

TOWN OF NEVA COMPREHENSIVE PLAN



Prepared by
**North Central Wisconsin
Regional Planning Commission**

TOWN OF NEVA

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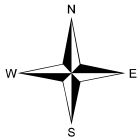
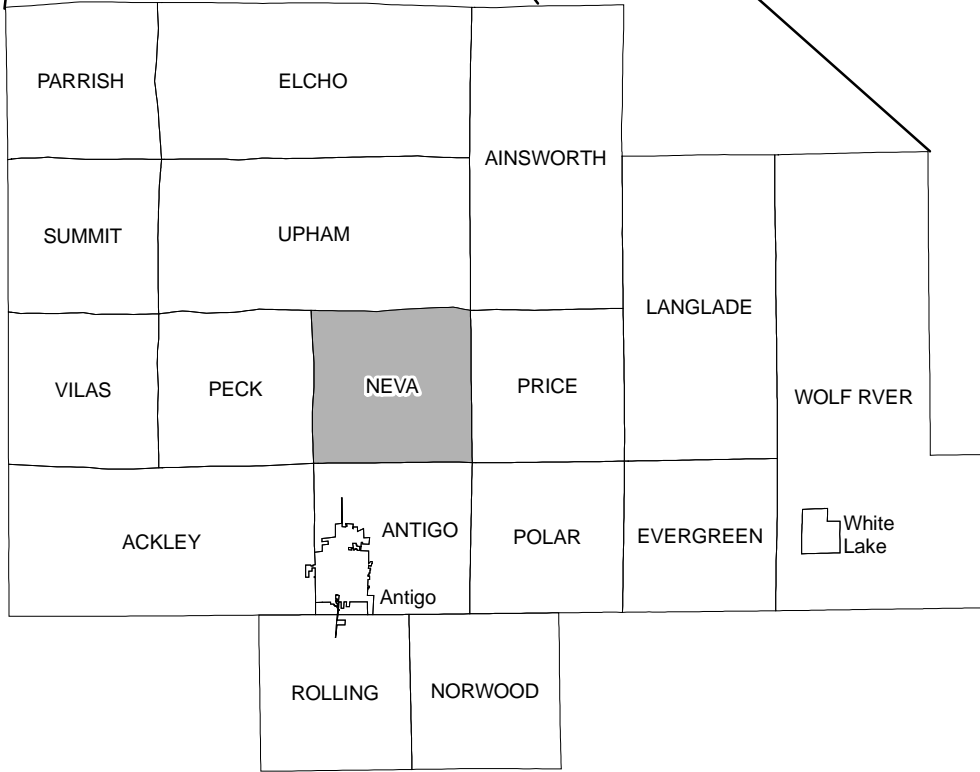
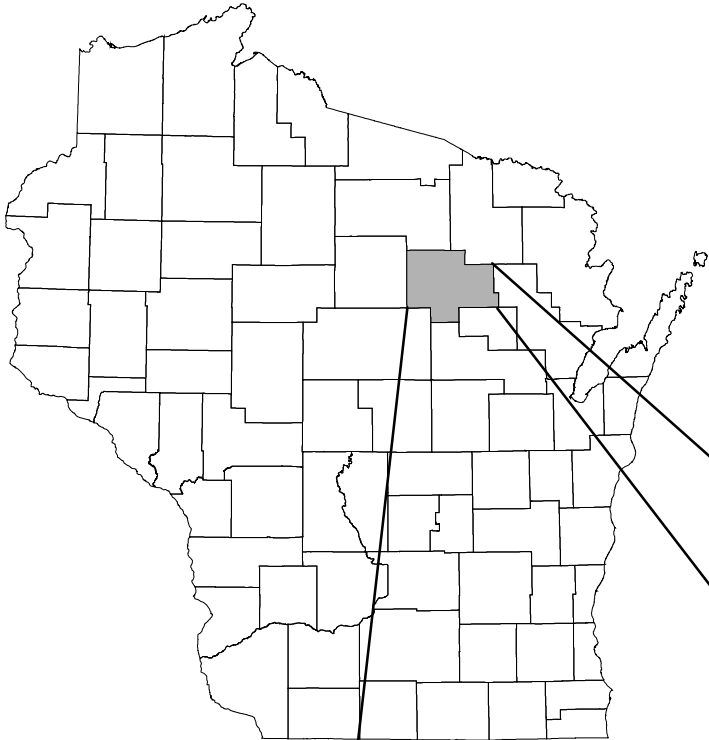
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Attachments

- A. Public Participation Plan
- B. Plan Adoption Documentation

Map 1
 Locational
 Town of Neva
 Langlade County, Wisconsin



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.



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I.) ISSUES AND OPPORTUNITIES ELEMENT

Introduction

The Town of Neva is a standard 36-section township located in the central part of Langlade County, Wisconsin, north of the City of Antigo. It is bordered by Upham to the north, Price to the east, Peck to the west, and Antigo to the south. It is one of seventeen towns in the county. See the Locational Reference Map on page 1.

The Planning Process

The Town of Neva engaged the North Central Wisconsin Regional Planning Commission to develop plan documents and facilitate the process in preparing a comprehensive plan for the Town.

The Town Plan Commission oversaw the development of the plan and met to analyze and discuss information that was gathered and presented by the NCWRPC. The planning process was open to the public and the Town's adopted public participation program and documentation of comprehensive plan adoption are in the Attachments.

A.) BACKGROUND INFORMATION

This element, the first of nine elements of the Town of Neva Comprehensive Plan, explores potential issues that may have an effect on the development of the Town over the 20-year planning period of the plan. As required by the state's comprehensive planning law [§.66.1001 (2)(a) Wis. Stats.], this element contains trends and forecasts with jurisdictional comparisons for some basic demographics including: population, households, employment, age, education, and income. Although forecasts should typically cover the 20-year planning period, in some cases, the only acceptable sources had lesser time periods for their forecasts. Official sources are used for data and forecasting, including the WDOA Demographic Service Center, and the U.S. Census Bureau.

In addition to this review of basic Town statistics, a variety of tools are utilized to identify issues, including a review of past plans, brainstorming by the Plan Commission, a public hearing, and the observations of NCWRPC professional planning staff.

This element closes with a vision statement and a discussion of goals, objectives, policies, and programs. The vision statement was crafted from the Town discussion of their issues, and the direction they want the Town to travel over the next 20 years. Goals, objectives, and policies were developed and programs were listed in subsequent chapters as a blueprint for the Town to follow when guiding future development over the 20-year plan horizon.

Plans are required to be updated every 10 years, roughly corresponding to the decennial census and fresh community data. This is the minimum amount of time between comprehensive reviews of issues and related objectives, policies, goals and programs.

1.) POPULATION TRENDS AND FORECASTS

Between the 1980 and the 2000 Censuses, the Town of Neva's population increased by about 2.5%, see TABLE 1. As a result of this positive rate of growth, the State was led to predict, in TABLE 2, that the Town would have an increasing population through 2025. The Wisconsin Department of Administration estimated the Town's 2005 population as 1,045. This is a 5.1% increase since 2000, indicating a moderate growth rate.

None of the surrounding towns (Peck, Antigo and Price) have shown net growth over the last 20-years. The Town of Antigo lost 10 percent of its population; Peck lost over 16 percent, and Price held steady in population since the 1980 U.S. Census.

Langlade County has grown slower than the State, with only a 3.8% increase versus 14.0% over the last 20 years.

	1980	1990	2000	% Change 1980-90	% Change 1990-00	% Change 1980-00
Town of Neva	970	910	994	-6.2%	9.2%	2.5%
Town of Peck	424	402	354	-5.2%	-11.9%	-16.5%
Town of Antigo	1,661	1,428	1,487	-14.0%	4.1%	-10.5%
Town of Price	243	248	243	2.1%	-2.0%	0%
Langlade County	19,978	19,505	20,740	-2.4%	6.3%	3.8%
Wisconsin	4,705,642	4,891,769	5,363,715	4.0%	9.6%	14.0%

Source: WDOA Demographic Services Center

	Estimate 2005	Projection 2010	Projection 2015	Projection 2020	Projection 2025
Town of Neva	1,045	1,041	1,061	1,076	1,080
Town of Peck	364	340	332	323	311
Town of Antigo	1,530	1,504	1,508	1,505	1,488
Town of Price	258	248	250	251	249
Langlade County	21,389	21,616	21,986	22,244	22,277
Wisconsin	5,580,757	5,751,470	5,931,386	6,110,878	6,274,867

Source: WDOA Demographic Services Center

Population projections in TABLE 2 show the Town of Neva growing a total of 3.3% over the next 20-year period between 2005-2025. The surrounding towns are all projected to

decline in population. Overall, the County will still exceed Neva's growth rate with a 4.2% increase over the 20 years, lagging behind the state as a whole which is projected to grow by 12.4% between 2005 and 2025.

Further analysis of population change can be found in other elements of this Plan, particularly in the Housing element and the Land Use element.

2.) HOUSEHOLD TRENDS AND FORECASTS

The 994 (year 2000) residents of the Town of Neva formed 360 households. Total households are projected to increase significantly to 431 by 2025, see TABLE 3. This reflects an overall trend of fewer people per household, and projected population changes. Average household size in Neva was 2.76 people in 2000, which is higher than the 2.50 State average.

Further analysis of housing unit change can be found in other elements of this Plan, particularly in the Housing element and the Land Use element.

TABLE 3		Households				
	Total 2000	Projection 2005	Projection 2010	Projection 2015	Projection 2020	Projection 2025
Town of Neva	360	375	394	411	424	431
Town of Peck	136	136	137	137	135	132
Town of Antigo	550	564	582	597	606	607
Town of Price	92	95	98	101	103	104
Langlade County	8,452	8,787	9,206	9,589	9,863	9,999
Wisconsin	2,084,556	2,190,210	2,303,238	2,406,789	2,506,932	2,592,462

Source: WDOA Demographic Services Center

3.) AGE DISTRIBUTION

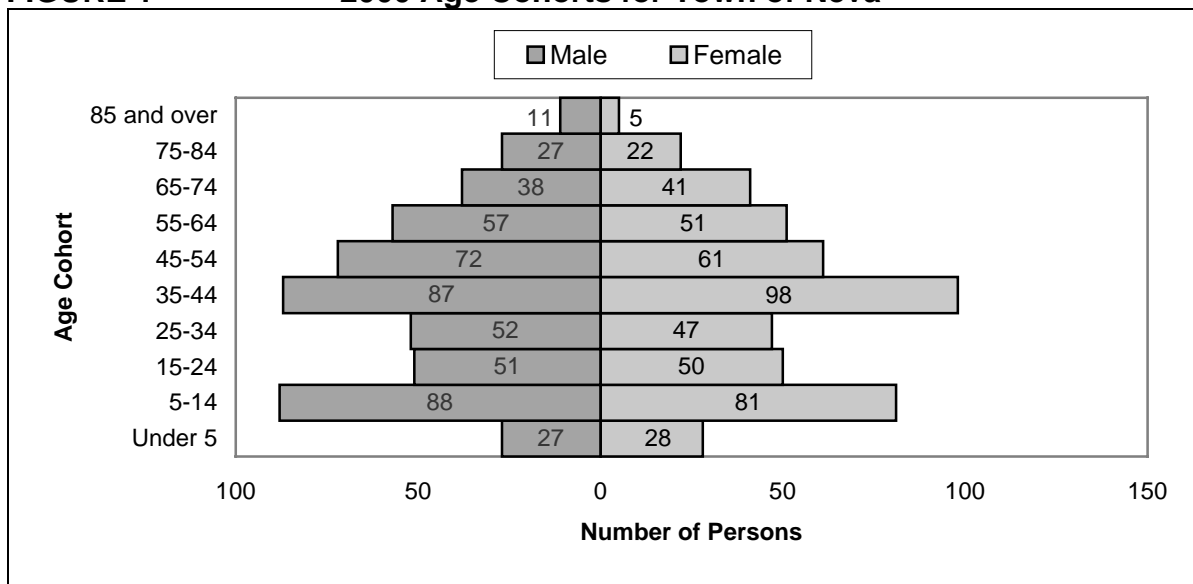
In 1990, the median age of Neva's population was 36.6 years, matching the overall County median. Both the Town and the County had populations older than the state (32.9 years) as a whole. The Town of Neva had almost the same proportion of population in the working age (18-64) class as the County but lower than the state. The percentage of children aged <5, and 5 to 17 were about the same for the Town, County, and State. By 2000, the median age of the population in the Town had advanced to 38.9 years, which is still less than the County but higher than the state. TABLE 4 displays the age distribution comparisons.

		Percent of Population				Median Age
		< 5	5 - 17	18 - 64	65+	
Town of Neva	1990	7.1%	21.7%	54.9%	16.5%	36.6
	2000	5.6%	22.5%	57.6%	14.5%	38.9
Town of Peck	1990	7.0%	25.9%	56.3%	11.0%	32.2
	2000	2.6%	21.2%	60.2%	15.9%	40.6
Town of Antigo	1990	6.6%	19.7%	57.7%	16.3%	38.4
	2000	4.9%	21.0%	58.3%	15.9%	41.1
Town of Price	1990	5.7%	18.2%	63.7%	12.5%	35.9
	2000	8.3%	18.6%	60.5%	12.8%	38.9
Langlade County	1990	6.8%	20.0%	54.4%	19.0%	36.6
	2000	5.4%	19.0%	56.8%	18.9%	40.5
Wisconsin	1990	7.4%	19.0%	60.3%	13.3%	32.9
	2000	6.4%	19.1%	61.4%	13.1%	36.0

Source: U.S. Census Bureau

A shifting age structure affects a variety of services and needs within the community including transportation, housing, elderly care, and schools. It will become increasingly important to retain or attract younger age groups in order to provide for service demands and maintain the workforce.

FIGURE 1 2000 Age Cohorts for Town of Neva



Source: U.S. Census Bureau

4.) EDUCATION LEVELS

The educational attainment level of persons within a community is often an indicator of the overall income, job availability and well being of a community. In 1990, about 49.2% of the Town of Neva's population age 25 and over were high school graduates, compared to 43.8% in the County and 78.6% in the state. By 2000, high school graduation had decreased to 44.9% in the Town versus increases to 85.5% in the County and 85.1% in the state. See TABLE 5 for details.

	Town of Neva		Langlade County		State of Wisconsin	
	1990	2000	1990	2000	1990	2000
Total Persons 25 & Over	600	652	12,933	14,372	3,094,226	3,475,878
Less than 9 th Grade	94	49	1,816	1,033	294,862	186,125
9-12 Grade / No Diploma	104	87	1,870	1,712	367,210	332,292
High School Diploma	295	293	5,666	6,509	1,147,697	1,201,813
College / No Degree	45	132	1,818	2,706	515,310	715,664
Associate Degree	31	45	624	730	220,177	260,711
Bachelor Degree	23	37	764	1,058	375,603	530,268
Graduate/Professional Degree	8	9	375	624	173,367	249,005

Source: U.S. Census Bureau

5.) INCOME LEVELS

In 1990, the median household income for the Town was slightly lower than the County, and about 33% lower than the state. Between 1990 and 2000, Town of Neva's median household income expanded by 50%, surpassing the County and narrowing the gap with the state as a whole. See TABLE 6.

	1990			2000		
	Town of Neva	Langlade County	State of Wisconsin	Town of Neva	Langlade County	State of Wisconsin
Median Household Income	\$19,766	\$20,703	\$29,442	\$40,368	\$33,168	\$43,791
Per Capita Income	\$9,621	\$10,172	\$13,276	\$16,503	\$16,960	\$21,271

Source: U.S. Census Bureau

6.) EMPLOYMENT CHARACTERISTICS, TRENDS AND FORECASTS

According to the Census, the civilian labor force (population 16 and over) living in the Town of Neva was approximately 490 workers in 2000. Of these, 41 were unemployed for an unemployment rate of 8.4%. The unemployment rate for the County was 5.8% in 2000.

The primary occupations of Neva residents in the labor force include: sales & office; management, professional & related; and production, transportation & materials moving, see TABLE 7. Each of these occupational groups has over 90 workers. The leading economic sectors or industries in the Town are: manufacturing; retail trade; agriculture, forestry, fishing, hunting & mining; and education, health & social services, see TABLE 8.

Historically, manufacturing has been the strongest sector countywide, expanding 22% between 1990 and 2000 to 2,032 workers. Education, health & social services also saw significant growth of 30% for the County from 1990 to 2000. Retail trade actually decreased 18% across the County.

These figures are all based on the number of workers residing in the Town and what they do for employment not where they are actually employed. Information regarding the number of jobs available in the Town of Neva itself is not readily available.

	Town of Neva		Langlade County	
	1990	2000	1990	2000
Management, professional & related	40	99	1,392	2,177
Service	45	67	1,186	1,517
Sales & office	83	125	1,807	2,262
Farming Fishing & Forestry	64	15	906	371
Construction, extraction & maintenance	16	53	429	1,061
Production, transportation & material moving	117	90	2,381	2,315

Source: U.S. Census Bureau

Employment forecasts are difficult to come by and not available at the town level. However, the Wisconsin Department of Workforce Development (WisDWD) prepares workforce projections by industry for its multi-county service regions. The current projections, released in October 2004, forecast only to 2012. The projections for the North Central Workforce Development Area cover Langlade County and include eight other counties. These projections show increases in all employment sectors except food manufacturing (0.2% decline) and paper manufacturing (16.4% decline). The other sectors increase within a range from 0.2% (overall manufacturing) to 36.9% (ambulatory health care services). Town residents commute to jobs over a large part of the nine county area included in the forecasts, including Forest, outer Langlade, Lincoln, and Marathon, so the Town of Neva can expect to take advantage of this projected employment.

