enhances transportation for elderly and disabled residents.
- Improves coordination between transportation providers.
- For more information, visit the Northeast Wisconsin Regional Access to Transportation Committee website.

Shawano County Transportation Improvement Plan

- Maintains a list of transportation improvements (both short and long term).
- Plans for streetscaping improvements along CTH M through Downtown.

Wisconsin Bicycle Transportation Plan 2020

- Provides a blueprint for improving bicycling conditions.
- Establishes policies for integrating bicycling into the transportation system.
- Provides overall context but no recommendations related directly to the village.

Wisconsin Department of Transportation Active Transportation Plan 2050

- Combines Wisconsin Bicycle Transportation Plan and Wisconsin Pedestrian Policy Plan.
- Statewide long-range plan for human-powered transportation (bicycling and walking).
- Evaluates active transportation opportunities and needs, resulting in policies and actions.

Wisconsin Department of Transportation Connect 50: Statewide Long-Range Multimodal Transportation Plan (Timeframe: now to 2050).

- Wisconsin’s statewide, multimodal, long-range plan.
- Facilitates decision-making for transportation improvements and investments.
- It covers all types of transportation.

Wisconsin Pedestrian Plan 2020

- Outlines measures to increase walking and promote pedestrian comfort and safety.
- Provides a policy framework for pedestrian issues.
- Few of these facilities are found in the village.

Wisconsin State Airport System Plan 2030

- General inventory of existing airport facilities in the State.
- Framework for preserving and enhancing public-use airports.
- Includes investment recommendations for facilities and services.
- Developed a GIS database of the Wisconsin Airport System.
- Tigerton is within a 90-minute drive time area.

INTRODUCTION

The Economic Development chapter focuses on fostering a vibrant local economy. It outlines strategies to support entrepreneurship, attract investments, and create a favorable business environment. The village aims to stimulate economic growth, job creation, and enhance residents' well-being through targeted initiatives and collaboration with stakeholders.

ECONOMIC DEVELOPMENT GOALS, STRATEGIES, & ACTIONS

Goal 1: Promote the growth and success of local businesses.

Strategies

1. Determine if there are barriers in the process of establishing a new business. Simplify and expedite the permitting and licensing processes for businesses, as feasible.
2. Facilitate partnerships between local businesses, the Tigerton Chamber of Commerce and Tigerton Advancement Assoc., and village and county governments to leverage resources and expertise.
3. Collaborate with businesses to identify opportunities for joint initiatives, such as infrastructure development, marketing campaigns, or community programs, that benefit both the business community and the village as a whole.
4. Seek more housing development opportunities.

Actions

- A. Village staff should conduct periodic visits with local businesses (e.g. once every year) to show interest in their success and identify any needs with which the village may be able to assist.
- B. Implement an efficient online system that allows businesses to easily apply for permits and licenses, ensuring a streamlined and user-friendly experience.
- C. Complete review of Village Ordinances pertaining to economic development. Enforce property maintenance ordinances to ensure aesthetically pleasing business corridors and commercial areas.
- D. Review the existing Village Ordinances, with special focus on municipal immunity and liability, to enable public-private partnerships for renting small houses at the campground.

ISSUES & OPPORTUNITIES

Strong Outdoor Recreational Market

Tigerton is a regional hub for outdoor recreation, especially for ATV and motorcycle enthusiasts. The village hosts an OHV park and a regional trail, and it allows ATV use on all its roads. However, residents observed a disconnect between these activities and local businesses, as tourists often do not use the shops and services on the main street.



Lack of Services, Businesses, and Job Opportunities

Tigerton is challenged by its small market size and limited workforce, making it difficult to attract new businesses. This shortage of services and job opportunities impedes economic growth and limits options for residents.

VOICES FROM THE COMMUNITY

Residents observed that regional tourists visiting Tigerton for its OHV services do not shop or use local services.

There is a strong interest among residents in establishing a new TIF district.

84%

of residents noted a lack of job opportunities in the Village, emphasizing the need for more businesses.

The community identified key businesses, such as schools and lumberjack enterprises, as vital economic components, and expressed interest in attracting new businesses like Dollar General and Kwik Trip.

Goal 2: Maintain a healthy business mix along Cedar St. and the recreation facilities on the OHV park.

Strategies

5. Recruit businesses that will meet the needs of village residents that currently are not being met. Continue to engage with community members to understand their needs and concerns.
6. Work with the Tigerton Chamber of Commerce and Shawano County Economic Progress, Inc. to promote continued business development and recruitment in Tigerton.
7. Promote recreation related businesses already located within the village.

Actions

- E. Develop a Business Façade Loan program and review for effectiveness with any future façade rehabilitation projects.
- F. Use TIF strategically to create development opportunities for the village. Prioritize PAYGO, conservative projections to ensure anticipated results, and the creation of a checklist for elected and non-elected officials of TIF requests.

Goal 3: Continue to promote the village as a tourist destination for recreation.

Strategies

8. Actively support festivals, recreational and community events that attract visitors and spending at local businesses.
9. Promote the village natural assets, recreation facilities, and historic landmarks to promote tourist spending and business attraction within the region.

Actions

- G. Collaborate with the Tigerton Chamber of Commerce, local businesses, Travel Wisconsin, and other stakeholders to provide consistent and cohesive marketing material for attracting tourists.

SNAPSHOT ECONOMIC DEVELOPMENT

Economic development activities play a key role in the quality of life of the community and the long-term viability of the village. This economic development snapshot explores the village current environment, and inventories efforts that support economic development in the community.

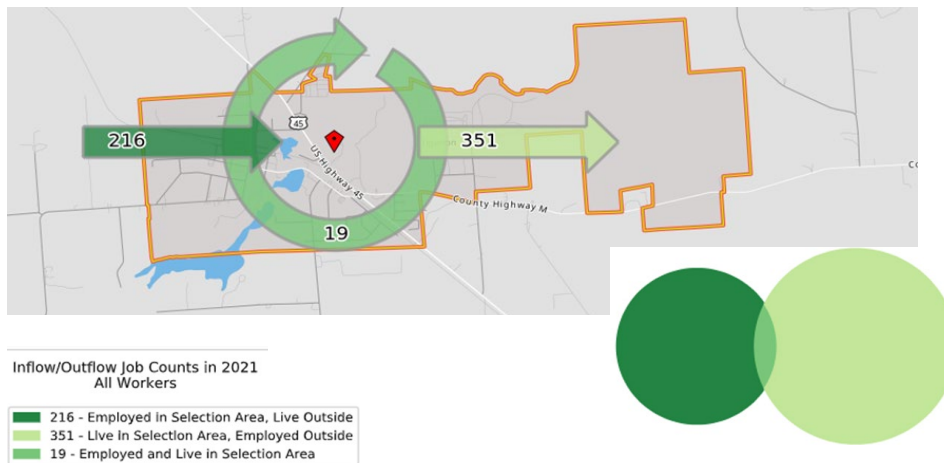
Tax Incremental Financing

The village has one active Tax Incremental Financing (TIF) District (TID) #002 which was created in 2014, and its life was extended till 2040. In 2023, Tigerton collected \$11,509 in Tax Increment revenue from TID 002. Currently, the village is working on developing a new TID. As of 2024 the total value in TID is 2.27% which is lower than the 12% limit, meaning the village can create or expand a TID.

