

VILLAGE OF NECEDAH COMPREHENSIVE PLAN



Adopted: October 2015

Prepared with the assistance of:
North Central Wisconsin Regional Planning Commission

Village of Necedah

Village Board

Scott Carter, President
June Gill
Charles Krupa
Mary Alice Lasswell
Brian Seebruck
James Seebruck
Maribeth Stivers

Plan Commission

Charles Krupa
Mary Alice Lasswell
Scott Carter
James Seebruck
Don Jackson
James Markowski
Monty Brink

Cover photo source: Necedah Police Department

Adopted: October 2015

This plan was developed by the Village of Necedah Plan Commission with assistance from the North Central Wisconsin Regional Planning Commission (NCWRPC).

For more information contact:

North Central Wisconsin Regional Planning Commission
210 McClellan Street, Suite 210
Wausau, WI 54403
715-849-5510



www.ncwrpc.org

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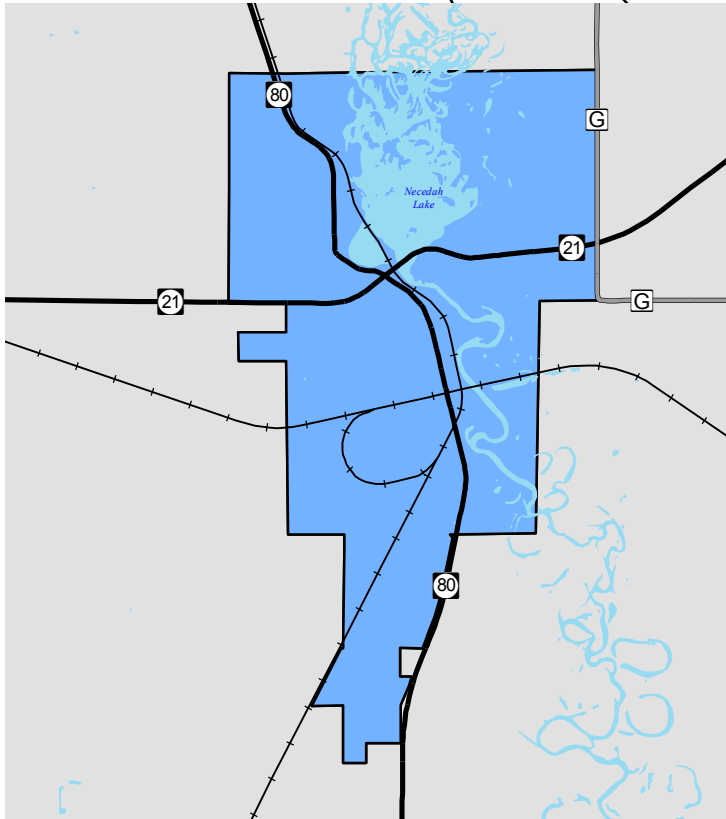
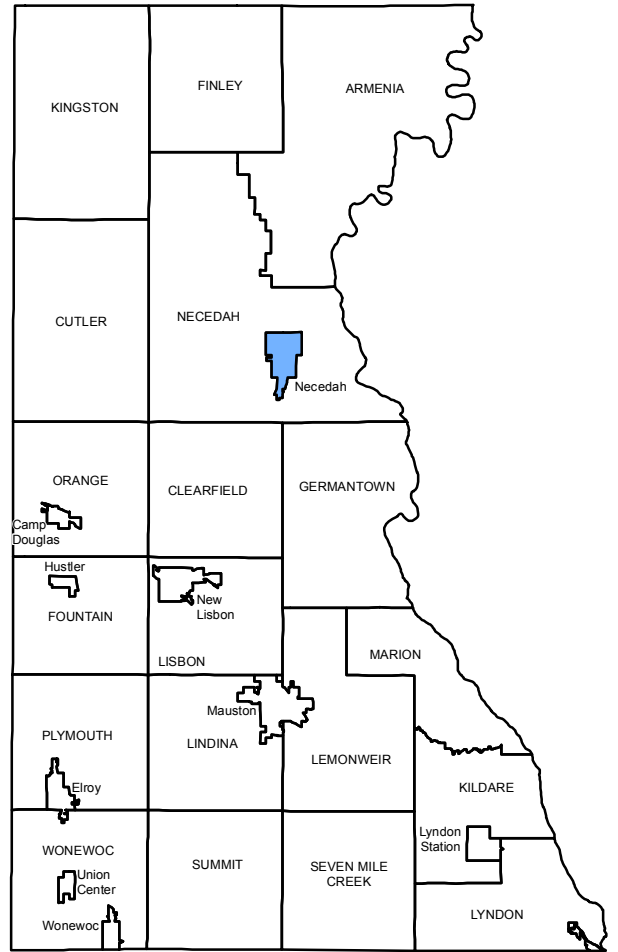
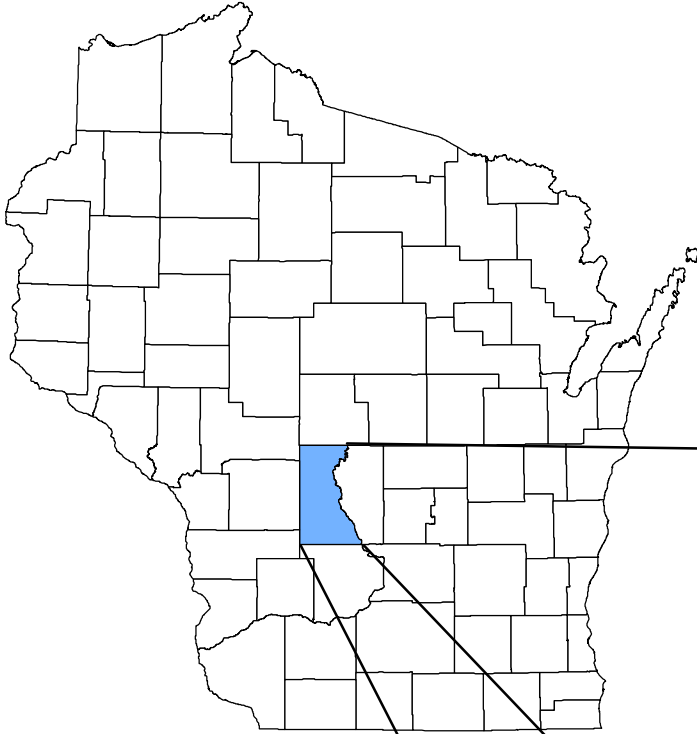
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ATTACHMENTS

- A. Public Participation Plan & Resolution
- B. Adoption Resolution and Ordinance
- C. Business Park Map
- D. Bike Parking Guidelines



DRAFT



Source: WI DNR, NCWRPC

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.



Prepared by:

**North Central
Wisconsin Regional
Planning Commission**

210 McClellan St., Suite 210, Wausau, WI 54403
715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org

I. ISSUES & OPPORTUNITIES

1. Overall Plan Process

A. Purpose of the Plan

The Village of Necedah Comprehensive Plan is intended to be the will-of-the-people in writing for land use planning. When the people's desires in this community change, so too should this document. Local officials may use this document to save time when making land use decisions. The Plan will also assist in development and management issues of public administration by addressing short-range and long-range concerns regarding development, and preservation of the community. Numerous reasons exist for developing a comprehensive plan:

- To identify areas appropriate for development and preservation over the next 20 years;
- To tell everyone where the Village will keep or change land uses;
- To direct the appropriate mix of housing opportunities that demographics dictate;
- To guide elected officials with resident derived objectives for making land use decisions.

This Comprehensive Plan was prepared under the authority granted to villages according to Comprehensive Planning in State Statute 66.1001 for Wisconsin.

B. Public Participation

Wisconsin's State Statute §66.1001 requires municipalities to adopt written procedures that are designed to foster a wide range of public participation throughout the planning process (Attachment A). The main goal is to make all village residents aware of how and when this plan is being created, so residents can make suggestions during this process. The Village adopted Public Participation Plan provides for several methods that will enlist public input into the planning process—posting of all meetings, press releases, newsletter articles, and posting the plan on the NCWRPC website.

Plan Development Meetings:

- | | |
|----------------------|--|
| Oct. 24, 2013 | - What has changed since 2008?
- Issues identification; and
- Goals & objectives review from existing plan |
| May 2014 | - Created new goals & objectives |
| Jan. 7, 2015 | - Reviewed maps;
- Analyzed Strengths, Weaknesses, Opportunities, & Threats (page 53); and
- Reviewed <i>existing land use</i> map, and modify <i>future land use</i> map. |
| Feb. 11, 2015 | - Reviewed transportation map; and
- Revised <i>future land use</i> map. |

- June 24, 2015** - Reviewed all chapters in draft plan; and
 - Reviewed all draft maps.
- July 20, 2015** - Reviewed all chapters and maps in draft plan; and
 - Public Hearing date set.
- Sept. 14, 2015** - Public Hearing.
- Fall 2015** - Plan approval by Plan Commission Resolution considered.
- Fall 2015** - Village Board considers approving Plan by Ordinance.

2. Community Profile

A. Description

The following Community Profile of the Village of Necedah consists of background information on the village, including population; age distribution; racial composition; educational attainment; household characteristics; employment statistics; and income levels. This serves as an introduction to the Village and a starting point for developing the Village’s Comprehensive Plan. In addition, the Community Profile is meant to act as a source of reference information and to be used for deriving many of the key findings and recommendations of the plan. The Community Profile is written in a manner that facilitates quick and easy reference for use during creation of this Plan and during revision of this Plan.

B. Demographics

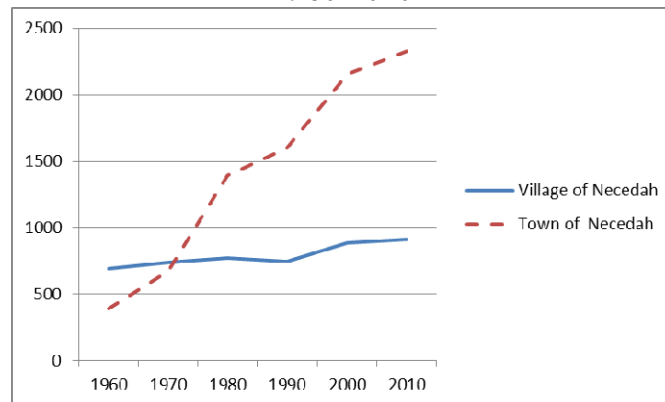
1. Historical Population

The Village of Necedah has experienced a 32.6 percent population increase since 1960. During this same period the population of the Town of Necedah increased by 497 percent. After growing by seven percent in the 1960s and 4.5 percent in the 1970s the population of the Village declined by 3.9 percent during the 1980s, then grew by nearly a fifth in the 1990s, and grew by 3.2 percent leading up to the Great Recession.

	1960	1970	1980	1990	2000	2010	2000-2010 % Change	2000-2010 Net Change
Village of Necedah	691	740	773	743	888	916	3.2%	28
Town of Necedah	390	674	1,394	1,601	2,156	2,327	7.9%	171
Juneau County	17,490	18,455	21,037	21,650	24,316	26,664	9.7%	2,348

Source: U.S. Census

**Figure 1 Historic Population Trends
1960-2010**



Source: NCWRPC, data from Table 1.

2. Population Projections

According to population projections in Table 2 prepared by the Department of Administration (DOA), the Village of Necedah's population is expected to continue increasing through 2035, then start to decline.

The Village of Necedah's population grew by 3.2% over the last decade (2000-2010), and is projected to grow by 5.9% over the next decade (2010-2020).

Year	Village of Necedah	Juneau County
2015	940	27,305
2020	970	28,130
2025	1,005	29,080
2030	1,035	29,790
2035	1,040	29,805
2040	1,030	29,465

Source: Wisconsin Department of Administration

3. Population Characteristics

In 2000, the Village of Necedah had 429 males (48.3%) and 459 females (51.7%). In 2010, the Village of Necedah had 440 males (48%) and 476 females (52%).

Village residents reported their race in the 2010 U.S. Census as the following:

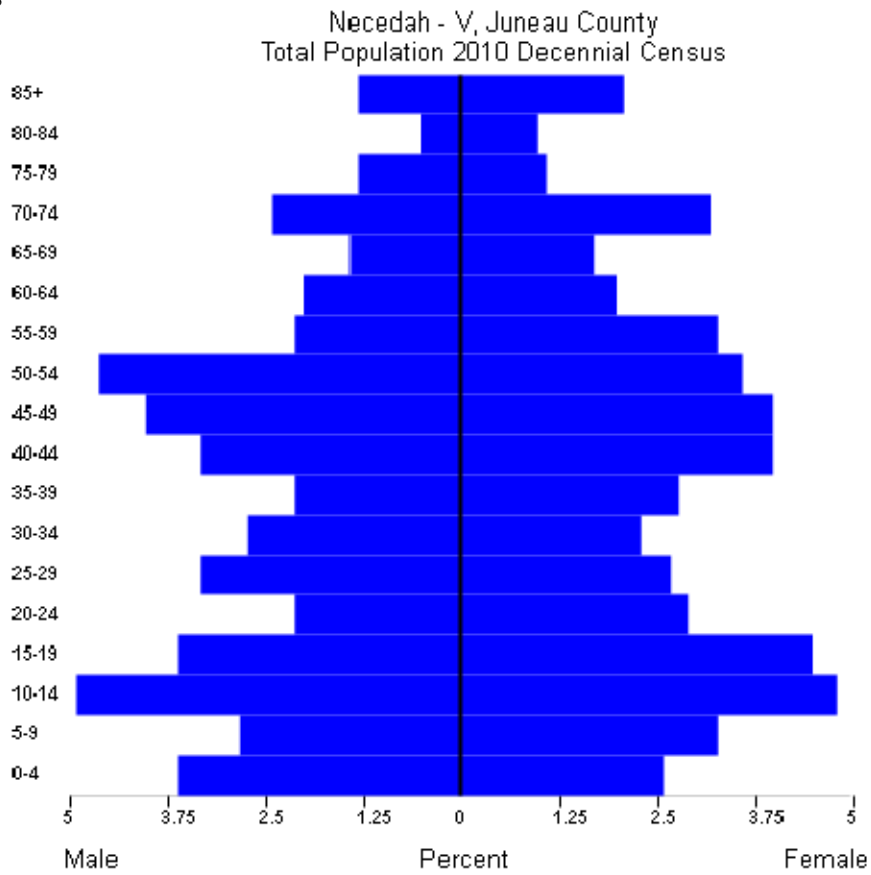
Race	2000 Census	2010 Census
White	98.2%	96.6%
African American	0.2%	0.7%
Native American	0.3%	0.1%
Asian	0.2%	0.3%
Two or more races	0.6%	1.5%
Some other race	0.5%	0.8%

The median age of Village residents as of 2010 was 40, which is higher than 33.9 years old back in 2000. In comparison, Juneau County's median age in 2010 was 43.6, while the State of Wisconsin's median age was 38.5.

The population distribution of age and sex illustrated by Figure 2 shows some characteristics:

- A large group of 10-19 year olds exist with about equal boys and girls in this group;
- More males to females ages 25-34, and 50-54;
- Since numbers of men and women are not equal throughout many age categories, and since there are about the same number of total men (48%) to women (52%) in the Village, then households probably have 5 year and greater age gaps between husbands and wives.
- Although men outnumber women in the 65-74 group, overall there are 27 percent more women than men in the over 65 age group.

Figure 2



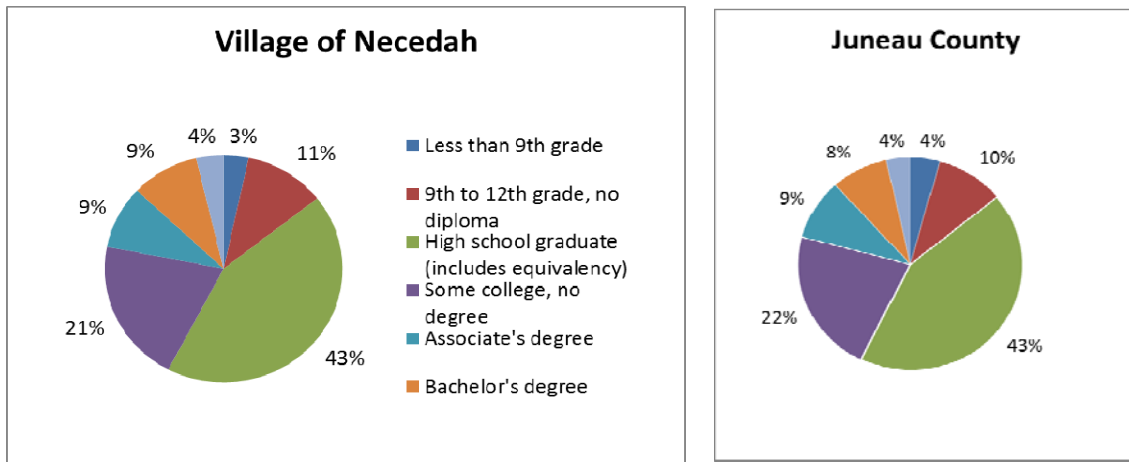
Total Population: 916 (Male: 440; 48.0%, Female: 476; 52.0%)

Population Pyramid created by GetFacts www.getfacts.wisc.edu

4. Educational Attainment

Education levels in the Village of Necedah are generally similar to Juneau County. In 2000, 80% of Village residents were high school graduates or higher. About the same percent of residents in 2010 are high school graduates in the Village (85.6%) and the County (85.9%). The Village has a slightly higher number of residents with bachelor’s degrees (13.0%) than the County (11.7%) in 2010.

Figure 5
Educational Attainment, 2010
 For Population 25 Years and Over



Source: U.S. Census American Community Survey 5-year estimate.

5. Household Characteristics

According to the U.S. Census Bureau, a **housing unit** is a house; apartment; mobile home; group of rooms; or single room occupied (or if vacant, intended for occupancy) as separate living quarters, a **household** includes all of the people who occupy a housing unit, and **occupants** may consist of a single family; one person living alone; two or more families living together; or any other group of related or unrelated people who share a housing unit.

In 2010, married couples made up 41.8 percent of all households; couples with children under 18 years old were 17.8 percent of households, while single parent households were 12.3 percent. Single person households were 34.0 percent of the total. The largest percentage of householders is between 35 and 44 at 26 percent, with 22.5 percent being over 65.

The Village of Necedah’s average household size in 2000 was 2.43 persons, while in 2010 it was slightly smaller at 2.41 persons.

	Village of Necedah	
	2000	2010
Total Households	359	376
1. Family households	237	223
a. Married-couple family	175	157
With own children under 18 years	86	67
b. Householder without spouse present	42	66
With own children under 18 years	30	46
2. Nonfamily household	122	153
a. Householder living alone	107	128
65 years and over	47	71

Source: U.S. Census

6. Household Projections

As the size of households decreases throughout the nation and in the Village of Necedah it means that the number of households will increase at a higher rate than the population.

The Village of Necedah's number of households grew by 4.7% between 2000 and 2010, and is projected to grow by 12% from 2010 to 2020.

Even though population is projected to decline from 2030-2040, households are projected to climb, which follows the national trends of marrying later in life and living longer without a spouse.

Village of Necedah	2000	2010	2015	2020	2025	2030	2035	2040
Households	359	376	400	421	444	464	473	475

Source: ¹U.S. Census 2000 & 2010

²WI Dept. of Administration Projections

7. Income Statistics

In 2000, 45.6% of Necedah residents made over \$35,000 per year. By 2010, 55.8% of Necedah residents made over \$35,000.

Table 6 shows that wealth in most households rose between the 2000 and 2010 Census'. As of 2010, only 5.4% of households made less than \$10,000 annually, which is less than half the percentage of households at this level in 2000. At the other end of the spectrum, in 2010, 11.6% of households made over \$100,000, which is more than three times the percentage of households at this level in 2000.

Annual Income	Percent of Households	
	2000	2010
Less than \$10,000	11.7%	5.4%
\$10,000 - \$24,999	24.7%	18.5%
\$25,000 - \$34,999	18.2%	20.4%
\$35,000 - \$49,999	23.6%	19.6%
\$50,000 - \$99,999	19%	24.6%
\$100,000 and over	3%	11.6%

Source: U.S. Census, SF-3

Median household income in the Village of Necedah is 18% lower than the county household median. In 2010, Village resident's per capita income is almost even with the Town, and is 11.1% below the county. Median income in the Village of Necedah is 73.2% of the state median, while per capita income is 77.2% of the state level. Poverty is notably higher in the Village of Necedah than in the Town of Necedah, Juneau County, or Wisconsin.

