



CHAPTER #6

UTILITIES AND COMMUNITY FACILITIES

CHAPTER 6: UTILITIES AND COMMUNITY FACILITIES

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CHAPTER 6: UTILITIES AND COMMUNITY FACILITIES

INTRODUCTION

Understanding the location, use, and capacity of utilities and community facilities is an important consideration when planning for the future. This information, coupled with demographic trends and projections, provides a realistic picture of service supply and demand. The community facilities and utilities discussed in this chapter were carefully considered in the development of the Future Land Use Map. Wisconsin's Comprehensive Law includes 14 goals for local comprehensive planning. The goals from the law listed below specifically relate to planning for utilities and community facilities:

- Promotion of the redevelopment of lands within existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
- Providing infrastructure and public service and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.

As part of Exercise #1 – “Who are We?” participants during the visioning process identified the Town of Buchanan’s “excellent E.M.T. and Law Enforcement”. During Exercise #2 – Hidden Gems, participants acknowledged recreational resources Rapide Croche Dam Site and Park and Historic Bridge Park, and Holy Spirit Church and School. Participants were concerned about high capacity wells and groundwater quantity.

UTILITIES AND COMMUNITY FACILITIES VISION

UTILITIES AND COMMUNITY FACILITIES VISION

In 2040, the Town of Buchanan coordinates with neighboring municipalities and Outagamie County to ensure that Town residents have convenient access to quality services and facilities. More specifically, Outagamie County, Appleton, Kimberly, Combined Locks, Kaukauna, Wrightstown and Harrison collaborate with Buchanan to improve response times for emergency personnel and provide residents quality public safety services. Buchanan has utilized a mixture of general funds, state and federal grants, and volunteer labor to maintain an extensive local park and trail system. The Town's property taxes have been maintained at a stable level by controlling debt, maintaining Town equipment, and carefully planning expenditures. The Town has been able to reduce costs and improve efficiencies in services by entering into shared service agreements with neighboring communities.

UTILITIES AND SERVICES INVENTORY– LOCATION, USE, CAPACITY

The following sections describe existing utilities and services available within Buchanan. This section documents those utilities and services provided by the Town, private providers and others.

Wastewater Collection and Treatment

Rural development in Buchanan (beyond the Darboy Sanitary District) is accommodated with private, onsite sanitary wastewater treatment systems. These systems must comply Chapter SPS 383; Private Onsite Wastewater Treatment Systems. Moreover, these individual systems must be properly permitted by Outagamie County and maintained as required by county ordinances. Soils in the Town vary in terms of their suitability for onsite wastewater treatment (see soil information in Agricultural, Natural and Cultural Resources Chapter for more information).

Soil permeability is generally very limited for septic tank absorption fields per data provided by the NRCS-USDA. Alternatives to individual, onsite treatment include clustered systems, re-circulating sand/gravel filters, Living Machines®, and municipal systems. Each alternative has their strengths and weaknesses when compared to conventional systems.

Clustered Systems

Clustered treatment systems provide an economical alternative to individual systems, particularly in areas with space limitations. Like septic tanks and mounds, shared systems are infiltration systems. They differ from the former two in that multiple homes “feed” into one treatment and discharge unit. Although economies of scale are created when multiple units utilize a shared drain field, issues related to soil permeability remain. The advantage of a clustered system from the perspective of soil inundation is that, since the system is located off-site, the site can be selected based upon ideal performance criteria. Onsite systems are limited to the best location available within that particular home site.

Re-Circulating Sand/Gravel Filters

Re-circulating sand/gravel filters (RS/GF) offer an economically viable, environmentally benign alternative to conventional drain field-based treatment systems. The basic components of a RS/GF system include a septic tank, recirculation tank, and sand or gravel filter. Water discharged from the system far exceeds the quality of a conventional system, and at a fraction of the price. RS/GFs have been in use for more than a century and are a WDNR permitted alternative to septic tanks and mound systems. The primary challenge to installation of this type of system, like the other alternative systems, is a lack of awareness of their availability on the part of landowners and developers.

Infiltration Wetlands

Infiltration wetlands have been used as effective wastewater treatment systems for more than thirty years. They have become the dominant treatment system for communities in the Minneapolis metropolitan region not served by municipal wastewater treatment. Although there are a variety of wetland-based systems used to treat effluent, the most common is a sub-surface flow wetland. Sub-surface flow wetlands utilize an anaerobic reactor (septic tank) for pretreatment followed by a forced-bed aeration system and wetland treatment cells. Infiltration wetlands are designed to achieve tertiary treatment at a fraction of the cost of a municipal system. They become cost-effective at the small scale when treating effluent from eight or more homes.

Living Machines®

Living Machines are a patented wastewater treatment system that is growing in popularity around the world. They entail a series of tanks teeming with live plants, trees, grasses algae, fish, shrimp, snails and a diversity of microorganisms and bacteria. Each tank is a mini-ecosystem designed to eat or break down waste. The process takes about four days to turn wastewater crystal clear. It is chemical-free, odor-free, and, compared to conventional wastewater treatment, costs less financially and ecologically.¹ Living Machines are WDNR permitted systems and are currently in use at the Conserve School in Land O' Lakes, at Cedar Grove Cheese Factory in Cedar Grove, and at Edgewood College in Madison.

Heart of the Valley Sewer Service Area

Located in southeastern Outagamie County and northern Calumet County the Heart of the Valley SSA Planning Area covers approximately 39.0 square miles (Map 6-1).² The 2050 planning area boundary represents the "ultimate service" area of the wastewater treatment plant based on capacity; the extent of planned service areas for individual lift stations or interceptor sewers, and/or; the proximity of nearby clusters of development currently using onsite systems which may have long-term (20+ years) needs for sanitary sewer.

According to Heart of the Valley 2030 SSA Plan Update, while lands south of the Fox River and east of the City of Kaukauna are within the planning area, service to this area will require a major new lift station. Therefore the plan recommends that other readily available lands, with the ability to provide service using more cost-effective gravity sewers, be developed prior to extending infrastructure into this area. In addition, based on topography and sewer depth, the Darboy Sanitary District interceptor sewer is designed to carry flows west of the sanitary sewer interceptor divide, while the City of Kaukauna's Kankapot Creek interceptor sewer is designed to carry flows east of the sanitary sewer interceptor divide.

¹ Excerpt from *The Living Machine*, Jeff Wolovitz, Penn State Department of Research and Policy, 2000.

² *Fox Cities 2030 Sewer Service Area (SSA) Plan Update*, approved by WDNR 2/13/2006.

Darboy Sanitary District

The one sanitary system located within the Town of Buchanan is the Darboy Sanitary District that provides sanitary sewer and public water supplies to the most developed portions of Buchanan. The sanitary district includes land in the western part of the Town, including the area north of CTH KK and west of DeBruin Road³ (Map 6-1).



Darboy Joint Sanitary District No. 1

The Darboy Sanitary District has facilities located at two separate sites. The administrative offices; Well Number 1 and 2, and a utility garage are located on CTH N. A water reservoir, equipment storage garage and Well Number 3 are located on Pinecrest Boulevard. The elevated water tower is located on the south side of CTH KK in the Town of Harrison.

The Darboy Sanitary District was formed in the early 1970's to deal with problems of malfunctioning septic systems. In addition, problems with individual wells, which included a falling water table (requiring deeper area wells), high iron, hardness and manganese content and a hydrogen sulfide odor, all led to the development of a public water supply system.

The sanitary sewer collection system for the Darboy Joint Sanitary District was put into operation in 1984. The system consists of primarily 8-inch PVC gravity sewer pipe. A larger gravity interceptor using 10, 12 and 15-inch pipes extends generally from south to north through the current service area. Darboy's main interceptor extends to a metering system in Combined Locks where the wastewater is discharged to the Heart of the Valley Metropolitan Sewerage Commission system.

Storm Water Management⁴

Town of Buchanan and Outagamie County

The Town of Buchanan is located in the Lower Fox Basin Watershed (for additional information on the Lower Fox Basin Watershed refer to Chapter 7: Agricultural, Natural, and Cultural Resources). Under Wisconsin Administrative Code NR216, the Town of Buchanan is required to have an MS4 permit. The permit requires the Town to perform certain activities, including (1) public education and outreach, (2) public involvement and participation, (3) illicit discharge detection and elimination, (4) pollution control, (5) post construction management, (6) pollution prevention, and (7) stormwater quality. The Town also has to comply with the standards set by the Lower Fox TMDL (Total Maximum Daily Load).

