



**Town of Monico
Comprehensive Plan
2022**

Town of Monico Comprehensive Plan

Town Board

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Prepared with the Assistance of the:

North Central Wisconsin Regional Planning Commission

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Chapter One

Demographics

This chapter reviews the demographics of the Town of Monico and identifies the major trends impacting the Town over the next few decades. Both Oneida County and the State of Wisconsin, as well as several of the communities that surround the Town, are presented for comparison.

Background

The Town is located in southeastern Oneida County. The Town is bounded by the Towns of Piehl and Stella to the north, the Town of Crandon (Forest County) to the east, the Town of Schoepke to the south, and the Town of Pelican to the west.

Planning Process

In the fall of 2021, the Town initiated a process to update its plan. The state planning law – 66.1001 – requires that a comprehensive plan be updated every ten years. A variety of Planning Commission meetings were held over the course of 2021 and 2022 to prepare the plan. A final Planning Commission meeting was held in the winter of 2022 to review the final draft and recommend adoption of the plan by the Town Board. The plan was adopted by the Town Board on April 4, 2022.

Public Participation

An important part of any planning process is public involvement. Public involvement provides the citizens of the Town an opportunity to express their views, ideas, and opinions on issues that they would like addressed regarding the future development of their town. Local officials use this input to guide policies and decisions with greater awareness of the public's desires and consensus. See the adopted Public Participation Plan in **Appendix A**. The Town of Monico posted all Planning Commission meetings to invite the public and held a Public Hearing to collect public input.

Demographics

Population Trends and Forecasts

The estimated 2019 population for the Town of Monico provided by the American Community Survey is 279 people. As shown in **Table 1**, the Town has experienced a steady decline in population since 2000, with population decreasing by over 23 percent between 2000 and 2019. During this time, the Town decreased at a faster rate than all of the surrounding communities and Oneida County, which experienced a decline in population of only 3.8 percent.

Table 1: Population					
Minor Civil Division	2000	2010	2019	2000-19 Net Change	2000-19 % Change
Town of Monico	364	309	279	-85	-23.4%
Town of Pelican	2,902	2,764	2,724	-178	-6.1%
Town of Stella	633	650	526	-107	-16.9%
Town of Piehl	93	86	88	-5	-5.4%
Town of Crandon	614	650	599	-15	-2.4%
Town of Schoepke	352	387	349	-3	-0.9%
Oneida County	36,776	35,998	35,381	-1,395	-3.8%
Wisconsin	5,363,675	5,686,986	5,790,716	427,041	8.0%

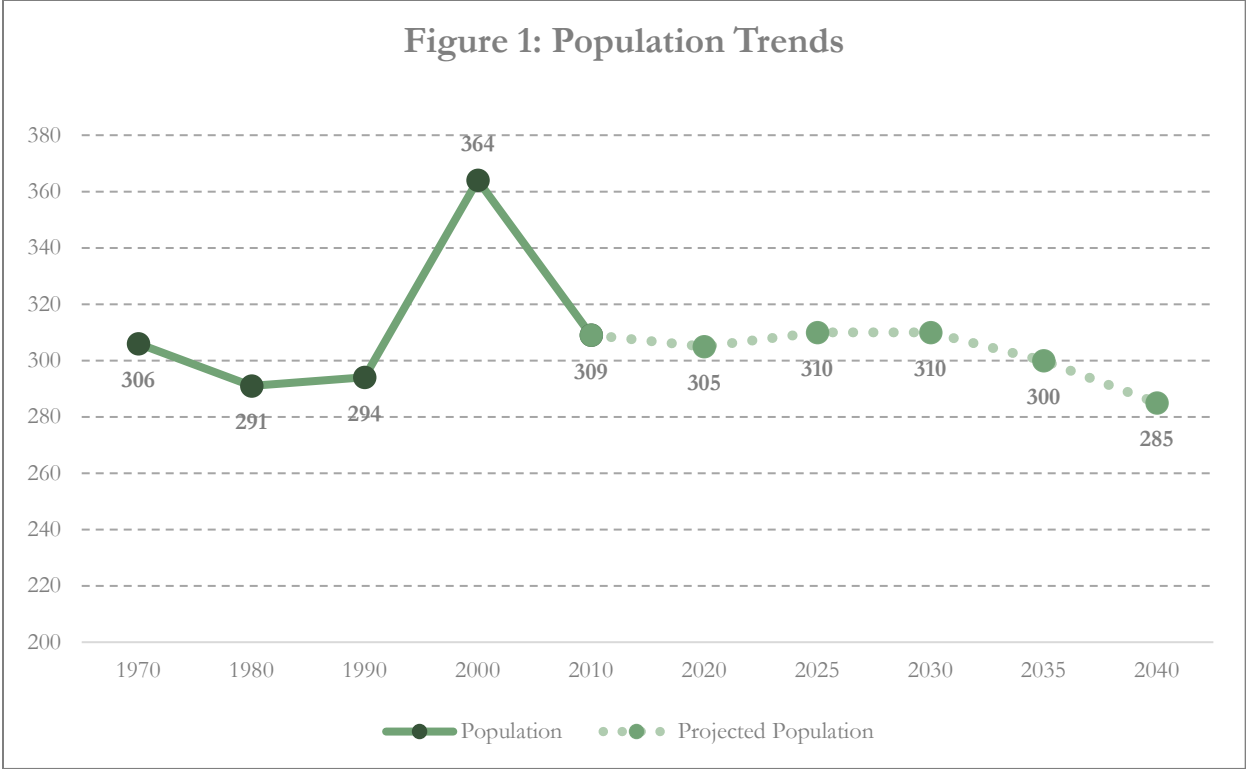
Source: U.S. Census and American Community Survey (2015-2019)