Employment by Industry

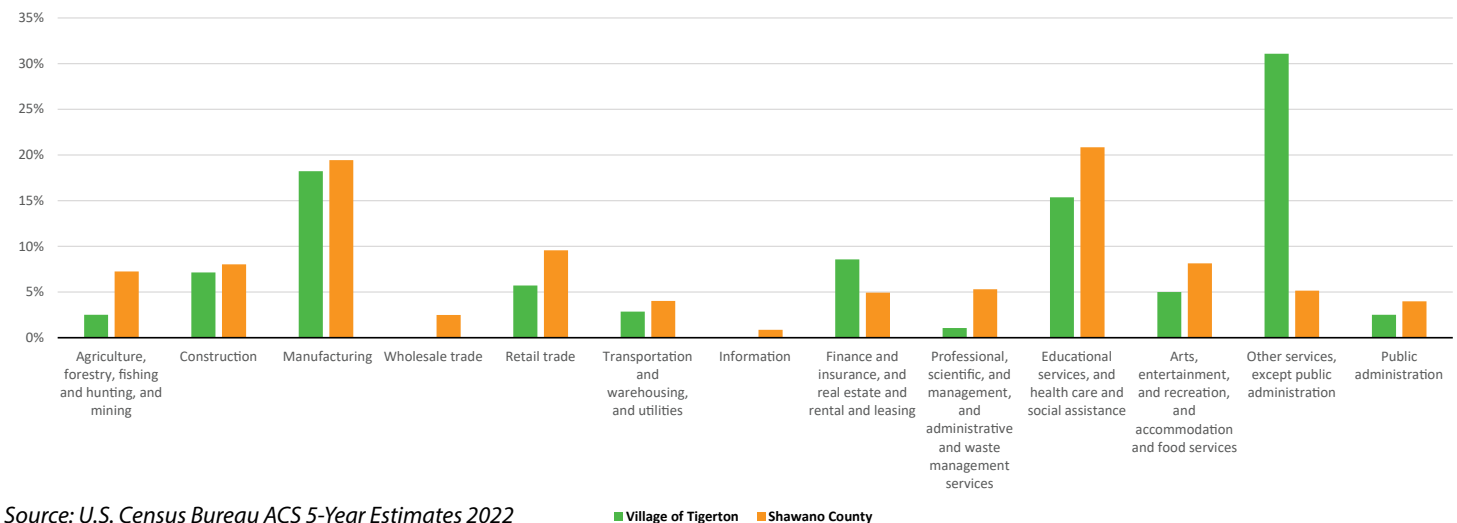
In the Village of Tigerton, the “Other Services, except Public Administration” sector employs the highest percentage of employees at 31%. This contrasts with the county level, where this industry accounts for only 5% of total employment. Both the Village of Tigerton and Shawano County have significant employment in the Manufacturing industry, with Tigerton at 18% and the County at 19%.

Figure 8.1: Commuting Patterns



Source: U.S. Census Bureau OnTheMap, 2021

Figure 8.2: Employment by Industry



ISSUES & OPPORTUNITIES

TIF Districts

The village has utilized its existing Tax Incremental Financing (TIF) district to fund various projects. Despite these efforts, residents have expressed the need for establishing a new TIF district to address ongoing community needs.

Tigerton High School is among the top 20 employers in the village, contributing to the 15% employment rate in the Educational Services, and Health Care and Social Assistance sectors. This trend is mirrored at the County level, where 21% of employees work in these industries. This high employment rate is largely due to the county's demographic profile, with approximately 40% of the population being under 18 or over 65 years old.

With an established manufacturing and construction business clusters, it will be important to double down on efforts to provide excellent training programs and early exposure opportunities for students looking towards their future employment in these career paths.

Additional partnerships with local businesses to promote careers in education, healthcare, and professional services should be prioritized with young people given the specialization of the county in these industries.

Top Five Growth Industries

The following table shows the change in employment from 2010 to 2021. Other services, except public administration industry, has the highest percentage of growth with 335% (67 employees). This industry is followed by the Finance and Insurance, and real estate and rental and leasing with 200% growth (16 employees), Transportation and warehousing, and utilities with 100% growth (4 employees), the Public Administration with 75% growth (3 employees), and the construction industry with 25% growth (4 employees).

With the largest influx of federal dollars in decades for infrastructure spending taking place in recent years, employment in the construction industry has seen substantial growth which is projected to continue for the foreseeable future.

Table 8.1: Top 5 Growth Industries

Industry	% Increase
Other services, except public administration	335%
Finance and insurance, and real estate and rental and leasing	200%
Transportation and warehousing, and utilities	100%
Public administration	75%
Construction	25%

Source: U.S. Census Bureau ACS 5-Year Estimates 2022

Table 8.2: Top 20 Employers

Major Employers					
	Employer	# of Emp.		Employer	# of Emp.
1	Tigerton Lumber Co	50-99	11	Mikes Country Meats	5-9
2	Tigerton Bancorporation, Inc	50-99	12	Zion Lutheran Church	5-9
3	School District of Tigerton	20-49	13	Hillside Salvage LLC	5-9
4	Tigerton High School	20-49	14	Mainstreet Diner	5-9
5	R-Store	10-19	15	Schultz's Cozy Cafe	5-9
6	Tigerton Fire Department	10-19	16	United States Postal Svc	5-9
7	TheDACare Physicians-Tigerton	10-19	17	Embarrass River AW Park	1-4
8	Bantam Tool, Inc.	5-9	18	Henselin Farms	1-4
9	Tigerton Trading Co.	5-9	19	St Anthony Catholic	1-4
10	Immanuel Lutheran Church	5-9	20	Tigerton Area Ambulance	1-4

Source: WisConomy

INTRODUCTION

The Land Use chapter of the comprehensive plan outlines the village of Tigerton vision for sustainable development and community well-being through effective land use planning. It aims to strike a balance between residential, commercial, industrial, and recreational land uses while preserving open spaces and protecting environmentally sensitive areas.

LAND USE GOALS, STRATEGIES, & ACTIONS

Goal 1: Promote balanced neighborhoods and an efficient future village land use pattern comprised of a mix of uses, housing types, and densities.

Strategies

1. Provide a mix of housing types to accommodate every stage of life (see also Housing goals and strategies).
2. Use the village development review processes to promote land use compatibility.

Actions

- A. Ensure the development review process for new land uses complies with design standards and safety standards for all modes of transportation. Streamline the process to enhance efficiency, effectiveness, and consistency in reviewing and approving new development proposals.
- B. Review and update the development review process at least every five years and factor in feedback from stakeholders, including developers, residents, and professionals involved in the planning and construction industry.
- C. Complete a full review and update of the village zoning code. Consider establishing an interactive GIS database to share zoning related information to the general public and allow for administrative tracking zoning districts and permit approvals.

Goal 2: Create places that are vibrant, attractive, and unique, especially along the Cedar St and N Beach St.

Strategies

3. Continue the collaboration between the village, Tigerton Chamber of Commerce, and local businesses to strengthen and enhance downtown.
4. Encourage mixed-use developments in the downtown that include shopping, employment, housing, recreation, and community gathering opportunities.

ISSUES & OPPORTUNITIES

Aging Housing Stock with Limited Vacancy

Tigerton has ample room for growth and potential for new development. However, the village has limited new builds with limited number of homes on the market.

Strong Park System



Tigerton boasts an accessible and safe park network. There is at least one park within a ten-minute walk or bike ride from most homes.

