

Town of Antigo Comprehensive Plan 2019



Town of Antigo, Langlade County

Plan Commission

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Chapter One

Introduction & Demographics

Introduction

The Town of Antigo is located in southern Langlade County in Northeastern Wisconsin. The Town of Antigo offers a diverse living environment for its citizens, with rich soils that support a prosperous farming community, and close proximity to the City of Antigo that provides its citizens quick access to the City's amenities, shops, medical facilities, etc. The Town of Antigo has a strong agricultural presence, mainly due to the presence of the official State Soil *Antigo Silt Loam*.

Today the Town of Antigo continues to identify its community development needs and desires of residents. As part of the overall planning process, a vision statement for the Town was created to assist in providing direction in developing this comprehensive plan. Antigo's vision statement reads: *To preserve and enhance the rural character of the Town of Antigo by protecting its natural resources and farmland through planned growth and development.*

Purpose of the Plan

The purpose of a Comprehensive Plan is to guide future growth and development in the Town over the next 10 to 20 years. A comprehensive plan provides the vision and direction for natural resource protection, housing and economic development, transportation and community facilities, land use, intergovernmental relations, and other factors that together form the community's future. Comprehensive planning was enacted to encourage long-range planning for communities and provide consistency in land use decision making. The Comprehensive Plan is a guide that elected officials, residents, and business owners can use for directing growth and redevelopment in the community. The Comprehensive Plan is a long-range policy document consisting of goals, objectives, and policies prepared to meet the State's definition of a comprehensive plan as defined under Section 66.1001. This plan is an update of a previous plan that was adopted in 2006.

Plan Process

Wisconsin's Comprehensive Plan law requires municipalities to adopt written procedures that are designed to foster a wide range of public participation

throughout the planning process. The main goal is to make all Town residents aware of how and when this plan is being created, so residents can make suggestions during this process. The Town of Antigo adopted a Public Participation Plan for use in the overall development of the Town of Antigo Comprehensive Plan, which can be viewed in [Appendix A](#).

Throughout the planning process the public was afforded several opportunities to participate directly in the development of the comprehensive plan. Meetings of the plan commission/committee were posted and open to the public. The recommended draft comprehensive plan was distributed to all adjoining and overlapping jurisdictions and others required to receive the plan by statute and made available to the public via hard copy (library, Town Hall) and Internet. A public hearing on the final draft of the comprehensive plan was held prior to adoption by the Town. [Appendix B](#) contains documentation on plan adoption by the Town.

Demographics

This analysis is intended to describe the existing demographics of the Town of Antigo and identify the major demographics and socio-economic trends impacting Antigo over the next few decades. A variety of demographic information is examined in this chapter, including total population, age distribution, households, educational levels, income levels, poverty, and resident employment data. Langlade County and the State of Wisconsin as a whole are listed as well for comparison.

The data in this chapter, as well as the chapter on housing mainly utilizes data from the U.S. Census and the American Community Survey, as well as the Wisconsin Department of Administration. With the exception of some tables, data is provided mainly for 2000 and 2010, as well as 2015 from the U.S. Census Bureau. The U.S. Census and the American Community Survey are both produced by the U.S. Census Bureau; however the census is a count of the American population conducted every ten years while the American Community Survey is an estimate of the population released on a yearly basis.

The American Community Survey evolved from the “long form” that a random subset of the population used to receive with the census. In 2010, the U.S. Census Bureau started releasing American Community Survey data for all populations on a yearly basis, including the Town of Antigo. However, small populations, such as Antigo, are often difficult to survey and the census is not perfect count of the population; producing data is not always completely accurate or consistent. As such, there are instances where the Census and the

American Community Survey provide slightly different data for the year 2010. These examples are discussed for the readers throughout these sections.

Declining Rural Counties

According to the University of Wisconsin Applied Population Sciences Laboratory, only Milwaukee County lost population in the 1990s. However, twenty rural counties lost population during the first decade of the new millennium. As rural counties experienced more deaths than births, from 2010 to early 2015, Langlade saw a decrease of 426 residents. The decrease was mostly a result of net out-migration.

Declining percentages of Children, 17 and Under

The 2010 U.S. Census documented a nationwide decrease in the population of those 17 years old and younger. The Town of Antigo was not an exception. This trend may be partly explained by the 2008 economic recession and difficult financial circumstances for young families. Millennials, the population born between 1982 and 2002, have generally delayed having children. The cost of having a child has increased-including insurance premiums, education, and housing which may explain the change in population seventeen and younger.

Population and Households

Table 1.1 shows population trends for all municipalities within Langlade County. The Town of Antigo compares favorably to most of the other municipalities within the county in terms of population size, and in terms of percent change in population between 2000 and 2015.

Table 1.1: County-Wide Population				
	2000	2010	2015	Percent Change
T Ackley	510	524	434	-14.9%
T Ainsworth	571	469	428	-25.0%
T Antigo	1,487	1,412	1,465	-1.5%
T Elcho	1,317	1,233	1,193	-9.4%
T Evergreen	468	495	419	-10.5%
T Langlade	472	473	462	-2.1%
T Neva	994	902	885	-11.0%
T Norwood	918	913	927	1.0%
T Parrish	108	91	109	0.9%
T Peck	354	349	376	6.2%
T Polar	995	984	909	-8.6%
T Price	243	228	208	-14.4%
T Rolling	1,452	1,504	1,477	1.7%
T Summit	168	163	208	23.8%
T Upham	689	676	758	10.0%
T Vilas	249	233	238	-4.4%
T Wolf River	856	731	721	-15.8%
V White Lake	329	363	333	1.2%
C Antigo	8,560	8,234	8,001	-6.5%
Langlade County	20,740	19,977	19,551	-5.7%

Source: U.S. Census, American Community Survey

Table 1.2 shows the demographic changes for the Town of Antigo, Langlade County, and the State of Wisconsin. In 2015 the population estimated by the American Community Survey was 1,465. This was a 3.75 percent increase from the U.S. Census count in 2010, or a net increase of 53 persons. From 2000 to 2015, there was 1.5 percent decrease in population from the 2000 U.S. Census. From 2000 to 2010, the Town lost 75 people, for a 5 percent population decline. However, from 2010 to 2015, population increased by 53 individuals, making the total population change from 2000 to 2015 a decline of 22 residents, or a decline of approximately 1.5 percent. The Town gained 56 households during this time, which helps explain the significant drop-off in average household size.

Table 1.2: Demographic Change					
	2000	2010	2015	% Change 2000-2015	% Change 2010-2015
Total Population					
Town of Antigo	1,487	1,412	1,465	-1.48%	3.75%
Langlade County	20,740	19,977	19,551	-5.73%	-2.13%
Wisconsin	5,363,675	5,686,986	5,742,117	7.06%	0.97%
Total Households					
Town of Antigo	550	580	606	10.18%	4.48%
Langlade County	8,452	8,587	8,713	3.09%	1.47%
Wisconsin	2,084,544	2,279,768	2,299,107	10.29%	0.85%
Average Household Size					
Town of Antigo	2.70	2.43	2.42	-10.37%	-0.41%
Langlade County	2.42	2.29	2.24	-7.44%	-2.18%
Wisconsin	2.50	2.43	2.50	0.00%	2.88%
<i>Source: U.S. Census Bureau</i>					

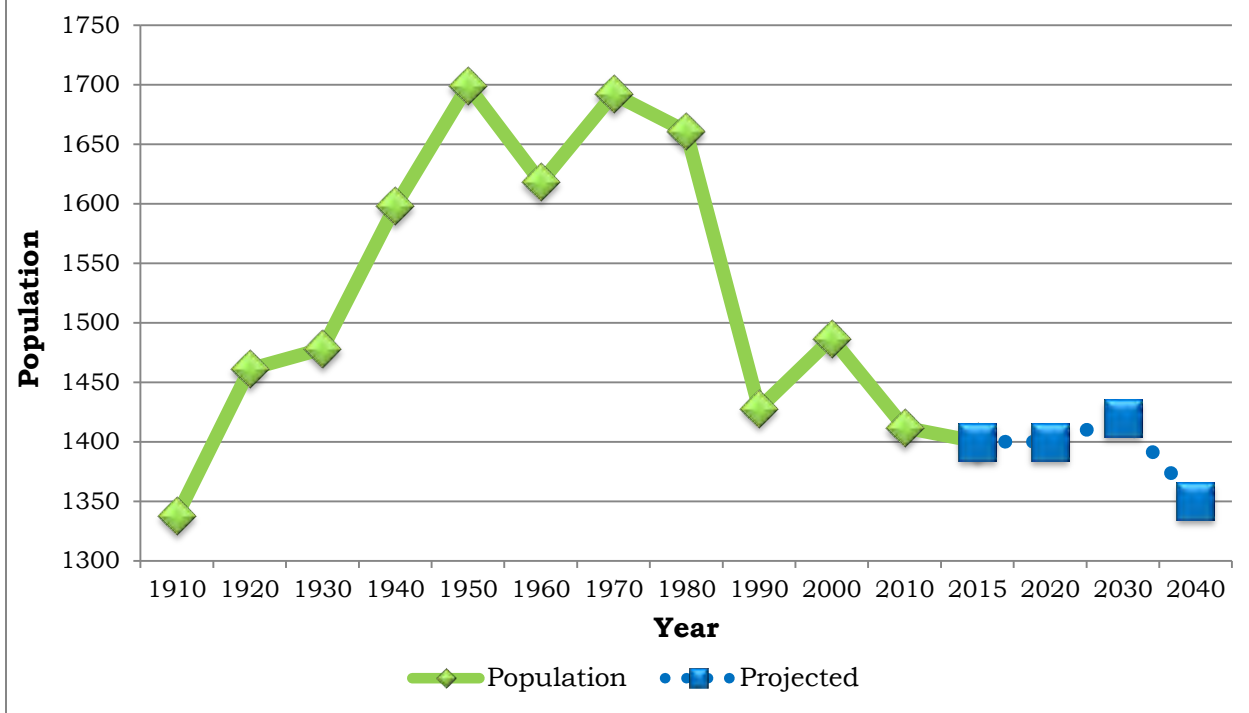
Historical Trends

Table 1.3 shows population numbers in the Town of Antigo, Langlade County, and Wisconsin for the years 1970 and 2010. The Town of Antigo decreased in population by 280 residents, or 16.5 percent, from 1970 to 2010. Langlade County gained 757 residents during this time, a 3.9 percent increase. The State of Wisconsin had a 28.7 percent increase in population during this time.

Table 1.3: Population Change				
Civil Division	1970	2010	1970-2010 Net Change	1970-2010 % Change
Antigo	1,692	1,412	-280	-16.5%
Langlade County	19,220	19,977	757	3.9%
Wisconsin	4,417,821	5,686,986	1,269,165	28.7%
<i>Source: U.S. Census Bureau</i>				

Figure 1.1 shows population trends in the Town of Antigo from 1910 to projected populations in 2040. Population in the Town peaked at 1,699 residents in 1950. Population is projected to decrease to 1,350 residents in 2040, only 12 more residents than the total population in 1910. Population in the Town has decreased from 1,661 residents in 1980 to 1,412 residents in 2010.

**Figure 1.1:
Town of Antigo Population Trends**

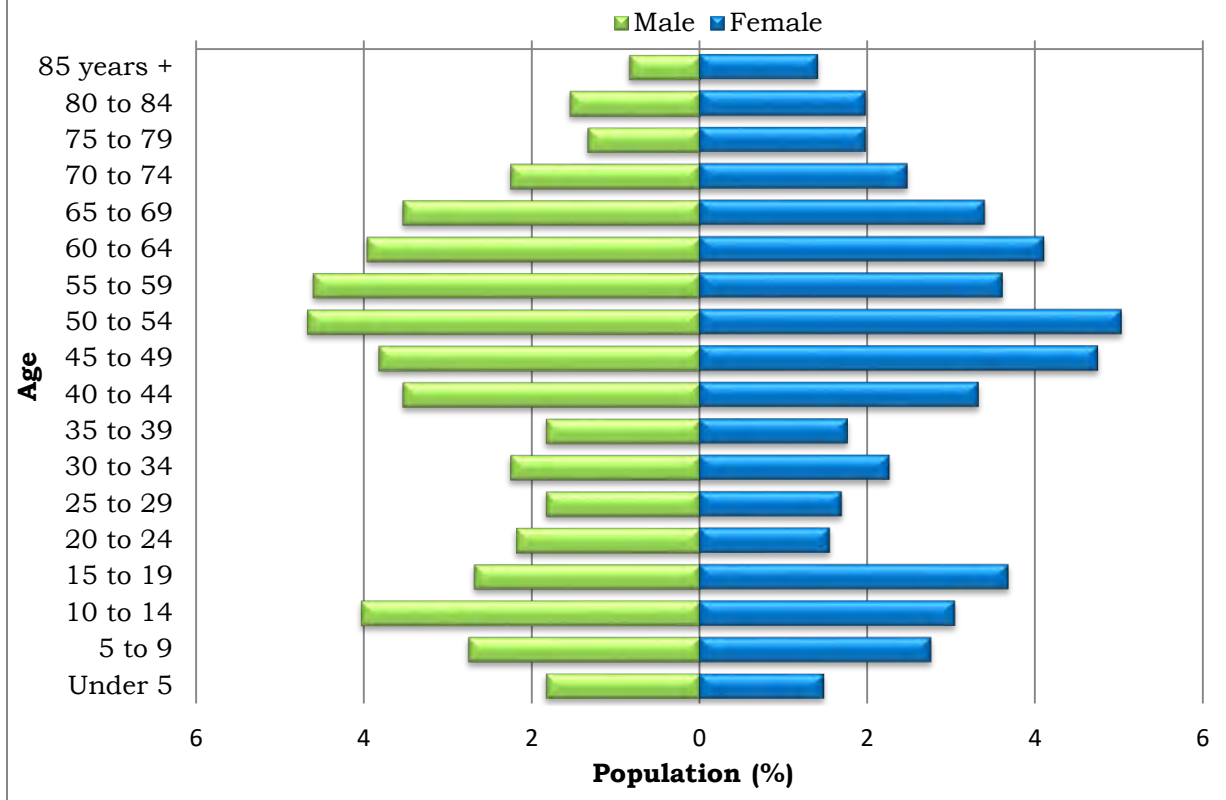


Source: U.S Census, Wisconsin DOA

Population Age

Figure 1.2 shows the population age distribution for the Town of Antigo in 2010. The distribution is particularly heavy for the four cohorts between the ages of 45 and 64. Comparatively, there are 3.6 percentage points more individuals in this category than in the county age distribution. At the same time, there are 4.1 percentage points fewer individuals between the ages of 20 and 39 years old compared to the county. Additionally, children between the ages of 0 and 14 years of age comprise 15.9 percent of population, which is 1.1 fewer percentage points than the county.

Figure 1.2: Town of Antigo Population Pyramid



The median age in the Town was 48.2 in 2010, as shown in **Table 1.4**. This is 2.5 years higher than the county median and 9.7 years higher than the state median age. This reflects the concentration of the age cohorts between the ages of 45 and 64 and smaller numbers of children under the age of 15 years. However, from 2010 to 2015, the rise seems to have slowed in the Town, according to the American Community Survey.

Table 1.4: Median Ages

Civil Division	2000	2010	2015	2000-2015 Net Change
Antigo	41.1	48.2	48.8	7.7
Langlade County	40.5	45.7	47.2	6.7
State	36.0	38.5	39.0	3.0

Source: U.S. Census 2000 & 2010, American Community Survey, 2015

Age distribution within the population is important to the planning process. In particular, two groups are examined here. They are the 17 years of age and younger, and the 65 and older population groups. These are often referred to as dependent populations and have different needs. The younger group

requires schools, and the older group is retiring. Comparing these groups over time to both the county and the state, demographic changes in the Town of Antigo are identified.

Age Distributions

The 2010 U.S. Census documented a nationwide decrease in the population of those 17 years old and younger. The Town of Antigo was not an exception. During the 2000s, the number of children 17 and younger, as a percentage of the population, for the Town of Antigo went down, at a much faster rate than the County and the State. This can be seen in **Table 1.5**. This trend may be partly explained by the 2008 economic recession and difficult financial circumstances for young families.

Table 1.5: Population Changes for 17 and Under				
Civil Division	2000	2010	2000-2010 % Change	2000-2010 Net Change
Antigo	384	286	-25.5%	-98
Langlade County	5,057	4,215	-16.7%	-842
Wisconsin	1,368,756	1,339,492	-2.1%	-29,264

Source: U.S. Census

During the same period in the Town of Antigo, the 65 and older segment increased 24.6 percent. The increase in this population age group is significantly higher than the increases that were seen in Langlade County (2.0%), and Wisconsin (10.6%) which can be seen in **Table 1.6**.

Table 1.6: Population Changes for 65 and Over				
Civil Division	2000	2010	2000-2010 % Change	2000-2010 Net Change
Antigo	236	294	24.6%	58
Langlade County	3,908	3,986	2.0%	78
Wisconsin	702,553	777,314	10.6%	74,761

Source: U.S. Census

Population Forecasts

Table 1.7 shows population projections completed by the WDOA, Demographic Services Center. The WDOA population projections are recognized as Wisconsin’s official population projections in accordance with Wisconsin Statute 16.96. The WDOA projections are based on the historical population trends of individual communities; however more recent years carry a greater weight in the WDOA’s projected populations.

Table 1.7: Population Projections

	2020	2025	2030	2035	2040	% Change 2020-2040
Antigo	1,400	1,420	1,420	1,400	1,350	-3.57%
Langlade County	19,915	20,210	20,340	20,140	19,470	-2.23%
Wisconsin	6,005,080	6,203,850	6,375,910	6,476,270	6,491,635	8.10%

Source: WDOA

The WDOA Demographic Services Center projected that in 2040 the population of the Town of Antigo would be 1,350. This would be a decrease of 3.57 percent from 2020 to 2040. The Town is expected to peak in population in 2030 at 1,420 residents for the foreseeable future, which is also a trend seen in other rural and urban communities in Wisconsin.

Household Forecasts

Like population, household projections were completed in 5-year increments between 2010 and 2040, as shown in **Table 1.8**. The number of households was calculated by dividing the total population projection for each 5-year increment by the projected average persons per households.

Like the population projections, the WDOA household projections are recognized as Wisconsin’s official population projections in accordance with Wisconsin Statue 16.96 and are based on the historical population trends of individual communities. Assuming a conservative rate of growth, the number of households is expected to increase by 11 households, or 1.84 percent between 2020 and 2040. This is lower than both the County and State in terms of percentage increase.

Table 1.8: Household Projections

Civil Division	2020	2025	2030	2035	2040	2020-2040 % Change
Antigo	599	618	625	624	610	1.84%
Langlade County	8,913	9,177	9,337	9,337	9,126	2.39%
Wisconsin	2,491,982	2,600,538	2,697,884	2,764,498	2,790,322	11.97%

Source: WDOA

Educational Attainment

According to the 2015 American Community Survey, 93.0 percent of Town of Antigo residents age 25 or older have a high school education or higher, as displayed in **Table 1.9**, which compares educational attainment totals in the years 2000 and 2015. This compares to 89.1 percent for the County, and 91.0 percent for the State. These educational figures only include residents aged 25

years and older. The Town of Antigo saw a 9.5 percentage point increase from 2000 to 2015 in terms of those who are a high school graduate or higher.

Roughly 21.8 percent of residents had a bachelor’s degree or higher in 2015. This is about 8 percentage points higher than the county and about 6 percentage points lower than the State with 14.9 percent and 27.8 percent respectively. The percentage of residents with a bachelor’s degree increased significantly from 2010 to 2015, by 8 percent. This is most likely due to an error with the American Community Survey’s estimate of the population’s educational attainment and the percentage of residents with a bachelor’s degree or higher is likely somewhere between 13.8 percent and 21.8 percent.

Table 1.9: Educational Attainment				
Educational Attainment 2015				
	Antigo		Langlade County	Wisconsin
Educational Attainment	#	%	%	%
Less than 9th Grade	35	3.2%	3.3%	3.1%
9th to 12th Grade, No Diploma	41	3.8%	7.6%	5.8%
High School Graduate	506	46.8%	42.4%	32.0%
Some College, No Degree	185	17.1%	22.1%	21.1%
Associates Degree	78	7.2%	9.7%	10.1%
Bachelor's Degree	159	14.7%	10.3%	18.4%
Graduate or Professional Degree	77	7.1%	4.6%	9.4%
High School Graduate or Higher	1,005	93.0%	89.1%	91.0%
Bachelor's Degree or Higher	236	21.8%	14.9%	27.8%
Educational Attainment 2000				
Educational Attainment	#	%	%	%
Less than 9th Grade	74	7.3%	7.2%	5.4%
9th to 12th Grade, No Diploma	93	9.2%	11.9%	9.6%
High School Graduate	486	48.1%	45.3%	34.6%
Some College, No Degree	195	19.3%	18.8%	20.6%
Associates Degree	58	5.7%	5.1%	7.5%
Bachelor's Degree	72	7.1%	7.4%	15.3%
Graduate or Professional Degree	32	3.2%	4.3%	7.2%
High School Graduate or Higher	843	83.5%	80.9%	85.1%
Bachelor's Degree or Higher	104	10.3%	11.7%	22.4%
<i>Source: U.S Census Bureau 2000, American Community Survey</i>				

Educational attainment levels have increased significantly since 2000. In 2015, 93 percent of Town of Antigo residents ages 25 or older were a graduate of high

school or higher, compared to 83.5 percent in 2000. In 2015, 21.8 percent of Town residents ages 25 or older had earned a Bachelor’s degree or higher, compared to only 10.3 percent in 2000.

Income and Poverty

Median income and per capita income are two important indicators. The median is the point halfway between the highest and lowest reported incomes. Generally, incomes have not matched pace with inflation, resulting in lower buying power. **Table 1.10** shows median household income for the Town of Antigo, Langlade County, and Wisconsin. The Town of Antigo median household income decreased 6.9 percent over the fifteen-year period, adjusted for inflation, compared to 8.5 percent at the county level and 11.5 percent at the state level. However, the 2015 estimates for these figures show that median household income in the Town of Antigo has increased since 2010.

With a median inflation adjusted median household income of \$51,708 in 2015, the Town of Antigo compared favorably to Langlade County and the State, as Antigo had a slightly higher income than the State, and a significantly higher median household income than Langlade County.

Table 1.10: Median Household Income					
Civil Division	2000*	2010	2015*	Adjusted Net Change	Adjusted % Change
Antigo	\$55,526	\$48,571	\$51,708	-\$3,818	-6.9%
Langlade County	\$42,000	\$41,034	\$38,433	-\$3,567	-8.5%
Wisconsin	\$55,452	\$51,598	\$49,089	-\$6,363	-11.5%

Source: U.S Census, American Community Survey
*Adjusted for Inflation, 2010 Dollar

Table 1.11 shows the per capita income for the Town of Antigo, Langlade County, and the State. It notes that the per capita income was \$28,304 in Antigo in 2015. This was an increase of \$4,947 from 2000, when adjusted for inflation. In 2015, the per capita income was higher than the county by more than \$6,000 and the state by more than \$2,000. In 2015, the Town of Antigo per capita income had over \$4,000 more in buying power than the per capita income in 2010. In terms of per capita income, the Town compares favorably to both Langlade County and the State as a whole.

Table 1.11: Per Capita Income

Civil Division	2000*	2010	2015*	Adjusted Net Change	Adjusted % Change
Antigo	\$23,357	\$23,932	\$28,304	\$4,947	21.2%
Langlade County	\$21,476	\$22,025	\$21,948	\$472	2.2%
Wisconsin	\$26,935	\$26,624	\$26,073	-\$862	-3.2%

Source: U.S. Census, American Community Survey
*Adjusted for Inflation, 2010 Dollar

In 2015, 7.9 percent of individuals were below the federal poverty line (FPL) in the Town of Antigo, as noted in **Table 1.12**. The federal poverty line is a measure of the minimum amount of gross income needed by families to afford necessary items such as food, clothing, transportation, and shelter. This was a 2.8 percentage point decrease from 2000. In Langlade County, 16.0 percent of individuals were under the federal poverty line while 13.0 percent of individuals were in the state.

In 2015, about 4.8 percent of Antigo families were under the federal poverty line. Of children under 18 years of age, 9.0 percent were under the line. 9.9 percent of individuals 65 years of older were in poverty.

Table 1.12: Percentage of Individuals Below the FPL

Civil Division	2000	2010	2015	% Change 2000-2015	% Change 2010-2015
Antigo	10.5%	9.5%	7.9%	-24.76%	-16.84%
Langlade County	10.1%	11.0%	16.0%	58.42%	45.45%
Wisconsin	8.7%	11.6%	13.0%	49.43%	12.07%

Source: U.S. Census, American Community Survey

Employment Characteristics

In 2015, the Town of Antigo had 711 residents employed, with nearly a quarter (24.9%) of employed residents employed in the education industry. This was a decrease of 5.2 percent from 2000, but the number of employed residents increased 10 percent from employment totals in 2010. The Town of Antigo unemployment rate was 3.5 percent in 2015, while it was 8.2 percent for the county and 6.3 percent for the state.

