

CHAPTER 2 - AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

INTRODUCTION TO THIS ELEMENT

Farming and farm-related businesses provide important contributions to many local economies. **Agriculture** is also significant because farmland and working farms dominate the rural landscape and help define local community identity and culture. Unfortunately, the state’s most productive soils are located in the southeastern third of the state where most population growth is occurring. This makes planning for agriculture essential.

Natural resources include a clean and abundant supply of groundwater and surface water; clean, safe air to breathe; and provide a natural landscape of terrestrial and aquatic habitats, such as forests, prairies and wetlands that are fundamental to a healthy and diverse biological community. Since these resources are limited, it is important to care for them, use them wisely, and avoid unplanned or poorly planned development patterns, which unnecessarily increase demand for water, land, and raw materials.

Cultural resources include historic buildings and structures as well as ancient and historic archeological sites. Preserving the unique history of a community helps build a “sense of place” and brings a long-term perspective that promotes stability and more careful decision making.



66.1001(2)(e)

Agricultural, natural and cultural resources element. A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under 295.20(2)s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

CHAPTER SUMMARY

Agriculture is the major land use within the Town of Lima, with a mix of small family and large farms, hobby farms, nurseries and specialty farming operations. Although the topography, climate, and soils are suitable for agriculture, economic factors and the Town’s proximity to a growing metropolitan area have increased the rate at which farmland has been converted to other uses. The unincorporated villages of Hingham and Gibbsville help encourage the continued health of agriculture in the Town of Lima by 1) encouraging residential development within or adjacent to these unincorporated villages, and 2) working with businesses and infrastructure that support

agriculture as appropriate. As much as possible, the Town’s agricultural areas should be preserved to maintain the agricultural community and open space valued by local residents.

Natural resources play a major role in the Town of Lima primarily due to the abundant open space, wetlands, scattered woodlands, numerous creeks, and potential non-metallic mining resources. Continued efforts should be made to protect the Town’s groundwater and natural resources, especially in ways that emphasize voluntary landowner participation and do not impose burdens on the Town taxpayers.

Cultural resources are limited in the Town of Lima due to its small population. While local officials would seldom discourage private investments in cultural resource inventorying or preservation, public investments are unlikely due to limited funds. It is hoped that private organizations will continue to play an active role in helping to catalog and preserve the artifacts and sites that make the Town of Lima unique.

INVENTORY

Climate

The data in Figure 2.1 was derived from observations at the Plymouth weather station, latitude 43°45' N, longitude 87°59' W, elevation 865 ft. Data for the Town of Lima is not officially compiled.

Figure 2.1 – Local Weather Data												
Climate Normals	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Daily High (F°)	25.7	30.3	40.9	55.1	68.0	77.4	82.2	79.8	71.5	59.3	44.4	30.4
Daily Low (F°)	9.2	13.3	23.6	34.4	44.1	54.1	59.9	58.3	50.6	40.3	29.0	15.5
Growing Degree Days*	0	1	25	118	303	483	640	590	377	165	31	3
Precipitation (in)	1.25	1.19	2.44	3.35	3.59	3.63	3.64	4.33	4.65	2.95	2.80	2.15
Snowfall (in.)	14.1	12.3	11.5	3.0	0.1	0.0	0.0	0.0	0.0	0.2	4.7	15.1
Sunshine (%)	45	48	51	53	60	65	68	65	59	53	39	38

**GDD are used by horticulturists to predict the date that a flower will bloom or a crop reach maturity. GDD are calculated by taking the average of the daily maximum and minimum temperatures and subtracting a base temperature, typically 50° F, or a temperature based on the lifecycle of a particular plant in question.*

Suitability for agriculture

About two-thirds of the annual precipitation falls during the growing season. It is normally adequate for vegetation, although drought conditions are becoming more and more frequent. The climate is most favorable for dairy farming; the primary crops are corn, small grains, hay, and vegetables.

The growing season averages 126 to 165 days, with a median growing season of 150 days. The average date of the last spring freeze varies from the first week to the last week of May, with a median date of last frost of May 11. The first autumn freezes occur in early to mid-October, with a median date of first frost of October 6. The mean date of first snowfall of consequence, an inch or more, occurs in early November. The snow cover acts as protective insulation for grasses, autumn seeded grains, and other vegetation.

Suitability for alternative energy

Climate is also a key factor in whether certain alternative energy sources are viable. While a detailed site assessment for the Town of Lima has never been done, Wisconsin Division of Energy computerized models indicate wind speeds for the area average 10-12 miles per hour at a height of 30 meters, which is a typical height for small private wind generators (in general, winds exceeding 11 mph are required for cost-effective installations). Computerized models indicate wind speeds average 15-16 miles per hour at a height of 60 meters, which is a typical height for large commercial wind turbines (in general, winds exceeding 13 mph are required for financially feasible projects). The highest average wind speeds generally occur from early November through late April.

The percentage of sunshine, as indicated in Figure 2.1, is insufficient for successful large scale energy production, which typically requires an average of at least 70% during the year. The average percent of sunshine for the area of 54% is adequate, however, for small scale home and business installations where the objective is to offset a portion of a building's energy demands.

Geology and Topography

Two different types of geologic settings, Quaternary geology and bedrock geology, characterize Sheboygan County. Quaternary geology refers primarily to the effects that continental glaciations have had on the region within the last 20,000 years, and to a lesser extent, the surface effects of more recent erosion and deposition. Bedrock geology refers to the much older, solid rock layers that lie beneath Quaternary sediments.

Bedrock Geology

The bedrock units underlying Sheboygan County range in age from Precambrian at depth, to Silurian at the surface. The oldest are impermeable crystalline rock of Precambrian age at depths that average more than 1,500 feet below the land surface.

Silurian dolomite, often referred to as Niagara, is the uppermost bedrock in Sheboygan County and reaches thicknesses up to 580 feet. Rocks underlying the Niagara dolomite are not visible in the County. Below the Niagara dolomite is a shale formation known as Maquoketa. It reaches a maximum thickness of 450 feet. The Maquoketa Shale overlies a dolomite formation, termed Platteville-Galena, which is approximately 500 feet in thickness. This rock formation, in turn, overlies Cambrian sandstones, which are 450 feet thick. All of these sedimentary rock formations overlie Precambrian igneous rocks.

Quaternary (Glacial) Geology

The last glacial ice of Quaternary glaciation, which left the planning area approximately 10,000 years ago, modified the bedrock surface by scouring highlands and depositing material in lowlands created by pre-glacial erosion. Four types of Quaternary deposits are recognized within the region, including till, glaciofluvial sediments, shoreline deposits and organic deposits.

Till or unstratified drift is a mixture of unsorted, angular- to round-shaped sediments ranging in size from clay to boulders. Tills are ice-contact deposits originating directly from glacial ice.

Unlike till, glaciofluvial sediments are sorted by particle size that delineates the stratification.

Glaciofluvial sediments were deposited in a fluvio-glacial environment involving glacial meltwater

flow. Each individual layer of glaciofluvial sediments are characterized by a given grain size, ranging from pebbles and cobbles to sand or finer.

Ground and end moraines are two types of topographic landforms found in the region that consist primarily of till. A ground moraine is an irregular surface of till deposited by a receding glacier. The steeper slope points in the direction from which the glacier advanced. An end moraine is an accumulation of earth, stones, and other debris deposited at a glacier's end stage.

At least one type of topographic landform consisting of glaciofluvial sediments occurs in some areas of the planning area. This type of topographic feature is an outwash plain, which is an apron of well sorted, stratified sand and gravel deposited by glacial meltwater. Glaciofluvial deposits, which contained large ice blocks that eventually melted, were pitted with depressions known as kettles. Glaciofluvial deposits of sand and gravel surround many drumlins; but these are often covered with a thin silt cap.

Topography

The Town has a relatively flat topography with many long views that help distinguish the Town for other locales. Elevations range from a low of about 630 feet above sea level near Ourtown to just over 850 feet along the western town border. The areas surrounding each unincorporated Village have relatively flat elevations changes, specifically directly east of Hingham and surrounding Gibbsville. These areas are also desirable for developers and valued by local residents for the open space. Figure 2.2 shows areas of steep slope (12 percent slope or greater) based on the soil characteristics in the Town of Lima.















Suitability for agriculture or development

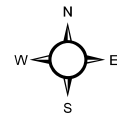
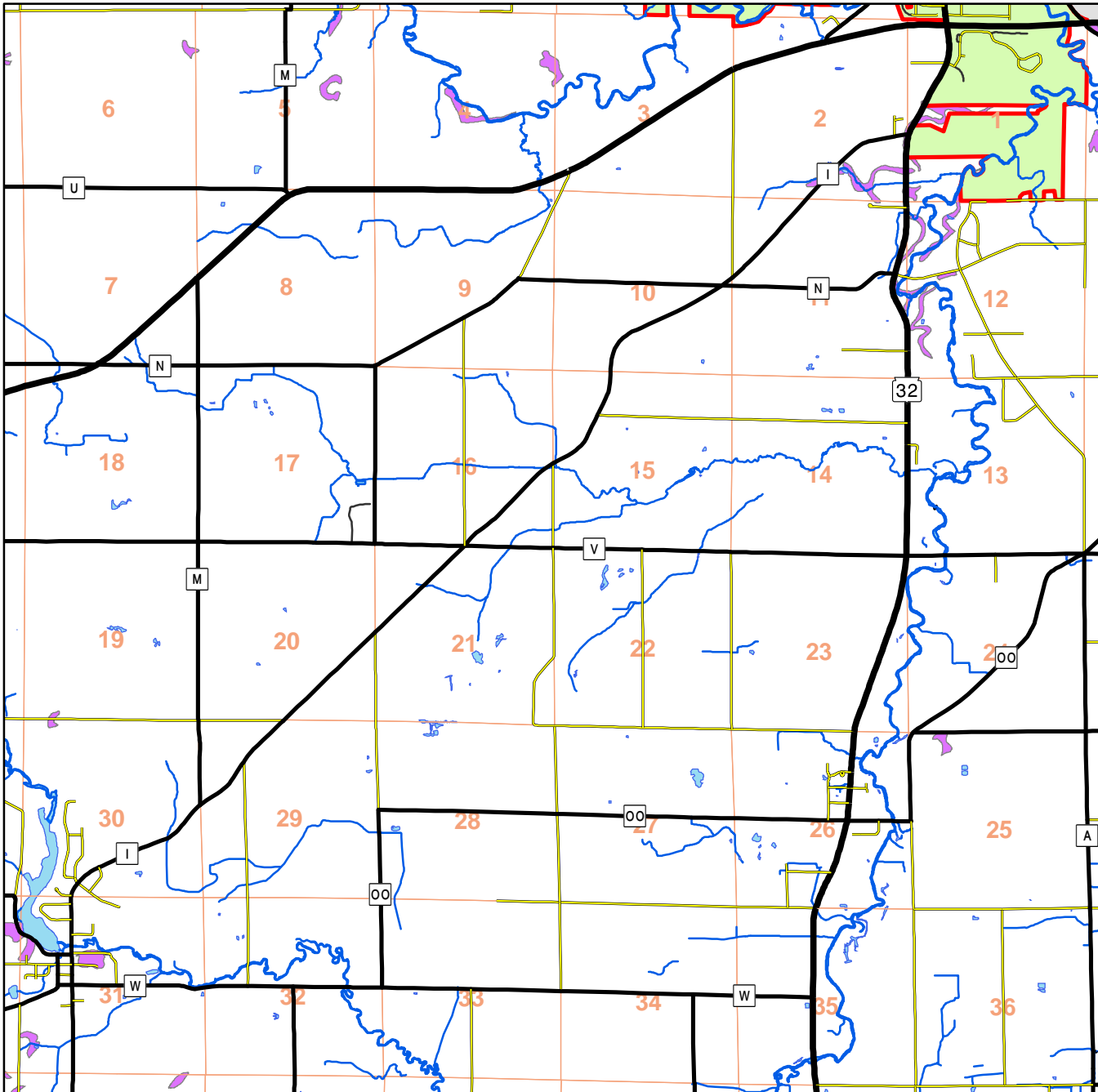
Slopes are slight and not generally constraining to agriculture or development. Areas where bedrock is close to the surface may pose difficulties for crop based agriculture, for septic systems, and for structures intended to include basements or underground infrastructure.