Economic Volatility



Village residents have raised concerns about the lack of businesses and job opportunities within the village, highlighting the need for economic development to create a more stable and prosperous community.

VOICES FROM THE COMMUNITY

Nearly half of the residents (**46%**) noted that they believe that the village should allocate more funds for installing more park facilities / equipment.

55%

of the residents noted their preference for detached single-family housing, in case they decide to move in the next 5 years.

There is general dissatisfaction with the current housing options (i.e., low vacancy and aging housing stock) in the village.

5. Encourage the preservation of architecturally, historically, and culturally significant sites, buildings and structures in the village and its environs. Encourage continued use, maintenance and adaptive reuse of existing buildings with historic value.

6. Identify potential funding sources to help implement improvements, such as the Shawano County Economic Progress programs, East Central Wisconsin RPC programs, TIF funds, Main Street Bounceback, CDI, or Vibrant Spaces Grants (WEDC), Housing Loan Programs (WHEDA), and public/private partnerships.

Actions

D. Develop a streetscaping plan to review and identify improvements that can enhance the downtown character, including Beech Street paving, wayfinding signage.

E. Develop a marketing plan to aid in the recruitment of businesses and visitors. Program additional community activities for all ages to attract residents to events year-round.

F. Evaluate current zoning policies to ensure that traditional design concepts are promoted and sites, buildings, and structures with architectural, historical, and cultural significance within the village are preserved

Goal 3: Ensure new development is consistent with community character and vision and protects important natural and cultural resources.

Strategies

7. Require that all new development in the village connect to sanitary sewer and public water systems; discourage development until sewer and water services are available.

8. Ensure a compatible mix of land uses consistent with the village character and connected to one another with roads and trails.

9. Promote redevelopment and compact new developments that utilize existing infrastructure and utilities where practical.

10. Protect and respect natural resources and systems in all development decisions.

11. Work cooperatively with surrounding jurisdictions (Village of Wittenberg, Town of Morris, Town of Germania, City of Marion, etc.) to manage future growth along the village fringe.

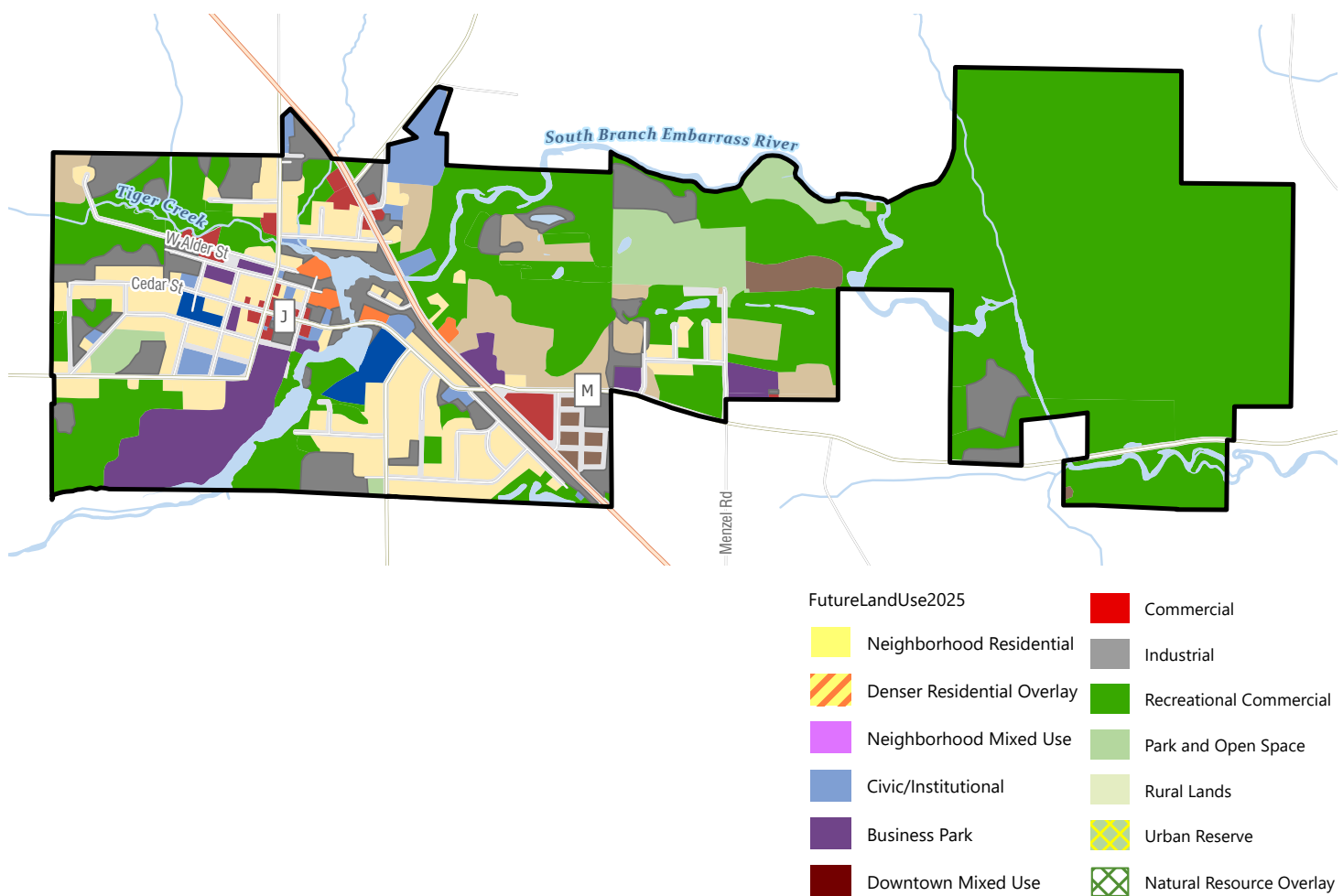
USING THE FUTURE LAND USE MAP

The Future Land Use Map contains different land use categories that together illustrate the village land use vision. These categories, including explanation of the village intent, zoning, design and development strategies for each, are described in this section.

The Future Land Use Map presents recommended future land uses for the Village of

Tigerton and its extraterritorial jurisdiction. This map and the associated policies form the basis for land development decisions and are to be consulted whenever development is proposed, especially when a zoning change or land division is requested. Zoning changes and development shall be consistent with the future land use category shown on the map and the corresponding plan text.

Figure 9.1: Future Land Use Map



Statement of Intent & Typical Use

The future land use categories identify areas by their primary intended uses, character and densities (herein described as “Statement of Intent & Typical Uses”). These classifications are not zoning districts they do not establish binding performance criteria for land uses (i.e. setbacks, height restrictions, etc.) nor are they intended to list every possible use that may be permitted within the future land use class classification. Parcels on the Future Land Use Map are identified by their primary intended uses; however, some of the parcels on the map have yet to be platted or subdivided. The village recognizes that detailed site planning to identify precisely how larger unplatted parent parcels (herein referred to as “unplatted new development areas”) may be subdivided, zoned, and developed is outside of the scope of this plan.

The village may create neighborhood plans for these areas as part of future amendments to this Comprehensive Plan to further illustrate and guide development with-in these areas. The village may also require that developers create neighborhood plans and parks for these areas prior to submitting requests for rezonings or preliminary plats.