	Per Capita Income		Median Household Income		Percent of inhabitants below poverty level	
	2000	2010	2000	2010	2000	2010
Village of Necedah	\$14,766	\$21,183	\$32,135	\$38,524	13.1%	19.1%
Town of Necedah	\$15,013	\$21,850	\$34,281	46,750	10.7%	16.8%
Juneau County	\$17,892	\$23,527	\$35,335	45,461	10.1%	13.1%
Wisconsin	\$21,271	\$27,426	\$43,791	52,627	8.7%	12.5%

Source: U.S. Census, SF-3

8. Employment Statistics

Table 8 Average Salary by Industry in Necedah (54646 Zip Code), 2014

Employer Name	2001 Jobs	2014 Jobs	Current Total Earnings	2014 Location Quotient
Crop Production	113	165	\$64,003	22.99
Animal Production and Aquaculture	57	105	\$24,664	28.46
Forestry and Logging	17	<10	Insf. Data	11.05
Construction of Buildings	64	29	\$34,060	1.79
Specialty Trade Contractors	29	15	\$18,440	0.33
Wood Product Manufacturing	26	13	\$34,233	3.91
Fabricated Metal Product Manufacturing	149	70	\$54,156	5.44
Electrical Equipment, Appliance, and Component Manufacturing	24	<10	Insf. Data	0.41
Furniture and Related Product Manufacturing	12	<10	Insf. Data	0.12
Miscellaneous Manufacturing	335	95	\$48,032	17.61
Merchant Wholesalers, Durable Goods	<10	18	\$45,617	0.66
Wholesale Electronic Markets and Agents and Brokers	<10	68	\$22,640	8.32
Motor Vehicle and Parts Dealers	11	13	\$34,336	0.74
Furniture and Home Furnishings Stores	<10	0	\$0	0.00
Electronics and Appliance Stores	<10	0	\$0	0.03
Building Material and Garden Equipment and Supplies Dealers	13	13	\$24,857	1.15
Health and Personal Care Stores	<10	0	\$0	0.00
Gasoline Stations	52	46	\$18,468	5.91
General Merchandise Stores	<10	11	\$13,620	0.41
Nonstore Retailers	<10	12	\$40,765	2.25
Air Transportation	<10	0	\$0	0.00
Truck Transportation	20	38	\$56,559	2.70
Credit Intermediation and Related Activities	15	10	\$42,034	0.45
Insurance Carriers and Related Activities	10	11	\$43,821	0.50
Funds, Trusts, and Other Financial Vehicles	0	0	\$0	0.00
Administrative and Support Services	14	25	\$10,980	0.31
Educational Services	42	<10	Insf. Data	0.26
Ambulatory Health Care Services	27	20	\$46,988	0.32
Nursing and Residential Care Facilities	<10	20	\$37,988	0.71
Social Assistance	11	15	\$19,441	0.45
Performing Arts, Spectator Sports, and Related Industries	<10	21	\$13,083	3.15
Food Services and Drinking Places	69	65	\$14,844	0.68
Religious, Civic, Professional, and Similar Organizations	<10	11	\$12,833	0.42
Federal Government	40	36	\$54,740	0.84
State Government	24	61	\$72,998	1.33
Local Government	196	189	\$49,221	1.54

Source: EMSI

Juneau County’s average annual wage of \$33,510 is more than 16 percentage points lower than the statewide average. Natural Resources was the only sector with wages that exceeded statewide average annual wages. It should be noted that only seven out of seventy two counties had average wages which exceeded the state’s average. This indicates that average wage is skewed by a few large counties that have large employment totals and pay high wages. Additionally, metropolitan counties typically pay higher wages than non-metropolitan counties. Juneau County actually compares well to other counties in the state. Average county wages ranked 28 out of 72 counties. Juneau County wages rank 9th out of 47 non-metro counties.

Table 9 **Average Wages by Industry**

Industry (3-digit NAICS)	2010 Average		5-year Percent Change	
	Juneau County Annual Avg. Wage	Wisconsin Annual Avg. Wage	Juneau County	Wisconsin
Hospitals	suppressed	\$47,726	Not Available	18.9%
Fabricated metal product mfg.	\$50,289	\$46,362	36.6%	12.2%
Educational services	\$32,979	\$42,666	7.7%	13.5%
Food services and drinking places	\$11,344	\$11,693	18.8%	16.2%
Executive, legislative and general gov.	\$24,673	\$38,155	34.9%	11.4%
Justice, and safety activities	\$42,080	\$47,513	8.6%	13.0%
Nursing and residential care facilities	\$18,805	\$24,057	28.4%	9.0%
Gasoline stations	\$14,928	\$15,945	16.2%	10.5%
National security	\$46,955	\$55,505	24.3%	18.7%
Ambulatory health care services	\$23,325	\$62,533	20.2%	15.4%

Source: WI DWD 2011

The largest single job classification in the Village of Necedah continues to be manufacturing, as seen in Figure 8. Employment in the Retail and Public Administration industries doubled over the last decade. The Census asks these questions of employees, not where they work. This means that almost twice as many people working in public administration and retail chose to live in the Village in 2010 than did in 2000.

**Figure 8
Employment by Industry
Village of Necedah**

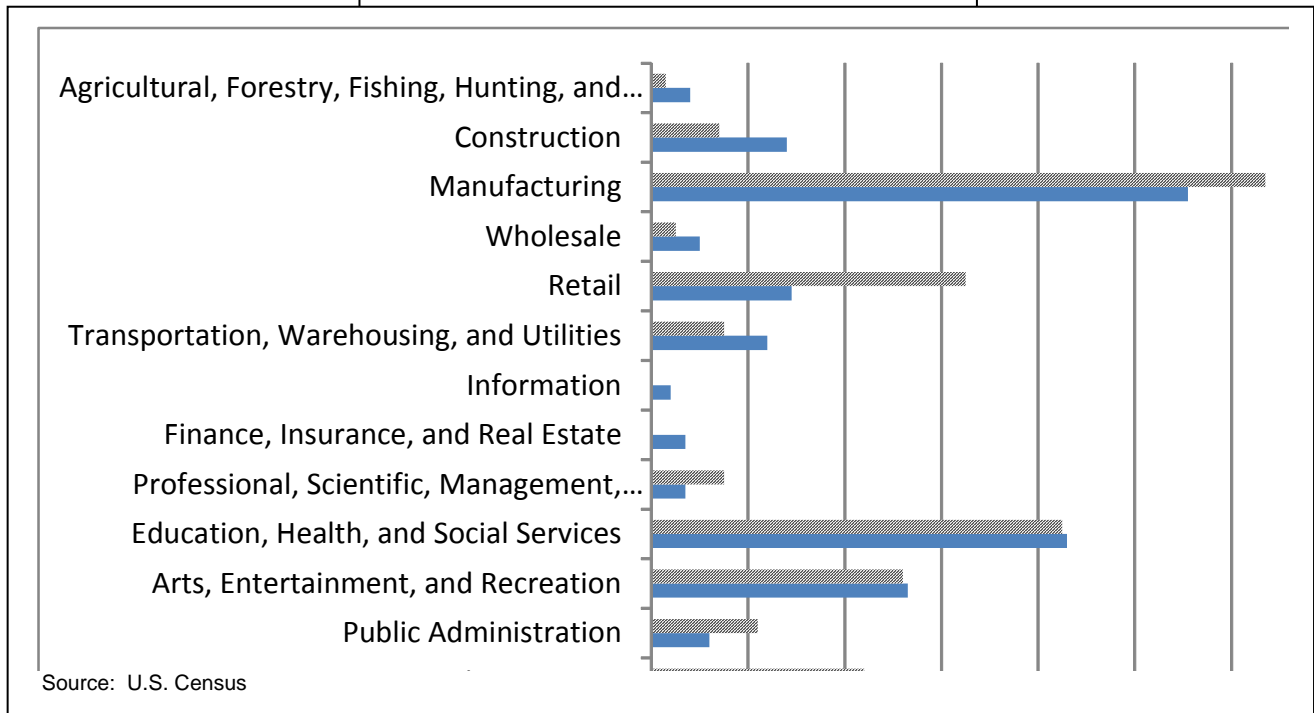


Table 10 shows that the trend continues to rise for how many people are participating in the labor force, with a 60.7 percent participation rate in 2010. Unemployment crossed the 10% threshold in the 2010 Census.

	1980	1990	2000	2010
Labor Force	8,853	10,143	12,068	13,135
Employed	8,206	9,478	11,333	11,725
Unemployed	647	665	735	1,343
Unemployment Rate	7.31%	6.56%	6.09%	10.28%
Participation Rate	42.08%	46.85%	49.63%	60.7%

Source: U.S. Census, and NCWRPC

II. NATURAL, AGRICULTURAL, & CULTURAL RESOURCES

1. Natural Resources

A. Physical Geography, Geology, & Non-Metallic Mining

Physical Geography & Geology

The Village of Necedah is located in the Central Plain physiographic province of Wisconsin within an area known as the Great Central Wisconsin Swamp, an extensive alluvial lake plain that extends over 2,000 square miles. An occasional sandstone butte shows what bedrock exists under the Central Plain. These buttes rise above the basin to a height of 110 to 300 feet. They are capped by resistant rock and are the remnant outlines of the retreating uplands to the southwest of the county. The town is underlain by a Precambrian Crystalline bedrock complex which surface varies in elevation from approximately 760 feet above sea level. About 30 to 100 feet of late Cambrian sandstone stratum overlies the Precambrian bedrock.

Non-Metallic Mining

Mineral production in the area is of minor extent. The County operated a quarry in Necedah, but this facility closed a number of years ago.

B. Climate

Winters are very cold, and the short summers are fairly warm. In winter, the average temperature is 19 degrees Fahrenheit and the average daily minimum temperature is 8 degrees. The summer average temperature is 69 degrees. Precipitation is fairly well distributed throughout the year, reaching a slight peak in summer. Total annual precipitation is about 33 inches. In two years out of ten, the rainfall in April through September is less than 18 inches. Thunderstorms occur on about 41 days each year. Snow generally covers the ground much of the time from late fall through early spring.

Growing Season Summary

Median date of last frost in the spring: May 12.

Last frost occurs on or after May 29 in 10% of years.

Median date of first frost in the fall: September 25.

First frost occurs on or before October 12 in 10% of years.

Median growing season: 139 days. Growing Season ranges from 102 to 175 days.

C. Water Resources

Together lakes, streams, and wetlands total about 1,100 acres in the village. Necedah's dominant water feature is Necedah Lake, which is an impoundment lake of the Yellow River. These surface water resources replenish the groundwater as part of the hydrologic cycle. See Water Features Map 2.

- Surface water covers about 219 acres, which is 11.9% of the land in village.
- Floodlands covers about 873.6 acres, which is 47.5% of the land in village.
- Wetlands covers about 447 acres, which is 24.4% of the land in village.

The Village received a lake planning grant in 2015 to identify how to manage the impoundment lake for water quality behind the Yellow River Dam. See that plan for Necedah Lake's existing water quality, and what to do to improve its quality.

The main uses of surface water are as fish and wildlife habitat, and the enjoyment of anglers, boaters, hunters, and casual observers alike. Surface waters provide for drainage after heavy rains, and habitat for plants, fish, and wildlife.

Impaired Waters

Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the: "the 303(d) list." A water body is considered impaired if a) the current water quality does not meet the numeric or narrative criteria in a water quality standard or b) the designated use that is described in Wisconsin Administrative Code is not being achieved. A documented methodology is used to articulate the approach used to list waters in Wisconsin. Every two years, states are required to submit a list of impaired waters to EPA for approval.

The Yellow River was assessed during the 2012 listing cycle, and total phosphorus sample data exceed 2012 WisCALM listing criteria for the fish and aquatic life use.

D. Wetlands

Wetlands are nurseries for fish and wildlife, purifiers for lakes, rivers and groundwater, and storage for floodwaters. They're also playgrounds for birders, hikers, hunters, and paddlers. In terms of hazard mitigation, they act as water storage devices in times of high water. Like sponges, wetlands are able to absorb excess water and release it back into the watershed slowly, preventing flooding and minimizing flood damage. As more impermeable surfaces are developed, this excess capacity for water runoff storage becomes increasingly important.

Wetland plants and soils have the capacity to store and filter pollutants ranging from pesticides to animal wastes. Calm wetland waters, with their flat surface and flow characteristics, allow particles of toxins and nutrients to settle out of the water column. Plants take up certain nutrients from the water. Other substances can be stored or transformed to a less toxic state within wetlands. As a result, the lakes, rivers and streams are cleaner.

Sometimes it is necessary to "move" wetlands to allow for development. Certain applicants are required to mitigate for unavoidable adverse wetland impacts approved under a wetland individual permit (Sec.281.36 Wis. Stats.). Compensatory mitigation involves the restoration, enhancement,

establishment or preservation of wetlands to compensate for unavoidable adverse impacts to other wetlands. There are three avenues for satisfying compensatory mitigation requirements of wetland individual permits.

E. Floodplains

A floodplain is generally defined as land where there is a one percent chance of flooding in any year (also known as the 100-year floodplain). The primary value of floodplains is their role in natural flood control. Flood plains represent areas where excess water can be accommodated whether through drainage by streams or through storage by wetlands and other natural detention/retention areas. Specific areas that will be inundated will depend upon the amount of water, the distance and speed that water travels, and the topography of the area. If uninterrupted by development, the areas shown on a map as floodplains should be able to handle the severest (regional) flood, i.e. those that have a probability of occurring once every one hundred years.

Counties, cities, and villages are required to adopt reasonable and effective floodplain zoning ordinances. Floodplain zoning is designed to protect individuals, private property, and public investments from flood damage. These regulations prohibit development in the floodway, the most dangerous flood area.

In order to participate in the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program, the County, and the Village of Necedah have completed a Flood Insurance Study and a Flood Insurance Rate Map (FIRM) that encompasses Juneau County. This FIRM delineates the "A" Zones including the floodway and flood fringe which are those areas inundated by the 100-year flood within the County.

See the Water Features Map to see where floodplains are in Necedah.

F. Groundwater

Groundwater in the Necedah area comes from an aquifer of glacial lake and outwash deposits. Private well yields are as high as 1,850 gallons per minute, but range mainly from 150 to 840 gallons per minute. The average high capacity well in Juneau County yields 500 gallons per minute. More information on municipal well yields and wellhead protection ordinances is listed in the Utilities and Community Facilities Chapter.

The quality of groundwater in Juneau County is generally good for most domestic, municipal, and industrial uses. The water is relatively soft in most of the county, but becomes fairly hard in the uplands in the southwestern part of the county. Local differences in the quality of ground water are caused by the composition, solubility, and surface area of particles of soil and rock through which the water moves, and the length of time the water is in contact with these materials. Calcium, magnesium, and bicarbonate ions derived from dolomite are present. Minor water use problems are caused by hardness and locally by high concentrations of iron. Iron is mainly produced by reducing conditions in marshes and swamps.

G. Soils

Area soils are related to the physical geography, climate, and vegetation. By reviewing the soil maps and other information, it is possible to determine the best uses for a particular area. See the 1993 Natural Resource Conservation Service Soil Survey of Juneau County for more information. Over time, human activity affects soil formation by altering and accelerating natural soil processes. Clearing, burning, cultivating, and urbanization can affect soil structure, porosity, and soil nutrients.

Basement Limitations Map shows what soils limit development of basements due to either a high water table or a shallow depth to bedrock. A "severe" limitation indicates that one or more soil properties or site features are so unfavorable or difficult to overcome that a major increase in construction effort, special design, or intensive maintenance is required.

Contaminated soils are discussed in the Economic Development chapter of this plan.

H. Forests

Significant tracts of woodland exist throughout the Village. These forested areas are primarily associated with streams and wetlands, and Necedah Bluff. Forest cover provides many vital functions, which are diverse in nature; forested lands provide for recreational opportunities, scenic beauty, and wildlife habitat as well as protection of sensitive environmental areas. Regulation of the removal of woodland plant material is desirable to protect scenic beauty, to control erosion, and to reduce effluent and nutrient flows into surface waters. Tree cover is also important to reduce erosion control, and effluent and nutrient flows into surface waters. See the woodland areas identified on the Existing Land Use Map.

I. Rare Species & Natural Communities

Wisconsin's biodiversity goals are to identify, protect and manage native plants, animals, and natural communities from the very common to critically endangered for present and future generations. Knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems are critical to their survival and greater benefit to society. The nearby Necedah National Wildlife Refuge, Central Wisconsin Conservation Area, and Buckhorn State Park provide large landscapes of protection to conserve native plants and animals of Wisconsin.

The Natural Heritage Inventory (NHI) map provides generalized information about endangered resources (rare, or endangered species and high-quality natural communities) to the section level. See the DNR's NHI map online for more information.

Original vegetation types for the Village of Necedah were jack pine, scrub oak forest, and barrens that came from a map of Finley's Original Vegetation of the Central Sand Plains.

J. Necedah National Wildlife Refuge & Meadow Valley Wildlife Area

The Necedah National Wildlife Refuge is an important wildlife dependent recreation area and destination for nearly 150,000 visitors annually. The Refuge consists of 43,600-acre mix of wetlands, uplands, bottomland forests and grasslands. The refuge boasts more than 230 species of birds and some rare grassland, wetland and forest species, including the Karner blue butterflies, red-headed woodpeckers, and bald eagles. The Refuge also is the site for an international project to establish a migratory breeding population of whooping cranes.

The history of the Refuge dates back to the early 1930s when the U.S. Government acquired 114,964 acres of land in Juneau, Wood, Monroe, and Jackson County, Wisconsin, using the authority of the National Industrial Recovery Act of 1933 and the Emergency Relief Appropriation Act of 1935. The purposes for these acquisitions were to assist farmers living within the area and to develop the area for wildlife. On March 14, 1939, Franklin D. Roosevelt signed an executive order authorizing 43,696 acres of this land be set aside as the Necedah Migratory Waterfowl Refuge for the purpose of “a refuge and breeding ground for migratory birds and other wildlife...” (Executive Order 8065) and “...for use as an inviolate sanctuary, or for any other purpose, for migratory birds” (Migratory Bird Conservation Act of 1929). One year later, the Necedah Migratory Waterfowl Refuge became formally known as the Necedah National Wildlife Refuge.

Around this same time, the management of 55,000 acres of this Federal land was transferred to the State of Wisconsin with the signing of a Cooperative and License Agreement. Today this land is known as Necedah Wildlife Management Area, which includes parts of the Meadow Valley State Wildlife Area, parts of Wood County Wildlife Area, and parts of Sandhill State Wildlife area, and scattered parcels in Jackson County. They are part of the National Wildlife Refuge System, but managed cooperatively with the Wisconsin Department of Natural Resources.

Historically, land in and around the refuge was once a vast peat bog with some low wooded islands and savannas. The higher sand ridges were occupied by mature stands of pines and other species. Early 20th century fires burned across the Refuge area, destroying the peat so that now the sandy subsurface is exposed or shallowly covered with silt. Wetlands cover much of the area of the Refuge and are supported by an important hydrological system comprised of natural and manmade waterways, such as the Yellow River and its tributaries. Water control structures within the Refuge allow water levels to be manipulated. Water contained within certain Refuge pools provide and impact water manipulation capability on other pools. Water is generally stored in Refuge pools during spring runoff and is used to refill pools that are drained and re-flooded during the course of the summer.

Today the refuge consists of 43,696 acres of pine, oak, and aspen forests, grasslands and savannas, and wetlands and open water areas, all of which support a rich diversity of plants and wildlife. Brittle prickly pear cactus, native orchids, and carnivorous globe-leafed sundew can be found growing in close proximity. The majority (57%) of the area of the Refuge is made up of wetlands. This is the area that supports the migratory waterfowl that are the core of the mission of the Refuge. Some Refuge pools are drawn down for part of the year to promote the production of high-energy waterfowl foods such as millet, smartweed, chufa, beggar ticks, pigweed, sedges, and

spikerush. Ditches and streams also provide additional wetland habitat, although to a lesser extent than Refuge pools.

Forests are the second most common habitat available in the Refuge. Currently upland forests comprise 15,047 acres, or 34.4 percent of the total area. Refuge forests provide excellent habitat for many neo-tropical migratory birds such as the scarlet tanager, eastern wood-pewee, and a variety of warblers.

A smaller part of the Refuge, less than 8 percent, is grasslands and savanna. Some of this land is the remains of inactive farms established early in the last century. Willow-dogwood communities are invading old farm fields and wet meadows in places where disturbance is rare. Refuge grasslands provide important nesting habitat for many migratory birds including ducks, bobolinks, and Sandhill cranes. The savanna areas are also known as barrens, because fire and tree diseases such as oak wilt are more common in the droughty, sandy soils. These disturbances keep the trees small and scattered. Oak savanna has been defined as having at least one tree per acre, but less than 50 percent cover. Refuge savannas/barrens support rare species such as woolly milkweed, phlox moths, Blandings turtles, Karner blue butterflies, and over 110 species of birds.

The Refuge's habitats are maintained through a variety of techniques including prescribed burning, timber sales, and mechanical manipulation that set back successional stages and maintain a diversity of habitats.

Establishing a migratory population of whooping cranes in Wisconsin centered around the Necedah National Wildlife Refuge has raised the profile of The Refuge, and has drawn attention from around the globe. Visitors attracted to The Refuge are then exposed to the diverse natural wonders of the area. Refuge staff actively work with local school districts to provide additional learning opportunities in a natural setting.

K. Buckhorn State Park & Wildlife Area – Yellow River Wildlife Area

Buckhorn State Park and Wildlife Areas occupy a peninsula of Castle Rock Lake approximately five miles southeast of Necedah. The State Park encompasses 3,229 acres, the Yellow River WLA has 2,297 acres and the Buckhorn WLA, for a total of over 7,200 acres. A range of facilities are available including boat landings, campsites, swimming, changing and shower facilities, fishing, picnic tables, and more than ten miles of hiking trails. Admissions have increased by thirty-five percent over the last ten years to more than 107,000 per year.

Plans exist to increase the size of the Park and Wildlife areas by more than 1,300 acres, to add facilities, and to implement a landscape restoration of several pine and oak barrens areas. The projected improvements are estimated to cost \$2.3 million. The current camping capacity of 53 individual and 80 group campsites would be expanded with 80 modern campsites. Timing will depend on when funding becomes available.

Taken together with the Necedah National Wildlife Refuge, Buckhorn State Park represents a significant amenity for the community, but perhaps more importantly a magnet for visitors who likely bring additional spending into the village economy.

2. Agricultural Resources

A. Farmland

There is a single active agricultural operation within the Village, a forty-acre tract registered in the Farmland Preservation program. Agriculture is a component of the surrounding area, especially the cranberry industry, which is prominent in the areas north of the Village.

B. Cranberry Industry

Wisconsin is the number one cranberry producing state in the nation. Since the 1890s the center of the industry has been in the Cranmoor area, which includes the Towns of Kingston, Cutler and parts of Necedah. The prevalence of wetlands in northwestern Juneau County provide the conditions that are ideal for cranberry growing. In addition to the high water table, which is important to constructing cranberry beds, the area has the sandy, acidic soils that the crop requires. Most of the machinery, inputs, and crop storage originating in cranberry production occur within Cranmoore, which is a few miles west of the Wisconsin Rapids-Port Edwards-Nekoosa area.

3. Cultural Resources

A. Brief Community History

Necedah was born in the lumbering boom of the late 19th century. Founded in 1856 by Thomas Weston, a notable lumberman, who built a dam and mill near the current STH 21 bridge. The pond created by the dam was used to store logs to be milled after the spring log drive. At the height of the logging era in the 1880s the pond was surrounded with several mills, the largest being the T. Weston Lumber Co. (later Necedah Lumber Co), which in 1881 cut twenty million board feet of lumber. Together the Necedah mills sawed sixty-five million board feet that year. During the peak summer months the sawmills in Necedah employed more than a thousand workers.

Many of these workers arrived by railroad, as did most of the logs after the tracks reached Necedah – first the Milwaukee Road in 1878 and the (Chicago) North Western in 1883. As the white pine was cut off from the Yellow River watershed the mills became more dependent on hardwood shipped in by rail. Beyond the basic sawmills there were planing mills, shingle mills, barrel-makers, and shipping crates for the cranberries already being produced in the surrounding marshes. Lumber milling began to fade after the pine disappeared and in 1898 the Necedah Lumber mill shut down and the logging era drew to a close. For several years in the early 1900s the railroads operated ice-cutting operations on the pond, but refrigeration brought this industry to an end as well.