Figure 2.2 Steep Slopes Town of Lima

Sheboygan County, WI

Legend

-  Areas of 12% or greater Slope
-  City of Sheboygan Falls
-  Village of Kohler
-  State Highway
-  County Road
-  Town / Local Road
-  Private Road
-  Bridges
-  Dams
-  Railroads
-  Rivers, Streams
-  Road / Bridge
-  Section Lines
-  Lakes



1" equals 4,700'



Soils

There is a variety of soils in the Town of Lima. The entire Town is comprised of the Kewaunee-Manawa association, which is made up of well drained to somewhat poorly drained soils that have a subsoil of clay loam to clay. The Kewaunee- Manawa soils are found over loam or silty clay loam glacial till. Figure 2.3a, shows all soil types in the Town of Lima. Figure 2.3b shows the soil type symbols and names.

The Kewaunee soil series is located evenly throughout the Town of Lima and occupies about 32% of land area in the town. This soil is nearly level and well drained or moderately well drained. Permeability is moderately slow. This soil is moderately well suited for crop production and the majority of this soil is under crop production, in the Town of Lima. This soil is typically poorly suited for septic systems; however these limitations may be overcome by a mound septic system.

The Manawa series is a somewhat poorly drained, slowly permeable soil, with moderate available water capacity. This soil in the Town of Lima is in a nearly level and/or gently sloping terrain. The natural fertility is medium, but the root zone can become limited by saturated soil during wet periods. If drained, this soil is moderately well suited to common crops. Most of the acreage is used for crops, but some is used for pasture and woodlands. This soils series accounts for nearly 14% of the land in the Town of Lima.

Suitability for agriculture

The Natural Resource Conservation Service (NRCS) has classified lands according to their capabilities for agriculture. Capabilities range from Class I for soils with few limitations to Class VIII for soils and landforms with limitations that preclude their use for productive agriculture. The majority of the Town has been classified as Class II soils, which have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Suitability for septic systems















The Town relies on private sewage systems for the majority of its residents. Factors that are considered when evaluating soils for on-site waste systems are high or fluctuating water table, bedrock, soil permeability, and flooding frequency. In general, soils in the Town of Lima are not the most ideal for septic systems, but this has been largely overcome by the use of mound systems and new technologies allowed under the revised COMM 83 health and safety code. The code allows the use of soil absorption systems on sites with as few as six inches of suitable native soil. This may also allow for infill development where it was not permitted previously by the former plumbing code.

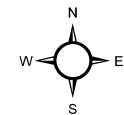
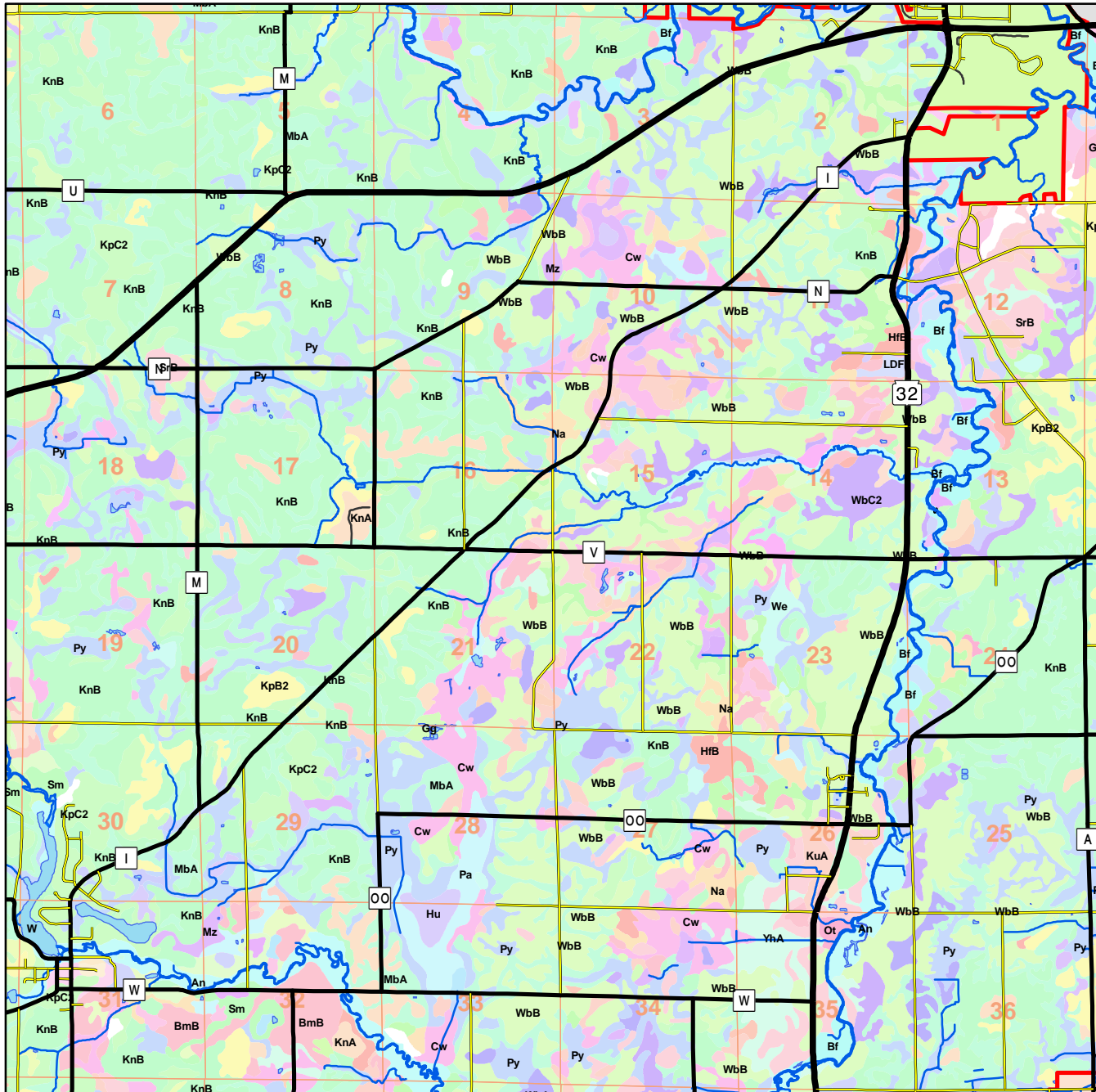
It is important to keep in mind that soils within the Town are diverse and may be inconsistent from one area or property to the next.

Figure 2.3a General Soil Types Town of Lima

Sheboygan County, WI

Legend

-  City of Sheboygan Falls
-  Village of Kohler
-  Village of Oostburg
-  State Highway
-  County Road
-  Town / Local Road
-  Private Road
-  Bridges
-  Dams
-  Railroads
-  Rivers, Streams
-  Road / Bridge
-  Section Lines
-  Lakes



1" equals 4,700'

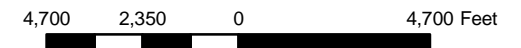


Figure 2.3b: General Soil Type Symbols & Names	
Symbol	Name
Ag	Adrian muck
An	Alluvial land, wet
Ba	Barry silt loam
Be	Bellevue silt loam
Bf	Bellevue find sandy loam, sandy subsoil variant
BmB	Boyer loamy sand, 2 to 6 percent slopes
BmC2	Boyer loamy sand, 6 to 12 percent slopes, eroded
CeA	Casco loam, 0 to 2 percent slopes
CeB	Casco loam, 2 to 6 percent slopes
CrC	Casco-Rodman complex, 6 to 12 percent slopes
Cw	Colwood silt loam
Cz	Cut and fill land, clayey
Ev	Elvers silt loam
FaA	Fabius loam, 0 to 3 percent slopes
FsA	Fox silt loam, 0 to 2 percent slopes
FsB	Fox silt loam, 2 to 6 percent slopes
Gb	Granby loamy fine sand
Gg	Granby silt loam, gravelly variant
Gp	Gravel pit
HeA	Hebron loam, 0 to 2 percent slopes
HeB	Hebron loam, 2 to 6 percent slopes
HfA	Hebron sandy loam, sandy subsoil variant, 0 to 2 percent slopes
HfB	Hebron sandy loam, sandy subsoil variant, 2 to 6 percent slopes
HmB2	Hochheim silt loam, 2 to 6 percent slopes, eroded
HmC2	Hochheim silt loam, 6 to 12 percent slopes, eroded
HmD2	Hochheim silt loam, 12 to 20 percent slopes, eroded
HmE	Hochheim silt loam, 20 to 30 percent slopes
Hu	Houghton muck
KnA	Kewaunee silt loam, 0 to 2 percent slopes
KnB	Kewaunee silt loam, 2 to 6 percent slopes
KpB2	Kewaunee silty loam, 2 to 6 percent slopes, eroded
KpC2	Kewaunee silty loam, 6 to 12 percent slopes, eroded
KpD2	Kewaunee silty loam, 12 to 20 percent slopes, eroded
KsC3	Kewaunee silty clay, 6 to 12 percent slopes, severely eroded
KsD3	Kewaunee silty clay, 12 to 20 percent slopes, severely eroded
KuA	Kibbie silt loam, 0 to 3 percent slopes
LmA	Lamartine silt loam, 0 to 3 percent slopes
MbA	Manawa silt loam, 0 to 3 percent slopes
MgA	Martinton silt loam, 0 to 3 percent slopes
MkA	Matherton silt loam, 0 to 3 percent slopes
Mo	Montgomery silty clay loam
MsA	Mosel loam, 0 to 3 percent slopes
Mz	Muskego muck
Na	Navan loam

Ot	Otter silt loam
Pa	Palms muck
Py	Poygan silty clay loam
Ry	Rough broken land
ShB	Saylesville silt loam, 2 to 6 percent slopes
Sm	Sebewa silt loam
SrA	Sisson very fine sandy loam, 0 to 2 percent slopes
SrB	Sisson very fine sandy loam, 2 to 6 percent slopes
SrC2	Sisson very fine sandy loam, 6 to 12 percent slopes, eroded
W	Water
Wa	Wasepi sandy loam
WbA	Waymor silt loam, 0 to 2 percent slopes
WbB	Waymor silt loam, 2 to 6 percent slopes
WbC2	Waymor silt loam, 4 to 12 percent slopes, eroded
We	Willette muck
YhA	Yahara very fine sandy loam, 0 to 3 percent slopes

AGRICULTURE

Dairy, Beef Cattle, and Crop Production

There were 16 dairy farms in 2009, several beef cattle and other operations, and a substantial number of acres allocated to cash grain crops in the Town of Lima. Overall, there were over 16,000 acres of active farmland in the Town in 2008 (see Figure 2.4). Although agriculture in the Town of Lima has declined, these numbers still represent a significant contribution to the local economy, and this land use is chiefly responsible for the Town’s rural character. Based on the community survey results and visioning exercises, there appears to be strong support for agriculture to continue to play a central role. Whether this occurs will depend on a number of variables, however, such as 1) the profitability of agriculture, 2) continued availability of agricultural infrastructure and labor to support



local farming, 3) the intensity of the demand for housing in rural areas, 4) and the ability to manage conflicts between farming and residential development.

Figure 2.4 – Land Assessed as Agricultural in Town of Lima		
	2002	2008
Acres assessed as Ag	17,011	16,770
Percentage of all assessed Town land	77.7%	73.2%

Source: Wisconsin Department of Revenue, "Statement of Assessments." (Note: The WDOR does not audit this information and therefore cannot confirm the completeness or accuracy of the data.)