TABLE 8	Industry Sectors			
	Town of Neva		Langlade County	
	1990	2000	1990	2000
Ag., Forestry, Fishing, Hunting & Mining	72	54	939	797
Construction	42	40	555	752
Manufacturing	75	92	1,671	2,032
Wholesale Trade	13	14	383	351
Retail Trade	59	59	1,559	1,273
Transportation, Warehousing & Utilities	18	13	601	475
Information	N/A	2	N/A	108
Finance, Insurance, Real Estate & Leasing	14	38	258	346
Professional, Scientific, Management, Administrative & Waste Mgmt Services	26	9	465	307
Education, Health and Social Services	42	52	1,234	1,602
Arts, Entertainment, Recreation, Accommodation and Food Services	0	45	48	908
Public Administration	2	8	224	318
Other Services	4	23	289	434

Source: U.S. Census Bureau

Another way to look at future employment is to examine the labor force and unemployment rates. In 1990, the labor force in the Town was 408 people, and by 2000, this had increased 20% to 490. The degree to which this available workforce is actually employed is dependant on external economic factors reflected in the unemployment rate.

B.) ISSUE IDENTIFICATION

1.) REVIEW OF DEMOGRAPHIC TRENDS

Demographic change is a principle factor in predicting future community growth. Population characteristics relate directly to the community's housing, education, utility, recreation, and facility needs, as well as future economic development. Over time, fluctuations in local and regional economies can influence population change.

From Part A, Background Information, a number of issues and opportunities facing the Town of Neva can be identified:

- ✓ The Town of Neva is currently in a period of moderately increasing growth.
- ✓ Household formation is driven by the decline in average household size or persons per household and an aging population.
- ✓ A shifting age structure affects a variety of services and needs within the community including transportation, housing, elderly care and schools.

- ✓ The percentage of high school grads has declined while the number of college educated residents has grown.
- ✓ Median household income of Town residents has grown beyond the overall County but still lags behind the state average.
- ✓ Manufacturing is a key industry sector in the County but diversification is present with strong retail trade and education, health & social services jobs.

2.) PAST PLANNING EFFORTS

Previous plans of the Town of Neva were reviewed to determine what issues were drivers of those planning efforts and may still warrant consideration for the new comprehensive plan.

In 2000, the Town of Neva completed and adopted a town land use plan. This plan was developed with the assistance of the North Central Wisconsin Regional Planning Commission.

The plan generally identifies a number of broad issues based on a community survey as follows:

<u>Land Use Concerns</u>	<u>Percent</u>
Preservation of the rural environment	69.5%
Concern over drinking water quality	66.2%
Protection of the Eau Claire River and its watersheds	56.1%
Opening into groundwater to create lakes/ponds (e.g., gravel pits)	48.1%
Sand, gravel, and granite mining (e.g., non-metallic mining)	44.6%
Drainage of lands/alteration of roadside ditches, erosion into streams	41.6%
Lack of control of residential growth	30.9%
Concerns of animal wastes	30.5%
Lack of zoning enforcement	14.1%

In addition, a nominal group process session was organized as part of the 2000 planning effort. A group of Town residents was brought together to identify and prioritize concerns or issues that they believed needed to be addressed in order to stabilize or guide Town development. The top six concerns/issues from that session were as follows:

1. Drainage of lands/alteration of roadside ditches - erosion into stream.
2. Opening into groundwater to create lakes or ponds.
3. Distribution of animal wastes from large operations that runoff onto others' property and into streams.
4. Maintenance of ditches: Right of way seeding.

5. Protection of east branch of the Eau Claire River and its watersheds.
6. Rental property condition/maintenance/appearance is not at the same standard.

The current Town Plan Commission has reviewed the findings of the 2000 plan and determined that these issues are all still pertinent to the Town today.

3. TOWN PLAN COMMISSION BRAINSTORMING SESSION

After reviewing the background data and previous planning efforts as presented above, the Plan Commission discussed various issues it felt were pertinent to add to the dialogue on the future development of the Town. A summary of this discussion is as follows.

Opportunities the Town may be able to build on in the future include:

- The Eau Claire River
- Peaceful and quite atmosphere
- North-south access provided by US Highway 45

Issues that may limit the Town in the future include:

- Agriculture vs. housing conflict including the conversion of ag-land to residential, large livestock operations and manure spreading issues.
- Sprawling Highway 45 development
- Dangerous intersection of Highways 45 and B

C.) COMMUNITY VISION STATEMENT

During the 2000 planning process, the Town of Neva established the following vision for the future growth and development of the Town.:

To preserve and enhance the rural character of the Town of Neva by protecting the natural resources and farmland through planned growth and development.

This vision was reaffirmed for the comprehensive planning process by the current Town Plan Commission.

D.) GOALS, OBJECTIVES, POLICIES & PROGRAMS

Each of the following elements of this comprehensive plan includes a set of goals, objectives and policies, which the Town Board will use to guide the future development of the Town over the next 20 years.

For purposes of this plan, goals, objectives, and policies are defined as follows:

- ✓ **Goals:** Broad statements that express general public priorities about how the Town should approach development issues during the next 20 years. These goals are based on key issues, opportunities and problems that affect the community.
- ✓ **Objectives:** More specific than goals and are usually attainable through planning and implementation activities. Accomplishment of an objective contributes to the fulfillment of a goal.
- ✓ **Policies:** Rules or courses of action used to ensure plan implementation and to accomplish the goals and objectives. Decision-makers use policies on a day-to-day basis.

Each element also includes a listing of possible programs that the Town might implement in order to advance the goals and objectives of this plan. The listing does not imply that the Town will utilize every program shown, but only that these programs are available to the Town and may be one of many possible ways of achieving the Town's goals.

II.) AGRICULTURAL, NATURAL AND CULTURAL RESOURCES ELEMENT

This element (2 of 9) of the Town of Neva Comprehensive Plan is based on the statutory requirement [s.66.1001 (2)(e) Wis. Stats.] for a compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

A.) AGRICULTURAL, NATURAL & CULTURAL RESOURCES GOALS & POLICIES

GOAL 1 Conserve the Town's major agricultural, cultural and natural resources.

Objectives and Policies:

1. The location of new development will be restricted from areas in the Town shown to be unsafe or unsuitable for development due to flood hazard, potential groundwater contamination, loss of farmland, highway access problems, incompatibility with neighboring uses, etc.
2. Lot sizes of 3 acres will be required for new development, in order to preserve the Town's rural character and to protect groundwater resources from the impacts of higher density development. An exception may be made for ag-related use (i.e.: farm family or worker) as provided in the Land Use and Implementation Elements of this Plan.
3. Use-buffer areas will be used as shields to lessen the impacts of potentially conflicting land use types located in relatively close proximity; i.e. duplex-type (higher density residential) development should be planned as a buffer between single-family and commercial areas. Landscape buffers should also be used, especially where distances from the City make multiple family unfeasible.
4. Utilize the conservancy zoning district to protect important or fragile environmental areas, including but not limited to navigable lakes and streams, shorelands, wetlands, and publicly owned lands used for recreation and wildlife management purposes.
5. Encourage or require where possible, land use practices which protect air, land, and water quality, as well as the scenic value of the Town.
6. The Town Plan Commission will encourage the development of an updated history of the Town of Neva.

GOAL 2 Preserve the productive farmland in the Town for long-term farm use and maintain agriculture as an important economic activity and way-of-life.

Objectives and Policies:

1. Protect agricultural lands through techniques such as the use/enforcement of the A-1, Exclusive Agricultural Zoning District.
2. Nonfarm development, particularly subdivisions, will be encouraged in areas away from intensive agricultural activities, in order to minimize farm - nonfarm conflicts due to noise, odors, nitrates in well water, pesticides, farm/vehicle conflicts on roadways, late night plowing, spreading of animal wastes, etc.
3. The unnecessary conversion of good agricultural lands will be avoided. Nonfarm development will be directed to those areas specifically designated for said use.
4. The Town will establish an area, generally south of Byers and Claire Roads, as the most suitable for any potential location of new livestock facility siting in keeping with s.93.90 Wisconsin Statutes (Wis. Act 235).

GOAL 3 Allow for needed non-metallic mining (i.e.: sand and gravel extraction) while balancing the need for this resource with the interests of adjacent landowners and the Town as a whole.

Objectives and Policies:

1. Non-metallic mining, such as sand and gravel and gravel extraction will be encouraged in approximately the northern half of the Town and will not be allowed within 2,000 feet from a residence or an exclusive agriculture zoned district.
2. Consider allowing temporary sand and gravel extraction (typically 1 year or 1 construction season) on lands designated as agriculture, forestry, or commercial/industrial on the land use plan map. This may be considered under special circumstances, whether contiguous to approved site or not, such as for local road construction projects. This would only be allowed if the land can be restored to a productive capacity, such as the removal of a knob or hill on agricultural land.
3. The applicant must conform to County Zoning requirements and provide an operations plan to Langlade County Zoning. The operations plan must include plan view drawing and description of sequential stages of operation, timetables, and estimated volumes of materials to be extracted.

It shall also include use of equipment, storage or stockpiling of material, ingress and egress, protection of water (surface and subsurface), landscaping, screening, and setbacks from property lines and road right-of-ways.

4. Reclamation of non-metallic mining sites must conform to the land use plan map in regard to the reclaimed use. The Town will work with the County Land Records and Regulation Department to ensure adequate reclamation of sites.
5. The Town recognizes the probable need for further expansion and development of non-metallic mining operations in the future, beyond the 10 to 15 year time frame of this plan and will address this in future plan updates.

B.) AGRICULTURAL, NATURAL AND CULTURAL RESOURCES INVENTORY

1.) GROUNDWATER

The topography of the township is of glacial origin consisting of mainly pitted outwash, glacial deposits with some end moraines. Most glacial material in the town is made up of sand, gravel and till. The Town of Neva is part of the Precambrian Shield; an area of ancient rocks extending south from Canada.

The Town is mainly made up of the Antigo Plain province, which makes up the prime soils of the county and the best farmlands. The Plain is a deposit of bedded sands and gravel laid down by numerous streams emerging from the ice front as it built its terminal moraine.

Residents of the Town depend on groundwater pumped from these glacial sand and gravel deposits for the bulk of their water needs.

Groundwater composition throughout Langlade County and the Town of Neva is calcium magnesium bicarbonate, which is similar to most groundwater in the State. The source of groundwater is generally local precipitation therefore the water levels fluctuate closely with fluctuations in seasonal precipitation and the average precipitation over a period of years. The Town generally has a shallow water table with approximately 30% of the Township with 0-20 feet depth to groundwater.

Groundwater quality is generally good however high nitrates has been a problem in some wells. The source for the high nitrates in the groundwater could potentially be caused from leaching of farm chemicals into the groundwater or possibly from faulty septic systems. The Soil Survey of Langlade County indicates that the bulk of the soils within the Town are rated severe limitation for septic absorption fields. These soils may not adequately absorb effluent from standard conventional on-site septic systems.

Systems installed under these conditions have the potential to pollute groundwater and affect public health, especially when a number of systems are installed relatively close together.

2.) FORESTS

Woodland and forest cover a significant portion of the Town of Neva. Approximately 49% is forest and 11,859 acres of the Town. Approximately 85% of the forested areas are in private ownership and the County, State and the Township own approximately 15%. There is approximately 876 acres of Langlade County forest land in the northern part of the Town.

Woodlands play an important role in wildlife habitat and water quality, particularly along Spring Brook and the East Branch of the Eau Claire River, as well as in the rural character of the Town.

3.) PRODUCTIVE AGRICULTURAL AREAS

As indicated earlier, agriculture is the predominant land use in the Town covering 43% of the land area for a total of about 10,000 acres. An extensive area of the Town is comprised of soils classified as prime farmland by the Natural Resources Conservation Service (NRCS, formerly SCS) as identified in the *Soil Survey of Langlade County, Wisconsin* (see Natural Resources Map). Potatoes and corn are the principle cash crops. Langlade County ranks third in the state for potato production, and the Antigo Flats is the County's major agricultural district.

The Wisconsin Town Land Use Data Book compiled statistics from the last Census of Agriculture in 1997. This data shows that despite the agricultural nature of the Town, it is not immune to the trend in loss of farms and farmland. The estimated number of farms dropped 16% from 45 to 38 between 1990 and 1997, while the number of dairy operations fell 47% from 15 to 8 during that period. Total acres of farmland on the tax roll decreased 2% from 10,500 to 10,293 acres between 1990 and 1997. This compares with - 4% for the County overall and - 5 %, - 7 % and - 8 % for Rolling, Polar and Ackley, respectively.

4. ENVIRONMENTALLY SENSITIVE AREAS

Environmentally sensitive areas are typically defined by the local jurisdiction and often include many of the areas referred to in this section such as special groundwater protection areas, threatened or endangered species habitat, floodplains, wetlands and other unique or special resources where encroachment or development could have negative consequences. The Town of Neva has not established a specific guideline for defining environmentally sensitive areas, however, some potentially sensitive areas are discussed below.

Once such area, Spring Brook, is underscored by the fact that it was designated for a priority watershed project for nonpoint source water pollution abatement. The primary stated objective of the Priority Water Shed Plan for Spring Brook was "...to enhance and protect the water quality of the streams and groundwater in the Spring Brook Watershed." Spring Brook, except for the segment through the City of Antigo, is listed by the WDNR as an Exceptional Resource Water (ERW) and becomes a class 1 trout stream for a short segment within the Town of Neva and on through the Town of Antigo. Further south, within the City of Antigo, Spring Brook is on the 303d list of impaired waters not meeting state water quality standards.

The East Branch of the Eau Claire River is also an Exceptional Resource Water (ERW) and a class 3 trout stream within the Town of Neva.

There is no Outstanding Resource Water (ORW) or Wild and Scenic River designated within the Town.

Another type of area which may fall under the environmentally sensitive designation is contaminated or potential contamination sites in part because they may need special care or monitoring. The WWDNR Bureau for Remediation and Redevelopment Tracking System (BRRTS) lists seven contamination sites, as follows:

1. Clover Hydraulics	W9956 CTH B	ERP (Environmental Repair)
2. Boyles Tavern	N5694 CTH B	LUST
3. Hwy 45	200 yds S. of A	Spill
4. CTH B	E. of Hwy 45	Spill
5. Langlade Hwy Dept.	CTH B ¼ mi. S. of C & B	Spill
6. Nagel Dairy	¼ mi. E. of B	Spill

Clean up action was taken at each of these sites, and they are now listed as closed. Two sites within Neva are listed on the Wisconsin Registry of Waste Disposal Sites: one as "Town of Neva" and the other as "Town of Neva-Potato Dump. Both are shown at SE SE S11 32N 11E, but no other details are available. It should be noted that a comprehensive contaminated sites survey was not completed for the Town. A lack of occurrence records does not preclude the possibility that other contaminated sites are present in the Town.

5. THREATENED AND ENDANGERED SPECIES

Information on threatened and endangered species was obtained from the Bureau of Endangered Resources website and the Spring Brook Priority Watershed Plan. It should be noted that a comprehensive endangered resources survey was not completed for the Town. A lack of occurrence records does not preclude the possibility that other endangered resources are present in the Town. Threatened or endangered species found in and around the Town of Neva include:

- ✓ *Federal Endangered:* *bald eagle*

- ✓ *Wisconsin Endangered:* *pygmy snaketail dragonfly*
- ✓ *Wisconsin Threatened:* *red shouldered hawk*
- ✓ *WI Special Concern:* *round pigtoe mussel*
 elktoe mussel
 indian cucumber root (plant)
 leafy white orchis (plant)
 red dished alpine butterfly
 rapids club tail dragonfly
 green faced club tail dragonfly

Specific location information is not released in order to protect the resource.

6. STREAM CORRIDORS

The principal stream corridors in the Town of Neva are the East Branch of the Eau Claire River and Spring Brook, as discussed under Environmentally Sensitive Areas, above. Other streams in the Town include intermittent streams associated with lakes and wetlands as well as numerous tributaries to Spring Brook and the East Branch of the Eau Claire River.

Refer to the sections on groundwater, forests and surface water for more information about the stream corridors in the Town.

7.) SURFACE WATER

The Town of Neva is located within the Upper Wisconsin River Central Sub-Basin. The majority of the Town is located in the Upper Eau Claire River Watershed and a small portion is located in the Spring Brook Creek Watershed. The two main river systems that drain the Town are the East Branch of the Eau Claire River and the Spring Brook Creek.

Langlade County Shoreland Zoning may be in effect., and actual shoreland jurisdiction questions will have to be resolved on a case-by-case basis by the County Zoning Department.

a.) Waterway Classification

The lakes in Langlade County were classified in 1998 and a report called the *Langlade County Waterway Classification Report* was created and is part of the county zoning ordinance. The following lake classes were developed to classify Langlade County lakes and rivers:

Class I - sensitive, mostly undeveloped lakes and streams and require the most restrictive lot size requirements. This class requires a 120,000 sq. foot lot and a 125' shoreland setback. Boathouses are prohibited in this classification and a 100' vegetative protection area is required. Neva Lake, Anderson Lake and Perch Lake are

Class I lakes. Anderson Lake and Perch Lake have limited residential development and no public access to these lakes. Neva Lake has partial residential development and does have a public access.