During the peak of the logging boom, over two thousand people lived in the combined village and town of Necedah, most of these in the village. Weston had a well and pump installed along with water mains that ran under Main Street, including fire hydrants. However when the mill closed in 1898 the system was abandoned. In 1915 fire swept through the village, destroying what was left of the mill district as well as most of the businesses. This led to the formation of the Village of Necedah in 1916, as a way of preventing such fire events in the future. One of the first acts of the new Village was to petition the state to replace the bridge across the Wisconsin River at Petenwell. The first bridge, the only crossing between Nekoosa and the Wisconsin Dells, was built by Weston and his partners, Miner and Kingston, in the 1870s. When the new bridge was opened in 1919 it marked the beginning of a new era for Necedah.

The establishment of the Necedah National Wildlife Refuge on cutover land west of the village in 1939 ensured that Necedah would become a destination for hunters, birdwatchers and nature enthusiasts. From the earliest days of the village sportsman had been attracted to it. In 1898 the Hotel Juneau advertised itself as “headquarters for trout fishing and chicken shooting in season”. Although the glory days of the lumber industry will never come back manufacturing and agriculture-related businesses have grown in recent years. After bottoming out below 700 the population of the village is again increasing.

On April 7, 1950 Mary Ann Van Hoof claimed that she had a vision of the Virgin Mary at the family property about two miles east of the village. Over the next thirty-five years a movement developed around that vision, which at its height in the mid-1970s drew as many as 100,000 pilgrims to Necedah. About 300 devotees moved to the area and settled in close proximity to the Van Hoof property. A shrine was built at the site, which continues to operate. The Catholic

Church has not endorsed the claims of the movement. In recent years attendance at the events held by the shrine has declined.

B. Historical Buildings & Archeological Sites

There is one building on the National Register of Historic Places in the Village of Necedah: the Weston-Babcock House located at 407 Main Street. Built by Thomas Weston, the village founder, in 1860, it later became the property of Joseph Babcock, who was a member of Congress, and extensively remodeled it in 1916. There are four other buildings on the Architectural History Inventory, including three houses.

Land in the village that is adjacent to surface waters may have an abundance of cultural and archeological significance because they were often the location of Native American and early European settlements. According to the Mississippi Archeology Center (letter dated June 9, 1994) there were as many as eight mounds with Native-American origins, many in the area of the South Addition.

4. Goals, Objectives & Policies

Goal 1 – Maintain the natural beauty of Necedah for scenic enjoyment and outdoor recreation.

Objectives:

1. Encourage residents to appreciate the natural beauty created by trees.
2. Provide adequate open space for residents and visitors to enjoy.
3. Maintain vegetative cover on steep slopes to mitigate soil erosion and for scenic beauty.

Policies:

1. Locally recognize Necedah Bluff as an important landmark. Possibly creating recreational trails on the bluff would provide residents an active way to appreciate their landmark.
2. Continue cemetery and park operation partnerships.
3. Encourage residents to look for the largest trees in the state on their own property, and then register those trees as *champion trees* with the Wisconsin DNR.
4. Verify adequate vegetative cover on steep slopes in site plan approvals.
5. Require public open space when Oak Grove Resort is redeveloped.
6. Require park and possibly trail development with new residential subdivision construction.
7. Revise sign ordinance to disallow off-premise advertising signs. Wayfinding signs would be fine.

Goal 2 – Protect environmentally sensitive areas, including shorelands, wetlands, and areas adjacent to the Necedah National Wildlife Refuge.

Objectives:

1. Discourage development in environmentally sensitive areas (i.e. wetlands, floodplains, and steep slopes).
2. Protect the Necedah National Wildlife Refuge from encroachment by urban development.

Policies:

1. Encourage riparian land owners to contact the Juneau County Land & Water Resources Department when they have shoreland concerns.
2. Allow rural residential densities between the Village and the Refuge to provide a wildlife buffer.

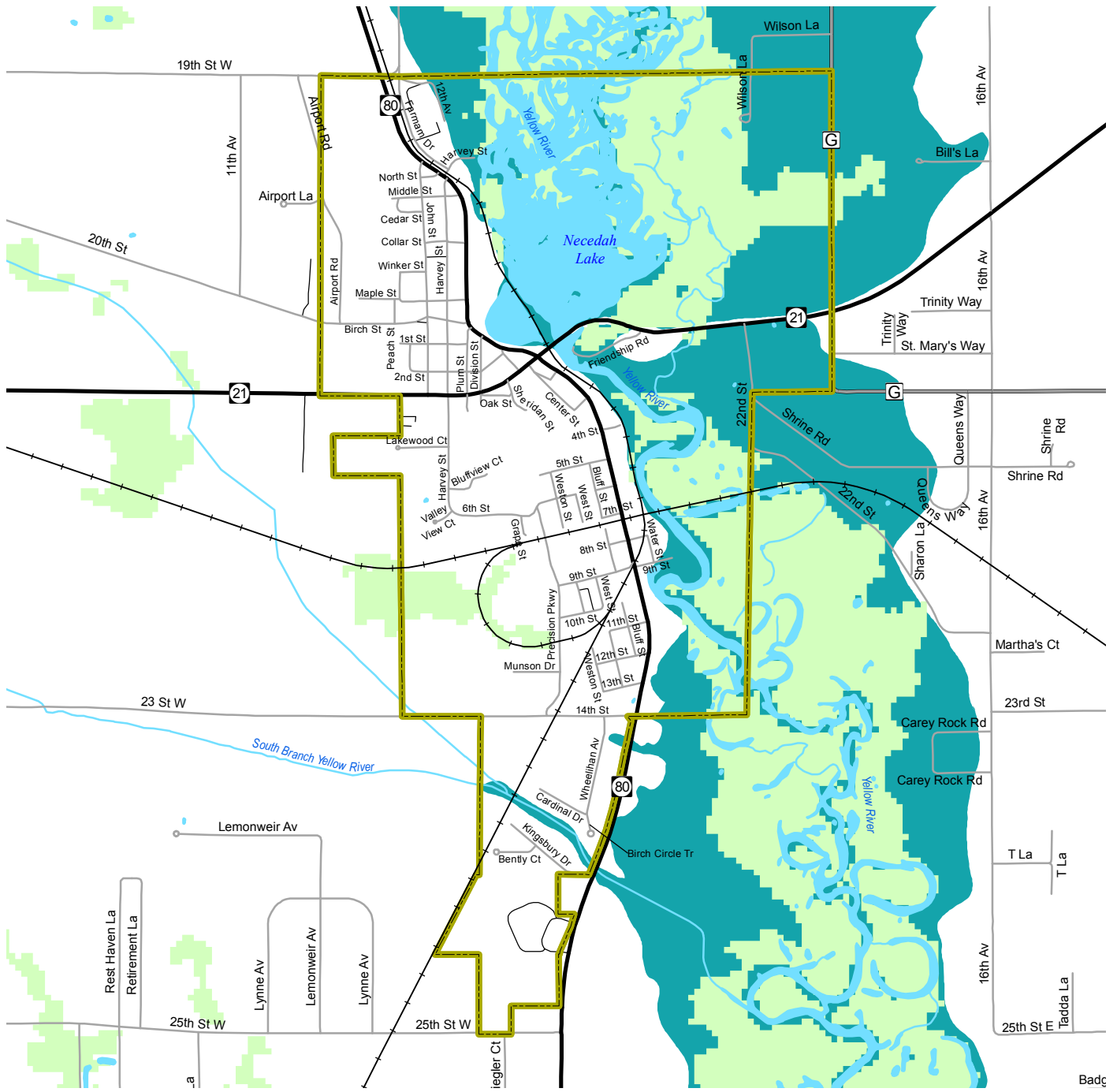
Goal 3 – Promote preservation of cultural, historic, and unique architectural sites.

Objectives:

1. Promote economic development within the downtown commercial district. Building owners will then have the resources to preserve their buildings.
2. Promote local knowledge of Necedah history.

Policies:

1. Encourage façade restoration in the downtown commercial district by making building owners aware of the NCWDC’s loan program (administered by NCWRPC).
2. Teach children about Necedah’s history in school, and through library programs.
3. Consider creative reuses for historic buildings.
4. Salvage building materials from historic structures that cannot be preserved.



Legend

- Minor Civil Divisions
- US & State Highways
- County Highways
- Local Roads
- Private / Other
- Railroad
- Flood Plain
- WISCLAND Wetlands
- Water

DRAFT

Source: WI DNR, NCWRPC, FEMA

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.



Prepared by:

**North Central
Wisconsin Regional
Planning Commission**

210 McClellan St., Suite 210, Wausau, WI 54403
715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org

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III. HOUSING

1. Background

A. Previous Studies

“Wisconsin State Consolidated Housing Plan”

The Consolidated Housing Plan is required by the Department of Housing and Urban Development (HUD) in the application process required of the State in accessing formula program funds of Small Cities Community Development Block Grants (CDBG), HOME Investment Partnerships, Emergency Shelter Grants, and Housing Opportunities for Persons With AIDS. “The Consolidated Plan provides the framework for a planning process used by States and localities to identify housing, homeless, community and economic development needs and resources and to tailor a strategic plan for meeting those needs.” This is how the Department of Housing and Urban Development (HUD) website (www.hud.gov) describes the Consolidated Plan, which consists of a 5-year strategic plan, annual action plans, and annual performance reports, the Plan must be updated annually.

The Consolidated Plan has five parts: (1) an overview of the process; (2) a description of public participation; (3) a housing, homeless, community and economic development needs assessment; (4) long-term strategies to meet priority needs; and (5) an action plan. The Division of Housing and Intergovernmental Relations (DHIR) prepares the Consolidated Housing Plan, and is focused on low-income and special needs populations.

The Consolidated Plan, in assessing housing needs, looks at a number of different factors that are significant components of the housing picture. Housing affordability is a primary consideration. According to federal guidelines a family should not have to spend more than thirty percent of its income on housing. Using this standard an individual in Wisconsin would need to earn \$12.22 per hour to afford the fair market rent unit at 30% of income. Households in the low-income range have great difficulty finding adequate housing within their means and that accommodates their needs.

B. Issues

Affordability

According to the 2010 Census almost 24% of Village households reported incomes below \$25,000. For many of these people this poses a difficulty in paying for decent, safe, and sanitary housing. According to the U.S. Census, housing expenditures that exceed 30 percent of household income have historically been viewed as an indicator of a housing affordability problem. Households spending 30 percent or more of their income on housing have less available income for nondiscretionary spending and are considered “housing-cost burden.” About 37 percent of the renters and 19 percent of home owners in the Village of Necedah spend greater than 35 percent of their household income on housing costs, making them “housing-cost burden.”

2. Housing Stock

A. Total Housing Units

In 2010, the Village of Necedah had a total of 469 housing units, compared to 414 in 2000. Over the 2000-2010 time period the Village added 55 housing units (a 13.3% increase), the Town of Necedah added 335 housing units (a 28.2% increase), and the State added 303,214 housing units (a 13.1% increase).

B. Year Built

Almost 30% of the housing stock in the village is older than 1939, and generally was built when Necedah was established as a community. Large percentages of housing were built in the 1970's, '80's, and '90's, but slowed down drastically from 2000 to 2010. Homes continued to be constructed in the Town of Necedah from 2000 to 2010.

Table 11 Year Structure Built by Jurisdiction, 2010

Year built	Village of Necedah	Town of Necedah	Juneau County	State of Wisconsin
Total Units	100%	100%	100%	100%
2010 or later	0.2%	0.0%	0.4%	0.4%
2000 to 2009	6.7%	23.8%	15.0%	12.9%
1990 to 1999	14.8%	23.5%	16.4%	14.0%
1980 to 1989	14.4%	12.9%	16.5%	9.8%
1970 to 1979	10.6%	20.0%	16.0%	14.9%
1960 to 1969	3.7%	13.7%	7.2%	9.8%
1950 to 1959	9.0%	2.2%	6.7%	11.3%
1940 to 1949	10.0%	0.3%	4.7%	6.0%
1939 or earlier	30.6%	3.7%	17.1%	20.9%

Source: US Census Bureau, 2008-2012 ACS DP-4

C. Building Type

Single-family dwellings are the most common type of housing in the Village at 64.1%, which includes townhouses. Multi-family housing comprises about 34% of housing in the Village. Manufactured and mobile homes account for only 2.4% of housing units. Table 12 shows that the Town has a slightly higher percentage of single family dwellings at 67.8 percent, almost no multi-family units, and a huge amount of manufactured housing at 31.4%.

Housing Units in Structure	Village of Necedah		Town of Necedah	
	Count	Percentage	Count	Percentage
Single family dwelling	274	60.6%	1,111	67.8%
Single family, attached (townhouse)	16	3.5%	6	0.4%
Duplex	42	9.2%	0	0%
3 or 4 units	13	2.8%	7	0.4%
5 to 9 units	57	12.5%	0	0%
10 to 19 units	8	1.8%	0	0%
20 or more units	36	7.9%	0	0%
Mobile home	11	2.4%	514	31.4%
Boat, RV, van, etc.	0	0%	0	0%

Source: US Census Bureau, 2008-2012 ACS DP-4.

D. Tenure

Owner occupancy has dropped in the Village since the Great Recession began in 2008. In 2000, owner occupancy was at 63.8%, but by 2010 it dropped to 49.9%. Since half of the housing units are renter occupied, and since less than half of housing in the Village is multi-family housing, then some of the rentals are single family houses.

Tenure	Village of Necedah		Town of Necedah	
	Count	Percentage	Count	Percentage
Owner occupied	186	49.9%	792	88.6%
Renter occupied	187	50.1%	102	11.4%

Source: US Census Bureau, 2008-2012 ACS DP-4.

E. Subsidized/Special Needs Housing

USDA Rural Development has created multi-family housing rentals in Necedah. The properties are serviced by approved Management Agencies who provide required annual tenant certification processing for their residents. In Necedah, 32 family units are subsidized.

F. House Heating Fuel

Most Village residents (49.6%) heat their homes with a furnace or boiler, and high-efficiency models of all types of furnaces and boilers are available. Using the most recent fuel costs and efficiency estimates from the Energy Information Administration, the average Wisconsin household with electric baseboard-style heaters will spend nearly \$2,500 a year on heat. Compare that to the \$920 annual bill for a house with an average efficiency furnace connected to a natural gas line from a utility company. According to the EIA, Wisconsin residents who use fuel oil furnaces and boilers to heat their house spend an estimated \$1,901.32 every year.

Table 14 shows that about 39% of Village residents are still using LP gas or electricity to heat their homes.

Unlike utility gas and electricity, which are government regulated, fuel oil and propane costs are subject to market fluctuations.

Fuel	Village of Necedah		Town of Necedah		Juneau County		State of Wisconsin	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
Utility gas	185	49.6%	95	10.6%	3,498	32.4%	1,503,766	65.8%
LP gas	34	9.1%	533	59.6%	3,989	37.0%	246,965	10.8%
Electricity	111	29.8%	58	6.5%	1,069	9.9%	318,867	13.9%
Fuel oil	5	1.3%	13	1.5%	372	3.4%	82,998	3.6%
Wood	25	6.7%	169	18.9%	1,629	15.1%	104,207	4.6%
Solar	0	0%	0	0%	2	0.0%	472	0.0%
Other	13	3.5%	23	2.6%	204	1.9%	20,724	1.0%

Source: US Census Bureau, 2008-2012 ACS DP-4.

G. Value

Median home value in the Village of Necedah in 2010 is closer to the state median value that it was in 2000. The Village has a much higher percentage of older housing stock than in the Town, and therefore the median housing value in the Village is lower.

Municipality	Median home value			
	Median home value		% of State median value	
	2000	2010	2000	2010
Village of Necedah	\$68,600	\$116,400	61.1%	68.9%
Town of Necedah	\$82,900	\$133,500	74.0%	79.0%
Juneau County	\$71,200	\$118,500	63.5%	70.1%
State of Wisconsin	\$112,200	\$169,000	100%	100%

Source: US Census Bureau & NCWRPC

H. Vacant/Seasonal

Of 457 housing units in the Village, 373 (82%) were occupied, while 84 (18%) were vacant. Thirteen units were identified as seasonal. The number of seasonal dwellings in the Village has decreased by 10 units since 2000.

3. Housing Demand

A. Persons Per Household

Families are getting smaller and more people are living alone, so average household size has been going down for several decades. The most obvious effect of this trend is that demand for housing units is increasing faster than population. In the Village of Necedah the average household size in 2000 was 2.43 persons per household, and continued declining to 2.41 in 2010. This compares to the 2010 average of 2.38 for Juneau County and the average of 2.43 for the state as a whole.

B. Projections

Table 15 displays Wisconsin Department of Administration (DOA) population projections. Based on DOA projections the Village of Necedah will continue to gain residents to a peak in 2035, and then start to decline. The County will also gain residents through 2035, and then start declining also.

	2010 Census	2015	2020	2025	2030	2035	2040
Village of Necedah	916	940	970	1,005	1,035	1,040	1,030
Juneau County	26,664	27,305	28,130	29,080	29,790	29,805	29,465

Source: DOA

4. Housing Programs

There are a number of programs available to local governments to aid those having trouble affording their housing needs. Based on the U.S. Census, in 2010 15.6 percent of homeowners and 50.8 percent of renters spent more than thirty percent of their income on housing, the accepted standard for affordable housing. Below is a partial listing of programs available to localities. Each year new programs are available.

Local

The Village of Necedah is within the Juneau County Housing Authority. They provide day to day management of the CDBG program in the county. The Village also administers a HUD revolving loan fund.

State Programs

All State programs are changing in 2015. Contact the State for the new programs.

Wisconsin Department of Administration

The Wisconsin Community Development Block Grant (CDBG) program, administered by the Wisconsin Department of Administration, Division of Housing (DOH), provides grants to general purpose units of local government for housing programs which principally benefit low and moderate income (LMI) households. These funds are primarily used for rehabilitation of housing units, homebuyer assistance, and small neighborhood public facility projects. CDBG dollars are flexible and responsive to local needs.

In addition to addressing LMI housing needs, CDBG can be used to leverage other programs or serve as a local match. The grant also can be used as an incentive to involve the private sector in local community development efforts or to respond to area needs. The CDBG program often serves as a catalyst for other community development projects.

The Low-Income Housing Tax Credit (LIHTC), like HOME, aims to encourage the production and rehabilitation of affordable housing. It provides an incentive for private entities to develop affordable housing. The credit reduces the federal taxes owed by an individual or corporation for an investment made in low-income rental housing. LIHTC provides funding for the construction of new buildings or the rehabilitation or conversion of existing structures. To qualify, a property must set aside a certain share of its units for low-income households.

Federal Programs

USDA-RD:

Section 502 Homeownership Direct Loan Program of the Rural Health Service (RHS) provides loans to help low-income households purchase and prepare sites or purchase, build, repair, renovate, or relocate homes.

Section 502 Mutual Self-Help Housing Loans are designed to help very-low-income households construct their own homes. Targeted families include those who cannot buy affordable housing through conventional means. Participating families perform approximately 65 percent of the construction under qualified supervision.

Section 504, the Very-Low-Income Housing Repair Program, provides loans and grants to low-income homeowners to repair, improve, or modernize their homes. Improvements must make the homes more safe and sanitary or remove health or safety hazards.

Section 521 Rural Rental Assistance Program provides an additional subsidy for households with incomes too low to pay RHS-subsidized rents.

Section 533 Rural Housing Preservation Grants are designed to assist sponsoring organizations in the repair or rehabilitation of low-income or very-low-income housing. Assistance is available for landlords or members of a cooperative.

Department of Housing and Urban Development (HUD):

Self-Help Homeownership Opportunity Program finances land acquisition and site development associated with self-help housing for low-income families. Loans are made to the nonprofit sponsors of development projects and are interest-free. Portions of the loans are forgiven if promised units of housing are completed within a given period. These forgiven “grant conversion” funds may be used to subsidize future development projects.

HOME Investment Partnership Program aims to encourage the production and rehabilitation of affordable housing. HOME funds may be used for rental assistance, assistance to homebuyers, new construction, rehabilitation, or acquisition of rental housing.

5. Goals, Objectives & Policies

Goal – Encourage development of new housing and rehabilitation of existing housing.

Objectives:

1. Create multi-family housing to serve families, individuals, couples, and seniors.
2. Encourage building reuse for housing.
3. Increase energy efficiency of existing housing.

Policies:

1. Promote cooperation among public and private agencies to address providing affordable housing for all Village residents.
2. Place senior multi-family housing within walking distance of downtown to promote independent living.
3. Restrict housing from being built in naturally limiting areas (e.g. steep slopes, wetlands, and floodplains).
4. Connect new neighborhoods to the existing street grid.
5. Advertise ways for residents to weatherize their homes; possibly organizing an energy and water use efficiency fair.

IV. TRANSPORTATION

1. Background

The transportation system includes all modes of travel. The local transportation network is an important factor for the safe movement of people and goods, as well as to the physical development of the Village. There is no mass transit or water transportation service within the Village. The Village of Necedah transportation system includes all roadways.

Previous Transportation Studies

Connections 2030

Connections 2030 is the 20-year transportation plan for the state that was adopted in 2009. This plan addresses all forms of transportation: highways, local roads, air, water, rail, bicycle, pedestrian and transit.

- 2014-2019 – Provide rural bicycle/pedestrian accommodations along STH 21 from STH 80 (Necedah) to CTH Z (Adams Co.).
- 2014-2019 – Support new intercity bus service between La Crosse and Madison via I-90 with stops in Sparta, Tomah, Mauston, and Wisconsin Dells
- 2020-2030 – Replace or reconstruct STH 21 bridge over Wisconsin River.
- 2020-2030 – Support new intercity bus service between La Crosse and Wausau with stops in Sparta, Tomah, Wisconsin Rapids, Stevens Point and Mosinee.

Wisconsin State Airport System Plan 2030

The Wisconsin State Airport System Plan 2030 is an update to the 2000 Plan, which no longer accurately represents the facilities, activity levels and services provided. This Plan also uses the 2010 update to the airport classification system. Every airport in Wisconsin was reanalyzed and revised accordingly. Facility and service attributes (FSAs) were also reviewed and revised by airport classification with recommendations for each airport in Wisconsin.