State population projections were completed in 5-year increments between 2015 and 2040, as shown in **Table 2**. According to the Wisconsin Department of Administration (WDOA), the population in the Town of Monico is projected to experience a 6.6 percent decrease in population between 2020 and 2040. In comparison, Oneida County is projected to increase by about 3.3 percent during this time.

Table 2: Population Projections						
Minor Civil Division	2020	2025	2030	2035	2040	% Change 2020-40
Monico	305	310	310	300	285	-6.6%
Oneida County	37,265	38,905	39,985	39,745	38,500	3.3%
Wisconsin	6,005,080	6,203,850	6,375,910	6,476,270	6,491,635	8.1%

Source: U.S. Census and American Community Survey (2015-2019)

Figure 1 displays the population trends in the Town of Monico from 1970 to the projected population in 2040. After reaching a peak population of 364 in 2000, the Town’s population has steadily decreased the past two decades, with population decreasing by 23.4 percent down to 279 residents in 2019. Population within the Town is projected to continue to steadily decrease over time, as the Town’s projected 2040 population of 285 residents represents a 6.6 decrease in population from the 2020 population.



Household Trends and Forecast

There were 133 households within the Town of Monico in 2019, about a 4 percent increase from the total number of households of 128 in 2000, as shown in **Table 3**. In comparison, the number of households in Oneida County increased by about 0.6 percent during this time. Average household size in the Town of Monico was 2.10 persons in 2019, down from an average household size of 2.84 in 2000. In comparison, Oneida County had an average household size of 2.29 in 2019, down from an average household size of 2.40 in 2000.

Table 3: Households					
Minor Civil Division	2000	2010	2019	2000-19 Net Change	2000-19 % Change
Town of Monico	128	127	133	5	3.9%
Town of Pelican	1,167	1,183	1,033	-134	-11.5%
Town of Stella	236	263	228	-8	-3.4%
Town of Piehl	39	41	39	0	0.0%
Town of Crandon	238	268	257	19	8.0%
Town of Schoepke	156	188	185	29	18.6%
Oneida County	15,333	16,003	15,421	88	0.6%
Wisconsin	2,084,544	2,279,768	2,358,156	273,612	13.1%

Source: U.S. Census and American Community Survey (2015-2019)

Like population, household projections were completed in 5-year increments between 2010 and 2040, as shown in **Table 4**. The number of households was calculated by dividing the total population for each 5-year increment by the projected average persons per household.

Like the population projections, the WDOA household projections are recognized as Wisconsin’s official projections in accordance with Wisconsin State Statute 16.96 and are based on the historical population trends of individual communities. Assuming that population within the Town continues to steadily decline, the number of households is projected to decrease by 5 households, or a 3.9 percent decrease between 2020 and 2040. This is in contrast to Oneida County and the State, as both the County and State are projected to experience an increase in households during this time.

Table 4: Household Projections						
Minor Civil Division	2020	2025	2030	2035	2040	% Change 2020-40
Monico	129	132	132	129	124	-3.9%
Oneida County	16,986	17,796	18,344	18,346	17,892	5.3%
Wisconsin	2,491,982	2,600,538	2,697,884	2,764,498	2,790,322	12.0%

Source: U.S. Census and American Community Survey (2015-2019)

Age Distribution

Population distribution by age is important in the planning process. Two age groups are examined here: 1) people below the age of 18, and 2) people ages 65 and older. These two age groups are often referred to as dependent populations and have different needs. The younger group requires schools, and the older group is retiring from the workforce.