Generally speaking, successful farming operations need at least 80 acres, if not significantly more, of land that is relatively flat and clear of woody vegetation. Several acres are needed for barns, silos, and similar buildings, and for outdoor storage of certain materials. However, in the Town of Lima, 300 acres may typically be needed to maintain a successful dairy farm operation.

Agricultural Preservation

To counter the decrease in farming, various attempts have been made over the last 25 years to provide incentives and/or enforce regulations to preserve agriculture. Results have been mixed.

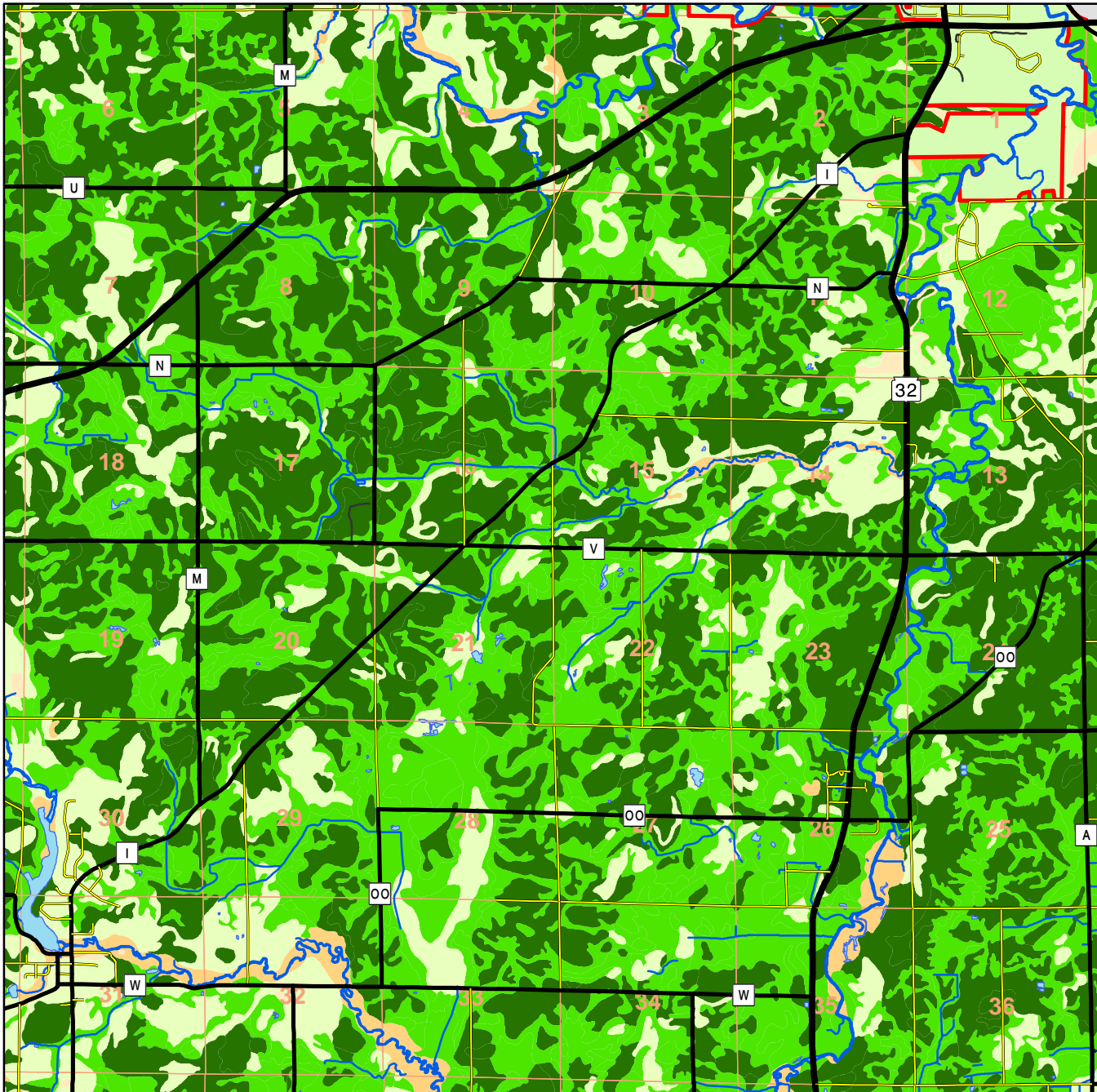
Identification of Prime Farmland

The first step in preserving any resource is to define its characteristics and identify its locations. The USDA, Natural Resources Conservation Service defines prime farmland as land that has the best combination of physical and chemical characteristics for producing food, feed, fiber, forage, oilseed, and other agricultural crops, with minimum inputs of fuel, fertilizer, pesticides, and labor, and without intolerable soil erosion. See Figure 2.5 for Prime Agricultural Soils in the Town of Lima



















In general, prime farmland in Wisconsin:

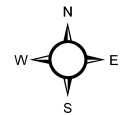
- Has an adequate and dependable water supply from precipitation or irrigation
- Has a favorable temperature and growing season
- Has acceptable acidity or alkalinity
- Has few or no rocks
- Is permeable to air and water
- Is not excessively erodible
- Is not saturated with water for long periods of time
- Does not flood frequently, or is protected from flooding

Figure 2.6
Land Evaluation & Site
Assessment Score (LESA)
for Agriculture
Town of Lima
 Sheboygan County, WI

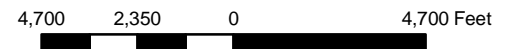


Legend

-  81 - 100
-  61 - 80
-  41 - 60
-  21 - 40
-  0 - 20
-  City of Sheboygan Falls
-  Village of Kohler
-  State Highway
-  County Road
-  Town / Local Road
-  Private Road
-  Bridges
-  Dams
-  Railroads
-  Rivers, Streams
-  Road / Bridge
-  Section Lines
-  Lakes



1" equals 4,700'



Source : NRCS & Sheboygan County

Prepared for the Town of Lima by the
 Sheboygan County Planning Department

Zoning

Zoning is a classification of allowable land use. This regulatory tool is used to separate incompatible uses, establish setbacks and similar parameters, and to set forth development and use conditions. Zoning districts can be used to largely maintain the status quo or they can facilitate the eventual transition from one use to another. There are five districts for agricultural lands within the Town of Lima's Zoning Ordinance, each with varying purposes.

Wisconsin Farmland Preservation Program Tax Credit

The Wisconsin Farmland Preservation Program was created in 1977 to preserve agricultural resources by supporting local government efforts to manage growth. Eligible farmland owners receive a state income tax credit. To participate in the program, the county must have an agricultural preservation plan that meets the standards of Chapter 91, Wisconsin Statutes, and has been certified by the state Land and Water Conservation Board (LWCB). Sheboygan County adopted its' plan in 2005. The Town of Lima has developed an exclusive agriculture zoning district.

Farmers participate by signing an individual, long-term agreement. The farmland preservation program provides state income tax credits to farmers who meet the program's requirements; meet soil and water conservation standards; and use their land for agriculture only. In the past, the Farmland Preservation Credit Program and Farmland Tax Relief Credit Program have provided at least some incentive to farmers to keep their lands in exclusive agricultural use. Today, however, the tax credits the typical farmer receives average about \$1,000 annually, which is tiny compared to the six-figure payouts farmers may be able to get for subdividing their land.



There are also other shortcomings of these programs.

Seldom are farmers who develop their land forced to fully pay back the credits they received under the programs. Second, rezonings for residential uses in exclusive agricultural districts have been common in some towns, creating a patchwork of conflicting uses in many areas. Finally, in the end tax credits do not provide long term protection.

Use-Value Assessment

The changes in the structure of Wisconsin's property taxation, implementing a use-value assessment, have been generally favorable to farmland preservation. Agricultural lands are now assessed for their value in agriculture and not other potential uses. However, while this assessment policy may benefit owners of lands being used only for farming, the tax revenues lost through this reduction on farmlands must be made up by other properties within a town. Since there is seldom an extensive tax base of industrial and commercial properties within a town to absorb the shortfall, residential properties — including the homes of farmers — are taxed at a higher rate.

Conservation Reserve Program (CRP)

The USDA administers the Conservation Reserve Program (CRP) to help provide water quality protection, erosion control, and wildlife habitat in agricultural areas. Under the CRP, the landowner enters into an agreement to restore or protect lands for a 10-year or longer period in return for cash

payments or assistance in making conservation improvements. As of July 2009, within the Town of Lima, there were 80 acres enrolled in the Conservation Reserve Program.

Purchase of Development Rights (PDR)

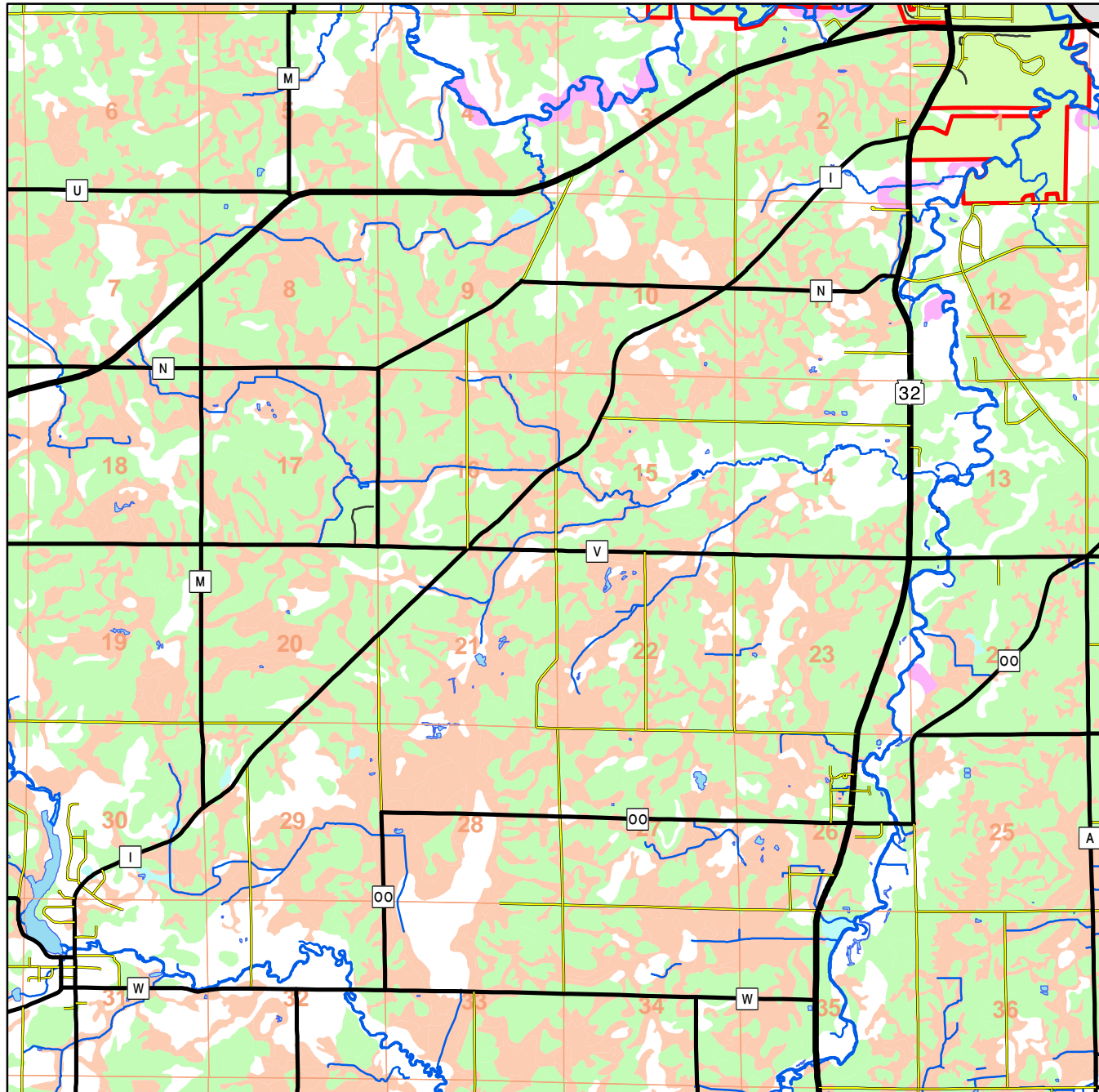
Property law in the U.S. establishes the concept that certain rights are attached to parcels of land, such as water, air and mineral rights, and the right to sell or develop. It is also generally accepted that these rights are distinct from one another and transferable. Under a PDR program, a landowner voluntarily sells the development rights to part or all of his or her land. The development rights are purchased by a government agency or trust, which pays the landowner the difference between the value of the undeveloped land and what it would be worth if it was developed. A conservation easement is recorded on the property deed. This permanent easement forbids development in perpetuity, allowing only specified uses such as agriculture or open space. The land remains on the tax rolls and the landowner maintains all other rights and responsibilities for the land. The major challenge with implementing a PDR program is the cost, which typically falls to taxpayers. Currently, neither Sheboygan County nor the Town of Lima has a PDR program.