³ DeBruin Road is to be served by the City of Kaukauna.

⁴ Refer to Chapter 7: Agricultural, Natural, and Cultural Resources for more information about the Town's water resources.

To comply with the MS4 and TMDL requirements, the Town has adopted a stormwater management ordinance (Chapter 504: Waters, Sewers and Stormwater Management). This ordinance adopts the stormwater management services ordinance of the Garners Creek Communities Stormwater Utility and Outagamie County. Stormwater runoff standards help protect property and structures from damage caused by increased surface water runoff due to commercial, industrial and residential developments. Within the Town, shoreland protection is enforced by Outagamie County; while the Town enforces stormwater management and construction site erosion control. Although Garners Creek Stormwater Utility helps the Town comply with meeting the MS4 and TMDL requirements in the Garners Creek area, there is not a similar mechanism for meeting these requirements in other areas of the Town.

Garners Creek Stormwater Utility

The Garners Creek Stormwater Utility is a public entity created by the Village of Combined Locks, Town of Buchanan and Town of Harrison (now Village of Harrison) in 1998. It covers approximately 9.2 square miles and about 4.5 miles of stream corridors. The utility essentially includes the entire western portion of the Town. Garner Creek flows in a northeasterly direction and ultimately discharges into the Fox River. The purpose of the Utility is to reduce flooding, improve stream bank erosion and enhance water quality along Garners Creek and its tributary streams.⁵ The stormwater utility has control over streams within the utility district. Stream buffers within the “Area of Control” vary from 30 feet to 75 feet. Property owners are strongly encouraged to leave a buffer zone of natural vegetation along the creek bed in order to reduce erosion, improve water quality, and provide habitat for wildlife.



Main Street Pond

Properties within the Garners Creek Stormwater Utility receive a utility charge, based on equivalent runoff unit (ERU). Money generated by the Garners Creek Stormwater Utility is used to fulfill the objectives of the utility mentioned above. To assist with stormwater management, the Garners Creek Stormwater Utility maintains 8 detention ponds, 4 which are located in Buchanan: Heartland Pond, Main Street Pond, Regal Pond, and Springfield Pond (Map 6-1).

Water Supply

The water supply for the Darboy Joint Sanitary district was put into operation in 1984. The water system consists of two wells⁶ (500 gpm and 725 gpm) located adjacent to each other with water softening and chemical additions for disinfection at the district’s administration building on CTH N; a third well⁷ (735 gpm) and a 480,000 gallon reservoir located on Pinecrest Boulevard; a

⁵ Town of Buchanan website.

⁶ Well # 1 and Well #2.

⁷ Well #3.

300,000 gallon 165' elevated storage tank; and water distribution system⁸ (Map 6-1). Purchased water from the Village of Kimberly is mixed with water from the third well in the reservoir on Pinecrest Boulevard. The Darboy Sanitary owns a 1.25 acre parcel near Gentry Drive. Sometime in the future, the sanitary district plans on constructing a new water tower in this location.⁹

Private wells currently serve the eastern portion of the Town. Although private wells offer a low-cost source of potable water, they do not provide the level of testing typical of a municipal water supply. Contamination of groundwater is a serious issue for many rural communities. Sources of groundwater contamination include leaking fuel tanks, surface discharges, and natural substances present in the subsurface geology. A common naturally occurring contaminant of groundwater in the Fox/Wolf Basin is arsenic. Although no private wells in Buchanan have yet tested positive for arsenic, it is important to note that arsenic has been detected in amounts greater than 10 parts/billion in Outagamie, Shawano, Winnebago, Brown and Manitowoc Counties (for additional information on groundwater and arsenic contamination, refer to Chapter 7: Agricultural, Natural and Cultural Resources). Due to the incidence of naturally occurring arsenic, all private wells in Outagamie County are subject to special casement standards.

Electricity and Natural Gas

Electric

WE Energies,¹⁰ Wisconsin Public Service Corporation (WPS)¹¹ and Kaukauna Electric provide electric power in Buchanan (Map 6-2). Kaukauna Utilities, a community owned electric utility serves a portion of the eastern part of the Town near Kaukauna. Wisconsin Public Service Corporation covers a small portion of the Town along the eastern border (north of CTH Z). The remainder of the Town is served by WE Energies.

American Transmission Company (ATC) owns and maintains a number of transmission lines in the area (Map 6-1). A 345 Kv transmission line intersects the northeast corner of the Town from a substation on the north side of the Fox River east towards Point Beach. Smaller 138 Kv lines are located in various locations in the western portion of the Town. According to ATC's 2016 10 Year Assessment, no major upgrades are planned for the Buchanan area.

⁸ Water, Electric, or Joint Utility Annual Report for year ended: December 31, 2016.

⁹ Darboy Sanitary District, March 5, 2018.

¹⁰ We Energies is the trade name of Wisconsin Electric Power Co. and Wisconsin Gas LLC, utility subsidiaries of WEC Energy Group.

¹¹ Wisconsin Public Service Corporation is part of the WEC Energy Group.

Natural Gas

Natural gas is provided by WE Energies and WPS (Map 6-2). All but the northeast corner of the Town is within the WE Energies service area. Two gas transmission companies own and maintain natural gas pipelines in the Town of Buchanan. Guardian Pipeline owns and operates a natural gas pipeline west of and parallel to the Town's eastern boundary. ANR Pipeline owns and operates a pipeline that generally is located east of STH 55, then west along CTH CE and north along Main Street extended. According to the Town, while the eastern edge of the Town is within a natural gas service area, natural gas has not been extended to this area.

Power Generating Facilities

Fox Energy Center is located north of the Town of Buchanan in the Village of Wrightstown. This natural gas fueled electric generating facility produces electricity for WPS customers. The plant is a combined-cycle generating facility and is capable of producing 620 megawatts. Other power generating facilities near the Fox River and north of the Town include: Combined Locks Energy Center (owned by WPSR, natural gas fuel), Island Street Peaking Plant (owned by WPPI, natural gas fuel), Kaukauna Gas & Diesel (owned by Kaukauna Electric & Water Utilities, natural gas fuel), Kaukauna Paper Mill (owner International Paper Co., coal fuel). There a number of hydroelectric dams located along the Fox River, none are within the Town. FERC licensed hydroelectric dams include: the Cedars (Kimberly), Little Chute, Badger Rapids (Middle Kaukauna), Combined Locks, City Plant (Lower Kaukauna) and Rapide Croche.

Current electric and gas facilities are adequate to provide continued service into the foreseeable future. Moreover, these companies gauge demand to consider long-range changes in supply.

Solid Waste Disposal and Recycling

Advance Disposal Services provides weekly garbage and recycling pick-up for residents in Buchanan. Businesses and multi-family properties with more than 4 units contract separately for waste and recycling collection. The Town provides detailed information on recycling on its website. Once per month, the Town provides curbside pickup for appliances and other large items. Property owners need to purchase a sticker for each appliance prior to pickup. The Town also provides Christmas tree pickup after the holiday season. Residents can place their tree by the road and the Town will pickup the tree and dispose of it. The Town collects yard waste (Leaves, grass clippings, garden debris, brush and small twigs) monthly April through September and more frequently during the fall.

The Outagamie County Department of Solid Waste provides services for recycling, yard waste, electronics, appliances, construction waste, solid waste and hazardous waste¹². These waste disposal services are provided at the Outagamie County landfill, located north of Buchanan on Holland Rd. Materials may be dropped off at the landfill site. Hazardous waste disposal is by

¹² <http://www.recyclemoreoutagamie.org/>.

appointment only. In 2018, the Town of Buchanan will begin automated collection of garbage and recyclables, when the new contract with Advance Disposal goes into effect. There has been discussion in the past about the development of a Town yard waste disposal center in the eastern part of the Town. A yard waste disposal center would provide residents with a location to dispose of leaves, branches, and other yard waste.

A concern with respect to solid waste disposal around apartment buildings and commercial establishments was identified during the last update of the comprehensive plan. To address this problem the Town has adopted an ordinance that requires dumpsters to be properly screened.