Class II - less sensitive, partially developed lakes and all other rivers and streams. This class requires an 80,000 sq. ft. lot and a 100' shore setback. There is a required 75' vegetation protection area required and only one boat shelter is allowed per dwelling unit. Borth Lake is a Class II lake and has significant residential development.

Class III - This class is for the most developed lakes and has the least restrictive requirements. Lots can be 20,000 sq. ft. in size and require only a 75' setback. A 50' vegetation protection area is required and one boathouse is allowed per lot and one boat shelter per dwelling unit. Kimball Lake is a Class III lake and has significant residential development and has public access.

b.) Rivers

The East Branch of the Eau Claire River runs diagonally through the Town of Neva with mainly forestland and agriculture land uses surrounding the River. This river is a tributary to the Eau Claire River. The portion of the river that runs through the Town of Neva is considered a Class III trout stream and contains brown and brook trout.

A WDNR fisheries management study revealed that much of the East Branch of the Eau Claire River is affected from nonpoint source pollution caused by streambank pasturing and barnyard runoff.

The Spring Brook runs through the southeast corner of the Town. This stream was a priority watershed project with the Department of Natural Resources. The southeastern corner portion of the Town is within this watershed. The Spring Brook Watershed drains 67 square miles in Langlade and Marathon County. The Spring Brook flows generally southwesterly direction until its confluence with the Eau Claire River in Marathon County. Over 85% of the watershed is agricultural.

The main sources of pollution to Spring Brook are sedimentation and pesticide runoff from farmlands, animal waste runoff, and urban sources of pollution. The goal of the watershed project is to protect and improve the aquatic habitat and water quality of the Spring Brook Watershed by reducing sediment, control and reduce phosphorus, and reduce pesticides delivery to surface waters.

c.) Lakes:

The Town has several small, shallow lakes that range from 9 to 33 acres in size. The two larger lakes are the Neva Lake and Anderson Lake. These lakes are seepage lakes which means there is no inlet or outlet and the main source of water is from precipitation, runoff or by the groundwater.

Borth Lake - is located in section 6 in the northwest corner of the Township. Borth Lake is classified as a Class II lake under the Langlade County Shoreland Ordinance and is mostly developed with residential use. Borth Lake is a small 32.5-acre with a maximum depth of 16 feet. The shoreline is predominately uplands with mixed hardwoods with residential development surrounding the lake. Borth Lake has a public access.

Anderson Lake - is located in section 3 and section 10 in the north central portion of the Township. Anderson Lake is classified as a Class I lake and there is no public access or residential development on this lake. Anderson Lake is a 33.3-acre seepage lake with a maximum depth of 11 feet. Approximately 92% of the shoreline is made up of upland hardwoods with some conifers and the remainder is wetlands (8%) with coniferous bog.

Neva Lake - is located in section 10 in the north central portion of the Township. Neva Lake is classified as a Class I lake and has residential development on the southern half of the lake. Neva Lake is a 33.2-acre seepage lake with a maximum depth of 23 feet. The immediate shoreline is predominately upland being approximately 97% hardwood and conifer with the remainder being wetland of bog and conifer. Neva Lake has a public access.

Perch Lake - is located in section 6 in the northwest corner of the Township. Perch Lake is classified as a Class I lake because it is under 20 acres in size. Perch Lake is a seepage lake and is only 9.4 acres with a maximum depth of 9 feet. The lake is surrounded by hardwood uplands with no residential or public access on the lake.

Kimball Lake - is located in section 6 in the northwest corner of the Township. Kimball Lake is classified as a Class III lake and has a developed shoreline with public access. Kimball Lake is a soft water seepage lake and is 20.3 acres and has a maximum depth of 17 feet.

8.) FLOOD PLAINS

The 100-year floodplain was digitized by the NCWRPC from FEMA Flood Insurance Rate Maps, for planning purposes only, see Natural Resources Features Map. Note the differences between the digitized floodplains and the Floodplain Zoning District mapping. This could be due to a combination of changing drainage conditions in this area and past mapping errors.

9.) WETLANDS

Wetlands serve several important environmental functions including flood control, water quality improvement, and groundwater recharge as well as providing habitat for fish and wildlife. The wetlands shown reflect the WDNR digital Wisconsin Wetland Inventory Maps and may not reflect all areas considered wetlands by the United States Department of Agriculture (USDA) or the U.S. Army Corps of Engineers.

A complex set of local, state and federal regulations place limitations on the development and use of wetlands. The Shoreland/Wetland Zoning Ordinance adopted by Langlade County regulates shoreland use and development within 300 feet of navigable streams and 1,000 feet from lakes. The Department of Natural Resources regulates the placement of structures and other alterations below the ordinary high water mark of navigable streams and lakes. The Corps of Engineers has authority over the placement of fill materials in virtually all wetlands. The USDA incorporates wetland preservation criteria into its crop price support programs. Prior to placing fill or altering wetland resources, the appropriate agencies should be contacted to receive authorization.

Significant wetland areas cover the Town. These wetlands include a wide variety of wetland types from emergent/wet meadow to scrub/shrub to deciduous and coniferous-forested wetlands.

10.) WILDLIFE HABITAT

The northeast corner of the Town contains the Peter's Marsh State Wildlife Area. This 1,681 acre site in Neva, Ainsworth, Price and Upham towns contains forest openings brushland and ponds for wildlife habitat. Deer, ruffed grouse, waterfowl and woodcock are the principal wildlife.

In addition, the East Branch of the Eau Claire River and Spring Brook are designated trout streams, see Environmentally Sensitive Areas, above. As discussed in previous sections, the wooded areas, wetlands and stream corridors are the principle wildlife habitat in the Town.

11.) METALLIC/NON-METALLIC MINERAL RESOURCES

There are a number of quarries throughout the Town, as well as a few closed or inactive sites. Active gravel pits will be under the "Quarry" overlay district of the Langlade County Zoning ordinance. The soil characteristics of the area are such that a significant portion of the Town is an excellent source of sand and gravel.

Langlade County has seen active mineral exploration in the past, however, there are no known discoveries of metallic mineral deposits within the Town of Neva. Langlade County has an ordinance regarding metallic mineral exploration, mining and reclamation.

12.) PARKS / OPEN SPACE

Park or park-like facilities within the Town include the following areas according to the current County Outdoor Recreation Plan: Old Corner School picnic area, Lions Park and Peter's Marsh State Wildlife Area. There are public access sites on Borth, Kimbal and Neva lakes.

13.) HISTORICAL / CULTURAL RESOURCES

Neva Corners School, an old school house built in 1883 between Church Road and CTH A, St. Matthews Church and parsonage, a Lutheran church circa 1927 on CTH E, and a 1910 brick garage on CTH C appear on the Wisconsin Architectural History Inventory from the Town of Neva. There are no National Register of Historical Places listings within the Town.

14.) COMMUNITY DESIGN

There is no intentional design theme in place for the Town of Neva. The Town does not have adopted design guidelines or an appearance code. "Community design" in a rural township like Neva is typically a matter of rural character. Preserving the town's rural character is often an important aspect of the community planning process. This has been the case in Neva as shown by the Town's vision statement (see Chapter 1).

Some of the elements of rural character in Neva include wide-open spaces, rural residential living, farming, forestry and nature based recreation. Tools for ensuring rural character include the Managed Forest Law, farmland preservation programs, and right-to-farm concepts.

15.) RECREATIONAL RESOURCES

Popular recreational activities in the area include fishing and swimming, wildlife observation, hunting and trapping. Snowmobile trails link Neva to the countywide snowmobile trail network. Refer to the sections on historical/cultural resources, parks/open space, wildlife habitat, surface waters, environmentally sensitive areas, and forests for more information about recreational resources within the Town. An unmarked hiking trail system in Peters Marsh Wildlife Area leads to the Ice Age Trail in the adjoining towns of Upham and Price.

16.) OTHER NATURAL RESOURCES – 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. Human activity also affects soil formation by altering and accelerating natural soil processes. Clearing, burning, cultivating, and urbanization thereby affecting soil structure, porosity, and content of nutrients have altered many soils.

The Natural Resource Conservation Service has completed a detailed soils survey for Langlade County. A majority of the Town contains soils that are classified as having severe limitations for on-site septic tank absorption fields. About half the Town has severe limitations for dwellings with basements. The NCWRPC considers these two soil criteria to be the principal indicators of natural limitations for building site development. See the Soil Survey for the extent of natural limitations within the Town of Neva.

The Wisconsin Department of Commerce, Safety and Buildings Division, protects public health and the waters of the state by regulating onsite wastewater treatment and recycling systems.

C.) AGRICULTURAL, NATURAL AND CULTURAL RESOURCES PROGRAMS

Programs available to the Town of Neva to achieve their goals and objectives with regard to agricultural, natural and cultural resources are identified below. The following list is not all-inclusive. For specific program information, the agency or group that offers the program should be contacted.

Aquatic Habitat Protection Program: The WWDNR provides basic aquatic habitat protection services through their staff. Staff members include Water Management (Regulation) Specialists, Zoning Specialists, Rivers (Federal Energy Regulatory Commission-FERC) Specialists, Lakes Specialists, Water Management Engineers, and their assistants (LTEs). The program assists with water regulation permits, zoning assistance, coordination of rivers, lake management, and engineering.

County Conservation Aids: Funds are available to carry out programs for fish or wildlife management projects as per s.23.09 (12), Wis. Stats. and NR 50, Wis. Adm. Code. Projects related to providing improved fish or wildlife habitat or projects related to hunter/angler facilities are eligible. Projects that enhance fish and wildlife habitat or fishing and hunting facilities have priority. Contact the WWDNR for further information.

Drinking Water and Groundwater Program: This WDNR program is responsible for assuring safe, high quality drinking water and for protecting groundwater. This is achieved by enforcing minimum well construction and pump installation requirements, conducting surveys and inspections of water systems, the investigation and sampling of drinking water quality problems, and requiring drinking water quality monitoring and reporting. A team of specialists, engineers, hydrogeologists, and a program expert and program assistants staff the program. WDNR staff provide assistance to public and private well owners to help solve water quality complaints and water system problems. They also provide interested citizens with informational or educational materials about drinking water supplies and groundwater.

Endangered Resources Program: The WDNR's Endangered Resources staff provides expertise and advice on endangered resources. They manage the Natural Heritage Inventory Program (NHI), which is used to determine the existence and location of native plant and animal communities and Endangered or Threatened Species of Special Concern. The NHI helps identify and prioritize areas suitable for State Natural Area (SNA) designation, provides information needed for feasibility studies and master plans, and maintains the list of endangered and threatened species. All management activities conducted by Wildlife Management and Forestry staff must be reviewed to determine the impact on NHI-designated species. A permit for the incidental take of an Endangered or Threatened species is required under the State Endangered Species

Law. The Endangered Resources Program oversees the permit process, reviews applications and makes permit decisions. Funding for the Endangered Species Program comes from a number of sources, including tax checkoff revenue, license plates, general program revenues (GPR), gaming revenue, Natural Heritage Inventory chargebacks, wild rice permits, general gifts and Pittman Robertson grants.

Fisheries Management Program: The WWDNR funds this program primarily through the sale of hunting and fishing licenses. The program assists with fishery surveys, fish habitat improvement/protection, and fish community manipulation. This program may also be used to fund public relations events and a variety of permitting and administrative activities involving fisheries.

Forest Management Program:

Funding for the forestry program is supported primarily by a fixed rate mill tax on all property in the State of Wisconsin. Other support is received from the federal government, from recreation fees, from sale of forest products, from sale of state produced nursery stock, forest tax law payments, and other miscellaneous sources. All activities of the Forestry Program help support efforts to promote and ensure the protection and sustainable management of Wisconsin's forests.

Private Forestry: The WDNR's goal is to motivate private forest landowners to practice sustainable forestry by providing technical forestry assistance, state and federal cost-sharing on management practices, sale of state produced nursery stock for reforestation, enrollment in Wisconsin's Forest Tax Law Programs, advice for the protection of endangered and threatened species, and assistance with forest disease and insect problems. Each county has at least one Department forester assigned to respond to requests for private forestland assistance. These foresters also provide educational programs for landowners, schools, and the general public. Both private and industrial forest landowners have enrolled their lands under the Managed Forest Law.

Managed Forest Law (MFL): The purpose of the MFL is to promote good forest management through property tax incentives. Management practices are required by way of an approved forest management plan. Landowners with a minimum of 10 contiguous acres (80% must be capable of producing merchantable timber) are eligible and may contract for 25 or 50 years. Open lands must allow hunting, fishing, hiking, cross-country skiing, and sight-seeing, however, up to 80 acres may be closed to public access by the landowner. There is a 5% yield tax applied to any wood products harvested. Contact the WWDNR for further information.

Nonpoint Source Pollution Abatement Program: This WDNR program is currently undergoing restructuring and being gradually replaced by short-term grants that will address specific projects rather than focusing on entire watersheds. The goal of this voluntary program is to improve and protect the water quality of surface waters and groundwater within the watershed. Landowners are encouraged to control nonpoint pollution on their properties through cost sharing of Best Management Practices. This program will be replaced by Targeted Runoff Management projects (TRiM). These are

projects that are more specific in nature and may last up to three years. They are scored on a competitive basis, based on the amount of pollutant control they will achieve and the degree of impairment of the location. One nonpoint source coordinator is located in Rhinelander. This coordinator administers and oversees the priority watershed program and will also assist with the TRiM grants. The coordinator also provides nonpoint source pollution advice to counties that are implementing their land and water plans.

Parks and Recreation Program: The WDNR gets its authority for administering the Parks and Recreation Program from Chapter 27 Wisconsin Statutes. This program provides assistance in the development of public parks and recreation facilities. Funding sources include: the general fund, the conservation fund, and the recycling fund, program revenue funds and federal grants.

Stewardship Grants for Nonprofit Conservation Organizations:

Nonprofit conservation organizations are eligible to obtain funding for the acquisition of land or easements for conservation purposes and restoration of wildlife habitat. Priorities include acquisition of wildlife habitat, acquisition of lands with special scientific or ecological value, protection of rare and endangered habitats and species, acquisition of stream corridors, acquisition of land for state trails including the Ice Age Trail and North Country Trail, and restoration of wetlands and grasslands. Eligible types of projects include fee simple and easement acquisitions and habitat restoration projects. Contact the WWDNR for further information.

Wastewater Program: The Department of Natural Resources provides this program to address point and non-point source pollution control. Operating funds for this program come from the federal government's Clean Water Act funding as well as state general program revenues. The core work of this program involves the issuance of wastewater discharge permits that discharge directly to surface or groundwater and enforcing the requirements of these permits. The program closely monitors the impacts of industry, septic tanks, sludge, and stormwater on the environment. Pretreatment plants for wastewater are offered economic assistance and provided with plan review services before the facility is established.

Watershed Program: The WDNR seeks to protect wild and domestic animals, recreational activities, natural flora and fauna, agriculture, business, and other land uses through watershed management. Funds to run this program are provided by the federal government through Clean Water Act and through state general program revenues. The program assists with watershed planning, water quality monitoring and modeling, and development of water quality standards and policy.

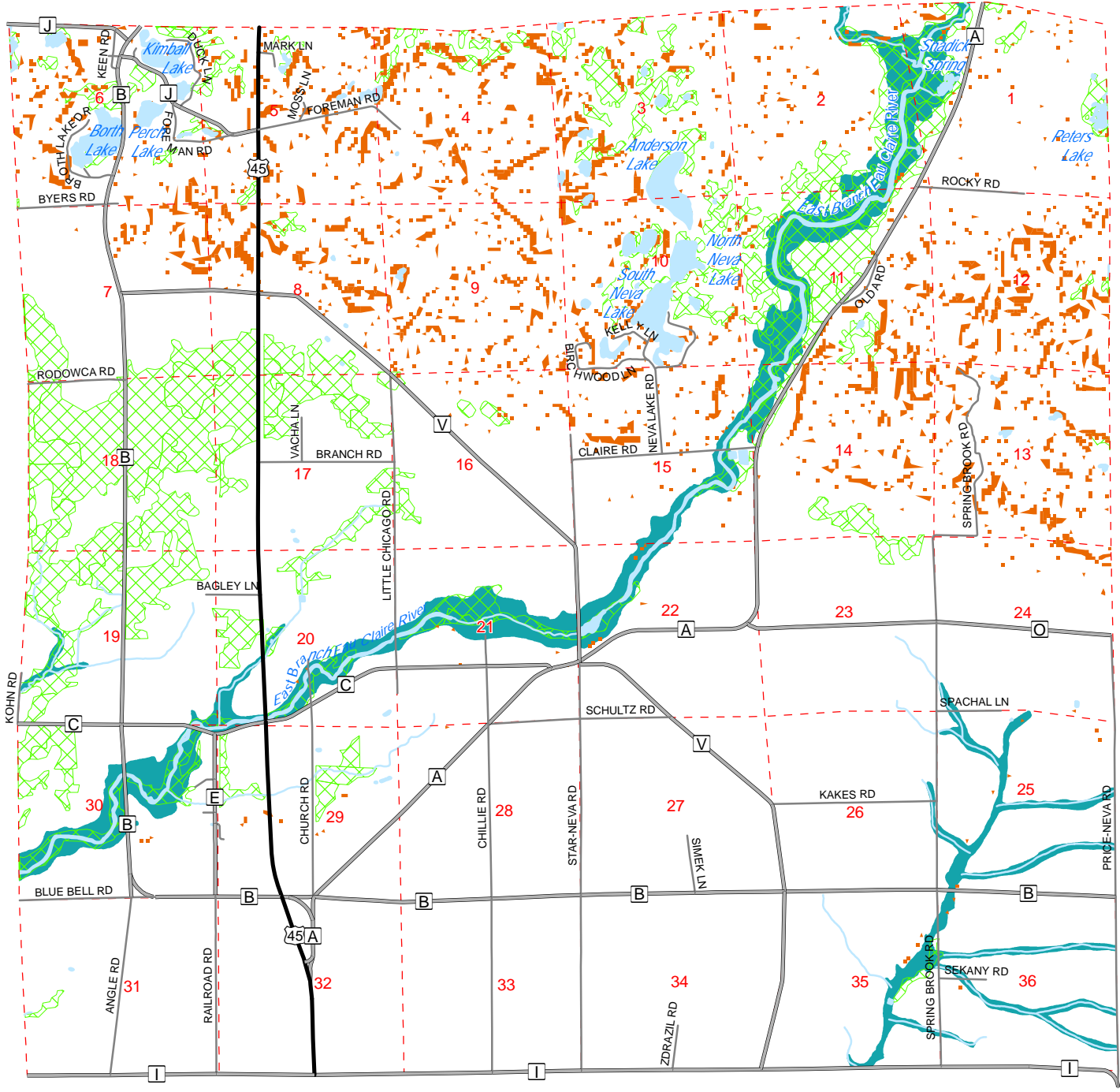
Wetlands Reserve Program (WRP): The purpose of the WRP is to restore wetlands previously altered for agricultural use. The goal of the WRP is to restore wetland and wildlife habitats. Lands that have been owned for at least one year and can be restored to wetland conditions are eligible. Landowners may restore wetlands with permanent or 30-year easements or 10-year contracts. Permanent easements pay 100% of the

agricultural value of the land and 100% cost-sharing; 30-year easements pay 75% of the agricultural value and 75% cost sharing; 10-year contract pays 75% cost share only. Permanent or 30-year easements are recorded with a property deed, however 10-year contracts are not. Public access is not required. Contact the USDA Natural Resources Conservation Service for further information.

