

**Extension of Wakeshma Township Master Plan to extend existing
Master Plan 1990-2010 to 2010-2030**

Preamble

The 1991-2010 Land Use Plan gives township background and history. Much work was done to determine the physical description of the township and the attitude and will of the citizens. The agricultural nature of the township has not changed nor has commercial development had any interest in the township. This plan continues to be the will of the people with few changes other than to correct some zoning irregularities.

Based on the existing use plan, 1990-2010, and Ordinance 22 (1991), the Wakeshma Planning Commission recognizes the existing plan as a valid foundation on which to extend our present plan to the year 2030 with few anticipated changes.

The village of Fulton boundaries were adopted by vote of the Wakeshma Township Board of Trustees on January 9, 1991. The balance of the township area has remained agriculture with no changes due to the distance from incorporated towns or cities and increasing costs of transportation. Without public water and sewer needed for development, agriculture will remain the dominate industry.

On March 9, 2009, the Wakeshma Planning Commission held a public hearing written and verbal comment for all interested residents and none expressed a desire to change the goals established in the original plan.

Township electrical service is supplied on an as needed basis by Consumers Energy. Here it was noted by other members that American Electric Power and Midwest Electric also supply electricity to some areas of Wakeshma Township. Township roads are owned and maintained by Kalamazoo County Road Commission.

Zoning in the Village of Fulton is being considered by the Planning Commission to accommodate businesses that may choose to locate there.

The Wakeshma Township Planning Commission has determined the record of the past 20 years combined with the study of the existing township and the physical character of the township show there will be no more changes in the next 20 years than there has been in the past 20 years. Population growth has been minimal. Our plan and our goals will be to serve the needs of the township residents and remain an agricultural township with no anticipated major changes.

The Wakeshma Township Land Use Plan will be reviewed and updated every three years to assure that the needs of all township residents are considered and planned for.

NOTES:

1. Maintaining open space and agriculture go hand in hand.

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2. **Fulton Game Area provides 660 acres of recreational space open to all who desire it.**
3. **Land division has averaged 10 splits per year since 1990, mostly splits of inherited property.**
4. **New residential construction averaged 2 or 3 per year. Loss of residential has kept pace with additions.**
5. **Trailers are aging and will continue to depreciate more than standard construction.**
6. **Revenue sharing by the state has been reduced. This means maintenance of township property and roads will be reduced.**
7. **There will be less money for ordinance enforcement and legal expense.**
8. **Some roads may be returned to gravel by the Kalamazoo County Road Commission.**
9. **Wakashma Township will be well served to encourage and maintain it's agricultural base.**

8 Jan 91

WAKESHMA TOWNSHIP

Officials

Township Board

Supervisor	Jerry Hamelink
Clerk	Maggie Grobber
Treasurer	Lorna Landrum
Trustee	Robert Lewis
Trustee	Joseph Shook

Planning Commission

William Oldenkamp	- Chairman
Denis Homan	- Secretary
Joseph Shook	- Member
Gary Gray	- Member
John Moe	- Member
David Walker	- Member
Douglas Byas	- Member

Plan Writer

John Ainslie

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The maps are in the back pocket of this report cover

Location

Wakeshma Township is located in the southeastern corner of Kalamazoo County which is in southwestern Michigan. It is known as Township 4 South, Range 5 West from the intersection of the Michigan Meridian and Base Line as originally laid out by the United States Government Land Office surveyors in the early 1800s. It is bordered on the north by Climax Township, and west by Brady Township. Both townships are part of Kalamazoo County. On the south it is bordered by Leonidas Township, St. Joseph County and by Athens Township, Calhoun County on the east. The township lies on glacial till plains and is level to rolling terrain. The level to gently rolling soils are well suited for agriculture. Wakeshma Township is a rural township. One concentration of residential population is in the unincorporated Village of Fulton in the center of the township. It also contains a few commercial enterprises which serve the townships residents. The rest of the township is a mixture of single family manufactured and site built homes of varying age and condition on small residential tracts and farms.