Police Protection

The Outagamie County Sheriff's Department provides nearly 24 hour/7 days per week police protection services to the Town of Buchanan. The Town contracts for police protection with the Outagamie County Sheriff's Department. The County Department headquarters is located at 320 S. Walnut Street in Appleton. Buchanan also provides office space in the Town Hall for officers assigned to patrol the Town. In 2018, the Town of Buchanan and the Village of Combined Locks will enter into a contract with Outagamie County for joint police protection. As a result, officers will no longer working solely in the Town, but will also be working in the village. This will increase the number of officers working in the Town from the current 4.

The Outagamie County Sheriff's Department has 73 sworn officers working in the Law Enforcement Division as uninformed patrol, investigations and civil process. Buchanan has four (4) sworn officers assigned to it. These officers are not Town employees, but they only work in Buchanan. Deputies are involved with school programs, the drug unit, snow/boat patrol, emergency response team and the dive team. Squad cars used by Town deputies are marked for the Town of Buchanan.¹³

Specific statistics for the four (4) Town officers is not available; however data is available for the collective Outagamie County Sheriff's Department. In addition to the Town patrol officers, Outagamie County at any given time will have as many as ten (10), but no fewer than six (6), patrol cars are on duty. The number of officers on patrol duty varies by the time of day and overlaps during shift changes. The Department serves approximately 182,365¹⁴ residents of Outagamie County. The Sheriff Department patrols Outagamie County in four sections, divided by STH 47 and CTH S. Patrol Officers are assigned to each section.

The Outagamie County Sheriff's Department has 911 emergency-based dispatching for nearly all municipal police departments in the county, including the City of Appleton. The Outagamie County Sheriff's Department also dispatches for a majority of the fire departments in the county as well.

¹³ <http://www.townofbuchanan.org/town-services/public-safety/law-enforcement/>.

¹⁴ Wisconsin Department of Administration, 2016 Final Estimate.

The Outagamie County Sheriff Department is currently in the process of conducting active recruitment and testing for the Patrol Division. In January of 2018 the Outagamie County Sheriff's Department will begin patrol responsibilities for the Village of Combined Locks, adding three (3) officers to the Department's Table of Organization. In addition, the Department will be adding six (6) part-time officers, responsible for campus security at the Outagamie County Justice Center.

The Outagamie County Sheriff's Department annually reviews equipment and vehicle needs as part of the Outagamie County Capital Improvements Program. Regular vehicle replacement is important to ensure that a dependable vehicle is available to respond to public safety needs. The Sheriff's Department has a "1-to-1" program in place which ensures that a squad car is only driven by 1 officer and kept at the home of that officer. That program results in a 3-year vehicle replacement schedule. Other available cruisers are replaced annually based on mileage.

The Outagamie County Sheriff's Department operates a jail facility at 320 S. Walnut Street in Appleton. The jail has a capacity of 556 inmates. A special area has been set aside in the former juvenile detention facility to house inmates needing special attention. The jail accommodates a work-release population who work 40-50 hours each week outside of the jail and then return to the facility each night and weekend. In 2016, the average daily inmate population was 408¹⁵.

Generally the Town is satisfied with the level of police protection it receives from Outagamie County.

Fire Protection and Rescue Services

Fire protection services in Buchanan are provided by a paid on call 35-member Buchanan Volunteer Fire Department. The fire chief is employed part-time by the Town. Fire protection east of Loderbauer Road is provided by the Hollandtown, Wrightstown and Buchanan fire departments (Map 6-3). The Town contracts with the Hollandtown and Wrightstown fire departments each year to assist with fire protection for areas in the eastern portion of Buchanan (east of Lodebauer Road. In the western part of the Town, the Town contracts with the Combined Locks Fire Department to assist with fire protection for areas west of DeBruin Road. An automatic aid agreement is in place with the Harrison and Combined Locks fire departments. Response times in the Town average about 8 minutes. Concerns have been raised about volunteer response during daytime hours. The Insurance Services Office (ISO) Incorporated collects information on municipal fire protection efforts throughout the United States.¹⁶ Using the Fire Suppression Rating Schedule (FSRS), ISO assigns a Public Protection Classification (PPS) from 1 to 10. Class 1 generally represents superior property fire protection, and Class 10 indicates that the area's fire suppression program doesn't meet ISO's minimum criteria. The Town has a PPS rating of 4 within the Darboy Sanitary District and a PPS of 9 in other areas.

¹⁵ This includes inmates locked up, in Huber, GPS and Day Report. *2016 Annual Report, Outagamie County Sheriff's Department.*

¹⁶ <http://www.isomitigation.com>.

The Buchanan Fire Department has four (4) fire vehicles: 2011 tender, a 1989 Chevy equipment van, a 1993 Seagrave engine and a 2007 Pierce engine. The Town Board provides the Fire Department with a “Fire Truck Fund”. Additional Money is designated for the Fire Truck Fund in annual and is to be spent on the purchase of future fire vehicles. Within the next year, the Fire Department plans on purchasing a new engine. Along with the Fire Department, there are also twelve (12) volunteer First Responders providing medical services to the Town.

Gold Cross Ambulance Service Inc. and the City of Kaukauna Fire Department provide rescue service to the Town. Gold Cross provides service to the western (west of DeBruin Road) part of the Town. The City of Kaukauna Fire Department provides service to the remainder.

COMMUNITY FACILITIES INVENTORY

This portion of the chapter profiles the community facilities available to Buchanan residents.

Park and Recreation Facilities

Current park and recreational facilities provide Buchanan residents with places to enjoy leisure activities and the outdoors. Approximately 67 acres of public parks and 278 of special facilities are available to Town of Buchanan residents. This acreage includes four parks maintained by the Town of Buchanan or jointly maintained with a neighboring community. School yard acreage comprises about 24.5 acres.¹⁷ The current recreational facilities available to Town residents are listed below (Map 6-4):

Neighborhood Parks

Town Hall Park

Town Hall Park is located on a 3.13-acre site adjacent to the Town Hall on CTH N. The facility shares parking with the Town Hall and is designed to utilize restrooms in the Town Hall during special park events. Facilities include a variety of play apparatus, picnic facilities, a basketball court, tennis court and a grass volleyball court. A small open play area is situated on the eastern portion of the park. A paved walkway provides access to the park from the neighborhood to the east. An unpaved walkway provides access to the park and there are many trees along the banks.



Town Hall Park

¹⁷ *Town of Buchanan Comprehensive Outdoor Recreation Plan 2018-2022.*

Hickory Park

Hickory Park is a 5.02-acre neighborhood park was dedicated to the Town of Buchanan in 1995 as part of the Hickory Estates Subdivision. The park serves the 195 lot subdivision, as well as, neighboring residential areas. This park is located between Briarwood Drive and State Park Rd., just north of CTH KK. Facilities at the park include a basketball court, two tennis courts, a volleyball court, two sets of playground equipment, soccer field, sand box, picnic tables and portable toilets from May through October. A gravel trail is provided through the park with access to both Gentry Drive and Briarwood Drive. Off-street parking stalls are available.



Hickory Park

Springfield Park

This small 2-acre neighborhood park is located on Springfield Drive near Just About Lane in the west central portion of the Town. The park was developed in 1997 with Town funds. Facilities located at this park include a basketball court, two tennis courts, sand box, picnic tables, benches, playground equipment and portable toilets from May through October. There is also a grass trail access from the neighborhood to the north. A light is provided over the play area.

Fox River – Rapide Croche Dam Site and Park

The Rapide Croche Dam Park Site is located between CTH ZZ and the Fox River in the northeastern portion of the Town. The dam, hydro-plant and park site comprise approximately 38-acres, and are owned and operated by the City of Kaukauna Electric and Water Department. The actual park area comprises 5.65 acres and is used on a seasonal basis, providing picnic facilities, restrooms, parking for a dozen vehicles and a scenic overview of the Fox River along the south bank.



Rapide Croche Dam Site and Park

The park, as well as the Town, is within the Fox-Wisconsin Heritage Parkway. This location offers an attractive view of the river, and opportunity for fishing as one of many recreational attractions along the river. The path leading down through the woods to the waterway gives the onlooker a nice view point for wildlife, and the dam.