Land Evaluation and Site Assessment (LESA)

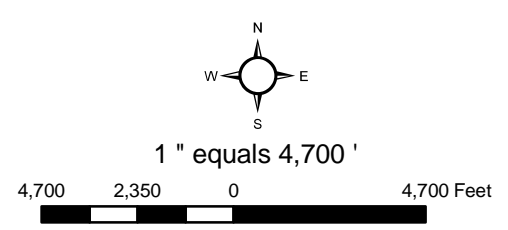
The NRCS has created a new method for identifying areas to be preserved as farmland. LESA is a numeric system for rating potential farmland preservation areas by evaluating soil quality (LE-Land Evaluation) and geographic variables (SA-Site Assessment). Soil quality is based on soil type, slope, agricultural capability class, and soil productivity for producing corn and soybeans. Geographic variables include distance from major highways, proximity to urban development, and proximity to public sewer and water. The higher the score, the more suitable a particular area is for sustainable agriculture.

Figure 2.6 depicts land in the Town of Lima and its evaluation according to the LE criteria. A substantial portion of the Town falls into the two highest scoring ranges. In fact, 19,025 acres, which is 83% of the Town's total land area, scored at least 61.

Figure 2.5
Prime Agricultural Soils
Town of Lima
 Sheboygan County, WI



- Legend**
- Not Prime Agricultural Soils
 - All areas
 - Where drained
 - Where protected from flooding
 - Where drained & protected from flooding
 - City of Sheboygan Falls
 - Village of Kohler
 - State Highway
 - County Road
 - Town / Local Road
 - Private Road
 - Bridges
 - Dams
 - Railroads
 - Rivers, Streams
 - Road / Bridge
 - Section Lines
 - Lakes



Source : NRCS & Sheboygan County

Prepared for the Town of Lima by the
 Sheboygan County Planning Department

Specialty (Niche) Farming

As scattered development has broken up large contiguous tracts of farmland, one way to make use of these smaller tracts and maintain an agricultural presence is through farmettes. These farmettes or hobby farms may focus on producing specialty products such as organic milk and cheese, organic vegetables and produce, organic fruits and juices, aquaculture products, pumpkins, walnuts, maple syrup, and pine trees (for landscaping or holidays). Given the Town of Lima's proximity to several urban areas, specialty farmers have an opportunity to market their unique products to these population centers to bring customers to the Town or to sell goods at local farmers markets or community events in the area. All Agricultural Zoning Districts of the Town's Zoning Ordinance allow for an extensive variety of permitted and conditional uses that are conducive to specialty farming.



Concentrated Animal Feeding Operations (CAFOs)

Every farm, regardless of size, is responsible for proper manure management to protect water quality from discharges. Over the past ten years, Wisconsin has become home to an increasing number of Concentrated Animal Feeding Operations (CAFOs), those operations with 1,000 or more animal units. Due to the increased number and concentration of animals, it is particularly important for these facilities to properly manage manure in order to protect water quality in Wisconsin.

A specific regulatory program for the handling, storage, and utilization of manure was developed by the WDNR in 1984 in Chapter NR 243 of the Wisconsin Administrative Code. The rule creates criteria and standards to be used in issuing permits to CAFOs as well as establishing procedures for investigating water quality problems caused by smaller animal feeding operations. Because of the potential water quality impacts from CAFOs, animal feeding operations with 1,000 animal units or more are required to have a Wisconsin Pollutant Discharge Elimination System (WPDES) Concentrated Animal Feeding Operation permit. These permits are designed to ensure that operations choosing to expand to 1,000 animal units or more use proper planning, construction, and manure management to protect water quality from adverse impacts.

On April 13, 2004, Governor Doyle signed a new law that strikes a balance between growing animal agriculture, protecting the environment, and respecting local decision making. The new law, 2003 Wisconsin Act 235, directed the Wisconsin Department of Agriculture, Trade and Consumer Protection to develop a rule to provide a predictable framework for county and municipal decisions to site or expand livestock facilities. The rule eventually developed by the ATCP Board took effect in 2006. There is one CAFO operation in the Town of Lima. While there is no specific ordinance addressing CAFO operations in the Town of Lima, such an operation requires a conditional use permit from the Wisconsin DNR.

Possible Impacts of Agriculture

Noise, dust, the long hours of operation, truck and equipment traffic, manure handling, and the practice of spraying herbicides and pesticides can all have potentially negative impacts on nearby residential uses and the environment. At the same time, residential development can make daily agricultural activities difficult and sometimes dangerous. As a result, farmers must often contend with conflicts such as increased traffic and nuisance complaints by new neighbors.

NATURAL RESOURCES

Groundwater

Sheboygan County's groundwater reserves are held in two principal aquifers: the shallow eastern dolomite aquifer, and the deep sandstone and dolomite aquifer. A layer of Maquoketa shale separates the two.

Individual wells are recharged by local rain and snow seeping into the ground and migrating through the soil to groundwater, which then flows toward the well. This recharge area typically extends no farther than one-quarter to a few miles from the well itself. Since contaminants can also seep into the groundwater in this recharge area, many communities have established wellhead protection programs to manage what occurs in the recharge area. In Wisconsin, the primary sources of groundwater contamination are agricultural activities, municipal landfills, leaky underground storage tanks, abandoned hazardous waste sites, and hazardous/toxic spills. The most common groundwater contaminant is nitrate-nitrogen, which comes from fertilizers, animal waste storage sites and feedlots, municipal and industrial wastewater and sludge disposal, refuse disposal areas, and leaking septic systems.

Wellhead protection also includes striving to limit the amount of paved and impervious surfaces in the recharge area, since rain and snow will run off these surfaces into drainageways and will not soak into the ground as intended. While the Town does not have any wellhead protection zones, it does have a "Lowland Resource Conservation District" section in the Zoning Ordinance for the preservation, protection and enhancement of water resources within the Town of Lima.

According to well construction reports filed since 1988, residents in the Town of Lima draw their water from wells in the shallow aquifer at depths ranging from 41 feet to 450 feet. Deeper wells sometimes indicate contamination, water scarcity, or other problems. The overall average depth for all wells drilled from 1988 to 2007 in the Town is 192.2 feet. Average drilling depths for groups of years have been increasing slightly, 183 feet in the period 1988-1991 to 197.5 feet in 2004-2007.

High-Capacity Wells (70 or more gallons per minute)

According to WDNR data, there are about 12 high-capacity wells located in or in close proximity to the planning area (Section 6, Town of Holland; Sections 1 and 2, Town of Sherman; Sections 29, 31, 32 Town of Sheboygan; Sections 26 and 27, Town of Plymouth). Prior WDNR approval is necessary for the construction, reconstruction, or operation of a high capacity well system, school well or wastewater treatment plant well. Prior approval is also necessary before a high capacity well or well system can be operated after a change of ownership.

Surface Water

There are three named surface water bodies that are wholly or partially within the Town of Lima (see Figure 2.11). The largest of these, **Hingham Mill Pond**, located in Sections 30 and 31, is an impoundment pond that is approximately 38 acres and has a maximum depth of 6 feet. The pond is partially developed, with structures occupying nearly half of the total shoreline. The shoreline is dominated by private ownership. There is no dedicated public access point to this pond.



Onion River is a 44-mile long river and a 99 square mile drainage watershed that is part of the Sheboygan River Basin. The stream forms in Section 5 of the Town of Lyndon, approximately 2 miles southwest of the City of Plymouth. The river flows freely to the south until impoundments at Waldo and Hingham. The headwaters of the river to the impoundment at the Waldo Dam are classified as a cold water, class 2 trout stream. The downstream segment of the river, from the Waldo Dam to the confluence with the Sheboygan River, is classified as a warm water segment. Entering the town just north of Hingham and flowing southeast out of the town near Mentink Road and re-entering the town near State Highway 32 flowing north, the river flows for approximately 10 miles through the Town of Lima. Stoney Creek forms in the Town of Lima and is a small tributary to the Onion River.



Mullet River is a 39.7 mile long river, which originates in Fond du Lac County. The river flows easterly to its' confluence with the Sheboygan River in the City of Sheboygan Falls. This river is unique in that it flows from warm water headwaters into a cold water segment downstream.

Nonpoint sources of pollution to the Onion and Mullet Rivers include runoff from livestock operations, upland erosion, streambank erosion, and urban runoff.