Necedah Airport Recommendations:

- Airports in the small GA classification are recommended to install or upgrade to a GPS/RNAV capable of achieving a 400 to 600 foot cloud ceiling and one mile visibility minima. This upgrade will cost \$100,000 for the Necedah Airport.
- Airports in the small GA classification are recommended to have 60 foot wide runways that are between 3,200 and 4,000 feet long. Necedah Airport will need to lengthen the runway from its current 2,721 foot length to the minimum of 3,200 feet long to continue allowing small planes to operate there.
- Airports in the small GA classification are recommended to have a GA terminal building that includes a public restroom and telephone at a minimum; but may also include a dual-purpose room for pilots to rest, plan flights, and evaluate weather conditions.

- No fuel service is available at Necedah Airport. Smaller GA aircraft often use 100LL fuel. In addition, fuel services and facilities at an airport, especially when owned by the airport sponsor, add to the economic viability of an airport. Friendship-Adams currently has 100LL fuel.
- Wisconsin Statute §114.136, Approach Protection Plans, provides the authority for airport sponsors to establish airport zoning overlay districts. Only 13% of airports in Wisconsin have adopted a land use zoning ordinance. Necedah does not have one either.
 - Necedah Airport has a height limitation zoning ordinances (HLZO).
 - Necedah Airport has a vehicle pedestrian ordinance.
- A wildlife hazard assessment (WHA) is required for Necedah Airport. However, the extent of study for a WHA depends on the size of airport, past wildlife strike history, its users and the types of wildlife observed at an airport. WHAs vary in length and complexity from a one-year comprehensive study to a one-day site visit. ACRP Report #32 *Guidebook for Addressing Aircraft/Wildlife Hazards at General Aviation Airports* distributed to airports.

State Trails Network Plan

The Wisconsin Department of Natural Resources (DNR) created this plan in 2003, to identify a statewide network of trails and to provide guidance to the DNR for land acquisition and development. Many existing trails are developed and operated in partnership with counties. By agreement the DNR acquires the corridor and the county government(s) to develop, operate, and maintain the trail.

There are no state trails planned through Necedah.

Necedah Area Bicycle Facilities Network Plan

The North Central Wisconsin Regional Planning Commission (NCWRPC) created this plan in 2004 to guide the development of bicycle facilities in northern Juneau County, particularly in and around the Necedah National Wildlife Refuge. The goal of this plan is to increase the mobility of people within the County and increase visitor activity by making bicycling a more viable and attractive transportation choice. The plan will strengthen the rural character of the County by connecting natural and cultural resource destinations and by connecting communities, which also will see positive economic development from tourism.

Proposed bike routes are shown on the Maps 4a & 4b – Transportation.
See Attachment D for bike parking guidelines.

2. Inventory and Trends

A. Roads

The Village of Necedah roads play a key role in development by providing both access to land and routes to move people and goods through the area, by car, bicycle, and foot.

State Trunk Highways (STHs) 21 and 80 are both *principal arterials*; *designated long truck routes*; and are listed in Corridors 2030 as *major connectors*. County Trunk Highway G is a minor *collector*, and the remaining 13.65 miles roads in the Village are classified as *local* roads.

The Village of Necedah road network consists of roughly 4.35 miles of state highways, one half mile of county highways, and 13.65 miles of local roads. WisDOT requires all local units of government to submit road condition rating data every two years as part of the Wisconsin Information System for Local Roads (WISLR). The Pavement Surface Evaluation and Rating (PASER) program and WISLR are tools that local governments can use to manage pavements for improved decision making in budgeting and maintenance. Communities can use this information to develop better road budgets and keep track of roads that are in need of repair.

<u>Road Classifications</u>
Principal Arterials – serve interstate and interregional trips. These routes generally serve urban areas with 5,000 people or more.
Minor Arterials – accommodate interregional and county-to-county traffic, often in conjunction with principal arterials.
Major Collectors – provide service to moderate sized communities and other county-level traffic.
Minor Collectors – take traffic from local roads and provide links to all remaining portions of smaller communities and connect to other higher function roads listed above.
Local Roads – provide direct access to residential, commercial, and industrial developments.

Annual average daily traffic counts (AADT) are measured and calculated every three years by the Department of Transportation (DOT). Monitoring these counts provides a way to gauge how traffic volume is changing in Necedah.

See Map 4a – Transportation – to identify where each AADT was recorded.

Table 17 Annual Average Daily Traffic at Recorded Sites
Village of Necedah 2001-2013

	2001	2004	2007	2010	2013	% Change 2001-2013
Site 1	1700	3500	3100	2800	2200	29.4%
Site 2	8600	8700	7700	7000	7000	-18.6%
Site 3	6400	6400	6100	No Count	No Count	-4.7%
Site 4	4600	5400	4300	4300	4600	No Change
Site 5	5500	5500	5600	5400	5400	-1.8

Source: Wisconsin Highway Traffic Volume, Department of Transportation

Site 1: STH 80 north of STH 21

Site 2: STH 21 east of STH 80

Site 3: STH 80 south of STH 21

Site 4: STH 80 north of 25th St W

Site 5: STH 21 east of 16th Ave

The interrelationships between land use and the road system makes it necessary for the development of each to be balanced with the other. Types and intensities of land-uses have a direct relationship to the traffic on roadways that serve those land-uses. Intensely developed land often generates high volumes of traffic. If this traffic is not planned for then safety can be seriously impaired for both local and through traffic flows.

Traffic generated and attracted by any new land-use can increase congestion on the roadway system. Even without creating new access points, changes in land-uses can alter the capacity of the roadway. The new business may generate more car traffic, or farm implement traffic. Uncontrolled division of land tends to affect highways by increasing the amount of turning traffic into and out from intersecting driveways, therefore impairing safety and impeding traffic movements.

B. Airports

Commercial Service airports closest to Necedah are the La Crosse Municipal Airport (LSE), the Central Wisconsin Airport (CWA) in Mosinee, and the Dane County Regional Airport (MSN) in Madison.

Medium General Aviation (Medium GA) airports support most single and multi-engine GA aircraft, including those aircraft commonly used by businesses. These airports support regional and instate air transportation needs. Nearby Medium GA airports exist in Adams-Friendship, Sparta, and Wisconsin Rapids.

Necedah Airport (DAF) is operated by the Village. The two approach asphalt runway is 2,721 x 60 feet. In 2010 WisDOT reclassified all airports into new categories. Necedah Airport is now a **Small General Aviation (Small GA)**. Small GA airports primarily support single-engine GA aircraft, but may also accommodate small twin-engine GA aircraft and occasionally business aircraft activity.

The WDNR has a ranger station with airplane stationed at the airport. Land for additional hangers is available for private rental.

C. Rail

The Village of Necedah is at the intersection of two rail lines: Canadian National owns the line that runs north-south parallel to the Yellow River to Babcock and from there to Wisconsin Rapids; and the Union Pacific runs east-west, through Adams County and Tomah, connecting Milwaukee and La Crosse. Regular freight service utilizes both lines.

Amtrak provides passenger rail service at stations in Tomah and Wisconsin Dells.

D. Bus/Transit

There are few transit systems near and within Juneau County. Intercity bus routes exist from Tomah to Madison; Rockford, IL; & Milwaukee; and Tomah to Eau Claire; and Minneapolis, MN.

E. Transportation Facilities for Elderly and Disabled

All residents of the county age 60 and over and all ages of handicapped persons are eligible for subsidized rides. Trip priority is given to: 1. Medical trips; 2. Nutrition sites; & 3. Grocery shopping, beauty shop, and other types of trip requests.

There are no fixed routes. Volunteer drivers provide service with their own vehicles on a demand/response basis. Drivers are available Monday through Friday, and by special arrangement on weekends and evenings. The Juneau County Aging Unit has a small bus, and a van that are also used to provide rides.

F. Pedestrian Facilities

All roads are available for pedestrian travel. Both STH 21 and 80 have sidewalks on at least one side within the Village. Downtown has sidewalks on both sides. Some Village streets south of downtown also have some sidewalks. The Kucirek Trail (0.7 mile long, asphalt paved recreation path on Map 4a) is on the west side of STH 80 and connects Village residents with the school.

G. Bicycling Facilities

The entire road system in the Village is open by state law to bicycle travel, although some traffic volumes may make such travel unsafe.

The Bicycle Federation of Wisconsin and WisDOT have determined what the bicycling conditions are on all county and state highways. Roads currently suitable for bicycling and roads designated as bicycle routes in the Regional Comprehensive Plan, including CTH G to Buckhorn State Park and a proposed off-road trail to the Necedah National Wildlife Refuge. Another bicycling opportunity is the Kucirek Trail (0.7 mile long, asphalt paved recreation path) that parallels STH 80 in the southern part of the village. Another multiuse asphalt path exists within Old Mill Park.

Map 4a shows the bicycling conditions in the Village.

See Attachment D for bike parking guidelines.

Many roads around and through the Necedah Wildlife Area have been proposed as bicycle routes in the 2004 Necedah Area Bicycle Facilities Network Plan. Those proposed bike routes are included on Map 4a & 4b.

Desired improvements include:

1. Bicycle lanes on the STH 21 bridge over the Yellow River, or a separate multi-use bridge adjacent to STH 21, to facilitate bicycling to the east side of the Village and to Buckhorn State Park and Adams County;
2. Connect existing STH 80 bike path that connects the school with Kucirek St, with two other destinations—downtown and Oak Grove Drive development.
 - a. The Kucirek St to downtown bicycle accommodation could be on STH 80, by painting a white stripe (an urban shoulder) on both sides of STH 80 between 11 and 12 feet from both sides of the centerline; which will produce two travel lanes and two very wide

parking lanes that would also allow bicycling. Review this scenario with the regional WisDOT Bicycle Coordinator in Wisconsin Rapids for exact specifications; and

- b. The Kucirek St to Oak Grove Drive development route could be an 8 to 10 foot asphalt paved two-way path within the right-of-way of, and 5-feet away from the paved portion of Kucirek St, west to connect over the train tracks to another 8 to 10 foot asphalt paved two-way path, or 5-foot paved shoulders (both sides of the road) within the Precision Drive right-of-way.

H. ATV Facilities

ATV routes in Necedah are shown on Map 4a & 4b, and updated on the Village's website: <http://www.necedah.us/atv.html>. ATV access across the Yellow River is desired in the area of the STH 21 bridge.

I. Snowmobile Facilities

Snowmobile routes are established by the County Land, Forestry, & Parks Department. Access across the Yellow River is desired in the area of the STH 21 bridge. Snowmobile route access through the former Oak Grove subdivision is desired by the Village.

3. Goals, Objectives & Policies

Goal 1 – Encourage walking and biking as viable transportation.

Goal 2 – Provide an integrated, efficient, and economical transportation system that will accommodate future growth.

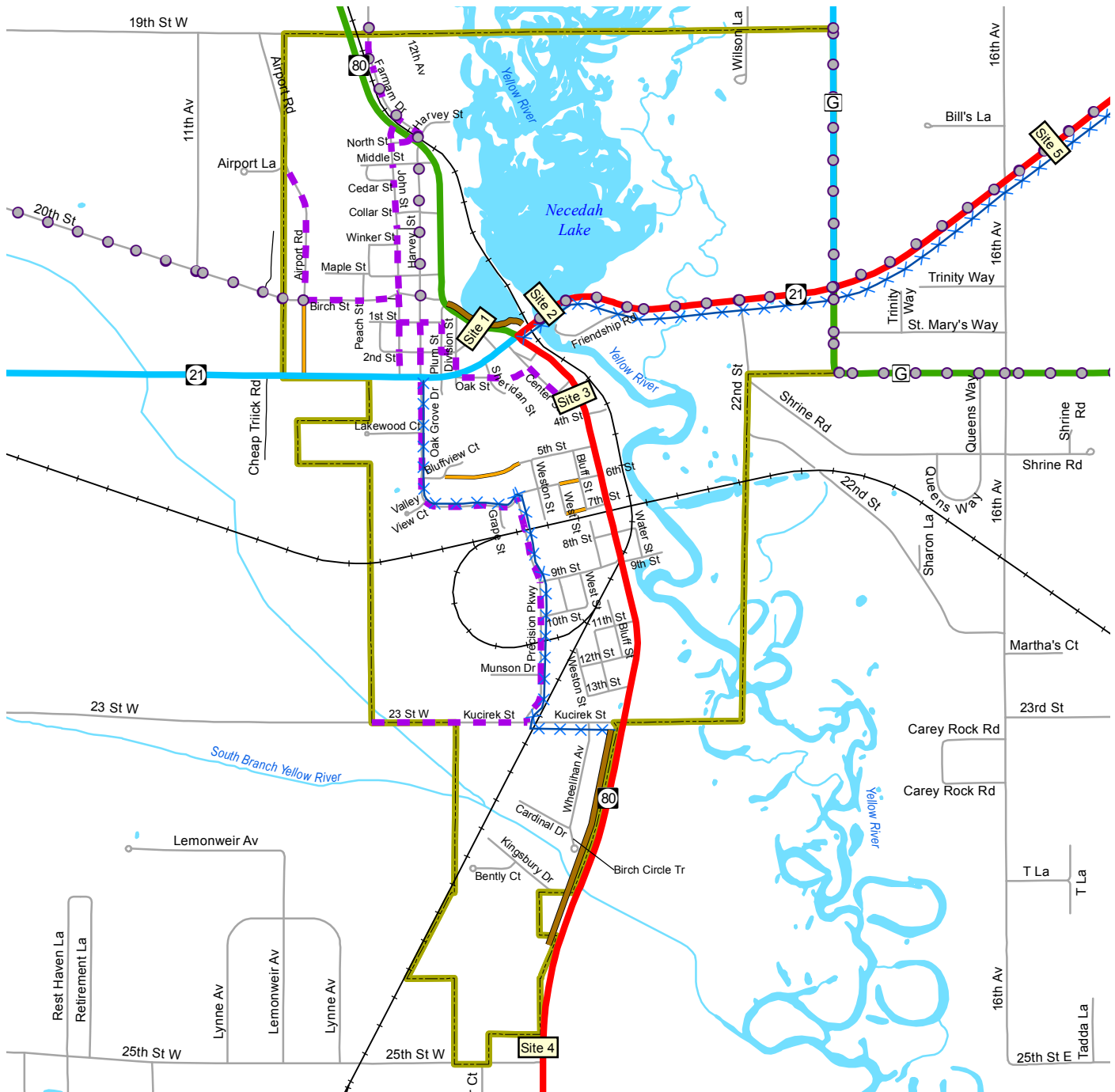
Objectives

1. Create recreation routes to the Necedah National Wildlife Refuge and Buckhorn State Park.
2. Make roads vehicle and pedestrian friendly.
3. Provide bicycle parking wherever vehicle parking is provided.
4. Provide wayfinding throughout the Village and to adjacent points of interest.

Policies

1. Map where sidewalks or shared use paths will be required in residential and commercial developments.
2. Coordinate with WisDOT to make curb radii reductions on STH 21 at the following streets: N. Sheridan St; N. Division St.; Plum St.; N. Harvey St.; and John Street. These changes will make it safer for pedestrians to cross STH 21.

3. Discourage land uses that generate heavy traffic volumes on local roads that have not been constructed or upgraded for such use.
4. Create an on road bicycle wayfinding system linking the Village to the Necedah National Wildlife Refuge and Buckhorn State Park.
5. Provide guidance for all employers, public and private, to provide bicycle parking at their locations. See Attachment D: Bicycle Parking Guidelines.
6. Village to cooperate with downtown businesses to install bicycle parking downtown.
7. Connect new neighborhoods to the existing street grid.
8. Review how to create a wayfinding system throughout the Village. A variety of sign types and other strategies may be employed. WisDOT allows specific wayfinding signs on state highways. Always use MUTCD standards for creating and placing any signs.



Legend

- | | | | |
|---------------------|------------------------|-------------------------|---------------------|
| US & State Highways | Bike Conditions | Proposed Bike Route | Potential Road |
| County Highways | Best | Potential Bike/Ped Path | ATV Routes |
| Local Roads | Moderate | Existing Bike/Ped Path | AADT (See Table 16) |
| Private / Other | Poor | | |
| Railroad | | | |

DRAFT

Source: WI DNR, NCWRPC, WI DOT

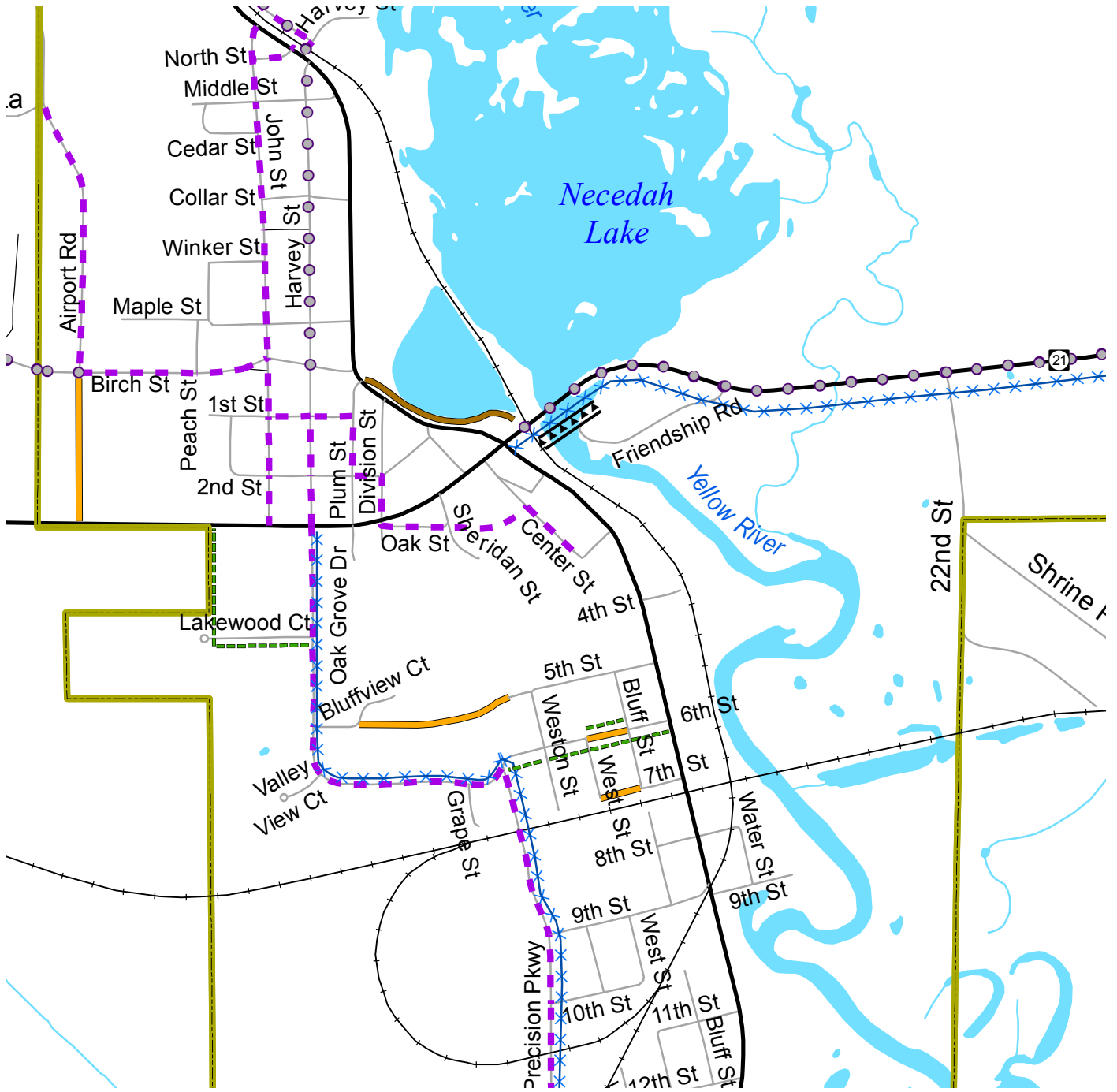
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Prepared by:

**North Central
Wisconsin Regional
Planning Commission**

210 McClellan St., Suite 210, Wausau, WI 54403
715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org



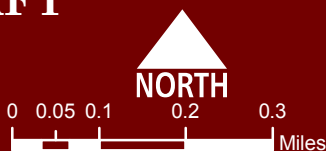
Legend

- US & State Highways
- County Highways
- Local Roads
- Private / Other
- Railroad
- ▲▲▲ Proposed Snowmobile and ATV Crossing
- Proposed Bike Route
- Proposed Sidewalks
- Existing Bike/Ped Path
- ××× Potential Bike/Ped Path
- ATV Routes
- Potential Road

DRAFT

Source: WI DNR, NCWRPC, WI DOT

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V. UTILITIES & COMMUNITY FACILITIES

The Village of Necedah operates sanitary sewers, storm water systems, municipal water supply, police, fire, and contracts for EMS and library. Additional community facilities include utility provided natural gas and electrical distribution; a clinic and an assisted living facility. The Village is the center the Necedah Area School District.

1. Utility & Community Facility Issues

Outdoor Recreation and Public Health

The built environment plays an important role in our ability to affect public health and wellness. For example, parks, trails, and sports facilities are key local assets that allow for convenient, safe, and attractive places for people to participate in physical activities of all kinds. While public health and wellness are affected by a number of social, economic, and environmental determinants, there is increasing evidence that improving access to outdoor locations favorable for physical activity can act to lower obesity levels and improve health outcomes among target populations.

Recreation planning and park design have been shown to affect use; characteristics and specific features found in parks are important in fostering the use of these public spaces for physical activity. Features in trails and parks (playground equipment, sports facilities, etc.) have been shown to enhance that property's use for physical activity. Alternative forms of outdoor recreation have differing levels of physical activity as measured by metabolic rate (calories burned in a given period of exercise) standardized using relative metabolic intensity (MET). The MET of a variety of physical activities has been thoroughly documented within the sports medicine literature and includes both non-motorized and motorized forms of outdoor recreation. The exercise quality and happiness elements play a role in public health and wellness outcomes.

Outdoor recreation encompasses a wide variety of activities, each of which has a different level of physical activity. In many cases, health and wellness outcomes can be improved through participation in activities that require higher levels of physical exertion. See the 2011-2016 Statewide Comprehensive Outdoor Recreation Plan to view recreation activity intensities by appropriate facility type. The higher the MET (metabolic intensity) the higher the energy expenditure by a person doing that activity.