Potentially Acceptable Zoning Districts

The future land use classifications identify those existing Village of Tigerton Zoning Districts that are “consistent” within each future land use category (herein described as “Potentially Acceptable Zoning Districts”). The list of potentially acceptable zoning districts will be used by the village to confirm whether requests for rezoning of property are generally consistent with this plan.

Effect on Zoning

Land use and design policies in this plan should be considered during all development processes, especially in land division and rezoning or zoning ordinance amendment processes when consistency with the plan is a statutory requirement. Where development is proposed under existing zoning regulations, including any Planned Unit Development districts, the regulations of existing zoning supersede policies in this plan.

The identification of future land use categories and potentially acceptable zoning districts does not compel the village to approve development or rezoning petitions consistent with the future land use category or map. Other factors will have to be considered, such as the quality of the proposed development, its potential effect on adjacent properties, its potential effect on village transportation infrastructure,

village resources and ability to provide services to the site, and the phasing of development, before any development applications are approved. In addition, it is not anticipated that all areas suggested for future (re)development on the Future Land Use Map will develop or be rezoned for development immediately following adoption of this Comprehensive Plan. In some cases it may be years or decades before (re)development envisioned in the plan occurs due to market conditions, property owner intentions, and village capability to serve new (re) development.

AMENDING THE FUTURE LAND USE MAP

It may, from time to time, be appropriate to consider amendments to the Future Land Use Map, usually in response to a type of development not originally envisioned for an area when this plan was adopted. See Implementation section for a description of the procedural steps for amending any aspect of this plan. The following criteria should be considered before amending the map:

Compatibility

The proposed amendment/development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing residential neighborhoods.

Natural Resources

The land does not include natural features such as wetlands, floodplains, steep slopes, scenic vistas or mature woodlands (1 or more acres, especially those consisting of heritage trees), which will be adversely affected by the proposed amendment/development. The proposed development will not result in undue water, air, light, noise pollution or soil erosion.

Transportation

The proposed amendment/development will not create a significant detriment to the condition of adjacent transportation facilities or cause significant safety concerns for motorists, bicyclists, or pedestrians.

Ability to Provide Services

The provision of public facilities and services will not place an unreasonable financial burden on the village.

Public Need

- There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change.
- The proposed development is likely to have a positive social and fiscal impact on the village.
- The village may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.

Adherence to Other Portions of this Plan

The proposed amendment/development is consistent with the general vision for the village, and the other goals, policies and actions of this plan.

FUTURE LAND USE CATEGORIES

This section includes a description of each of the Future Land Use Plan categories. These categories include recommended land uses (e.g. residential, commercial, industrial), and land use densities (i.e. dwelling units per net acre). All zoning decisions, land divisions, utility extensions, capital improvement projects, and related land development activities and decisions should be consistent with the recommendations of the Future Land Use Plan.

FLU Categories:

Residential:

- Neighborhood Residential (NR)
- Denser Residential Overlay (DRO)

Non-Residential:

- Downtown Mixed Use (DMU)
- Neighborhood Mixed-Use (NMU)
- Commercial (C)
- Business Park (BP)
- Industrial (I)
- Civic/Institutional (CI)

Rural/Environmental:

- Park & Open Space (POS)
- Recreational Commercial (RC)
- Urban Reserve (UR)
- Rural Lands (RL)
- Natural Resource Protection Overlay (NRP)

NR

Neighborhood Residential

NR areas provide a mix of low-density housing types. Most of the area designated as NR is or will be used for single family homes, but a variety of other housing types are appropriate within this designation, including duplex, triplex, fourplex and townhomes. The purpose of the NR designation is to achieve balanced neighborhoods while also ensuring compatibility between differing housing types and forms. The following policies include design guidelines to ensure compatibility.

Potentially Acceptable Zoning Districts: Residential Districts (R-1 through R-3), Planned Unit Development (PUD).

1. Housing will be one to two-and-a-half stories in height with residential densities in most places of 2-9 units per net acre (excluding streets, parks, outlots, etc.).
2. In new neighborhoods, the creation of a detailed neighborhood plan and/or Planned Unit Development Zoning is strongly encouraged to identify specific locations for various housing types and densities.
3. When integrating housing forms other than single-family detached, whether in new

or existing neighborhoods, the following policies should inform neighborhood design and/or infill redevelopment design and approval. If more detailed neighborhood plans are prepared and adopted for specific neighborhoods (either new or existing), additional site-specific designations in those plans may supersede these policies.



Accessory Dwelling Unit

- a. Accessory dwelling units should be permitted in any single-family housing district.



Duplex Units

- b. Duplex units are appropriate just about anywhere within a neighborhood, as follows:
 - i. On any corner lot, if each unit faces and is addressed to a separate street and meets the standard setback requirements and pattern typical along the street.
 - ii. In the middle of a block between single family

detached homes, if substantially similar to other homes along the street in massing, architectural character, total garage doors, and driveway width.

- iii. As a transitional use when facing or next to a more intensive institutional, residential or commercial use. In this case there should be some general consistency of form and style with other homes in the neighborhood, but also more flexibility in design as compared to sites surrounded by single family homes.



Townhomes

- c. Townhomes or rowhouses with up to 4 contiguous units are appropriate in any neighborhood, as follows:
 - i. When facing or adjacent to a commercial use, large institutional use, or residential use of equal or greater intensity.
 - ii. When facing a public park or permanent green space.



Fourplex

- d. Small multi-unit buildings with up to 4 units per building or Cottage Cluster may be appropriate in any neighborhood, evaluated on a case-by-case basis, if ALL the following apply:
 - iii. As a transitional use, if any of the facing or adjacent uses are commercial, large institutional, or residential of equal or greater intensity.
 - iv. There must be off-street parking consistent with Village ordinance and on-street parking adjacent to the lot to accommodate visitors.
 - v. If approved either through the Planned Unit Development (PUD) zoning process or Conditional Use Permit (CUP) process.



Multi-Unit Building

- e. Larger multi-unit buildings exceeding 4 units or 9 units per net acre have a place in balanced neighborhoods.

These more intensive forms are generally most appropriate close to major streets, mixed-use areas, or commercial areas to provide convenient, walkable access to shopping, restaurants, and other amenities. This plan identifies specific sites for such housing. Properties that are either already intensely developed, or are suitable for more intensive development, have been identified as Denser Residential Overlay (DRO) on the Future Land Use Maps, and additional policies apply.

DRO

Denser Residential Overlay

DRO Overlay identifies properties or areas in the Neighborhood Residential (**NR**) future land use areas that are suitable for more compact residential development. The objective is to provide a mix of housing types to provide for balanced neighborhoods, while mitigating negative impacts to existing or planned low-intensity residential areas. For the purposes of this overlay, low-intensity residential includes single-family, duplex, triplex, fourplex and townhomes (4 or less units).

In general, higher-intensity residential use consists of townhomes (greater than 4 units), cottage clusters, and medium/large multi-unit buildings. It is closer to major streets, mixed-use areas, or commercial/employment areas to provide convenient, walkable access to shopping, restaurants, and other amenities.

Potentially Acceptable Zoning Districts: Residential District (R-3), and Planned Unit Development (PUD).