History

(Information was furnished by Pauline Miller)

Wakeshma was first settled by Jacob Gardner in 1843. He settled one mile north of present day Fulton. Originally, he came from Leonidas. The area around Gardener's farm eventually became a settlement called Gardner's Corners. Some

of the businesses in the community were a dry goods store, cheese factory, two blacksmith shops, a grocery store and a harness and shoe shop.

On March 25, 1846 the first township meeting was held at Gardner's house. The following residents were elected:

Supervisor: Washington Noble

Clerk: William Lype

Treasurer: Allen Scott

Justice of Peace: Jacob Gardner

In the 1850s some of the buildings were moved from Gardner's Corners to Wakeshma Center, a settlement in the center of the Township. In 1867 a committee was appointed to rename Wakeshma Center. It was decided to rename it Fulton. It was the name of the New York County where the then Justice of Peace John Codman came from. Over the years Fulton became the commercial and social center of Wakeshma. Two churches, a Reform and Methodist, were organized and built in the early 1870s. A bank was formed in 1905 and closed in 1930. Other businesses such as Post Office, Newspaper, Blacksmith, General Store and a Hotel were established during the early life of Fulton. The first school was at Gardner's Corners. At one time there were six full school districts and five partial school districts serving the Township's residents. In 1949 most of the school districts consolidated into the K-12 School Districts that serve the Township today.

Natural Resources

The topography of Wakarusa Township consists of level to rolling terrain. The primary soils of the township are Riddle - Sleeth Loams and Kalamazoo - Oshtemo Sandy Loams.

Riddles - Sleeth soils are the other common soil group in the township. These soils are found on nearly level plains to rolling uplands. They are less well drained due to the higher clay content of the soils. These soils consist of glacial outwash and till. The soils are good for crop production but are limited by erosion problems in rolling areas. The Sleeth soil group has high water table characteristics because it occurs in low areas that receive runoff and natural drainage is not present.

The Kalamazoo - Oshtemo Sandy Loam soils are located in areas throughout the township. They are nearly level to rolling glacial outwash and moranic deposits. Characteristics of these soils are good drainage and good building sites. Cultivated crops have problems with droughtiness and erosion. Except for very rolling sites it is good for sanitary facilities, recreation and woodland development. Oshtemo soils have the possibility of gravel deposits.

There are several large wetland areas. One is in the Fulton State Game Area owned by the Michigan Department of Natural Resources. It is 682 acres in size and is located along the Bear Creek in the southeast part of the township. Another

major wetland area starts about one mile south of Fulton and continuing to the northwest for about one mile to Little Portage Creek. Other areas of 5 to 100 acres occur throughout the township.

The existing forests consist of mixed second growth stands of timber. Major species of timber found are Maple, Oak, Beech, Cherry, Walnut and Poplar. Many timber stands are located on high water table soils. The second growth timber on these stands is of marginal value. Oak is the most marketable wood. There are no lakes in the township. Two creeks, Bear and Little Portage, flow through the township generally north to south to the St. Joseph River. The township is completely in the St. Joseph River watershed.

Public Services

Residents of Wakeshma Township are under the jurisdiction of the Kalamazoo County Court system and Sheriff Department. Township building code ordinance enforcement is provided on a contractual basis by Michigan Township Services for building construction. Other township ordinances are enforced by the township enforcement official. Fire protection is provided by the Wakeshma Township Fire Department. The department is made of approximately 20 volunteer persons and is headed by an appointed fire chief. It is housed in Fulton in the Township Hall - Fire Station Building. The department has a variety of fire and rescue equipment and operate under Kalamazoo County's 911 emergency telephone system. Volunteers respond via a pager system.

Schools

There are five different K-12 school districts that serve parts of the township: Vicksburg, Athens, Climax-Scotts, Mendon and Colon. (Map) Over 75% of the township is in the Vicksburg Community Schools District. Climax-Scotts is on the northwest corner of the township. Athens is on the east side and Mendon and Colon are in the southwest corner of the township.

Services

The Township Hall and Fire Station are located close to the exact geographic center of the township in Fulton. A small Township park with two shuffle board courts is located across the street from the fire station. All of the Townships roads are maintained by the Kalamazoo County Road Commission. Most of the township roads with high population along them are paved. The road commission and the township are upgrading local roads over the next three years.