Shoreland Corridors

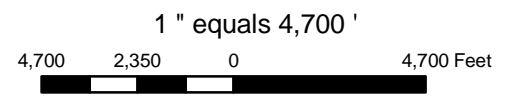
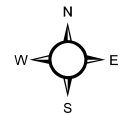
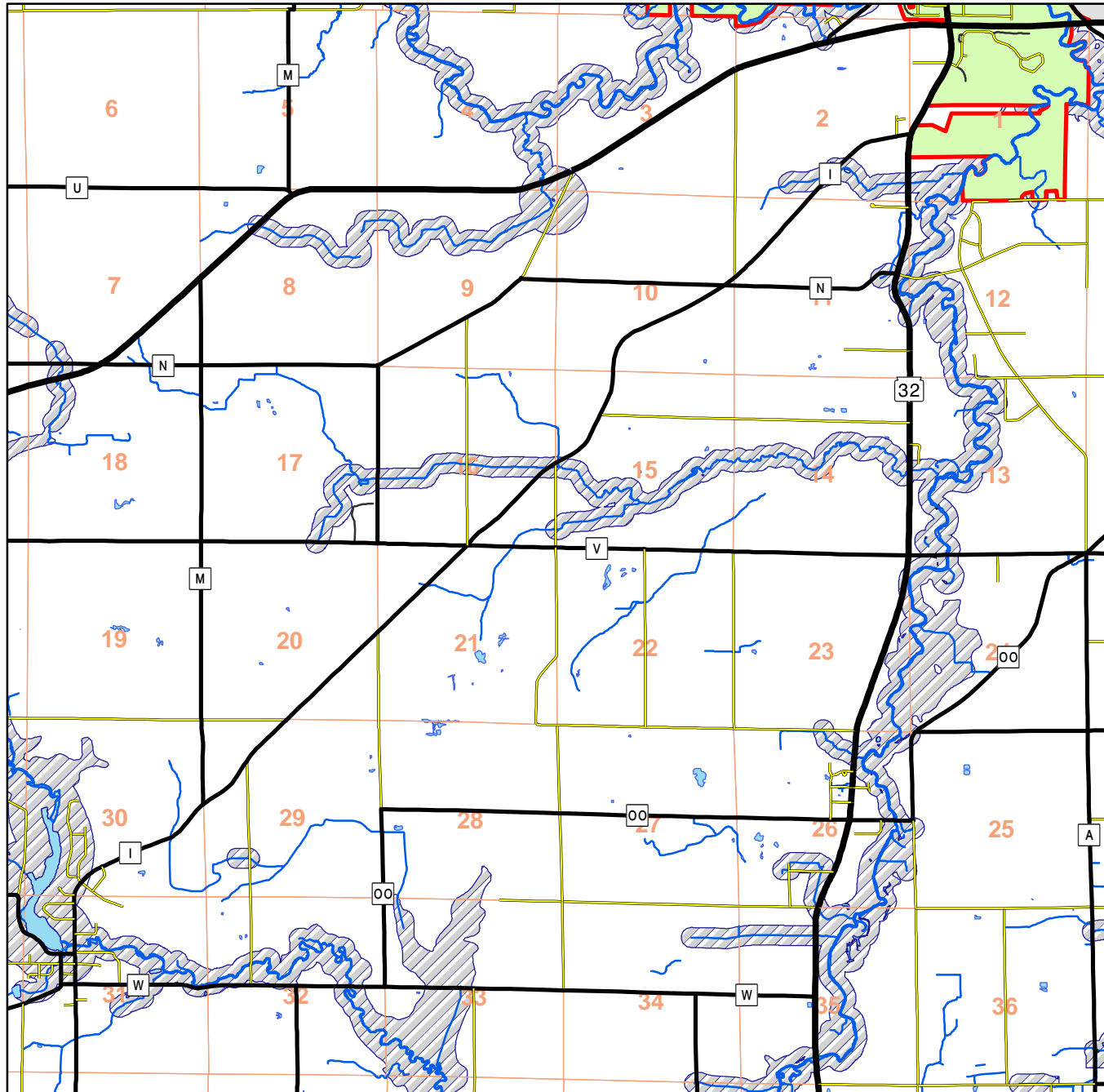
Shorelands are often viewed as valuable recreational and environmental resources both in urbanized and rural areas. As a result, the State of Wisconsin requires that counties adopt shoreline/floodplain zoning ordinances to address the problems associated with development in floodplain areas. Under the *Sheboygan County Shoreland-Floodplain Ordinance*, development in shoreland areas outside a 75-foot setback is generally permitted, but specific design techniques must be considered. Development in these areas is strictly regulated and in some instances, may not be permitted. For planning and regulatory purposes, the shoreland zone is normally defined as lands within the following distances from the ordinary high water mark of navigable waters: 1,000 feet from a lake, pond, or flowage, or, where approved, to the outer perimeter of contiguous mapped wetlands, whichever distance is greater; and, 300 feet from a river or stream, or to the landward side of the floodplain, or, where approved, to the outer perimeter of contiguous mapped wetlands, whichever distance is greater.

Figure 2.7 shows the County shoreland zoning jurisdiction within the Town of Lima.

Figure 2.7
Sheboygan County
Shoreland Jurisdiction
Town of Lima
 Sheboygan County, WI

Legend

-  Areas of County Jurisdiction
-  City of Sheboygan Falls
-  Village of Kohler
-  State Highway
-  County Road
-  Town / Local Road
-  Private Road
-  Bridges
-  Dams
-  Railroads
-  Rivers, Streams
-  Road / Bridge
-  Section Lines
-  Lakes



Source : Sheboygan County

Prepared for the Town of Lima by the
 Sheboygan County Planning Department

Floodplains

Floodplains provide for stormwater retention, groundwater recharge, and habitat for various kinds of wildlife unique to the water. For planning and regulatory purposes, the floodplain is normally defined as those areas, excluding the stream channel, that are subject to inundation by the 100-year recurrence interval flood event. This event has a one percent chance of occurring in any given year. Because of this chance of flooding, residential, commercial and similar development in the floodplain should not be allowed, and instead park and open space in these areas should be encouraged.

Development permitted to take place in flood-prone areas is susceptible to storm damage and can have an adverse effect on water quality and wildlife habitat. In addition, building in a floodplain can also result in increased development and maintenance costs such as providing flood proofing, repairing damage associated with flooding and high water, increased flood insurance premiums, extensive site preparation, and repairing water-related damage to roads, sewers, and water mains.

Figure 2.8 shows the floodplain areas as mapped by the Federal Emergency Management Agency (FEMA). The original paper copy maps produced by FEMA were re-created in digital format for mapping purposes. An on-site review of the floodplain elevation is necessary to determine the most accurate location of the floodplain boundary.

Wetlands

According to the WDNR, wetlands are areas where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophilic vegetation. Other common names for wetlands are swamps, bogs, or marshes. Wetlands serve as a valuable natural resource. There are about 1,375 acres of wetlands in the Town of Lima (about 6% of the total land area). There were an additional 230 classified wetland points, each less than 2 acres in size within the Town of Lima, not calculated in the total wetland acres. Most of the wetlands are located near Hingham or near surface waters in the town. Figure 2.8 shows wetlands in the Town of Lima as mapped on the Wisconsin Wetland Inventory.

















Wetlands also act as natural pollution filters, making many lakes and streams cleaner and drinking water safer. They act as groundwater discharge areas and retain floodwaters. Filling or draining of wetlands destroys the productive capacity of the ecosystem and can adversely affect surface water quality and drainage. They also provide valuable habitat for many plants and animals.

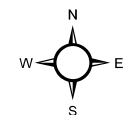
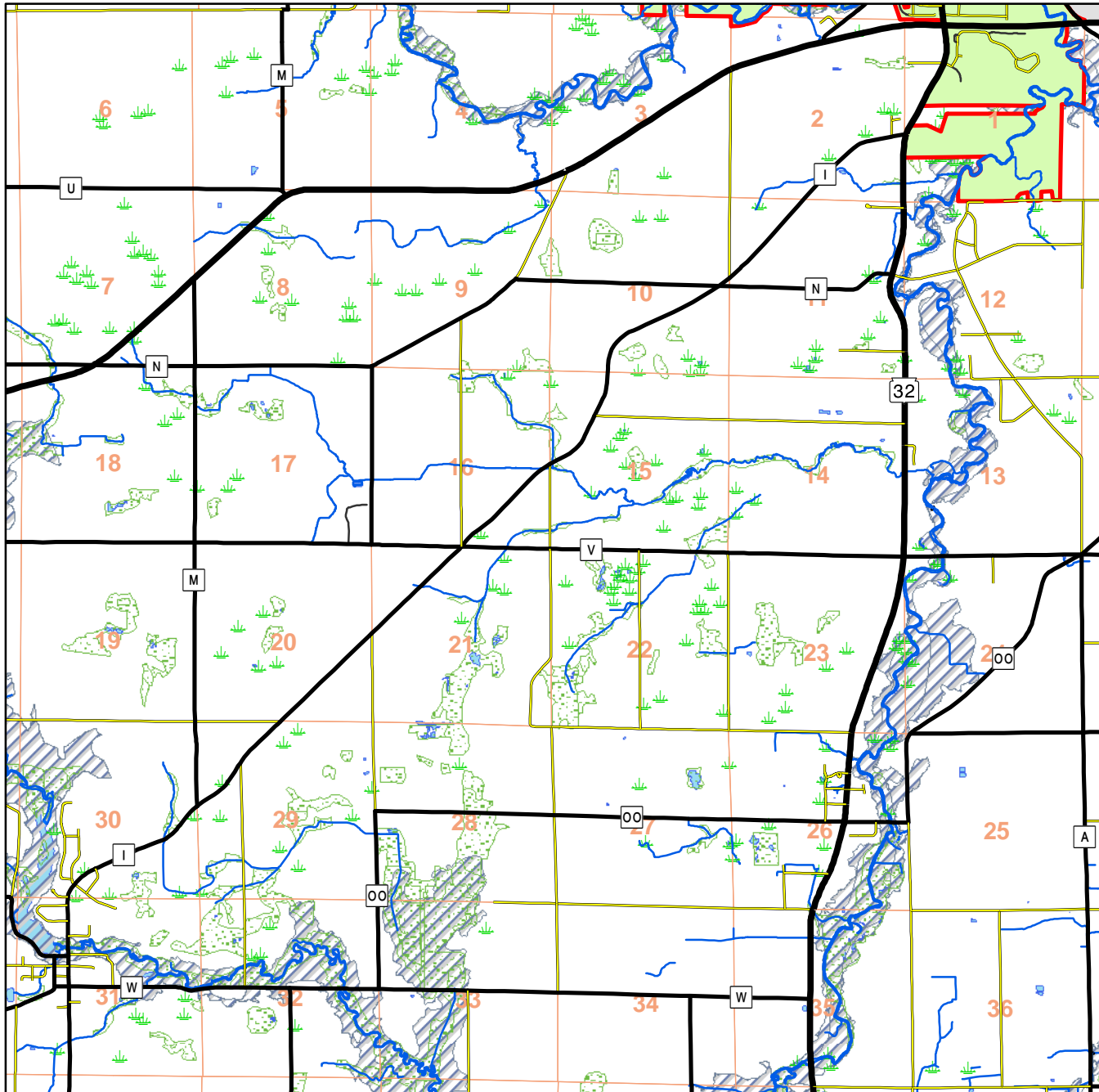
Because of their importance, there are strict regulations regarding wetlands. Wisconsin Administrative Codes NR 115 and NR 117 fall under the jurisdiction of the WDNR, and mandate that shoreland wetlands be protected. In unincorporated areas, NR 115 provides the legislation to protect wetlands of five acres or more that are within the jurisdiction of county shoreland zoning ordinances. Wetlands not in the shoreland zone are protected from development by the federal government and the WDNR through Section 404 of the Clean Water Act, and NR 103, respectively.

It should be noted that all wetlands, no matter how small, are subject to WDNR and possibly federal regulations, if they meet the State definition.

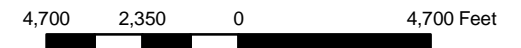
Figure 2.8
Floodplain & Wetlands
Town of Lima
 Sheboygan County, WI

Legend

-  Preliminary 100 Year Floodplain
-  DNR Wetlands
-  DNR Wetlands < 2 Ac
-  City of Sheboygan Falls
-  Village of Kohler
-  State Highway
-  County Road
-  Town / Local Road
-  Private Road
-  Bridges
-  Dams
-  Railroads
-  Rivers, Streams
-  Road / Bridge
-  Section Lines
-  Lakes



1" equals 4,700'



Wetland Reserve Program

The Wetland Reserve Program (WRP) aims to protect wetlands on private property. This is typically done by providing a financial incentive to landowners to restore wetlands that have been drained for agricultural use. Landowners who choose to participate in the program may sell a conservation easement to the USDA or enter into a cost-share restoration agreement with the USDA to restore wetlands. The landowner retains private ownership of the wetland area but limits future uses. In early 2009, there were four permanent WRP agreements encompassing a total of 92.8 acres of land in Sheboygan County, none within the Town of Lima.

Woodlands

Woodlands throughout Sheboygan County are comprised primarily of red and white oaks, sugar maple, beech, basswood, red and silver maple, paper and yellow birch, and aspen. Also seen in the county are natural stands of white cedar, black spruce or, tamarack, and plantations of white cedar, red pine, white or Norway spruce, or white pine. These woodlands provide an aesthetic and natural purpose, providing habitat to a broad range of plants and animals and opportunities for recreation and economic return. In 2002, the Town of Lima had about 2,250 acres are woodlands (about 10% of the land area of the Town). Major woodland areas include the Onion & Mullet River corridors, lands east of Hingham, and lands in Sections 1 and 7. Figure 2.9 shows areas of



woodlands in the Town.

Managed Forest Law (MFL) Program

The MFL Program allows woodland owners who wish to manage their woodlands to pay property taxes at a reduced rate. The MFL program is open to all private landowners with at least 10 acres of woodland, provided that 80% of the land is productive and capable of producing wood products (can grow at least 20 cubic feet of wood per acre per year) and the minimum average width of the enrolled land is no less than 120 feet. Participation in the MFL program requires an approved, written forest management plan and the landowner must allow limited public access to get the lowest annual property tax rate.