1. This classification is intended to function as an overlay district with Neighborhood Residential as the underlying future land use classification.
2. High-intensity residential development in the NR areas are expected to range 10-20 units per net acres (excluding streets, parks, outlots, etc.).
3. Intensive residential development will require special attention to the design where the use adjoins less intense residential development per the recommended Residential Compatibility Standards outlined below, or as required in the Village Zoning Ordinance (should the ordinance be amended to include standards). Standards identified in the zoning ordinance shall supersede those outlined on the next page.

COMPATIBILITY STANDARDS UNDER “DRO”

A. Purpose. These standards provide a proper transition and compatibility between low-intensity residential development and more intense multi-unit residential and mixed-use development. For purposes of this section, low-intensity residential development shall mean single-family, duplex, triplex, fourplex and townhome / small multi-unit buildings (4 or less units).

B. Applicability. These residential compatibility standards shall apply to all new multi-unit residential and/or mixed-use development of three-stories or larger and/or any development requiring a Planned Unit Development (PUD) zoning approval located on land abutting or across a street or alley from low-intensity residential.

C. Compatibility Standards. All development subject to this section shall comply with the following standards:

- 1. Use Intensity.** In developments with multiple buildings/uses with varying intensities, the development shall locate buildings/uses with the least intense character nearest to the abutting low-intensity residential development.
- 2. Building Height.** The height of the proposed structure(s) shall not exceed thirty-five (35) feet in height adjacent

to a low-intensity lot for a distance of:

- a. Fifty (50) feet of a single-family or duplex lot.
- b. Twenty-Five (25) feet of any other low-intensity residential lot

- 3. Bulk and Mass.** Primary facades abutting or across a street or alley from low-intensity residential development shall be in scale with that housing by employing the following strategies:
 - a. Varying the building plane setback, a minimum of two (2) feet at an interval equal or less than the average lot width of the applicable low-intensity residential uses. For example, if a block of single-family lots is across the street from the development with an average lot width of 50 feet, the applicable facade shall vary its building plane, at a minimum, every 50 feet. Providing a gable, dormer, or other change in roof plane at an interval equal or less than the average lot width of the applicable low-intensity residential uses.
- 4. Architectural Features.** At least two (2) of the following categories of architectural features shall be incorporated into street-facing facades:

- a. Porches or porticos
- b. Balconies
- c. Dormers
- d. Gables
- e. Bay Windows
- f. Door and Window Ornamentation which may include surrounds, pediments, lintels and sills, hoods, and/or shutters.

- 5. Garages.** Attached garages shall not face or open towards the street. If this is not attainable, garages shall be sufficiently screened.
- 6. Parking.** Parking areas that are visible from the street and located in the building front lot setback shall provide buffering at a minimum height of thirty-six (36) inches above the parking surface. Buffering can consist of landscaping, berms, fences/walls, or a combination of these.
- 7. Refuse Areas.** Dumpsters shall be placed behind the building with opaque or semi-opaque screening (at a minimum, a chain link with fabric screening). If the refuse area cannot be placed behind the building, a wood fence or wall, at least six (6) feet in height, shall be required.

DMU**Downtown
Mixed Use**

DMU area is to preserve and promote the architectural character of the downtown area, while providing pedestrian-oriented central commercial district. The core blocks fronting on the main street should continue to maintain buildings with their front facades built to the edge of the public sidewalk.

Potentially Acceptable Zoning

Districts: Business District - General (B-1), Planned Unit Development District (PUD), Residential District - Multiple-Family (R3) Governmental (G).

1. As part of the zoning approval process, the appropriate mix of land uses, densities, and intensities will be determined with consideration of market conditions and compatibility with other relevant plans/documents.
2. Typically, residential densities in **DMU** areas will be more than 20 units per net acre (excluding streets, parks, outlots, etc.), and building heights ranging from two to four stories tall.

3. **DMU** is best suited for mixed use developments with first-floor retail, service and office users, and destination businesses (e.g., restaurants, bars and entertainment venues). Office users may locate on the street level; however, upper-level office use is preferred on the main street.
4. Continue to require the architecture of any new development in the downtown to be compatible in terms of architectural character and materials within the corresponding block face.
5. New drive-thru and gas station establishments may be allowed in such areas if designed to mitigate the typical auto-centric design, including placing the building close to the street with a public entrance from the public sidewalk and placing the majority of the parking and drive-thru lane facility along the back or side of the building.

NMU**Neighborhood
Mixed Use**

NMU areas are intended to provide a unique mix of commercial, more compact residential developments, institutional, and park uses. Areas identified as **NMU** often serve as a buffer between residential neighborhoods and higher intensity commercial, industrial, or transportation areas. Residential is also a component of the **NMU** district - both in mixed use developments and as stand-alone multi-unit residential developments. These parcels usually are located along or adjacent to a local arterial or collector street. The purpose of the **NMU** category is to provide flexibility in determining the most appropriate mix of complementary land uses near single-family neighborhoods.

Potentially Acceptable

Zoning Districts: Residential Districts (R-1 through R-3), Planned Unit Development (PUD), Business District General (B-1), Governmental (G), and Conservancy (C).

Did you know?

The mixed-use land use categories allow two or more different land uses on a single tract of land, within a single building, or within separate buildings in close proximity to each other.

1. As part of the zoning approval process, the appropriate mix of land uses, densities, and intensities will be determined with consideration of market conditions and compatibility with adjacent neighborhoods. New residential densities in **NMU** areas up to 16 units per net acre (excluding streets, parks, outlots, etc.) to preserve the existing small-town character of the village.
2. While both residential and nonresidential uses are accommodated within this mixed-use district, not every building in a mixed-use district needs to include both residential and non-residential uses. Nonresidential development within **NMU** areas should be service and retail to support surrounding residential use.
3. A building footprint should not be more than 15,000 square feet, except buildings providing a community use (e.g., library). When larger commercial uses are present, the building should still be designed with extra care to ensure compatibility with the surrounding neighborhood.
4. New buildings in **NMU** areas are expected to be one to four stories in height with a preference towards multi-story buildings.
5. Buildings in **NMU** areas should be oriented towards streets with minimal setback from the public sidewalks.

6. Private off-street parking should be located primarily behind buildings, underground, or shielded from public streets by liner buildings or substantially landscaped.



Commercial

C areas provide the village population with a wide range of retail goods and services, including professional offices and daycare facilities. Commercial areas include highway-oriented uses and “heavy” commercial uses with the appearance or operational characteristics not generally compatible with residential or small-scale commercial activities. The type and size of use will be determined by location and business characteristics (e.g. size, hours of operation, traffic impacts, etc.).

Potentially Acceptable Zoning Districts: Business District - Highway (B-2), Industrial District (I-1), and Planned Unit Development (PUD).

1. Commercial areas are not generally recommended for residential uses, though such uses may be considered as part of a conditional use under relevant zoning districts.

2. While commercial areas tend to be auto-oriented, changes to commercial development that improve walking, biking, and transit access are encouraged.
3. Outdoor storage of raw materials is discouraged particularly if materials are not screened by a solid wall fence or landscaping.
4. There is no limit on the size of establishments that may be constructed within a Commercial area, but all uses should be compatible with the density and scale of the surrounding development.
 - a. For example, areas along an arterial roadway or near a highway intersection are generally better suited for larger retail uses. Those areas located along local streets or adjacent to residential neighborhoods are better suited for smaller commercial uses that serve neighborhood needs. Such uses typically require smaller building footprints and parking lots and are less likely to have intensive truck and delivery needs.