Between 2000 and 2019, the number of children ages 17 and younger within the Town of Monico, as a percentage of the population, decreased from accounting for 32.1 percent of the population in 2000 down to only accounting for 17.9 percent of the population in 2019, as shown in **Figure 2**. The percentage of population below the age of 18 also decreased in Oneida County and Wisconsin as well during this time. This trend may be partly explained by the 2008 economic recession and difficult financial circumstances for young families.

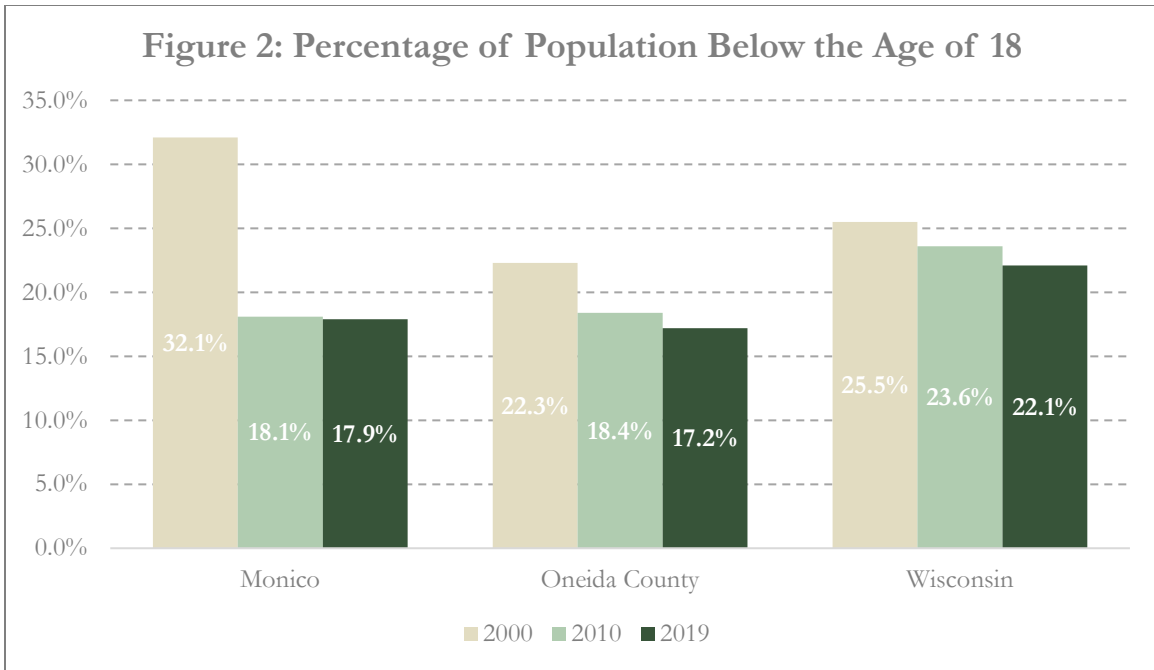
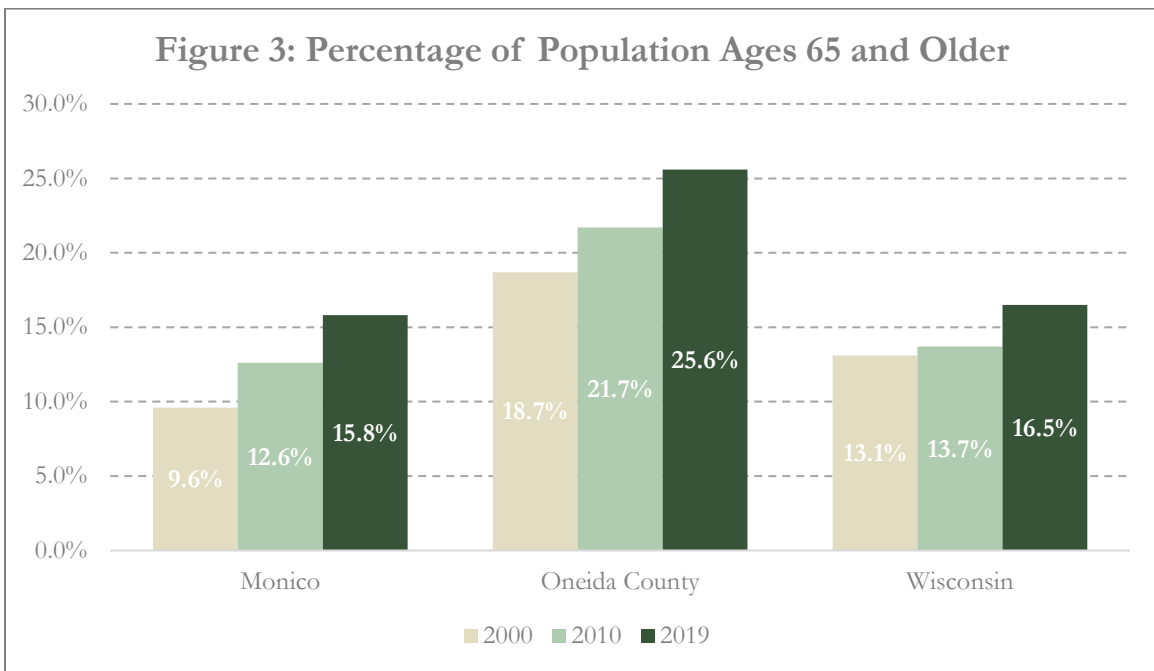
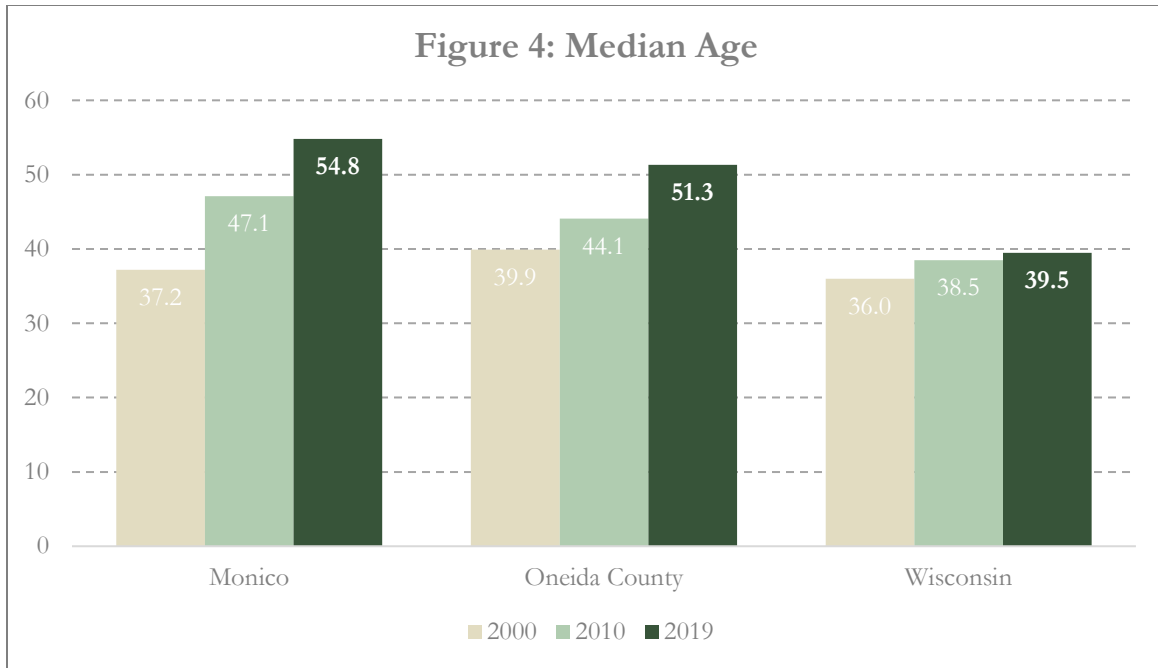