The labor force participation rate was 65.4 percent in 2010. The labor force participation rate is the number of people who are employed or actively seeking work as a percentage of the number of people 16 years of age or older in the community. Labor force participation rates have been falling across the country as the Baby Boomers retire and leave the workforce and as the number of

young adults delay entering the workforce to pursue educational opportunities increases. In 2015, the labor force participation rate had dropped to 62 percent. Additionally, many workers have been unemployed long-term since the Great Recession of 2008 and are no longer counted as actively looking for work. If the economy improves and wages rise, economists predict that some of these long term unemployed will re-enter the labor force. However, there are concerns that the number of workers applying for disability benefits has increased across the country and that these workers have permanently dropped out of the work force, leading to a less productive and prosperous population.

The Town of Antigo provided 487 full-time, year round jobs with earnings to workers in 2015. The Retail Trade Sector provided the most jobs within the town with 115 jobs. **Table 1.13** breaks down the number of jobs provided in the Town by their North American Industry Classification System (NAICS) industry sector.

Table 1.13: Jobs within Antigo by NAICS Industry Sector, 2015		
NAICS Sector	Count	Share
Agriculture, Forestry, Fishing, and Hunting	82	16.8%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%
Utilities	0	0.0%
Construction	59	12.1%
Manufacturing	3	0.6%
Wholesale Trade	23	4.7%
Retail Trade	115	23.6%
Transportation and Warehousing	17	3.5%
Information	4	0.8%
Finance and Insurance	2	0.4%
Real Estate and Rental and Leasing	9	1.8%
Professional, Scientific, and Technical Services	61	12.5%
Management of Companies and Enterprises	0	0.0%
Administration & Support, Waste Management and Remediation	6	1.2%
Educational Services	0	0.0%
Health Care and Social Assistance	21	4.3%
Arts, Entertainment, and Recreation	9	1.8%
Accommodation and Food Services	40	8.2%
Other Services (excluding Public Administration)	23	4.7%
Public Administration	13	2.7%
<i>Source: U.S. Census On the Map</i>		

Table 1.14 breaks down the number of jobs provided in the Town by their industry sector in 2010. Main differences between Table 1.13 and Table 1.14 include changes in wholesale trade and retail trade, an increase in total jobs, and large increases in the following sectors Accommodation and Food Services, Health Care and Social Assistance, Professional, Scientific, and Technical Services, and Construction.

Table 1.14: Jobs by NAICS Industry Sector in Antigo, 2010		
NAICS Sector	Count	Share
Agriculture, Forestry, Fishing, and Hunting	119	36.6%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%
Utilities	0	0.0%
Construction	124	25.5%
Manufacturing	34	38.2%
Wholesale Trade	11	10.5%
Retail Trade	3	3.4%
Transportation and Warehousing	5	0.9%
Information	0	1.5%
Finance and Insurance	0	0.0%
Real Estate and Rental and Leasing	0	0.0%
Professional, Scientific, and Technical Services	0	0.0%
Management of Companies and Enterprises	0	0.0%
Administration & Support, Waste Management and Remediation	0	0.0%
Educational Services	3	0.6%
Health Care and Social Assistance	0	0.0%
Arts, Entertainment, and Recreation	21	4.3%
Accommodation and Food Services	3	6.5%
Other Services (excluding Public Administration)	2	0.9%
Public Administration	2	0.6%
<i>Source: U.S. Census On the Map</i>		

In 2015, American Community Survey estimated that no residents of the Town worked in the Town. Roughly 87 percent of residents worked within Langlade County, with many working in the City of Antigo, which is adjacent to the Town. Over 70 percent of Town residents had a commute time to work of less than 15 minutes.

Race

Racial composition of Antigo’s population has changed very little in the past fifteen years. In 2000, 98.0 percent of the Town’s residents were listed as White. In 2015, 97.3 percent of the population were listed as White, 0.2

percent of residents were listed as Black, 1.0 percent as American Indian, and 1.5 percent of the population listed themselves as Asian.

Ancestry

Almost half of the Town of Antigo's population is of German descent. Individuals with German ancestry make up 47.8 percent of the town's population. Individuals with Irish ancestry are the next largest group, accounting for 10.3 percent of the town's population. Individuals with Polish ancestry make up 10.0 percent of the town's population.

Demographic Trends

- Total population decreased by 16.5 percent between 1970 and 2010. In the last fifteen years, population has decreased by 1.5 percent, while the number of households have increased by 4.5 percent.
- Median age for the Town was 48.8, which was significantly higher than the State overall, at 39.0 years. It is also a 7.7 year increase from 2000.
- 93.0 percent of Town residents had a high school education or higher in 2015. This compares to 89.1 percent for the County, and 91.0 percent for the State.
- The median household income adjusted for inflation was \$51,708 in 2015, a 6.9 percent decrease from 2000. This is largely due to a 12.5 decrease between 2000 and 2010. From 2010 to 2015, incomes increased by 6.5 percent. Recent changes in income levels in the Town compare favorably to the County and State, which both experienced decreases in income levels between 2010 and 2015.
- In 2000, there were 750 residents that were employed. That total dropped to 711 in 2015. This is largely due to a decrease in labor force participation from 2000 to 2015, as unemployment in the Town decreased during this time. In 2015, the largest employer was the education industry. The labor force participation rate was 62 percent while the unemployment rate was 3.5 percent.

Issues & Opportunities

- Population in the Town of Antigo is currently projected to slowly and steadily decline from the total population in 2000.

- A shifting age structure affects a variety of services and needs within the community, including transportation, housing, and elderly care.
- Median household income is currently slightly higher than the State and is significantly higher than Langlade County.
- The current population of the Town exceeds the official 2040 population projection.
- Household formation is driven by the increasing percentage of single person households and the decline in average household size or persons per household.

Chapter Two

Natural, Cultural, & Agricultural Resources

It is important to consider the patterns and interrelations of natural resources on a broader scale because they do not follow geo-political boundaries. In addition, many of the programs for protecting or mitigating impacts to natural resources are administrated at the County, State, or Federal level. Thus an overview of recent county-wide natural resource planning efforts is described below, followed by a description of local natural resource conditions. Of particular interest are geographic areas of the landscape encompassing valued natural resource features grouped below by resource type, including, soil, and biological resources.

Relevant and Recent Planning Efforts

In the last decade, several plans were prepared by the County specifically to address protection and management of natural resources. These plans may be used as resources to guide local policy and decision making regarding resource management and protection. In addition to the plans listed below, Langlade County and several local communities have adopted park and outdoor recreation plans that discuss natural resource based recreational facilities and protection strategies. These are described in more detail in the Parks sections.

Langlade County Comprehensive Plan, 2009

The Langlade County Comprehensive Plan addresses natural, agricultural, and cultural resources for Langlade County. The goal of the Natural, Cultural and Agricultural resources section is to manage and develop for current and future generations the rich yet finite agricultural, natural and cultural resources which are the cornerstone of Langlade County's economic vitality and cultural heritage.

Langlade County Land & Water Resource Management Plan, 2015

The Langlade County Land Conservation Committee to satisfy the state legislature's mandate for a reevaluation of the state's non-point pollution control programs directed creation of the first plan by the Langlade County Land Conservation Department in January 1998. Enabling legislation was passed allowing the creation of county land and water resource management plans throughout the state. The conservation plan lists areas of resource concern that include: loss of agricultural lands and open spaces; fragmentation of habitat and loss of corridors for wildlife; surface water pollution; decline in riparian habitats and shoreline erosion; & illegal dumping of waste products.

The plan provides an extensive inventory of the County's natural resources and a series of goals and objectives intended to improve and protect these resources in the future.

The 2015 Land & Water Resource Management Plan identifies two primary goals. These are:

- Protect and improve surface water and groundwater quality; &
- Promote working forests and farms

Langlade County Outdoor Recreation Plan, 2017

The primary purpose of this recreation plan is to provide continued direction in meeting the current and future recreational needs of the county. This plan provides an inventory and analysis of existing outdoor recreational facilities, and provides recommendations to meet identified needs. Specific park and forest parcel improvement lists exist within the plan.

Langlade County Farmland Preservation Plan 2014

This plan inventories and analyzes the agriculture related resources of Langlade County, including components such as farmland, utilities and infrastructure, communications, and land use. It describes programs available to help maintain and preserve productive farmland and woodlands. This plan also discusses the importance of the agriculture industry to the local economy. It establishes the goal of promoting working forests and farms, and includes a number of objectives and policies to meet this goal, as well as criteria for designating farmland preservation areas. The Town of Antigo is included in a farmland preservation area.

Natural Resources

Groundwater

Residents of the Town depend on groundwater pumped from glacial sand and gravel deposits for the bulk of their water needs. Groundwater quality in Langlade County and the Town of Antigo is generally considered to be very good. However, there are areas where nitrate levels are a concern.

The majority of the Town lies within the gently sloping glacial outwash plain known as the "Antigo Flats". The hilly area identifiable in the southern corner of the Town is part of a glacial feature known as an end moraine. This end moraine feature is comprised of poorly sorted material ranging from clay to boulder size rocks deposited directly by glacial ice at the melting ice margin.

Yields of 10 to 20 gallons-per-minute (gpm) are sufficient for domestic purposes and can be obtained almost anywhere in the County. In contrast, irrigation wells in the Antigo Flats provide yields of 500 to 800 gpm. The depth to water table (generalized) and approximate locations of high capacity wells are shown in **Map 2: Depth to Groundwater**. Note that most of these high capacity wells are used for irrigation, but some have other purposes including the City of Antigo municipal water supply.

The relatively rapid movement of groundwater within the Antigo Flats aquifer is a concern from a potential contamination standpoint. Nitrates are not only a concern due to the agricultural nature of the area, but also increasing wastewater discharge from non-agricultural development particularly in more compact "urbanizing" areas adjacent to the City.

In addition to meeting the needs of Town residents, the Antigo Flats aquifer underlying the Town also supplies the bulk of groundwater used by the City of Antigo. Four of the municipal wells that supply the City with water are located northeast of the City within the Town. The City has wells in very close proximity to the Town, including at Elmwood Cemetery. The majority of the recharge area for these wells lies within the Town. Since the City lacks any direct authority to regulate activities in these areas, it would need the cooperation of the Town of Antigo to effectively implement any wellhead protection efforts designed to keep potential contaminants from entering its municipal water supply wells. Any wellhead protection measures would also benefit Town residents by also providing some degree of protection for private wells in and around the delineated wellhead protection zone.

In general, groundwater drainage basins parallel surface water drainage basins. Two major drainage systems dominate surface water drainage in the County. The Eau Claire River drains much of central Langlade County including most of the Antigo Flats, while the Wolf River drains the northern and eastern portions of the County. A major drainage divide separates these two systems. However, in 1987 a detailed study of Langlade County's groundwater showed that there is a displacement of the groundwater divide with respect to surface water drainage basins. This displaced groundwater divide underlies the Antigo Flats area draining some of the groundwater southeast to the Wolf River rather than following surface water drainage southwest to the Eau Claire River.

That 1987 study report also cited the possibility of water level decline in the Antigo Flats area due to crop irrigation as an area of concern. However, tests showed that pumpage for irrigation had a minimal impact on water levels in the Antigo Flats at least at the time of the study (1983 levels).

Forests

Existing tracts of wooded land within the Town probably do not qualify as forest per se. Land cover in the Town is predominately agricultural field (71%), leaving only 19% of the total land area in woodlands. The bulk of these woodlands coincide with the hilly moraine in the southeast corner of the Town. Overall, Llanglade County is about 70% woodland (and only 15% agricultural), however, woodlands are locally valuable due to the relative scarcity within the Town. Woodlands play an important role in wildlife habitat and water quality, particularly along Spring Brook and the wetlands complex west of the City, as well as in the rural character of the Town.

Additionally, the Town is located in close proximity to several significant regional woodland areas. The Town is approximately 5 miles directly south of 123,000 acres of County Forest along US 45. Additional tracts of County-owned forests can be found to the east and west along STH 64. The Chequamegon-Nicolet National Forest is located approximately 25 miles east of the Town, with 31,000 acres of national forest located within Llanglade County.



Logging sleigh in county forests

The Town was originally heavily forested.

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 Antigo 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." The section of Spring Brook within the Town of Antigo (between CTH V and North Avenue) is also designated as an Exceptional Resource Water and a class 1 trout stream. Below this stretch within the City of Antigo, Spring Brook is on the 303d impaired waters list of waters not meeting state water quality standards (as of 2004).

This segment of Spring Brook flowing through the City lacks quality habitat, has warmer water temperatures and poor dissolved oxygen conditions. The priority watershed report indicates that, "Spring Brook is not reaching its highest potential use due to pollution from nonpoint sources."

There are no Outstanding Resource Waters or Wild and Scenic Rivers 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. A NCWRPC review of WisDNR databases revealed no contamination sites, however, the Spring Brook Priority Watershed Plan indicated a medium/high priority Leaking Underground Storage Tank (LUST) site in section 17 SW NE which may be in the Town, but more specific locational information was not available. The Langlade County Airport is listed as a closed LUST site on the Wisconsin Registry of Waste Disposal Sites, meaning that no further remediation action is needed at this location.

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 Antigo 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.

Stream Corridors

The principal stream corridor in the Town of Antigo is Spring Brook, as discussed under Environmentally Sensitive Areas, above. Owen Creek is another stream that serves the wetlands complex in Section 18, northwest of the City. Other streams in the Town include intermittent streams associated with the wetlands complex as well as numerous tributaries to Spring Brook.

Drainage ditches may appear as streams in the maps; prior to cultivation, many of these drainages were small seasonal streams. Refer to sections on groundwater, forests and surface water for more information about the stream corridors in the Town.



Drainage Ditching via Dynamite in the Early Days

Surface Water

The intent of water quality standards is to protect the public interest, which includes the protection of public health and welfare and the present and prospective uses of all waters of the state for public and private water supplies, propagation of fish and other aquatic life and wild and domestic animals, domestic and recreational purposes, and agricultural, commercial, industrial, and other legitimate uses. In all cases where the potential uses are in conflict, water quality standards should protect the public interest.

Waterbodies found within the Town include Spring Brook and its various tributaries and Owen Creek, found northwest of the City of Antigo. The Town also contains several unnamed ponds, some of which are used for agricultural purposes.

The Town of Antigo is located in what the Wisconsin Department of Natural Resources has deemed the Central Wisconsin Basin. A majority of the surface water in the Town of Antigo drains into the Eau Claire River, while surface water in the southeast corner of the Town drains into the Wolf River. Watersheds found within the Town include the Upper Eau Claire River, the Spring Brook Creek, the West Branch Wolf River, and the Red River watersheds.

Langlade County Shoreland Zoning is in effect. The buffer on **Map 3: Water Features** is for planning purposes, and actual shoreland jurisdiction questions are addressed on a case by case basis by the county zoning department.

Floodplains

The primary value of floodplains is their role in natural flood control. Flood plains represent areas where excess water can be accommodated whether through drainage by streams or through storage by wetlands and other natural detention/retention areas. Specific areas that will be inundated will depend upon the amount of water, the distance and speed that water travels, and the topography of the area. If uninterrupted by development, the areas shown on a map as floodplains should be able to handle the severest (regional) flood, i.e. those that have a probability of occurring once every one hundred years. A 100-year flood has a 26 percent chance of occurring during a 30-year period.

There is a value in preserving and protecting these natural flood control areas from encroachment. First, by preventing development in the floodplain, the cost of building dikes, levees, or other man-made flood control devices will be saved. Second, for each structure that is constructed in a flood-prone area, that flood-prone area expands, potentially subjecting other structures originally built outside the delineated flood hazard area to the risk of flooding. Each new

structure (or modification to existing structure) placed in the flood plain puts more life and property at risk.

Flooding has been an issue in the Antigo area. Stormwater management and drainage issues are particularly problematic on the north side of the City, which happens to be an urbanizing commercial area. The Town is managing stormwater runoff and flooding in a variety of ways, including having town roads that are overtopped to help reduce flooding damage to structures.

In order to participate in the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program, the County and the City of Antigo have completed a Flood Insurance Study and a Flood Insurance Rate Map (FIRM) that encompasses Langlade County. This FIRM delineates the "A" Zones including the floodway and flood fringe which are those areas inundated by the 100-year flood within the County. The NCWRPC digitized these FIRMs for use in this plan. Although unofficial, the digital files indicate there are 1,224 acres of floodplain in Antigo, or 6.2 percent of the land area. **Map 4: Natural Resources** displays the approximate location of floodplains in the Town of Antigo. Currently, there are no repetitive loss structures, those with multiple flood insurance claims, in Langlade County. It is interesting to note that floodplains show up for a number of the intermittent streams in addition to Spring Brook. Also note the differences between the digitized floodplains and the Floodplain Zoning District. This could be due to a combination of changing drainage conditions in this area and historical mapping inaccuracies.

Wetlands

The wetlands in the Town were mapped from the WisDNR Wetlands Inventory, as shown in Map 4. Wetlands are associated with Spring Brook and a larger complex on the northwest side of the Town. Wetland types in the Town are organic peats and mucks and very poorly drained mineral soils. Wetlands are important in flood control, water quality and wildlife habitat.

Wetlands perform many indispensable roles in the proper function of the hydrologic cycle and local ecological systems. In terms of hazard mitigation, they act as water storage mechanism in times of high water. Like sponges, wetlands are able to absorb excess water and release it back into the watershed slowly, preventing flooding and minimizing flood damage. Increases in impermeable surfaces make this excess capacity for water runoff storage increasingly important.

The DNR has identified the location of wetlands on their WISCLAND database. According to this, Antigo has 1,205 acres of wetlands, or 6.1 percent of the Town's total area. The natural resources map shows these wetland areas to be mainly located along the City of Antigo border in the western portion of the Town.

Wildlife Habitat

There are no designated wildlife or other natural areas within the Town. However, Spring Brook is a class 1 trout stream, 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.

Langlade County provides habitat for wildlife common in much of northern Wisconsin, including whitetail deer, black bear, migratory waterfowl, ruffed grouse, snowshoe hare, sharptail grouse, raccoon, red fox, bobcat, coyote and other fur bearing animals. The County contains several federal and state listed endangered, threatened, or rare wildlife species. These include bald eagles, osprey and the Eastern Timber Wolf.

There are nine State Natural Areas in Langlade County: Flora Spring Pond, Oxbow Rapids, Bear Caves, Bogus Swamp, Minito Lake, Lawrence Lake, Hunting River Alders, Kelly Lynn Bog, and Swamp Creek Fen. There are no State Natural Areas located within the Town. The closest state Natural Areas to the Town are Lawrence Lake and Bogus Swamp State Natural Areas. Public Access lands near the Town include Demlows Lake Fishery Area, Daneault Springs Fishery Area, Rabes Lake Fishery Area, and Ackley Wildlife Area.

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 the entire Town is an excellent source of sand and gravel, which precludes the mapping of any key areas.

Langlade County has seen active mineral exploration in the past, however, there are no known discoveries of metallic mineral deposits within the Town of Antigo. Langlade County has regulations in it’s zoning ordinance dealing with metallic mineral exploration, mining and reclamation.

Parks / Open Space

Park or park-like facilities within the Town include the following two areas according to the current County Outdoor Recreation Plan: the Spring Valley Elementary School Playground and the Northcentral Technical College Ballfield. The Town of Antigo offered no recommendations in that plan. The City of Antigo has an urban park system.

Recreational Resources

Popular recreational activities in the area include fishing and swimming, wild

life observation, hunting and trapping. Spring Brook draws people for trout fishing.

The U.S. Fish and Wildlife Service has been developing plans for the further development of the Ice Age National Scenic Trail within Langlade County. The Trail seeks to follow significant glacial landforms such as the end moraine in the southeast corner of the Town. The proposed Trail may pass through or in close proximity to the Town.

Agricultural Resources

Productive Agricultural Areas

As indicated earlier, agriculture is the predominant land use in the Town covering about 70% of the land area for a total of about 14,000 acres. 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.



Prime Farmland - Antigo Flats!

According to tax records from 2011 and 2017, the amount of farmland within the Town has slightly decreased from 14,265 acres in 2011 to 14,156 acres in 2017. Additionally, a 2015 inventory by the NCWRPC showed 14,019 acres of farmland or about 1.0% less than 2005. This data shows that despite the deep-rooted agricultural nature of the Town, it is not immune to the trend in loss of farmland.

The majority of soils in the Town are classified as prime farmland, as shown in **Map 5: Prime Farmlands**. Being classified as a prime farmland indicates that

these soils are good productive farmland. However, not all prime farmland is used for farming, as the Town has multiple areas of prime farmland being used for woodlands, residential, and other land uses.

Concentrated Animal Feeding Operations (CAFO's)

Concentrated Animal Feeding Operations (CAFO's) are increasing nationwide. The U.S. Department of Agriculture states that CAFO's congregate animals, feed, manure and urine, dead animals, and production operations on a small land area. To be classified as a CAFO, the farming operation must have more than 1,000 animal units (an animal unit is defined as an animal weighing 1,000 pound or more) confined on site for more than 45 days during a given year. CAFO's are capable of producing large quantities of a desired product, but also produce large quantities of waste. Because of this, it is important to plan for potential CAFO's within the Town due to their impacts on the environment. CAFO's can produce large amounts of urine, feces, and gases such as ammonia, hydrogen sulfide, and methane. Often times the amount of waste produced by CAFO's is more than the surrounding land and crops can handle. Finding proper places to spread all of the manure produced from CAFO's is an important challenge for the long-term health of the Town's natural features such as air quality, water quality, and viability of plant and animal life.

Although there are no CAFO's currently within the Town of Antigo, the Town could still be impacted by them due to the presence of CAFO's in the Towns of Neva and Price. Potential impacts these CAFO's could have on the Town include a decline in water quality; bright-green algae blooms in ditches and streams (which could lead to fish kills); a decline in air quality noticeable by strong odors and the presence of methane, ammonia, and hydrogen sulfide gases; and land contamination including soil contamination caused by runoff from the spreading and storage of manure.

Discovery Farms Program

Discovery Farms is a program administered by UW-Extension that works with over 40 farmers across the state of Wisconsin, including farmers in the Town of Antigo. The program's mission is to "develop on-farm and related research to determine the economic and environmental effects of agricultural practices on a diverse group of Wisconsin farms; and educates and improves communications among the agricultural community, consumers, researchers and policymakers to better identify and implement effective environmental management practices that are compatible with profitable agriculture." On-Farm projects fall under one the following categories: Nitrogen Use Efficiency, Tile Monitoring, Leachate Collection Systems, Watershed water quality, and Edge-of-Field Runoff Monitoring.

Agricultural Best Management Practices

Best Management Practices (BMP's) are often intended to conserve water quality by reducing the amount of pesticides, fertilizers, animal waste and other pollutants that enter water resources, and conserve soil quality by reducing harmful impacts, such as erosion, on a soil. BMP's are designed to benefit conservation efforts while also maintaining or enhancing agricultural production. Common BMP's include crop rotation, cover crops during seasons when fields are usually fallow, safe management of animal waste, contour farming, and vegetative buffers near streams. The CORE 4 program administered by the Environmental Protection Agency (EPA) lists 8 types of agricultural BMP's, which are listed below in **Table 2.1**.

Table 2.1: EPA Core 4 Best Management Practices	
BMP	Description
Conservation Tillage	The practice of leaving harvested plant materials on the soil surface to reduce runoff and soil erosion.
Crop Nutrient Management	Managing all nutrient inputs helps ensure that nutrients are available to meet crop needs while reducing nutrient runoff
Pest Management	Using various methods for managing pests while protecting soil, water, and air quality
Conservation Buffers	Using vegetation strips to provide additional barriers of protection which prevent potential pollutants from running off into surface waters
Irrigation Management	Increasing irrigation efficiency can reduce non-point source pollution of ground and surface waters
Grazing Management	Managing livestock grazing to lessen the water quality impacts (e.g. reduce erosion potential)
Animal Feeding Operations Management	Using runoff control, proper waste storage, and nutrient management to minimize the impacts of animal feeding operations
Erosion and Sediment Control	Using practices to conserve and reduce the amount of sediment reaching water bodies, overall protecting agricultural land and water quality

Source: Environmental Protection Agency

Historical / Cultural Resources

The Antigo Silt Loam Historical Marker lies in the Town. A number of old school house locations in the Town appear on the Wisconsin Architectural History Inventory, including: Neff Switch (1885), Selenski (1914) and Pioneer, however, the Pioneer and Neff Switch schools have been demolished. The Planning Committee identified a few other historic places, including Fairview

School (currently a home), the old Town Hall on Angle Road, Mayflower School, and the Chamberlain School in Section 32. The Town does have written history that was put together a number of years ago. There are no National Register of Historic Places listings within the Town.