Common activities that increase personal activity include walking, biking, and gardening (2011-2016 SCORP) along with a variety of other activities. Recreational trails, bike lanes, or paved shoulders on roads, provide a benefit that goes beyond the positive influence on individuals' health. With the growth in the popularity of biking as a sport and increasing interest in nature tourism, bike route systems are an important means to drawing visitors to the county. Low cost, outdoor activities that make most of the area's assets have the potential to open up new markets for the county.

The Necedah National Wildlife Refuge has gained a high profile in the national media lately. Especially in terms of opportunities for bird watching, the refuge has become a world-class attraction in the realm of eco-tourism. A bike and hiking trail connection from the Wildlife

Refuge through the Village to Buckhorn State Park, could lure visitors to the area. This could be the greatest opportunity for nature-based tourism in the Village.

Extension of Utility Service

The municipal wastewater treatment plant is utilized at only about a third of its capacity. With that degree of excess capacity and growth within the village limited, consideration should be given to the feasibility of extending utility service along the STH 80 corridor. This would require addressing the question of annexation and/or intergovernmental agreements with the Towns of Necedah and Germantown (MVP Business Center). There is also potential to extend sewer service east along STH 21.

New Cemetery Needed

Bayview Cemetery is at capacity, so a new one is needed. The dedication of a new cemetery creates a permanent addition to the community. All burial sites in Wisconsin, no matter how old they are or who is buried in them, and no matter if they are marked or unmarked, are protected by State Law. Locating a new cemetery will need to follow State Law. Once the site is determined, then a master plan should be created to lay out the functional roads, drainage, water supply, landscape design, and supporting facilities (e.g. office, maintenance center, mausoleum). The cemetery master plan would provide the guidance necessary so that all phases of cemetery development are coordinated and economically developed over a long period of time.

2. Inventory

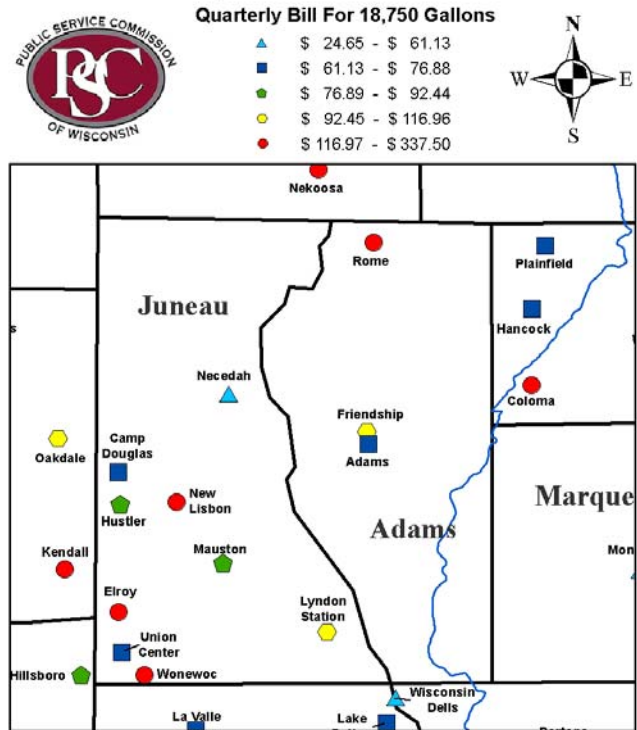
A. Drinking Water

The Village of Necedah maintains two high capacity wells to provide water for Village residents and businesses. The system also includes a 200,000-gallon water tower built in 2004 and a 175,000-gallon reservoir, that together turn over roughly 645,000 gallons per day. Water service is available in most parts of the Village. Iron and magnesium filters were added to the municipal water system in 2013. The Village is currently looking to add a fifth well (two wells are active and two are decommissioned).

The Village constructed a new well and extended a water main to Castle Rock Renewable Fuels, LLC, an ethanol plant along STH 80, south of Necedah, with a \$200,000 CDBG Public Facilities grant. A Safe Drinking Water & CDBG grant funded (1) the northwest water main project; (2) the iron and magnesium filters; and (3) the Middle Street water main project.

Water Bill Comparison 2014

Each Color Represents 20 Percent of the Utilities



The Village of Necedah has a wellhead protection plan and ordinance that covers each municipal well. Wellhead protection plans are developed to achieve groundwater pollution prevention measures within public water supply wellhead areas. A wellhead protection plan uses public involvement to delineate the wellhead protection area, inventory potential groundwater contamination sources, and manage the wellhead protection area. All new municipal wells are required to have a wellhead protection plan. A wellhead protection ordinance is a zoning ordinance that implements the wellhead protection plan by controlling land uses in the wellhead protection area.

B. Sewer Service

The municipal wastewater treatment facility serving the Village is located on the west side of Yellow River, south of the downtown area. The current Village of Necedah wastewater treatment plant was originally built in the 1960s. A new plant replaced the original with a design capacity of 250,000 gallons per day. Currently the plant treats about 80,000 gallons per day, so there is considerable unused capacity. Sanitary sewer service is available in most of the developed areas of the village, except for on the east side of the Yellow River. Sewer service was extended to the new St. Francis Catholic Church and Necedah School in 2003 in the Town of Necedah.

C. Stormwater

The Village of Necedah has a limited stormwater handling systems, which drain directly into Necedah Lake or the Yellow River. Most recently the Village completed a rebuilding of drainage in the alley off Main Street near the Village Hall that was subject to periodic flooding. As part of the State rebuilding of Main Street/STH 80, that included curb and gutter, storm sewers were installed. Overall only about ten percent of the village has any stormwater controls.

D. Dams

The dam at Necedah Lake was built to generation power for the mills that created the Village. The millpond was also important as a storage area for logs. Later the pond was a source of ice for export. After the logging era was over the dam was reinforced with concrete and an electrical generator was installed in the nearby roller-mill that provided electricity to the Village. The dam has been washed out twice in recent years, the last time in 2004. The Village rebuilt the dam and added rip-rap to stabilize the shores with the help of funds from FEMA. A program of monitoring continues on an annual basis.

Necedah Dam has 11 feet of hydraulic height with a total height of 20 feet. The dam impounds the Yellow River to create Necedah Lake, and does not create electricity. The hazard potential for this dam is: "low," because if it failed there would be very few structures impacted downstream.

E. Solid Waste

The Village of Necedah contracts with a private hauler to provide curbside garbage and recyclables pick-up. Juneau County operates its own sanitary landfill that serves the majority of the county, but is only used by the Village for spring clean-up.

F. Village/Town Hall

The most prominent community facility is the Village/Town Hall and Necedah Fire & Rescue (all one building). The building is owned and maintained jointly by the Village and the Town of Necedah. The Village/Town Hall functions as a multi-purpose building that includes a community room, a garage for Village road maintenance equipment, and another garage for Necedah Fire and Rescue Inc. The community room has a divider wall that creates two separate rooms with capacities of 196 and 118 people.



The Village has a large detached garage behind the Village Hall where heavy equipment is stored. There is another small public works garage at the wastewater treatment plant. The Village owns a number of vehicles and heavy equipment that are stored at both garages.

G. Necedah Airport

The Village of Necedah owns and operates an airport located in the northwest part of the village. Additional detail about the airport is in the Transportation Chapter of this plan.

H. Cemeteries

Bayview Cemetery is located on the north side of the Village on the shore of Lake Necedah. It is run by a cemetery association, to which both the Village and the Town contribute. The cemetery was established in the late 1800s.

A new cemetery is needed, since Bayview is at capacity. Cemeteries are a permanent land use, and new cemeteries must follow state regulations in Chapter 157 of Wisconsin Statute. Cemeteries are a restricted land use in municipal wellhead protection areas due to embalming fluids used.

Saint Francis of Assisi Cemetery exists north of Saint Francis of Assisi Church, south of downtown along STH 80. The cemetery is available for parishioners and their families.

A Catholic cemetery exists for parishioners and their families across the river next to the Queen of the Holy Rosary Shrine.

I. Police

The Necedah Police Department provides general law enforcement services to the Village of Necedah. In 2015 the department moved into a new building.

J. Fire

Necedah Fire & Rescue is an independent entity created in 1984 serves the Village, plus the Town of Necedah, and parts of the Towns of Germantown, Clearfield and Armenia, and all of the Town of Finley. The Department consists of 43 members, including a chief, an assistant chief, four captains, and eight lieutenants. There are 14 trained EMTs in the Department. The Necedah Volunteer Fire Department maintains two pumpers, three engines, a grass-fire truck, a six-wheeler, and a boat at the Village/Town Hall.

There is a need for more space, and the Village was awarded a \$600,000 grant several years ago to construct a new fire hall, but no agreement could be reached with all parties on the best location for such a facility and the grant was returned. Because of the need to cross the railroad tracks concern has been raised over response time in several of the outlying parts of the Department's service area. Several sites have been considered both inside and outside the village and on both the east and the west side of the Yellow River. Consideration has also been given to splitting the Department between two fire halls. Thus far no decision has been on the best way to meet the Department's space needs.

K. Emergency Medical Service (EMS)

The ambulance service is provided by the Camp Douglas Rescue Inc, which has an ambulance located in the Village of Necedah.

L. Health Care

The Village is served by Mile Bluff Medical Center (hospital) in Mauston, and Necedah Family Medical Center (clinic) in Necedah. The Necedah Family Medical Center is part of the Mile Bluff Medical Center.

M. Library

The Necedah Community Siegler Memorial Library serves the Village, and is a part of the Winding Rivers Library System. The library was on Main Street for many years, but after it was determined that additional space was needed there was a fundraising campaign to build a new library. The new library was dedicated on October 14, 2010 at 217 Oak Grove Drive.

Necedah Community Siegler Memorial Library has a 240 person capacity community room; video conferencing capabilities; wireless internet; and various forms of media available for patron use.

N. Parks, Trails, & Natural Areas

The Village of Necedah provides neighborhood and community level parks for year-round enjoyment.

Lion's Park is a 10 acre park is located in the north part of the village, and contains a playground, picnic shelter, 2 baseball fields, restrooms, and parking.

The Village leases two ball diamonds from Freudenberb-Nok Farnum Seal, a company on the north side of the Village.

Old Mill Park is a one acre park located just above the dam at Lake Necedah. There is a small pavilion with restroom facilities and a half-mile paved trail along the shoreline.

Veterans Park is located on STH 21 a few blocks from the intersection with STH 80. This two-acre area has picnic facilities, restrooms and playground equipment, and now functions primarily as a neighborhood park.

The Kucirek Trail is a 0.7-mile paved recreation trail that parallels STH 80 from Kucirek St south to the Necedah School grounds.

Necedah Bluff lies at the center of the village, and although it is not a park, it is a hill that is owned by the Village, and is a major scenic amenity and one of its premier assets. County and state telecommunication towers exist on this hill.

Necedah Area School District has a combined elementary, middle, and high school in Necedah. Outdoor recreational facilities at these schools include baseball fields, basketball courts, playgrounds, tennis courts, a varsity football field and track, and open space for field games.

Village Park Capital Improvement Projects:

- Secure access to baseball diamond adjacent to Lions Park.
- Improve parking lot for NAB Field (baseball) at Lions Park.
- Create a bridge across the Yellow River for pedestrians, bicyclists, ATVs and snowmobiles.
- Develop a park on the east side of the dam.
- Add basketball court in Village Park.
- Develop a skateboard park.
- Upgrade all boat landings and piers.
- Develop sledding hill.

The Village would like to purchase part of the defunct Oak Grove subdivision in the Village to create two new parks. One of the new parks would exist between the library and Necedah Bluff, and the other new park would be just south of the old clubhouse (between 6th St, Bluff St, West St, and the former clubhouse).

See Map 5 to see where the following state and federal facilities are located:

Buckhorn State Park is roughly five miles south of the Village in the Town of Germantown. The park offers a range of facilities, including 64 recently constructed campsites.

Necedah National Wildlife Refuge & Meadow Valley Wildlife Area is about a mile west of the Village. The Necedah National Wildlife Refuge is an important wildlife dependent recreation area and destination for nearly 150,000 visitors annually. See Chapter II for more detailed information on the Refuge.

O. Schools

The Village of Necedah is served by the Necedah Area School District, a private elementary & secondary school, and a technical college.

In 1998 the district constructed their current combined high school, middle school, and elementary school in the southernmost part of the Village along STH 80.

Table 18 **Necedah Area Enrollment**

School	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
Elementary	330	325	331	302	310**
Middle/High	425	405	402	372	356**

Source: Wisconsin Department of Public Instruction, Enrollment (Trends-Other Subgroups).

**Current, non-certified numbers.

Queen of the Holy Rosary School includes grades K-12, and is located just outside the village, east of the Yellow River, in the Town of Necedah, near the Shrine of the Queen of the Holy Rosary.

The Village of Necedah is within the Western Wisconsin Technical College district, and there is a branch of the college in Mauston.

P. Head Start Center/Day Care

There is a head start facility adjacent to Lions Park that is operated by the Necedah Area School District. No day care facilities exist near the Village.

Q. Electric and Natural Gas

Alliant Energy provides electricity and natural gas within the village. Necedah School is served by Oakdale Electric.

R. Telecommunication

TDS provides telephone service to the Necedah area, including DSL Internet service. Cable TV service, including broadband Internet, is available from MediaCom in the village. US Cellular provides wireless phone service.

Here is a list of internet service providers that cover the Village of Necedah: Mediacom, US Cellular, Bug Tussel Wireless LLC, AT&T Mobility LLC, Verizon Wireless, Element Mobile, and TDS.

3. Goals, Objectives & Policies

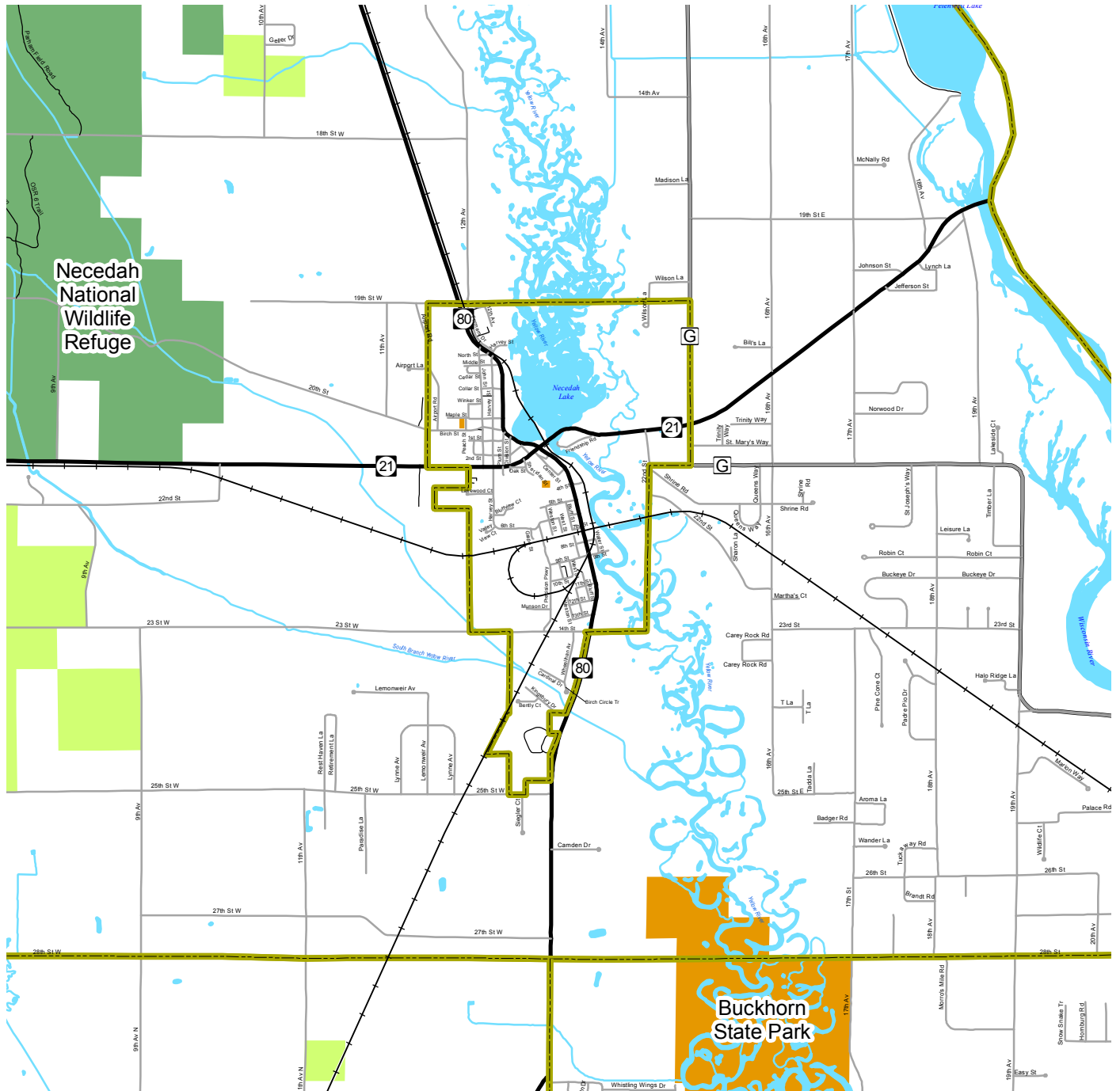
Goal – Provide adequate infrastructure and public services to meet demand for residential, commercial, and industrial uses.

Objectives

1. Coordinate providers of ambulance, volunteer fire, and first responder services for residents.
2. Share equipment and services across municipal boundaries, where possible.
3. Cooperate with resident volunteers, service organizations, and non-profits to maintain and operate Village services.
4. Promote reuse of developed property already served by utilities.

Policies

1. Work with the Town of Necedah, the County, the State, and individual landowners to maintain current water quality standards.
2. Encourage recycling by residents.
3. Adopt wellhead protection plans and ordinances for municipal wells.
4. Develop a new municipal well.
5. Create low maintenance, natural surface, multiuse trails on Necedah Bluff.
6. Become a Water Star community.
7. Encourage water conservation by residents.
8. Survey the water distribution system to detect and fix leaks.
9. Establish a new cemetery.



Legend

- Minor Civil Divisions
- US & State Highways
- County Highways
- Local Roads
- Private / Other
- Railroad
- Federal Land
- Juneau County Forest
- State Land
- Water

DRAFT

Source: WI DNR, NCWRPC, FEMA

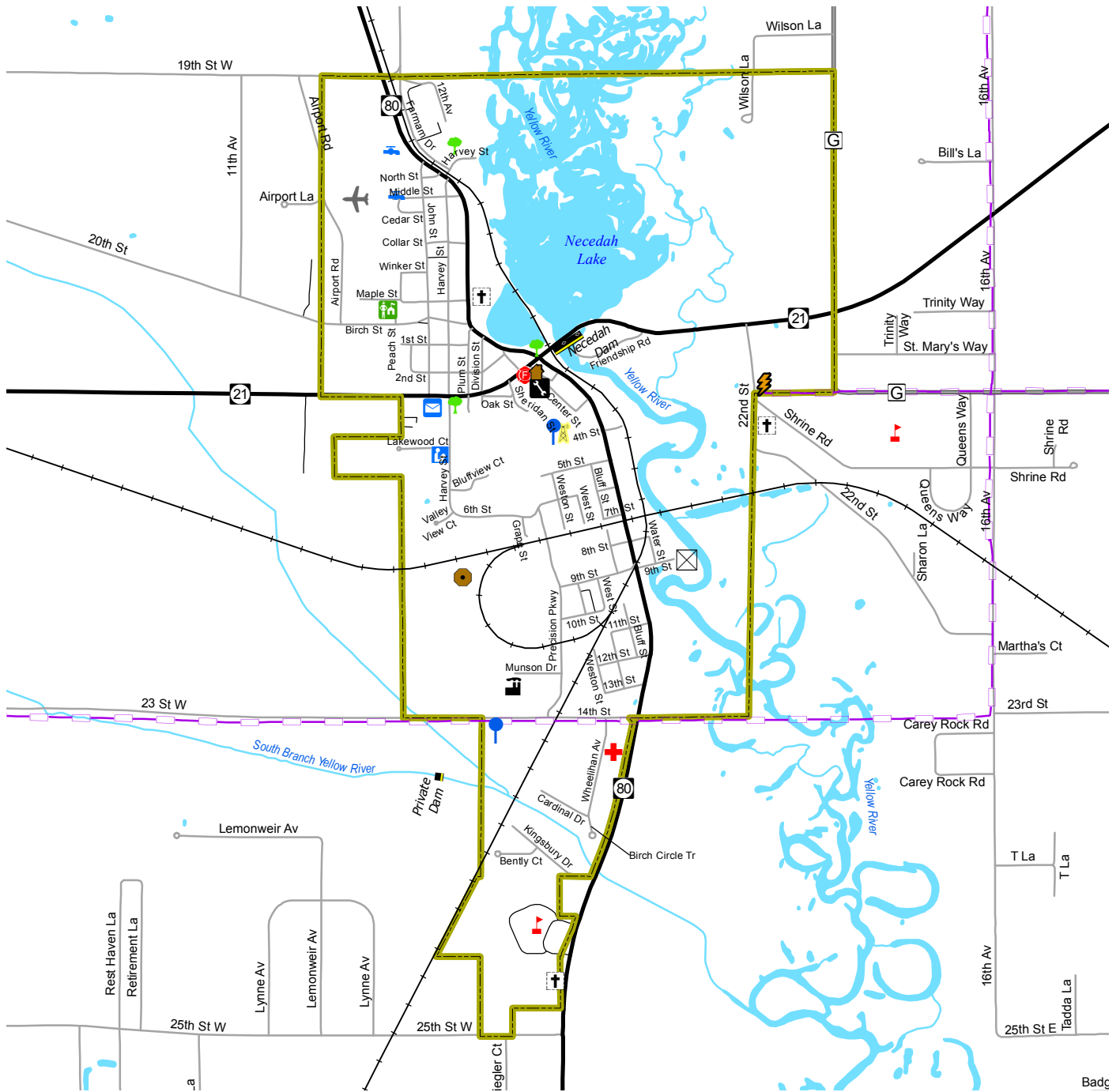
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Prepared by:

**North Central
Wisconsin Regional
Planning Commission**

210 McClellan St., Suite 210, Wausau, WI 54403
715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org



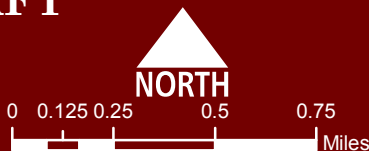
Legend

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|------------------------|---------------------|--------------------|---------------------|--------------------------------|
| Minor Civil Divisions | US & State Highways | Celltower | Town & Village Hall | Fire Stations |
| Water | County Highways | Village Parks | Village Garage | Library |
| Dams | Local Roads | Water Towers | Industrial Park | Medical Services |
| High Voltage Powerline | Private / Other | Wells | Post Office | School |
| Substations | Railroad | Landfill | Cemeteries | Waste Water Treatment Facility |
| Small General Aviation | | DNR Ranger Station | | |

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VI. ECONOMIC DEVELOPMENT

1. Background

Necedah has a mixed economy based on manufacturing and services, with a significant tourism component. Originally built to be a center of the timber industry, natural resource based businesses continue to prosper in Necedah. It is the transportation connections of the village that most distinguishes it today. Necedah is at the junction of two major railroads and two state highways, including STH 21, part of the state's connector highway system.