Figure 3 displays the proportion of population ages 65 and older in the Town of Monico, Oneida County, and Wisconsin. Between 2000 and 2019, the number of adults ages 65 and older within the Town of Monico, as a percentage of the population, increased from accounting for 9.6 percent of the population in 2000 up to accounting for 15.8 percent of the population in 2019. The percentage of population ages 65 and older also increased in Oneida County and Wisconsin during the time.

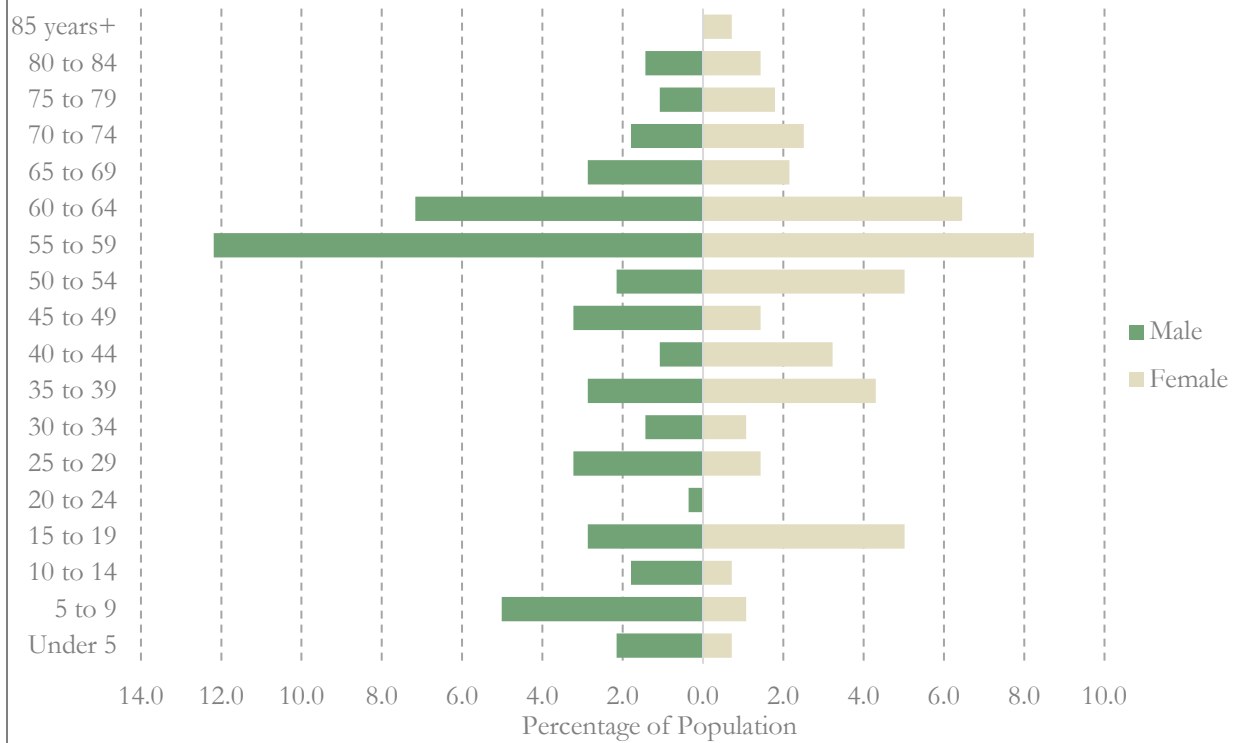


The estimated median age in the Town of Monico in 2019 was 54.9, which is higher than the median age in Oneida County (51.3) and significantly higher than in Wisconsin (39.5), as shown in **Figure 4**. The median age of 54.9 in the Town of Monico reflects the Town’s high proportion of residents nearing retirement age and a low proportion of young residents.



The Town of Monico’s population pyramid, **Figure 5**, displays the population distribution broken down into age cohorts in 2019. The population distribution by age cohort in the Town of Monico could best be described as an hourglass shape. The majority of residents within the Town of Monico fall between the ages of 50 and 64, with small proportions of residents in the younger and older age groups.