Antigo Silt Loam Historical Marker, N. Langlade Rd. near Langlade County Airport

Agricultural, Natural, and Cultural Resources Programs

Programs available to the Town of Antigo 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 WDNR 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 WDNR for further information.

Drinking Water and Groundwater Program: This DNR 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. DNR 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.

The Central Wisconsin Groundwater Center allows residents in Antigo and other areas in central Wisconsin to determine the safety of their well water by providing the opportunity to have their well water tested. Residents can send in water samples of their well water to any state-certified testing laboratory, including the Water and Environmental Analysis Lab at the University of Wisconsin-Stevens Point, which houses the Central Wisconsin Groundwater Center.

Endangered Resources Program: The DNR'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 WDNR 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 DNR'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 20 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. Contact the WDNR for further information.

Nonpoint Source Pollution Abatement Program: The DNR program that helps control nonpoint source pollution is the Targeted Runoff Management Grant Program (TRM). Grants from the TRM program reimburse costs for agricultural or urban runoff management practices in targeted, critical geographic areas with surface water or groundwater quality concerns. It includes individual grants for specific projects and small-scale watershed projects.

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.

Parks and Recreation Program: The DNR gets their 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 WDNR 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, private onsite wastewater treatment, 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 DNR 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 DNR'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 DNR 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.

Goals and Objectives

Goal 1: Preserve the Town's major agricultural, cultural and natural resources.

Objectives:

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 2 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. 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, or if the lot is preplanned, according to Langlade County Land Division code, the acreage may be reduced to 1 acre.
3. To lessen the impacts of potentially conflicting land uses located in close proximity to one another, buffers will be used to ensure incompatible land uses do not infringe upon each other. Examples of practical buffers include: erosion control measures such as edge-of-field vegetative strips, and transition zones (agricultural transition, urban-to-rural transition, forest transition, etc.).

4. The Conservancy District (C-1), Conservancy Buffer District (C-2) in the Langlade County Zoning Ordinance, and cluster development will be utilized to protect important or fragile environmental areas including navigable lakes and streams, shorelands, wetlands, drainage ways, floodways, steep slopes, and woodlands recognizing their value for flood control, wildlife habitat, protection of water quality, and in providing recreational opportunities.
5. Land use practices, such as Planned Residential Development (cluster development), which protect air, land, and water quality, as well as the scenic value of the Town will be encouraged or required where possible.
6. Promote and support agricultural practices that protect and/or enhance the environment.
7. The Town will work with the City to determine the best way to protect groundwater for both the City and the Town.
8. The Town will take the lead in developing an update history of the Town of Antigo by coordinating with the Langlade County Historical Society.

Goal 2: Preserve the prime farmland in the Town as identified in the Langlade County Farmland Preservation Plan for long-term farm use and maintain agriculture as an important economic activity and way-of-life.

Objectives:

1. 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 farming operations, etc.
2. Discourage the unnecessary conversion of prime agricultural lands through the use of zoning. Nonfarm development will be directed to those areas specifically designated for said use.

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:

1. Expansion of existing non-metallic mining operations or development of new sites should be allowed only on lands adjacent to existing sites, where the expansion will not conflict with other preexisting development.
2. Reclamation of non-metallic mining sites should conform to the land use plan map in regard to the reclaimed use. The Town will work with Langlade County to ensure adequate reclamation of sites.
3. The Town recognizes the probable need for further expansion and development of non-metallic mining operations in the future.

Chapter Three

Housing

Housing characteristics and trends are an important component of a comprehensive plan. The physical location of housing determines the need of many public services and facilities.

Understanding dynamics in the market likely to affect housing development in the future provides a basis for the formulation of policy to coordinate transportation facility maintenance.

Previous Plans and Studies

Wisconsin State Consolidated Housing Plan

The Consolidated Housing Plan is required by the Department of Housing and Urban Development (HUD) in the application process required of the State in accessing formula program fund of Small Cities Community Development Block Grants (CDBG), HOME Investment Partnerships, Emergency Shelter Grants, and Housing Opportunities for Persons with AIDS. “The Consolidated Plan provides the framework for a planning process used by States and localities to identify housing, homeless, community, and economic development needs and resources, and to tailor a strategic plan for meeting those needs.”

Regional Livability Plan

The 2015 Regional Livability Plan (RLP), written by the North Central Wisconsin Regional Planning Commission, addresses issues of livability in the areas of housing, transportation, economic development, and land use. The RLP identifies a number of issues affecting community livability related to housing:

- an aging population,
- smaller household sizes,
- a lack of housing options, and
- an increase in housing costs related to incomes.

Housing Inventory

Housing Units Change

The 2010 Census showed that the Town of Antigo had 617 housing units. 580, or 94 percent, of these units are occupied as displayed in **Table 3.1**. The Town had an average household size of 2.43 persons. About 22% of all households were classified as being “1 person households”. Approximately 33% of Town households had a householder 65 years or older. Roughly nine percent, or 54 units, of all occupied housing units were rental units.

Table 3.1: Housing Characteristics, 2010

	Antigo	Langlade County	Wisconsin
Total Housing Units	617	12,360	2,624,358
Total Occupied Housing Units	580	8,587	2,279,768
Owner Occupied Units	526	6,561	1,551,558
Renter Occupied Units	54	2,026	1,082,099
% Owner Occupied	94.0%	76.4%	68.1%
% 1 Person Households	21.9%	29.0%	28.2%
% With Householder 65 years or older	33.3%	30.4%	22.3%

Source: American Community Survey

Changes in Housing Stock

Table 3.2 notes changes in the housing stock between 2000 and 2010 according to the American Community Survey. Note that while the U.S. Census counted 617 housing units in 2010, the American Community Survey estimated 573. Total housing units have decreased by 7 units while the number of occupied housing units decreased by 8 during this time. Vacancy rose from 5.2 percent in 2000 to 7.9 percent in 2010. The number of housing units for seasonal or recreational use increased by 21 units. The number of single family homes increased by 57, or 16 percent. The number of multifamily housing units increased to 3 in 2010, but dropped back down to 0 in 2015.

Table 3.2: Changes in Housing Stock

Characteristics	2000	2010	2015	2000-2010 Net Change	2000-2010 % Change
Total Housing Units	580	573	621	-7	-1.2%
Occupied Housing Units (Households)	550	528	606	-22	-4.0%
Vacancy %	5.2%	7.9%	2.4%	2.7%	52.8%
Owner Occupied Housing Units	493	485	552	-8	-1.6%
Renter Occupied Housing Units	57	43	54	-14	-24.6%

Owner Occupied Housing Units as percent of Total	89.6%	91.9%	91.1%	2.3%	2.5%
Number of Homes for Seasonal/Rec Use	12	33	21	21	175.0%
Number of Single Family Homes	539	522	597	-17	-3.2%
Detached	537	522	586	-15	-2.8%
Attached	2	0	11	-2	-100.0%
Number of Duplexes	29	15	3	-14	-48.3%
Multi-Family Units 3-9 Units	0	3	0	3	0.0%
Multi-Family Units 10+	0	0	0	0	0.0%

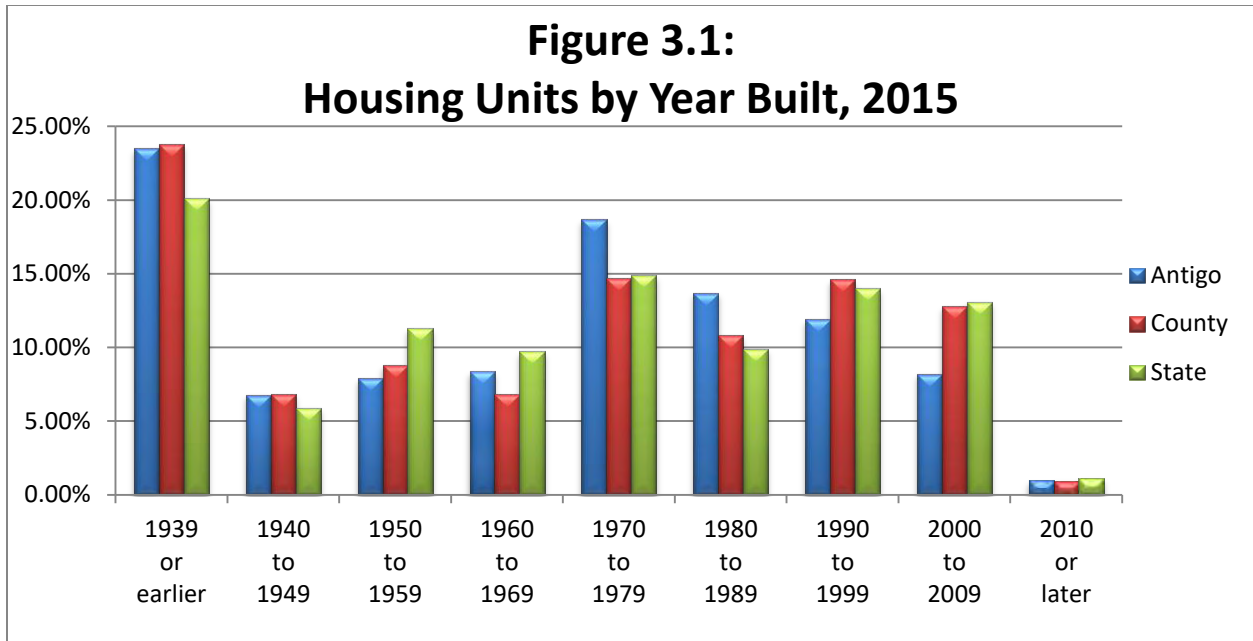
Source: U.S. Census 2000, American Community Survey

Differences in U.S. Census Data and American Community Survey Data can be partially explained by their data collection methods. While the U.S. Census is conducted as a “specific point in time” estimate, American Community Survey is collected as a time period estimate, meaning that the survey is issued to a much smaller sample on a monthly basis and data is pooled into 5-year periods. American Community Survey data is published by the U.S. Census Bureau at a 90% confidence interval, meaning that random samples should contain the true range of values 90% of the time, because of this, the decennial U.S. Census is generally accepted as more accurate than the American Community Survey.

Housing Age

The age of a community’s housing stock typically reflects several important factors including size, offered amenities, and overall maintenance costs. Age of the home often also reflects different regional and national trends in housing development. Housing predating the 1940s, for example, was typically smaller and built on smaller lots. In subsequent decades, both average lot and home sizes have increased. For example, average homes constructed in the later part of the pervious century and the first decade of the millennium are typically much larger than housing built in previous decades. This can be seen in both the rural and more urban environments of Langlade County. Additional bedrooms, bathrooms, and attached garage space are among the amenities found in newer housing units.

Figure 3.1 displays the percentages of the housing stock by the decade in which they were built. In the Town of Antigo, data shows that significant portions of the local housing stock were built prior to 1939 and in the 1970s. Houses built in 1990 and after account for approximately 21% of the total housing stock. That was lower than the overall percentages for the County (28%) and the State (28%).



Housing Values

Median Value

Table 3.3 shows home value statistics for the community, County and State. These statistics only reflected the values of owner-occupied houses in the community. In 2000, the median house value was \$85,000, an amount that was \$17,000 more than the median house values in Langlade County as a whole. When adjusted for inflation, the median house value in 2000 for the Town of Antigo was \$107,635 and \$86,108 in Langlade County, as shown in **Table 3.4**. In 2010, the median house value for Antigo was \$129,500, and there was a \$22,000 gap between the Town and the County. This was also a 20.4 percent increase in home values when adjusted for inflation. In comparison, household incomes in the Town decreased 12.5 percent during the same period. Median house values are projected to decrease in the Town of Antigo to a value of \$122,300 in 2015, and to \$112,516 when adjusted for inflation. Both Langlade County and Wisconsin as a whole are also estimated to see a decrease in median home value when adjusted for inflation in 2015 as well.

Table 3.3: Median House Value				
Civil Division	2000	2010	2015	Percent Change
Antigo	\$85,000	\$129,500	\$122,300	43.9%
Langlade County	\$68,000	\$107,500	\$109,700	61.3%
Wisconsin	\$112,200	\$169,000	\$165,800	47.8%

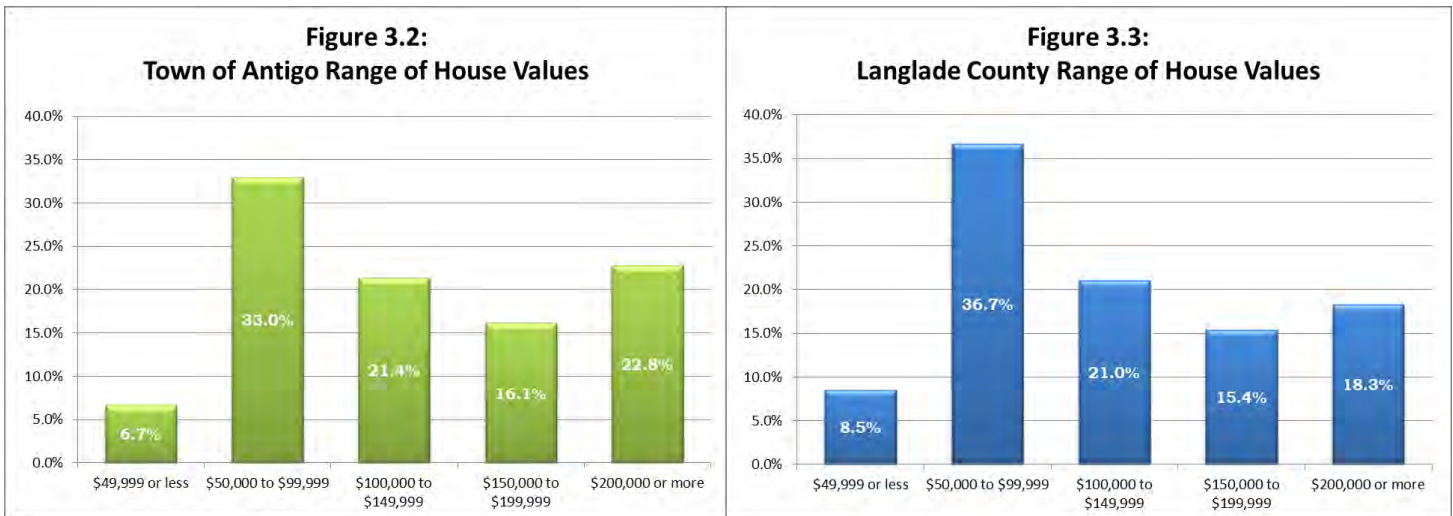
Table 3.4: Median House Value Adjusted for Inflation

Antigo	\$107,635	\$129,500	\$112,516	4.5%
Lanlade County	\$86,108	\$107,500	\$100,924	17.2%
Wisconsin	\$142,078	\$169,000	\$152,536	7.4%

Source: U.S. Census, American Community Survey

Range of Values

The following figures show the distribution of housing values that existed in the Town of Antigo and Lanlade County in 2015. Range of house values in Antigo were similar to that of Lanlade County, with the highest percentage of houses falling in the \$50,000 to \$99,999 range for both the town and county. In 2015, 6.7 percent of houses were valued at \$49,999 or less in Antigo, compared to 8.5 percent in Lanlade County. Approximately 22.8 percent of Antigo houses were valued at \$200,000 or more, compared to 18.3 percent of Lanlade County houses being valued at \$200,000 or more.



Monthly Housing Costs

Table 3.5 displays the monthly housing costs by tenure. The median monthly housing costs for home owners with a mortgage in the Town of Antigo were higher than Lanlade County, and lower than Wisconsin in 2015. This is unsurprising, given that the median house value was higher than the county and lower than the state. Monthly housing costs for those homeowners without a mortgage were similar to the County and over \$100 lower than the State. The median contract rent is the rent that is asked by the landlord. The median gross rent includes other monthly costs, such as utilities.

Table 3.5: Median Monthly Housing Costs by Tenure, 2015

Civil Division	Median Selected Monthly Owner Costs			Median Selected Monthly Renter Costs	
	With Mortgage	Without Mortgage	Combined 30%+*	Median Gross Rent	30%+*
Antigo	\$1,080	\$395	16.9%	\$813	59.5%
Langlade County	\$1,019	\$415	24.0%	\$597	56.1%
Wisconsin	\$1,402	\$532	24.2%	\$776	47.5%

Source: American Community Survey
30%+*: Percentage of households spending more than 30% of monthly income on housing

In comparison with Langlade County and Wisconsin as a whole, Antigo had the lowest percentage of homeowners who were paying more than 30% of their monthly income on housing, and the highest percentage of renters who were paying more than 30% of their monthly income on rent. Among surrounding towns, only the Town of Ackley had a lower percentage of homeowners who spend more than 30 percent of their monthly income on housing than Antigo.

Housing Affordability

Several factors impact the varied levels of housing affordability in Langlade County. These factors include rent and mortgage payments, maintenance expenses, lot size, and required or desired amenities for the home. Household size and income are also key factors contributing to what housing options are available and accessible to residents.

The U.S. Department of Housing and Urban Development (HUD) recommends that rental-housing costs not exceed 30% of the monthly income. Those households that are spending more than this on housing costs are considered to be cost burdened. HUD also indicates that mortgage lenders are more willing to make loans if the scheduled mortgage payment is less than 29% of the monthly household income. **Table 3.6** displays the percentages of cost burdened households in Antigo, Langlade County, and Wisconsin in 2015. The percentage of households in the Town of Antigo that pay more than 30% of their income on housing costs, 19.5 percent, is less than that of the County (30.6%) and State (46.0%) among owner and renter-occupied households.

Table 3.6: Cost Burdened Households, 2015

Civil Division	Owners w/ Mortgage	Owners w/o Mortgage	Combined Homeowner	Renters	Overall
Antigo	23.1%	7.9%	16.9%	59.5%	19.5%
Langlade County	29.7%	16.1%	24.0%	56.1%	30.6%
Wisconsin	29.0%	15.5%	24.2%	47.5%	46.0%

Source: American Community Survey

Renters were more likely to be cost burdened in 2015 than homeowners in the Town. The percentage of renters that were cost burdened was remarkably high at just under 60 percent. Generally renters have lower incomes and are more likely to be cost burdened, as the averages in the county and the state showed.

Special Housing

Senior Housing

In Langlade County, housing for seniors and populations with special needs is primarily provided in the urbanized areas in and around Antigo. The Langlade County Aging and Disability Resource Center, the Wisconsin Department of Health and Family Services, and the Langlade County United Way all maintain a list of these housing options throughout the county. As the number of elderly persons increases in the coming years, there will most likely be an increased need for these types of housing options. This trend will be seen throughout Langlade County, the State of Wisconsin, and the Nation.

The senior housing needs in Langlade County are met in several areas throughout the County. The unincorporated community of Phlox, located in the Town of Norwood, is home to the Debroux Adult Family Home, which can serve up to 4 residents. The City of Antigo is home to the Eastview Medical and Rehabilitation Center, Aspirus Langlade Adult Day Center, Assisted Living at the Log Cabin, Our Special Family, Pine Meadow Residential Care Apartment Complex, Care Partners Assisted Living Antigo, Evergreen Terrace, and Rosalia Gardens. Residents within Langlade County are generally limited to the Antigo area within the County or nearby cities from other counties such as Wausau, Merrill, Tomahawk, Rhinelander, or Crandon for their senior housing needs.

Assistance Programs

Below is a listing of some of the major programs utilized. Each year new programs are available.

Local Program

Antigo Housing Authority (AHA):

Founded in 1967, the Antigo Housing Authority offers affordable housing opportunities in the City of Antigo and throughout Langlade County. The AHA offers more than 330 apartments in 12 locations to singles, families, the elderly and the disabled population. The AHA also provides multi-family property management services and hosts a Section 8 Housing Choice Voucher Program.

Regional Program

Newcap, Inc.:

Founded in 1965 and based in Shawano, Newcap operates 29 community action programs on behalf of ten counties across northeastern Wisconsin, including Langlade. Newcap manages affordable rental properties throughout their region that fall within certain thresholds below county median income guidelines.

State Programs

Wisconsin Department of Administration:

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

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

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

Federal Programs

USDA-RD:

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

Section 502 Mutual Self-Help Housing Loans are designed to help very-low-income households construct their own homes. Targeted families include those

who cannot buy affordable housing through conventional means. Participating families perform approximately 65 percent of the construction under qualified supervision.

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

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

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

Department of Housing and Urban Development (HUD):

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

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

Housing Trends

- The 2010 Census showed that the Town of Antigo had 617 house units. 580 units were occupied. 526 of these units are owner-occupied.
- Between 2000 and 2010, total housing units have increased by 37 while the number of occupied housing units rose by 30. Vacancy rose from 5.2% to 7.9% during this same time.
- According the America Community Survey, there has been very little increase in the housing stock from the 2010 Census total and significant increase from the 2010 American Community Survey total.

- According to American Community Survey, 96.8 percent of the community’s housing stock is classified as being single family homes in 2015.

Goals and Objectives

Goal 1: Promote development of housing for residents of the Town and provide housing choices that address the needs of the aging and retirement populations.

Objectives:

1. The Town will designate adequate areas and direct residential development to areas designated on its Future Land Use Plan Map (adjacent to City and east side hills). 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 Americans With Disabilities Act accessible housing.
3. The Town will encourage a two (2) 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, including duplexes and multi-family, (down to minimum in County zoning district) where it is compatible with existing development patterns per the Land Use and Implementation Elements of this Plan.

Goal 2: Maintain and rehabilitate the existing housing stock as appropriate.

Objectives:

1. The Town will promote, via this Plan, programs to assist residents in maintaining or rehabilitating existing housing units.
2. The Town will pursue state/federal programs like the Community Development Block Grant (CDBG), Low-Income Housing Tax Credit

(LIHTC), Homeownership Direct Loan Program, HOME Investment Partnership Program, Newcap, and the Antigo Housing Authority to assist property owners.

Goal 3: Encourage home owners to maintain safe and healthy home environments.

Objectives:

1. The Town will promote testing of well water through the UW-Central Wisconsin Groundwater Center (contact Langlade County Land Records and Regulations Department for more information).
2. The Town will promote regular maintenance and/or pumping of private onsite wastewater treatment systems (POWTS) and proper abandonment of old and/or failing POWTS.
3. The Town will promote testing of homes for radon gas and encourage installation of systems to reduce and/or mitigate concentrations of radon in homes.

Chapter Four

Transportation

Transportation is necessary for the effective movement of people and goods within and with connections outside of the Town. Transportation is also critical to development and land use. This chapter provides an inventory of the existing transportation facilities and services within the Town.

Transportation is a crucial component of livability and provides a basis for the formulation of policy to coordinate transportation facilities with a sustainable pattern of development. The existing network needs to be coordinated to maximize efficiency for the overall system. The connection between home and work is an important part of any transportation system. A range of transportation alternatives should be supported, including walkability wherever possible.

Previous Plans and Studies

Regional Livability Plan

The 2015 Regional Livability Plan (RLP), written by the North Central Wisconsin Regional Planning Commission, addresses issues of livability in the areas of housing, transportation, economic development, and land use. The RLP identifies three major transportation issues.

- Modes of Transportation to Work – The region’s workforce is extremely dependent on the automobile. In 2012, over 80 percent of the region’s workforce drove alone to work on a daily basis. Another 10 percent carpooled, leaving less than 10 percent for the non-automobile methods such as walking, biking, and using transit. The average commute time in Langlade County, was 19.1 minutes.
- Age of Drivers in the Region – The region is seeing a change in the number of licensed drivers by age groups. Between 2004 and 2013, the region saw a 20 percent decrease in the number of drivers age 17 and age 19. During the same years, the region also had a 20 percent increase in drivers over age 65. These changes mean communities will have a need for multimodal options for the younger ages and options to increase safety as drivers age.
- Transportation Maintenance Cost – It is expensive to maintain the transportation infrastructure in the region. The current reliance on fuel tax and registration fees is inadequate, unstable, and may soon be outmoded. The inability to fund improvements and maintenance on transportation infrastructure will impact the ability to transport goods and provide safe, reliable, and efficient roads.

Connections 2030

This is Wisconsin's latest long-range, statewide, multimodal transportation plan. It identifies a series of system-level priority corridors that are critical to Wisconsin's travel patterns and the state economy.

Regional Bicycle and Pedestrian Plan

This 2017 plan is a region-wide effort to improve bicycling and walking across the communities. The plan assesses existing conditions related to bicycling and walking, identifying other potential trail and route user groups, identifying routes and describing policies and programs to assist local governments in improving bicycling and walking to promote connectivity between communities and destinations throughout north central Wisconsin.

Road Network

The system of connected roads and highways form the physical network for the community. Not only is the road network important for transportation, but within the right-of-way is where various public infrastructure is located.

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 Antigo. Truck routes are discussed at the end of this section, under Trucking.