Wildlife Habitat

Wildlife habitat can be defined as areas that provide enough food, cover, and water to sustain a species. Major wildlife species using local habitats either within the Town of Lima may include songbirds, white-tailed deer, squirrels, and small mammals. Several species of geese and ducks inhabit the open water areas in the Town. Some of the old fields, agricultural land, and wetlands provide habitat for turkeys, pheasants, raccoon, skunk, muskrats, red fox, coyotes, and mink.















Sheboygan County lies within an important migratory corridor for songbirds, shorebirds, waterfowl, and raptors. These birds, possibly including some threatened or endangered species, use wooded and wetland areas for food and shelter during migration.

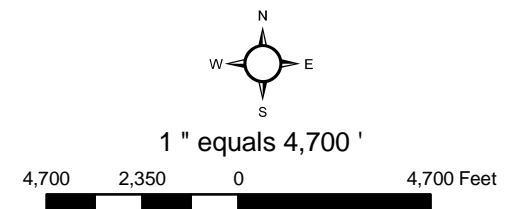
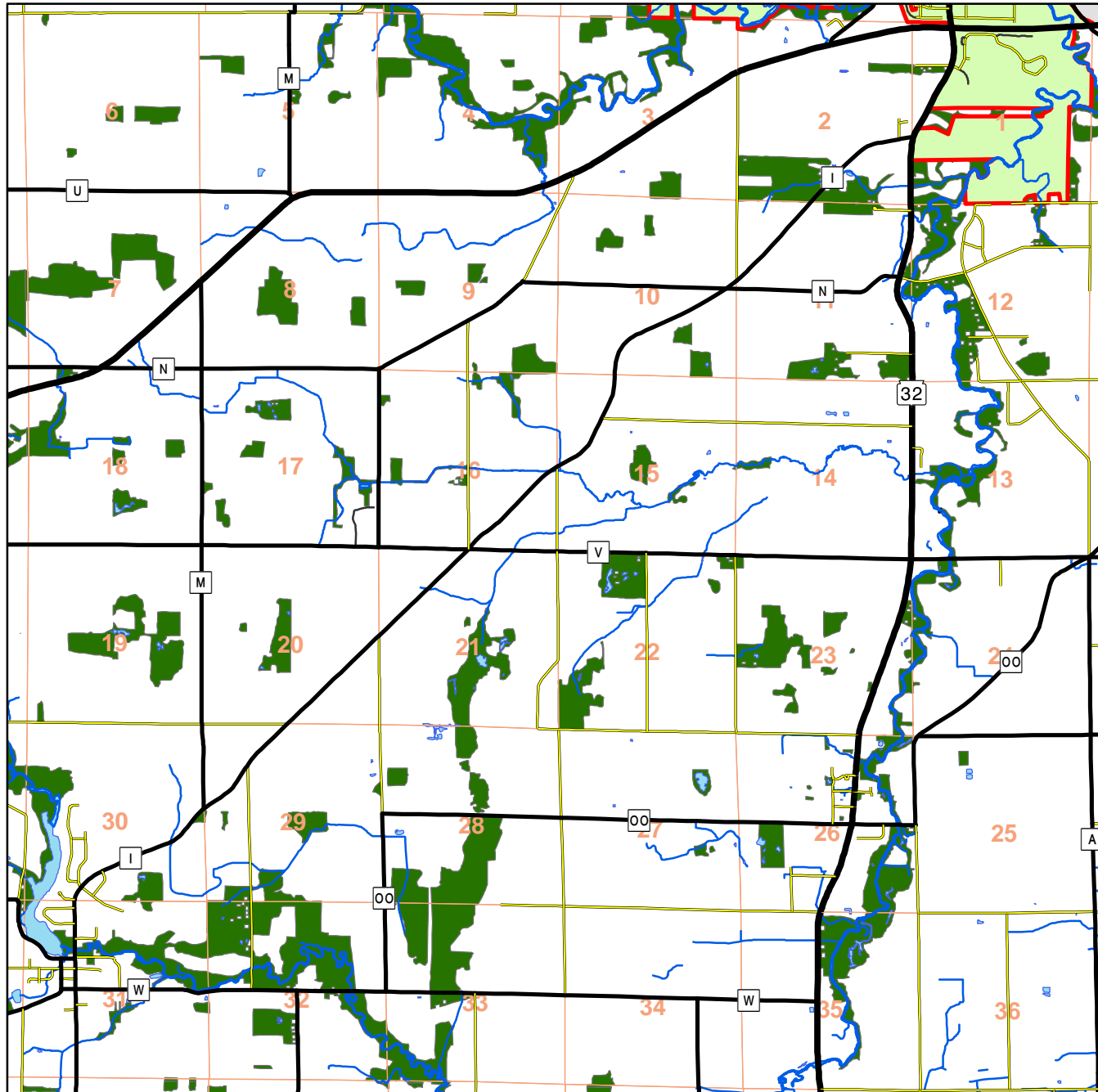


Figure 2.9 Woodlands Town of Lima

Sheboygan County, WI

Legend

-  Woodlands
-  City of Sheboygan Falls
-  Village of Kohler
-  State Highway
-  County Road
-  Town / Local Road
-  Private Road
-  Bridges
-  Dams
-  Railroads
-  Rivers, Streams
-  Road / Bridge
-  Section Lines
-  Lakes



Source : Bay Lakes RPC & Sheboygan County

Prepared for the Town of Lima by the
Sheboygan County Planning Department

Threatened and Endangered Species

Many rare, threatened, and endangered species are found within Sheboygan County. Potential impacts should be discussed before development occurs so as not to disturb potential habitats for these flora and fauna. Page 40 of the *Sheboygan County Natural Areas and Critical Resources Plan (2004)* lists the known rare species and natural communities within the County as recorded in the Wisconsin Natural Heritage Inventory. For example, the Early Anemone, Forked Aster, Yellow-Evening Primrose, Snow Trillium and the Red-shouldered Hawk are several rare species and/or natural communities found within Sheboygan County. Rare terrestrial species or natural communities have been documented somewhere in Section 1 of the Town of Lima.

Environmental Corridors

The concept of a corridor is based on the delineation of environmental features adjacent to waterways and water-related resources. The Bay-Lake Regional Planning Commission has defined environmental corridors to include the following set of uniformly available information: WDNR wetlands; FEMA's 100-year floodplains; areas with slopes greater than or equal to 12 percent; lakes, rivers, streams and ponds; a 75-foot lake and river setback; and, a 50-foot buffer of wetlands. Many of the Commission's planning activities require delineation of environmental corridors (comprehensive plans, watershed plans, sewer service area plans, etc.).

Other features that are considered as part of the environmental corridor definition on an area-by-area basis include: designated scientific and natural areas; unique and isolated woodland areas; scenic viewsheds; historic and archaeological sites; unique geology; wetland mitigation sites; isolated wooded areas; unique wildlife habitats; parks and recreation areas; and other locally identified features. Figure 2.10 shows environmental corridors in the Town of Lima.















Environmental corridors protect local water quality and wildlife habitat through identification and preservation of environmentally sensitive areas. They can be used as a means of controlling, moderating, and storing floodwaters while providing nutrient and sediment filtration. Environmental corridors can provide fish and wildlife habitat, recreational opportunities, and serve as buffers between land uses while improving the aesthetics of the community.

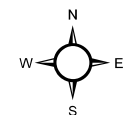
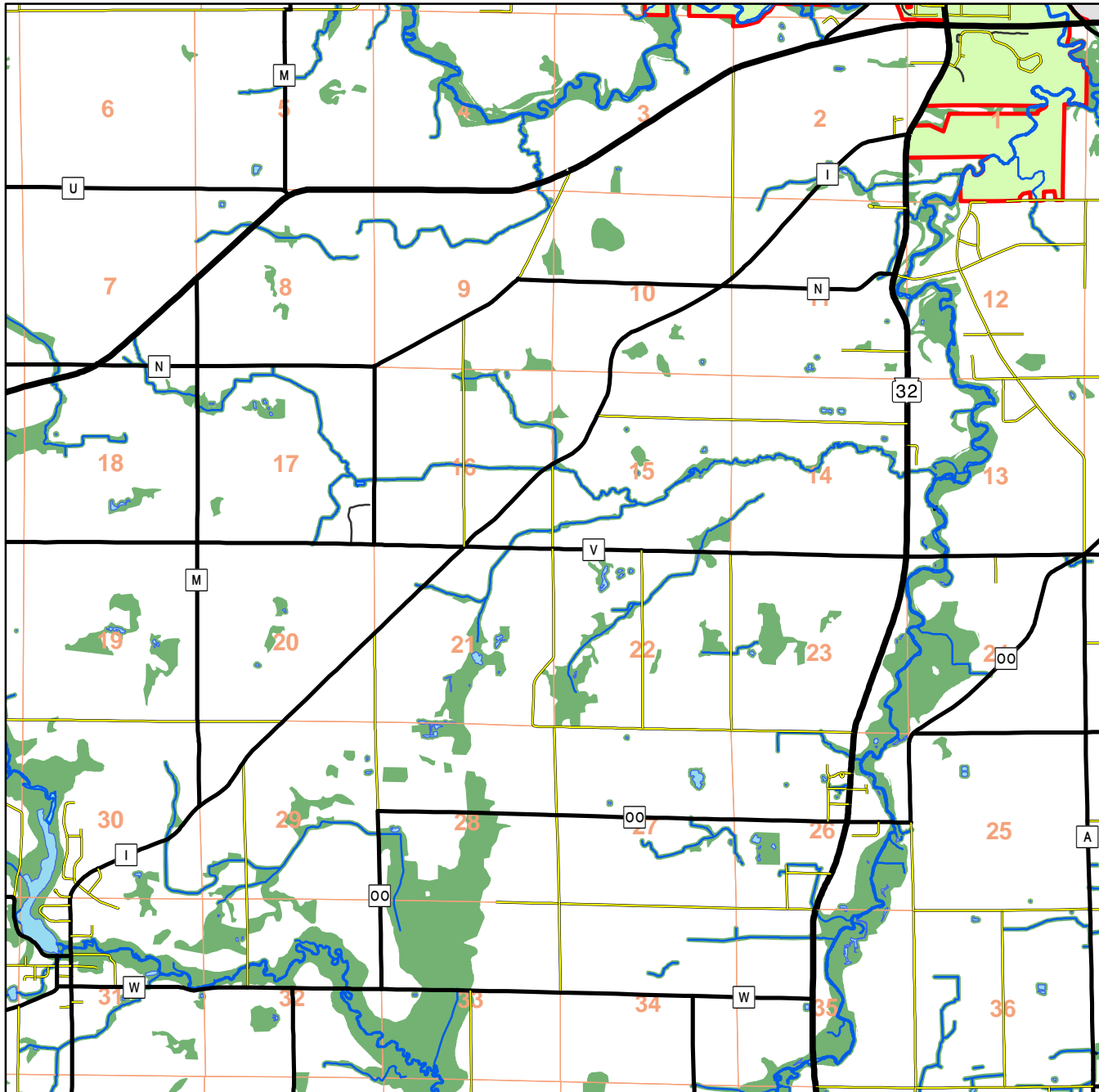
In Section 20, C-1 of the Town of Lima Zoning Ordinance has been established specifically for conservancy of some of these resources. The district preserves lakes, streams, wetlands and floodplains. The goal of this district is to preserve, protect, and enhance the lakes, streams, swamps, marshes, bogs, and other wetlands in the Town of Lima.

**Figure 2.10
Environmental Corridors
Town of Lima**

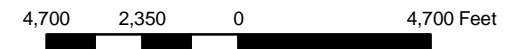
Sheboygan County, WI

Legend

-  Environmental Corridors
-  City of Sheboygan Falls
-  Village of Kohler
-  State Highway
-  County Road
-  Town / Local Road
-  Private Road
-  Bridges
-  Dams
-  Railroads
-  Rivers, Streams
-  Road / Bridge
-  Section Lines
-  Lakes



1" equals 4,700'



Natural Areas

The Wisconsin State Natural Area (SNA) program was established to formally designate sites in natural or near natural condition for scientific research, the teaching of conservation biology, and most of all, the preservation of their natural values and genetic diversity for the future. As of the date of this planning process, there are no State Natural Areas within the Town of Lima.