Figure 5: Town of Monico Age Cohorts - 2019



Education Levels

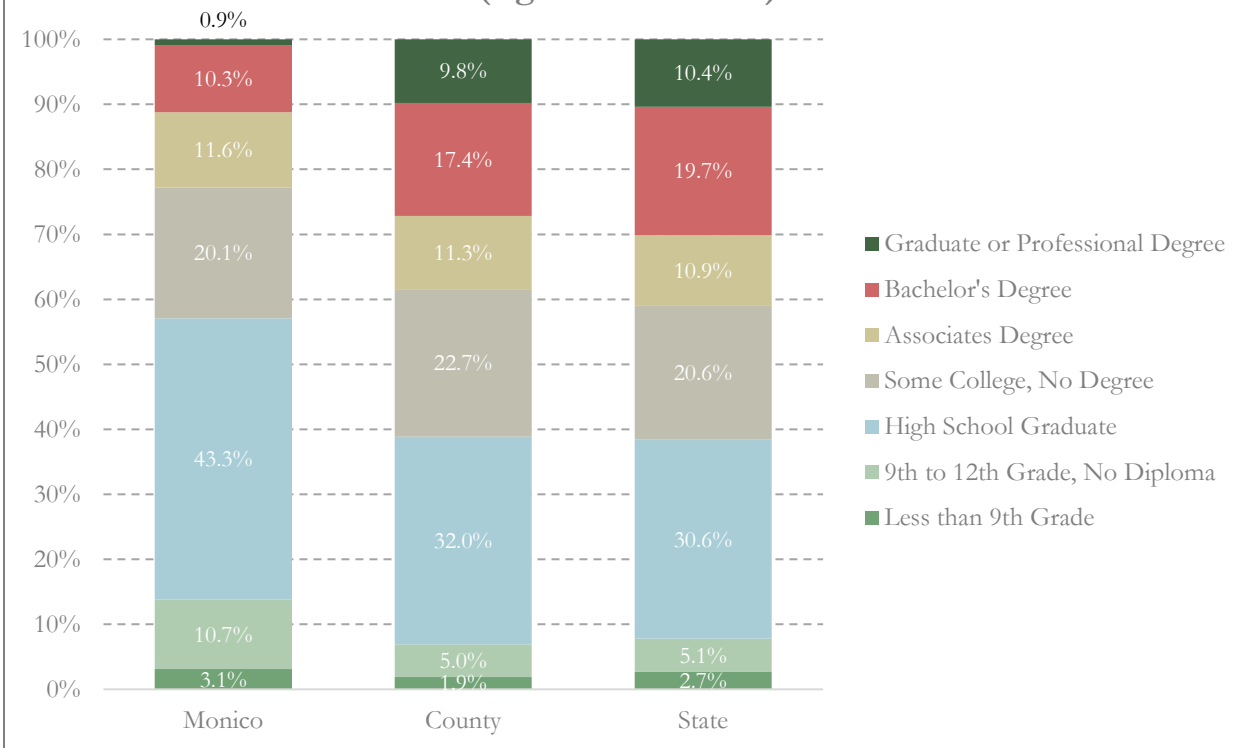
The educational attainment level of persons within a community is often an indicator of the overall income, job availability and well-being of a community. Educational attainment in the Town of Monico has increased since 2000. The percentage of population ages 25 and older with a high school education increased from 78.3 percent in 2000 to 86.2 percent in 2019, as shown in **Table 5**. Additionally, the percentage of those with a bachelor’s degree or higher has increased from 3.8 percent in 2000 to 11.2 percent in 2019. These increases were in line with those experienced in Oneida County and Wisconsin. The Town of Monico has a lower percentage of people with a high school degree or higher than both Oneida County and the State of Wisconsin as a whole. The Town of Monico also has a significantly lower percentage of people with a bachelor’s degree or higher than Oneida County and the State of Wisconsin as a whole. **Figure 6** displays a comparison between Monico, Oneida County, and Wisconsin for all educational attainment categories for the year 2019.