Wildlife Management Program: The WDNR's Bureau of Wildlife Management oversees a complex web of programs that incorporate state, federal and local initiatives primarily directed toward wildlife habitat management and enhancement. Programs include land acquisition, development and maintenance of State Wildlife Areas, and other wild land programs such as State Natural Areas. Wildlife Staff work closely with staff of state and county forests to maintain, enhance, and restore wildlife habitat. Wildlife Management staff conduct wildlife population and habitat surveys, prepare property needs analysis's, develop basin wildlife management plans and collaborate with other WDNR planning efforts such as Park, Forestry or Fishery Area Property Master Plans to assure sound habitat management. Funding comes from the federal government in the form of Endangered Species grants and Pittman-Robertson grants and from state government in the form of hunting and trapping license revenues, voluntary income tax contributions, general program revenue and Stewardship funds.

Wisconsin Historical Society, Office of Preservation Planning (OPP): The OPP can provide information on how to protect and preserve your own historic property, to implement grassroots strategies for preserving and protecting historic properties, and on state or federal laws and regulations that may be applicable to a given case.

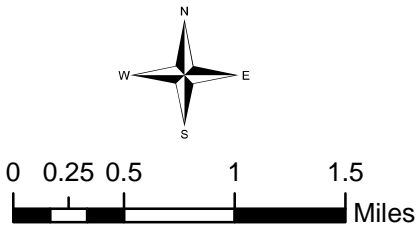
Map 2
 Natural Resources
 Town of Neva
 Langlade County, Wisconsin



- US & State Highways
- County Highways
- Local Roads
- Private / Other
- Section Lines
- Water
- Steep Slopes
- DNR Wetlands
- Flood Way

Source: WI DNR, FEMA, NCRWPC

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. NCRWPC is not responsible for any inaccuracies herein contained.



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III.) HOUSING CHAPTER

This chapter (#3 of 9) of the Town of Neva Comprehensive Plan is based on the statutory requirement for a compilation of objectives, policies, goals, maps and programs to provide an adequate housing supply that meets existing and forecasted housing demand. As required by the state's comprehensive planning law [§66.1001 (2)(b) Wis. Stats.], this chapter provides a basic housing stock assessment and identifies policies and programs that promote the development of housing for all residents of the Town including a range of choices that meet the needs of persons of all income levels, age groups and special needs; that promotes the availability of land for low-income housing; and that maintains the existing housing stock.

A.) HOUSING GOALS AND POLICIES

Although the Town of Neva has not historically played a role in housing, it supports equal opportunity housing, and understands the importance of sound housing stock for its residents and the community as a whole. A review of housing stock assessment information has led to the establishment of the following housing policy statement:

GOAL 1 Promote housing development that provides a variety of housing choices for residents of all income levels, age groups, and people with special needs.

Objectives and Policies:

1. The Town will direct residential development to areas designated on its Future Land Use Plan Map. The Town will discourage residential development in agricultural areas except for ag-related use (i.e.: farm family or worker).
2. The Town will encourage residential developers to provide a variety of housing types for all income and age groups.
3. The Town will require a three acre minimum lot size for new residential development in order to protect groundwater resources from the impacts of higher density development and to provide the spacing necessary to maintain the rural character and density of the community.
4. The Town will allow higher density (down to minimum in County zoning district) where it is compatible with existing development patterns per the Land Use and Implementation chapters of this Plan.

GOAL 2 Promote the availability of land for the development or redevelopment of low- and moderate-income housing.

Objectives and Policies:

1. The Town will maintain designation of adequate areas for residential development on its Future Land Use Plan Map

GOAL 3 Maintain and rehabilitate the existing housing stock as appropriate.

Objectives and Policies:

1. The Town will promote, via this Plan, programs to assist residents in maintaining or rehabilitating existing housing units.

B.) HOUSING STOCK ASSESSMENT

1.) AGE CHARACTERISTICS

TABLE 9 indicates the age of the housing stock in the Town of Neva area that is based on the year the structures were built as reported in the 2000 Census. About 33 percent of Neva's housing was build before 1940. Only Peck has a higher pre-1940 percentage of housing—39 percent. From the 1970-1979 to 1980-1989 periods, there was a statewide and countywide decline in housing starts, and all four towns followed that trend. The Towns of Neva, and Antigo did not follow the next trend that increased housing starts from the 1980-1989 to 1990-2000 periods.

	1939 or earlier	1940-1959	1960-1969	1970-1979	1980-1989	1990-2000
Town of Neva	126	52	27	68	61	49
Town of Peck	62	23	14	25	6	31
Town of Antigo	172	115	54	92	80	78
Town of Price	28	18	9	17	14	16
Langlade County	3,088	2,134	1,045	1,790	1,250	1,880
Wisconsin	543,164	470,862	276,188	391,349	249,789	389,792

Source: U.S. Census Bureau

2.) OCCUPANCY CHARACTERISTICS

TABLE 10 breaks down the occupancy status of housing units in the Town of Neva, and compares Neva with surrounding towns, the county, and state. Seasonal occupancy is part of the vacant units in TABLE 10. About 85 percent of housing in the Towns of Neva and Antigo is owner occupied. Less than 10 percent of housing in each of the four towns is renter occupied. Vacant housing in the Towns of Neva, Peck, and Antigo comprise of at least 25 housing units, and some of these units are seasonally occupied

	Total Housing Units	Owner Occupied	Renter Occupied	Vacant Units	
					Seasonal Occupancy (Part of Vacant Units)
Town of Neva	385	327	33	25	12
Town of Peck	163	128	8	27	22
Town of Antigo	580	493	57	30	5
Town of Price	101	80	12	9	4
Langlade County	11,187	6,673	1,779	2,735	2,158
Wisconsin	2,321,144	1,426,361	658,183	236,600	142,313

Source: U.S. Census Bureau

3.) STRUCTURAL CHARACTERISTICS

The vast majority of housing units in the Town of Neva are detached single-family (see TABLE 11). Neva also has small amount of houses with 2 units in them, which differs from 1-unit attached houses (duplexes). Mobile homes do not comprise much of the housing units in any of these towns, but it is the most common type of home after the single-family detached house type.

	1, detached	1, attached	2	3 or 4	5 to 9	10 to 19	20 or more	Mobile Home	Other	Total
Town of Neva	356	0	2	0	0	0	0	25	0	383
Town of Peck	132	0	0	0	0	0	0	29	0	161
Town of Antigo	537	2	27	0	0	0	0	25	0	591
Town of Price	98	0	0	0	0	0	0	4	0	102
Langlade County	8,837	69	431	221	206	155	287	954	27	11,187
Wisconsin	1,531,612	77,795	190,889	91,047	106,680	75,456	143,497	101,465	2,703	2,321,144

Source: U.S. Census Bureau

4.) VALUE CHARACTERISTICS

The year 2000 median value of housing stock in the Town of Neva is similar to the towns of Antigo and Price, with Peck's median value much lower. See TABLE 12 for more details. Most houses in the Towns of Neva, Peck, and Price are each worth \$150,000 or less. The Town of Neva has an additional 5 percent of its housing stock valued higher than \$150,000 each. Peck, Antigo, and Price each have just greater than 7 percent of their housing stock valued above \$150,000 for each house.

	<\$50,000	\$50,000-99,999	\$100,000-149,999	\$150,000-199,999	\$200,000-299,999	\$300,000-499,999	>=\$500,000	Median Value
Town of Neva	19.5%	48.5%	25.0%	2.0%	2.0%	0	1.0%	\$81,100
Town of Peck	35.1%	48.6%	5.4%	10.8%	0	0	0	\$56,900
Town of Antigo	13.3%	54%	21.1%	7.5%	2.8%	1.4%	0	\$85,700
Town of Price	10%	60%	22.0%	8.0%	0	0	0	\$86,300
Langlade County	28.3%	48.9%	13.7%	5.9%	2.4%	0.5%	0.3%	\$68,600
Wisconsin	6.5%	35.4%	30.6%	15.5%	8.5%	2.7%	0.8%	\$112,200

Source: U.S. Census Bureau

C.) HOUSING PROGRAMS

Various organizations offer a variety of programs to assist with the purchase, rehabilitation, or construction of housing. Many of these programs are listed below:

Housing Repair and Rehabilitation Grant: This program is administered by the Rural Housing Service of the USDA Rural Development Department. Seniors aged 62 and older may obtain a grant for rehabilitating their home provided they are below 50% of the area median income and are unable to procure affordable credit elsewhere.

Housing Repair and Rehabilitation Loan: Also administered by USDA, this program is a loan for rehabilitation provided applicants meet the same standards as the grant above.

Rural Housing Guaranteed Loan: USDA also offers this loan that is used to help low-income individuals or households purchase homes in rural areas. Funds can be used to build, repair, renovate or relocate a home, or to purchase and prepare sites, including providing water and sewage facilities.

Rural Housing Direct Loan: USDA-Rural Development also offers this loan to provide financing at reasonable rates and terms with no down payment. The loan is intended for low-income individuals or households to purchase homes in rural areas. Funds can be used to build, repair, renovate or relocate a home, or to purchase and prepare sites, including providing water and sewage facilities.

Rural Housing Direct Loan: USDA-Rural Development uses this program to help very low- and low-income households construct their own homes. The program is targeted to families who are unable to buy clean, safe housing through conventional methods.

HUD's FHA Loan: This program is administered by the US Housing and Urban Development Department and offers a low down payment of 3% mortgage loan for home purchase or construction for selected applicants under certain income limits.

HUD Insured Loans for Condominiums, Energy Efficiency, Special Credit Risks, and Rehabilitation: These programs are administered by the US Housing and Urban Development Department. HUD will insure selected applicants under certain income limits when procuring loans for rehabilitation or for rehabilitation at the time of purchase.

FHA HUD 203(k) Home Rehabilitation Loan Program: Whereas HUD desires to see current housing stock rehabilitated, this program provides owner occupants of existing homes, or intended owner occupants who are looking to purchase a home, readily available mortgage money to refinance/rehabilitate or purchase/rehabilitate their homes, respectively.

HUD Officer- and Teacher-Next-Door Program: Police officers and teachers may qualify for a 50 percent discount on a HUD-owned, one-family home in a designated Revitalization Area.

VA Home Loans: These loans, administered by the US Department of Veterans Affairs, are often made without any down payment at all, and frequently offer lower interest rates than ordinarily available with other kinds of loans. These loans may be used for purchase or construction up to \$240,000.

HOME Loans: The Wisconsin Housing and Economic Development Authority (WHEDA) offers federal HOME Investment Partnership Program loans with a low, fixed interest rate to help low- and moderate-income individuals and families buy a home.

Langlade County Housing Authority: The Langlade County Housing Authority oversees owner occupied housing rehabilitation programs, rental rehabilitation programs, homeowner opportunity programs, Section 8 Housing Assistance, and revolving loan funds. The Housing Authority also operates multiple subsidized and low income housing units, primarily within the City of Antigo.

IV.) UTILITIES AND COMMUNITY FACILITIES CHAPTER

This chapter (#4 of 9) of the Town of Neva Comprehensive Plan is based on the statutory requirement for a compilation of objectives, policies, goals, maps and programs to guide future development of utilities and community facilities. As required by the state's comprehensive planning law [§66.1001 (2)(d) Wis. Stats.], this chapter inventories existing public utilities and community facilities, and assesses future needs for such services including those beyond the control of the Town located outside the community and/or under another jurisdiction.

A.) UTILITY AND COMMUNITY FACILITY GOALS AND POLICIES

GOAL 1 Provide adequate public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.

GOAL 2 Provide ambulance, volunteer fire and first responder services to residents.

GOAL 3 Provide meeting facilities in which to conduct business of the Town and hold government elections.

Objectives and Policies:

1. Consider the potential impacts of development proposals on groundwater quality and quantity.
2. Consider cost effectiveness of future development proposals in covering required services, utilities and community facilities.
3. Share services across municipal boundaries whenever possible.
4. Work with County to educate residents on the proper maintenance of septic systems.
5. Encourage recycling by residents.

B.) INVENTORY & ANALYSIS OF EXISTING UTILITIES & COMMUNITY FACILITIES

1.) WATER AND WASTEWATER FACILITIES

The Town of Neva has no public water supply system or sanitary sewer service. Water supply is provided by individual private wells. The drilling, use and abandonment of private water supply wells is regulated by the Wisconsin Department of Natural Resources. The Town also contains a number of wells classified as high capacity wells. These wells are primarily used to irrigate agricultural fields.

The disposal of wastewater is handled by private on-site septic systems that discharge wastewater to underground drainage fields, and may also include: conventional (underground), mound, pressure distribution, at-grade, holding tank, or sand filter systems. These on-site wastewater treatment technologies are regulated by both the Wisconsin Department of Commerce and Langlade County.

2.) SOLID WASTE DISPOSAL AND RECYCLING FACILITIES

Private haulers, including Waste Management and Lakeside, provide curbside pick up of garbage and recycling for residents in the Town of Neva. There is an annual spring clean-up week.

3.) POWER AND TELECOMMUNICATIONS FACILITIES

Electrical service is provided by Wisconsin Public Service Corporation. High voltage power lines travel north and south through Neva, and connect Antigo to Rhinelander, which supports the local grid.

Natural gas is available in part of the Town, along Highway A to Deerbrook.

Telephone service with DSL is provided by Verizon. The service has digital switches, links to fiber optics and digital microwave network. The cellular communications towers are located in Upham within ½ mile of the Town and in the City of Antigo.

Wireless Internet access from the City of Antigo system is accessible for the southern half of the Town.

Cable television service is not available, but satellite service is an option.

4.) YOUTH FACILITIES

Park or park-like facilities within the Town include the following areas according to the current county outdoor recreation plan: Old Corner School picnic area, Lions Park and Peter's Marsh State Wildlife Area. There is public access with fishing on Borth, Kimbal and Neva Lakes. The Ice Age Trail also passes through the northeast corner of Town for walking, snowshoeing, and cross-country skiing.

There is one small childcare provider located within the Town otherwise facilities are available in the City of Antigo (15 locations), and also near Elcho with 2 locations. The Wisconsin Department of Health and Family Services maintains a list of licensed family and group childcare programs.

The majority of the Town belongs to the Unified School District of Antigo with small sections in two other districts. There are currently 9 schools, and two private schools within the Antigo district. The District recently closed two schools including a

kindergarten and one elementary school. The Town is also split between the Northcentral and Nicolet technical colleges with campuses either in Antigo or Rhinelander.

The Antigo Public Library is jointly owned and maintained by the City of Antigo and Langlade County. There have been issues regarding the sharing of operating costs.

5.) EMERGENCY SERVICES

Police protection in the Town of Neva is provided by the Langlade County Sheriff's Department. The Town's fire protection is provided by Rural Fire Control (serving Ackley, Neva and Rolling) with a station in the City of Antigo. EMS/ambulance services are provided through a contract with the City of Antigo. The Department has mutual aid agreements with all surrounding town fire departments in the County. Maintaining necessary staffing levels is an ongoing issue for the volunteer fire department.

The nearest medical facility is Langlade Memorial Hospital located in the City of Antigo. This hospital provides 24-hour emergency service and critical care.