Community Parks

Darboy Community Park

This 17.6 acre park was a jointly built and is mutually maintained by the Town of Buchanan and the Village of Harrison. Facilities available include wooded trails, an asphalt walking trail, soccer fields, 2 playground areas and 2 basketball courts. There is also a park shelter that is available to the community that can be rented out. In the winter, an ice rink is created for skating. The Towns of Buchanan and Harrison share costs for equipment (basketball, soccer, playground facilities, etc.), the park shelter, and maintenance of the park and restrooms.



Darboy Community Park

Main Street Pond Site

This pond was completed by the Garners Creek Stormwater Utility. It is located south of Emons Road and just east of Main Street. The site includes an unpaved trail that circles the pond. Approximately 37 acres are included in this site.

Mini-Parks

Allison Drive Bridge

The Town of Buchanan dedicated a small site off Allison Drive. The unimproved site contains a small historic stone bridge and is overgrown and not available for public use. Originally this site was planned for a small parking lot and picnic area.



Allison Drive Bridge

Special Use Facilities

There are no boat launches, conservancy areas or other special use facilities in the Town of Buchanan, except for local trails.

Trails

CE Trail

The CE Trail is partially located in the Town of Buchanan and runs parallel and on the north side of CTH CE. This asphalt paved trail is part of the Outagamie County Parks System and totals approximately 6.7 miles. Recently the Town constructed a new connection to the trail beginning from



CE Trail

the new roundabout which was constructed in 2007 at CTH N, Emons Road and Buchanan Road.

Public and Private School Recreational Facilities

Holy Spirit Catholic School

Holy Spirit Catholic School is located on CTH KK, just west of CTH N. The site provides a 4.5-acre playground area that includes swings, slides and climbers. A large hard surface area is stripped for a variety of children's court games including basketball hoops and a backstop area.

Neighboring Community Parks and Facilities

The Town of Buchanan and several other jurisdictions share an interlocking boundary and thus many Town residents find it convenient to utilize parks and other recreational facilities in neighboring communities. A variety of these facilities are found in the villages of Kimberly and Combined Locks and the City of Kaukauna. The Kimberly YMCA, the Kimberly High School Athletic Fields, the Doty Bayorgeon Recreation Area and the 1,000 Islands area in the City of Kaukauna are examples of population recreation facilities and natural area used by Buchanan residents.

For Profit Recreational Facilities

Countryside Golf Club

Countryside Golf Club is a private 18-hole golf course located near the intersection of CTH CE and CTH GG in the southeastern portion of the Town. The course is open to the public and provides challenging golfing for golfers of all ages. The Countryside Golf Club is the largest recreational facility in the Town of Buchanan (based on acreage).



Countryside Golf Club



Wisconsin International Raceway

Wisconsin International Raceway (WIR)

Wisconsin International Raceway is located on CTH KK, about one half miles east of STH 55. The speedway includes a half-mile D-shaped asphalt oval track and a quarter-mile paved oval track. WIR also has a quarter-mile drag strip. The facility has concession stands, bleacher seating, restrooms, and a pavilion which can be rented out (capacity of pavilion is 208 people seated at banquet tables).

Soccer Heaven and Sports Center

This recreation center is located on Stoney Brook Road near STH 441. The 50,000 square foot complex includes three indoor soccer fields with artificial turf, four indoor batting cages, a video arcade, sports shop, mini-golf, private rooms for coaches and players, as well as a private party room.

Communication Facilities

Access to communication facilities is very important in a modern economy. The quality of communication services depends on the capacity of the lines, towers and supporting infrastructure serving a community. What follows is a description of the communication facilities and providers serving Buchanan.

Television and Radio

There are no television or radio stations located in Buchanan. Residents receive radio and television station coverage from Green Bay, the Fox Cities, and other areas in Northeast Wisconsin.

Spectrum provides cable television service to the Town. The company offers cable and digital packages. Satellite service is also available from Direct TV and Dish TV.¹⁸ Television and radio coverage from the greater region will continue to meet resident needs over the life of this plan.

Telephone Service

Multiple providers offer local and long distance telephone services in Buchanan and are expected to do so in the foreseeable future. These companies offer a wide variety of packages and service plans. Moreover, they make decisions regarding service upgrades based on consumer demand.

Internet

Access to the Internet in Buchanan is available through a variety of companies and at a variety of speeds.

The Town of Buchanan website is an important informational tool for residents and Town officials. This website provides meeting notices, building information, and other important information about the Town. The Town plans to continue to use this website to provide residents online access to Town information.

¹⁸ <https://www.cabletv.com>.

Newspapers

Buchanan does not publish its own newspaper, but rather uses The Villager to publish all legal notices. The Appleton Post Crescent and Appleton Post Crescent – Wrightstown are the most widely read newspapers in Buchanan, followed by the Green Bay Press Gazette. The Town publishes a newsletter quarterly. The newsletter highlights local events and happenings. The e-newsletter goes out monthly.

Cellular/PCS Towers

Multiple providers offer cellular service in Buchanan and are expected to do so in the future. These companies offer a wide variety of packages and plans. They make decisions regarding service upgrades based on consumer demand.

Towers are located on Weiler Road, Block Road and Speel School Road. At this time, there are no pending tower applications before the Town (Map 6-3). The Darboy water tower also has cellular antennas mounted on it to provide service to area residents. The Darboy Sanitary District has control of the water tower and controls what antennas are placed on it.

Postal Service

The Town of Buchanan is served by U.S. Post Offices located in Appleton and Kaukauna.

Health Care Facilities

Health care services for Buchanan residents are provided by multiple medical facilities located in Appleton including the ThedaCare Regional Medical Center-Appleton and St. Elizabeth Hospital. These facilities provide extensive medical services for Town residences.

ThedaCare Regional Medical Center-Appleton is: “an area leader in cardiac, cancer and orthopedic care. Specialty services include: cancer center support services, cardiovascular care, family birth care, orthopedic care, and 24 hour emergency services.”¹⁹

St. Elizabeth Hospital is the other nearest medical hospital to Buchanan. St. Elizabeth hospital, operated by Ascension, a faith based healthcare organization. St. Elizabeth Hospital meets a broad variety of patient needs through general care, surgical services and numerous medical specialties including cardiology, oncology, pediatrics, emergency, intensive care and obstetrics. For more than 100 years, St. Elizabeth Hospital has been a leader in providing quality care to Fox Valley residents, and will continue to do so in the future.

Health facilities including clinics and dental offices are located on Van Roy Road. In addition, Aurora Health has a facility at the corner of CTH CE and CTH KK in the City of Kaukauna.

¹⁹ ThedaCare website: www.thedacare.org.

There may be a potential for more health care facilities in Buchanan. The Town should continue to support these types of establishments. At this time, existing facilities meet the current health care demands of residents, though the Town should continue to regularly monitor needs to maintain quality health care choices in the future.

Cemeteries

Holy Angels Cemetery located on CTH KK is the only cemetery in Buchanan. Holy Angels Cemetery was established in the 1850's and mainly serves members of Holy Angels Church. At this time, the 4- acre cemetery has approximately 550 burial sites available, with no plans for any expansion.²⁰ Town residents are able to obtain available cemetery space in public and private cemeteries located throughout the Fox Valley area.



Holy Angels Cemetery

Childcare Facilities

There are two childcare facilities located in Buchanan: Kids Kingdom and Little Heart Daycare.

- Kids Kingdom, located on Stoney Brook Road, opened in 1997. They currently have 25 employees who provide general daycare services to 112 children. At this time, there are no plans for any expansion.
- Little Hearts Daycare, located on Barney Court, opened in 1992. It currently has 28 employees and provides daycare services to approximately 95 children. A special program offered at Little Hearts is community touring. This program allows children go on field trips around the area to visit places in and around Buchanan. At this time there are no plans for expansion of this daycare facility.



Little Hearts Daycare

Along with these two facilities, there are private in-home daycare businesses in Buchanan.

Educational Facilities

Portions of the Town of Buchanan are located in the Appleton, Kimberly, Kaukauna and Wrightstown school districts. There is one school building located in the Town: Holy Angels School. There no plans by any district to build additional schools in Buchanan in the foreseeable future. Below is a brief profile of each district serving the community.