Table 5: Educational Attainment Trends, 2000-2019

Educational Attainment	Town of Monico			Oneida County			Wisconsin		
	2000	2010	2019	2000	2010	2019	2000	2010	2019
Percent high school graduate or higher	78.3%	76.9%	86.2%	85.1%	90.9%	93.1%	85.1%	89.4%	92.2%
Percent with bachelor's degree or higher	3.8%	3.2%	11.2%	20.0%	21.8%	27.2%	22.4%	25.8%	30.1%

Source: U.S. Census and American Community Survey (2015-2019)

Figure 7: Educational Attainment (Age 25 and Older)



Income Levels

Table 6 shows median household income for the Town of Monico. The median household income for Town of Monico households was \$41,875 in 2019, up from \$33,281 in 2000. However, after adjusting for inflation, real median household income actually decreased during this time, as the inflation-adjusted median household income for the Town of Monico in 2000 was \$49,628. In contrast, Oneida County experienced a slight increase in median household income during this time, as Oneida County’s median household income increased to \$56,852 in 2019.

Table 6: Median Household Income

Minor Civil Division	2000*	2010*	2019	% Change 2000-19	% Change 2010-19
Town of Monico	\$49,628	\$50,096	\$41,875	-15.6%	-16.4%
Oneida County	\$56,097	\$52,247	\$56,852	1.3%	8.8%
Wisconsin	\$65,300	\$59,905	\$61,747	-5.4%	3.1%

Source: U.S. Census and American Community Survey (2015-2019)

*: Adjusted for inflation

Table 7 shows per capita income for the Town of Monico. Per capita income is the average obtained by dividing aggregate income by the total population of an area. Since 2000, the Town’s per capita income increased by nearly 52 percent when adjusted for inflation, significantly faster than both Oneida County and Wisconsin.

Table 7: Per Capita Income

Minor Civil Division	2000*	2010*	2019	% Change 2000-19	% Change 2010-19
Town of Monico	\$19,345	\$22,395	\$29,332	51.6%	31.0%
Oneida County	\$29,445	\$31,766	\$34,910	18.6%	9.9%
Wisconsin	\$31,719	\$30,722	\$33,375	5.2%	8.6%

Source: U.S. Census and American Community Survey (2015-2019)

*: Adjusted for inflation

Employment Characteristics

Tables 8 illustrates the breakdown of the labor force within the Town of Monico in 2010 and 2019. The labor force is defined as the number of persons, sixteen and over, employed or looking to be employed. Between 2000 and 2019, the Town of Monico experienced a 10.8 percent decrease in the labor force, as the Town’s labor force decreased from 186 residents in 2000 to 166 residents in 2019.

Labor force participation rate indicates the percentage of those 16 years and over that are in the labor force. Over the past two decade, the Town’s labor force participation rate has increased from about 66 percent in 2000 up to about 68 percent in 2019.