Primary roads are as follows:

W Avenue 42nd Street 36th Street(North of W Ave)
36th Street(South of W Ave) YZ Avenue(Between 36th & 42nd)
47th Street, X Avenue & 46th Street(South of W Ave)

The rest of the townships roads are gravel or upgraded to bituminous surface on a cost share bases between the township and the road commission.

Transportation

Public transportation is available for township handicapper and senior citizens by the, Care-A-Van, a county sponsored

shuttle van system. Bus and rail travel facilities are available at Battle Creek or Kalamazoo. An air travel facility is only available at Kalamazoo. Both cities are about 25 miles from Fulton.

Mobility

Out of the 120 answers to the survey 38 respondents or 32% have lived in the Township 10 years or less. This figure, if projected, means 1/3 of the population moved to the township. Thirty one new single family housing units were built from 1980 to 1989 from report of the Kalamazoo County Planning Department. Many of these homes were single wide manufactured homes.

Jobs for most residents are located in Battle Creek, Sturgis, Three Rivers, Coldwater, Kalamazoo-Portage area and Vicksburg. All cities are about 25 miles driving distance, except Vicksburg which is 9 miles from Fulton.

Many factors affecting mobility in Wakeshma are:

- .. Travel distance to & from work.
- .. Roads
- .. Public utilities and services
- .. Low housing starts

Population Age

The survey showed a good cross section of residents by age. One-half of the survey respondents were 40-65 years of age, 1/3 were 18-39 years of age and 1/6 were 65 years or older. This follows a rough pattern of the 1980 census breakdown for both Climax & Wakeshma Townships. Because the census tract

includes both townships very little census information is available for Wakeshma only.

Trends

The 1980 census population of Wakeshma was 1,375 and the 1990 is preliminary set at 1,369. No figures were found for previous censuses for Wakeshma Township alone.

Density and Distribution

The Township's primary population center is the unincorporated village of Fulton. The approximate population of Fulton is 150. The population density of the remaining township is 31 per square mile.

Projections

The population of the Township is expected to be stable for the next 20 years. This is based on the last two census which showed a net loss of 6 people from 1980 to 1990. There is little reason to expect an increase in population due to the remoteness from major metropolitan areas and the lack of job opportunities as mentioned on page 10. Any negative influences such as a land fill, major ground water contamination or extremely higher fuel costs will cause the population to probably decrease in the next 20 years. A stable population pattern will be used for this report.

Employment and Occupations

Fifteen percent of the survey respondents made more than 40% of their household income from farming. This is typical of such an area as Wakeshma and if projected township wide to be realistic. Other job skills in the community are health

care, manufacturers, sales/administrative, transportation, and communication. The Township enjoys a broad base of job skills, but the jobs are located outside the Township.

Industry and Business

With no railroad, major state highway, no municipal sewer or water, major industrial or commercial enterprises would not be best established in the community. In Fulton a restaurant, party store, barber shop and a post office serve the community. A gas station closed for lack of business 2-3 years ago. Several other old vacant business buildings exist in the Fulton community.

Public Finance

State Equalized Valuation for property tax purposes are required by law to be set at fifty percent of market value. The fluctuating economy and new construction affect tax revenues. During the mid 1980s farm crisis the Township lost value due to the falling farm land values. The following table shows tax rate and state equalized value (SEV) for the township. Tax rate includes levies for Vicksburg Schools, Kalamazoo County, Kalamazoo Valley Community College, Kalamazoo Valley Intermediate School District and the Township. State Equalized Valuations, Tax Rates and Total Tax Levies are on the next page.

Wakeshma Township

Year	SEV	Tax Rate	Total Dollars
1981	14,883,004	42.0140	617,620.77
1982	16,771,889	41.8347	701,846.00
1983	16,683,656	42.0180	700,712.80
1984	16,913,646	42.0232	712,129.44
1985	17,649,798	41.8931	751,908.01
1986	16,577,196	41.7880	594,384.53
1987	16,378,954	45.9263	653,656.01
1988	16,721,187	47.7830	798,598.18
1989	15,899,545	47.0770	764,780.40
1990	16,300,750	47.4500	786,756.39

Wakeshma Township millage levy has been one mill or reduced for inflation because of a 1978 State Constitutional Amendment.