BP

Business Park

BP areas provide the village population with a wide range of employment opportunities, including heavy commercial and light industrial uses. These include corporate offices, business offices, research facilities, laboratories, medical clinics/hospitals, light manufacturing, wholesale, storage, distribution, transportation, and repair/maintenance uses. Though not considered detrimental to the surrounding area or to the community as a whole, they are high-traffic areas that are not generally compatible with residential or small-scale commercial activities.

Potentially Acceptable Zoning

Districts: Business District - General (B-1), Business District - Highway (B-2), Industrial District (I-1), and Planned Unit Development District (PUD).

1. Business Park areas are not generally recommended for residential uses, though such uses may be considered as part of a conditional use under relevant zoning districts.

2. Business Park areas are high-traffic, including freight vehicles, but generally lack the nuisance odors, sounds, etc. that are typical of I land uses. As such, they can often be buffered from less-intense uses through large yards and landscaping. Entrance, parking, loading, and storage areas should be screened from public streets and directed away from residential and other less-intense land uses.
3. There is no limit on the size of establishments that may be constructed within a Business Park area, but all uses should be compatible with the density and scale of the surrounding development.

I

Industrial

I areas accommodate manufacturing, wholesale, storage, distribution, transportation, and repair/maintenance uses. The designation may also be used for landfills and gravel or mineral extraction activities. Industrial areas can include “nuisance” uses that should not be located in proximity to residential, mixed-use, or some other types of non-residential uses due to noise, odor, appearance, traffic, or other impacts. The Industrial designation is not intended for retail or office uses not related to an industrial use, except for limited retail goods and services

provided primarily to employees and users of businesses within the area. Compared to the BP designation, I areas have a relatively smaller workforce (for a given area), an emphasis on truck or rail traffic, and other characteristics such as outdoor work areas and outdoor equipment and materials storage.

Potentially Acceptable Zoning

Districts: Industrial District (I-1), Industrial District (I-2), and Planned Unit Development District (PUD)

1. Areas may provide a variety of flexible sites for small, local, or startup businesses and sites for large regional or national businesses.
2. Architectural, site design, and landscaping features within I areas may be less extensive than in BP areas, though properties should be well-buffered and screened from adjacent land uses that may not be compatible, and parking/storage areas should be screened from public streets.
3. Limit vehicle access to and from USH 45 to reduce congestion and traffic-related conflicts. Encourage shared access drives and interconnected local access roads to provide sufficient spacing.

CI

Civic Institutional

CI areas include schools, community centers, cemeteries, government facilities, railroads, utilities and other parcels that are owned by a public, quasi-public, utility, or religious entity. Park and recreational uses are sometimes a primary or secondary use on these sites.

Potentially Acceptable Zoning

Districts: Governmental District (G) and Business District General (B-1).

1. Larger uses should be located on or near an arterial or collector street and be designed so that high volumes of traffic will not be drawn through local neighborhood streets.
2. Streets, walkways, and multi-use paths and trails should provide strong pedestrian and bicycle linkages adjacent to and within larger public & institutional areas.
3. If a parcel planned for Institutional use is vacated by that use and another use is proposed, the village may approve an alternative use without amending this plan if the proposed use is similar to and compatible with adjacent uses.

POS

Parks & Open Space

POS category includes public parks, conservation areas, recreation areas, private recreation uses (e.g., golf courses), stormwater management facilities, greenways, major public trails, and other natural features and lands with a park-like character that are recommended for preservation.

Potentially Acceptable Zoning

Districts: Conservancy (C), Residential Districts (R-1 through R-3).

1. These uses are allowed in all other land use categories, regardless of whether the area is mapped as Parks and Open Space. As the Future Land Use Map is general in nature, smaller parks may be shown as an adjoining land use.
2. Parks often serve as important community gathering places and should be designed to have frontages on public streets that make them both visible and accessible by local residents.
3. Greenways and stormwater conveyances provide opportunities to link otherwise separate open spaces with both habitat corridors and bicycle and pedestrian connections.

RC

Recreational Commercial

RC category includes public parks, recreation areas, private recreation uses, and other natural features and lands with a park-like character that host commercial activities and provide facilities for both tent camping and mobile homes. These parks are designed to offer recreational opportunities while supporting a mix of temporary accommodation. Key features include designated camping areas, trails for OHV use, and amenities to enhance visitor experience. It aims to create a vibrant, accessible space that promotes outdoor activities and community engagement.

Potentially Acceptable Zoning

Districts: Conservancy (C), Manufactured and Mobile Home District (MMH), and Residential Districts (R-1 through R-3).

1. Implement sustainable practices to minimize environmental impact, including erosion control measures, habitat preservation, and regular maintenance of trails and facilities to ensure they meet environmental standards.
2. Ensure that all OHV trails and camping areas are designed with safety in mind, providing clear signage, designated riding areas, and accessible facilities for all visitors, including those with disabilities.

UR**Urban Reserve**

UR category are lands suitable for eventual urban development within the village but are currently restricted due to a lack of utility infrastructure. Urban development in the UR areas should be restricted until infrastructure can effectively serve the area. Landowners requesting unsewered development approval from the Town should meet compatibility requirements with surrounding land uses and shall be reviewed based on future considerations of eventual urban development.

Potentially Acceptable Zoning

Districts: Shoreland District (S), Agricultural Transition District (A-T), Conservancy District (C), and Residential District - Single-Family, Low- to Moderate-Density (R1).

1. Within the UR Area, new development should be limited in accordance with all policies applicable to the Agriculture designation, except conceptual neighborhood plans, prepared by a developer or the village, and adopted as an appendix to the Village Comprehensive Plan.

RL**Rural Lands**

RL areas likely will not develop in the present 20-year planning period. Typical uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry, quarries, and limited rural residential on well and septic systems. Premature exurban development and premature utility extensions should not be promoted in these areas. Even if urban development eventually reaches these areas, some of the land in this designation may be appropriate for consideration as permanent agricultural-related uses.

Potentially Acceptable Zoning

Districts: Shoreland District (S), Agricultural Transition District (A-T), Conservancy District (C), and Residential District - Single-Family, Low- to Moderate-Density (R1).

1. When residential development is allowed in this category, it should be conditional, and it should comply with the design policies for Residential District (R-1). In the same context, development in this area should have the least amount of impact on the environment and limits fragmentation of productive agricultural land

2. Farmers should adopt best practices to prevent any harm on environmentally sensitive areas, such as ground and surface water, wetlands, and floodplains.
3. When possible, it is important to include natural buffer areas between agricultural land and other uses to minimize any potential conflict.

NRP

Natural Resource Protection Overlay

NRP overlay classification identifies sensitive lands that may be subject to development restrictions enforced by village, county, state, or federal agencies. Mapped **NRP** areas include lands that meet one or more of the following conditions: water bodies and wetlands mapped as part of the WDNR Wetland Inventory, 100-Year Floodplains based on FEMA maps and areas with slopes averaging 20% or more based on USDA-NRCS Soils data.

Areas shown as **NRP** on the Future Land Use Map do not constitute the limits of all wetlands, floodplains, or steep slopes that may be present within the village planning area. Mapped **NRP** areas are derived from third party sources and are generally considered accurate enough to identify the possible presence and approximate location of those features. They are not a substitute for field or site level delineations that may be required by local, county, state, or federal agencies prior to development approval. The **NRP** areas illustrated on the Future Land Use Map are not a substitute for official Shoreland-Wetland and Floodplain zoning maps.