In 2000, the Town of Monico had an employed population of 169 people. Over the past two decades, the number of employed residents within the Town has slightly decreased, as employment among Town residents decreased by 3.6 percent during this time.

The U.S. Census classifies individuals as unemployed if they are not working, actively seeking work, and available to seek a job. In 2019, the unemployment rate in the Town of Monico was 1.2 percent, representing a substantial decrease from the Town’s unemployment rate of 6.0 percent in 2000.

Table 8: Town of Monico Labor Force

Minor Civil Division	2000	2010	2019	Percent Change
Population 16 years and over	282	285	243	-13.8%
Labor Force	186	222	166	-10.8%
Employed	169	218	163	-3.6%
Unemployed	17	4	3	-82.4%
Unemployment Rate	6.0%	1.4%	1.2%	-80.0%
Participation Rate	66.0%	77.9%	68.3%	3.5%

Source: U.S. Census and American Community Survey (2015-2019)

Table 9 displays the occupational employment for residents in the Town of Monico and for residents in Oneida County. In 2019, most residents within the Town of Monico were employed in Sales & Office occupations, while most Oneida County residents were employed in Management, Professional & Related occupations. The second-most represented occupational group among Town of Monico residents was the Production, Transportation & Mineral Moving occupational group, while the Sales & Office occupational group was the second-most represented in Oneida County.

Table 9: Occupation of Employed Workers

Occupation	Town of Monico		Oneida County	
	2000	2019	2000	2019
Management, Professional & Related	37	28	5,117	5,522
Service	40	21	2,747	2,990
Sales & Office	34	50	4,465	3,591
Natural Resources, Construction, and Maintenance	34	27	2,266	1,878
Production, Transportation & Mineral Moving	24	37	2,604	2,631
Total	169	163	17,199	16,612

Source: U.S. Census and American Community Survey (2015-2019)

Table 10 displays the breakdown of employment for Town of Monico and Oneida County residents by industry sector. In 2019, the leading industry sectors for Town of Monico employed residents were the Retail Trade; Manufacturing; and Education, Health, and Social Services sectors. In Oneida County, the leading industry sectors in 2019 were the Education, Health, and Social Services; Retail Trade; and Manufacturing industry sectors.

Table 10: Employment by Industry Sector

Industry Sector	Town of Monico			Oneida County		
	2000	2019	% Change 2000-19	2000	2019	% Change 2000-19
Ag., Forestry, Fishing, Hunting & Mining	7	6	-14.3%	526	334	-36.5%
Construction	25	8	-68.0%	1,455	1,208	-17.0%
Manufacturing	18	27	50.0%	2,080	2,061	-0.9%
Wholesale Trade	4	15	275.0%	425	324	-23.8%
Retail Trade	31	41	32.3%	2,815	2,541	-9.7%
Transportation, Warehousing & Utilities	5	8	60.0%	689	551	-20.0%
Information	2	0	-100.0%	434	226	-47.9%
Finance, Insurance, Real Estate & Leasing	0	4	400.0%	636	877	37.9%
Professional, Scientific, Management, Administrative & Waste Mgmt Services	17	2	-88.2%	898	1,077	19.9%
Education, Health and Social Services	22	21	-4.5%	3,953	3,894	-1.5%
Arts, Entertainment, Recreation, Accommodation and Food Services	24	14	-41.7%	1,694	1,813	7.0%
Public Administration	9	6	-33.3%	861	726	-15.7%
Other Services	5	11	120.0%	733	980	33.7%
Total	169	163	-3.6%	17,199	16,612	-3.4%

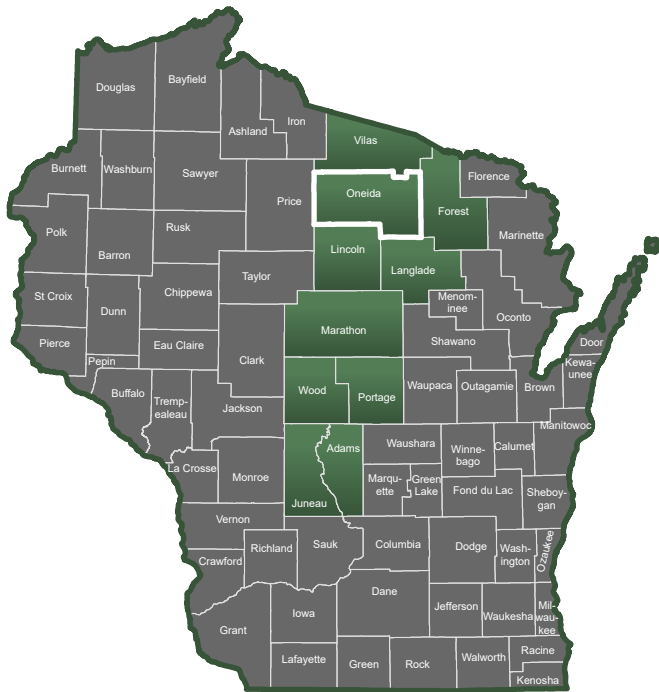
Source: U.S. Census and American Community Survey (2015-2019)