The highway system within the Town of Antigo is a network of federal, state and county highways together with various local roads and streets, see **Map 6: Transportation**. The jurisdictional breakdown is shown in **Table 4.1**.

Table 4.1: Road Mileage by Jurisdictional and Functional Class				
Jurisdiction	Functional Classification			Totals
	Arterial	Collector	Local	
Federal	3.24	0.00	0.00	3.24
State	4.27	5.98	0.00	11.59
County	0.00	8.33	9.97	18.30
Town	0.00	1.04	39.48	40.52
Other*	0.00	0.00	0.00	0.00
Totals	7.51	15.35	49.45	72.31

Source: WisDOT & NCWRPC

Road Maintenance

The Town of Antigo uses the Pavement Surface Evaluation Rating (PASER) system, which was designed by the Transportation Information Center of the University of Wisconsin-Madison, is the rating system used by most Wisconsin communities. PASER rates road surfaces on a scale of 1 to 10. This scale is broken down as follows:

- “1” and “2” = very poor condition
- “3” = poor condition
- “4” and “5” = fair condition
- “6” and “7” = good condition
- “8” = very good condition
- “9” and “10” = excellent condition

Table 4.2 shows a summary of pavement conditions in the Town of Antigo. Roads exhibiting a surface condition rating at or below “fair” must be examined to determine what type of reconstruction or strengthening is necessary. The roads that display a surface rating of “good” or better will only require minimal preventative maintenance to promote safe travel conditions.

Table 4.2: Summary of Pavement Conditions, 2017

Surface Type	Miles
Unimproved	0.00
Sealcoat or Gravel Road	2.73
Asphalt and Concrete	55.73
Surface Condition Rating	Miles
Very Poor	1.15
Poor	0.97
Fair	13.77
Good	34.25
Very Good	3.07
Excellent	5.26
Total	58.47

Source: WisDOT, 2017

The Town of Antigo is served by U.S. Highway 45, which is the Town (and County's) primary traffic artery running north-south through the Town. The federal government delegates operation and maintenance of U.S. highways to the state Department of Transportation. USH 45 is designated a Corridors 2030 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 from 5,900 vehicles per day in 2009 to 6,300 vehicles per day in 2015.

Corridors 2030 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 2030 system.



Development on USH 45, north of City.

State trunk highways serving the Town include STHs 47, 52 and 64. STH 47 runs concurrent with USH 45 within the Town. STH 52 runs a winding northeast - southwest course through the Town, linking the Antigo area with the Carter (Potawatomi Casino), Laona, Wabeno area of Forest County. STH 52 intersects and joins STH 64 in the Town near the Langlade County Airport. STH 64 is the primary east-west traffic artery serving the Town. STH 64 links the City of Merrill to the west, the Village of White Lake and ultimately the City of Marinette (and Menominee, MI) to the east.

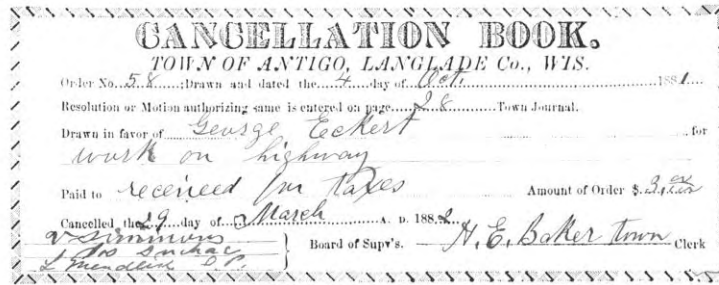
STH 52 carries very low traffic volumes. WisDOT has transferred jurisdiction of the portion of STH 52 south of STH 64 to the Town and co-aligned with STH 64. From 2009 to 2015, traffic on this section of road, now North Langlade Road, remained at 2,500 vehicles per day, making it one of the Town's busier roads. Some of that volume was probably STH 64 through traffic attempting to shortcut or "bypass"; however, much of the traffic is presumably local and will continue particularly trips between the City and the northeast Langlade County rural areas.

Traffic on STH 64 east of the City Limits was 3,400 vehicles per day in 2015.

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 AA, BB, F, I, N, V, X and Y.

Traffic on County highways in the Town has increased, but to a lesser degree than on the federal/state roads. Traffic on CTH F near the eastern border of

the Town was reported to be 790 vehicles per day in 2009. Interestingly, traffic counts on CTH F near the City were nearly the same, 1,300 vehicles per day, in 2009 and 1,200 in 2015. Traffic across CTH Y was reported to be about 810 vehicles per day west of USH 45 and about 880 vehicles per day east of USH 45 in 2009.



Payment for roadwork from Town's original receipt book.

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. A 2002 count on Forrest Road just east of the CTH AA and Y intersection showed 1,200 vehicles per day. There was no count at this location in 1993. North Avenue experienced about a 14% increase in traffic volume from 720 vehicles per day in 1993 to 820 in 2002, and on 10th Avenue, traffic increased substantially from 620 vehicles per day in 1993 to 1,100 in 2002, a 77% increase. Traffic is increasing on Town Roads at least in proximity to the City.

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 with the urban classes applicable to the City of Antigo.

The Town of Antigo has two highways classified as an arterial with USH 45 classified as a Principle Arterial, and STH 64 classified as a Minor Arterial. STH 52 is a Major Collector north of STH 64. Minor Collectors include CTHs AA, F, and Y from AA to the City Limits. The remainder of roads within the Town are classified Local.

Trucking

USH 45 and STH 64 are the principal truck routes within the Town as designated by WisDOT. This corresponds with their role as Corridors 2030 connecting routes, linking to the Backbone highway system and facilitating the movement of goods between the Antigo area and the rest of the state/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.

Transit and Transportation Facilities for the Disabled

Intra-community transportation services include public taxi options and transit service for specific populations, as well as added service to Aspirus Langlade Hospital in 2017. Menominee Regional Public Transit offers a Red Robin bus service throughout Langlade County. The Menominee Regional Public Transit also provides ADA Para-Transit Service which pick-ups and discharges passengers at the curb in front of their origin and destination. North Central Caravans LLC also provides non-emergency medical transport.

The nearest intercity bus access is available in downtown Wausau or in Wittenberg, both provided by Jefferson Lines and Lamers Bus Lines to Minneapolis, Green Bay, Madison and Milwaukee.

Bicycle and Walking

Langlade County adopted a new Bicycle and Pedestrian Plan in 2018 with assistance from the North Central Wisconsin Regional Planning Commission. This plan established a number of scenic, on-road bicycle routes throughout the County. Recommendation 16 of the Bicycle and Pedestrian plan is to begin active planning and dialogue establish an off-road trail between Elcho and Antigo, with a portion of the proposed off-road trail running through the Town of Antigo.

The Town of Antigo contains portions of three separate bike routes: Antigo Connecting Routes, Moose Lake Route and Phlox Pond Route. The Antigo Connecting Routes are various routes that link the City of Antigo to the various scenic routes. Roads within the Town of Antigo included in the Antigo Connecting Routes are portions of Star Neva Road, Pioneer Road, CTH N, North Avenue and CTH Y. Portions of CTH Y, Forrest Avenue and Parkway Road are

included in the Phlox Pond Route. CTHs AA and Y make up portions of the Moose Lake Route.

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 on town roads includes repair of potholes, cracksealing 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.

Railroads

There is no rail service in proximity to the Antigo area. Shipments needing rail service would have to be trucked to nearby cities with rail access such as Merrill, Rhinelander or Wausau.

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. General Utility airports are 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 feet.



Terminal Building at Langlade County Airport.

Total aviation operations (take-offs and landings) at the Langlade County airport are projected to remain stable around 13,500 per year. The airport is served by Antigo Air, LCC, a full service fixed-base operator. The airport has approximately 22 based aircraft and includes two runways and a variety of hangars and associated facilities.

Goals, Objectives, and Policies

Goal 1: Support and maintain a safe and efficient road system in the Town.

Objectives:

1. Land uses that generate heavy traffic will be avoided on local roads that have not been constructed or upgraded for such use.
2. Existing roads will continue to be inspected through PASER or another similar system and upgraded to maintain a high quality roadway system, in cooperation with the Langlade County Highway Department.
3. Roadway access will be better spaced along the existing Town road network to increase safety and preserve capacity.
4. Future road locations, extensions or connections will be considered when reviewing development plans and proposals.
5. Continue to maintain and replace street signage for highest visibility.
6. All Town roads must accommodate access requirements for emergency services (fire, EMS, ambulance, etc.) as well as school bus and snowplow.
7. Support Wisconsin Department of Transportation efforts to maintain and/or upgrade State Highway 52.
8. Work with Langlade County and City of Antigo to develop an airport land use ordinance under s.114.135 and 114.136 Wis. Stats. to protect the long term public investment in the airport and ensure compatible land uses adjacent to the airport property.

Goal 2: Promote and support a multimodal transportation system.

Objectives and Policies:

1. Work with the public and private partnerships to increase non-motorized transportation alternatives.
2. Consider options to tie non-motorized transportation routes to neighboring communities,

- a. Utilize proposed routes and recommendations from the 2018 North Central Wisconsin Regional Bicycle and Pedestrian Plan and the 2018 Langlade County Bicycle and Pedestrian Plan.
 - b. Provide appropriate bicycle and pedestrian infrastructure on arterial and collector roads, based on volume and speed of traffic and the connectivity value of the road.
 - c. Accommodate bicycles and pedestrians with road maintenance, construction and reconstruction projects by considering expected volume of traffic, amount of truck traffic, and potential bicycle and pedestrian traffic to determine the type of accommodations.
3. Work with the Langlade County Department on Aging to ensure public transportation options meet the needs of the aging population.

Chapter Five

Utilities and Community Facilities

This section describes the existing conditions and issues relative to the utilities available to the Town of Antigo including sewage disposal, water supply, power supply, and telecommunication facilities and services. It also describes existing conditions with regard to surface water management. **Map 7: Community Facilities** shows public facilities and utilities within the Town.

Previous Plans and Studies

Langlade County All Hazard Mitigation Plan

This document examines general conditions, including an inventory of utilities, community facilities and emergency services, throughout the county. Risk assessment is at the heart of the All-Hazards Mitigation program. In order to mitigate the risks, it's necessary to assess their relative importance. The report looks at a series of mostly weather-related disasters; how they have affected the county in the past and how future instances are likely to affect the county and how local government should respond to such occurrences. The report concludes with suggested mitigation measures that might be taken by local governments to reduce the risk from the identified hazards. Counties and incorporated municipalities are required to adopt such plans with updates every five years, and the Langlade County program includes the Town. This plan was updated in 2013.

Inventory & Trends

Utilities and community facilities provided by the Town of Antigo or by other public or private entities are inventoried and evaluated as to their present condition and adequacy to meet the current and future needs of the Town.

Public Utilities

Water

The Town of Antigo has no public water supply system or sanitary sewer service. The adjacent City of Antigo has these systems to serve areas within its corporate limits and has a policy of not providing such service to outside areas without annexation. The City does have plans to extend water lines into and through the Town in order to complete some main loops intended to improve

their system. While no extension of service or annexation is planned in conjunction with these projects, some fear that it will facilitate future annexations.

One of the municipal wells that supply the City with water are located northeast of the City within the Town. The City does not offer Town residents access to these wells unless annexation occurs. The City has a new south wellfield that would be in or in very close proximity to the Town near Northcentral Technical College. The majority of the recharge area for these wells lies within the Town.

For the Town, itself, water supply is via 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 known classified as "high capacity" wells. These wells are primarily irrigation wells resulting from the agricultural nature of Town. Department of Natural Resources records indicate that there are approximately 62 high capacity wells located within the Town.

Wastewater

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

The Town does have an inactive sanitary district covering an area adjacent to the City. Although the district was established some time ago, it has remained inactive. A map of the district boundaries is on file at the Town Hall. Originally formed under the notion that service could be purchased from the City, the City's position has since been that of no service without annexation. The Town has been contemplating letting the district lapse to protect against any possible legal liability. Should a district become necessary in the future, the Town could formulate a new district at that time.

Stormwater

Stormwater management has been an issue in the Antigo area. Flooding and drainage issues are particularly problematic on the north side of the City, which happens to be an urbanizing commercial area. Stormwater management practices are put in place to do two things: 1) reduce the rate and/or volume of water and 2) remove pollutants from runoff. In an effort to combat issues associated with stormwater, Town roads are overtopped in this area, which alleviates flooding damage to structures.

Solid Waste and Recycling Facilities

Private haulers provide "curbside" pick up of garbage and recycling for residents in the Town of Antigo. Household trash, appliances, furniture, electronics, old tires, and non-hazardous garbage are accepted at B&B Containers in the Town of Antigo. There is also a Waste Management Facility located in the City of Antigo. The Town has contracted with a private company for residents to drop-off unwanted brush and mulch.

Private Utilities

Natural Gas and Electrical Service

Electrical service is provided by Wisconsin Public Service Corporation. City Gas Company of Antigo and the Wisconsin Public Service Corporation provide natural gas service for the Town of Antigo.

Telecommunications

Telephone service is provided by Verizon. The service has digital switches, links to fiber optics and digital microwave network. The closest cellular communications tower is located within the City of Antigo.

Cable television service is provided by Spectrum Communications, which is developing limited internet service. Telephone service in the Town of Antigo is provided by Verizon. There are numerous cell phone providers available to Town residents as well. The nearest cell tower to the Town is located on the border of the Town and the City of Antigo.

Wireless broadband for the Town is provided by 11 different providers, with Frontier North, Inc., Spectrum Communications, and Fiber of Wittenberg being the largest providers. Advertised download speeds within the Town can reach as high as 100 Mbps, while most areas of the Town receive advertised download speeds somewhere between 0 and 25 Mbps.

Recreational Facilities

Park or Park-like facilities within the Town of Antigo include the playground at Spring Valley Elementary School and the ball fields near the Northcentral Technical College. The Langlade County segment of the Ice Age National Trail is currently under development. The path is not yet established but could lie in or near the Town.

The Antigo area, primarily within the City, has approximately 18 regulated child care providers: six child care centers, 11 state licensed family providers and four county certified family providers.

The Town is within the Unified School District of Antigo. At the start of the 2018-2019 school year there were 9 schools including two private schools. One of the District's elementary schools, Spring Valley Elementary School, is located within the Town of Antigo and is scheduled to close after the 2018-2019 school year. The District recently closed two schools including a kindergarten and one elementary school. The Northcentral Technical College Antigo campus is in the City.

The Antigo Public Library is jointly funded by the City and Langlade County. Membership is open to all county residents.

Public Safety

Law Enforcement

Law enforcement for the Town of Antigo is provided by the Langlade County Sheriff's Office (LGSO). LGSO provides law enforcement to all of Langlade County and the City of Antigo Police Department covers the City of Antigo. The LGSO is directed by the Sheriff and 17 law enforcement personnel for a total of 18 sworn Law Enforcement Officers.

Fire Department

The Town is serviced by the Town of Antigo Volunteer Fire Department, which also covers the Polar and Price townships. The Town of Antigo Volunteer Fire Department is comprised of two stations, one located at the intersection of Highway 64 and 52 by the Langlade County Airport and the other in the Town of Polar on Highway 64 which is connected to the Polar Town Hall. The Polar station is owned by Polar along with two trucks and equipment. The Town of Antigo Fire Department currently has approximately 25 volunteers which is down from 10 years ago when there were more than 40. This is a growing trend in the volunteer emergency services arena and many volunteer departments are struggling to find personnel. The fire department also provides a First Responder Program to augment the EMS transport system. The First Responders program provided by the Town of Antigo Fire Department also struggles with qualified personnel which had 10 people and now only has 2.

Town of Antigo Fire Department currently has an ISO insurance rating of 6/10 for its fire protection service. ISO's fire protection insurance is rated on a scale of one to ten, with one representing the best protection and 10 representing an essentially unprotected community. Part of the recent upgrade in the ISO rating is because of an automatic aid agreement that Town of Antigo Fire has

with Langlade Rural Fire Control. This agreement dispatches Town of Antigo Fire and Rural Fire Control at the same time if there is a structure fire.

The three townships (Antigo, Polar & Price) have created a committee comprised of one member from each town board and members of the fire department officers. This committee meets on an as needed basis and provides communications between the fire department and town boards along with helping to meet the vision of the fire department. Currently the “3 Township Committee” is working to implement the Service Award Program (SAP) administered by the State of Wisconsin which helps with recruitment and retention of volunteer emergency personnel. The SAP is similar to a retirement program which provides an earned sum of money after a set number of years of service and age of the volunteer.

The Town of Antigo Fire Department is part of the Mutual Aid Box Alarm System (MABAS) of Langlade County, Division 147. The MABAS includes all the fire departments in Langlade County and majority of Wisconsin and parts of Illinois. The MABAS includes preplanned “Box Cards” that each department builds in the event of a larger emergency for the respective department’s coverage area. With the MABAS, Division 147 can request mutual aid from any other participating MABAS Division in Wisconsin and Illinois.

Emergency Medical Services

Emergency Medical Services (EMS) is provided by the City of Antigo Fire Department. The City of Antigo Fire Department provides EMS transport to 14 municipalities to include the townships of Ackley, Antigo, Evergreen, Neva, Rolling, Peck, Price, Polar, Summit, Upham, Vilas, Wolf River, Village of White Lake and City of Antigo. The Paramedic ambulance service has four advanced life support ambulances and majority of the personnel are certified Critical Care Paramedics.

E-911 Communication Center

Langlade County Sheriff’s Office (LGSO) oversees the 911 communication center and provides E-911 dispatch for all law enforcement, fire and EMS agencies in Langlade County.

Health Care

The closest hospital to the Town of Antigo is Aspirus Langlade Hospital (formerly Langlade Memorial Hospital). Aspirus Langlade Hospital is a Critical Access Hospital providing emergency patient treatment and

stabilization. Should further medical care be needed, those services may be provided by Aspirus Langlade Hospital or their partner, Aspirus Wausau Hospital – a comprehensive health care center.

Other health care facilities near the Town of Antigo include The Bay at Eastview Health and Rehabilitation Center, Langlade Health Care Center, Rosalia Gardens Assisted Living Center and Pine Meadow Retirement Community. Aspirus Health & Performance Center is a fitness/rehab facility open to the public for exercise and post-surgery rehab. This facility has attracted people of all ages for personal health and fitness.

Educational Facilities

Public Schools

The Town and surrounding area is served by the Unified School District of Antigo, which has six elementary schools, a middle school, and a high school. There were 5,957 students enrolled in the district during the 2013 to 2014 school year.

Higher Education

Northcentral Technical College-Antigo Campus, located in the City of Antigo, offers over 100 one- and two-year programs and certificates in business, technical, health and industrial fields. Approximately 2,300 full- and part-time students attend classes, although more than 16,000 people take at least one class annually across all NTC campuses.

The University of Wisconsin—Stevens Point Wausau Campus, located in the City of Wausau, offers lower level (freshman and sophomore) college classes, leading to a baccalaureate degree. Associate Degrees are offered in Arts & Sciences, and Bachelor's Degrees (through collaborative degree programs with UW Oshkosh and UW Stevens Point) are offered in Business Administration, General Studies, and Nursing. Enrollment averages around 800 students.

Parks

Local Parks and Recreation Facilities

Currently, the Town of Antigo has two parks, NTC Ballfield and Spring Valley Elementary School Playground.

County or State Parks, Forest and Trails

Several County, State, and Federal parks and recreation facilities are located within driving distance of the Town of Antigo. These include:

- **Chequamegon-Nicolet National Forest:** Located approximately 25 miles east of the Town of Antigo, the Chequamegon-Nicolet National Forest spans more than 1.5 million acres in Northern Wisconsin, with 31,000 acres in Langlade County. The Chequamegon-Nicolet National Forest provides visitors access to camping, hiking, mountain biking, cross-country skiing, hunting, and fishing. Visitors are also able to utilize many of the trails found within the forest for ATV's and snowmobiling.
- **Wolf River State Trail:** Starting in the Village of White Lake, the Wolf River State Trail spans 33 miles and runs north from the Village of White Lake to the City of Crandon. The trail is currently undergoing a 4-mile addition, located south of White Lake and to the Langlade County-Menominee County border. The Wolf River State Trail provides visitors access to the Chequamegon-Nicolet National Forest. This allows visitors plentiful opportunities for camping, hiking, cross-country skiing, mountain biking hunting, and fishing. The trail is also open for walking, biking, year-round ATV use, and snowmobiles.
- **City of Antigo Park System:** The City of Antigo current has 20 parks, comprising of over 83 acres of land. Notable parks within the city include: Antigo Lake Park, City Park, and Northern Natural Area, among others.
- **Ackley Wildlife Area:** Located approximately 12 miles west of the Town of Antigo, the Ackley Wildlife Area is over 27,000 acres in size. Ackley Wildlife Area provides visitors excellent opportunities for hunting and viewing waterfowl, as there are 27 waterfowl flowages combining for over 400 acres of prime waterfowl habitat. Ackley Wildlife Area also provides excellent hunting for other game species such as deer and grouse.
- **Peters Marsh State Wildlife Area:** Located approximately 10 miles north of the Town, the Peters Marsh State Wildlife Area is 1,687 acres in size. Peters Marsh State Wildlife Areas has access to over 10 miles of improved grass trails. The wildlife area provides visitors opportunities to view wildlife species including waterfowl, black bear, and deer among others.
- **Council Grounds State Park:** Located near Merrill, the Council Grounds State Park is approximately 30 miles west of the Town of Antigo. Council Grounds State Park contains nearly 4.5 miles of trails. The park offers visitors access to camping, hiking, swimming, boating/canoeing/kayaking, hunting, and fishing, as well as cross-country skiing and snowshoeing during the winter.
- **Mountain-Bay State Trail:** Starting near Wausau, the Mountain-Bay Trail is built on a former railroad right-of-way stretching 83 miles from the Village of Weston to Green Bay. It will eventually connect Rib Mountain with Green

Bay. A portion of the Trail is approximately 30 miles directly south of the Town in Shawano County.

- **Rib Mountain State Park:** Rib Mountain State Park is located within the Town of Rib Mountain. The park's main feature is Rib Mountain, which at 1,924 feet above sea level is one of the highest elevations in the State of Wisconsin. The park surrounds the mountain and has the following facilities: a picnic area with 65 tables, a camping area with 31 developed sites, 3 hiking trails, a nature trail, and a downhill skiing area with 12 runs.

Other Government Facilities

The local road system is the most significant public facility maintained by the Town and is covered in the Transportation Element. The Langlade County Airport is another major public facility also covered under the transportation element. The Town Hall is located adjacent to the Airport on Hwy 64 and also houses the Fire Department. The Town Hall serves as a meeting room available for Town residents use and includes a kitchen and restrooms. The Antigo/Langlade County Chamber of Commerce & Visitor Center is also located within the Town.

It is worth noting that there are questions surrounding what to do with the Spring Valley School facility if it ceases operations as an elementary school. Some uses of the facility to consider include a retirement center, an indoor recreational facility, conversion into office space or apartments, community shelter, warehouse facility, and a community event location.



Town Hall and Fire Department.

There are no cemeteries located within the Town, however, two major cemeteries are located adjacent to the Town in the City of Antigo: Queen of Peace Cemetery and Elmwood Cemetery.

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 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 Element of this plan.

Goals, Objectives, and Policies

GOAL 1: Provide adequate levels of utility and community facilities to meet the existing and future needs of Town residents.

Objectives and Policies:

1. Maintain provision of services at a high level.
 - a. Perform annual budget evaluations on public service funding.
2. Support and maintain existing community facilities.
 - a. Maintain the Town Hall as the seat of local government and community meeting hall.

- b. Encourage the development of park and recreational facilities including biking, walking, and hiking trails, and preservation of green space.
- 3. Protect the Town's water resources, including groundwater sources of potable water.
 - a. Encourage residents to conduct regular well testing to ensure safe water supply, a service offered by the Central Wisconsin Groundwater Center.

Chapter Six

Economic Development

The condition of the local economy directly influences local growth and development, and therefore must be considered when planning for a community's future. Employment patterns and economic trends generally occur on a regional scale. Oftentimes residents of one community work in another. Similarly changes in a major industry can impact jobs and growth far beyond the community where the business is physically located.

It is therefore important to understand a local community's economy in light of its regional context. The following section provides a brief overview of the economy in Langlade County, in terms of the economic environment, key economic sectors and the regional labor force and employment projections. A more specific description of the Town of Antigo includes employment trends, major local employers or industries, and where most residents of the Town of Antigo work. Potential economic development opportunities and/or issues regarding the local economy are also identified.

Previous Plans and Studies

Comprehensive Economic Development Strategy (CEDS)

Langlade County is one of ten counties included in the North Central Wisconsin Economic Development District as designated by the U.S. Department of Commerce, Economic Development Administration (EDA). The North Central Wisconsin Regional Planning Commission is the agency that is responsible for maintaining that federal designation. As part of maintaining that designation, the NCWRPC annually prepares a Comprehensive Economic Development Strategy (CEDS) report. The report serves to summarize and assess economic development activities of the past year and present new and modified program strategies for the upcoming year.