²⁰ Holy Angels – Holy Spirit Parish, personal conversation, 8/28/17.

Appleton Area School District



Appleton Area School District
Preparing Our Students for Their Future

The Appleton School District serves the City of Appleton and is located in three counties. The district serves approximately 16,281 students (preschool – grade 12) - making it one of the sixth largest school district in the state. Only a small area of the Town of Buchanan along Newberry Street is part of the Appleton Area School District (Map 6-4). Students in this area attend Johnston Elementary School, Madison Middle School and East High School.²¹



Kimberly Area School District

The Kimberly Area School District covers approximately 17 miles stretching over multiple communities.²² The district serves over 5,000 students in grades pre-Kindergarten through 12. The Kimberly Area School District covers the western portion of the Town; west of State Park Road (Map 6-4). Students in the Town attend Woodland and Maplewood Intermediate schools, Janssen, Sunrise Westside and Woodland elementary schools, and Kimberly High School.



Kaukauna Area School District

The Kaukauna Area School District has a teaching staff of approximately 450 serving 4,000 students in early childhood through grade 12.²³ The Kaukauna Area School District covers the eastern part of the Town from State Park Road west, except for the northeast corner (Map 6-4). Students in the Town attend Quinney and New Directions Schools, Park Community Charter School, Fox River School and the Kaukauna High School.



Wrightstown Community School District

The Wrightstown Community School District educates over 1,300 students.²⁴ The district consists of three school buildings on approximately 80 acres of land. District offices are located at 351 High Street in Wrightstown. The Wrightstown Community School District covers the northeast portion of the Town (Map 6-4).

²¹ Appleton Area School District, <http://www.aasd.k12.wi.us/>.

²² Kimberly Area School District, <http://www.kimberly.k12.wi.us/departments/about>.

²³ Kaukauna Area School District, <http://www.kaukauna.k12.wi.us/district/>.

²⁴ Wrightstown Community School District, <http://www.wrightstown.k12.wi.us/district/superintendent.cfm>.

Holy Spirit Catholic School

Holy Spirit Catholic School is located at W2796 County Road KK and is within the Kimberly School District (Map 6-4).²⁵ The school serves about 250 students in 3 year old pre-kindergarten through 8th grade. It functions as a feeder for local high schools including St. Francis Xavier, St. Mary Catholic School and Kimberly High School.

Open Enrollment

Under the full-time inter-district open enrollment program, Wisconsin students may apply to attend school in any K-12 public school district in the state, regardless of whether or not they live in the district. Families of students who transfer from their local district do not pay tuition. However, a local district loses state aid for each student who transfers to another district and gains state aid for each student who transfers from another district. The program first took effect in the 1998-99 school year. It was designed to encourage competition among districts as a means of fostering improvement in public schools and to provide families with increased flexibility in their educational choices. Participation has increased each year since the program's inception.

Higher Education

Nearby college choices include: Lawrence University (Appleton), University of Wisconsin Fox Valley (Menasha), Fox Valley Technical College (Appleton), the University of Wisconsin – Green Bay (Green Bay), St. Norbert College (De Pere), Concordia University Center (Green Bay); UW Oshkosh (Oshkosh), College of the Menominee Nation (Green Bay); Northeast Wisconsin Technical College (Green Bay), Bellin College of Nursing (Green Bay), and the University of Wisconsin – Stevens Point (Stevens Point).

Library Services

Library service for Buchanan residents can be found at the James J. Siebers Memorial Library at 515 W. Kimberly Ave. in Kimberly, the Kaukauna Public Library at 207 Thilmany Rd #200 in Kaukauna, the Gerard H. Van Hoof Memorial Library at 625 Grand Ave. in Little Chute, and the Appleton Public Library at 225 N. Oneida Street in Appleton. These four libraries participate in a regional consortium providing combined catalogs, Internet catalog, and other services designed to improve resident access to library services. These four public libraries, combined with the public school

What is a Little Free Library

The Little Free Library is a nonprofit organization. The Little Free Library is a take a book; return a book, free book exchange.

Source: <https://littlefreelibrary.org/>

²⁵ Holy Spirit, <http://holyspirit-parish.org/>.

libraries (catering to district school children), are expected to continue to meet resident needs. While there are no plans to locate a library in the Town of Buchanan, a book mobile or a Little Free Library might be a nice addition.

Senior Services

Buchanan's senior population is a small but growing segment of the community. Services to seniors are available through a variety of organizations in Appleton, and by local churches, the American Red Cross, and volunteer groups. The population of persons at 65 years or older is expected to increase as a percentage of the total population. The Town must continue to collaborate with neighboring municipalities to ensure that the services necessary to support an aging population are sufficient to meet future needs. Moreover, the Town can use its quarterly newsletter and website as a tool to educate its seniors about available services.

Additional Town Facilities and Equipment

The Town Hall and Garage are located at N178 CTH N in Buchanan. The Town is currently remodeling the Town Hall to add security and access control. The administrative area will be renovated so that all the administrative offices are in close proximity to one another. The Town does not anticipate any other changes to the Town Hall in the near future. The Town Hall is available to rent by Town residents.

The Town does not have separate garage space; instead garage space in the town hall is shared with the Town's Fire Department. A ½ ton pickup truck and lawn mower are used for various projects in the Town and are stored in the garage space. In the winter a plow is added to the pickup truck so that snow can be cleared at the town hall. A small storage shed is located behind the Town Hall and is used to store smaller items. The Town plans on constructing a separate garage behind the town hall. Construction on the garage should happen later this year or early next year. No other upgrades are planned.

UTILITIES AND COMMUNITY FACILITIES ISSUES AND CONCERNS

Park Facilities

The need for park and recreation facilities grows with the population of a community. Today, Buchanan has approximately 67 acres of public parks²⁶. This acreage includes four parks maintained by the Town of Buchanan or jointly maintained with a neighboring community. School yard acreage comprises about 24.5 acres.

East Central Wisconsin Regional Planning Commission (ECWRPC), as part of its Long-Range Transportation/Land Use Plan for the Fox Cities, Oshkosh, and Fond du Lac Urban Areas

²⁶ *Town of Buchanan Comprehensive Outdoor Recreation Plan 2018 and 2022.*

(October 2010), has identified a level of service standard for parks, which is 10 acres for every 1,000 residents. ECWRPC created residential standards based on density for various services such as sanitary sewer, water supply, street network, and parks. The high density category is defined as 3 or more residential units per acre.

Based on WDOA population estimates and looking solely at the total recreational acreage currently owned by the Town, Buchanan should consider purchasing additional park land in the future as a significant increase in population pushes up the demand for major types of active recreational facilities. Currently the Town is within the standards for total recreational acreage. However, by 2020, it is estimated that the Town will need to increase acreage to stay within the standards and by 2040; the Town will need an additional 3 acres.²⁷ This is based upon the overall 10 acres of parks per 1,000 person rule required for green space versus the jurisdictional standards specified by park type of what is needed. For more information, please see the Town of Buchanan Comprehensive Outdoor Recreation Plan 2018 and 2022.

Potential partnerships with Outagamie County, Appleton and Kaukauna may provide opportunities to address some park and recreation needs in Buchanan. This partnership could provide a park with softball and/or soccer fields for residents. There is also the opportunity to provide the community with a dog park; this was identified during the last update of the comprehensive plan and again during the recent update of the Town's outdoor recreation plan. The nearest dog park is located off CTH 00 and French Road, several miles north of the Town of Buchanan. This area would allow residents and their pets to enjoy an outdoor recreation space without having to worry about pet rules when in other parks. As part of the development of the Town's outdoor recreation plan, 63% of respondents felt the Town should invest in the development of more natural areas.

Public Safety

The Outagamie County Sheriff's Department will continue to be the primary law enforcement agency in Buchanan. Starting in 2018, the Town will be entering into a contract with the Village of Combined Locks and the Sheriff's department for joint coverage. In addition, the Town must work closely with Appleton, Kimberly, Kaukauna, Wrightstown and Harrison to ensure quick fire and rescue response times, particularly in areas east of STH 55.