A. Downtown Redevelopment Plan

In 2004 the Village engaged Vandewalle & Associates to prepare a Master Plan for the downtown area. The Plan looks at the existing conditions and opportunities for development. Potential exists due to Necedah's central location and natural environment for such activities as bio-processing and eco-tourism. Indeed construction of an ethanol plant and a newly created Wildlife Refuge visitors center near the Village point toward the realization of this potential.

The Plan makes suggestions for the redevelopment of the Oak Grove subdivision. Most of the recommendations are focused on the redevelopment of 3rd Street (STH 21). The Plan proposed development of a pavilion, waterfront trail and trailhead along the Lake Necedah/Yellow River shoreline, and, most ambitious, a UW Research Center across the river. Suggestions are also made for how to improve the existing downtown along Main Street (STH 80).

One of the primary concerns addressed in this plan is the fact that there is no grocery store in Necedah. The closest one is in Mauston, sixteen miles away. This has imposed a hardship on residents. The Village owns a parcel on the north side of 3rd Street, next to the Kwik Trip, that it has held for this purpose. A medium sized, mid-priced grocery is seen as having the best chance for success. The suggestion is made that, if no private operator can be found, a co-operative grocery be established. Other mixed-use commercial are envisioned along this stretch of 3rd Street.

B. TIF District #2

The Village has two Tax Increment Financing (TIF) districts. TIF District #2 includes the industrial park, Lorra-Lyn Estates, Oak Grove subdivision and part of the Oak Grove Golf Course. It was established several years ago, but was significantly expanded in 2000, and as of 2014 is distressed due to the Oak Grove subdivision and golf course going out of business. TIF District #3 includes the area in the northern part of the Village around Freudenbergnok NOK.

In 1998 when the Necedah Area School District moved into its current facility, there was some concern in the community about what would happen to the old school building. After a property transfer the Village was approached by MPC Development of La Crosse with a proposal that envisioned the conversion of the school building to an assisted living facility. In addition to renovation of the school the developer suggested development of a golf course and gated subdivision on a site, at the time was occupied by a County gravel pit that had been abandoned. In order to facilitate this development it was suggested that TIF District #2 should be expanded

to include large sections of the south part of the Village including the former school building and a large parcel of land southwest of Necedah Mound, including the gravel pit land.

On April 24, 2000 a development agreement was signed between the Village and MPC Development that called for the Village to amend TIF District #2 to include part of the proposed development. As part of the agreement the Village would pay for property acquisition and infrastructure improvements to allow the golf course and adjacent residential development to take place. The agreement called for the Village to spend roughly \$250,000 for land acquisition, \$210,000 for installation of water service, \$300,000 for sewer service, and \$165,000 for streets. Also on that date the Village authorized the issuing of \$1.1 million in bonds to pay for the specified improvements and acquisitions.

As part of the development agreement the Village pledged to make “incentive payments” to the developer reflecting “value increments” of the improvements to the property, ranging from twenty percent of the increment in the first year to twelve percent in the fourth year. On May 16, 2000 a letter was issued by the Village Administrator, stating that the Village Assessor had determined that improvements to the property would increase in value to \$12 million, making the developer eligible to receive the development incentives. In all the developer was paid \$2,602,620 in incentives.

Work was completed on the former school building and it currently operates as a 41-unit assisted living facility. The developer sold the property in 2004. The golf course was completed and sold in 2004. MPC Development, Oak Grove Resort, LLC and Oak Grove Seniors, LLC have subsequently declared bankruptcy. The Village issued bonds in the amount of \$4.9 million to cover acquisition, improvements and incentives. Thus far two homes have been built within the Oak Grove subdivision.

C. Industrial Park

The Village operates an industrial park on the south side of the Village, which offers full utility service, improved roads, and access to rail. Located a few block off of STH 80, the park has the full range of transportation options available. The industrial park lies within TIF #2, so tax increment financing is available. The park is located in a HUB zone, and Development Zone tax credits are available as well. The Village is also anxious to work with businesses to pursue other funding sources as well.

See industrial park map in Attachment C.

D. Strengths, Weaknesses, Opportunities, and Threats (SWOT)

<p style="text-align: center;"><u>Strengths:</u></p> <ul style="list-style-type: none"> • location and transportation (major highways and railways) • water (large lakes and Yellow River) • high quality school system • strong manufacturing industries • good health care facilities • up-to-date infrastructure (e.g. library, post office, highways, water treatment, and wastewater treatment.) • airport with paved runway • many recreational/natural resources • full-service government services • lots available for new houses • affordable housing, both subsidized and unsubsidized, for low-income residents and senior citizens • assisted living facility • business incubator • industrial park 	<p style="text-align: center;"><u>Weaknesses:</u></p> <ul style="list-style-type: none"> • no grocery store in Village • high property taxes • many downtown vacancies • limited downtown parking • cemetery at capacity – need additional land for new cemetery • lack of median income multifamily housing for seniors and middle class • poorly designed and executed golf course and residential development with financial obligations over due
<p style="text-align: center;"><u>Opportunities:</u></p> <ul style="list-style-type: none"> • proximity to the Necedah National Wildlife Refuge • land available for development (e.g. industrial land on rail line, former golf course for residential, and MVP Business Center) • site prepared for grocery store – no tenant • market gap for supper clubs and fast food restaurants • central location to/between Chicago and Twin Cities 	<p style="text-align: center;"><u>Threats:</u></p> <ul style="list-style-type: none"> • trend of downtown businesses closing/moving (i.e. lumber yard) • other nearby municipalities with more amenities (Mauston, Adams) • Town has lower taxes, is a residential development threat • Town has no zoning, is easier to build • outsourcing of manufacturing • limitations for marketing community, because no chamber of commerce or other organization exists

2. Economic Base

A. Juneau County

In looking at the prospects for economic development in a rural community it is best to place it in a larger context. By reviewing the changes in economic development in Juneau County one can assess the prospects for economic development in the Village of Necedah. In recent years there has been a good deal of change in the economy of Juneau County. Most significant has been the decline in manufacturing that has occurred throughout the nation as well as in the County. In order to reinvigorate the county's economic base and increase economic resiliency, diversification away from manufacturing will be required.

Interstate 90/94 runs through Juneau County, which makes the area a convenient midpoint between the larger cities of Madison, Eau Claire, & La Crosse. Perhaps even more important is Juneau County's position between Chicago and Minneapolis. Manufacturers seeking to serve markets in these communities have located in Juneau County. This transportation link works for both employers and employees who take advantage of the county's location to commute as well. Based on 2012 Census figures, nearly 37% of Juneau County's resident labor force leaves the County each day to work. This is offset by the incoming labor force from surrounding counties each day, which amounts to approximately 41% of the county's total workforce.

Wisconsin Workforce Development reports that the National Bureau of Economic Research determined that the Great Recession began in December of 2007 and ended in June 2009. The recovery from this recession has been lethargic. Table 19 shows a 10.22% unemployment rate in 2010, which is due to the Great Recession. Also notable is the increase in the participation rate from just under 50% in 2000 to just over 60% in 2010, after the Great Recession. This participation rate shows that a higher percentage of the population is now in the workforce.

	1990	2000	2010	% Change 1990-2010
Labor Force	10,143	12,068	13,135	29.5%
Employed	9,478	11,333	11,725	23.7%
Unemployed	665	735	1,343	102.0%
Unemployment Rate	6.56%	6.09%	10.22%	55.8%
Participation Rate	46.85%	49.63%	60.7%	29.6%

Source: U.S. Census 1990 to 2010, and NCWRPC

Economic success often hinges on the characteristics of the population. These human resources are key to the diversification of the economy in Juneau County. A diversified community requires more employees with a wider variety of skills than a “one-industry focus” community. These workers must be adaptable to changes in the demand for labor and be capable of quickly retraining in new vocations to meet that demand.

Look in Chapter 1 (Demographics) of this plan to see the educational attainment and other demographic information of Necedah’s population.

Industry Name	2000	2010	% Change
Agriculture, Forestry, Fishing, and Hunting	602	548	-9.0%
Construction	757	670	-11.5%
Manufacturing	2789	2256	-19.1%
Wholesale trade	258	235	-8.9%
Retail trade	1423	1599	12.4%
Transportation, warehousing, & utilities	623	486	-22.0%
Information	90	61	-32.2%
Finance, insurance, and real estate	379	426	12.4%
Professional, scientific, mgnt., & waste mgnt.	393	455	15.8%
Educational services, & health care	1702	2135	25.4%
Arts, entertainment, recreation, & accommodation, and food service	1369	1541	12.6%
Other services	390	398	2.1%
Public Administration	558	915	64.0%
Total	11,333	11,725	3.5%

Source: Wisconsin Department of Workforce Development

Juneau County’s largest source of employment is the manufacturing industry, followed by government, schools and public administration, then accommodation and food services, and retail trade. Industries showing a large number of firms indicate many small businesses or “one-person shops”. Farming is, of course, the greatest share of one-operator businesses; construction, retail, and services show large shares of total firms as well. Figure 8 summarizes the allocation of workers in Juneau County by industry.

How this employment mix will change over the coming years is dependent on a number of factors, but it seems likely that the dominance of manufacturing in the county will be reduced and services, health-related and knowledge-based employment will become more prominent. Again, the trend is that we are becoming a consumer economy and not a production economy. This would indicate that we will continue to reduce manufacturing jobs and increase retail, food service jobs. We are also able to produce more with less people due to market demand and technology. For companies to be profitable and competitive, they have to produce more with less.

B. Employment

The latest Census numbers (ACS 2007-2011, DP03) show that 486 (64.5%) Village of Necedah residents were in the labor force, unemployment was at 8.5%, mean work commute time was 22.9 minutes, and 1.4% walked to work. In the same time frame, 60.7% of Juneau County residents were in the labor force, unemployment was at 6.2%, the mean travel time to work was 22.5 minutes, and 3% walked to work, with another 0.2% taking public transportation to work.

Table 21 shows the occupation of workers in the Village of Necedah and compares it with those in Juneau County, and the state as a whole. Occupation relates to what residents are employed to do, not where they work.

Not many office buildings exist in Necedah and the percentage of those in management or the professions is slightly lower than the county. Service jobs employ about the same percentage of Village residents as County residents, which is higher than the State percentage. The percentage of sales and office workers is slightly lower than county, and well below the state. Construction workers and those who work in natural resources are a lower percentage of the labor force than in the state or county. Production and transport workers make up a third of what Village residents are employed to do, which is significantly higher than the level for the state.

Table 21 **Resident Occupation, 2010**

Occupation	Village of Necedah		Juneau County		State of Wisconsin	
Management/professional	89	21.1%	2,952	25.2%	957,709	33.9%
Service	95	22.5%	2,543	21.7%	479,865	17.0%
Sales/office	80	19%	2,652	22.6%	670,610	23.8%
Nat. Res., Construction	37	8.1%	1,196	10.2%	239,953	8.5%
Production/transportation	124	29.4%	2,382	20.3%	473,787	16.8%
Total	425	100.1%	11,725	100%	2,821,924	100%

Source: US Census Bureau, ACS 2007-2011 (100.1% is due to Census rounding.)

Employment within the Village of Necedah is broken down by industry in Table 22. Manufacturing produces a third of the jobs within the Village, and schools provide about 20% of the jobs in Necedah. Retail trade is declining in downtown, but provides about 11% of the jobs in Necedah. The Village mimics County employment trends. The major employment industries are also the Villages major employment industries.

Industry	Village of Necedah		Juneau County		State of Wisconsin	
Agriculture/forestry/mining	3	0.7%	548	4.7%	69,993	2.5%
Construction	16	3.8%	670	5.7%	151,177	5.4%
Manufacturing	133	31.5%	2,256	19.2%	512,029	18.1%
Wholesale trade	2	0.5%	235	2.0%	77,107	2.7%
Retail trade	46	10.9%	1,599	13.6%	319,295	11.3%
Transport/warehouse/util.	15	3.6%	486	4.1%	124,436	4.4%
Information	0	0%	61	0.5%	47,347	1.7%
Finance/insur./real estate	0	0%	426	3.6%	174,406	6.2%
Professional/management	13	3.1%	455	3.9%	226,178	8.0%
Education/health/soc.serv.	83	19.7%	2,135	18.2%	656,629	23.3%
Arts/enter./accom./food	55	13%	1,541	13.1%	245,763	8.7%
Other service	36	8.5%	398	3.4%	116,744	4.1%
Public administration	20	4.7%	915	7.8%	100,920	3.6%
Total	422	100%	11,725	99.8%	2,822,024	100%

Source: US Census Bureau, ACS (99.8% is Census rounding.)

3. Economic Development Programs

There are a number of economic development programs available to businesses and local governments in Juneau County. Following is a partial list of those programs.

Local:

Juneau County Revolving Loan Fund

This Fund was established as a revolving loan fund to continually assist local businesses in the county. Currently the fund is administered by Juneau County.

Juneau County I&E Club

The I&E Club helps with crowd funding and micro loans with WWBIC, Coulee Cap, and other organizations.

Regional:

North Central Wisconsin Development Corporation

The North Central Wisconsin Development Corporation (NCWDC) manages a revolving loan fund designed to address a gap in private capital markets for long-term, fixed, rate, low down payment, low interest financing. It is targeted at the timber and wood products industry, tourism, and other manufacturing and service industries.

State:

Wisconsin Economic Development Corporation (WEDC)

WEDC is the state's primary department for the delivery of integrated services to businesses. Their purpose is to 1) foster retention of and creation of new jobs and investment opportunities in Wisconsin; 2) foster and promote economic business, export, and community development.

Wisconsin Small Cities Program - CDBG

The Wisconsin Department of Administration provides federal Community Development Block Grant (CDBG) funds to eligible municipalities for approved housing and-or public facility improvements and for economic development projects. Economic Development grants provide loans to businesses for such things as: acquisition of real estate, buildings, or equipment; construction, expansion, or remodeling; and working capital for inventory and direct labor.

The Wisconsin Innovation Service Center (WISC)

This non-profit organization is located at the University of Wisconsin at Whitewater and specializes in new product and invention assessments and market expansion opportunities for innovative manufacturers, technology businesses, and independent inventors.

Wisconsin Small Business Development Center (SBDC)

The University of Wisconsin SBDC is partially funded by the Small Business Administration and provides a variety of programs and training seminars to assist in the creation of small business in Wisconsin.

Transportation Economic Assistance (TEA)

This program, administered by the Wisconsin Department of Transportation, provides immediate assistance and funding for the cost of transportation improvement necessary for major economic development projects.

Federal:

Economic Development Administration (EDA)

EDA offers a public works grant program. These grants are administered through local units of government for the benefit of the local economy and, indirectly, private enterprise.

U.S. Department of Agriculture – Rural Development (USDA – RD)

The USDA Rural Development program is committed to helping improve the economy and quality of life in all of rural America. Financial programs include support for such essential public facilities and services as water and sewer systems, housing, health clinics, emergency service facilities, and electric and telephone service. USDA-RD promotes economic development by supporting loans to businesses through banks and community-managed lending pools. The program also offers technical assistance and information to help agricultural and other cooperatives get started and improve the effectiveness of their member services.

Small Business Administration (SBA)

SBA provides business and industrial loan programs that will make or guarantee up to 90% of the principal and interest on loans to companies, individuals, or government entities for financing in rural area. Wisconsin Business Development Finance Corporation acts as an agent for the U.S. Small Business Administration (SBA) programs that provide financing for fixed asset loans and for working capital.

4. Goals, Objectives & Policies

Goal 1 – Encourage downtown and local economy development.

Goal 2 – Build community identity as gateway community to The Refuge.

Goal 3 – Attract new business and foster homegrown entrepreneurs.

Goal 4 – Develop workforce to support existing businesses and attract additional industry.

Objectives

1. Promote industrial development.
2. Plan for industrial space needs for existing and relocating businesses.
3. Find potential high growth industries.
4. Identify and apply for available funding opportunities.
5. Develop a tourism strategy.
6. Increase occupancy in downtown district.
7. Inventory and identify key redevelopment areas.
8. Enhance communication between business leaders and educators about what business workforce needs exist.

Policies

1. Conduct an industrial park feasibility study.
2. Promote use of existing infrastructure to maximize community investment.
3. Create a visitors center that is also home to the Chamber of Commerce.
4. Have a downtown market analysis completed.
5. Accommodate home-based businesses by advertising possibilities within the business incubator.
6. Consider adding a commercial kitchen to the business incubator (MVP Business Center), or have an existing bar open their restaurant's commercial kitchen for rent to other entrepreneurs.

NCWRPC Note: A grocery store in downtown Wausau has 4 businesses renting time within their commercial kitchen.

7. Cooperate in countywide economic development initiatives.
8. Create a business council to discuss business needs within the Village. *(Possible business council leaders from local industry, school dist., Village, County EDC – could be a branch of Chamber of Commerce.)*

VII. LAND USE

1. Background

The Village of Necedah prepared its last Comprehensive Plan a couple years before adopting it in 2008. Issues identified in the 2008 Plan are similar to what residents identified during this plan update process (2014-2015), but many of the 2008 Plan objectives needed revision since so much has happened in the Village since the 2008 Plan was adopted.

2. Land Use Issues

The following issues were identified during the 2014-2015 planning process. Each issue has various impacts on the future land use development in the area.

Create New Cemetery

Bayview Cemetery is at capacity, and is land locked, so a new one is necessary. Locating a new cemetery will need to follow State Law, and will become another permanent addition to the community. Review where the municipal wells are, and make sure that the new site will not leach embalming chemicals into those wellhead areas. Also make sure the new site is outside of potential annual flooding in a floodplain. Review the Utilities & Community Facilities chapter for more details.

Extend Airport Runway

A variety of airport upgrades are recommended, including extending the runway. The recommended runway length extension, in addition to the “safe zone” at the end of the runway, basically will extend south to meet STH 21. Review the Transportation chapter for more details.

Develop Additional Housing

In the Village, 37% of renters and 19% of homeowners are spending more than 30% of their household income on housing. Historically, households spending more than 30% of their income on housing are viewed as having a housing-cost burden. Two factors come into play in the Village that may push home ownership costs beyond the 30% threshold: 1) old housing stock that needs better weatherization, and 2) residents are still using LP gas or electricity to heat their homes (39% of households). Building new multi-family housing would provide space in the Village for residents to move out of their inefficient houses, so that others may fix them up, or reconstruct new housing for others to now live in the Village. Review the Housing chapter for more details.

Redevelop Golf Course

New uses for the former golf course property have been discussed among the Village of Necedah and Juneau County, who both took ownership of specific land tracts due to delinquent taxes. Extending a few roads, acquiring recreational trail easements, establishing new park easements, will all allow new housing to be developed. Review in the Economic Development chapter for more details.

3. Inventory and Trends

A. Existing Land Use, 2014

A land use planning process requires that all of the existing land uses in the community and surrounding area be inventoried. The overall form and arrangement of Necedah continues to be determined by its pattern of residential, commercial, industrial, and other activities since 1856. The location and density of various uses and the way in which they are grouped, directly affects the quality of life in the Village.

The Village of Necedah covers about 1,835 acres in Juneau County, on the banks of the Yellow River. The land is generally flat, with scattered rocky outcroppings, including Necedah Bluff, which lies at the center of the village and forms a fairly steep topography next the river where the downtown is located. This is the remnant of Glacial Lake Wisconsin, which occupied this area at the end of the last Ice Age. The Yellow River cuts through the Village from north to south. The river is extremely winding, has a broad floodplain, and encompasses several large wetlands. A dam at the center of the Village creates an impoundment known as Lake Necedah.

Land Use Type	Acres	Percent
Agriculture	58.0	3.0
Commercial	42.4	2.2
Governmental	176.1	9.0
Industrial	53.3	2.7
Multi-Family	5.5	0.3
Residential	168.0	8.6
Transportation	185.2	9.4
Outdoor Recreation	101.3	5.2
Forestry Areas	898	45.8
Open Space	44.6	2.3
Water	229.7	45.8
Total Acres	1962.1	100

Source: NCWRPC GIS

Necedah is located at the intersection of STH 21 and 80, which forms the center of the Village. The Canadian National and Union Pacific railroads also cross in Necedah, so the Village can be seen as a crossroads.

B. Future Land Use, 2015-2035

The Future Land Use Map represents the long term land use recommendations for all lands in the Village. Although the map is advisory and does not have the authority of zoning, it is intended to reflect community desires and serve as a guide for local officials to coordinate and manage future development of the Village.

The Future Land Use Map uses the general land use categories to separate conflicting uses. These categories generally correspond to the districts within the Village of Necedah Zoning Ordinance, to ease future implementation of the plan. However, the classifications are not zoning districts and do not have the authority of zoning. The Future Land Use Map is intended to be used as a guide when reviewing lot splits, re-zoning requests, and future revisions to Village zoning.

Land Use Classifications

A general description of each land use classification follows:

1. Residential

Identifies areas recommended for residential development typically consisting of smaller lot sizes, such as next to downtown.

2. Multi-Family Residential

Identifies areas recommended for multi-family residential development, as well as existing multi-family development located throughout the Village.