Key components from this regional level plan include an inventory of the physical geography of the Region and its resident population. Labor, income, and employment data are reviewed as well as an in-depth analysis of the economic status of the Region.

Regional Livability Plan

The 2015 Regional Livability Plan (RLP), written by the North Central Wisconsin Regional Planning Commission, addresses issues of livability in the

areas of housing, transportation, economic development, and land use. The RLP identifies three economic development issues:

Available Labor Force and Employment - Businesses need a workforce with the proper education to meet the demands of the changing job market. High labor needs combined with an older workforce preparing for retirement will result in a labor force shortage and inability to meet the workforce needs of area businesses. The future availability of a quality labor force is a major concern for the business community.

Living Wage - Over the past 10 years, the region's cost of living (i.e. home prices and rent) have increased faster than per capita and household incomes. Consequently, many working adults must seek public assistance and/or hold multiple jobs in order to meet the basic needs of their families. Occupations paying a living wage provide families resources for savings, investments, education, and the purchasing of goods which improves the local economy and increases the quality of life of the region's population.

Broadband - High-speed broadband connections are crucial for government services, healthcare, education, library systems, private businesses, and residents. Improving the region's telecommunication network can assist existing businesses, attract new businesses, and allow residents to access education opportunities.

Key Economic Sectors

Key sectors of a regional economy can be identified by size; by growth or decline in employment; by a concentration of the industry in the local area exceeding the national concentration. An industry that shows a higher concentration of employment than the national average is considered a "basic industry" and is identified by a technique called "Location Quotient" analysis. Basic industries are those sectors that export a product or service from the local community into the national or international economy. They are a critical part of the "economic engine" for a region, affecting the growth and health of many dependent sectors such as retail, transportation, construction, and local services.

In 2016, there were 7,414 jobs classified under 2-digit industry codes in Langlade County and 8,765 jobs total. **Table 6.1** shows employment by 2-digit industry code in Langlade County for 2011 and 2016. In 2016, the Manufacturing Industry (NAICS 31) was the largest employment sector with 1,378 workers. Retail Trade (NAICS 44) and Government (NAICS 90) were second and third with 1,348 and 999 workers respectively.

Table 6.1: Jobs by Industry-Laglade County

NAICS	Description	2011 Jobs	2016 Jobs	2011-2016 Change	2011-2016 % Change
11	Crop and Animal Production	411	410	-1	-0.24%
21	Mining, Quarrying, and Oil and Gas Extraction	27	16	-11	-40.74%
22	Utilities	18	17	-1	-5.56%
23	Construction	203	195	-8	-3.94%
31	Manufacturing	1,495	1,378	-117	-7.83%
42	Wholesale Trade	236	243	7	2.97%
44	Retail Trade	1,224	1,348	124	10.13%
48	Transportation and Warehousing	335	408	73	21.79%
51	Information	74	62	-12	-16.22%
52	Finance and Insurance	218	263	45	20.64%
53	Real Estate and Rental and Leasing	25	33	8	32.00%
54	Professional, Scientific, and Technical Services	108	126	18	16.67%
55	Management of Companies and Enterprises	24	23	-1	-4.17%
56	Administrative and Support	67	120	53	79.10%
61	Educational Services	3	40	37	1,233.33%
62	Health Care and Social Assistance	947	844	-103	-10.88%
71	Arts, Entertainment, and Recreation	53	64	11	20.75%
72	Accommodation and Food Services	715	632	-83	-11.61%
81	Other Services (except Public Administration)	221	193	-28	-12.67%
90	Government	1,017	999	-18	-1.77%
99	Unclassified Industry	0	0	0	0.00%
-	Total	7,421	7,414	-7	-0.09%

Source: Economic Modeling Specialists International, 2017

In terms of job growth, Educational Services (NAICS 61) was the fastest growing industry from 2011 with a growth rate 1233 percent, adding 37 jobs. This is a result of a small number of jobs in the industry. The Administrative and Support and Waste Management and Remediation Services industry (NAICS 56) was second, employing an additional 53 workers, a 79 percent increase. The third fastest industry was Real Estate and Rental and Leasing (NAICS 53) increasing 32 percent, or 8 workers. The Retail Trade (124 jobs), Transportation and Warehousing (73 jobs), and The Administrative and Support and Waste Management and Remediation Services (53 jobs) Industries

added the most jobs overall. Finance and Insurance came in fourth, adding 45 jobs.

It should be noted that the number of employees in certain sectors, particularly those workers engaged in Crop and Animal production, which includes forestry, may be understated because this information utilizes the Wisconsin Department of Workforce Development data; those who are self-employed or work in family businesses are not reflected in this data.

Eleven industries lost jobs from 2011 to 2016. The Manufacturing (NAICS 31) Industry lost 117 jobs, decreasing 7.8 percent. Health Care and Social Assistance (NAICS 62) decreased its employment by 10.8 percent, or 103 jobs. Accommodation and Food Services (NAICS 72) shrank by 83 jobs while Other Services (NAICS 81) lost 28 jobs. The Government (NAICS 90) Industry lost 18 jobs, the Information (NAICS 51) Industry lost 12 jobs, and the Mining, Quarrying, and Oil and Gas Extraction (NAICS 21) Industry lost 11 jobs. The Management of Companies and Enterprises (NAICS 55), Utilities (NAICS 22), and Crop and Animal Production (NAICS 11) Industries each lost 1 job during this time.

Langlade County had 4 industries with a Location Quotient (LQ) greater than 1. Location Quotient quantifies how concentrated a particular industry or occupation is in a region, compared to other regions. Location Quotient helps identify industries or occupations that are unique to a particular region. For example, a Location Quotient of 6.22 for Crop and Animal Production means that Crop and Animal Production is 6.22 times more concentrated in Langlade County than in the average region. The industry with the highest LQ within Langlade County was Crop and Animal Production, as shown in **Table 6.2**. The Manufacturing, Retail Trade, and Transportation and Warehousing Industries also had a Location Quotient greater than 1. The Management of Companies and Enterprises Industry had the lowest LQ within the county with an LQ of 0.19.

Table 6.2: Location Quotient by Industry-Langlade County

NAICS	Description	LQ
11	Crop and Animal Production	6.22
21	Mining, Quarrying, and Oil and Gas Extraction	0.50
22	Utilities	0.60
23	Construction	0.56
31	Manufacturing	2.14
42	Wholesale Trade	0.79
44	Retail Trade	1.63
48	Transportation and Warehousing	1.64
51	Information	0.43
52	Finance and Insurance	0.86
53	Real Estate and Rental and Leasing	0.29
54	Professional, Scientific, and Technical Services	0.27
55	Management of Companies and Enterprises	0.19
56	Administrative and Support	0.26
61	Educational Services	0.28
62	Health Care and Social Assistance	0.86
71	Arts, Entertainment, and Recreation	0.55
72	Accommodation and Food Services	0.91
81	Other Services (except Public Administration)	0.84
90	Government	0.90
99	Unclassified Industry	0.00

Source: Economic Modeling Specialists International, 2017

Job Growth

Between 2011 and 2016, Langlade County lost 65 jobs, a decrease of 0.7 percent. The State of Wisconsin experienced a job growth of 8.8 percent and the nation which increased 10.3 percent. Based on National Growth Effect (852), an Industry Mix Effect (0), and the Competitive Effect (-528) the county would expect to add 324 jobs over the next ten year time period based on a shift share analysis.

While a location quotient analysis provides a snapshot of the economy at a given time, shift-share analysis introduces trend analysis (change over a period of time). This is an analysis technique that examines economic change and incorporates a “what-if” component. The theory behind shift-share is that local economic trends can be determined to be “up “or “down” relative to national trends, called the National Growth Component. It also identifies if the growth is in fast or slow growing industries or sectors, call Industrial Mix; and finally, it

identifies how competitive an area is for attracting different economic sectors, called the Competitive Share. Both models use the same employment data.

The industrial mix effect represents the share of regional industry growth explained by the growth of the specific industry at the national level. The national growth effect explains how much the regional industry's growth is explained by the overall growth in the national economy. The regional competitiveness effect explains how much of the change in a given industry is due to some unique competitive advantage that the region possesses, because the growth cannot be explained by national trends in that industry or the economy as a whole. As a result of the regions unique competitiveness, the county should continue to grow.

Town of Antigo Inventory & Trends

Economic Sectors

In 2015, there were 711 residents employed in the eleven basic economic sectors in The Town of Antigo. Employment among Antigo residents has decreased 5.2 percent since 2000 as shown in **Table 6.3**.

Between 2000 and 2015, the three fastest growing sectors were Construction, Financial Activities, and Education & Health Services. The three fastest declining sectors were Information, Professional & Business Services, and Manufacturing. In terms of total employment, the Education & Health industry is the largest segment of the economy, followed by the Trade, Transportation, and Utilities industry. It should be noted that the number of employees in certain sectors, particularly those workers engaged in Natural Resources and Mining which includes agriculture, forestry, and fishing, may be understated in this data set.

Table 6.3: Town of Antigo Employment by Sector

Sector	2000	2010	2015	Percent Change
Natural Resources & Mining	77	52	70	-9.1%
Construction	44	18	89	102.3%
Manufacturing	179	154	89	-50.3%
Trade, Transportation, Utilities	147	168	124	-15.7%
Information	16	6	4	-75.0%
Financial Activities	21	14	42	100.0%
Professional & Business Services	32	21	9	-71.9%
Education & Health Services	104	141	177	70.2%
Leisure & Hospitality	62	8	41	-33.9%
Other Services	36	28	32	-11.1%
Public Administration	32	36	34	6.3%
Total	750	646	711	-5.2%

Source: U.S. Census Bureau, American Community Survey

Labor Force Analysis

Labor Force

Labor force is defined as the number of persons, sixteen and over, employed or looking to be employed. Overall, The Town of Antigo labor force has dropped from 799 in 2000 to 737 in 2015. That represents a decline of 7.8 percent, compared to a decrease of 7.1 percent in Langlade County and an increase of 7.2 percent in Wisconsin. In 2000, 750 members of the labor force were employed and that number decreased 5.2 percent to 711 employed members in 2015, as shown in **Table 6.4**. Similar to the Town of Antigo, Langlade County saw employment decrease by 9.5 percent during this time, while Wisconsin saw employment increase by 4.9 percent. Employment trends in the Town of Antigo were significantly below the Nation (11.6%).

Unemployment

Unemployment is defined as the difference between the total civilian labor force and total persons employed. Stay-at-home parents, retirees, or persons not searching for employment are not considered unemployed because they are not considered to be part of the “labor force”. In 2000, The Town of Antigo had 6.1 percent unemployment, and in 2015 unemployment was estimated to be 3.5 percent which is significantly lower than Langlade County, and slightly lower than the State as a whole (4.2%).

Workforce Participation

Workforce participation is a measure expressed in terms of a percentage of persons actively seeking employment divided by the total working age population. People not participating in the labor force may not seek employment due to a variety of reasons including retirement, disability, choice to be a homemaker, or simply are not looking for work. In 2000, 69.5 percent of the population over 16 in Antigo was in the labor force. By 2015, that rate decreased to 62.0 percent. The national participation rate in 2015 was 63.7 percent, the state rate was 67.2 percent, and the Langlade County rate was 59.2 percent.

Table 6.4: Town of Antigo Labor Force				
Status	2000	2010	2015	Percent Change
Population 16 years and over	1,150	1,050	1,188	3.3%
Labor Force	799	687	737	-7.8%
Employed	750	646	711	-5.2%
Unemployed	49	41	26	-46.9%
Unemployment Rate	6.1%	6.0%	3.5%	-42.4%
Participation Rate	69.5%	65.4%	62.0%	-10.7%

Source: U.S. Census Bureau, American Community Survey

Education & Training

In addition to participation, worker productivity has often been cited as an important reason for the strength of Wisconsin’s economy. Both education and training is critical to maintaining that productivity.

The level of educational attainment is an important indicator of the skills of the labor force. Formal education and job training reflect a community’s ability to provide a labor force for certain types of industry. **Table 6.5** compares educational attainment levels between Town of Antigo, Langlade County, Wisconsin, and the United States. Educational attainment in the Town of Antigo is notably higher than the national average in terms of those with a high school diploma or better, but is considerably lower than the national average in terms of those with a bachelor’s degree or better. Educational attainment in the Town of Antigo is higher than Langlade County in both areas, and higher than Wisconsin in percentage of residents 25 years or older who are high school graduates or higher.

Table 6.5: Educational Attainment, 2015

Status	Antigo	Langlade County	Wisconsin	U.S.
High School Graduate or Higher	93.0%	89.1%	91.0%	86.7%
Bachelor's Degree or Higher	21.8%	14.9%	27.8%	29.8%

Source: American Community Survey 2011-2015

Partnerships between local businesses, governments, and educational institutions are very useful in developing the Regional economy. Institutions such as UW-Stevens Point and Northcentral Technical College, often direct their programs to the training needs of local workers and businesses.

Occupations

Table 6.6 identifies the five main occupational categories and provides a comparison between the Town of Antigo, Langlade County and Wisconsin.

Management and Business workers are the largest component of the labor force in The Town of Antigo, on par, percentage wise, with Langlade County and Wisconsin. Production and Transportation workers are the next largest group in Antigo, while Sales/Office is the second-largest group in Marathon County and Wisconsin. The Natural Resources/Construction sector is the smallest component of the labor force in Antigo, Langlade County, and Wisconsin.

Employment in the Natural Resources/Construction and Sales/Office occupational categories declined from 2000 to 2015 in the Town of Antigo, this is similar to both Langlade County and the State. All other occupational categories saw increases within the Town during this time.

Table 6.6: Resident Occupation

Occupation Industry	Antigo		Langlade County		Wisconsin	
	2000	2015	2000	2015	2000	2015
Management/Business/Science	201	206	2,177	2,263	857,205	996,016
Service	81	106	1,517	1,511	383,619	490,498
Sales/Office	182	147	2,262	2,120	690,360	665,207
Natural Resources/Construction	171	86	1,432	1,209	262,811	245,698
Production/Transportation	131	166	2,315	1,676	540,930	485,971

Source: American Community Survey 2011-2015

Local Economic Environment

Antigo's first economic endeavors were centered primarily on logging and agricultural activities. Today, the majority of jobs are in the Retail Trade and Agriculture, Forestry, Fishing, & Hunting Industries. In 2015, there were 487

primary jobs within the town. This was 162 more jobs than seen in 2010. Approximately 29.2 percent of workers were making \$1,250 per month or less in 2010. By 2015, this figure had increased to 39.0 percent.

In 2015, the largest industry employer in the Town of Antigo was Retail Trade. The Retail Trade industry employed 115 people, compared to 2005, where the Agriculture, Forestry, Fishing, & Hunting industry was the largest industry employer providing 48 primary jobs.

Goals and Objectives

Goal 1: Maintain the current agricultural economic base.

Goal 2: Encourage opportunities for non-traditional or alternative agriculture-related businesses to supplement family income.

Objectives:

1. To maintain the current agricultural economic base, the Town will promote the protection of prime farmland, discourage conflicting land uses on farmland, and help provide information on agricultural programs including the Farmland Preservation Program administered by Langlade County.
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 but not limited to: specialty farms, beekeeping, agricultural-based tourism, animal boarding facilities, and others, and professional offices and cottage industries, all subject to Langlade County zoning laws and other existing regulations.
3. Support the recommendations of the North Central Wisconsin Comprehensive Economic Development Strategy (CEDS) 2017 report recently completed by the NCWRPC.
4. The Town will encourage the establishment and expansion of commercial and industrial uses in designated areas adjacent to the City of Antigo.

Chapter Seven

Land Use

The Town of Antigo is located in southern Langlade County. The Town covers an area of approximately 19,902 acres in southern Langlade County. To the north is the Town of Neva. To the south are the Towns of Rolling and Norwood. To the east is the Town of Polar. To the west are the City of Antigo and the Town of Ackley.

Land Use is a crucial component of livability and quality of life in the community. Overall, the area has population and housing densities well below the state average, which in turn places more reliance on automobiles to get to and from work, shopping and other activities. As such, land use and the transportation are critical to a thriving community.

Previous Plans and Studies

Comprehensive Plan 2006

In 2006, the Town adopted a comprehensive plan for the community. A variety of reasons led to the development of that plan including a concern for the community's future, to prevent land use conflicts, and to promote economic development. That comprehensive plan serves as the foundation of this update effort.

Regional Livability Plan

Land Use is one of four elements included in the Regional Livability Report, adopted by the North Central Wisconsin Regional Planning Commission in 2015. The Land Use Assessment Report, a component of the Plan, looks in detail at the land uses through the 10-county region and identifies trends and issues facing land use. The Regional Livability Plan addresses two issues: housing density and farmland preservation. The two land use goals of the Plan are as follows:

Goal 9: Preserve and protect the region's landscape, environmental resources, and sensitive lands while encouraging healthy communities.

Goal 10: Manage and reduce vacant land and structures.

Land Use Inventory

Current land use activity in the Town is characterized by farming and scattered residential development stripped along the Town's road system, although a few small subdivisions are located in wooded areas of the Town. This scattering of residential land use results primarily from parceling off pieces of larger forested or agricultural tracts. As the Town continues to grow, this development trend will continue to encroach upon farmland and threaten to enclose interior parcels, restricting access and hindering future development.

Adjacent to the City of Antigo there is more intensive residential and commercial development. On the north and south side of the City is significant commercial development primarily oriented to U.S. Highway 45. Beyond this, there is some scattered commercial and industrial (primarily sand & gravel pits) development throughout the Town. On the east side of the City is more concentrated residential and the Langlade County Airport. The Town is also home to the former Spring Valley elementary school in the northeastern corner of the Town on County Highway BB. Converting the former school would provide an opportunity for the Town to create a public facility such as a senior center or a community center without cutting into the Town's agricultural lands.

Table 7.1: Existing Land Use		
Land Use Type	Acres	Percent
Agriculture	14,019.2	70.4%
Commercial	151.3	0.8%
Governmental	57.8	0.3%
Industrial	33.9	0.2%
Open Lands	221.3	1.1%
Outdoor Recreation	0.1	0.0%
Quarry	106.0	0.5%
Residential	1,115.2	5.6%
Transportation	404.2	2.0%
Water	21.6	0.1%
Woodlands	3,770.9	18.9%
Total	19,901.6	100.0%
<i>Source: NCWRPC</i>		

Table 7.1, left, presents the current breakdown of land-use types within the Town. The majority of the Town is agricultural land at about 14,019 acres or 70%. The next most significant land use type is woodlands at 19% or about 3,771 acres. Residential use takes up about 6% of the Town's land area at about 1,115 acres. The other land uses combined use only 996 acres or 5% of total land area. **Map 8: Existing Land Use** displays the existing land use within the Town.

Analysis of Trends

Land Supply

As shown by the existing land use inventory, the majority of the Town is "undeveloped" agricultural and woodlands, so the supply of land "available" for development appears to be more than adequate. However, much of this undeveloped area is prime agricultural land, which should be conserved (see Agricultural, Natural and Cultural Resources Element). That leaves the woodlands category to provide the bulk of land supply for development. A significant portion of this undeveloped woodland area is wetland, floodplain or otherwise undevelopable. Nearly 3,000 acres remain potentially "available" after deducting this undevelopable acreage. Even under a rapid growth scenario, the supply of land in the Town of Antigo is more than sufficient to accommodate projected demand over the next 20 years.

Land Demand

The overall demand for land in the Town of Antigo is relatively low level as reflected by the slow population growth anticipated for the Town. **Table 7.2** projects demand for residential land based on the alternate population projection created by the NCWRPC for the Town and the Town's required 3-acre (minimum) lot size. An average of 33 acres of residential land are expected to be added to the Town in 5-year increments for a total of 132 additional acres of residential land to accommodate anticipated population growth by the year 2035. This does not account for the negligible seasonal home development.

Demand for other types of land is more difficult to quantify. There will be conversion of land out of agriculture, but the Plan promotes the conservation of prime agricultural soils and cluster subdivisions, which should curtail loss of farmland. There is limited potential to add additional farmland in the Town.

The Plan also supports additional commercial and industrial development in the Town. However, these developments are subject to market forces beyond the control / scope of this Plan. Home based commercial enterprises will continue to be scattered about the Town, and more concentrated commercial will develop adjacent to the City.

Industrial use within the Town is primarily non-metallic mining pits, which expand overtime by their nature. Based on the underlying geology of the Town making it a good source of sand and gravel deposits, new pits will open as existing pits are closed. The plan anticipates a relatively stable amount of industrial land area.

There will be pressure to develop/annex lands in close proximity to the City; however, it is difficult to anticipate these activities and their impact. Certainly, overtime commercial and residential acreage will be lost to the City through annexation.

Table 7.2: Projected Residential Land Use Demand to 2035					
	2020	2025	2030	2035	Totals
New Housing Units	19	19	7	-1	44
Residential Acreage Demand	57	57	21	-3	132
Source: NCWRPC					

Opportunities for Redevelopment

There are few properties that are significantly degraded or completely abandoned in the Town. Unless a serious public nuisance situation develops, the Town feels that such matters are a private property issue. If a nuisance situation develops, the Town will rely on the County's nuisance ordinance and work with the County to remedy the situation.

There are currently no known brownfield sites within the Town. There is a former gas station location at North Avenue and North Langlade Road, however, its status is unknown.

Non-metallic mines have a built-in redevelopment mechanism via reclamation regulations. Most existing non-metallic mines within the Town have a number of years of life left. Reclamation to a useable state is required upon closure of any non-metallic mine.

Existing and Potential Land Use Conflicts

There are two main areas of land use conflict within the Town of Antigo at this time. These include the urban-rural fringe area between the City and Town; agricultural activity versus residential development, and non-metallic mining activities versus residential development. Another potential future conflict area in addition to these two is larger scale livestock operations. This Plan seeks to avoid or minimize potential future land use conflicts through controlled development, planned buffers and public information and education components.

Land Use Regulations

Zoning

Zoning within the Town of Antigo is currently regulated by the Langlade County Code of Ordinances. **Map 9: Zoning** displays current zoning within the Town of Antigo.

There are 11 different zoning districts located within the Town. Two of these districts are strictly for agricultural use (A-1 and A-2) and two districts are strictly for residential use (R-1 and R-2). There are also districts for commercial use, industrial use, forestry, parks and recreation, and a district that acts as a rural residential (AFR). The map also shows parcels that have multiple zoning districts. **Table 7.3** lists the different zoning districts within the Town.

Table 7.3: Zoning Districts	
District Code	District Name
A-1	Exclusive Agricultural District
A-2	General Agricultural District
AFR	Agricultural/Forest/Residential District
C	General Commercial District
F	Forest District
IND	Industrial District
Multiple	Multiple Zoning Districts
R-1	Residential Single Family District
R-2	Residential, Multiple Family and Condominium District
P-R	Park and Recreation District

Source: Langlade County Land Records and Regulations Department

In addition to the 11 zoning districts, there are also two overlay districts within the Town, a Quarry overlay district and a Floodplain overlay district. The Town also is within an Airport Height Limitation zone.

Shoreland Zoning

Shoreland, Shoreland wetlands, and floodplain regulations are applicable in all geographic areas of the County. Wisconsin law mandates Counties to adopt and administer a zoning ordinance that regulates land use in Shoreland/wetland and floodplain areas for the entire area of the County outside of villages and cities. The Shoreland/wetland and floodplain area covered under this zoning is the area that lies within 1,000 feet of a lake and

within 300 feet of a navigable stream or to the landward side of a floodplain, whichever distance is greater.

Farmland Preservation Program

The State of Wisconsin has a Farmland Preservation Tax Credit Program. The goals of the program are twofold: to preserve Wisconsin farmland by means of local land uses planning and soil conservation practices and to provide property tax relief to farmland owners. Landowners keeping land in agricultural use can claim a credit on their State income taxes. See the Langlade County Farmland Preservation Plan for more information.

Forest Crop Law (FCL) and Managed Forest Law (MFL)

In Wisconsin, over 2.5 million acres are enrolled under the FCL and the MFL programs. Land set aside under the FCL required at least 40 acres in one quarter-quarter section and the MFL requires at least 20 acres (as of October 2016) of contiguous forest land. Landowners may close to the public up to 320 acres of their forest lands set aside under the MFL. The remaining program acres must be open to public access for hunting, fishing, hiking, sight-seeing, and cross-country skiing. Landowners choose a 25 or 50 year contract and pay an Acreage Share Amount as part of their tax bill in lieu of taxes. Voluntary participation in these programs requires that landowners follow “sound forestry practices” as prescribed in a formal management plan, or a management commitment. Some activities not permitted under the law include motorized vehicles, permanent tree stands, picking berries or mushrooms, and trapping.