Community Services

In many ways, Appleton, Kaukauna, Kimberly, and Combined Locks serve as the "downtown" for Buchanan residents (depending on where they live in the Town). Libraries, health care facilities, senior and youth programs, churches, and other services typically provided by a municipality are conveniently accessed and accessible in these surrounding communities. It is unlikely that the Town's expected population growth will warrant changes to this existing arrangement. However, this situation does require that the Town work closely with surrounding

²⁷ *Town of Buchanan Comprehensive Outdoor Recreation Plan 2018 and 2022.*

communities to make certain that these necessary services can be adequately provided in the future.

UTILITIES AND COMMUNITY FACILITIES FUNDING OPTIONS

Grant and loan programs are available from a variety of state and federal sources. The following section provides a brief description of some of the programs that may be available to the Town.

Water and Wastewater Grant and Loan Program

The United States Department of Agriculture Rural Development Section (Rural Utility Service) has a water and wastewater grant and loan program to assist cities, tribes, sanitary districts, and towns in rural areas with a population up to 10,000. The program provides loans and grants to construct, improve, or modify municipal drinking water and wastewater systems, storm sewers, and solid waste disposal and recycling facilities.

State Trust Fund Loan Program

The Board of Commissioners of Public Lands provides this loan program with terms of up to 20 years and deeply discounted interest rates. Loans may be used for a variety of purposes including road improvements, community centers/halls, economic development, school repairs and improvements, trail development, public safety vehicles, road and snow removal equipment and property acquisition. Available funding is determined on an annual basis. The State Trust Fund Loan Program may provide the Town with opportunities to fund the development of park facilities and trails.

Rural Community Development Grants

A variety of grants are available from various federal agencies to aid the Town in implementing its development and preservation goals. A partial list of programs includes:

- Rural Housing Preservation Grant
- Rural Community Development Initiative
- Rural Development, Forestry, and Communities
- Community Facilities Loans and Grants
- Rural Business Development Grants
- Rural Business Enterprise and Opportunity Grants
- Outdoor Recreation Acquisition, Development, and Planning

The majority of these grants are awarded to communities with a population up to 10,000 based on a competitive application process.

Fire Administration Grants

The Federal Emergency Management Administration (FEMA) offers over \$100,000,000 in annual grant awards to fire departments in six specific areas: training, fitness programs, vehicles, firefighting equipment, and fire prevention programs. Applicants from communities that serve a population of less than 50,000 must provide a 10% match. If the need warrants, Buchanan may collaborate with surrounding communities to apply for grants to improve response times, expand equipment inventories, or enhance fire prevention programs.

State Stewardship Fund

The Stewardship Fund is the State of Wisconsin's land acquisition program for public outdoor recreation and habitat protection. The fund is administered by WDNR and provides grants for land purchase, park and trail development, habitat protection, expansion of hunting/fishing opportunities, and other outdoor recreational opportunities. Available funding is determined on an annual basis as part of the Governor's budget.

COORDINATION WITH OTHER COMPREHENSIVE PLAN CHAPTERS

The ability of a community to grow is directly tied to its infrastructure capacity. The preceding sections of this chapter have inventoried existing community facilities, identified current deficiencies, and provided achievable goals for future implementation. This section will focus upon the ways in which the Utilities and Community Facilities Chapter is related to, and will be integrated with, the other chapters of the comprehensive plan.

Housing

As the population of Buchanan grows, additional demands will be placed upon the Town's infrastructure. New housing will require the extension of utilities like gas and electricity, as well as services such as fire protection, garbage collection, and snow plowing. It is important to ensure that housing is built in areas capable of satisfying the requirements of onsite or alternative treatment systems or be located within the sanitary district. This requires that the Town consider costs of services as part of the review process for proposed residential subdivisions. Moreover, these considerations were also part of the process of delineating new area for residential development on the Future Land Use Map presented later in this plan.

Transportation

Planning for transportation infrastructure and utilities and community facilities are often tied together. New roads in the Town will undoubtedly result from transportation needs associated with new residential development projects. Utilities are most frequently located in road rights-of-way. Therefore, it is imperative that the Town coordinate planning and construction activities related to the transportation network and future utilities and community facilities.

Agricultural, Natural and Cultural Resources

The ability to accommodate growth while protecting the natural environment is essential if quality of life is to be maintained and improved. The quality of surface and groundwater resources is linked to the proper siting, installation and maintenance of individual on-site systems. In addition, the Town has a rich agricultural history and viable farms still exist in the eastern portion. While cultural and historical resources often help determine and define a community's identity. Agricultural land along with the Fox River and tributaries, wooded areas and open spaces provide and the Town's historical and cultural resources define the Town.

Economic Development

The availability of utilities and community facilities like electricity, police protection, and communication services are critical to economic development. Therefore, the goals and objectives of this chapter seek to maintain, and where feasible, improve local utilities and community facilities to allow for economic development opportunities in the Town where they are desired.

Land Use

Development brings more people and businesses to a community. Accordingly, the need for associated utilities and facilities increases with development. As such, there is a very close relationship between the land use and utilities and community facilities elements of this plan. The Future Land Use Map was developed after careful consideration of where utilities and community facilities are now available, or will be available, over the next 20 years. Development is discouraged in those areas where wastewater treatment systems, communication services, power supplies, or other infrastructure costs are prohibitive.

Intergovernmental Cooperation

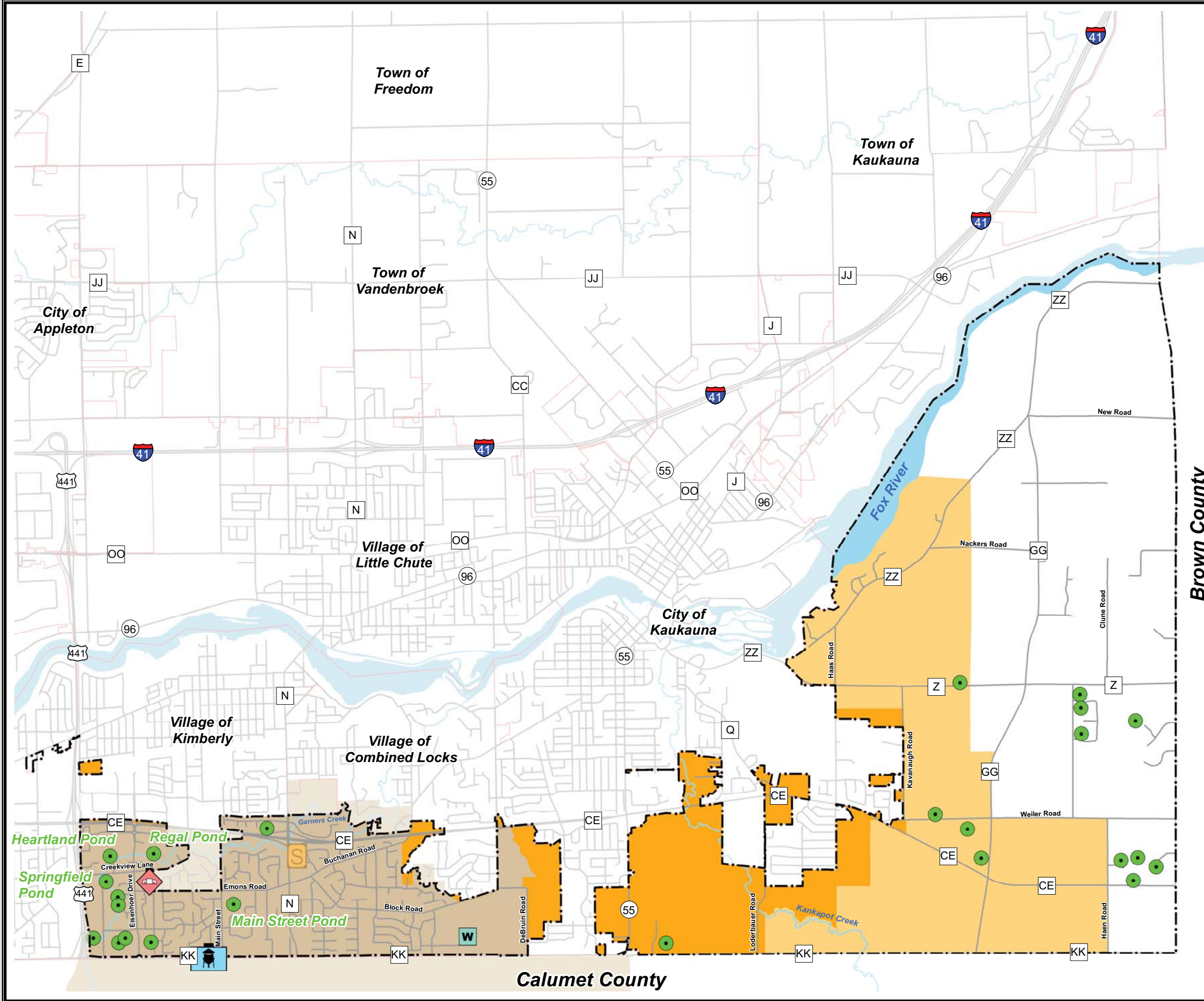
Due to the close proximity to the cities of Appleton and Kaukauna and the villages of, Combined Locks, Kimberly and Harrison, the Town benefits from the services and facilities these communities provide to Buchanan residents. The Town will continue to depend upon its neighbors and Outagamie County to meet the needs of its growing population. Therefore, coordination with neighboring governments is essential to ensure that development in the Town is compatible with local utility and community facility capacities. Goals and objectives included in this plan, support continued coordination to efficiently provide needed utilities and community facilities to the Town.