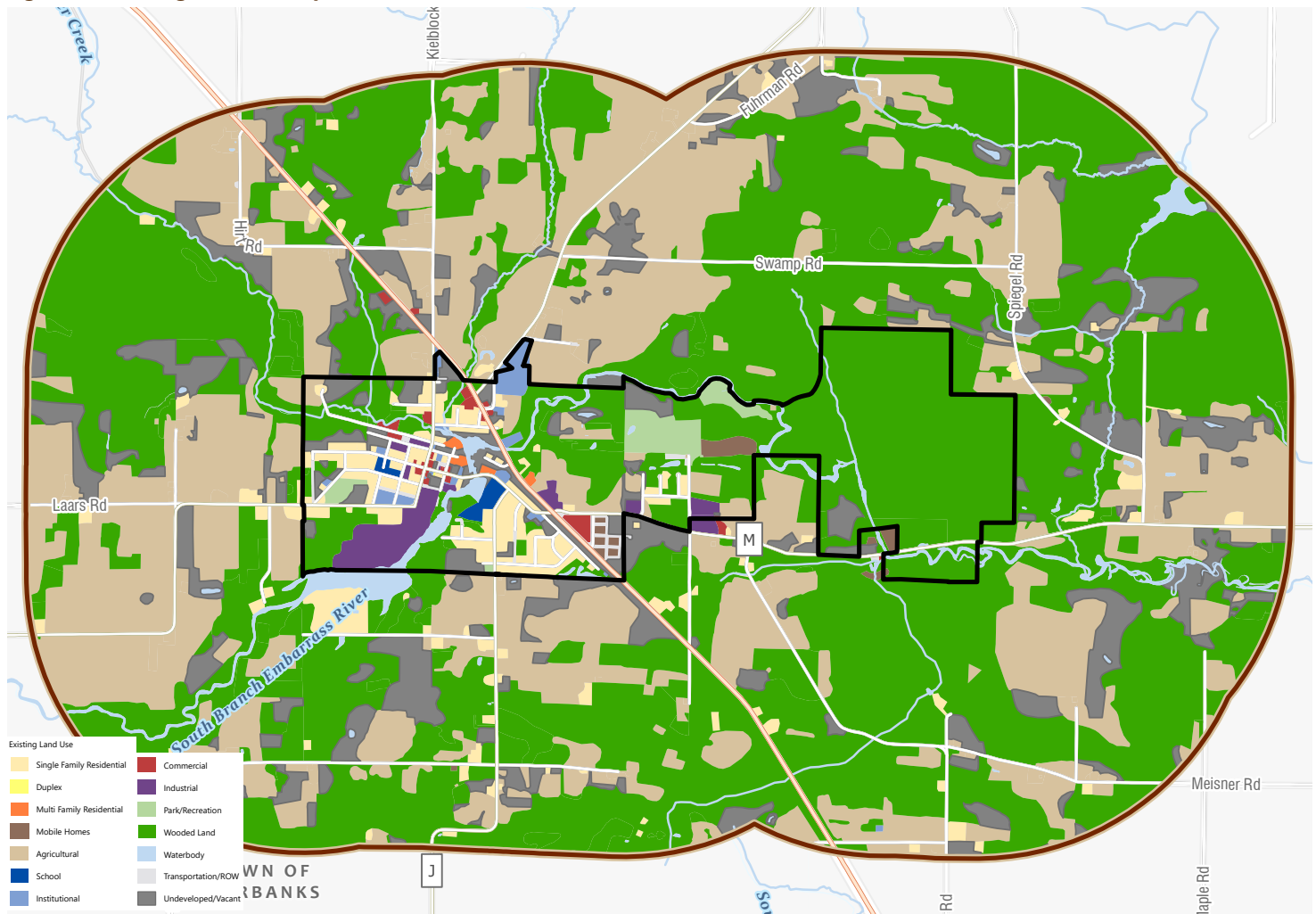
The primary intent of these areas is to retain sensitive natural areas in either public or private ownership for the benefit of maintaining fish and wildlife habitat, preventing and controlling water pollution, preventing erosion and sedimentation, preventing property damage caused by flooding, preserving areas of natural beauty, and providing areas for outdoor recreation. A majority of the **NRP** represents areas that are vital to the region's ecosystem and are key ingredients of the character and image in Tigerton. Thus, development in areas designated **NRP** shall be limited based on underlying local, county, state or federal environmental regulations.

1. This classification is intended to function as an overlay district, such that the underlying future land use classification (e.g., General Commercial) remains in place, but the overlay classification indicates the possibility of additional restrictions on development.

2. Landowners and developers are advised that land within **NRP** areas may be restricted from building development, site grading, or vegetation clearing under local, county, state, or federal regulations. Where building development is permissible additional building setbacks and buffer yards beyond the minimum requirements are encouraged.
3. Recreational uses, agricultural and silviculture operations may be permitted in accordance with local, county, state, and federal laws. Best Management Practices are highly encouraged in these areas.

2025 SNAPSHOT: LAND USE

Figure 9.2: Existing Land Use Map



KEY STATISTICS

66% - The percentage of village land area not in development, including vacant/undeveloped, agricultural, and woodlands, reflecting the availability of future development opportunities with continued preservation of natural resources.

9% - The percentage of land area developed as Single Family Residential in the Village of Tigerton. This is the largest developed use type in the village.

33 - The decrease in population projected between 2020 and 2040, which equates to a 5% decrease over that time.

The village requires a **minimal amount of land** for future development.

Table 9.1: Existing Land Use, 2025

Land Use	Village Limits	
	Area	%
Agricultural	57.66	5%
Commercial	13.41	1%
Duplex	0.09	0%
Industrial	51.83	4%
Institutional	25.40	2%
Mobile Homes	13.69	1%
Multi Family Residential	5.47	0%
Park/Recreation	45.69	4%
School	10.27	1%
Single Family Residential	106.79	9%
Transportation/ ROW	86.50	7%
Undeveloped/ Vacant	98.26	8%
Water body	38.55	3%
Wooded Land	629.28	53%
Total	1182.88	100%

KEY FINDINGS

1. Woodland is the largest land use category in terms of the number of acres.
2. There do not appear to be significant conflicts between land uses.
3. Based on projections of a decrease in population by 2040, the village will need minimal land (if any) for future residential, commercial and industrial development during the life of this plan. This plan identifies more acreage than that which could be developed, but significant increases in the projected population should trigger an update to this Comprehensive Plan.

**The acreage of the areas shown as future residential, commercial, and industrial on the Future Land Use Map may differ from the projected acreage. Where and how much development will actually occur will depend on the market for the land uses and the developers and property owners that choose to respond to the market demand.*

Table 9.2: Projected Land Demand

Projected Land Demand *	2020	2025	2030	2035	2040	20 Yr Change
Population	708	730	725	705	675	(33)
Household Size	2.14	2.11	2.09	2.06	2.04	(0.10)
Housing Units	303	317	318	313	303	0
Residential (acres)	126.0	129.5	129.7	128.6	126.1	0.1
Commercial (acres)	13.4	13.8	13.8	13.7	13.4	0.0
Industrial (acres)	51.8	53.2	53.3	52.9	51.9	0.0

**These projections use current land use percentages and projected new housing demand to estimate land needed for other uses.*

GUIDING DAILY DECISIONS

Village Roles & Responsibilities

Village Board

Village Board sets priorities, controls budgets and tax rates, and typically has the final say on key aspects of public and private development projects. Each board member should know where to find this plan and should be familiar with the major goals described herein. Board members should expect and require that staff recommendations and actions both reference and remain consistent with this plan.