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 ordinances, and the County Subdivision and Platting Ordinance, and the Town of Antigo Land Division Ordinance. See the Implementation Element of this Plan for more on these ordinances.

Future Land Use Plan

The proposed future land use plan is based on the Town's previous plan. The urban / rural development zone concept is maintained. **See Map 10: Future Land Use.**

The urban / rural growth zone concept revolves around proximity to the City of Antigo. Areas in close proximity to the City would be part of the urban growth

zone. Land use here would be more intensive in these areas than in the outlying rural growth zone. Although more urban in nature, developments in the urban growth zone are not automatically assumed to annex. Various properties within this area may or may not annex to the City depending on their unique circumstances.

The rural growth zone includes all remaining lands in the Town outside the urban growth zone. Conservation of farmland and other features of rural character are key components of this zone in order to protect the Town's agricultural resource and economic base.

Proposed Land Use Plan Categories:

The proposed land-use activity areas depicted on the map are generalized. The Land Use Plan recommends conceptual land use categories. The following is a brief description of the various use categories shown on the map, which must be used in context of the other provisions of this Plan:



SE hills - rolling, wooded terrain make attractive home sites.

Residential

Identifies areas recommended for residential development typically consisting of smaller lot sizes.

Rural Residential

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

Commercial

Identifies areas recommended for commercial development, as well as existing commercial establishments located throughout the town.

Industrial/Mixed Use

Identifies areas recommended for industrial development.

Governmental/Public/Institutional

Identifies existing or planned governmental/pubic/institutional facilities within the town, including recreational facilities.

Agricultural Areas

Identifies areas to be preserved for the purpose of general crop farming or the raising of livestock.

Forestry Areas

Identifies large areas of woodlands within the town.

Transportation Corridors

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

Preservation & Open Space

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

Goals and Objectives

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. Secondly, the policy recognizes the significance of highways and other infrastructure as well as the proximity and orientation of the Town with respect to the City of Antigo. It is recommended that the Town adopt the following land use policy statement as 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:

1. 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.
2. 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 s.59.97(5)3.
3. Strip-type commercial development along high-volume roads will be avoided in order to ensure traffic safety and mobility, and to avoid "sprawl".
4. Large scale commercial development will be discouraged because of the potential to attract unplanned or premature urban development of the Town.
5. All industrial development proposals will be directed to industrial zoned areas.

6. The Town will identify and follow-up on areas of visible "junk" accumulation, such as areas with junk cars, demolition of condemned buildings, and abandoned tanks, in accordance with Langlade County Ordinance 3-94 (Section 11.05) regulating storage and disposal of automobiles, tires, junk, and other misc. waste, as well as Section 10.07 which designates Unfit Dwellings, and WI Stats 66.0413, Razing Buildings.

GOAL 2: Promote/regulate development which minimizes groundwater impacts from septic systems and other sources and which preserves the rural character of the Town.

Objectives:

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 2 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.
3. The Town may allow higher density (down to minimum established by County zoning district) where it is compatible with existing development patterns.
4. The Town will promote R-2: Residential, Multiple Family and Condominium District zoning to address the housing needs of the aging and retired populations.
5. To lessen the impacts of potentially conflicting land uses located in close proximity to one another, buffers will be used to ensure incompatible land uses do not infringe upon each other. Examples of practical buffers include: erosion control measures such as edge-of-field vegetative strips, and transition zones (agricultural transition, urban-to-rural transition, forest transition, etc.).

GOAL 3: 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:

1. 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 farming operations, etc.
2. The unnecessary conversion of prime agricultural lands will be avoided. Nonfarm development will be directed to those areas specifically designated for said use.

Chapter Eight

Intergovernmental Cooperation

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

In general terms, intergovernmental cooperation is any arrangement by which officials of two or more jurisdictions coordinate plans, policies and programs to address and resolve issues of mutual interest. It can be as simple as communication and information sharing, or it can involve entering into formal intergovernmental agreements and sharing resources such as equipment, buildings, staff, and revenue.

As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another's needs and priorities. They can better anticipate problems and work to avoid them. Intergovernmental cooperation makes sense for many reasons including trust, cost savings, consistency, and ability to address regional issues. Cooperation can lead to positive experiences and results that build trust between jurisdictions. It can save money by increasing efficiency and avoiding unnecessary duplication. It can lead to consistency of goals, objectives, plans, policies, and actions of neighboring communities. Finally, by communicating and coordinating their actions and working with regional and state jurisdictions, local communities are able to address and resolve issues that are regional in nature.

The major beneficiary of intergovernmental cooperation is the local resident. They may not understand, or even care about the details of a particular intergovernmental issue. However, residents can appreciate their benefits such as cost savings, provision of needed services, a healthy environment and a strong economy.

A variety of factors, some long-standing and others more recent, have brought the issue of intergovernmental cooperation to the forefront. Some of these factors include:

- *Local government financial condition*
- *Opportunity to reduce costs by working together*
- *Elimination of duplication of services*
- *Population settlement patterns and population mobility*
- *Economic and environmental interdependence*

In addition, as more jurisdictions create and implement comprehensive plans and share them with surrounding communities, new opportunities for intergovernmental cooperation will be identified.

The Town of Antigo cooperates with neighboring municipalities, the County and the State on a variety of matters ranging from delivery of services to coordination of planning along common boundaries. The Town recognizes that cooperation with its neighbors can improve the quality and cost-effectiveness of services, foster coordinated development and enhance its overall quality of life.

Adjacent Local Governments

City of Antigo

The City of Antigo borders the Town on the north, east, and south sides. The Town has met with the City and other adjacent Towns to address issues arising from the City's comprehensive planning effort related to annexation and growth and development in the extra-territorial area surrounding the City. The group has committed to keeping the lines of communication open, particularly when proposals or activities come in that could affect the Town such as a significant business or industry. An extra-territorial committee is being formed to work on border issues within the mile and a half extraterritorial zone.

The City's 2018 Comprehensive Plan emphasizes flexibility and collaboration with surrounding communities. It addresses many of the same issues identified by the Town and includes recommendations for working with adjacent towns on water quality, groundwater protection, annexation, creation of an extraterritorial zoning committee, reformation of the Council of Governments, tax base sharing, boundary agreements and pre-planning for a potential Highway 45 bypass. The City Plan seeks to control sprawl on USH 45, north and south of the City, through targeted commercial areas, joint development areas and areas for the towns to expand their own tax bases.

Another area of interest to the City beyond its own borders is the Langlade County Airport. The City Plan calls for increased use and visibility of the airport, particularly with regard to business clients and investors. The City is willing to work with Langlade County and other government and non-governmental units to improve and promote the airport.

The Town contracts with the City ambulance / emergency medical services which it supplements with EMTs through its fire department. The Town and City fire departments have a mutual aid agreement.

Two of the City's primary water supply wells are located within the Town, and new municipal wells are being planned which will be located in or very near the

Town. Significant portions of the groundwater recharge areas for these wells lies within the Town of Antigo. This may be one area where the Town could establish a wellhead protection program that benefits the City in exchange for boundary agreement or other extraterritorial area concessions that benefit the Town.

Surrounding Towns

The Town is serviced by the Town of Antigo Volunteer Fire Department, which also covers the Towns of Polar and Price. The three towns (Antigo, Polar & Price) have created a committee comprised of one member from each town board and members of the fire department officers. This committee meets on an as needed basis and provides communications between the fire department and town boards.

The Town's fire department has mutual aid agreements with all neighboring townships, which include Ackley, Neva, Norwood, and Rolling. The Town receives automatic aid from Langlade County Rural Fire Control and the Town of Antigo Volunteer Fire Department whenever there is a structure fire. This automatic aid agreement between the Town of Antigo Volunteer Fire Department and Langlade County Rural Fire Control also covers the Towns of Ackley, Neva, and Rolling.

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, Parks and Zoning.

County Finance collects local property tax for the Town. The County Highway Department maintains and plows County, state and federal highways within the Town, and the Town also contracts with the Highway Department for maintenance and plowing its Town Roads. The County Sheriff provides protective services through period patrols and on-call 911 response. The Sheriff also manages the 911 dispatch center, not only for police protection, but ambulance/EMS response and dispatching the Town Fire Department. Although there are no county parks within the Town, the County Parks Department maintains a county-wide park system for the use and enjoyment of all residents including the Town of Antigo. The Langlade County Land Records and Regulations 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.

North Central Wisconsin Regional Planning Commission

The North Central Wisconsin Regional Planning Commission (NCWRPC) was formed under s.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 Antigo for low cost local planning assistance. Typical functions of the NCWRPC include (but are not limited to) comprehensive, transportation, economic development, intergovernmental and geographic information systems (GIS) planning and services.

The NCWRPC prepared the previous Town of Antigo Plan and plans for the towns of Neva and Rolling, as well as, a county-wide economic development strategy, county outdoor recreation plan (w/ on-going 5-yr updates), the County Bike Route Plan, road rating assistance, and various GIS project assistance. The NCWRPC has written or assisted with numerous grants for the County and various units.

Currently, the NCWRPC is assisting Langlade County with the following planning projects: Ice Age Trail planning, Outdoor Recreation Plan update, All Hazard Mitigation Plan development and GIS assistance including rural addressing (E911). All of these projects will directly include or indirectly affect the Town of Antigo.

State and Federal Government

The Departments of Natural Resources and Transportation 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 and other multi-modal transportation systems. State agencies make a number of grant and aid programs available to local units of government like the Town of

Antigo. 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 which the Town must comply with such as the biannual pavement rating submission for the Wisconsin Information System for Local Roads.

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

Assessment of Intergovernmental Relationships, Plans, and Agreements

School District

The Unified School District of Antigo serves most of Langlade County including the Town of Antigo, as well as parts of Marathon and Shawano Counties. The District consists of 7 elementary schools, including Spring Valley Elementary School which is located within the Town and scheduled for closure after the 2018-2019 school year, 1 middle school and 1 high school. There are also 2 private schools. The District currently serves about 3,600 students and has approximately 425 faculty members.

The main form of interaction with the School District is through payment of property taxes, which in part help to fund the District's operations. The Town has little participation in issues pertaining to administration or siting of new facilities.

Potential Intergovernmental Conflicts

The following is a potential intergovernmental conflict that may arise in the Antigo planning area:

- ✓ Future development in areas adjacent to the City may not coincide with locations where utilities can best be extended.

The process for resolving any conflict will in part be a continuation of past practices as new mechanisms evolve and take shape. The Town of Antigo will continue to meet with surrounding towns when significant issues of mutual concern arise. At the same time, these towns have met with the City of Antigo and agreed to keep lines of communication open in a similar fashion.

New mechanisms are currently being developed or talked about that would also play a key role in intergovernmental conflict resolution in the Antigo area.

First, the Town of Antigo, the City and other surrounding towns are moving toward the formation of an extraterritorial committee which would jointly work to resolve conflict issues in the extraterritorial area. Second, the idea of formalizing a Council Governments could provide an ongoing forum for intergovernmental communication, coordination and cooperation in the Antigo area.

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 s. 66.0301, formerly s. 66.30, are the most common form 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.

66.0307 – Boundary Agreements Pursuant to Approved Cooperative Plan: Under Section 66.0307, Wisconsin Statutes, combinations of municipalities may prepare cooperative boundary plans or agreements. Each city, village, or town that intends to participate in the preparation of a cooperative plan must adopt a resolution authorizing its participation in the planning process.

Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative plan must include a plan for the physical development of the territory covered by the plan; a schedule for changes to the boundary; plans for the delivery of services; an evaluation of environmental features and a description of any adverse environmental consequences that may result from the implementation of the plan; and address the need for safe and affordable housing. The participating communities to the plan must hold a public hearing prior to its adoption. Once adopted, the plan must be submitted to the Wisconsin Department of Commerce for state approval. Upon approval, the cooperative plan has the force and effect of a contract.

Annexation: Wisconsin Statute, 66.021, Annexation of territory, provides three petition methods by which annexation may occur. Annexation involves the transfer of 1 or more tax parcels from a town to a city or village. Cities and villages cannot annex property without the consent of landowners as required by the following petition procedures:

- ✓ Unanimous Approval – A petition is signed by all of the electors residing in the territory and the owners of all of the real property included within the petition.
- ✓ Notice of Intent to Circulate Petition (direct petition for annexation) – The petition must be signed by a majority of electors in the territory and the owners of one-half of the real property either in value or in land area. If no electors reside in the territory, then only the landowners need sign the petition.
- ✓ Annexation by Referendum – A petition requesting a referendum election on the question of annexation may be filed with the city or village when signed by at least 20 percent of the electors in the territory.

Extraterritorial Zoning: Wisconsin Statute, 66.23(7a), Extraterritorial zoning, allows a first, second or third class city to adopt zoning in Town territory, 3 miles beyond a city's corporate limits. A fourth class city or village may adopt zoning 1.5 miles beyond its corporate limits.

Extraterritorial Subdivision Review: Wisconsin Statute, 236.10, Approvals necessary, allows a city or village to exercise its extraterritorial plat review authority in the same geographic area as defined within the extraterritorial zoning statute. However, extraterritorial zoning requires Town approval of the zoning ordinance, while extraterritorial plat approval applies automatically if the city or village adopts a subdivision ordinance or official map. The Town does not approve the subdivision ordinance for the city or village. The city or village may waive its extraterritorial plat approval authority if it does not wish to use it.

The purpose of extraterritorial plat approval jurisdiction is to help cities and villages influence the development pattern of areas outside their boundaries that will likely be annexed to the city or village. This helps cities and villages protect land use near its boundaries from conflicting uses outside its limits. Overlapping authority by the city and village is prohibited. This situation is handled by drawing a line of equal distance from the boundaries of the city and village so that not more than one ordinance will apply.

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 metropolitan region.

Goals and Objectives

GOAL 1: Seek mutually beneficial cooperation with all levels of government

Objectives:

1. Investigate cost sharing or contracting with neighboring towns, the

City 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 the City of Antigo to develop mutually beneficial boundary agreements.
4. Continue to work with Langlade County on the development of an All Hazards Mitigation Plan and a County Comprehensive Plan.
5. Continue cooperation of mutual aid services such as fire and rescue.

Chapter Nine

Implementation

A primary reason for a community to prepare a comprehensive plan is to establish a framework for the future, especially as it relates to decisions regarding growth and regulation of development to protect and maintain the health, safety and welfare of the community. A plan also helps to set priorities for public expenditures. To be effective, this plan should be actively used as a tool to guide decisions concerning:

- The implementation and enforcement of regulatory ordinances based on the goals and objectives identified in this plan.
- The development of programs and support systems that further the goals and objectives set forth in this plan.
- The location of specific land uses as identified in the comprehensive plan, and based on goals and objectives.
- The establishment and support of a continued planning process providing for periodic review and updates to this plan and other land use control measures.

Action Plan Recommended to Implement 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 Antigo. 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 Antigo Plan Commission is to review the Plan's effectiveness on an annual basis, and make a comprehensive review of the Plan every five 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. Currently the Town Board reviews local zoning petitions and forwards their recommendation to Langlade County for consideration. Although the County makes the decision on the zoning petition, the Town has veto authority over zoning changes approved at the county level. It is recommended that eventually the Antigo Plan Commission be given responsibility for reviewing zoning applications and proposed land uses and for making formal recommendations to the Town Board. This would 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 Antigo 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, including many of our neighbors.

Also recommended is that a standard form be used for recording Plan Commission zoning recommendations to the Town Board and Town Board zoning recommendations to the County, including all reasons for the recommendation and each member's vote on the matter, and that it be attached to the original zoning petition and also copied for Plan Commission records.

Also recommended is that for any zoning change which the Town Board recommends denial, 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: Land Division Ordinance Amendment -

The Town of Antigo's Land Division Ordinance, along with the Langlade County Land Division Ordinance, is another primary implementation tool of the Comprehensive Plan. In order to implement parts of the housing and land use elements of the Plan, the Land Division Ordinance should be amended to create a two-tier lot sizing option. There would be the option of lot sizes under the Town minimum 2-acre down to the minimum established by the County in the "residential" area adjacent to the City of Antigo, or in agricultural areas in

the instance of transfer within family. In order to qualify for the reduced sizing, the proposed lots would have to meet certain criteria, outlined below.

Criteria for Lot Sizing Under 2-Acre Town Minimum:

- ☐ Must be located in "Residential" use area adjacent to City on Future Land Use Plan Map or in agricultural areas on operating farm for purposes of transfer within family.
- ☐ Must be consistent with adjacent development and seek to minimize impact to / loss of farmland.
- ☐ Ultimate lot size shall be no less than the minimum established by the County zoning district containing the lot.
- ☐ Preplanning, per Section 18.13(2)(b)3. of the Langlade County Subdivision and Platting Ordinance, shall be required to ensure adequate space exists within the lot to accommodate a typical residential development including home/garage, driveway, and location of two POWTS to serve a three bedroom home.
- ☐ Soil site evaluation report must indicate that a conventional, in-ground pressure, at-grade or mound system can be installed and is approved by the Langlade County Land Records and Regulations Department.
- ☐ Natural or planned drainage must be adequate to contain all site-runoff without affecting neighboring properties or "downstream" areas.
- ☐ Minimum buildable area of 20,000 square feet excluding wetlands, slopes greater than 25% must be at least two (2) feet above flood plain elevation/ ordinary high water mark/highest known water elevation/estimated high groundwater. (free of easements or a combination of easements less than 20 feet in width)

See **Appendix C** for a draft of the proposed amendments to the Town of Antigo Land Division Ordinance.

Recommendation 3: Zoning Map Amendment -

The Town Board should pursue a zoning map amendment that would rezone existing residential zones located in close proximity to the City of Antigo to become R-2: Residential Multi-Family District zoning. This rezone would allow for the presence of senior housing to help accommodate the needs of an aging and retiring community.

Recommendation 4: Intergovernmental Cooperation -

The Town of Antigo 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 the City and surrounding towns through the joint Extra-Territorial Committee to develop extra-territorial zone plans and regulations that are mutually beneficial.
- Work with Langlade County and adjacent towns 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 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 Element of this Plan.

Recommendation 5: 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.

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 revision 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 consider gaining more control over land use decisions.

Although a comprehensive plan review every 10 years is required by the State, it is recommended here that a comprehensive review of this Plan by the Plan Commission should take place every 5 years, and that statistical information should be updated when available. An essential characteristic of any planning program is that it reflects the desires of the Town's citizens.

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.

Plan Consistency between Chapters

The state comprehensive planning law requires that the implementation element describe how each element of the plan will be integrated and consistent with the other elements. Preparing all the elements of the Town of

Antigo Comprehensive Plan simultaneously has ensured that there are no known inconsistencies between the different elements of the Plan.

Planning Maps

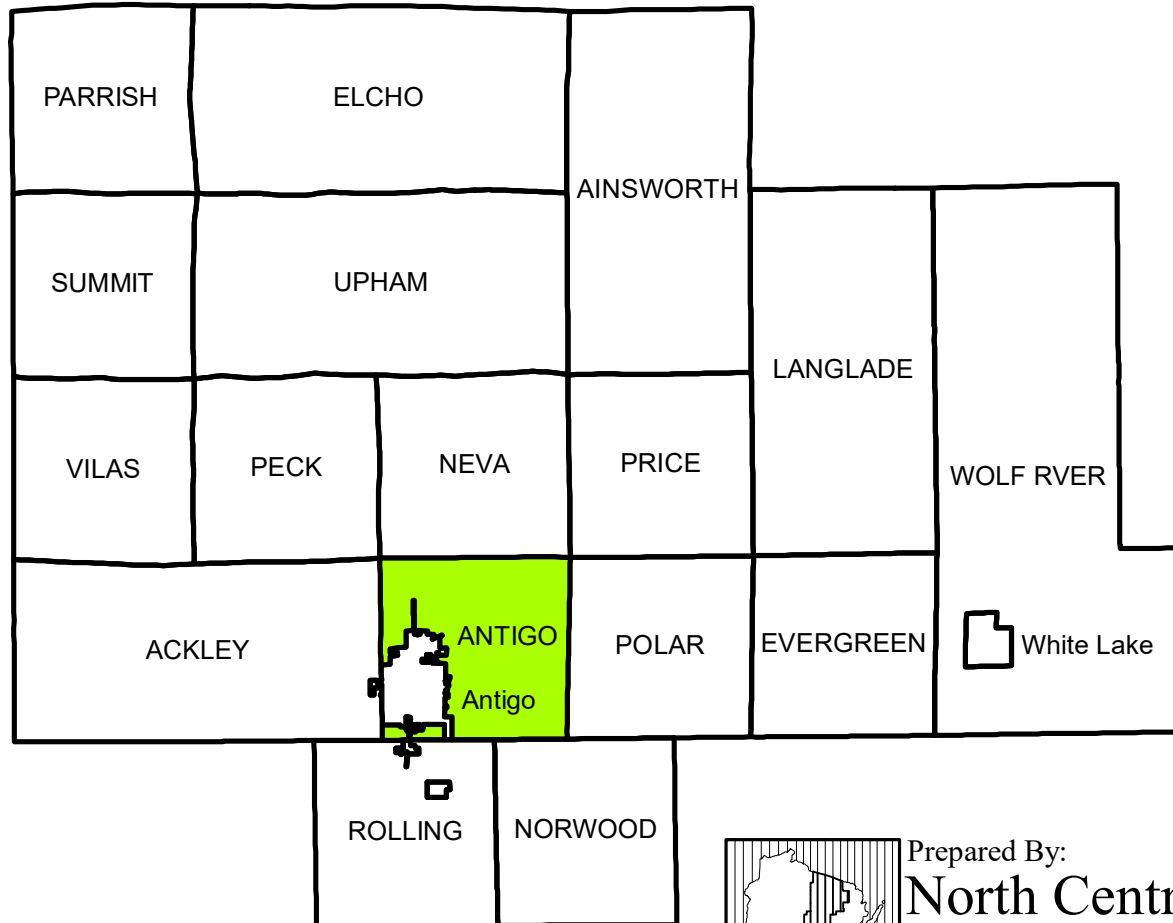
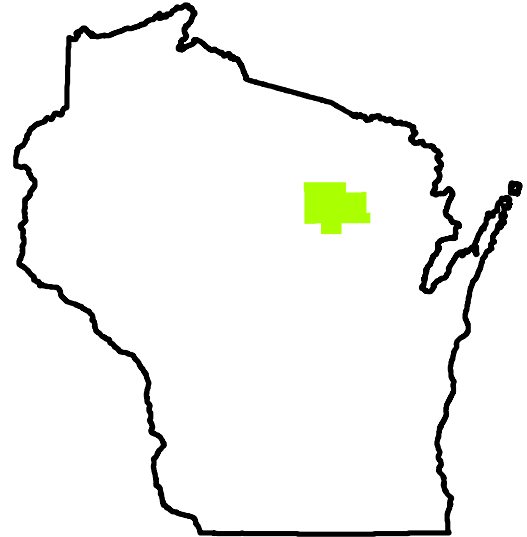
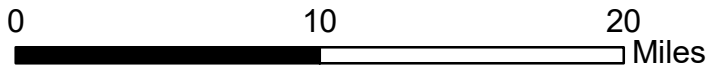
Town of Antigo Langlade County, WI