3. Rural Residential

Identifies areas that are recommended for less dense residential development, consisting of larger minimum lot sizes than the residential category. These areas will also allow a mixture of residential uses, and provide a good transition from more dense development to the rural countryside of working farms, forested lands, and the Necedah National Wildlife Refuge.

4. Commercial/Office

Identifies areas recommended for commercial development, as well as existing commercial establishments located throughout the Village. Professional offices and stores are both part of this land use.

5. Industrial

Identifies areas recommended for industrial development, as well as existing industrial areas located throughout the Village.

6. Governmental/Public/Institutional

Identifies existing or planned governmental/public/institutional facilities within the Village, including recreational facilities. Schools, churches, public utilities, and governmental properties all are part of this group.

7. Agricultural & Forestry Areas

Identifies areas to be preserved for the purpose of general crop farming or the raising of livestock and areas of large woodlands within the Village.

8. Transportation Corridors

Identifies the existing road network, railroad tracks, and airport along with recommendations for future roads, and possible airport expansion.

9. Preservation & Open Space

Contains sensitive environmental areas, such as 100-year floodplains as defined by the Federal Emergency Management Agency, DNR wetlands, steep slopes of 12 percent or greater, and open water. This area could also include endangered species habitat or other significant features or areas identified by the Village.

C. Future Land Use Projections

The Village’s Future Land Use (FLU) map has identified the following approximate acreages within the Village limits:

- 527 acres in residential, of which 58 acres is for multi-family housing;
- 90 acres for commercial use;
- 226 acres in industrial use;
- 691 acres of land for preservation & open space; and
- 182 acres of land for government/public/institutional development.

The Future Land Use map also considered the area in the Village’s extraterritorial area (1.5 miles outside the Village limits.) Residential clusters are seen all along the eastern side of the Yellow River, with rural residential scattered to the south and west of the Village. Industrial use south of the Village limits along STH 80 includes the ethanol plant, which receives its water from the Village, and the MVP Business Center.

	2015	2020	2025	2030	2035	2040
Residential	174	180	185	191	193	191
Commercial	42	45	50	55	60	65
Industrial	53	73	93	113	133	153
Agricultural	58	38	8	0	0	0

Source: NCWRPC

The 527 acres set aside for residential use within the Village on the Future Land Use map will be more than sufficient for the projected demand by 2040. With this amount of land, it may be attractive to think that if the Village builds many additional roads for housing subdivisions, that residential development will soon follow to consume most of the newly available residential land. But Table 24 shows how much land is projected to be needed into the future, based upon the amount of acres per person as of 2015 (0.185 acres/person). Table 2 shows population projections used to calculate Table 24 residential land need.

The 90 acres of land within the Village limits in the FLU may satisfy the projected demand for commercial land, because less than 10 acres became commercial since the 2008 Plan (e.g. Dollar General, and potential grocery store site). High downtown vacancies in downtown may slow the need for additional commercial land. See Table 24 for projections.

The 226 acres set aside for industrial use may satisfy projected demand for industrial land, as long as the Village and Town understand that larger developments, like the 330 acre ethanol plant, may need to locate along the STH 80 corridor, south of the Village limits. About 20 acres of land became industrial within the Village since the 2008 Plan, so a 20 acre per 5-year projection was used. Most agricultural land in the Village is in the projected industrial park, so as that park develops, the agricultural acreage will decline.

4. Goals, Objectives & Policies

Goal 1 – Balance individual property rights with community interests and goals.

Objectives

1. Maintain a downtown core of businesses.
2. Protect public health and maintain property values through various land use separations.
3. Provide land owners opportunities to develop their land.

Policies

1. Restrict additional residential uses surrounding the ethanol plant through exterritorial zoning.
2. Update existing land use regulations to be consistent with this plan.

Goal 2 – Protect natural resources important to the Village.

Objectives

1. Use the Village’s zoning, subdivision, and official mapping powers to protect shorelands, wetlands, and floodplains.
2. Protect the Necedah National Wildlife Refuge from encroachment by urban development.

Policies

1. Adopt zoning standards that protect shorelands, wetlands, floodplains, and steep slopes.
2. Allow rural residential densities between the Village and the Refuge to provide a wildlife buffer.
3. Require public open space when Oak Grove Resort is redeveloped.
4. Require park and possibly trail development with new residential subdivision construction.

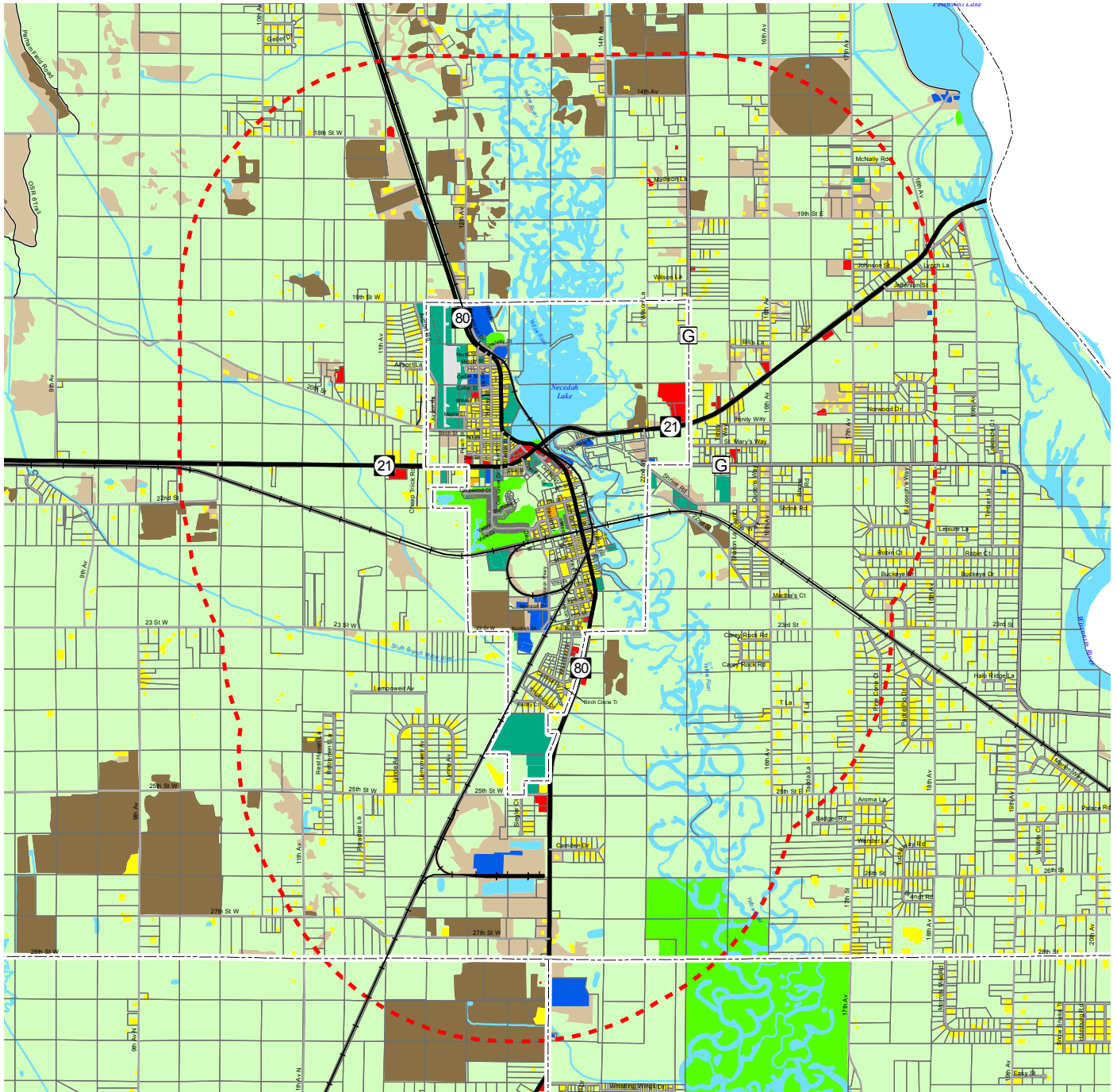
Goal 3 – Provide enough land for projected needs.

Objectives

1. Provide single family housing opportunities.
2. Create a new cemetery.
3. Consider how much land is needed for expanding industrial needs.

Policies

1. Redevelop Oak Grove Resort golf course lands into a conservation subdivision.
2. Locate cemetery away from municipal wells.
3. Conduct an industrial park feasibility study.



Legend

- | | | | | |
|---------------------------|------------------------------|--------------------|--------------|----------------|
| Railroad | US & State Highways | Agriculture | Industrial | Railroad |
| Minor Civil Divisions | County Highways | Commercial | Multi-Family | Residential |
| Extraterritorial Boundary | Local Roads | Cranberry Bog | Open Lands | Transportation |
| Private / Other | Governmental / Institutional | Outdoor Recreation | Water | Woodlands |
| Parcels | | | | |

DRAFT

Source: WI DNR, NCWRPC, 2010 Airphoto Interpretation

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.

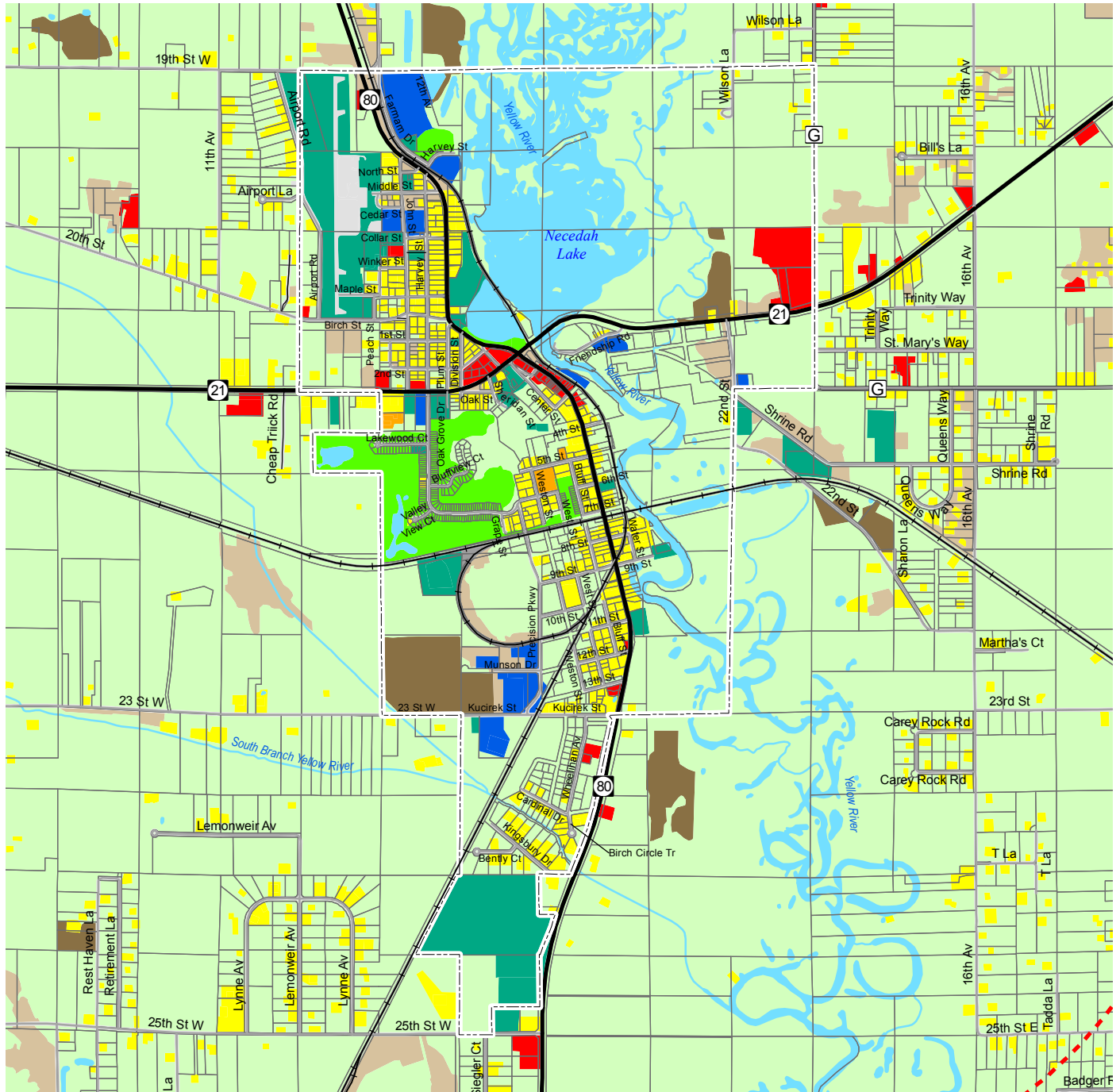


Prepared by:

**North Central
Wisconsin Regional
Planning Commission**

210 McClellan St., Suite 210, Wausau, WI 54403
715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org

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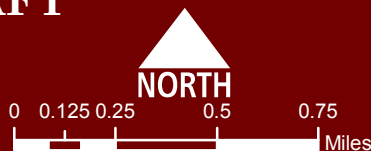
Legend

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|---------------------------|---------------------|------------------------------|--------------------|----------------|
| Railroad | US & State Highways | Agriculture | Industrial | Railroad |
| Minor Civil Divisions | County Highways | Commercial | Multi-Family | Residential |
| Extraterritorial Boundary | Local Roads | Cranberry Bog | Open Lands | Transportation |
| Private / Other | Parcels | Governmental / Institutional | Outdoor Recreation | Water |
| | | | Woodlands | |

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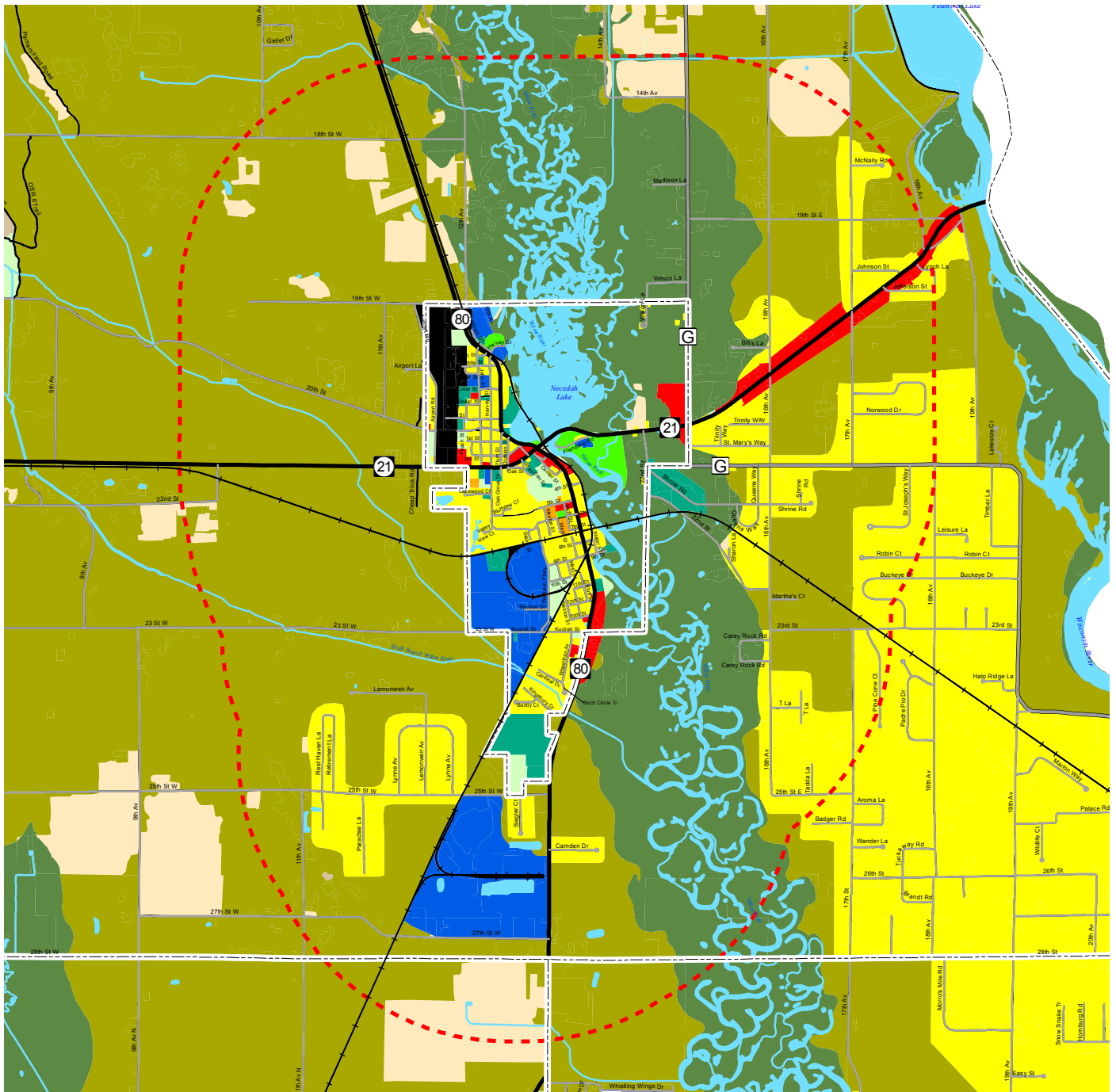


Prepared by:

**North Central
Wisconsin Regional
Planning Commission**

210 McClellan St., Suite 210, Wausau, WI 54403
715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org

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Legend

- | | | |
|---------------------------|------------------------------|--------------------|
| Minor Civil Divisions | Agriculture | Rural Residential |
| Extraterritorial Boundary | Commercial | Industrial |
| US & State Highways | Forestry Areas | Open Lands |
| County Highways | Governmental / Institutional | Outdoor Recreation |
| Local Roads | Multi-Family Residential | Transportation |
| Private / Other | Preservation & Open Space | Water |
| Railroad | Residential | |

DRAFT

Source: WI DNR, NCWRPC, Juneau County

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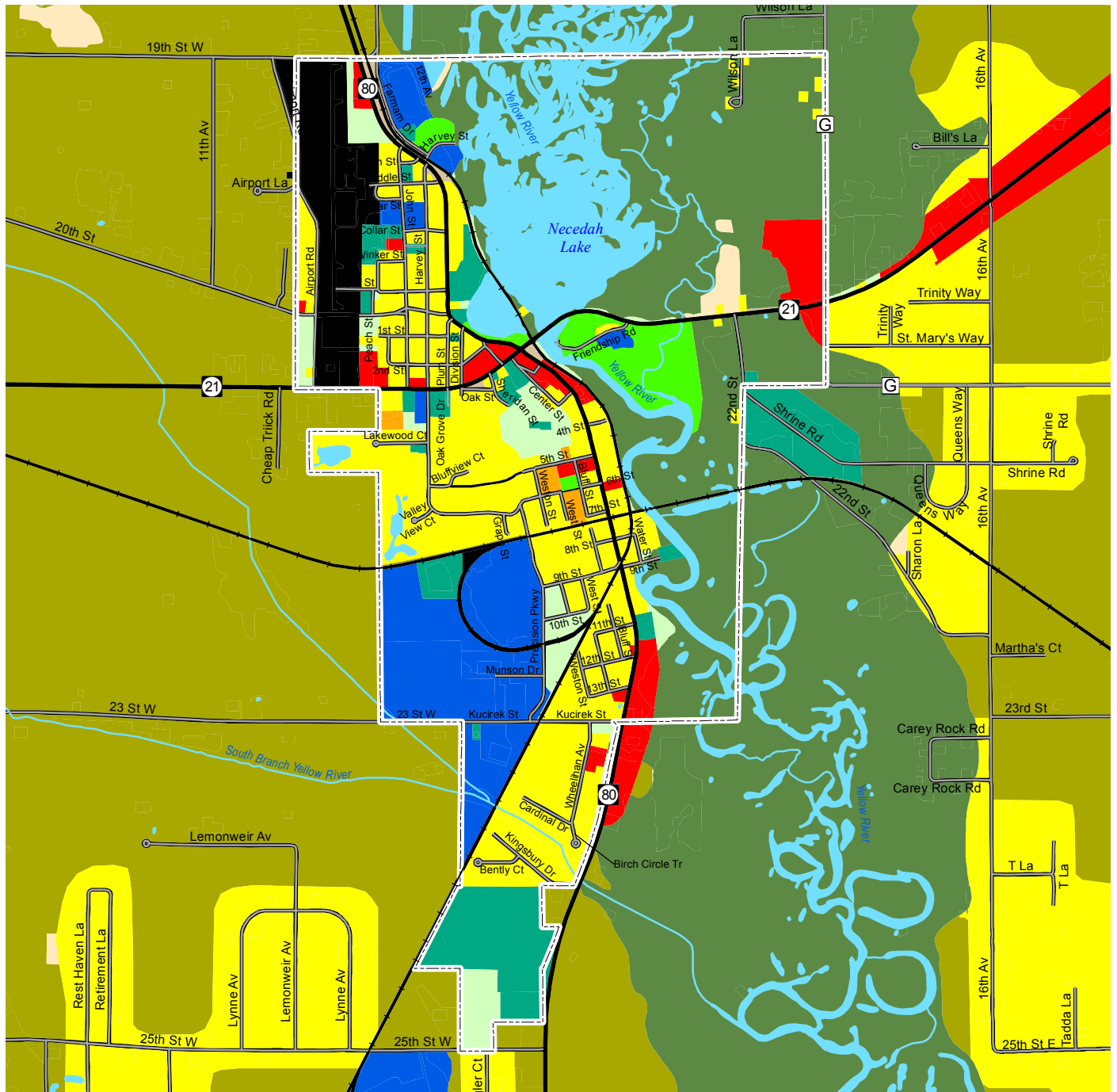


Prepared by:

**North Central
Wisconsin Regional
Planning Commission**

210 McClellan St., Suite 210, Wausau, WI 54403
715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org

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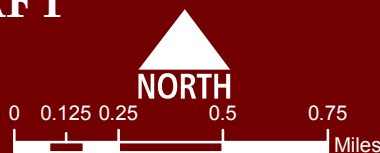
Legend

- | | | | |
|-----------------------|------------------------------|---------------------------|-------|
| Minor Civil Divisions | Agriculture | Preservation & Open Space | Water |
| US & State Highways | Commercial | Residential | |
| County Highways | Forestry Areas | Rural Residential | |
| Local Roads | Governmental / Institutional | Open Lands | |
| Private / Other | Industrial | Outdoor Recreation | |
| Railroad | Multi-Family Residential | Transportation | |

DRAFT

Source: WI DNR, NCWRPC, Juneau County

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715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org

VIII INTERGOVERNMENTAL COOPERATION

1. Background

The issue of intergovernmental cooperation is increasingly important; since many issues cross over political boundaries, such as watersheds, labor force, commuter patterns, and housing. Communities are not independent of each other, but rather dependent on each other. The effects from growth and change on one spill over to all surrounding communities and impact the region as a whole.