Plan Commission

Land use and development recommendations are a core component of this plan, and the Plan Commission has a major role in guiding those decisions. Plan Commission members must each have access to this plan and must be familiar with its content, especially Chapter 9: Land Use . It is the responsibility of Plan Commission to determine whether proposed projects are consistent with this plan, and to make decisions and recommendations that are consistent with this plan. In cases where actions that are inconsistent with this plan are believed to be in the best interest of the village, the Plan Commission should seek public feedback before recommending amendments to the Plan.

Other Committees, Boards, & Commissions

All committees, boards, and commissions that serve as an extension of the Village of Tigerton should treat this Plan as relevant to their activities in service to the Community and should seek outcomes consistent with the goals and policies herein.

Village Staff

Key village staff have a significant influence on capital projects, operational initiatives, and regulatory decisions. It is imperative that individuals in key roles know about, support, and actively work to implement the various policies and actions in this plan. Specifically, the following people should consult and reference the Comprehensive Plan during goal-setting and budgeting processes, during planning for major public projects, and in the review of private development projects:

- Village Administrator/Clerk/Treasurer
- Public works Staff

These key staff members should be familiar with and track the various goals, policies, and actions laid out in this plan, and should reference that content as appropriate in communications with residents and elected and appointed officials. Other division heads should also be aware of the Plan and the connections between the Plan and village

projects. The purpose of this extra effort is to strengthen staff recommendations and reinforce the plan as a relevant tool integral to Village functions.

The Village Administrator, as lead administrative official of the village, is responsible to ensure that other key staff members are actively working to implement this Comprehensive Plan.

Education & Advocacy

Implementation of this plan also depends, to a great degree, on the actions and decisions of entities other than the village government. The Action Plan (**see Appendix B**) references several parties that the Village of Tigerton does not control or direct.

It is necessary to persuade these entities to be active partners in the implementation of the goals, strategies, and actions of this plan. The following village activities can support this effort:

- Share this plan with each organization, including a memo highlighting sections of the plan that anticipate collaboration between the village and the organization.
- Take the lead role in establishing collaboration with these organizations.

- Know and communicate the intent of relevant objectives and strategies- partner organizations need to understand and buy in to the rationale before they will act.

Utilizing Existing Tools

Many of the strategies identified in this plan presume the use of existing village ordinances and programs. The village key implementation tools include:

Operational Tools

- Annual Budget Process
- Capital Improvement Program

Regulatory Tools

- Building and Housing Codes
- Historic Preservation Ordinance
- Official Map
- Subdivision Ordinances
- Zoning Ordinance
- Site Plan Requirements

Funding Tools

- Tax Incremental Financing (TIF) Districts
- State and Federal Grant Programs

GUIDING ANNUAL DECISIONS

Link to Annual Budget Process

The most important opportunity for this plan to influence the growth and improvement of the village is through the annual budgeting and capital planning processes. These existing annual efforts determine what projects will and will not be pursued by the village, and so it is very important to integrate this plan into those processes every year.

The compilation of actions in **Appendix B** is a resource to support decisions about how and where to invest the village's limited resources. Plan Commission should make formal recommendations for Board consideration, identifying those choices and commitments most likely to further the goals and objectives identified in this plan.

Updating the Plan

The 20-year horizon of this plan defines the time period used to consider potential growth and change. However, over time market conditions and priorities change, community preferences shift, and technology evolves. The community's Comprehensive Plan needs to be amended and adjusted at times to keep pace with these changes to remain relevant. The State comprehensive planning law requires that this Comprehensive Plan be updated at least once every ten years. As opposed to an amendment, an update is often a substantial re-write of the Plan document and maps. Additionally, on January 1, 2010, all decisions related to zoning, subdivisions, and official maps will need to be consistent with this Comprehensive Plan.

Additionally, on an annual basis, the Village intends to review decisions on private development proposals and implementation actions over the previous year against the recommendations of this Plan and consider potential changes to the Plan. This will help keep the Plan a "living document."

Amendment Process

In the years between major plan updates it may be necessary or desirable to amend this plan. A straightforward amendment, such as a strategy or future land use map revision for which there is broad support, can be completed through the following process.

Step One

Amendments can be initiated by referral by the Plan Commission or Village Board, or may be requested by application from a member of the public.

For amendments affecting a large geographical area of the Village or proposing major changes to plan policies, a more involved public input process should be considered to ensure that proposed amendments are in the best interest of and are well supported by the community.

Step Two

Plan Commission holds a public hearing on the proposed amendment, preceded by a 30-day public notice. Notice of the proposed amendment should also be transmitted as appropriate to other governmental entities that may be affected by or interested in the change, such as a neighboring jurisdiction.

After holding the public hearing, Plan Commission can approve or deny a resolution to adopt the plan as amended, or recommend adjustments to the proposed amendment.

The Commission may request more information before taking action on any proposed amendment.

Step Three

Village Board hears a report from Plan Commission on the amendment and considers adoption of the amended plan, by ordinance. The Village Board may choose to revise the Plan after it has been recommended by Plan Commission on such changes prior to adoption, but, depending on the significance of the revision, such consultation may be advisable.

Step Four

Staff completes the plan amendment as approved, including an entry in an amendment log. A revised PDF copy of the plan is posted to the Village website.



ACTION PLAN

Appendix B feature a compilation of actions identified in Chapters 3-9 to help the Village achieve its various goals and strategies.

“Target Completion” Deadlines

The deadlines identified to achieve these actions are not firm - rather they are indications of when the Village may choose to pursue an action based on its importance or difficulty. The general timelines identified are:

- » Short-Term (2025-2030)
- » Long-Term (2031-2040)
- » On-going

Plan Consistency

Once formally adopted, the Plan becomes a tool for communicating the Village’s land use policy and for coordinating legislative decisions. Per the requirements of Wisconsin’s Comprehensive Planning Law, after January 1, 2010, if a local government unit enacts or amends any of the following ordinances, the ordinance must be consistent with that local governmental unit’s Comprehensive Plan:

- » Official maps
- » Local subdivision regulations
- » General zoning ordinances
- » Shoreland/wetland zoning ordinances

An action will be deemed consistent if:

1. It furthers, or at least does not interfere with, the goals, strategies, and actions of this Plan,
2. It is compatible with the proposed future land uses and densities/intensities contained in this Plan,
3. It carries out, as applicable, any specific proposals for community facilities, including transportation facilities, that are contained in the Plan.

The State of Wisconsin planning legislation requires that the implementation element describe how each of the nine-elements will be integrated and made consistent with the other elements of the Plan. Prior to adoption of the Plan, the Village reviewed, updated, and completed all elements of this Plan together, and no inconsistencies were found.

Severability

If any provision of this Comprehensive Plan is found to be invalid or unconstitutional, or if the application of this Comprehensive Plan to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality will not affect the other provisions or applications of this Comprehensive Plan, which can be given effect without the invalid or unconstitutional provision or application. If any requirement or limitation attached to an authorization given under this Comprehensive Plan is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid.

Village of Tigerton *Comprehensive Plan* 2025-2045