Type of Property

There are 402 site built homes and 83 manufactured homes located within the township. The 1990 assessment roll showed 327 agriculture parcels, 11 commercial parcels, 1 industrial parcel and 392 residential parcels. Some of these properties are vacant. The listing reflects the existing use or probable use of the vacant land. Because the township didn't have a construction ordinance until recently, the only figure available is from the County Planning department of new home construction as follows:

Year	Units	Year	Units
1980	6	1985	1
1981	3	1986	1
1982	7	1987	5
1983	3	1988	4
1984	1	1989	2

Chapter 2

Existing Land Use

It is essential to start from a sound base to determine what land is presently being used for. This base is used to determine future policies of officials through the potentials and limitations that present themselves through the analysis of the base.

Definitions and Classifications Used

The term "land use" refers to the direct use of the land and or including structures on it. Several categories are used by the Division of Land Resource Programs of the Michigan Department of Natural Resources to describe various uses.

A brief descriptions of each use category follows:

Agricultural: All land devoted to crops, orchards, bush fruits, ornamental horticulture, confined feeding operations, permanent pasture, and other lands use for agriculture purposes

Residential: Single Family, two-family, multiple-family houses, and mobile homes on private lots or in licensed parks.

Commercial: Land used for commercial purposes, including retail and wholesale stores, service establishments, family business and professional offices.

Industrial: Land where activities concerned with the design, assembly, fabrication, distribution, recycling, mining, storage and packaging of goods and materials are located.

Public/Quasi-Public: Sites and structures owned by local, state, or federal governments or by educational or semi-private institutions, including schools, churches, parks, golf courses and the like.

Transportation: Includes all land devoted to railroads, public roads, pipelines and their right-of-ways.

Water: Areas occupied by lakes and rivers.

Forest Lands: Land covered by broadleaf and coniferous trees.

Wetlands: Land characterized by the presence of water at a frequency and duration sufficient to support and that under normal circumstances does support wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or marsh.

Open Land: Land which is vacant, not identified by any of the above categories.

Data Collection

By use of computer software the base map was entered and acreage calculated by section.

It should be noted that the township contains 36 sections and the maps conform to the original Government Land Office Survey. Each section is about one mile square and contains approximately 640 acres. Thus the Township then contains 23,040 Acres total.

Study Methodology

The following procedures were utilized in conducting the land use study.

Data Collection

A review of the property assessment records cards and field verification was done during the summer and fall of 1990.

Data Mapping

The field data was compared to an existing Wakeshma Land Use Map compiled by the Kalamazoo County Planning Staff in 1980.

Updates were made to the map based on the collected data. The planning commission verified the updated map.

Agriculture Land Use

This land use makes up the largest portion in the Township. 15,122 acres are in the classification. Cropland, pasture, and farm sites are included in this total acreage figure. In every section except 26 it is the largest use. Each section of land is broken down in the appendix.

Residential Land Use

Residential land use is a small portion of the Township's total land use at 1,422 acres. However, it represents the largest population of its residents. There are 63 manufactured home type structure and 210 site built structures not associated with farms. Many manufactured homes are twenty years old or older. Major renovation, repair or replacement will be required of these structures over the next ten years. The highest concentration of manufactured homes is in the northwest 1/4 of the Township. The highest concentration of residences is in section 16 at 44 units. Section 26 has one residential tract.

Commercial Land Use

Commercial land use is centered in Fulton. Uses found are a barber shop, restaurant, general store, and a post office. Several vacant old store buildings also exist. Bell Telephone Company maintains a switch building in town. An autobody shop is located in Section 10, small engine repair in Section 18,

Section 15 has a radio broadcast tower, and section 30 has a fuel storage facility. Recently, the Fulton Elementary School property was bought by a developer to convert into apartment units. A total of 27 acres is involved in commercial use.

Industrial Land Use

One industrial site is located in the Township in the South - east corner of Section 21. It is a power substation for Consumers Power Company.