UTILITIES AND COMMUNITY FACILITIES GOALS, OBJECTIVES AND POLICIES

The Utilities and Community Facilities goals, objectives and policies for the Town of Buchanan can be found in Chapter 12: Implementation.

Map 6-1 Town of Buchanan Comprehensive Plan Update Utilities

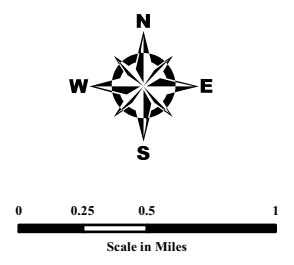
- Future Water Tower
- Reservoir & Well
- Darboy Sanitary District Office & Wells
- Water Tower
- Detention Ponds
- Darboy Sanitary District #1
- Heart of the Valley Sewer Service Area 2030
- Heart of the Valley Planning Area 2050



Brown County

Calumet County

Source:
Base data: Outagamie County, 2016
SSA data: ECWRPC, 2017



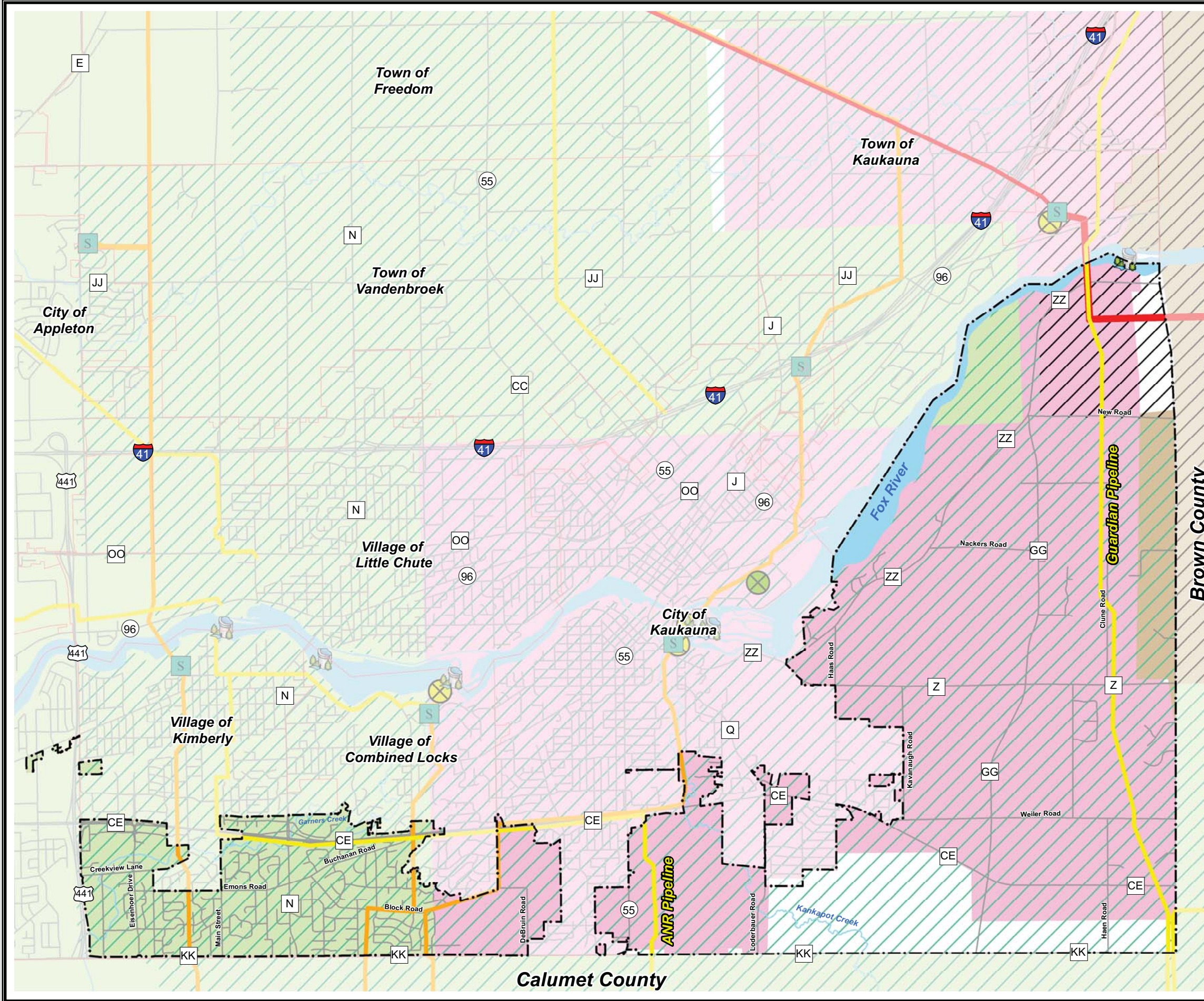
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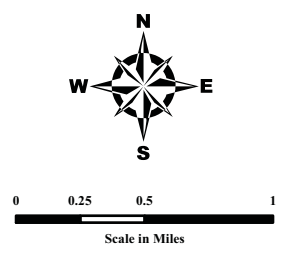
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Map 6-2 Town of Buchanan Comprehensive Plan Update Energy Infrastructure



- Substation
- Hydro Electric Dams
- Coal Power Generating Site
- Natural Gas Power Generating Site
- Gas Pipeline
- 345 Kilovolt Transmission Line
- 138 Kilovolt Transmission Line
- Gas Utility Service**
 - We Energies
 - Wisconsin Public Service Corporation
- Electric Utility Service**
 - WE Energies
 - Wisconsin Public Service Corporation
 - Kaukauna Electric & Water Utility

Source:
Base data: Outagamie County, 2016
Utility data: ATC & Public Service Commission, 2016