Locational Map

Map 1

Source: WI DNR, NCWRPC, Langlade Co, WI DOT

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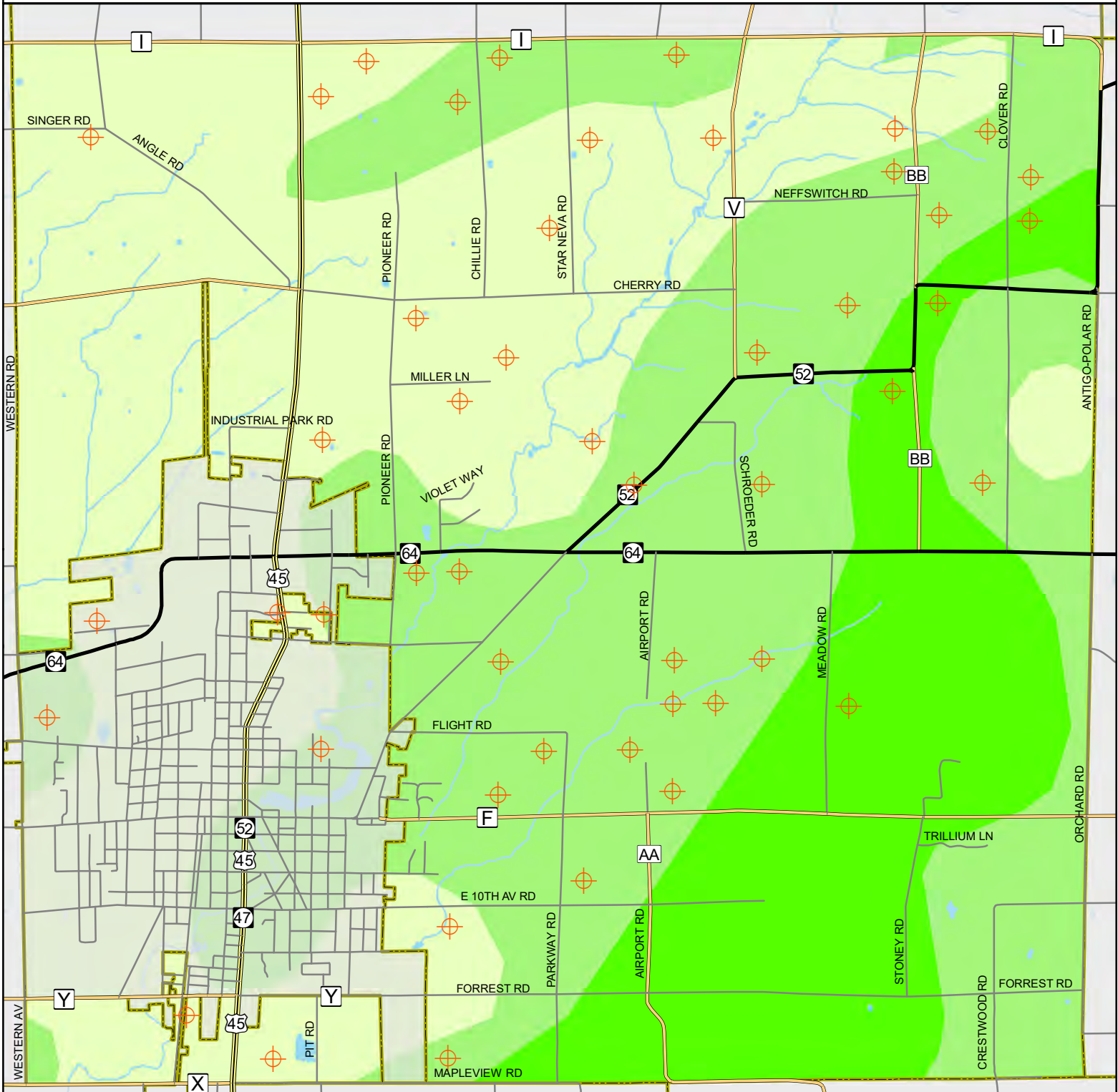
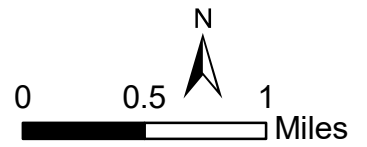


Prepared By:
**North Central
Wisconsin Regional
Planning Commission**

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Town of Antigo
Langlade County, WI

Map 2
Depth to Groundwater



- US Highways
- State Highways
- County Highways
- Local Roads
- Private Roads
- High Capacity Wells
- Water
- 0 - 20 feet
- 20 - 50 feet
- 50 or greater

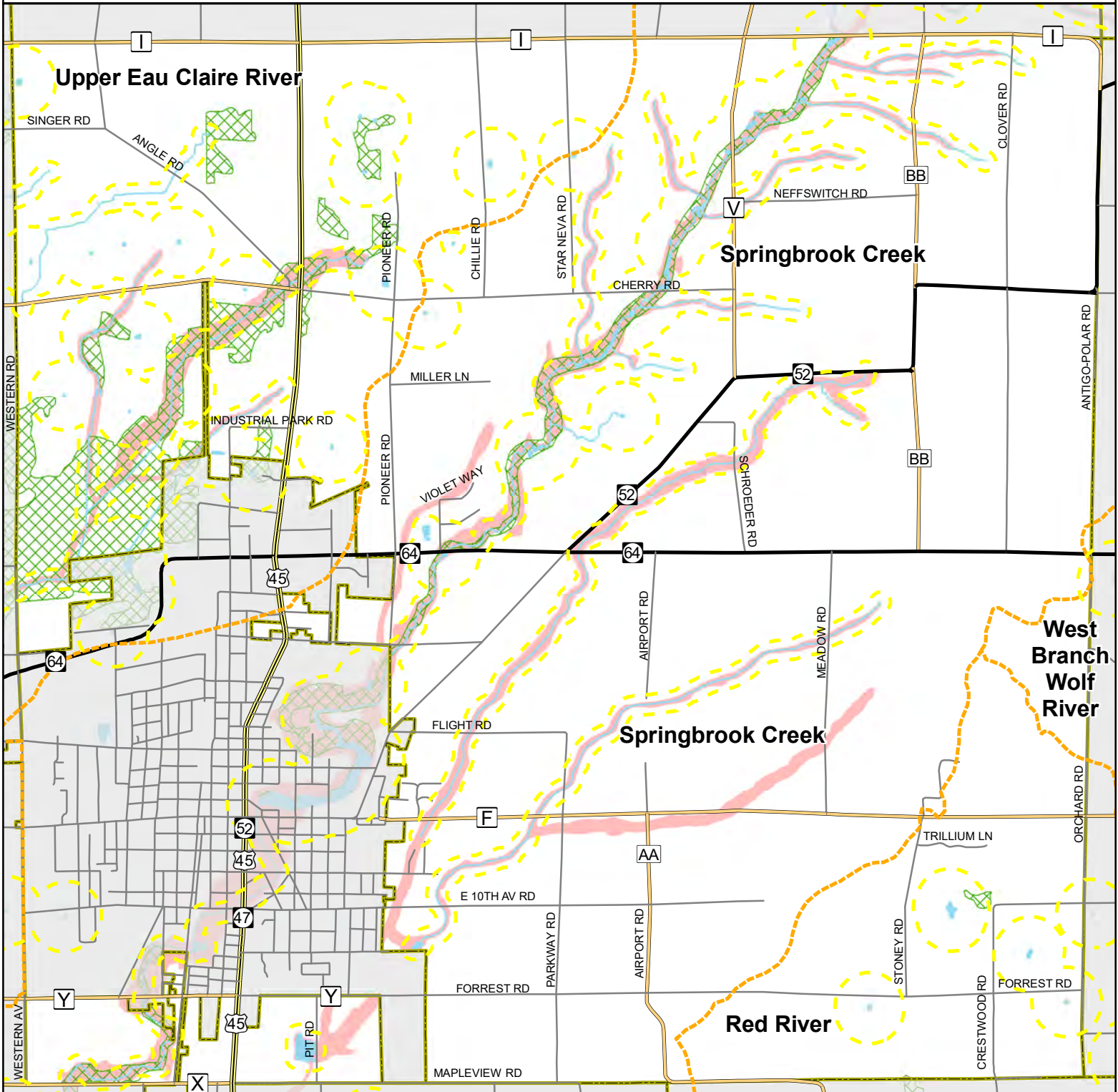
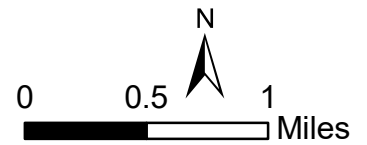
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Source: NCWRPC, WisDOT, WI DNR

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- US Highways
- State Highways
- County Highways
- Local Roads
- Private Roads
- Watershed Boundary
- Shoreland Jurisdiction
- Water
- Wetlands
- Flood Plain

North Central Wisconsin Regional Planning Commission

Source: NCRWPC, WisDOT, WI DNR

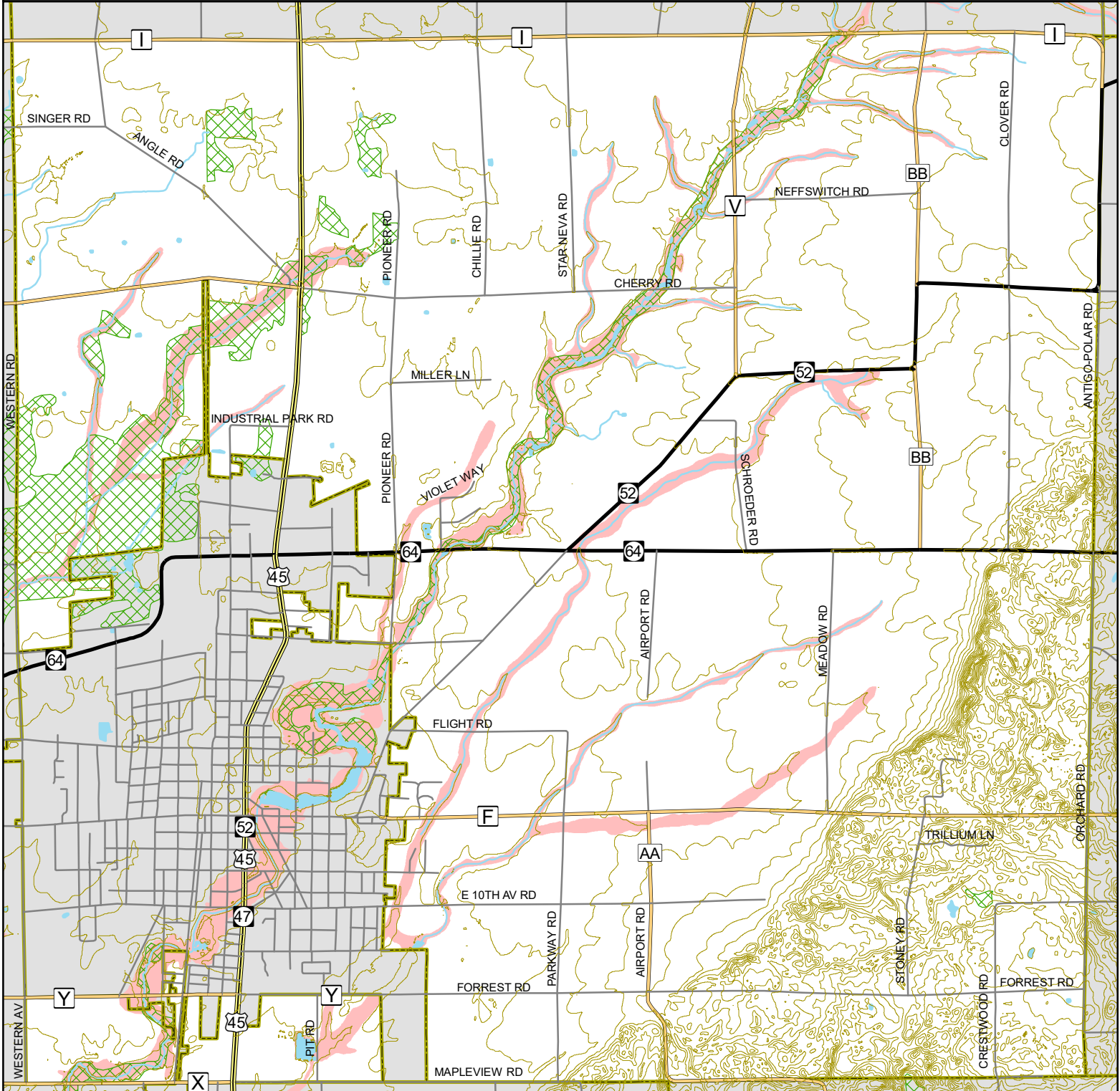
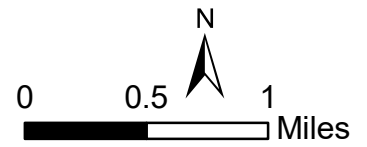
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Town of Antigo
Langlade County, WI

Map 4
Natural Resources



- US Highways
- State Highways
- County Highways
- Local Roads
- Private Roads
- Contours 10ft
- Water
- Wetlands
- Flood Plain

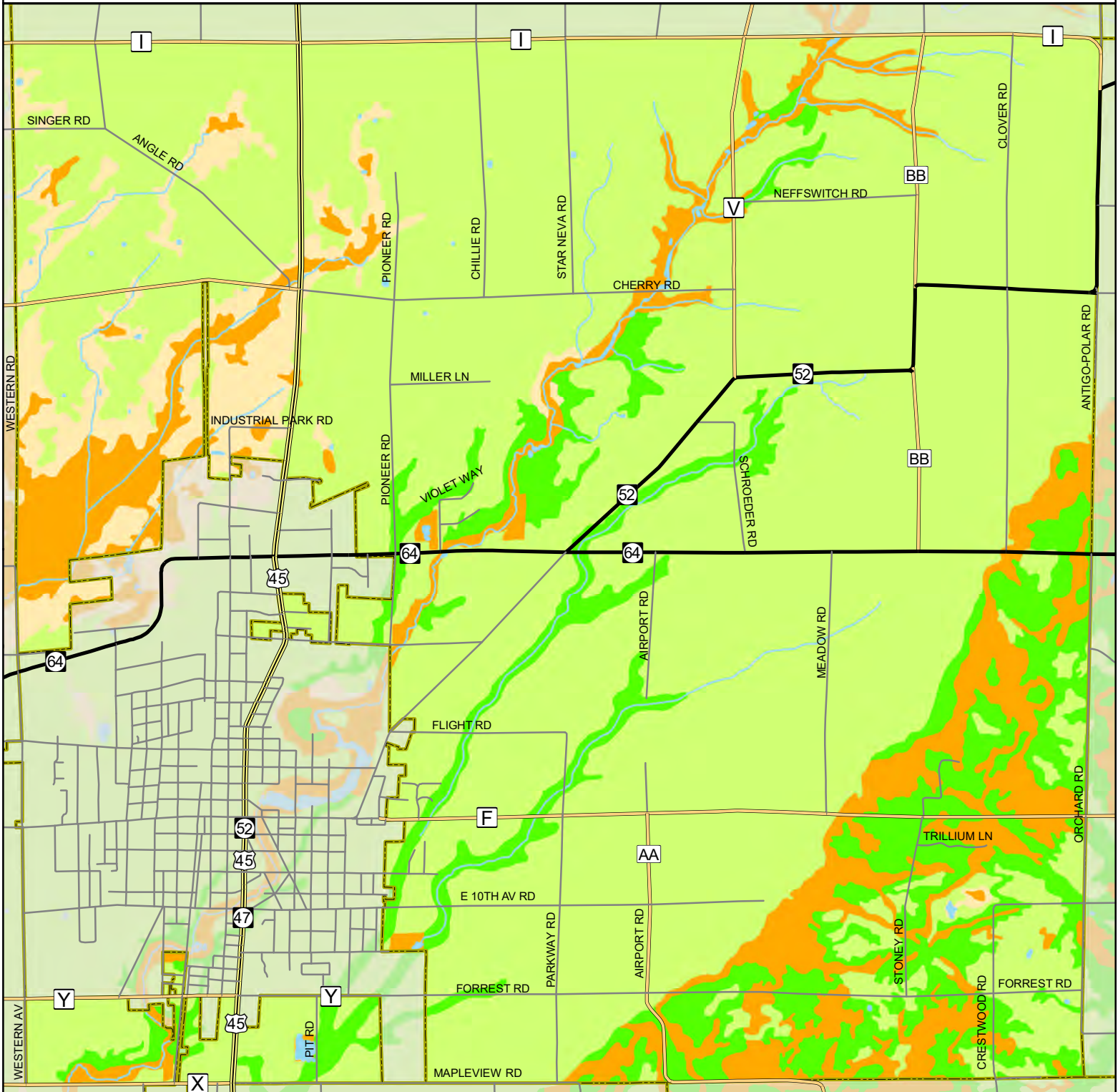
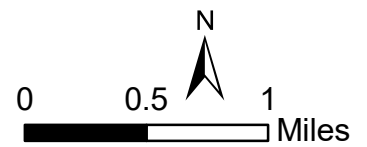
North Central Wisconsin Regional Planning Commission

Source: NCWRPC, WisDOT, WI DNR

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- | | | | |
|--|-----------------|--|----------------------------------|
| | US Highways | | Prime Farmland |
| | State Highways | | Farmland of statewide importance |
| | County Highways | | Not prime farmland |
| | Local Roads | | Prime farmland if drained |
| | Private Roads | | Water |

North Central Wisconsin Regional Planning Commission

Source: NCWRPC, WisDOT, WI DNR

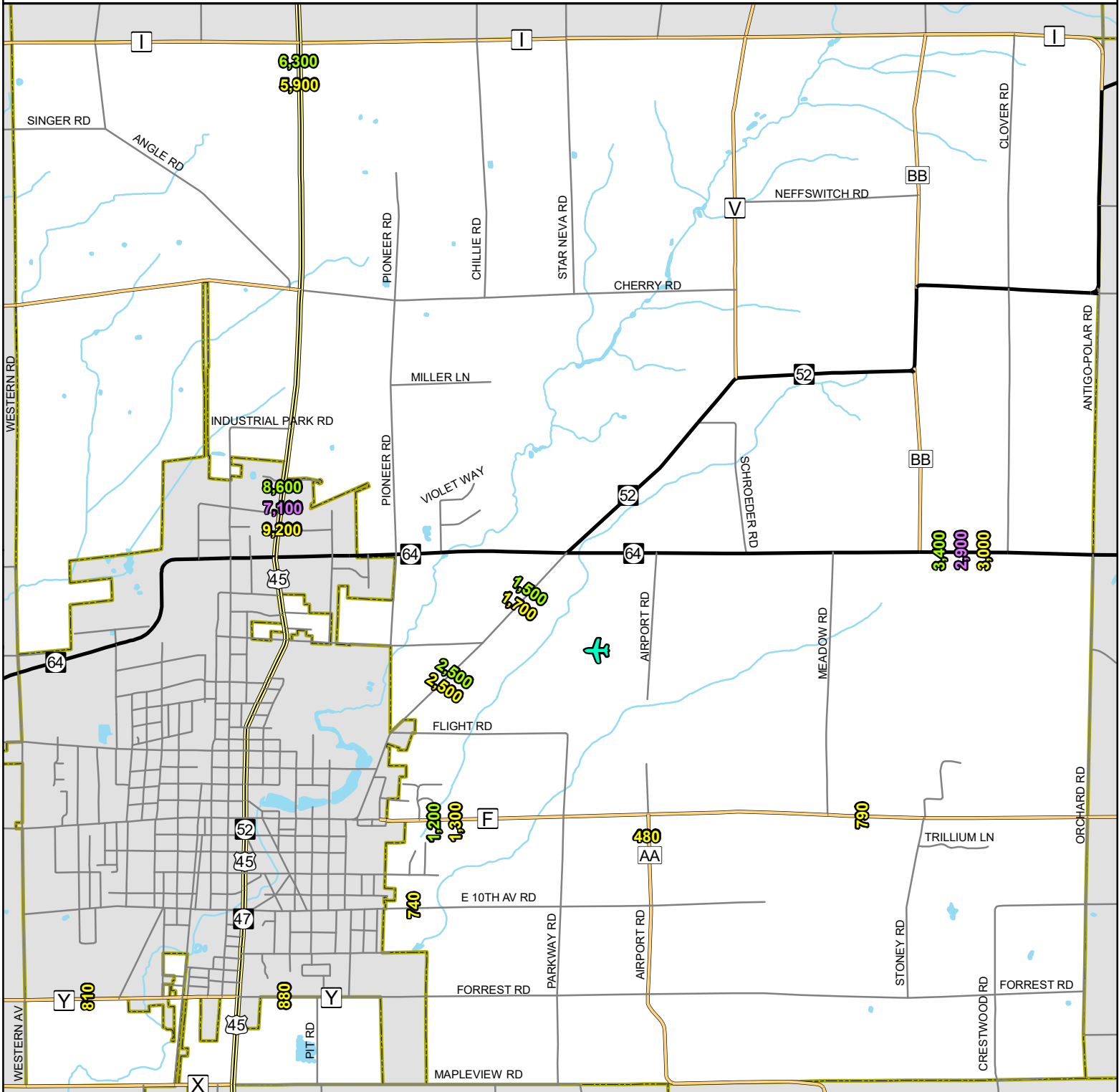
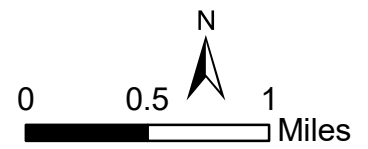
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Town of Antigo
Langlade County, WI

Map 6
Transportation



- US Highways
- State Highways
- County Highways
- Local Roads
- Private Roads
- Water
- Langlade County Airport
- 500** Average Annual Daily Traffic Count 2015
- 500** Average Annual Daily Traffic Count 2012
- 500** Average Annual Daily Traffic Count 2009

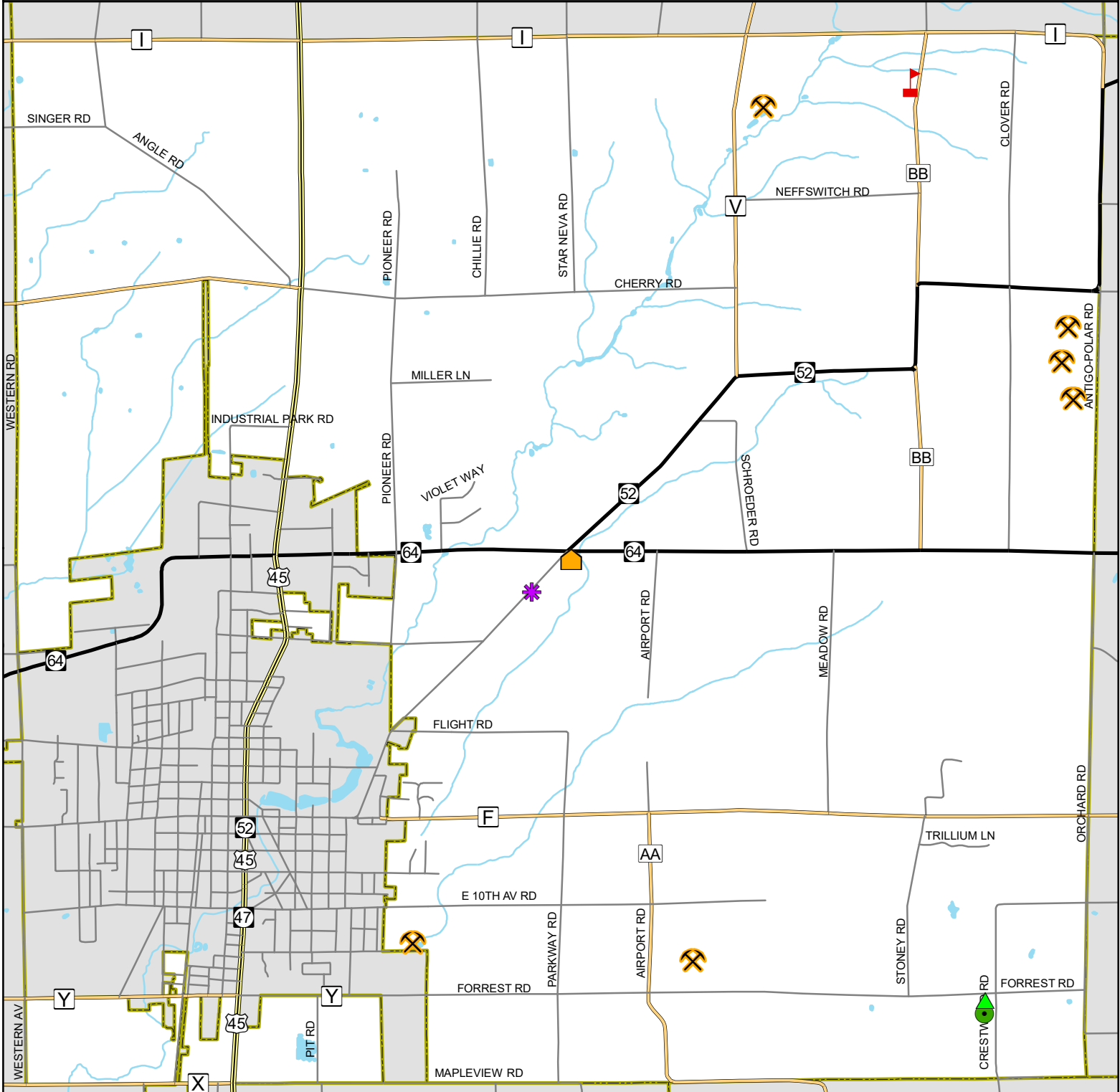
North Central Wisconsin Regional Planning Commission

Source: NCWRPC, WisDOT, WI DNR

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- US Highways
- State Highways
- County Highways
- Local Roads
- Private Roads
- Water
- Historical Marker
- Landfill
- Non-Metallic Mines
- Recycling Center
- School (To be closed 2019)
- Town Hall