Public/Quasi Public Land Use

A total of 694 acres is devoted to this use. The largest tract is the Fulton State Game Area of 660 acres. The Township's 3 cemeteries, townhall/fire station and 5 churches are included in this group. A parochial school is in section 35.

Transportation

Roads and pipelines constitute the major transportation in the Township. Each county road right of way is 66 feet wide. On the edges of the township the right of way is split in half with 33 feet to each township. The total acreage is 556 acres. The pipeline is owned and operated by Lakehead Pipeline of Superior, Wisconsin. It runs underground in a right of way from section 30 northeast to section 13 across the township. Farming activity continues on top of the pipeline.

Water

There are two small streams that flow south in the township. Because of the unknown size of the streams no acreage estimate is available. No lakes exist in the Township.

Woodlands/Forestlands

Woodlands constitute 3,086 acres of the area. These lands are use for lumber, firewood, hunting, recreation. Section 5 with 226 acres contains the most forestland and section 22 with 15 acres the least.

Wetlands

Wetlands occur throughout the Township. Approximately 2,013 acres are in this category. They are mostly situated along the two streams, Little Portage Creek and Bear Creek. These lands are important wildlife breeding grounds, water quality enhancers, and fishing activity.

Openland

This category is for all lands that do not fit into the other uses.

Chapter 3: Land Use Goals, Objectives and Policies

Needs and Bases

The mail survey of the Wakeshma Township property owners was conducted in the late summer of 1990. A total of 450 surveys were mailed to every property owner. 123 surveys were returned or 27.33%. It appears to be a typical cross section of the township.

From the survey the strongest response was to keep the rural character of the Township by over 90% of the respondents.

Rural Character in this report will be defined as an area and lifestyle based on agriculture, natural resources such as forests, streams and marshes, with low density housing and minimum complementing commercial and industrial development.

The residents are concerned with their environment with survey responses of the following:

Topic of Questions	% of Respondents Opinions
Ground Water Quality	95% Strongly agree -agree
Environmental Impact Study before Major Land Use Change	73% Strongly agree -agree
Use Recycling if available	95% said Yes
Land fills	60% Disagree

Agriculture is clearly the dominate use of the township. Only 12% of the respondents received more than 40% of their family income from farming. An overall review of those who farm in the Township shows almost all such farmers returned the survey. This small number of residents receiving such income is typical of similar townships such as Wakeshma, Forestland, which is a part of most farms, is the second highest use within the Township. The survey showed that the majority of

the respondents were single family homeowners. Residential land use is 1,430 acres in the township. The owners want the rural character and the low density housing to continue. These residential property owners will control the future land use by sheer numbers. While all the respondents favored farming, no real opinion was found on the control of livestock confinement operations. From the September open town meeting it was the consensus of those in attendance that if a farmer wanted to expand his livestock operation it was his right. The survey showed the township's residents were generally satisfied with the sheriff protection, ambulance service, fire protection, and snow removal. However, they were dissatisfied with road maintenance and schools. The recent sale by the Vicksburg Community School Board of the Fulton Elementary School not widely accepted by the community. This was reflected when the school district held a vote for more money to build additions to the remaining school district's buildings in late September. The nearest Vicksburg School building is nine miles from Fulton. The survey and town meeting showed overall that the wishes of the property owners that the Land Use Plan should concentrate on farmland preservation as first priority. The second is control of pollution and waste. Further commercial, residential, industrial and recreational development should be discouraged.

Survey Responses and Public Meeting Input

These goals were established:

1. To retain the rural character of the township.
 - a. Limit the effects of incompatible land uses
 - b. Directing growth to remain a rural residential-agriculture community
2. Enhance and protect the rural quality of life by encouraging pollution control, and protecting ground water quality.
3. Make the land use plan flexible to be easily conformed to the changing needs of the community.
4. To encourage recycling to lessen the need for landfills.
5. Any land use would not be a detriment to the health, safety, and welfare of the Township's residents.

Objectives and Policies

The following are courses of action and aims of this land use plan:

Agriculture Land Use

Objective:

Promote the preservation of farmland

Policies

1. Protect existing farmland from loss to other types of land uses.
2. Promote farm use on lands most conducive for agriculture.
3. Encourage the continuing Public Act 116 (Farmland Preservation Act) enrolled lands to stay farmland.