6.) OTHER GOVERNMENT FACILITIES

The local road system is the most significant public facility maintained by the Town and is covered in the Transportation chapter. The Town Hall is located on County Highway A. The Town Hall has a meeting room, kitchen, and restrooms that are available for Town residents.



Neva Town Hall

There are three cemeteries in Town as shown on the Community Facilities Map (Note that two cemeteries are adjacent to each other at Church Rd & CTH A). Minimum acreage requirements exist for cemeteries established on or after November 1, 1991 unless owned by a religious association, or the Town enacts an ordinance allowing new cemeteries of less than 20 acres to be constructed. Plenty of undeveloped land is available throughout the town for the creation of a new cemetery when necessary.

The Deerbrook Post Office is located in the Neva Corners area on County Highway A.

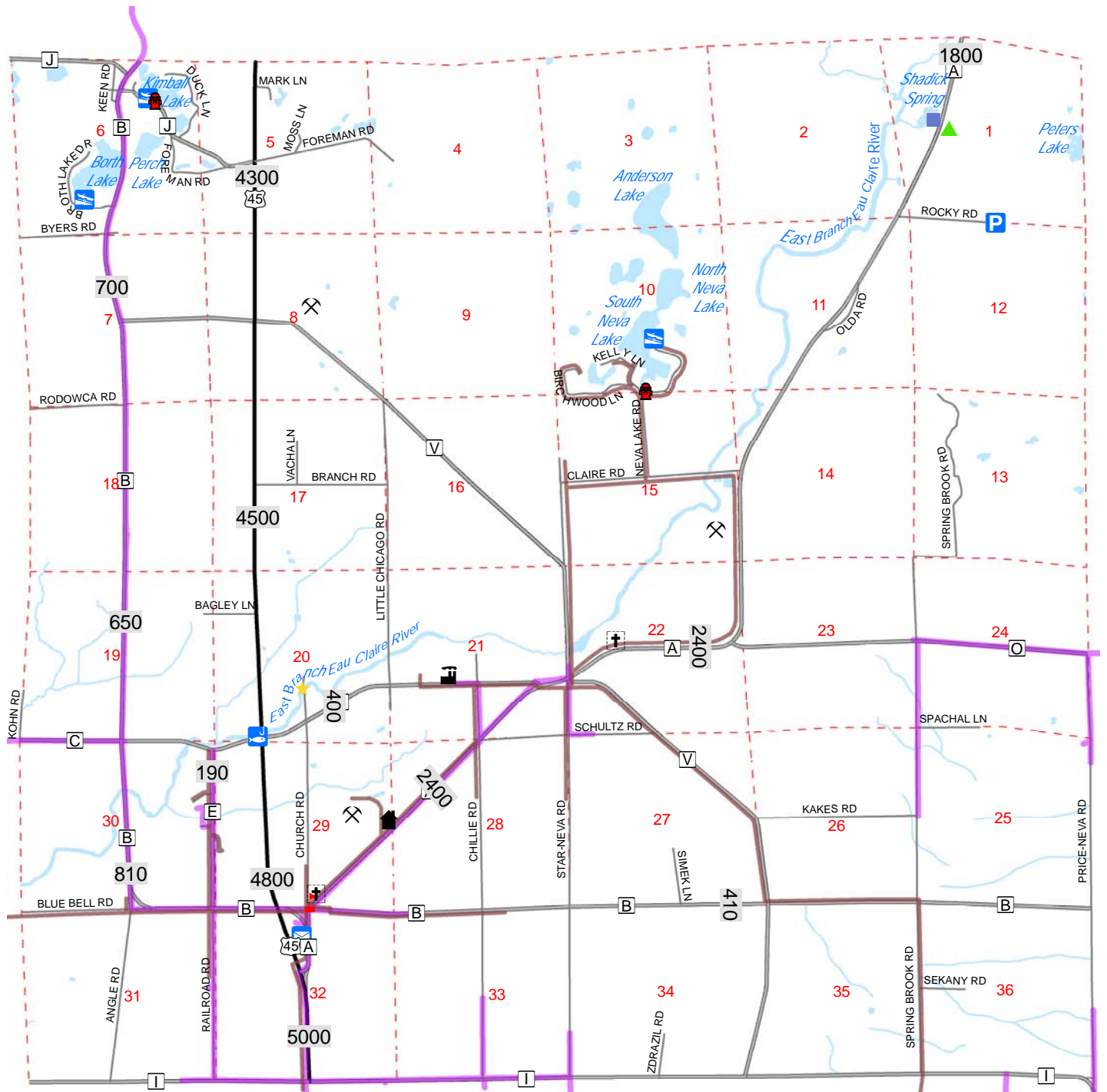
C.) UTILITIES AND PUBLIC FACILITIES PROGRAMS

Providing public infrastructure—roads, sewer and water service, schools, police and fire protection—is one of the major functions of local government. In addition to these public services, both public and private entities provide electricity and telephone service as well as such specialized services such as child-care, health-care, and solid-waste disposal. Taken together these constitute the utilities and community facilities that

represent much of the backbone of modern life. Beyond what these facilities do for us, they also represent a huge investment of public and private resources.

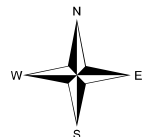
The efficient utilization of these resources is one of the basic principles of comprehensive planning. Already in-place infrastructure is a public asset that must be safeguarded for the future, both to conserve and protect environmental values and to maximize the benefits of economic growth. Development that bypasses or ignores existing infrastructure resources is wasteful of the public investment that they represent. Development patterns that require the extension of utilities and the expansion of public facilities while existing facilities go unused at other locations is probably not the best use of scarce public resources. Both the state and federal governments offer programs that assist communities with the construction of critical infrastructure and facilities. These programs are listed in more detail in the Economic Development chapter of this plan.

Map 3 Community Facilities Town of Neva Langlade County, Wisconsin



- US & State Highways
- County Highways
- Local Roads
- Private / Other
- Section Lines
- Gas Lines
- 3 Phase Electric
- Water
- Accessible Fishing
- Cemeteries
- Trout Habitat Project
- Corner School
- Peters Marsh Wildlife Area
- Gravel Pit
- Town Hall
- Parking Area
- Shadick Springs
- Boat Launch
- Fire Access
- Co. Mix Plant
- Post Office

500 Annual Average Daily Traffic Count, 2005



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.



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V.) TRANSPORTATION CHAPTER

This chapter (#5 of 9) of the Town of Neva Comprehensive Plan is based on the statutory requirement for a compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, walking, railroads, air transportation, trucking and water transportation. This chapter compares the Town's objectives, policies, goals and programs to state and regional transportation plans. The chapter also identifies highways within the Town by function and incorporates state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the Town of Neva.

A.) TRANSPORTATION GOALS AND POLICIES

GOAL 1 Support and maintain a safe and efficient Town road system.

Objectives and Policies:

1. Land uses that generate heavy traffic will be avoided on local roads that have not been constructed or upgraded for such use.
2. Roadway access will be better spaced along the existing Town road network to increase safety and preserve capacity.
3. Future road locations, extensions or connections will be considered when reviewing development plans and proposals.
4. Update street signage to improve visibility for all Town residents.
5. All Town roads must accommodate access requirements for emergency services (fire, EMS, ambulance, etc.) as well as school bus and snowplow.

B.) TRANSPORTATION MODE INVENTORY

1.) HIGHWAYS AND TRUCKING

a.) Functional and Jurisdictional Identification

Public highways are generally classified by two different systems, the functional and the jurisdictional. The jurisdictional class refers to which entity owns the facility and holds responsibility for its operations and maintenance. The functional class refers to the role the particular segment plays in moving traffic within the overall system. Each is described in more detail below.

In addition to these main classifications, a road or segment of road may hold a variety of other designations including county forest road, rustic road, emergency route, truck route, etc. There are no county forest roads or rustic roads within the Town of Neva. Truck routes are discussed at the end of this section, under Trucking.

The highway system within the Town of Neva is a network of federal, state and county highways together with various local roads and streets (see Community Facilities Map). The jurisdictional breakdown is shown in TABLE 13.

Jurisdiction	Functional Classification			Totals
	Arterial	Collector	Local	
Federal*	6.04	---	---	6.04
State	---	---	---	---
County	---	22.96	12.91	35.87
Town	---	---	30.46	30.46
Totals	6.04	22.96	43.37	72.37

Source: WisDOT & NCRPC.

*Federal Highways fall under the jurisdiction of the state.

The Town of Neva is served by U.S. Highway 45, which is the Town and County's primary traffic artery running north-south through the Town. USH 45 is designated a Corridors 2020 Connecting Route by WisDOT. The significance of this corridor is reflected in the increasing level of traffic. According to WisDOT, which records average daily traffic volumes (number of vehicles) for major state roadways, traffic on USH 45 within the Town has increased about 48% between 1990 and 2005. USH 45 is currently limited access.

Corridors 2020 was designed to enhance economic development and meet Wisconsin's mobility needs well into the future. The 3,200-mile highway network was comprised of two elements: a multilane backbone system and a two-lane connector system.

The backbone system is a 1,650-mile network of multilane divided highways interconnecting the major population and economic centers in the state and tying them to the national transportation network. The connector system is 1,550 miles of high-quality highways that link other significant economic and tourism centers to the backbone network. All communities over 5,000 in population are to be connected to the backbone system via the connector network. Within Langlade County, USH 45 is the only highway in the County designated as part of the Corridors 2020 system.

State trunk highways (STHs) serving the Town include STH 47, which is also USH 45 in Town. The Town is served by a network of county trunk highways (CTHs). These roads serve rural land uses and distribute local traffic to the regional arterial system. They serve an important role in linking the area's agricultural resources to the major highways and urban centers. The County highways serving the Town include A, B, C, E, I, J and V.

Traffic on County highways in the Town have increased. Traffic on CTH A from Neva northeast to the town line has increased about 40% between 1990 and 2005. CTH B running parallel to U.S. Highway 45, increased about 77% from 1990 to 2005. CTH B from Neva Corners east to the town line increased by 41%.

Town roads are an important component of the county-wide transportation system. Town roads serve local development, as well as the farming areas. WisDOT does some traffic counts on certain local roads in proximity to state highways or other primary roads, but no local roads have been measured by WisDOT in Town.

A functional classification system groups streets and highways into classes according to the character of service they provide. This character of service ranges from providing a high degree of travel mobility to providing land access functions.

The current functional classification system used in Wisconsin consists of five classifications that are divided into urban and rural categories. Functional classifications are used to determine eligibility for federal aid. For purposes of functional classification, federal regulations define urban as places of 5,000 or more population, so the rural classifications apply throughout the Town. TABLE 14 summarizes the rural functional classification system.

Principal Arterials	Serve interstate and interregional trips. These routes generally serve all urban areas greater than 5,000 population. The rural principal arterials are further subdivided into 1) Interstate highways and 2) other principal arterials.
Minor Arterials	In conjunction with the principal arterials, they serve cities, large communities, and other major traffic generators providing intra-regional and inter-area traffic movements.
Major Collectors	Provide service to moderate sized communities and other inter-area traffic generators and link those generators to nearby larger population centers or higher function routes.
Minor Collectors	Collect traffic from local roads and provide links to all remaining smaller communities, locally important traffic generators, and higher function roads. All developed areas should be within a reasonable distance of a collector road.
Local Roads	Provide access to adjacent land and provide for travel over relatively short distances. All roads not classified as arterials or collectors are local function roads.

Source: WisDOT

The Community Facilities Map illustrates the functional classification of roadways within the Town of Neva. USH 45/STH 47 is a Principle Arterial. CTHs A, C, J, and B (from Neva Corners east) are Major Collectors. Minor Collectors include CTH B from Neva Corners north. The remainder of roads within the Town are classified as Local. TABLE 13 breaks down the mileage for the functional classification of roads within the Town.

b.) Trucking

USH 45 is the principal truck route within the Town as designated by WisDOT. This corresponds with their role as Corridors 2020 connecting routes, linking to the Backbone highway system and facilitating the movement of goods between local industries to the rest of the state and nation.

Local truck routes often branch out from these major corridors to link local industry with the main truck routes as well as for the distribution of commodities with the local area. Mapping these local routes is beyond the scope of this study, and local issues such as safety, weight restrictions, and noise impacts play significant roles in the designation of local truck routes.

A number of private trucking companies are available in the area.

2.) TRANSIT AND TRANSPORTATION FACILITIES FOR THE DISABLED

The Langlade County Department on Aging coordinates a bus service for the entire County called Red Robin Transit. While the primary focus of the service is for the elderly and persons with disabilities, it is open to all residents. The service has two components: city bus service and rural bus service.

The rural bus service is a call ahead / reservation system with fares between \$3 and \$3.50 available to residents within the Town of Neva. The service is not fixed-route. Residents arrange a picked up from their location and are dropped off where they need, and are returned to their original destination if requested.

Scheduled intercity bus service is no longer available in the area. Greyhound recently discontinued service to the City of Antigo in a streamlining/cost cutting move. Private charter/tour bus companies are based in the Antigo area including Mid Wisconsin Coaches, Palmer Bus Company and Philipps Bus Service. All are based in the City.

3.) BICYCLE

In 1999, Langlade County developed a bike route plan with assistance from the North Central Wisconsin Regional Planning Commission. This plan established a number of scenic, on-road bike routes throughout the County.

The Town contains portions of two bike routes: Jack Lake Route and Antigo Connecting Routes. Neva is at the south end of the circular route titled Jack Lake Route. The

Antigo Connecting Routes are various routes that link the City to the various scenic routes. Roads within the Town included in the Jack Lake Route are portions of CTHs A, B, and V. Star Neva Road connects the Jack Lake Route with the City.

The County Bike Plan recommends improving shoulders to accommodate bikes on designated routes, particularly in areas of rolling hills where line-of-sight may be a concern. Upkeep and maintenance, including repair of potholes, crack sealing, and shoulder grooming is also recommended. The plan asks WisDOT to consider paved shoulder expansion to accommodate bikes on all state highways within Langlade County.

4.) RAILROADS

There is no rail service in proximity to the Town of Neva or the City of Antigo. Shipments needing rail service would have to be trucked to nearby cities with rail access such as Merrill, Rhineland or Wausau.

5.) AIR TRANSPORTATION

The Langlade County Airport is located within the Town of Antigo and is the major airport for the County. This is a general utility airport, which means that it is intended to serve almost all small general aviation single and twin-engine aircraft, piston or turbo prop, with a maximum takeoff weight of 12,500 lbs or less. These aircraft generally have approach speeds below 121 knots and wingspans of less than 79 feet. Typically, these aircraft are used for business and charter flying and for personal reasons. Airports in this category normally have a primary runway length of 3,700 to 4,100.

Total aviation operations (take-offs and landings) at the Langlade County airport are projected to remain stable around 13,500/year. Antigo Air is the full service fixed-base operator at the airport. About 22 aircraft are based at the airport that also includes 10 T-hangars (multi-bay), 2 larger hangars, a maintenance hanger and terminal building.

The airport has undergone extensive improvements to allow it to move up a classification from General Aviation to Transport/Corporate. This category includes corporate jets, small passenger and cargo jets used in regional service and small airplanes used in commuter air service. These aircraft generally have a gross take-off weight of less than 60,000 pounds and wingspans of less than 118 feet with approach speeds below 141 knots. An increase in aircraft activity is expected as a result of these improvements.

6.) WATER TRANSPORTATION

There are no harbors or ports within the Town, so there is no significant water transport of passengers or freight. Some of the streams within the Town could support a canoe or small boat, but such use would be recreational in nature. No water trails have been designated at this time.

C.) REVIEW OF STATE & REGIONAL TRANSPORTATION PLANS & PROGRAMS

This section contains two parts. The first is a review of state and regional transportation plans and how they affect the Town of Neva. The second is a listing of programs that may be of assistance to the Town with regard to the development of the local transportation system.

a.) Summary of State and Regional Transportation Plans

Corridors 2020

Corridors 2020 was designed to enhance economic development and meet Wisconsin's mobility needs well into the future. The 3,200-mile state highway network is comprised of two main elements: a multilane backbone system and a two-lane connector system. All communities over 5,000 in population are to be connected with backbone & connector systems.

This focus on highways was altered in 1991 with the passage of the federal Intermodal Surface Transportation Efficiency Act (ISTEA), which mandated that states take a multi-modal approach to transportation planning. Now, bicycle, transit, rail, air, and other modes of travel would make up the multi-modal plan. The Wisconsin Department of Transportation's (WisDOT) response to ISTEA was the two year planning process in 1994 that created TransLinks 21.

TransLinks 21

WisDOT incorporated Corridors 2020 into TransLinks 21, and discussed the impacts of transportation policy decisions on land use. TransLinks 21 is a 25- year statewide multi-modal transportation plan that WisDOT completed in 1994. Within this needs-based plan are the following modal plans:

- State Highways Plan 2020
- Airport System Plan 2020
- Bicycle Transportation Plan 2020
- Wisconsin Pedestrian Policy Plan 2020
- Wisconsin Rail Issues and Opportunities Report
- No plans exists for transit or local roads.

Connections 2030

Connections 2030 will be a 25-year statewide multi-modal transportation plan that is policy-based. The policies will be tied to "tiers" of potential financing levels. One set of policy recommendations will focus on priorities that can be accomplished under current funding levels. Another will identify policy priorities that can be achieved if funding levels increase. Finally, WisDOT may also identify critical priorities that we must maintain if funding were to decrease over the planning horizon of the plan. This plan will not conflict with the Town of Neva Comprehensive Plan, because the policies are based upon the transportation needs outlined in TransLinks 21.