Wisconsin Statute §66.30, titled "Intergovernmental Cooperation", enables local governments to jointly do together whatever one can do alone. Typically, intergovernmental cooperation and coordination refers to the management and delivery of public services and facilities. It is also dependent upon a defined geographic area within which cooperation and coordination may be feasible.

2. Intergovernmental Relationships

Currently the Village of Necedah has numerous relationships and several general agreements in place. The following is a summary of existing and potential cooperative efforts.

The Village and the Town of Necedah have a high degree of interaction. The most obvious symbol of this involvement is the fact that they share a single Village/Town Hall. Although shared services between the two are limited, sharing a common facility as they do creates a dynamic toward cooperation.

Necedah Fire & Rescue LLC provides fire service to the Village and surrounding town, and is an independent entity contracting with both the Village and the Town.

Camp Douglas Rescue Inc provides ambulance service to the Village and surrounding town, and is an independent entity contracting with both the Village and the Town.

Bayview Cemetery is located on the north side of the Village on the shore of Lake Necedah. It is run by a cemetery association, to which both the Village and the Town contribute. The cemetery was established in the late 1800s.

County

Juneau County directly and indirectly provides a number of services to the Village, and the Village enjoys a good working relationship with many of the departments.

The County Highway Department maintains and plows County and State highways within the Town.

The County Sheriff provides protective services through periodic patrols and on-call 911 responses. The Sheriff also manages the 911-dispatch center, not only for police protection, but also for ambulance/EMS response and dispatching the Fire Department.

The Parks and Recreation Department maintains a county-wide park system and county forest system for the use and enjoyment of all residents.

The Land and Water Conservation Department monitors natural resources in the County, including the lakes and streams.

The Village works with the County related to a variety of planning efforts. Examples of this include the County Outdoor Recreation Plan which maintains the eligibility for Wisconsin Department of Natural Resources administered park and recreation development funding of each local unit that adopts it, and the All Hazards Mitigation Plans which are required by the Federal Emergency Management Agency in order for individual local units of government to qualify for certain types of disaster assistance funding.

School District

The Village of Necedah is within the Necedah Area School District. Other municipalities also included in the District are the Towns of Necedah, Armenia, Germantown, Cutler, Clearfield, and Finley.

The Village of Necedah is within the Western Technical College district, with the closest location in Mauston.

North Central Wisconsin Regional Planning Commission

The North Central Wisconsin Regional Planning Commission (NCWRPC) was formed under §60.0309 Wis. Statutes as a voluntary association of governments serving a ten county area. Juneau County is a member of the NCWRPC.

NCWRPC provides both regional and local planning assistance. Typical functions of the NCWRPC include (but are not limited to) land use, transportation, economic development, intergovernmental and geographic information systems (GIS) planning and services.

State

The Wisconsin Departments of Natural Resources and Transportation are the primary agencies the Town deals with regarding development activities. Many of the goals and objectives of this plan will promote continued cooperation and coordination with these agencies.

The WDNR takes a lead role in wildlife protection and sustainable management of woodlands, wetlands, and other wildlife habitat areas. Buckhorn State Park is managed by the WDNR.

The WisDOT is responsible for the planning and development of state highways, railways, airports, and other transportation systems. State agencies make a number of grant and aid programs available to local units of government. Examples include local road aids, and the Local Roads Improvement Program (LRIP). There are also a number of mandates passed down from the state that the Town must comply with, such as the biannual pavement rating submission for the Wisconsin Information System for Local Roads (WISLR).

Federal

In Wisconsin, most federal programs are administered by the state, so the Village would be dealing with the responsible state agency with regard to federal programs and regulations. Necedah National Wildlife Refuge & Central Wisconsin Conservation Area are managed federally.

3. Goals, Objectives & Policies

Goal – Seek mutually beneficial cooperation with all levels of government and continue cooperating with nearby units of government to provide the best service to Village residents and businesses.

Objective 1

Promote communication with other units of government, including adjoining towns, the county, the state, and federal government.

Policy 1 – Identify alternative solutions to existing or potential land use, administrative, or policy conflicts that may hinder intergovernmental cooperation.

Policy 2 – Meet periodically with adjoining units of government to discuss issues of mutual concern.

Objective 2

Cooperate with other units of government to provide services in a more cost-effective manner.

Policy 1 – Review on a regular basis existing shared service agreements and explore additional agreements, including solid waste and recycling, protective services, invasive species, and technology.

Policy 2 – Investigate cost sharing or contracting with the neighboring town and the County to provide more efficient services or public utilities.

IX IMPLEMENTATION

1. Background

Implementation of this plan depends on the willingness of local officials, both Village and County, to use it as a guide when making decisions that affect growth and development in the Village. Also included is a section about how to revise the plan when conditions change, and so that this plan remains current with the will of the people in the Village.

This Plan, having been prepared as a single unit, is consistent in its parts and there is no inconsistency between them.

2. Implementation Techniques and Tools

Village Decision Making

The Village Board should adopt the plan and use it as a guide in decisions that affect development in the Village. The Village's Planning Commission should become very knowledgeable of the plan and use it when making recommendations to the Village Board on development issues.

The primary function of a Plan Commission is to provide the Village Board with advisory opinions on land use matters. By focusing on land use, the Planning Commission can become more familiar with the details of zoning and subdivision, and therefore more carefully adhere to prescribed procedures.

Citizen Participation/Education

The Village should encourage citizen awareness of the Village Comprehensive Plan by making copies available and conducting public informational meetings.

Village Zoning Ordinance

The Village has general zoning authority. The Zoning Ordinance was adopted in 1988, and the Village administers the ordinance. The ordinance provides for a total of 13 districts, twelve of these are in use. The Ordinance has four Residential districts, three Business districts, two Industrial districts, as well as Conservancy, Institutional and Mobile Home districts, and a wellhead protection overlay district.

Recommendation: Review the zoning ordinance after every complete update of this comprehensive plan to see if changes are necessary.

Annexation

Because the Village of Necedah is surrounded by the Town of Necedah, any land annexed by the Village will come from the Town. The extension of Village water south along STH 80 creates a momentum toward extending the influence of the Village toward the south. A boundary agreement between the Town and the Village could potentially deal with any issues that arise as part of such an annexation.

Wisconsin's annexation laws generally favors the property owner. Under current law what is called direct annexation [ss60.021(2)(a)] must be initiated by the property owner. From the

Town's point of view annexation usually represents a loss of tax-base with no redeeming benefit. Ensuring that the Town's interests are protected in any annexation process is an argument in favor of such an agreement. For the Village a boundary agreement can provide for an orderly process.

Planned Unit Development

The Zoning Ordinance provides for Planned Unit Development (PUD) as a conditional use in certain districts. A PUD is a special type of development agreement that allows a property owner to secure approval for projects that do not meet the specific requirements of the underlying zoning district. By submitting detailed plans and undertaking a negotiation process it is possible for developers and the Village to enter into an agreement that allows for the parties to adjust standards to allow development seen to honor the intent of the Zoning Ordinance without adhering to its letter, or as the Ordinance puts it:

“The planned unit development under this chapter will allow for flexibility intended to be derived by both the developer and the community, while, at the same time, maintaining insofar as possible, the land use density and other standards or use requirements as set forth in the underlying basic zoning district.” [Section 10-1-50(a)]

The Zoning Ordinance lays out extensive conditions and procedures for the approval of a PUD. Procedures include a formal petition that requires a detailed Development Plan and a public hearing to consider approval of the PUD as a conditional use. The basis for approval of the PUD is listed, including that “total net residential density...shall be compatible with the density of the district wherein located.” [Sec. 10-1-58(c)(3)] The R-4 district calls for a minimum lot size of ten acres. Having conducted a public hearing the Village Board may grant General Approval “conditioned upon subsequent submittal and approval of more specific and detailed plans as each stage of development progresses.” [Sec. 10-1-59(b)(1)] Detailed Approval of the PUD is required before any stage of the project can be commenced. Among the conditions that must be met is that “the petitioner shall give satisfactory proof that he has contracted to install all improvements or file a performance bond insuring that such improvements will be installed.” [Sec. 10-1-59(b)(2)]

Extraterritorial Zoning

The Village of Necedah is surrounded by the Town of Necedah, which does not have either zoning or land division regulations. Wisconsin statutes grant incorporated municipalities authority to review subdivisions within a one and a half mile extraterritorial area. Since the Town does not regulate land divisions this authority is not currently exercised. Potential still exists for the Town and Village to enter into an extraterritorial zoning arrangement in all or part of the one and a half mile area surrounding the village. The Village is currently extending water service to the ethanol plant being constructed within the extraterritorial area.

The statutes lay out a process by which zoning can be implemented within the extraterritorial area [ss62.23(7a)] that involves the appointment of a joint committee with three representatives from each jurisdiction. Any action by this committee requires a majority vote. Once an agreement is reached, an ordinance covering zoning for the area is adopted. These regulations would be enforced by the Village. There is no restriction in the statutes that would preclude a Town which does not exercise village powers from entering into an extraterritorial zoning agreement.

Land Division (Subdivision) Ordinance

The Village of Necedah has a Land Divisions Ordinance that was adopted in 1988. The ordinance calls for Village approval of all land division. The ordinance also provides for approval procedures, design standards, road dedication, inspections, sureties, and penalties.

Juneau County reviews surveys for land divisions and provides those reviews to the Village to comment on. The Village has veto authority, and the County has approval authority.

Other Tools

Additional tools and approaches can be utilized by the Village to achieve the goals of this plan. These include but are certainly not limited to the following: fee simple land acquisition, easements (purchased or volunteered), deed restrictions, land dedication, and ordinances or programs regulating activities such as impact fees, building permits, etc.

3. Plan Review and Update

An essential characteristic of any plan is that it be ongoing and flexible. Periodic updating of the plan is necessary for continued refinement and course correction to insure that it reflects the desires of the Village's citizens.

State law requires that a Comprehensive Plan (the Plan) be updated every ten years (§66.1001 Wis. Stats.). The Village should re-examine the Plan, at least every five years, and determine if more complete review is required to bring it into line with changed conditions or altered priorities that may occur after an election within the Village. Annual amendments to the Plan are one way of ensuring that changes in local conditions are reflected in the Plan. Amendments to the Plan can be enacted as part of that process. In approving amendments to the Plan the same procedure must be followed as in adopting the Plan.

The process to amend the Comprehensive Plan (the Plan) is similar to that of writing the initial Plan per §66.1001(4) Wisconsin Statutes. The steps to amend any part of the Plan will be as follows:

1. At the request of the Village Board due to their own desire of a review or due to a resident's or developer's request for a review, the Plan Commission will evaluate the proposed amendment to see if it meets the goals and objectives of the Plan, the State requirements, and any other laws or standards that may be in effect at the time of the request.
2. The Plan Commission reviews that a Public Participation Plan is in force, or decides to revise and approve by resolution the Public Participation Plan before additional Plan review occurs.
3. If the Plan Commission agrees with the proposed revision to the Plan, then they prepare a revision draft for the public to review and comment on during a public hearing.
4. The Plan Commission holds a public hearing that is announced by a Class 1 notice that is published at least 30 days before the public hearing is held. Written notice of the public

hearing must also be provided to individuals identified in §66.1001(4)(c) Wis. Statutes. Additional notice to the public may be required per the Public Participation Plan approved by the Village.

5. Following the public hearing, if the Plan Commission decides to approve the proposed revision, then they approve the change by resolution to the Village Board.
 6. If the Village Board agrees with the Plan Commission, then the Village Board approves of the Plan change by ordinance.
 7. After the Plan is adopted by ordinance, then a letter stating: (1) that the Plan has changed, and (2) where to find the plan change, is mailed to the surrounding town, the school district, the technical college, the County clerk, DOA, and NCWRPC per §66.1001(4) Wis. Statutes. The public library shall also receive a copy of the change; maybe in the form of a new copy of the Plan with the change noticed behind the cover of the Plan.
-

ATTACHMENT A

Public Participation Plan & Resolution

**VILLAGE OF NECEDAH
Public Participation Plan
for Comprehensive Planning**

I. Background

The Village of Necedah (Necedah) recognizes the need to engage the public in the planning process. Therefore, this Public Participation Plan sets forth the techniques Necedah will use to provide an interactive dialogue opportunity between citizens, local decision makers, staff, and the NCWRPC.

The creation of the Public Participation Plan is a task required under Wisconsin's Comprehensive Planning Legislation (§66.1001(4)(a) Wis. Stats.) to foster input from the public.

II. Objectives

The following is a list of objectives for the Public Participation Plan:

- Provide for public involvement to strengthen the sense of community within Necedah.
- Inform all residents and landowners with an interest in Necedah of the importance of participating in creating the Necedah Comprehensive Plan.
- Request input from residents and land owners to represent the broadest range of perspectives and interests in Necedah as possible.
- Provide the public with a variety of opportunities to share their input with the Necedah Plan Commission and the Necedah Village Board, so that it may be carefully considered and incorporated into the comprehensive planning process.
- Allow public access to all Necedah Comprehensive Plan chapters and maps created throughout the planning process.

III. Techniques

The public participation plan for the Village of Necedah's comprehensive planning process will incorporate the following techniques:

1. All meetings for the comprehensive planning process will be posted by the Village of Necedah (Necedah), will be open to the public, and will include time for public comment.
2. NCWRPC will create and maintain a web page on the Internet for the Necedah Comprehensive Plan. The chapters and maps created will be posted to this web page throughout the planning process.
3. Comprehensive plan meeting handouts will be maintained by Necedah's Clerk, and available for review by the public at the Necedah Village Hall.
4. NCWRPC will distribute a copy of the draft Necedah Comprehensive Plan to all towns that are next to Necedah after the Necedah Plan Commission adopts a resolution in favor of the draft Necedah Comprehensive Plan.
5. The adopted Necedah Comprehensive Plan will be available at the Village Hall, the Necedah Public Library, and on the Necedah Comprehensive Plan web page.
6. The Necedah Plan Commission will provide regular reports to the Necedah Village Board.
7. The Necedah Village Board will hold a public hearing on the Necedah Comprehensive Plan after the Necedah Plan Commission adopts a resolution recommending Necedah Village Board adoption of the Necedah Comprehensive Plan.

Public Participation Resolution

Village of Necedah

RESOLUTION 14-03

For Adoption of a Public Participation Plan

WHEREAS, the Village of Necedah is required to prepare and adopt a Comprehensive Plan as outlined in Wisconsin Statutes; and

WHEREAS, public participation is critical for the development of a sound plan; and

WHEREAS, it is necessary for the Village of Necedah to approve a process to involve the public in the planning process; so

NOW, THEREFORE, BE IT RESOLVED, that the Village of Necedah does approve and authorize the Public Participation Plan as presented.

ADOPTED on the 12 day of May, 2014.


ATTEST:



Roger Herried, Clerk

The governing body of the Village of Necedah has authorized this Resolution, dated today.

ATTEST:



Scott Carter, President

ATTACHMENT B

Plan Adoption Resolution and Ordinance

RESOLUTION 2015 - 01

STATE OF WISCONSIN
Village of Necedah
Juneau County

The Plan Commission of the Village of Necedah, Juneau County, Wisconsin, by this resolution, adopted on proper notice with a quorum and by a roll call vote of a majority of the village plan commission present and voting resolves and recommends to the Village Board of the Village of Necedah as follows:

Adoption of the Village of Necedah Comprehensive Plan.

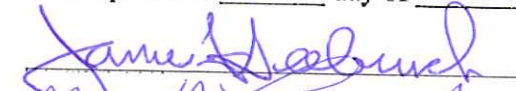
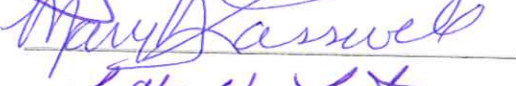


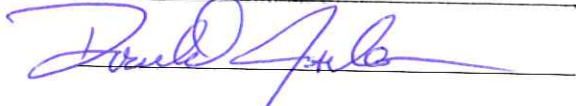


The Village of Necedah Plan Commission, by this resolution, further resolves and orders as follows:

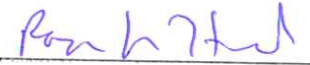
All maps and other materials noted and attached as exhibits to the Village of Necedah Comprehensive Plan are incorporated into and made a part of the Village of Necedah Comprehensive Plan.

The vote of the village plan commission in regard to this resolution shall be recorded by the clerk of the village plan commission in the official minutes of the Village of Necedah Plan Commission.

The village clerk shall properly post or publish this resolution as required under s. 60.80, Wis. stats.

Adopted this 12th day of Oct 2015.

	James Seebruck
	Mary Alice Lasswell
	Scott Carter
	Charlie Krupa
	Donald Jackson
	James Markowski
	Monty Brink

Attest:  Roger Herried, Plan Commission Clerk

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ORDINANCE 2015-05

STATE OF WISCONSIN
Village of Necedah, Juneau County

SECTION I – TITLE/PURPOSE

The title of this ordinance is the Village of Necedah Comprehensive Plan Ordinance. The purpose of this ordinance is for the Village of Necedah to lawfully adopt a comprehensive plan as required under s. 66.1001 (4) (c), Wis. stats.

SECTION II – AUTHORITY

The village board of the Village of Necedah has authority under s. 62.04, Wis. stats., its power to appoint a plan commission under ss. 62.23 (1), Wis. stats., and under s. 66.1001 (4), Wis. stats., to adopt this ordinance. The comprehensive plan of the Village of Necedah must be in compliance with s. 66.1001 (4) (c), Wis. stats., in order for the Village Board to adopt this ordinance.

SECTION III – ADOPTION OF ORDINANCE

The Village Board of the Village of Necedah, by this ordinance, adopted on proper notice with a quorum and roll call vote by a majority of the village board present and voting, provides the authority for the Village of Necedah to adopt its comprehensive plan under s. 66.1001 (4), Wis. stats., and provides the authority for the Village Board to order its publication.

SECTION IV – PUBLIC PARTICIPATION

The village board of the Village of Necedah has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by s. 66.1001 (4) (a), Wis. stats.

SECTION V – VILLAGE PLAN COMMISSION RECOMMENDATION

The Plan Commission of the Village of Necedah, by a majority vote of the entire commission, recorded in its official minutes, has adopted a resolution recommending to the village board the adoption of the Village of Necedah Comprehensive Plan, which contains all of the elements specified in s. 66.1001 (2), Wis. stats.

SECTION VI – PUBLIC HEARING

The Village of Necedah, has held at least one public hearing on this ordinance, with notice in compliance with the requirements of s. 66.1001 (4) (d), Wis. stats.

SECTION VII – ADOPTION OF CITY COMPREHENSIVE PLAN

The village board of the Village of Necedah, by the enactment of this ordinance, formally adopts the document entitled Village of Necedah Comprehensive Plan Ordinance under pursuant to s. 66.1001 (4) (c), Wis. stats.

SECTION VIII – SEVERABILITY

If any provision of this ordinance of its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision of application, and to this end, the provisions of this ordinance are severable.

SECTION IX – EFFECTIVE DATE

This ordinance is effective on publication or posting.

The village clerk shall properly post or publish this ordinance as required under s. 60.80, Wis. stats.

Adopted this 12th day of Oct, 2015.

Scott W. Carter

President Scott Carter

June Hill

Trustee June Gill

James Seebruck

Trustee Charlie Krupa

Mary Alice Lasswell

Trustee James Seebruck

Maribeth Stivers

Trustee Mary Alice Lasswell

Trustee Maribeth Stivers

Trustee Brian Seebruck

Attest: Roger Herried

Administrator/Clerk Roger Herried

ATTACHMENT C

Necedah Industrial Park Map

NECEDAH INDUSTRIAL PARK

Necedah, Wisconsin



LEGEND

- INDUSTRIAL PARK
- DEVELOPED PARCEL
- AVAILABLE PARCEL

NORTH

SCALE IN FEET
0 100 200 300 400



ATTACHMENT D

Bicycle Parking Guidelines

Bicycle Parking Guidelines

A summary of recommendations from the Association of Pedestrian and Bicycle Professionals

Bicycle Parking Design

- Required spaces shall be at least 2 feet by 6 feet.
- An access aisle of at least 5 feet shall be provided in each facility.
- Racks shall be situated to allow a minimum of 2 feet between adjacent bike parking stalls.
- Spaces shall have a vertical clearance of at least 80 inches.

Bicycle Rack Design

Structures that require a user-supplied locking device:

- must accommodate U-shaped locking devices,
- support the bike frame at two points,
- be securely anchored to the ground or the building structure, and
- be designed and maintained to be mud and dust free.

Bicycle Rack Location

- Racks should be located in a clearly designated safe and convenient location.
- Racks should be designed and located to be harmonious with the surrounding environment.
- Racks should be at least as convenient as the majority of auto parking spaces provided.

To learn more about bicycle parking guidelines, visit the Association of Pedestrian and Bicycle Professionals at: www.apbp.org.

These bicycle racks do NOT meet the design guidelines:

Grid or Fence Style Racks



Wave or Ribbon Style Racks

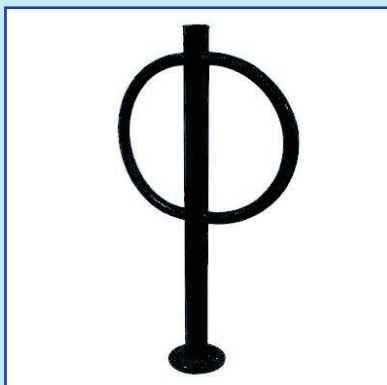


These bicycle racks DO meet the design guidelines:

Inverted-U Style Racks



Post Hitch Style Racks



Freestanding Style Racks



The above images are examples only. NCWRPC does not endorse any particular bicycle rack manufacturers.

If you have questions about whether a particular bicycle parking rack you are considering using meets these requirements, please contact NCWRPC planner **Fred Heider**, AICP at fheider@ncwrpc.org.