Parks and “Open Space”

Parks are discussed in Chapter 6 - Utilities & Community Facilities. As of 2002, approximately 95% of the land (about 21,000 acres) within the current Town borders could be described as undeveloped “open space”, characterized primarily by a mixture of farmland, woodlands, and wetlands. The majority of land in towns surrounding Lima is also “open”, characterized by this same mix. According to data from Bay-Lake Regional Planning Commission in 2002, the Town of Sheboygan Falls, directly to the north, for example, was approximately 93% “open space”. For comparison’s sake, in 2002 the Town of Sheboygan was approximately 62% “open space”.

Open spaces are very important to residents of the Town of Lima. In the 2003 Citizen Input Survey, 71.9% of respondents agreed that protection of woodlands, open spaces and cultural resources was necessary.

See Figure 2.11 for locations of parks and publicly owned lands within the Town of Lima.

Recreational Resources

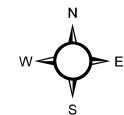
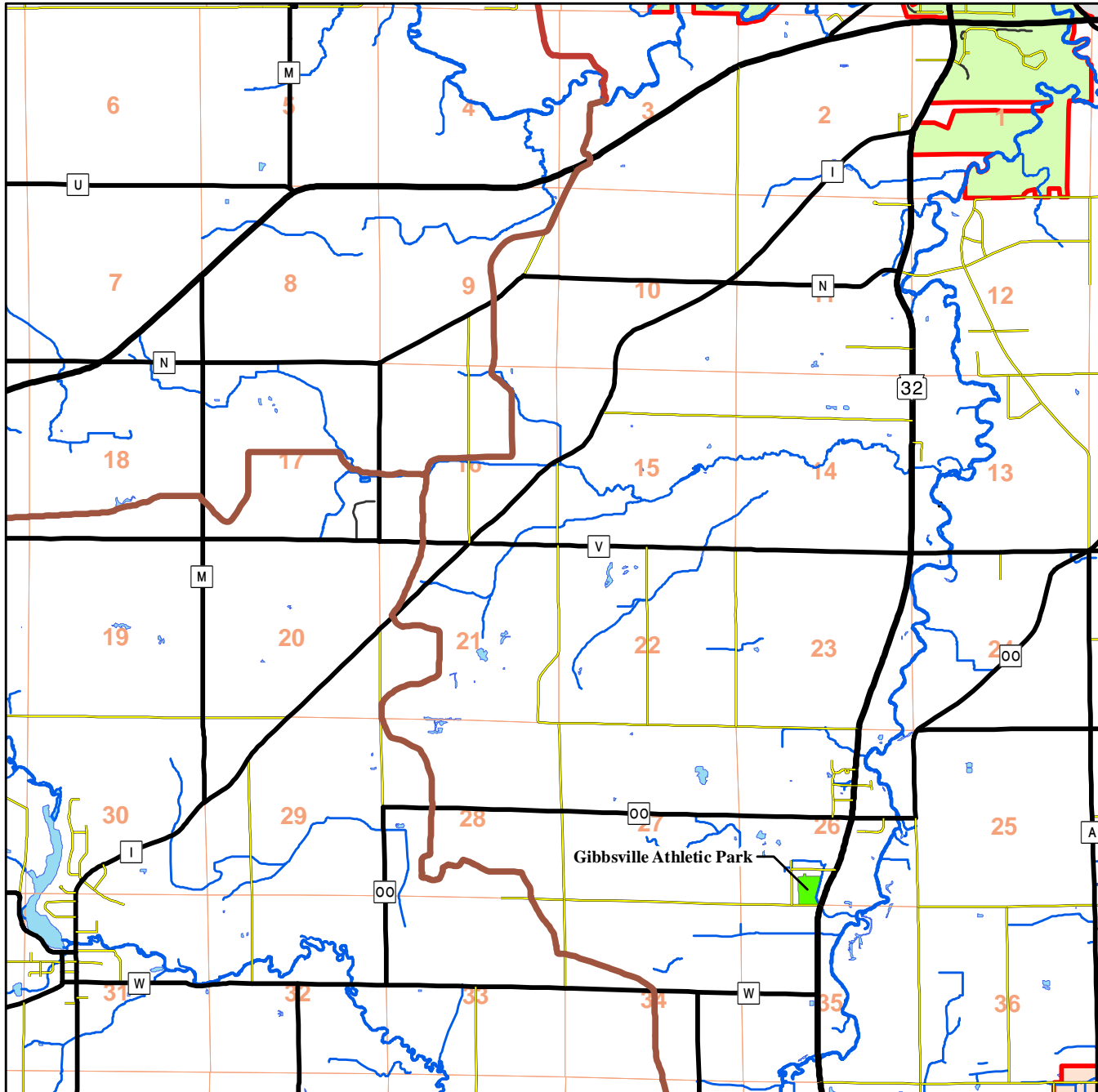
Some recreational resources are discussed in Chapter 6 - Utilities & Community Facilities. Opportunities for activities such as hunting, birding, hiking and geocaching are available in the Town, but would be primarily located on private lands. Fishing activities are also plentiful in the Town thanks to the Mill Pond and waterways within the Town. Snowmobiling on marked trails will continue to be available as long as private landowners grant easements and local clubs provide maintenance.



Figure 2.11
Publicly Owned Lands
& Snowmobile Trails
Town of Lima
 Sheboygan County, WI

Legend

-  Five Corners Snowmobile Club
-  Sheboygan Falls Snowmobile Assn
-  Publicly Owned Lands
-  City of Sheboygan Falls
-  Village of Kohler
-  Village of Oostburg
-  State Highway
-  County Road
-  Town / Local Road
-  Private Road
-  Bridges
-  Dams
-  Railroads
-  Rivers, Streams
-  Road / Bridge
-  Section Lines
-  Lakes



1" equals 4,700'



Metallic and Non-Metallic Mining Resources

Currently there is no metallic mining occurring in the Town of Lima or anywhere in Sheboygan County. Mineral resources in the Town are non-metallic in nature and include sand and gravel. Sand and gravel resources are often referred to as “pits.” (The term “quarry” is most appropriate for limestone, because such operations require controlled blasting to remove material.) Figure 2.12 shows the potential sand and gravel source areas, current active mining sites, and older, inactive sites, in the Town of Lima. There are numerous untapped gravel resource areas, and the many of these areas are zoned A-1, which provides some protection for future potential mining development.

Sand, gravel, and crushed stone are nonrenewable resources. As the region undergoes further growth and development, there will be greater demands for these resources. According to the Wisconsin Geological Survey, one new home and its proportional share of the associated schools, libraries, shopping centers, recreational facilities, etc. requires over 325 tons of aggregate. Approximately 20,000 tons are used per lane-mile for an interstate highway. As a rule of thumb, one acre mined to a depth of one-foot potential produces 2,000 tons of aggregate. Therefore, 100 acres mined to a depth of 100 feet could produce 20 million tons of aggregate, enough for 60,000 homes or 250 miles of four-lane interstate highway. However, it would take many years of mining to extract this 20 million ton yield.


















Construction costs increase significantly as the distance from the source of sand, gravel, and crushed stone increases, to the point that transportation costs may exceed production costs. Importing this resource from even 50 miles away can triple the cost, therefore it is important to identify potential local resource sites and protect them from residential or commercial development before they can be mined.

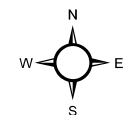
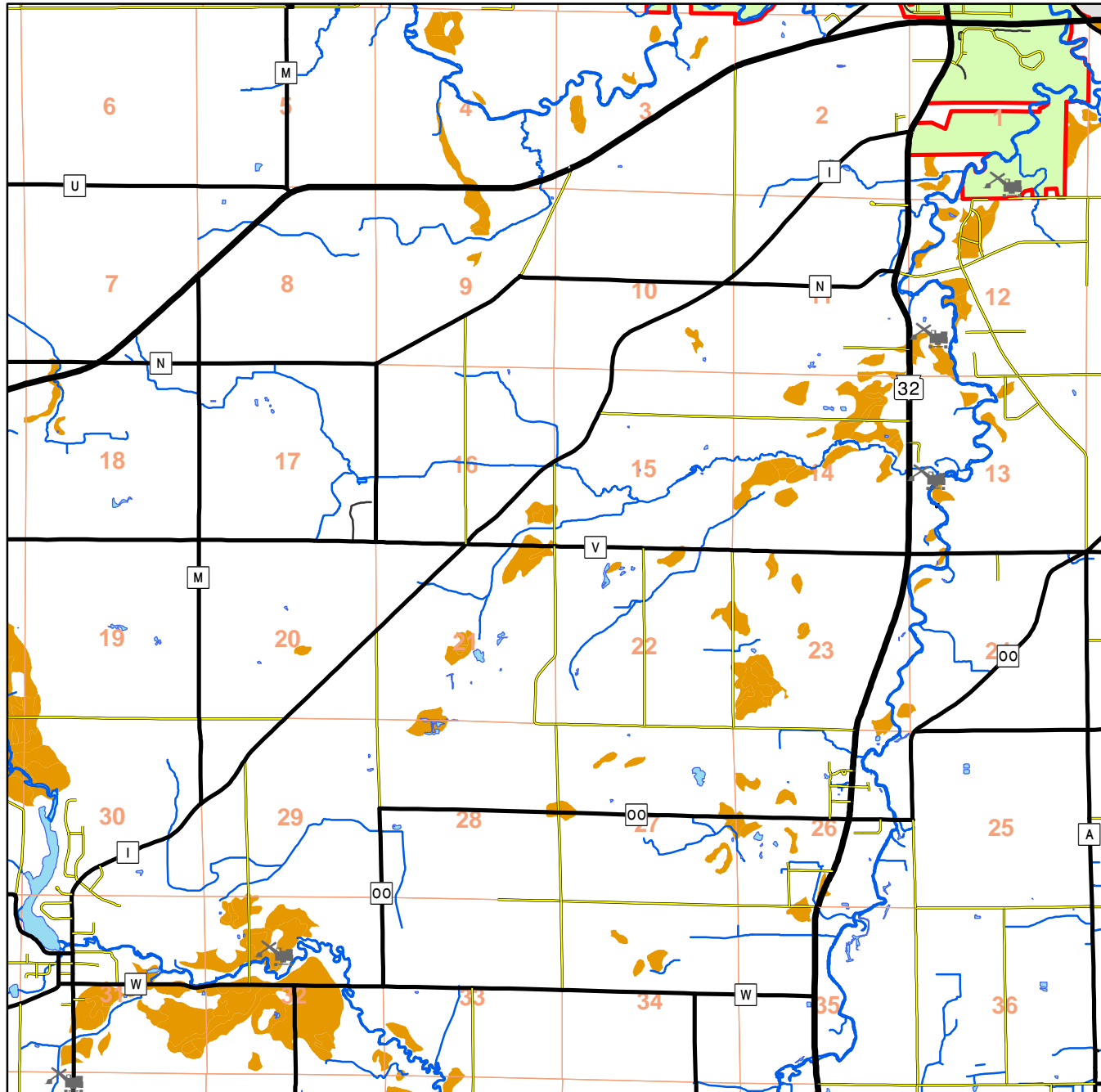
While mining has economic value to multi-regional areas, it also has the potential to conflict with nearby land uses and to degrade natural resources. The Town of Lima currently has a mineral extraction district which is intended to provide for and regulate future gravel and other mineral extraction sites. Such sites require a conditional use permit from the Town, and any new mines need to have a permit granted by the WDNR, which includes a reclamation plan. Wisconsin State Administrative Code NR135 gave this authority to the counties. Sheboygan County has enacted a non-metallic mining program; however, any town or municipality may develop and administer their own non-metallic mining reclamation program within the guidelines of Chapter NR 135. Nevertheless, this program will not improve sites that have discontinued mining operations prior to December 1, 2000.