Residential Land Use

Objective:

Limit residential development to low density housing on unsuitable farmland and environmentally sound sites.

Policies:

1. Encourage new residential development on sites that are not prime farmland but having suitable soils for well and septic systems.
2. Allow for the development of single family housing while discouraging high density residential development.

3. Promote the removal of dilapidated unsound buildings so the vacant land could be shared with adjoining small lots to establish safer well and septic systems on the remaining sound and economically useful properties.
4. Establish a minimum safe and dilapidated building ordinance.

Commercial Land Use

Objective:

Maintain the existing operating commercial enterprises which serve the community's needs.

Policies:

1. As local community needs change allow for commercial uses that meet those needs.

Industrial Land Use

Objective: Allow only industries that are necessary and safe for the Township.

Policies:

1. Establish guidelines and regulations governing any needed industrial use.
2. Allow location of industrial use only on soils compatible for such use.
3. On major land use change requests consider a vote of the Township residents.

Water Resources Use

Objective: Protect and improve the water resources of the Township.

Policies:

1. Work with the Kalamazoo County Department of Human Services to improve existing well and septic systems.
2. Encourage farmers, homeowners, and commercial farm chemical applicators to use proper handling, application and disposal procedures.
3. Encourage farmers and homeowners to soil test their soils before applying any fertilizer, and then only apply recommended rates.
4. Establish standard for land development that maintain and protect the quality of surface and ground water from point and non-point pollution sources.

Open Space Land Use:

Objectives: Protect open space woodlands and wetlands from over development.

1. Promote incentives for owners willing to preserve such land as open space.
2. Encourage good forestry and management practices of farm woodlots.
3. Support land uses which will contribute to and enhance the overall improvement of the community.

Physical Resources Use

Objective: Protect and preserve the physical environment of the Township.

Policies:

1. Work with County road commission to use conservation construction practices to preserve and protect road - side habitat areas from destruction.
2. Encourage commercial and private utilities and pipeline companies to trim and maintain their right of ways in an esthetic manner.
3. Encourage electrical power line companies that when power lines are upgraded, that the upgrade will last 10-20 years, so there is unnecessary disturbance to environment is avoided.

Chapter 4: 2010 Land Use Plan

Introduction

Based on the land use survey concluded in October, 1990, a public town meeting held in September, 1990 and the goals, objectives and policies as presented in Chapter 3 of this document, the plan projects the future land use of Wakeshma Township. It should be flexible enough to meet the changing needs of the Township community. However, the changes should be based on the needs and long term benefits of the Township and not the wants of an individual or small group. Future land growth needs were based on the realistic zero growth of the Township over the next twenty years. This plan should serve as the basis for decision making involving future land use zoning and development. The Township's Planning Commission and Board should use sound judgement in order to insure the community's growth and development is in accordance with the needs of its residents and the overall welfare of the community. The land use survey and the open town meeting clearly showed that the residents wanted Wakeshma Township to remain an Agricultural-Rural Community.

On the facing page, the 2010 Land Use Plan and Plan Map shows the probable pattern of land use development and is discussed hereafter. The map shows the expanding residential development east and west along W Avenue and south along 42nd street from Fulton. Small commercial development will only be in the Fulton area. It will only come about by the economic

potential and the support for such development. The area around Fulton will show the only significant change by 2010. Other areas around the township will be scattered houses built mostly by children of existing farmland owners who want to remain in the area. Although the land use plan projects no significant population increase, family size will be smaller and the overall age of the residents will be older. New housing units will need to be built to supply this demand and to replace wornout housing units. Only agricultural, woodland and open space will be impacted by this expansion of residential use. Losses to the existing uses will be minimal and are projected below:

Changes in Land Use Needs

Use Category	1990		2010	
	Acres	Percent	Acres	Percent
Agriculture	15,122	65.63	15,100	65.54
Woodlands	3,086	13.39	3,050	13.24
Open Space Land	5	0.02	0	

All other land uses will remain the same over the period.