State Trails Network Plan

The Wisconsin Department of Natural Resources (DNR) created this plan in 2001, 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) develop, operate, and maintain the trail.

One proposed trail relates to Neva. Segment 19–Langlade Co. to Michigan, is an abandoned rail corridor that links the State of Michigan with the Mountain Bay Trail near Eland in Marathon County. It passes through Neva in a north-south orientation, and connects Neva to the City of Antigo.

Regional Comprehensive Plan

The Regional Comprehensive Plan (RCP) titled “A Framework for the Future”, adopted by the North Central Wisconsin Regional Planning Commission (NCWRPC) in December of 2003, is an update of a plan adopted by NCWRPC in 1981. The RCP looks at transportation in all ten counties that make up the North Central Region, including Langlade. It looks at general trends within the Region and recommends how county and local government can address transportation issues.

The RCP recommends a variety of strategies to address a variety of transportation issues such as growing traffic volumes, congestion and the increase of drivers aged 65 and over. Two such strategies include corridor planning and rural intelligent transportation systems (ITS). Corridor planning is one way to relieve some of the need for additional direct capacity expansion by comprehensively managing critical traffic corridors. Rural ITS applications have the potential to make major improvements in safety, mobility, and tourist information services

b.) Transportation Programs

The Wisconsin Department of Transportation is the primary provider of programs to assist local transportation systems. A wide variety of programs are available to serve the gamut of jurisdictions from county down to the smallest town. The programs most likely to be utilized by rural towns such as Neva include:

- General Transportation Aids
- Flood Damage Aids
- Town Road Improvement Program
- Town Road Improvement Program – Discretionary
- Local Bridge Improvement Assistance
- Local Transportation Enhancements
- Traffic Signing & Marking Enhancement Grant
- Rustic Roads

More information on these programs can be obtained by contacting the WisDOT region office in Rhineland or on the Internet at www.dot.wisconsin.gov/localgov/index.htm.

VI.) ECONOMIC DEVELOPMENT CHAPTER

This chapter (#6 of 9) of the Town of Neva Comprehensive Plan is based on the statutory requirement for a compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion of the economic base and quality employment opportunities in the Town. As required by the state's comprehensive planning law [§66.1001 (2)(f) Wis. Stats.], this chapter analyzes the labor force and economic base, ensures designation of adequate sites for business and industry, evaluates potentially contaminated sites for reuse, and identifies applicable county, regional and state economic development programs.

A.) ECONOMIC DEVELOPMENT GOALS AND POLICIES

Although the Town of Neva has not, historically, played a role in economic development, it supports efforts to stabilize and expand the economic base and employment opportunity for its residents and the community as a whole. A review of economic base assessment information has lead to the establishment of the following economic development policy statement:

- GOAL 1 Expand the range of economic opportunities and increase local incomes.
- GOAL 2 Maintain the current agricultural economic base.
- GOAL 3 Identify opportunities for non-traditional or alternative agriculture-related businesses to supplement family income.

Objectives and Policies:

1. To maintain the current agricultural economic base, the Town will promote the protection of prime farmland, discourage conflicting land uses on farmland, protect the farmer's right to farm, and help provide information on agricultural programs.
2. To improve and supplement family income and expand economic opportunities, the Town will support the development of nontraditional or alternative agriculture-related businesses, including production of specialty or niche farm products, value-added farm products, organic farming, pick-your-own, beekeeping, produce stands, poultry products, vineyards, tree farms, nurseries, orchards, agriculture-based tourism, bed and breakfasts, kennels, stables, game farms and others, all subject to Langlade County zoning laws and other existing regulations. In addition, home based professional offices, shops and cottage industries will be supported by the Town, again subject to county zoning and other rules.
3. Support the recommendations of the Langlade County Economic Development Strategy, 2005 recently completed by the NCWRPC.

B.) LABOR FORCE AND ECONOMIC BASE ANALYSIS

According to the Census, the civilian labor force (population 16 and over) living in the Town of Neva was approximately 490 workers in 2000. Of these, 41 were unemployed for an unemployment rate of 8.4%. The unemployment rate for the County was 5.8% in 2000. Neva's 1990 unemployment rate was 10%.

Geographically, the land within the Town is dominated to the agricultural sector. Over 43% of the land in the Town of Neva is farmland. See the Agricultural, Natural and Cultural Resources and Land Use chapters of this plan for more on the agricultural nature of the community.

The primary occupations of Neva residents in the labor force include: sales & office; management, professional & related; and production, transportation & materials moving, see TABLE 15. Each of these occupational groups has over 90 workers. The leading economic sectors or industries in the Town are: manufacturing; retail trade; agriculture, forestry, fishing, hunting & mining; and education, health & social services, see TABLE 16.

Historically, manufacturing has been the strongest sector countywide, expanding 22% between 1990 and 2000 to 2,032 workers. Education, health & social services also saw significant growth of 30% for the County from 1990 to 2000. Retail trade actually decreased 18% across the County.

These figures are all based on the number of workers residing in the Town and what they do for employment not where they are actually employed. Information regarding the number of jobs available in the Town of Neva itself is not readily available.

Commuting patterns provide one way to estimate the number of jobs within a community. The 2000 commuting data shows a total of 82 people traveling to the Town of Neva for work. The majority (52 or 63%) of these actually represent residents of the Town working at jobs within the Town. The others travel to jobs within Neva from places such as the City of Antigo (7) and the Town of Price (6) among others.

	Town of Neva		Langlade County	
	1990	2000	1990	2000
Management, professional & related	40	99	1,274	2,177
Service	45	67	1,311	1,517
Sales & office	83	125	1,925	2,262
Farming Fishing & Forestry	64	15	906	371
Construction, extraction & maintenance	16	53	1,067	1,061
Production, transportation & material moving	117	90	1,743	2,315

Source: U.S. Census Bureau

	Town of Neva		Langlade County	
	1990	2000	1990	2000
Ag., Forestry, Fishing, Hunting & Mining	72	54	939	797
Construction	42	40	555	752
Manufacturing	75	92	1,671	2,032
Wholesale Trade	13	14	383	351
Retail Trade	59	59	1,559	1,273
Transportation, Warehousing & Utilities	18	13	601	475
Information	N/A	2	N/A	108
Finance, Insurance, Real Estate & Leasing	14	38	258	346
Professional, Scientific, Management, Administrative & Waste Mgmt Services	26	9	197	307
Education, Health and Social Services	42	52	1,234	1,602
Arts, Entertainment, Recreation, Accommodation and Food Services	0	45	316	908
Public Administration	2	8	224	318
Other Services	4	23	289	434

Source: U.S. Census Bureau

C.) ASSESSMENT OF LOCAL CONDITIONS

Based on the agricultural nature of the community, the Town supports the development of farming and agribusiness as well as small scale industrial. The Town also feels that more intensive industrial operations would be better suited in one of the nearby industrial parks. Beyond that, the Town has no specific preference for categories or types of business desired.

The Town has a number of strengths that may be helpful in attracting or retaining business and industry. These include USH 45, available workforce with strong work ethic, school choice, natural recreational amenities, natural gas and 3-phase power availability.

Some weaknesses in attracting or retaining business and industry include: slow growth rates, lack of sewer and water, lack of rail access, and proximity to city / full service industrial parks.

Environmentally contaminated sites are discussed in the Ag., Natural & Cultural Resources chapter of this plan. The Town supports the reuse of such sites provided that the Town is secure from liability issues.

D.) ECONOMIC DEVELOPMENT PROGRAMS

Various organizations at the County, Regional and State level offer a variety of programs to assist with the economic development. Many of these programs are listed below:

Local:

Tax Increment Financing: In 2004, the WI State Legislature enacted changes to the state's Tax Increment Financing statutes. One significant change involved allowing townships to establish tax increment districts for specified economic development projects, primarily agriculture or tourism. Tax Increment Financing has been employed by numerous communities throughout the state to promote redevelopment in blighted areas and finance new industrial development.

County:

Langlade County Economic Development Coordinator: Recently the Langlade County Housing Authority expanded its role to serve as the County Economic Development Coordinator. The goal is to stimulate development of the local economy, provide support to existing and prospective employers, serve as a professional resource to local units of government and promote tourism opportunities within Langlade County. A variety of economic development programs will be managed, including revolving loan funds, the North Central Advantage Technology Zone Tax Credit program and the North 4 Development Zone program.

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.

North Central Advantage Technology Zone Tax Credits: The County has been designated a Technology Zone by the Department of Commerce. The Technology Zone program brings \$5 million in income tax incentives for high-tech development to the area. The North Central Advantage Technology Zone offers the potential for high-tech growth in knowledge-based and advanced manufacturing clusters, among others. The zone designation is designed to attract and retain skilled, high-paid workers to the area, foster regional partnerships between business and education to promote high-tech development, and to complement the area's recent regional branding project.

State:

Rural Economic Development Program: This program administered by Wisconsin Department of Commerce provides grants and low interest loans for small business (less than 25 employees) start-ups or expansions in rural areas, such as Langlade County. Funds may be used for "soft costs" only, such as planning, engineering, and marketing assistance.

Wisconsin Small Cities Program: The Wisconsin Department of Commerce 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.

Wisconsin Small Business Development Center (SBDC): The UW 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 for the cost of transportation improvements necessary for major economic development projects.

Other State Programs: Technology Development grants and loans; Customized Labor Training grants and loans; and Major Economic Development Project grants and loans.

Federal:

U.S. Dept. of Commerce - Economic Development Administration (EDA): EDA offers a public works grant program. These 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. Financial programs include support for 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 areas. Wisconsin Business Development Finance Corporation acts as the agent for the SBA programs that provide financing for fixed asset loans and for working capital.

VII.) LAND USE CHAPTER

This chapter (#7 of 9) of the Town of Neva Comprehensive Plan is based on the statutory requirement [§66.1001(2)(h) Wis. Stats.] for a "compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property". This chapter lists existing land uses in the Town and provides 20-year projections in 5-year increments for the various land uses.

A.) LAND USE GOALS AND POLICIES

To address competing development concerns, a resource-based land management policy is proposed. This policy utilizes physical characteristics of the land to guide where development should occur. The following land use policy statement is a means of guiding future development within the Town towards a more orderly and rational pattern:

GOAL 1 Maintain orderly planned growth that promotes the health, safety and general welfare of Town residents and makes efficient use of land and efficient use of public services, facilities and tax dollars.

Objectives and Policies:

- A. The Town will maintain a long-range Land Use and Development plan, which will serve as a guide for future land use and zoning decisions. New development will be permitted based on consideration of this Plan, as well as other Town, County, Regional, and state plans and ordinances.
- B. The Town will actively participate in zoning and subdivision review decisions at the County level, which affect the Town. This includes zoning amendment and subdivision requests acted on by the County Water and Land Use Planning Committee, as well as variance and conditional use requests acted on by the County Zoning Board of Adjustment. This plan will be cited as the basis for all such actions including "disapproval" of proposed zoning amendments under §59.69 Wisconsin Statutes.
- C. All development proposals will be encouraged to follow *neighborhood* and *clustering of development* concepts.
- D. Small or medium scale commercial development intended to serve local needs will be encouraged where there are appropriate facilities for development.
- E. Large scale commercial development will be discouraged because of the potential to attract unplanned or premature urban development of the Town.

- F. All industrial development proposals will be addressed on a case-by-case basis through a planned-unit-development approach, due to the highly variable nature of such uses.
- G. The Town will identify and follow-up on areas of visible "junk" accumulation in accordance with Langlade County Ordinance 3-94 regulating storage and disposal of automobiles, tires, junk, and other miscellaneous waste.

GOAL 2 Regulate development density in order to minimize groundwater impacts from on-site septic systems and other sources and to preserve the rural atmosphere of the Town.

Objectives and Policies:

- A. The location of new development will be restricted from areas in the Town shown to be unsafe or unsuitable for development due to flood hazard, potential groundwater contamination, loss of farmland, highway access problems, incompatibility with neighboring uses, etc.
- B. Lot sizes of 3 acres will be promoted for new development, in order to preserve the Town's rural character and to protect groundwater resources from the impacts of higher density development.
- C. The Town may allow higher density (down to minimums established by County zoning districts) where it is compatible with existing development patterns.
- D. Use-buffer areas will be utilized as shields to lessen the impacts of potentially conflicting land use types located in relatively close proximity; i.e. duplex-type (higher density residential) development should be planned as a buffer between single-family and commercial areas. Landscape buffers should also be used, especially where distances from services make multi-family unfeasible.

GOAL 3 Preserve the productive farmland in the Town for long-term farm use, and maintain agriculture as an important economic activity as a way-of-life.

Objectives and Policies:

- A. Nonfarm development, particularly subdivisions, will be encouraged in areas away from intensive agricultural activities to minimize agricultural conflicts with rural residents due to noise, odors, nitrates in well water, pesticides, farm/vehicle conflicts on roadways, late night plowing, etc.

- B. Avoid unnecessary conversion of good agricultural lands. Nonfarm development will be directed to those areas specifically designated for said use.
- C. The Town will establish an area as the most suitable for any potential location of new livestock facility siting in keeping with §93.90 Wisconsin Statutes.

B.) EXISTING LAND USE INVENTORY

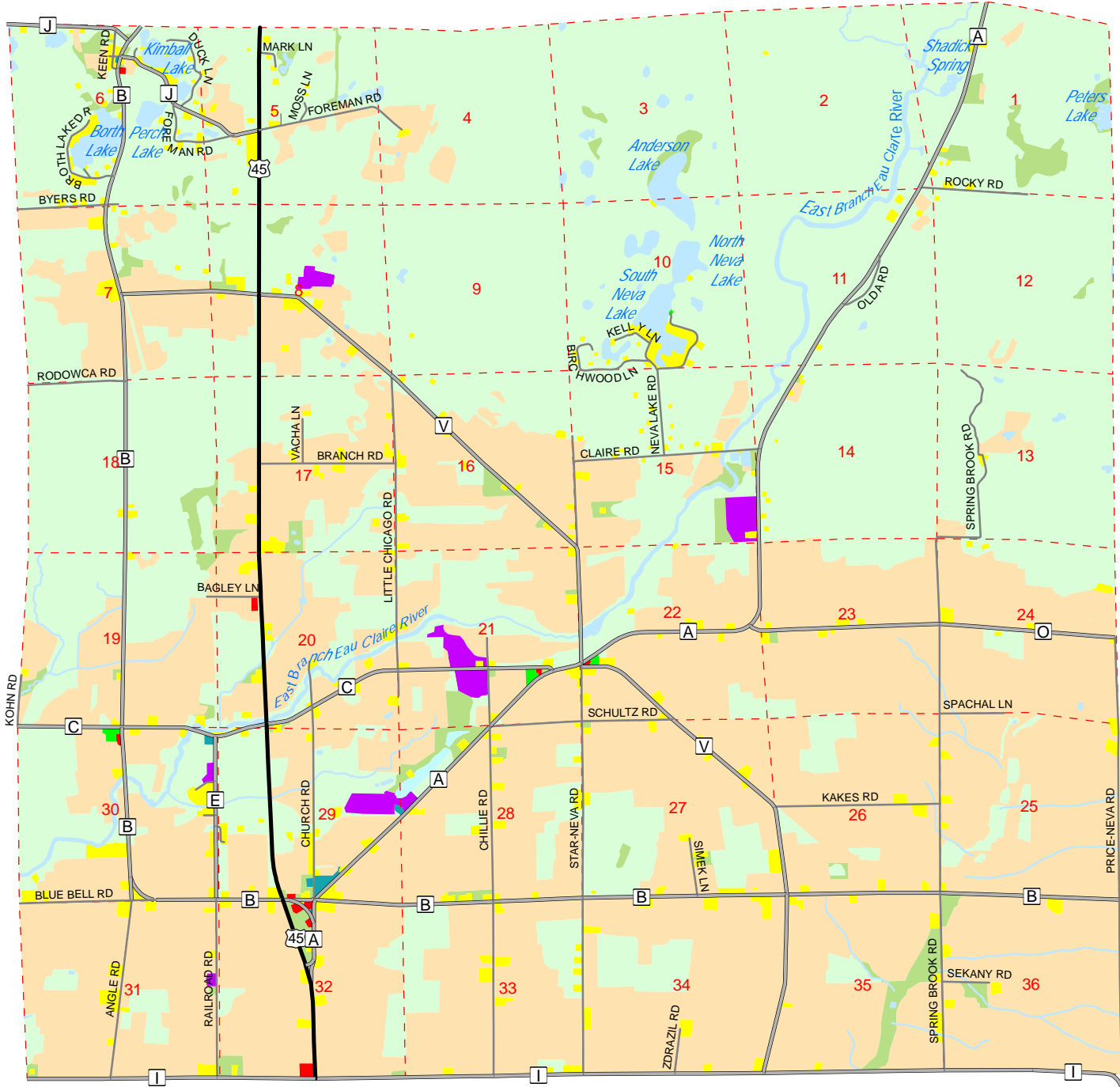
Current land use activity (See Existing Land Use Map) in the Town is characterized by farming generally in the southern two-thirds and large tracts of forested land generally in northern third of the Town. Residential development is scattered along the Town’s road system with some concentration on the lakeshores. Neva Corners is a small village center located at the intersection of County Highways A and B with a post office, church and a couple of stores. Beyond this, there is some scattered commercial and industrial (primarily sand and gravel pits) development throughout the Town.