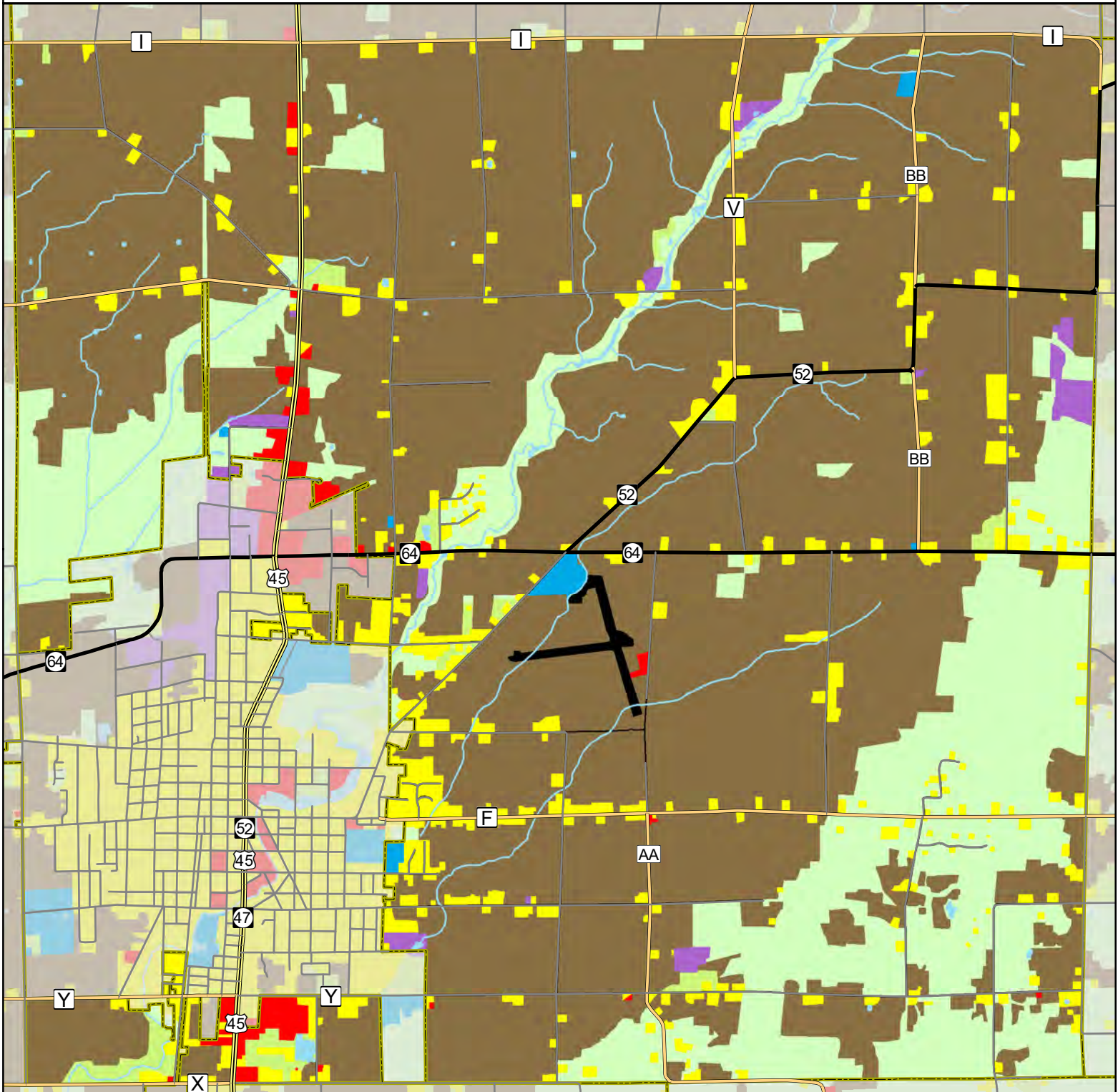
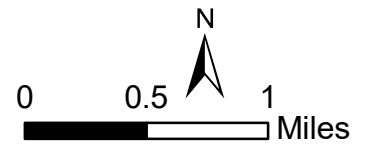
North Central Wisconsin Regional Planning Commission

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US Highways	Agriculture	Open Lands
State Highways	Commercial	Residential
County Highways	Governmental	Transportation
Local Roads	Industrial	Woodlands
Private Roads	Water	

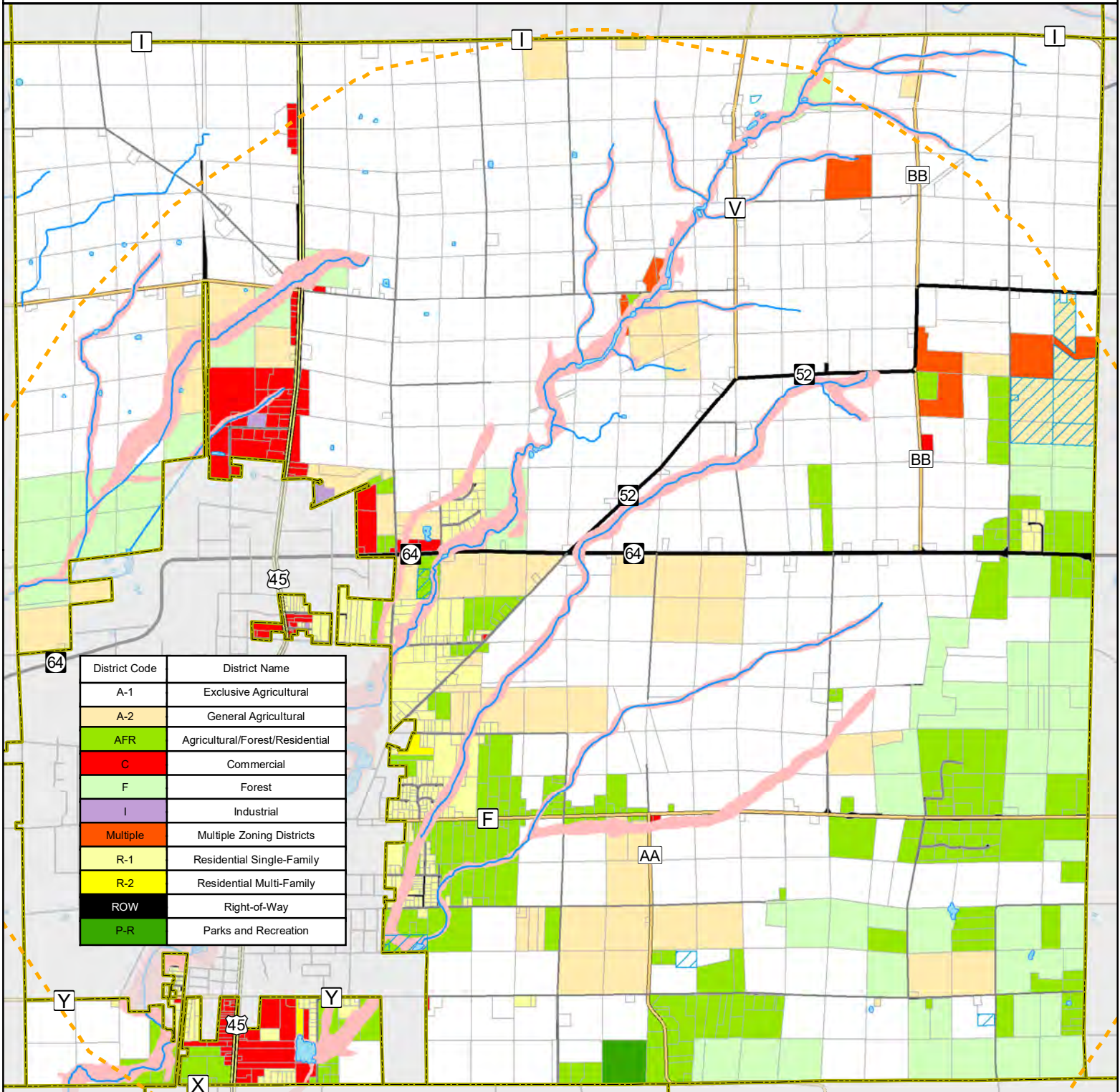
North Central Wisconsin Regional Planning Commission

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District Code	District Name
A-1	Exclusive Agricultural
A-2	General Agricultural
AFR	Agricultural/Forest/Residential
C	Commercial
F	Forest
I	Industrial
Multiple	Multiple Zoning Districts
R-1	Residential Single-Family
R-2	Residential Multi-Family
ROW	Right-of-Way
P-R	Parks and Recreation

- Quarry District
- Flood Plain District
- US Highways
- State Highways
- County Highways
- Local Roads
- County Forest Roads
- Federal Forest Roads
- Private Roads
- Water
- Airport Height Limitation

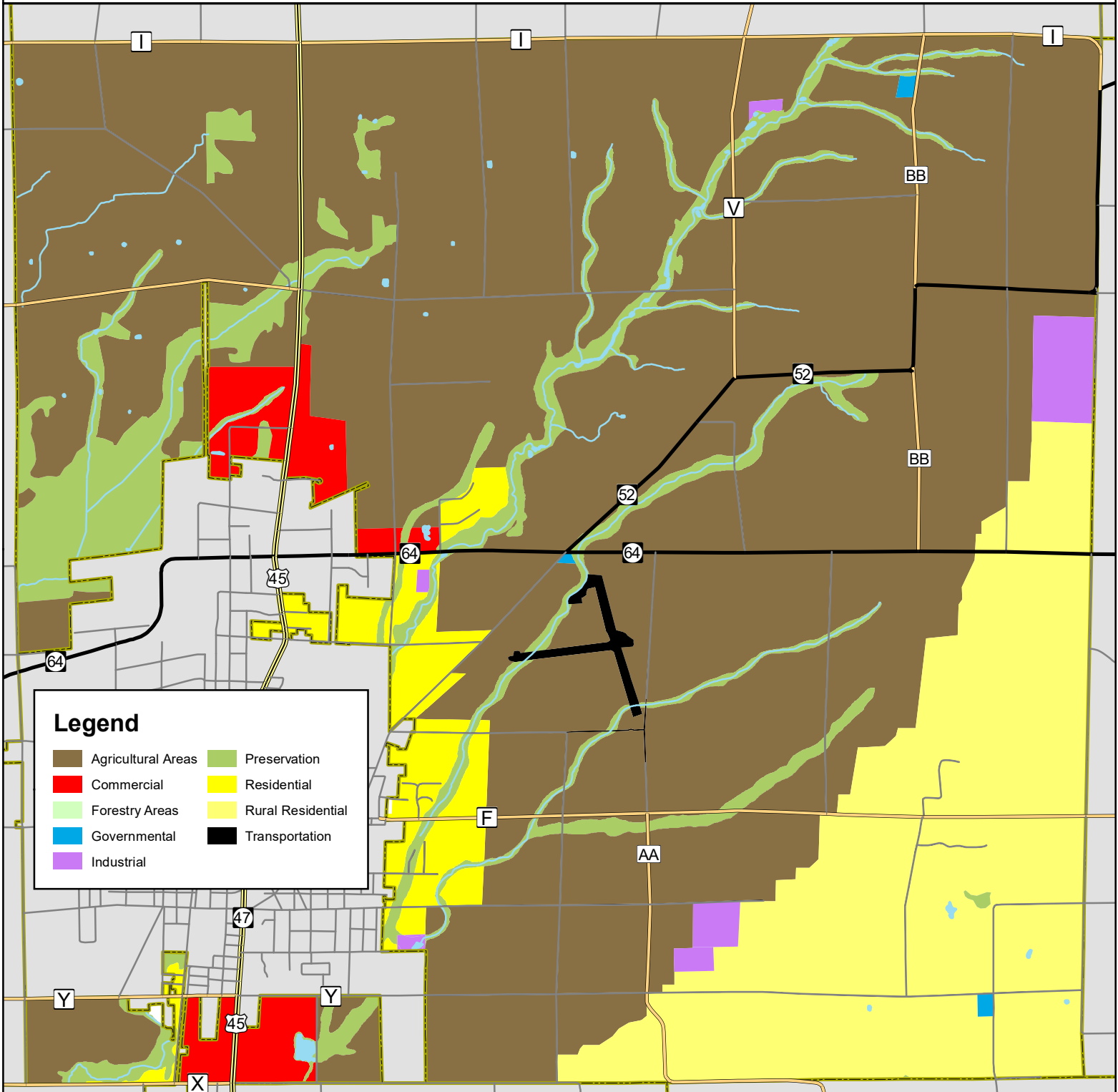
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Legend

Agricultural Areas	Preservation
Commercial	Residential
Forestry Areas	Rural Residential
Governmental	Transportation
Industrial	

North Central Wisconsin Regional Planning Commission

Source: NCWRPC, WisDOT, WI DNR

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- | | |
|-----------------|---------------|
| US Highways | Local Roads |
| State Highways | Private Roads |
| County Highways | Water |



Appendix A

Public Participation Plan

Town of Antigo
Public Participation Plan (PPP)
2018 Comprehensive Plan Update

The Town of Antigo recognizes the importance of public participation in the planning process. As such, a goal during the comprehensive planning process will be to inform and involve the public in the planning process.

I. Plan Development:

Throughout the plan process, the Plan Commission will provide oversight for the update of the Comprehensive Plan. The Plan Commission members represent a broad range of public interests including agriculture, business, public safety and fire protection, recreation, natural resources, housing, and real estate, and transportation. The Plan Commission discussed the need for the Public Participation Plan. Adoption of the PPP by the Town Board formalizes the process.

The public participation plan will incorporate the following:

1. All meetings for the planning process will be posted and open to the public.
2. Plan related materials will be available at the Town Hall for review by the public.
3. The draft plan and maps will be available on a website for review by the public.
4. A public hearing will be held to solicit comment from the public.
5. The Comprehensive Plan will be distributed as outlined in state statute.

The Plan Commission will review and recommend adoption of the Comprehensive Plan to the Town Board.

II. Implementation, Evaluation & Update:

The Comprehensive Plan will be used as a general guideline for development in the Town and will support the zoning and other regulations that the Town has in place. It will also assist the Town as it reviews future development proposals. The Comprehensive Plan will help the Town Board as it determines future budget expenditures and actions to support the well-being of town residents and property owners.

As with all plans, it is critical for the Comprehensive Plan to be maintained and updated on a regular basis to keep it current as things change.

Any planning process is subject to change, and this public participation plan is no different. Over the planning period the process may vary from that presented.

TOWN OF ANTIGO
ANTIGO, WI 54409

RESOLUTION #2-18
For the Adoption of a
PUBLIC PARTICIPATION PLAN (PPP)
For 2018 Comprehensive Plan Update

THE TOWN OF ANTIGO DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the Town is updating its Comprehensive Plan as outlined in Wisconsin Statutes; and

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

WHEREAS, it is necessary for the Town Board to approve a process to involve the public in the planning effort; and


NOW, THEREFORE, BE IT RESOLVED, that the Town Board does approve and authorize the Public Participation Plan as attached to this resolution.

ADOPTED this 15th day of August, 2018.


TOWN OF ANTIGO BOARD



Richard Parilek, Chairperson

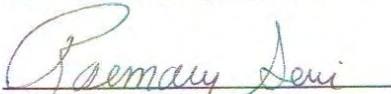


Jon Petroskey, Supervisor



Wayne Schroeder, Supervisor

I, Rosemary Servi, Clerk, do hereby certify that the foregoing resolution was duly adopted at a Town Board meeting, held at the Town Hall on the 15th day of August, 2018, at 7:00 p.m.



Rosemary Servi, Clerk

Appendix B

Plan Ordinance Adoption

Town of Antigo
PLAN COMMISSION RESOLUTION

RESOLUTION # 1-2019

Town of Antigo, Langlade County, Wisconsin

The Plan Commission of the Town of Antigo, 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 Antigo as follows:

Adoption of the Town Comprehensive Plan.

The Town of Antigo 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 Antigo Comprehensive Plan are incorporated into and made a part of the Town of Antigo Comprehensive Plan.

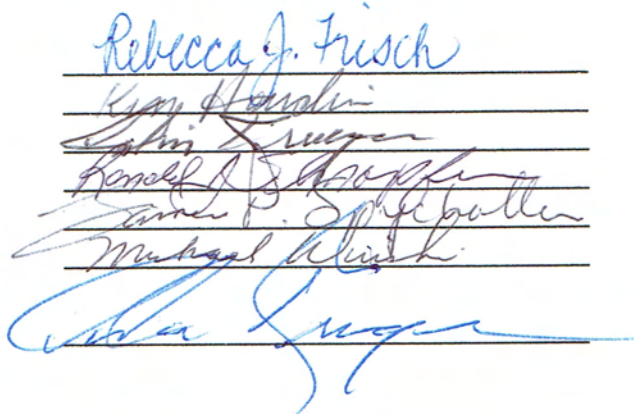
The vote of the town plan commission in regard to this resolution shall be recorded by the clerk of the town plan commission in the official minutes of the Town of Antigo Plan Commission.

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

Adopted this 9th day of January, 2019.

Plan Commission Members:

Rebecca J. Frisch, Chair
Kenneth Hardin
Calvin Krueger
Ronald Schroepfer
James Spychalla
Michael Winski

The image shows six handwritten signatures in blue ink, each written over a horizontal line. From top to bottom, the signatures correspond to the names listed in the adjacent text block: Rebecca J. Frisch, Kenneth Hardin, Calvin Krueger, Ronald Schroepfer, James Spychalla, and Michael Winski. A seventh, larger signature is written below the sixth line, which is not explicitly named in the list.

Attest:

**TOWN OF ANTIGO
COMPREHENSIVE PLAN ORDINANCE
ORDINANCE #146**

State of Wisconsin
Town of Antigo
Langlade County, Wisconsin

SECTION I – TITLE/PURPOSE

The title of this ordinance is the Town of Antigo Comprehensive Plan Ordinance. The purpose of this ordinance is for the Town of Antigo, Langlade County, Wisconsin, 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 Antigo, Langlade, County, Wisconsin, has authority under its village powers under s. 60.22, Wis. stats., 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 Antigo 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 Antigo, 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 Antigo 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 Antigo 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 Antigo, 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 Antigo Comprehensive Plan, which contains all of the elements specified in s. 66.1001 (2), Wis. stats.

SECTION VI – PUBLIC HEARING

The Town of Antigo 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 Antigo, by the enactment of this ordinance, formally adopts the document entitled *Town of Antigo Comprehensive Plan Ordinance* under pursuant to s. 66.1001 (4) (c), Wis. stats.

SECTION VIII – SEVERABILITY

If any provision of this ordinance or 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.

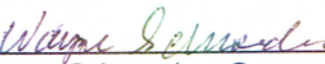
Adopted this 13th day of February 2019.



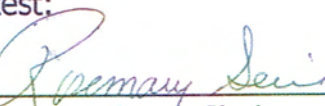
Richard Parilek, Chairperson



Jon Petroskey, Supervisor



Wayne Schroeder, Supervisor

Attest:


Rosemary Servi, Clerk

Appendix C

Land Division Ordinance

TOWN OF ANTIGO
LAND DIVISION ORDINANCE #128-1

1.01 INTRODUCTION

(1) Authority

These regulations are adopted under the authority granted by Section 236.45 of the Wisconsin Statutes.

(2) Purpose

The purpose of this ordinance is to regulate and control the division of land within the limits of the Town of Antigo, Langlade County, Wisconsin, in order to promote the public health, safety, prosperity, aesthetics and general welfare of the Town.

(3) Abrogation and Greater Restrictions

It is not intended by this ordinance to repeal, abrogate, annul, impair, or interfere with any existing easements, covenants, agreements, rules, regulations or permits previously adopted or issued pursuant to laws. However, where the ordinance imposes greater restrictions, the provisions of this ordinance shall govern.

(4) Interpretation

In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the Town and shall not be deemed a limitation or repealed of any other power granted by Wisconsin Statutes.

(5) Severability

The provisions of this ordinance are severable. If any provision of the ordinance is invalid, or if its application to any person or circumstance is invalid, such invalidity shall not affect other provisions or applications, which can be given effect without the invalid provisions or application.

(6) Repeal

All other codes or ordinances or parts of codes, ordinances or chapters of the town codes and ordinances inconsistent or conflicting with this ordinance to the extent of the inconsistency only are hereby repealed.

(7) Title

This ordinance shall be known as, referred to, or cited as the "Town of Antigo Land Division Ordinance."

(8) Effective Date

This ordinance shall take effect on the day after its publication as provided by law.

1.02 GENERAL PROVISIONS

(1) Jurisdiction

This ordinance shall apply to a division of a lot, parcel or tract by the owner thereof, or his agent, for the purpose of transfer of ownership or building development where the act of division creates a lot two (2) acres or less. This ordinance shall not apply to:

- (a) Transfers of interests in land by will or pursuant to court order;
- (b) Leases for a term not to exceed ten (10) years, mortgages or easements;
- (c) The sale or exchange of parcels of land between owners of adjoining property if additional lots are not thereby created and the lots resulting are not reduced below the minimum sizes required by this ordinance or other applicable laws or ordinances.

(2) Compliance

- (a) No person, firm, corporation, partnership, limited liability company, or other legal entity of any type shall divide any land located within the Town of Antigo which results in a land division creating a lot of less than two (2) acres except as provided under 1.02(2)(b).
- (b) Criteria for Lot Sizing Under 2-Acre Town Minimum - The Town may reduce the minimum lot size down to the minimum allowed by the lots zoning classification, if the following criteria can be met:
 - 1. Shall be located in "Residential" use area adjacent to City on Future Land Use Plan Map or in agricultural areas on operating farm for purposes of transfer within family.

2. Shall be consistent with adjacent development and seek to minimize impact to / loss of farmland.

3. Ultimate lot size shall be no less than the minimum established by the County zoning district containing the lot.

4. Minimum buildable area of 20,000 square feet excluding wetlands and slopes greater than 25% shall be at least two (2) feet above flood plain elevation / ordinary high-water mark / highest known water elevation / estimated high groundwater and shall be free of easements or combination of easements greater than 20 feet in width.

5. Preplanning Required. Preplanning is designating the shape and location of two areas for the future installation of privately-owned wastewater treatment systems (POWTS) to serve a 3-bedroom home or designating the shape and location of a replacement area for an existing POWTS, pursuant to DSPS 83. Preplanning may include designating areas for buildings, driveways, and other improvements as deemed necessary by the Town Plan Commission. The shape and location of such preplanned areas shall be clearly shown on the survey or attached dimensional detail. No changes in preplanned areas shall be made unless approved by the Plan Commission.

6. Soil site evaluation report shall indicate that a conventional, in-ground pressure, at-grade or mound system can be installed and is approved by the Langlade County Land Records and Regulations Department.

7. Natural or planned drainage shall be adequate to contain all site-runoff without affecting neighboring properties or "downstream" areas.

(3) Administration

(a) The Town Planning Commission of the Town of Antigo shall review this ordinance periodically and shall amend this ordinance when appropriate and necessary. The Town Board of the Town of Antigo shall further approve or disapprove any land divisions referred to it by the Town Plan Commission, but in no case shall a land division result in a division of land of less than two (2) acres be approved by the Town Board or Plan Commission except as provided under 1.02(2)(b).

(b) Modifications. Where, because of unique topographic or other conditions of the land involved, or because of other conditions predating adoption of this ordinance, or to achieve consistency with a city extraterritorial ordinance, it is inappropriate to apply literally the provisions of this ordinance and where such literal applications would impose undue hardship, the Plan Commission may vary the requirements of this code. The Plan Commission may attach conditions to the granting of such modifications to assure that the purpose and intent of the ordinance are observed and that compliance with state law is achieved.

(c) Appeals. Any person aggrieved by a failure to approve any land division or condominium plat, may appeal therefrom to the courts as provided in the Wisconsin Statutes.

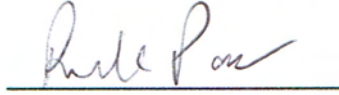
1.03 ENFORCEMENT AND PENALTIES

(1) The Town may institute appropriate action or proceedings to enjoin violation of this ordinance or state law pursuant to Section 236.31, Wisconsin Statutes.

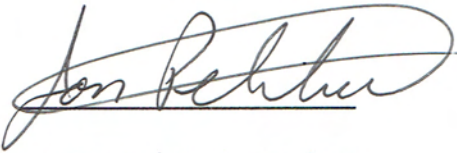
(2) Any person, firm, or corporation who fail to comply with the provisions of this ordinance shall, upon conviction thereof, forfeit not less than One Hundred and no/100 (\$100.00) Dollars nor more than One Thousand and no/100 (\$1,000.00) Dollars and the cost of prosecution of each violation, and in default of payment of such forfeiture and costs shall be imprisoned in the County Jail until payment thereof, but not exceeding six (6) months. Each day a violation exists or continues shall constitute a separate offense.

The foregoing ordinance was amended at a regular meeting of the Town Board of the Town of Antigo on March 13, 2019.

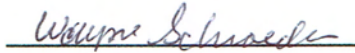
TOWN OF ANTIGO BOARD

Handwritten signature of Richard Parilek in cursive, written in black ink, positioned above a horizontal line.

Richard Parilek, Chairperson

Handwritten signature of Jon Petroskey in cursive, written in black ink, positioned above a horizontal line.

Jon Petroskey, Supervisor

Handwritten signature of Wayne Schroeder in cursive, written in black ink, positioned above a horizontal line.

Wayne Schroeder, Supervisor

Town of Antigo
Comprehensive Plan
2019