Agriculture Land

Since World War II larger metropolitan areas such as Battle Creek have grown in geographic area and converted good farmland to residential, commercial and industrial uses. Similar situations have occurred nationally over the period. With the ever growing population of the world, American farmland has been given greater premium by regional, state and national planners. They realize that if too much farmland

is lost America might lose its ability to feed itself and help out other nations who cannot grow enough food to feed their populations. The American farmer has been able to meet this problem by increasing production on what farmland remains. However, good farmland is a limited resource and should be protected from future loss to other uses.

The largest single land use in Waukesha Township is Agriculture. Much of it is prime farmland. Some of the marginal farmland is used for pasture and other farm uses. Many of the Township's farmers place their land into the State Farmland Preservation Act. (see map) Township officials must continue to promote a policy of protecting farmland if the community is to retain its rural character. The township survey and open town meeting supported this policy to save farmland. Seventy two percent of the survey respondents "strongly favored" or "favored" such a program. The 2010 Land Use Plan projects a 35 acre loss of agriculture land to residential use. Future residential development should be encouraged on marginal farmland.

Residential Land

Results of the survey indicate over 83% of those property owners responding either "strongly favor" or "favor" designating land for single family homes. No real trend can be shown from the study as to the respondents wanting manufactured homes, either single or double wide, to be included in permitted residential uses. This can probably be answered by the quandary of single family sites built

homeowners concerned with the perceived economic problem of manufactured homes detracting from the market value of their property. And on the other hand manufactured home owners are concerned in keeping the only dwelling they might be able to afford. This quandary must be dealt with by the township officials in a fair and understanding manner for all residential land use owners.

Low Density Residential

By definition low density residential means that such development should occur at a density of no greater than one dwelling per 1 1/2 acres. Thus by this low density other concerns such as septic field pollution of ground water and preservation of farmland can be addressed.

Other Residential Uses

Careful review of more intense residential uses must be done on a case by case basis. The County Health Department, road commission, fire department, and maybe even the school system should be consulted for the feasibility of any project.

While adding to the property tax base, in certain cases, some uses cost more than they contribute to the tax base. Also, no central sewer and or water system exists in the Township. Therefore, Wakeshma Township is not a very good area for intensive residential development.

Commercial Land

Most of the commercial needs of the Township citizens are met by Kalamazoo, Battle Creek and Portage. There are about 27 acres currently used for commercial purposes. The survey

respondents overwhelmingly did not want any further commercial development. It is highly unlikely such development will occur unless it becomes economically viable.

Industrial Land

Existing land use is an electrical power substation. It is a complementary use and needed to provide adequate electrical power to all the township's property owners. Such complementary uses should be allowed if needed to supply needed services to the township residents. County or regional industrial uses should be located where physical resources such as state highways, fuel conservation and high water table soils are not a problem or are in place. Also because of the lack of central water and sewer system large industrial uses are not suited for this area. Other uses such as landfills and gravel pits go against the clear intent of the Township's residents to keep the community's rural character. The 2010 plan, therefore, includes no additional acreage for industrial use.

Public/Quasi Public

This category includes land used by churches, cemeteries, education, recreation and government purposes. Approximately 694 acres are included in this classification. The largest single use being the Fulton State Game Area with 672 acres. The majority of the Township residents from the survey did not want more parks. The only one use in this category they really wanted was a recycling point near Fulton. The land behind the township hall might support such a use on a one

day a month use. Cemetary expansion might be required in the next 20 years.

Transportation

There is no anticipated need to add acreage to these uses at this time.

Woodland, Wetland, Vacant and Water

The anticipated increased residential demand by 2010 will practically be met from woodland and open land as shown in the table in the agriculture discussion of this chapter. No changes are likely to wetland and water.

Summary

The purpose of this plan is to help guide officials and citizens of Wakeshma Township in their future land use decisions. The plan reflects the resources of the Township, existing land use, the opinions of the residents in the survey and open meeting and the goals, objectives and policies contained in this document. As one of the economic principles is change, and no community is static, this plan should be reviewed and updated periodically, at least every 5 to 7 years. By following this document a planned orderly community will progress into the twenty first century.