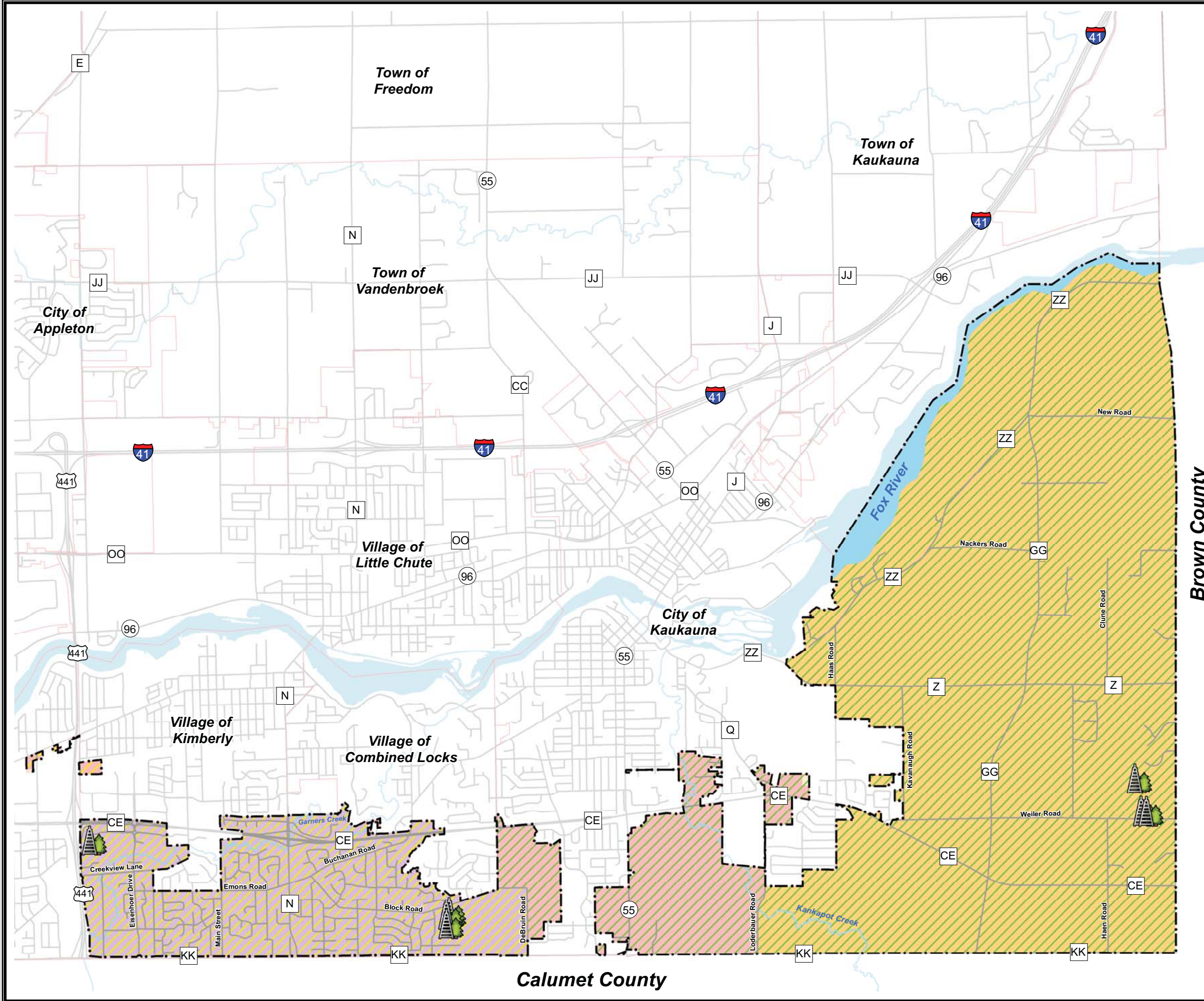
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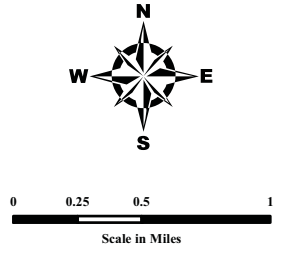


Map 6-3 Town of Buchanan Comprehensive Plan Update Emergency Services

-  FCC
-  Gold Cross EMS
-  Kaukauna EMS
-  Buchanan Fire Department
-  Buchanan & Combined Locks Fire Department
-  Buchanan/Wrightstown/Hollandtown Fire Departments



Source:
Base data: Outagamie County, 2016
FCC Towers: FCC, 2017
Fire/Ambulance Districts: Outagamie County, 2017

















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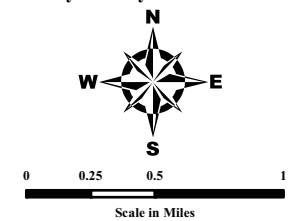


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Map 6-4 Town of Buchanan Comprehensive Plan Update Community Facilities

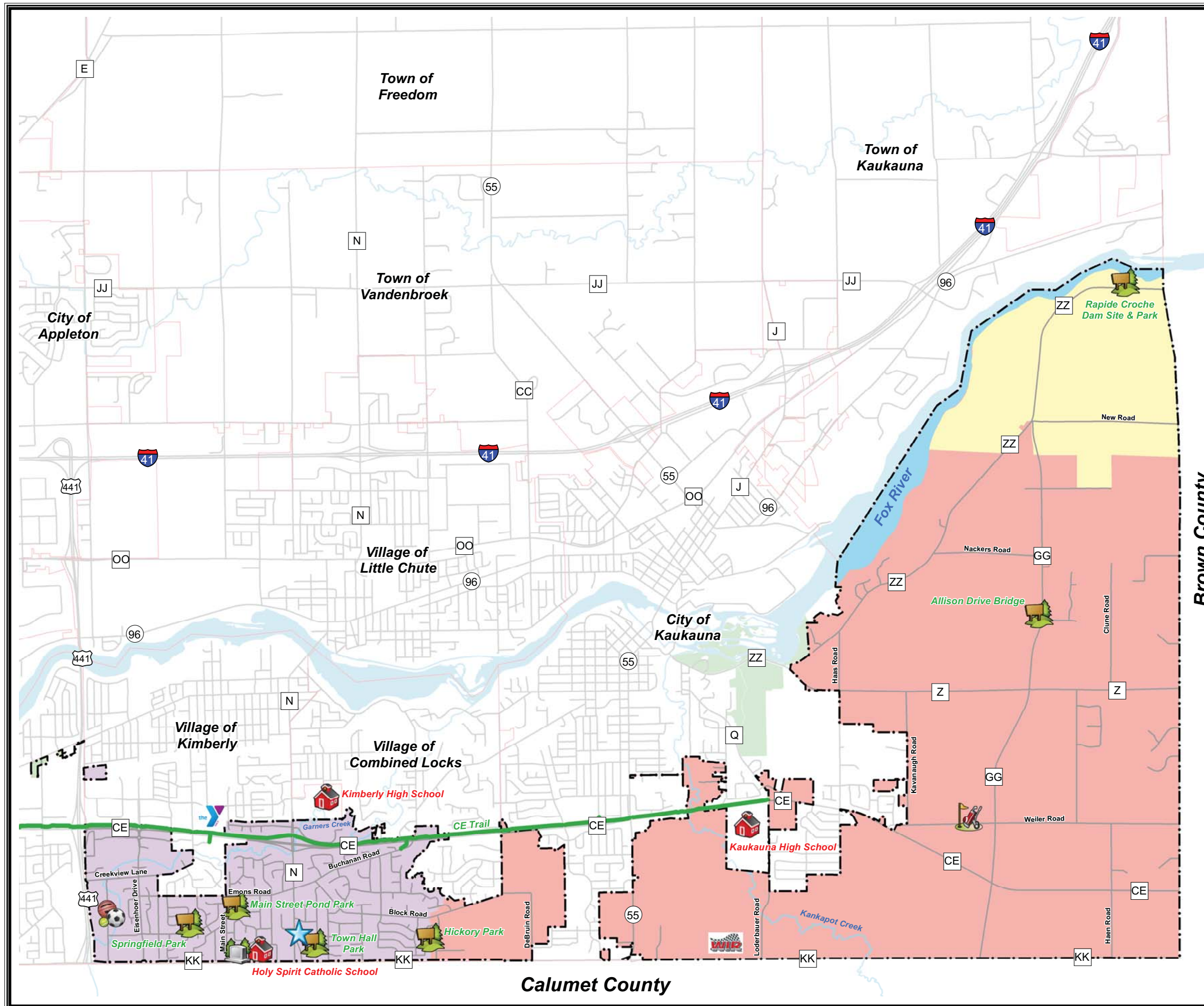
-  Buchanan Town Hall & Fire Station
-  Countryside Golf Course
-  Park Location
-  Holy Angels Cemetery
-  School Location
-  Soccer Heaven
-  WIR
-  YMCA
-  Off Road Shared Use Path
-  1,000 Islands/Doty Bayorgeon Recreation Area
-  Appleton Area School District
-  Kaukauna Area School District
-  Kimberly Area School District
-  Wrightstown Community School District

Source:
Base data: Outagamie County, 2016
School District data: Outagamie County, 2016
Community Facility data: ECWRPC, 2017



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PREPARED JUNE 2018 BY:
East Central Wisconsin
Regional Planning Commission
ECWRPC



Brown County

Calumet County