The reclamation plan is a detailed technical document designed to meet the goals that will lead to successful reclamation and will help reduce the negative effects to the environment once the mine is abandoned. The plan has minimum standards that must be met before acceptance. The WDNR defines successful reclamation as “the restoration of all areas disturbed by mining activities including aspects of the mine itself, waste disposal areas, buildings, roads and utility corridors.” Restoration is defined as “returning of the site to a condition that minimizes erosion and sedimentation, supports productive and diverse plants and animal communities and allows for the desired post-mining land use.”

Figure 2.12
Non-Metallic Mining Sites
& Potential Gravel Sources
Town of Lima
 Sheboygan County, WI

Legend

-  Active Gravel or Sand Pit
-  Inactive Gravel or Sand Pit
-  Probable
-  Improbable - Probable
-  Improbable
-  City of Sheboygan Falls
-  Village of Kohler
-  State Highway
-  County Road
-  Town / Local Road
-  Private Road
-  Bridges
-  Dams
-  Rivers, Streams
-  Road / Bridge
-  Section Lines
-  Lakes



1" equals 4,700'



Source : NRCS, USGS, & Sheboygan County

Prepared for the Town of Lima by the Sheboygan County Planning Department

Historic and Archeological Resources

When the first European settlers came to the area, there were approximately 1,000 Native Americans living in the County, composed mainly of the Pottawatomi, Chippewa, Ottawa, Winnebago and Menominee tribes. Their villages and camps were clustered on the bank or shore of practically every lake or stream, with the largest villages situated along the shore of Lake Michigan. Figure 2.13 lists historic sites and Figure 2.14 lists archeological sites in the Town of Lima.

Figure 2.13 – Architecture and History Inventory		
Ahi #	Location	Historic Name
79563	CTH OO	Lima Cheese Factory
106800	STH 32	James Riverview Cemetery
123801	N3702 Van Treeck Trail	Bruecker’s General Store and Hotel
123802	N2132 CTH V	Print Craft Service
123818	N2304 CTH V	Van de Vorst House
123819	N2492 CTH V	G. Neerhof House
123820	N3606 Stipe Ct.	Van de Loo House
123838	W2788 STH 28	Joe Miley Farm
123842	W3454 STH 28	A. Lienhard Farm
123844	W3836 STH 28	H.H. Kappelmann Farm
123845	NW corner of CTH U and CTH M	Lima Township School #2 (Dye Road School)
126759	N3086 STH 32	Gibbsville Gas Station

Source: Sheboygan County Natural Areas and Critical Resources Plan. (Not necessarily a comprehensive list of all old buildings and structures.)

Figure 2.14 – Archaeological Sites			
Site # / Burial Code	Site Name / Type	Cultural Study Unit	Section #
SB-0202	BACHMANN 1. Campsite/village	1. Early Woodland 2. Late Woodland 3. Unknown Prehistoric	1
SB-0119	UNNAMED SITE 1. Campsite/village	1. Unknown Native American	11
SB-0120	MELENDY MOUND 1. Mounds/Other Unknown 2. Cemetery/burial	1. Unknown	11
SB-0121	OUR TOWN MOUND 1. Mounds/Other Unknown 1. Cemetery/burial	1. Unknown	12
BSB-0075	FARMIN CEMETERY 1. Cemetery/burial	1. Historic Euro-American	9
BSB-0077	HINGHAM CEMETERY 1. Cemetery/burial	1. Historic Euro-American	31
BSB-0097	GIBBSVILLE CEMETERY 1. Cemetery/burial	1. Historic Euro-American	35

BSB-0098	JANSEN CEMETERY 1. Cemetery/burial		28
BSB-0099	JOHN NEAL FAMILY CEMETERY 1. Cemetery/burial	1. Historic Euro-American	23
BSB-0100	ST. ROSE OF LIMA CATHOLIC CHURCH AND CEMETERY 1. Cemetery/burial	1. Historic Euro-American	16
SB-0278	FOUR STRONG WINDS 1. Workshop site	1. Unknown Prehistoric	13
BSB-0178	JUDD FAMILY BURIAL 1. Cemetery/burial	1. Historic Euro-American	22
BSB-0179	ADAMS FAMILY BURIALS 1. Cemetery/burial	1. Historic Euro-American	12
SB-0362	FENNER 1. Lithic scatter	1. Unknown Prehistoric	3
SB-0363	LEMAHIEU 1. HCM concentration	1. Historic Euro-American	2
SB-0366	PINEHURST FARM BURIAL 1. Cemetery/burial	1. Unknown Prehistoric	1

Source: Sheboygan County Natural Areas and Critical Resources Plan. (Not necessarily a comprehensive list of all old buildings and structures.)

Other historic features include; the 5 and 6 corners intersections on CTH V, CTH I as the main road to Milwaukee, and STH 32 as an early military trail from Milwaukee to Green Bay

Cultural Resources

Libraries

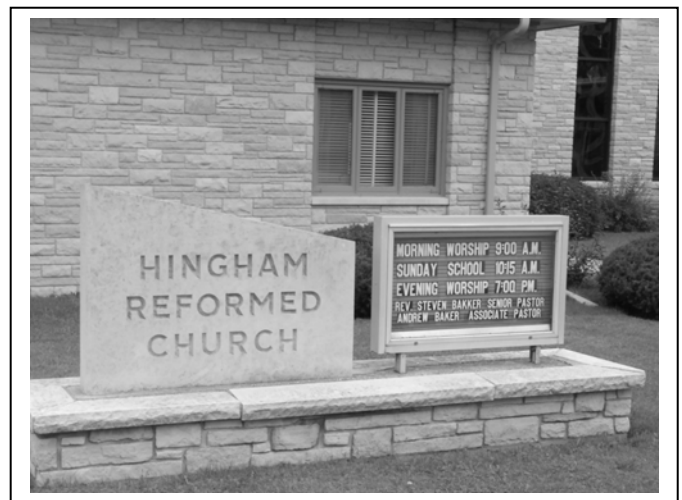
- The Oostburg Public Library, 213 N 8th Street, Oostburg. This library serves the Village of Oostburg, Town of Lima, Town of Holland, and Town of Wilson.
- UW-Sheboygan Library
- Eastern Shores Bookmobile

Community Organizations

- Ourtown Orioles, Lucky Clover, Hingham Handy Helpers and Lima Lites 4-H Clubs
- Hingham and Gibbssville Athletic Associations
- Higby-Oglan-Soerens American Legion

Events

- Hingham Memorial Day Parade



Community Design

Community design addresses the “look” and “feel” of a community. A variety of features contribute to community design, and these are identified below.

Signage

This includes signs that identify businesses; billboards and similar advertising signs; municipal signs; and yard signs. The Town of Lima has implemented a comprehensive sign ordinance in Section 26 of the Town of Lima Zoning Ordinance.

Landmarks

Landmarks are well-known reference points, prominent features, or meaningful locations within an area. Care should be taken to preserve landmarks, or enhance them, as necessary, if public opinion is supportive and funds are available. Some of the prominent features within the Town of Lima are:

- Hingham Mill pond
- The Five and Six-Corners area
- The Town Hall
- Dye Road School
- Sheboygan County Comprehensive Health Care Center
- Camp Riversite



Highway Entryways

Also known as “front doors” to a community, these are often the first view visitors and residents have of a community upon arrival. Many communities dress up these entryways with special signage, lighting, and landscaping in order to create a favorable impression. As STH 28 exits the neighboring Village of Waldo and City of Sheboygan Falls, and enters the Town, as well as STH 32 are entryways that might warrant discussion in the future.

RESOURCES STRATEGY AND RECOMMENDATIONS

The Town of Lima will seek direction for this element from the vision and goals identified through the public participation process:

Vision

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

Goals, Objectives, Policies, Programs

1) The Town of Lima has a proven history of plentiful, quality groundwater and its protection is a high priority of Lima citizens.

About 95% of the respondents in the 2003 Town of Lima Citizen Input Survey agreed that protection of groundwater quality and quantity is important to the Town.

- a) *Policy/program:* Identify the recharge areas for wells to recognize the areas that need to be protected.
- b) *Policy/program:* Identify potential contaminant sources within the recharge areas for wells in order to identify threats to the water.
- c) *Policy/program:* Continue to work with Sheboygan County ensuring that all septic systems are in good working order and giving citations to residents that are not complying.
- d) *Policy/program:* Coordinate with surrounding areas to ensure their ordinances are protecting the quality and quantity of groundwater.
- e) *Policy/program:* Work with the County to help ensure understanding of and compliance with the *Sheboygan County Erosion Control and Stormwater Management Ordinance*.
- g) *Policy/program:* Work with Sheboygan County and the WDNR to regularly test private wells.
- h) *Policy/program:* Encourage residents and businesses to properly seal abandoned wells.
- i) *Policy/program:* Strive to help landowners become aware of potentially tax deductible options for land preservation offered by Conservancy Organizations.

2) The Town of Lima supports the state’s “Right to Farm” law.

- a) *Policy/program:* Establish a brochure or pamphlet, to be distributed to new residents considering building or moving into the Town of Lima, informing them of the farming conditions and the Towns’ support of the “Right to Farm” law before they build or move to the Town.
- b) *Policy/program:* Create awareness of the intensity and importance of agriculture through a variety of methods that may include special “AG District” signage; road restrictions; lower speed limits; a town board “buyer/seller beware” conflict policy; and a “buyer beware” statement on Certified Survey Maps protecting the right to farm in the Town of Lima.
- c) *Policy/program:* Consider informing farmers that in order to be protected by the “right to farm” law they must use best practices such as nutrient management plans, soil erosion plans, or any other state or federal conservations or nonpoint law, which in turn lower the number of possible nuisance complaints in regards to agricultural lands.
- d) *Policy/program:* Partner with Sheboygan County UW-Extension and similar agencies to help local farmers become more aware of Best Management Practices (BMPs) for pesticide and fertilizer application, erosion control, environmentally friendly tilling strategies, etc

3) Lima Town government supports agricultural land preservation as a priority goal.

- a) *Policy/program:* Consider joining a countywide effort to develop the Site Assessment of the LESA score.
- b) *Policy/program:* Continue using a checklist to help analyze land parcels for potential zoning changes out of A-1 Prime Ag. Criteria for land analysis might include the County’s Land Evaluation and Site Assessment (LESA) score; the recent use of the parcel and adjacent parcels; and the presence of natural buffers. (See Appendix 4 for a sample checklist.)
- c) *Policy/program:* Develop and distribute, either directly or through area realtors, a “Rural Code of Conduct” form that outlines the traditional community norms and expectations for residents. (See Appendix 5 for form used by Realtors Association of South Central Wisconsin.)
- d) *Policy/program:* Continue to use the Agricultural zoning districts to preserve productive farmlands in the Town, except in growth areas designated on the 20-Year Potential Land Use Map.
- e) *Policy/program:* Consider maximum driveway lengths or maximum front yard setbacks for new residential and commercial development in order to limit fragmentation of lands.

4) The Town of Lima supports the lake management district to protect the Hingham Mill Pond.

- a) *Policy/program:* Uphold the current shoreland, wetland, and stormwater management ordinances. Protect environmental corridors, using conservancy zoning.
- b) *Policy/program:* Support the enhancement of the Hingham Mill Pond.
- c) *Policy/program:* Support the acquisition of property that would help to conserve the Hingham Mill Pond as an asset to the Town.

- d) *Policy/program:* Assist and support the lake management district if they apply for WDNR grants and other protection grants as needed.
- e) *Policy/program:* Encourage the use of vegetative buffers along lakes, streams and tributaries. Financial incentives are currently available through CREP and may be available in the future through the Sheboygan County Land & Water Conservation Department's Vegetated Buffer Strip Program.