Table 17 EXISTING LAND USE Town of Neva		
Land Use	Acres	Percent
Agriculture	10,333.0	42.78%
Commercial	15.6	0.06%
Government/Institution	12.7	0.05%
Industrial	103.4	0.43%
Open Land	460.8	1.91%
Outdoor Recreation	10.2	0.04%
Residential	642.4	2.66%
Transportation	349.8	1.45%
Water	304.2	1.26%
Woodlands	11,922.9	49.36%
Total	24,157	100.00%

Source: NCWRPC & Town of Neva

TABLE 17 presents the current breakdown of land-use types within the Town. The majority of the Town is woodlands at about 12,000 acres or 49% and agriculture at about 43%. Residential use takes up an additional 3% of the Town's land area at about 640 acres. The other land uses combined use only about 5% of the total land area.

Map 4
Landuse
Town of Neva
Langlade County, Wisconsin



Source: WI DNR, 2005 Airphoto Interpretation, 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.

- US & State Highways
- County Highways
- Local Roads
- Private / Other
- Section Lines
- Agriculture
- Commercial
- Governmental
- Industrial
- Open Space
- Recreation
- Residential
- Transportation
- Water
- Woodlands



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C.) ANALYSIS OF TRENDS

1.) LAND SUPPLY

As shown by the existing land use inventory, the majority of the Town is "undeveloped" agricultural lands and woodlands, so the supply of land "available" for development appears to be more than adequate. Much of this undeveloped area is large blocks of forest or agricultural fields, both of which are most productive if Town roads are not cut into them and subdivided to different uses. All of the land adjacent to the Town road network is available if the owners subdivide. Even under a rapid growth scenario, the supply of land in the Town of Neva is more than sufficient to accommodate projected demand over the next 20 years for all use categories.

2.) LAND DEMAND

Residential

The overall residential demand for land in the Town of Neva results from a projected 71 increase in households (2000-2025). TABLE 18 shows projected residential land demand based on household projections for the Town and the 3-acre (minimum) lot size. An average of 43 acres of residential land is expected to be added to the Town every 5 years for a total of 213 additional acres of residential land to accommodate anticipated population growth by the year 2025. This does not account for seasonal home development.

About 66 (93%) of the 71 new housing units will probably be built as single-family houses, since 93 percent of existing housing stock in the Town is single-family dwellings, as shown in TABLE 11 in the Housing chapter of this plan. About 1 (0.5%) of the new housing units may be multi-family housing units, and the remaining 4 (6.5%) of the new projected housing units may be mobile home-type units. TABLE 18 lists projected residential land demands in 5-year increments based upon 66 single-family housing units using the Town's 3-acre (minimum) lot size and 4 mobile homes on the same 3-acre lot size.

Seasonal housing comprises only about 3% of the total housing units within the Town. Although existing seasonal homes are often converted to full-time permanent residences, it is assumed for planning purposes that new seasonal units will remain a stable proportion over the lifespan of this plan resulting in an additional 2 seasonal homes on 6 acres (2000 – 2025).

Industrial, Commercial and Agricultural

Industrial use within the Town is primarily non-metallic mining, which expand overtime by their nature, and new pits will open as existing pits are closed. In addition, the Town expects most heavy industrial use to locate in industrial parks outside of Neva. As a result it is assumed that the overall industrial land demand is expected remain fairly constant at about 113 acres over the planning period.

Commercial development is subject to market forces and difficult to predict. New commercial enterprises have appeared sporadically within the Town over time. As a result, a conservative estimate of doubling of the current level of commercial from 15.6 acres to 31 acres by 2025 is used.

Since it is the Town’s intention to promote the preservation of agricultural land, the level of agricultural land within the Town is anticipated to remain stable over the planning period. Some lands are expected to be taken out of agriculture while new areas are likely to come under farming, resulting in minimal net change.

TABLE 18 shows the projected increase of commercial, industrial and agricultural land uses in 5-year increments.

	2010	2015	2020	2025	2030*
Residential Acreage Demand	668	712	755	798	841
Industrial/Commercial Acreage Demand	119	127	135	144	151
Agricultural Acreage Demand	10,333	10,333	10,333	10,333	10,333

Source: NCWRPC *Extension of 2000-2025 trend.

3.) LAND VALUE

Overall, equalized land values in the Town have increased about 54 percent over the last seven years; however, not all categories of land increased equally. Residential property values increased by 68 percent. Manufacturing property values increased 255 percent, which shows that new machinery is being purchased. Agricultural decreased by 55 percent. See TABLE 19, Equalized Property Values, below.

Type of Property	2000	2007	% Change
Residential	29,619,600	49,860,700	68.3%
Commercial	1,158,500	2,474,900	113.6%
Manufacturing	139,900	497,100	255.3%
Agricultural	3,888,500	1,731,900	-55.5%
Undeveloped	184,400	249,800	35.5%
Ag. Forest	0	1,665,900	---
Forest	5,341,900	5,405,700	1.2%
Other	3,218,900	5,255,800	63.3%
Total Value	43,551,700	67,141,800	54.2%

Source: WI DOR, 2000 & 2007

4.) OPPORTUNITIES FOR REDEVELOPMENT

All of the "closed" sites in Town that had environmental contamination on them are still in use. For example there was a leaking underground storage tank at Boyles Tavern, but the tavern still exists, therefore there is no site to redevelop. See the Ag., Natural and Cultural Resources and the Economic Development chapters for more details.

Quarries have a built-in redevelopment mechanism via reclamation regulations. Most existing quarries within the Town have a number of years of life left. Reclamation to a useable state is required upon closure of any quarry.

5.) EXISTING AND POTENTIAL LAND USE CONFLICTS

There are two main areas of land use conflict within the Town of Neva at this time. These include agricultural activity versus residential development and quarry activities versus residential development. The cutting and sale of forested tracts is also a concern. Spreading of waste on fields in winter and resulting run-off during spring melt was also identified as a land use issue.

Other potential future conflict areas in addition to these include larger scale livestock operations, communication towers and wind farms (noise concern).

This Plan seeks to avoid or minimize potential future land use conflicts through controlled development, planned buffers and public information and education components. Education on times of year and best management practices for spreading waste are key in addressing this issue.

D.) LAND USE PROGRAMS

A number of different programs directly and indirectly affect land use within the Town. The principle land use programs include the County General and Shoreland Zoning and Subdivision and Platting Ordinances. The Town has an ordinance requiring 3-acre minimum lot size. Official mapping authority is available but not widely used. See the Implementation Chapter of this Plan for more on these ordinances.

E.) FUTURE LAND USE PLAN 2008-2028

The Future Land Use Plan map represents the long-term land use recommendations for all lands in the Town. 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 future development of the Town.

The Town Plan Commission participated in a mapping exercise with Regional Planning staff to identify desired future uses using common land use classifications. Members used their knowledge of the Town to produce a generalized land use plan map to guide growth.

Land Use Map Classifications

Land use classifications are groups of compatible uses that separate conflicting uses. The classifications are not zoning districts and do not have the authority of zoning, but are intended for use as a guide when making land use and zoning decisions.

1. Residential

Identifies areas of residential development typically consisting of smaller lot sizes that may be served by municipal water and sewer systems, even if a municipal system is not planned.

2. Rural Residential

Identifies areas of less dense residential development, consisting of larger minimum lot sizes than the residential category. These areas also provide a good transition from more dense development to the rural countryside.

3. Commercial

Identifies areas that sell goods or services to the general public, for example: stores and resorts.

4. Industrial

Identifies areas that produce goods or services for distribution to commercial outlets, for example: manufacturers and wholesale distributors.

5. Governmental/Public/Institutional

Identifies areas where the main purpose of use is for public good facilities, for example: utilities, community facilities, schools, and governmental buildings.

6. Agriculture

Identifies areas that are managed to produce crops or raise livestock.

7. Forest

Identifies areas of large woodlands.

8. Transportation

Identifies the existing road network along with the recommendations for improved and safe traffic movement in the town, including airports and rail facilities.

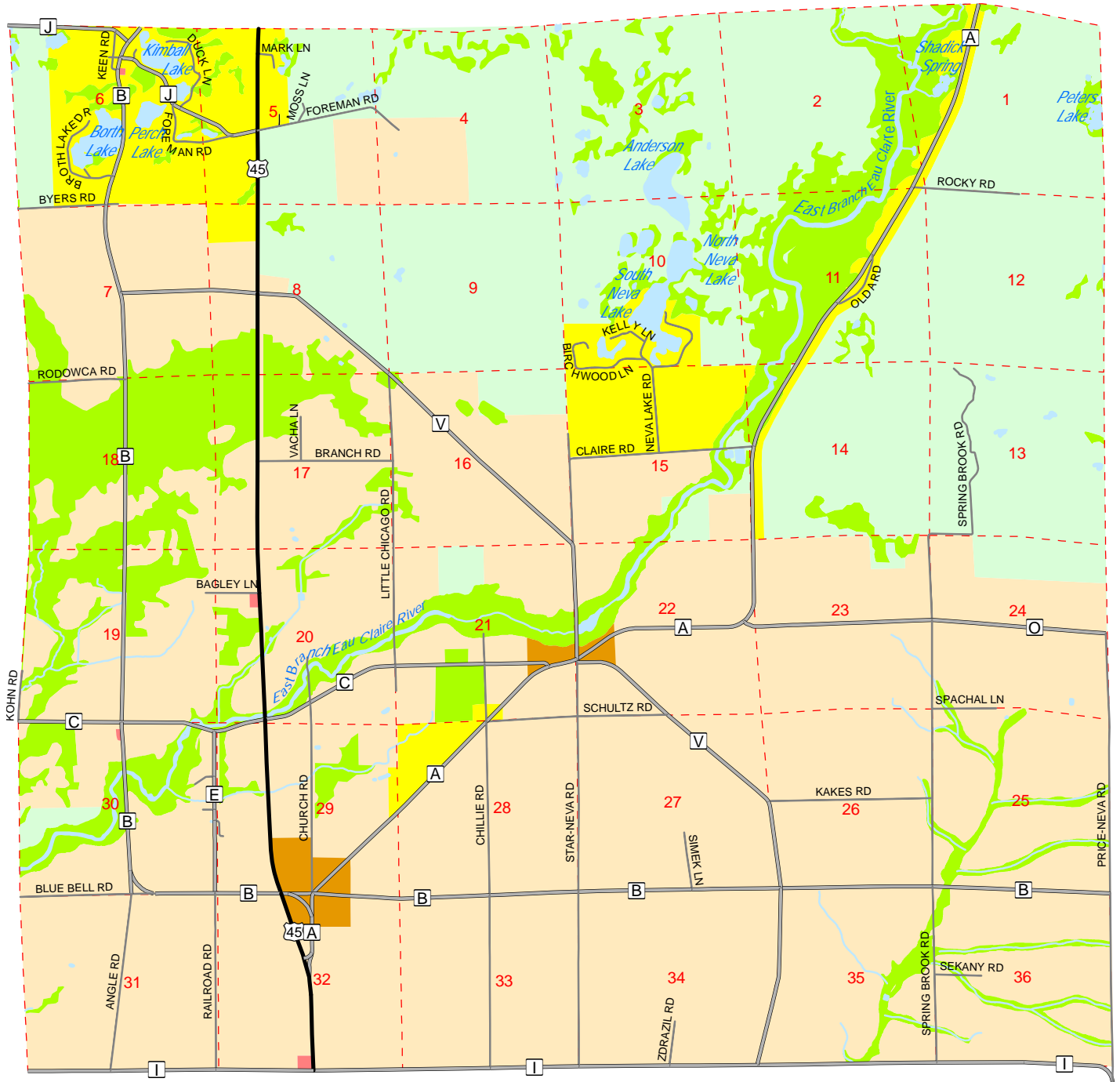
9. Preservation & Open Space

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. This area could include endangered species habitat or other significant features or areas identified by the Town, including cultural area.

10. Mixed Use

Combines a variety of land use types, often residential, commercial and government/public/institutional into a cohesive neighborhood or town center.

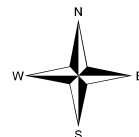
Map 5 Future Land Use Plan Town of Neva Langlade County, Wisconsin



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.

- | | |
|---------------------|---------------------------|
| US & State Highways | Forest Areas |
| County Highways | Mixed Use |
| Local Roads | Preservation & Open Space |
| Private / Other | Residential |
| Section Lines | Transportation |
| Agricultural Areas | Water |
| Commercial | |



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VIII.) INTERGOVERNMENTAL COOPERATION CHAPTER

This chapter (#8 of 9) of the Town of Neva Comprehensive Plan is based on the statutory requirement for a compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. As required by the state's comprehensive planning law [§66.1001(2)(g) Wis. Stats.], the chapter first analyzes the relationship of the Town of Neva to school districts, adjacent local governmental units, the Region, the state, and other governmental units; then it incorporates plans and agreements under sections 66.0301, 66.0307, and 66.0309 of Wisconsin Statutes; and finally it concludes with an identification of existing or potential conflicts between the governmental units and a process to resolve such conflicts.

A.) INTERGOVERNMENTAL COOPERATION GOALS AND POLICIES

GOAL 1 Seek mutually beneficial cooperation with all levels of government

Objectives and Policies:

1. Investigate cost sharing or contracting with neighboring towns and the County to provide more efficient service or public utilities.
2. Investigate joint operation or consolidation when considering expanded or new services or facilities.
3. Work with Langlade County on the development of a County comprehensive plan.
4. Work with adjacent towns and the County when dealing with issues related to livestock facilities and confined animal feeding operations.

B.) ASSESSMENT OF INTERGOVERNMENTAL RELATIONSHIPS, PLANS AND AGREEMENTS

1.) SCHOOL DISTRICT

The Town of Neva is split between school districts: Elcho School District and the Unified School District of Antigo. The Town is also split between technical colleges districts including the Northcentral Technical College, located in Antigo and the Nicolet Technical College in Rhinelander.

The main form of interaction with both school and college districts are through payment of property taxes, which help to fund the districts' operations. The Town has little participation in issues pertaining to administration or siting of new facilities. All school and college board meetings are open to the public.

2.) ADJACENT LOCAL GOVERNMENTS

a.) Surrounding Townships

The Town of Neva is bordered by the towns of Upham to the north, Price to the east, Antigo to the south, and Peck to the west.

In addition to the town-to-town cooperation in the Rural Fire Control Fire Department, the Town has shared maintenance of border roads with Price and Peck.

b.) Langlade County

Langlade County directly and indirectly provides a number of services to the Town and the Town enjoys a good working relationship with many of the responsible departments. These departments include Finance, Highways, Sheriff, Forestry, and Zoning.

The County Highway Department maintains and plows County, state and federal 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 and fire response. The Forestry Department maintains a county-wide park system and county forest system for the use and enjoyment of all residents including the Town of Neva. The County Zoning Department administers zoning in the Town, as well as providing land records and land conservation services.

In many cases where state and federal agencies require area-wide planning for various programs or regulations, the County sponsors a county-wide planning effort to complete these plans and include each individual local unit in the process and resulting final plan. Examples of this include the County Outdoor Recreation plan which maintains the eligibility for WisDNR administered park and recreation development funding of each local unit that adopts it, and All Hazard Mitigation Plans which are required by FEMA in order for individual local units of government to qualify for certain types of disaster assistance funding.

3.) NORTH CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

The North Central Wisconsin Regional Planning Commission (NCWRPC) was formed under §60.0309 Wis. Stats. as a voluntary association of governments within a ten county area. Langlade County is a member of the NCWRPC, which qualifies the Town of Neva for low cost 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.

The NCWRPC prepared the previous Town of Neva Land Use Plan and current comprehensive plans for the towns of Antigo, Polar and Rolling, as well as a county-

wide economic development strategy, county outdoor recreation plan (with on-going 5-year updates), the human services - public transportation plan, rural addressing assistance, address ranging for 911 response, Langlade Public Access (to waterbodies) Study, and various regional project assistance that includes Langlade County.

Currently, the NCWRPC is assisting Langlade County with the development of a countywide comprehensive plan, an All Hazard Mitigation Plan, and continued GIS and regional project assistance, as well as, a comprehensive plan for the Town of Elcho. All of these projects will directly include or indirectly affect the Town of Neva

4.) STATE AND FEDERAL GOVERNMENT

The Wisconsin departments of Natural Resources (WisDNR) and Transportation (WisDOT) are the primary agencies the Town might deal with regarding development activities. Many of the goals and objectives of this plan will require continued cooperation and coordination with these agencies.

The WisDNR takes a lead role in wildlife protection and sustainable management of woodlands, wetland, and other wildlife habitat areas, while 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 like the Town of Neva. Examples include local road aids, the Local Roads Improvement Program (LRIP) and the Priority Watershed Program. 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).

Most federal programs are administered by the states, so the Town would be dealing with the responsible state agency with regard to federal programs and regulations.

C.) EXISTING / POTENTIAL INTERGOVERNMENTAL CONFLICTS

The following intergovernmental conflicts were identified in Neva:

- ✓ County Zoning Administration

The following potential intergovernmental conflicts may arise in Neva:

- ✓ Potential future school district boundary realignment and school closings.

D.) INTERGOVERNMENTAL PROGRAMS

66.0301 – Intergovernmental Cooperation: Wisconsin Statute §66.0301 permits local agreements between the state, cities, villages, towns, counties, regional planning commissions, and certain special districts, including school districts, public library systems, public inland lake protection and rehabilitation districts, sanitary districts, farm drainage districts, metropolitan sewerage districts, and sewer utility districts, Indian tribes or bands, and others.

