

HOUSING VISION

In 2025, the Village contains a wide variety of housing types, including multiple family and senior housing, to meet the lifestyle, demographic and economic needs and desires of its residents. The Town maintains a mix of farm residences and single-family homes.

Rural farming areas in the Town include a balance of exclusive agricultural areas, conservation subdivisions, historic farmsteads, and farmettes (35 acre minimum) to accommodate the growth needs of the Town, provide profitable development options to landowners, and ensure a low-density rural landscape. All residential development is attractive, well planned and well suited for raising a family.

TRANSPORTATION VISION

By 2025, Black Creek has welcomed several significant transportation improvements (i.e. the widening of STH 47 and a new interchange at STH 47 & CTH A). The Town and Village use the Smart Growth Plan to ensure that development along these corridors does not deter from the rural character of the community.

Village residents enjoy well-maintained, paved streets with sidewalks in most areas. A network of quality local and county roads accommodate automobile and farm equipment needs in the Town. All residents enjoy easy and direct access to Appleton and Green Bay via STH 47 and STH 54. Private transportation is more commonly used.

Established local trails are an integral part of the transportation network and provide safe, efficient, and environmentally friendly transportation and recreation choices.

UTILITIES & COMMUNITY FACILITIES VISION

In 2025, residents of the Village have access to a full-range of municipal utility services, primary medical care, general merchandise retailing, educational facilities, and selective entertainment choices. Town residents have access to basic municipal services and utilize additional services available in the Village.

The Town and Village coordinate with Outagamie County and neighboring communities to ensure that residents have easy access to a full-range of high-quality, non-duplicative, cost-effective services, including: police and fire protection, road maintenance, etc. Community service and infrastructure needs are closely coordinated and do not create an unreasonable financial burden for residents.

Town and Village residents of all ages enjoy year-round access to local trails, the Fallen Timbers Environmental Center, area parks and golf courses, and other recreational pursuits.

AGRICULTURAL, NATURAL & CULTURAL RESOURCES VISION

In 2025, the protection and enhancement of natural resources will play a dominant role in growth and development decisions, so that the area's rural character and quality of life is maintained. Primary agricultural areas, woodlands, wetlands and other natural areas are protected from development pressure to the greatest extent feasible. Area farming operations consist of several small, garden farms and rented cropland. Farmland and natural areas enhance the rural character of the area by maintaining open vistas and providing buffers between residential areas to maintain the low, rural density of development desired by residents.

Community and faith-based organizations continue to provide leadership in developing educational and cultural activities for the community.

ECONOMIC DEVELOPMENT VISION

The Village of Black Creek is an important economic activity center in northern Outagamie County. It offers a mixture of local businesses (i.e. hardware, grocery, laundromat, professional services), restaurants, industrial park development, and businesses catering to motorists. By 2025, an enhanced selection of local business choices is available in the Village. Moreover, coordination between the Village and local business owners has improved the appearance of the downtown to create a safe, attractive business district.

By 2025, limited commercial and light industrial development has been established in the Town adjacent to STH 47, near the Village. Town businesses do not require municipal water or sewer systems. All economic development is in harmony with the Town's natural environment and residential areas; this includes farming operations of all scales.

Additional employment opportunities can be found within 25 miles of the community.

INTERGOVERNMENTAL COORDINATION VISION

In 2025, the Town and Village communicate openly. This communication has allowed the Town and Village, as well as Outagamie County and other neighboring communities, to work cooperatively through border and shared service agreements, to provide residents with a wide variety of cost-efficient, non-duplicative services for the betterment of all involved. Elected officials keep residents informed on all matters pertinent to government operations and land development issues.

LAND USE VISION

In 2025, the Village is a community of quality choices. Residents have a choice of single-family, duplex and apartment housing. A mixture of businesses exist along the STH 47 corridor catering to local resident needs and passing motorists. Employment opportunities have expanded with the industrial park. Residents and visitors enjoy high quality community services, including a library, post office, parks, and an elementary school. Downtown businesses along STH 47 continue to prosper.

The Town of Black Creek has a unique vision for its future – community safety, good schools, dependable services and sustainable growth. Above all else, the Town retains its rural character by maintaining open, distant views, Town roads, open space, tree lines, barns and silos, and wetland areas. Commercial development is concentrated near the Village in accordance with the plan. Rural residences are situated to blend with natural features in order to minimize land use conflicts. The landscape presents a balance of farming, scenic natural areas, and rural residential development.

IMPLEMENTATION VISION

The Town and Village of Black Creek use this comprehensive plan as a tool to guide development. The Town and Village understand that development decisions are not easy, but each community does its best to make fair choices with much public input. Plan success relies on continued zoning enforcement to prevent incompatible land uses and protect rural character (i.e. natural areas, farmland, open spaces). The Planning Commission in each community strives to continually educate residents about the plan and update the document to ensure it is an effective tool.