Intergovernmental agreements prepared in accordance with §66.0301, formerly §66.30, are the most common forms of agreement and have been used by communities for years, often in the context of sharing public services such as police, fire, or rescue. This type of agreement can also be used to provide for revenue sharing, determine future land use within a subject area, and to set temporary municipal boundaries. However, the statute does not require planning as a component of any agreement and boundary changes have to be accomplished through the normal annexation process.

Municipal Revenue Sharing: Wisconsin Statute, 66.0305, Municipal Revenue Sharing, gives authority to cities, villages and towns to enter into agreements to share revenue from taxes and special charges with each other. The agreements may also address other matters, including agreements regarding services to be provided or the location of municipal boundaries.

Boundaries of the shared revenue area must be specified in the agreement and the term of the agreement must be for at least 10 years. The formula or other means for sharing revenue, the date of payment of revenues, and the means by which the agreement may be invalidated after the minimum 10 year period.

Incorporation: Wisconsin Statutes, 66.0201 – Incorporation of villages and cities; purpose and definitions, and 66.0211 – Incorporation referendum procedure, regulate the process of creating new villages and cities from Town territory. Wisconsin Statute, 66.0207 – Standards to be applied by the department, identifies the criteria that have to be met prior to approval of incorporation.

The incorporation process requires filing an incorporation petition with circuit court. Then, the incorporation must meet certain statutory criteria reviewed by the Municipal boundary Review Section of the Wisconsin Department of Administration. These criteria include:

- ✓ Minimum standards of homogeneity and compactness, and the presence of a "well developed community center."
- ✓ Minimum density and assessed valuation standards for territory beyond the core.
- ✓ A review of the budget and tax base in order to determine whether or not the area proposed for incorporation could support itself financially.

- ✓ An analysis of the adequacy of government services compared to those available from neighboring jurisdictions.
- ✓ An analysis of the impact incorporation of a portion of the Town would have on the remainder, financially or otherwise.
- ✓ An analysis of the impact the incorporation would have on the region.

Many of the other types of programs typically discussed here are urban fringe city-town in nature and do not apply to a town like Neva including boundary agreements, extraterritorial actions, and annexation.

IX.) IMPLEMENTATION CHAPTER

This chapter (# 9 of 9) of the Town of Neva Comprehensive Plan is based on the statutory requirement [s.66.1001 (2)(i) Wis. Stats.] for a compilation of programs and specific actions to implement the objectives, polices, plans and programs contained in the previous chapters. This chapter includes a process for updating the plan, which is required every 10 years at a minimum.

A.) ACTION PLAN RECOMMENDED TO IMPLEMENT THE COMPREHENSIVE PLAN

This Plan is intended to be used as a guide by local officials, both town and county, when making decisions that affect growth and development in Neva. It is also important that local citizens and developers become aware of the Plan.

Some steps taken to implement this Plan include the adoption of written public participation guidelines, Plan Commission formation, a Plan Commission resolution recommending Plan adoption by the Town Board, a formal public hearing, Town Board approval of the Plan by ordinance, distribution of the Plan to affected government units and ongoing Plan Commission reviews and updates.

RECOMMENDATION 1: PLAN COMMISSION -

It is incumbent upon the Town Board that once the Plan is approved, it will be used to guide decisions that affect development in the Town.

The Town of Neva Plan Commission is to review the Plan's effectiveness on an annual basis, and make a comprehensive review of the Plan every 10 years.

The primary implementation tool for this Plan is the Langlade County Zoning Ordinance, which provides the underlying regulatory framework that supports many of the Plan's policies, see MAP 6. Currently the Town Plan Commission reviews zoning applications and makes formal recommendations to the Town Board, which forwards a decision to the County for consideration. Although the County has final jurisdiction over any zoning action, the Town has veto authority over zoning changes approved at the county level.

This helps relieve political pressure on the Town Board related to zoning decisions and add credibility to Town recommendations that are forwarded to the County. In addition, the Plan Commission would be most familiar with the Neva Comprehensive Plan and better able to focus on land use issues coming before the Town. This is consistent with a large number of towns across Wisconsin.

Also recommended is that for any zoning change which the Town Board turns down, or for any zoning change approved by the County, but vetoed by the Town, a Town resolution of disapproval should be passed and filed with the County within 10 days, as required by Wisconsin statute 59.69(5)(e)3 to exercise Town veto authority. This procedure would strengthen the Town position in any zoning matter.

RECOMMENDATION 2: INTERGOVERNMENTAL COOPERATION -

The Town of Neva must cooperate with neighboring communities and other units of government to minimize intergovernmental conflict and ensure that the goals and objectives of this plan are fully realized. Key recommendations include the following:

- ✓ Work with Langlade County and adjacent towns (Antigo) to explore the potential for development of a confined animal feeding operation ordinance that meets State Criteria.
- ✓ Work with Langlade County to develop and implement a Countywide Comprehensive Plan and an All Hazards Mitigation Plan for reducing the impacts of natural disasters on the Town and County.
- ✓ Continue to build on the initial framework established in the Intergovernmental Cooperation Chapter of this Plan.

RECOMMENDATION 3: INFORMATION AND EDUCATION -

Copies of this Plan should be made available to the public and all materials, maps, programs and information mentioned in the Plan should be assembled and displayed at the Town Hall, available for anyone to review when the facility is open or upon reasonable request. In addition, the same information should be made available on the Internet.

B.) PLAN REVIEW AND UPDATE

An annual review is to be completed by the Plan Commission, comparing how each land use decision made during the year measured up to the goals and policies of the Plan. If a pattern of land use decisions inconsistent with the goals and policies of this Plan is found, the following options are to be considered:

- ✓ Appropriate adjustments should be made to bring decision-making back in line with Plan goals and policies
- ✓ The goals and policies themselves should be reviewed to ensure they are still relevant and worthwhile
- ✓ New implementation tools such as a local land division ordinance or building permit/site plan ordinance should be considered to gain more control over land use decisions.

A comprehensive plan review is required by the State every 10 years. An essential characteristic of any planning program is that it reflects the desires of the Town's citizens.

C.) PLAN AMENDMENT PROCEDURE

Amendments to this Plan may include minor changes to plan text or maps or major changes resulting from periodic review. Frequent changes to accommodate specific development proposals should be avoided. The Comprehensive Planning Law requires that the same process used to adopt the Plan will also be used to amend it, specifically:

An amendment or change may be initiated by either the Plan Commission or the Town Board and may result from a regular review or a request from a resident.

The Plan Commission prepares the specific text or map amendment being considered, holds a public meeting and votes to recommend approval or disapproval of the proposed amendment, by resolution to the Town Board.

A copy of the proposed Plan amendment is sent to all affected government units, Langlade County in particular.

Town Clerk publishes a 30-day Class 1 notice announcing a Town board public hearing on the proposed changes.

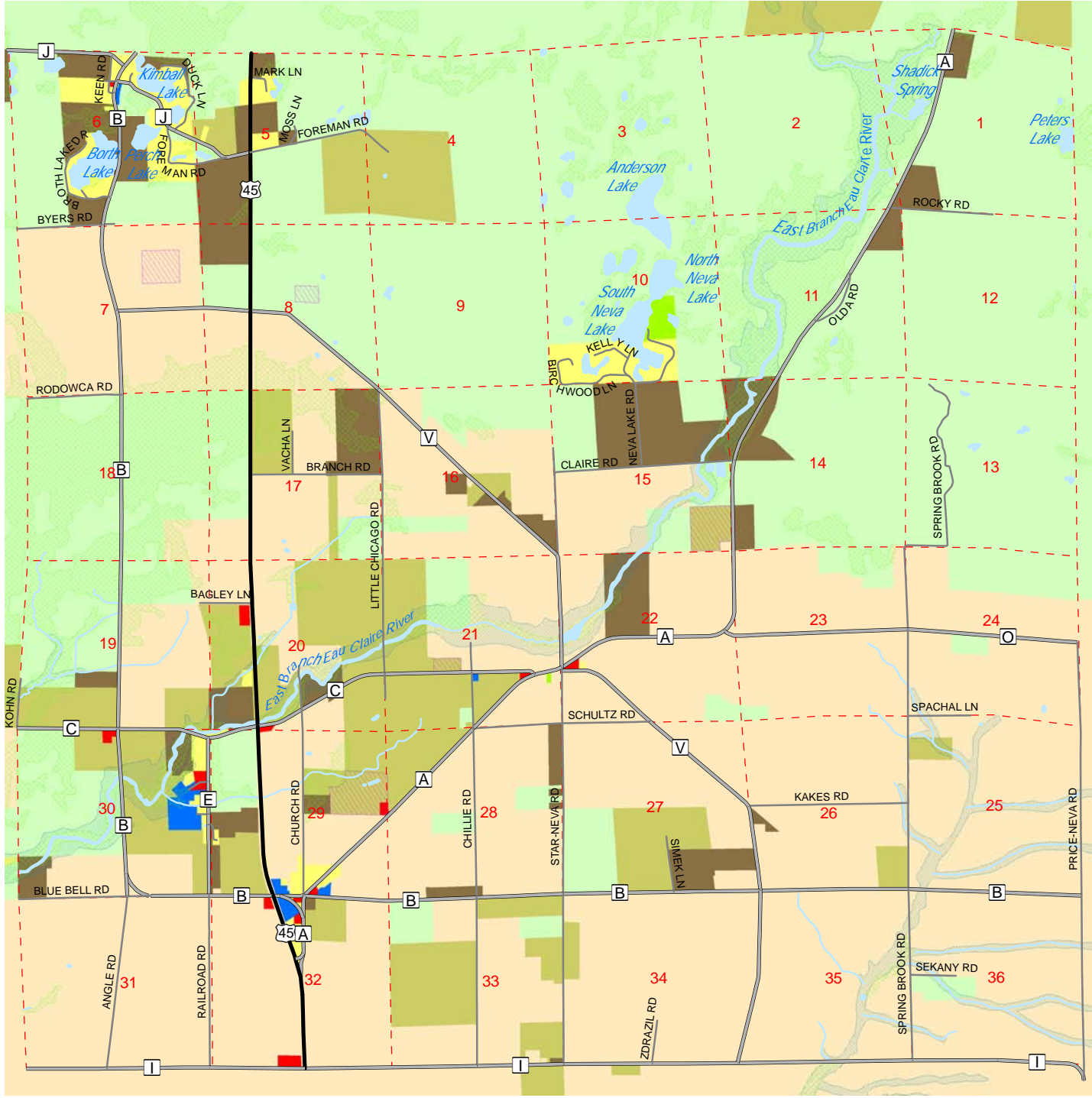
The Town Board conducts the public hearing and votes to either approve, disapprove or approve with changes, by ordinance.

Any approved changes are sent to affected government units, Langlade County in particular.

D.) PLAN CONSISTENCY BETWEEN CHAPTERS

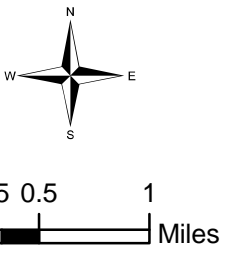
The state comprehensive planning law requires that the implementation chapter describe how each chapter of the plan will be integrated and consistent with the other chapters. Preparing all the chapters of the Town of Neva Comprehensive Plan simultaneously has ensured that there are no known inconsistencies between the different chapters of the Plan.

Map 6 Existing Zoning Town of Neva Langlade County, Wisconsin



- US & State Highways
 - County Highways
 - Local Roads
 - Section Lines
 - Water
- Zoning Districts**
- Exclusive Agricultural District (A-1)
 - General Agricultural District (A-2)
 - Agricultural / Forest / Residential District (AFR)
 - General Commercial District (C)
 - Forest District (F)
 - Industrial District (I)
 - Park and Recreation District (P-R)
 - Residential Single Family District (R-1)

- Overlay Districts**
- Conservancy Buffer District (C-2)
 - Quarrying District
 - Conservancy District (C-1)
 - Floodplain District



Source: WI DNR, NCWRPC, Langlade Co County Zoning subject to change with out notice. See zoning office.
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

ATTACHMENT A

PUBLIC PARTICIPATION PLAN

TOWN OF NEVA

Public Participation Plan

I. Background

The Town recognizes the need to engage the public in the planning process. This document sets forth the techniques the Town will use to meet the goal of public participation. Therefore, this Public Participation Plan forms the basic framework for achieving an interactive dialogue between citizens, local decision makers, staff, and the NCWRPC.

The creation of the Public Participation Plan is a task required in meeting the requirements of Wisconsin's Comprehensive Planning Legislation (66.1001). As the planning process develops, it should be expected that deviations from the Public Participation Plan might occur.

II. Objectives

The following is a list of objectives for the public participation plan:

- That the residents, land owners and other interested parties become fully aware of the importance of participating in the development of the Comprehensive Plan.
- That the public has opportunities to provide their input to the Plan Commission and Town Board.
- That the public has access to all written information and all maps created throughout the planning process.
- That there is input from the broadest range of perspectives and interests in the community possible.
- That input is elicited through a variety of means (electronic, printed, and oral) in such a way that it may be considered and incorporated into the process.
- That this process of public involvement strengthens the sense of community.

The goal will be to inform, consult and involve the public and the communities served during each phase of the planning process. Hopefully, this will help balance the issues related to private property rights.

III. Techniques

The public participation plan for the comprehensive planning process will incorporate the following:

1. All meetings for the planning process will be posted and open to the public.
2. Plan meeting handouts will be maintained by the Town and available for review by the public.
3. When the draft plan is prepared it will be available at Town Hall, the library and on a website.
4. The draft plan will be distributed to all surrounding communities and the County.

Town of Neva

RESOLUTION # 41

For Adoption of a Public Participation Plan

WHEREAS, the Town of Neva 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 Town of Neva to approve a process to involve the public in the planning process; and

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

ADOPTED on the 10 day of Nov., 2009.

ATTEST: Charles Baubrecht
Clerk

The governing body of the Town of Neva has authorized this Resolution, dated today.

ATTEST: David J. Solin
Chairperson

ATTACHMENT B

PLAN ADOPTION DOCUMENTATION

Resolution by Plan Commission to recommend adoption of Comprehensive Plan

**STATE OF WISCONSIN
Town of Neva
Langlade County**

The Plan Commission of the Town of Neva, Langlade County, Wisconsin, by this resolution, adopted on proper notice with a quorum and by a roll call vote of a majority of the town plan commission present and voting resolves and recommends to the town board of the Town of Neva as follows:

Adoption of the Town of Neva Comprehensive Plan.

The Town of Neva Plan Commission, by this resolution, further resolves and orders as follows:

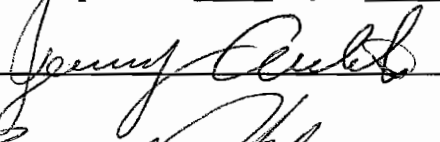
All maps and other materials noted and attached as exhibits to the Town of Neva Comprehensive Plan are incorporated into and made a part of the Town of Neva Comprehensive Plan.

The vote of the Town Plan Commission in regard to this resolution shall be recorded by the clerk of the Town Plan Commission in the official minutes of the Town of Neva Plan Commission.

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

Adopted this 20 day of OCT., 2008

Chair



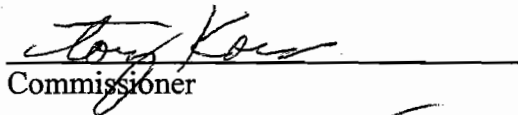
Commissioner



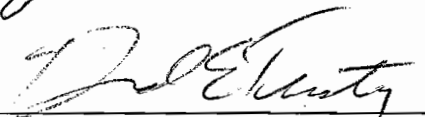
Commissioner



Commissioner



Attest:


Secretary, Town of Neva Plan Commission

66.1001 (4) * Ordinance to adopt comprehensive plan.

**STATE OF WISCONSIN
Town of Neva, Langlade County**

SECTION I – TITLE/PURPOSE

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

SECTION II – AUTHORITY

The town board of the Town of Neva has authority under its village powers under s. 60.22, Wis. stats., its power to appoint a town plan commission under ss. 60.62 (4) and 62.23 (1), Wis. stats., and under s. 66.1001 (4), Wis. stats., to adopt this ordinance. The comprehensive plan of the Town of Neva must be in compliance with s. 66.1001 (4) (c), Wis. stats., in order for the town board to adopt this ordinance.

SECTION III – ADOPTION OF ORDINANCE

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

SECTION IV – PUBLIC PARTICIPATION

The town board of the Town of Neva 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 – TOWN PLAN COMMISSION RECOMMENDATION

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

SECTION VI – PUBLIC HEARING

The Town of Neva, 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 TOWN COMPREHENSIVE PLAN

The town board of the Town of Neva, by the enactment of this ordinance, formally adopts the document entitled Town of Neva 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.

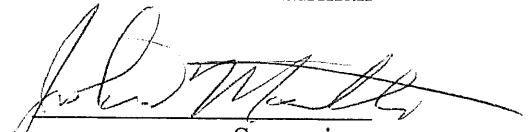
SECTION IX – EFFECTIVE DATE

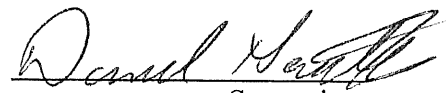
This ordinance is effective on publication or posting.

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

Adopted this 17th day of December 2009.


Chairman


Supervisor


Supervisor

Attest: 
Clerk