Review of Demographic Trends

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

Demographic Snapshot

- The population within the Town of Monico has steadily declined since 2000, while the number of households within the Town has slightly increased. This indicates that average household size within the Town has decreased.
- The Town of Monico is projected to continue to experience decreases in population over the next several decades.
- There are a large number of residents within the Town that fall in the middle and older age groups. In 2019, the Town had a median age of 54.8, slightly higher than the median age of Oneida County and significantly higher than the State's median age.
- The Town of Monico has a lower proportion of residents with a high school diploma or higher than both Oneida County and Wisconsin. Additionally, the Town has a lower proportion of residents with a bachelor's degree or higher than both Oneida County and Wisconsin.
- Both the average household income of \$41,875 and per capita income of \$29,332 are lower than the County and the State
- The Town's labor force participation rate has slightly increased over the past two decades, while the unemployment rate has significantly decreased during this time.



The Town of Monico is located within southeastern Oneida County, which itself is located in northern Wisconsin. Monico is bordered by the Towns of Stella and Piehl to the north, the Town of Crandon in Forest County to the east, by the Town of Schoepke to the south, and by the Town of Pelican to the west.

Monico contains an extensive forest system, as over 95 percent of the Town is forested. A vast majority of these forested lands are privately owned and enrolled in forest management programs such as the Managed Forest Land program. The Town also contains prominent rivers such as the Wolf and Pelican Rivers, and is home to a bountiful supply of wildlife.



Population:
Total: 279
Median Age: 54.8



Housing Units:
Total: 248
Occupied: 133
Seasonal: 108



Employment Data:
Employed: 163
Unemployment: 1.2%



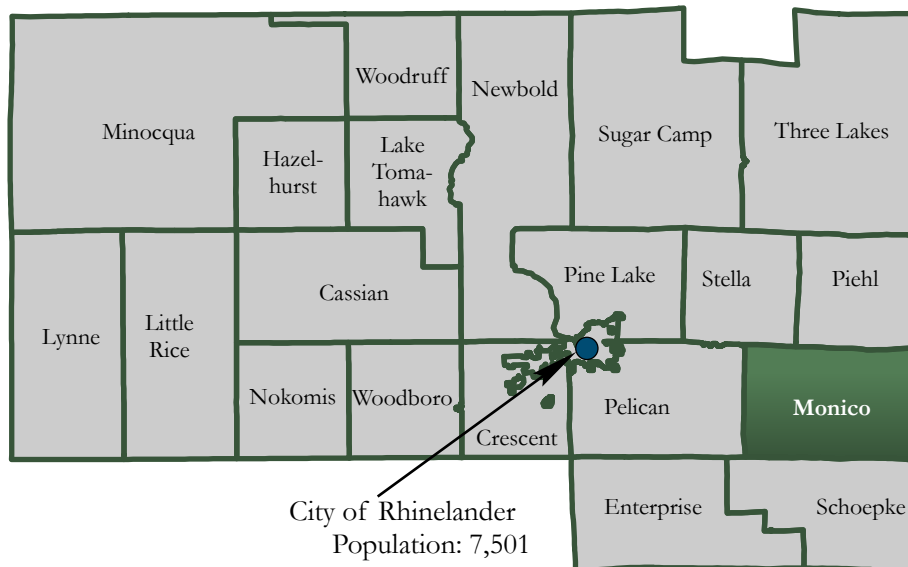
Woodlands:
Acres: 33,584
% of Town Area: 96%



Major Waterbodies:
Wolf River
Pelican River
Haymeadow Creek
Monico Creek



Major Roadways:
US Highway 8
US Highway 45



City of Rhinelander
Population: 7,501

Chapter Two

Natural, Cultural, & Agricultural Resources

This chapter describes local land and water conditions in detail as well as agricultural resources and cultural heritage. 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 administered at the county, state, or federal level. Thus, an overview of recent county-wide natural resource planning efforts is described below. Natural resources covered in this chapter include biology, geology, and geography including terrain, soils, water, forests, wetlands, wildlife, and habitat.

Cultural resources include a community's heritage, archaeological sites and cemeteries, historic buildings and landscapes, historic transportation routes, or traditional cultural properties important to indigenous peoples or other cultural groups. Cultural resources also include arts and the way of life in a community. Cultural resources are those elements around us that signify our heritage and help to evoke the sense of place that makes an area distinct.

Previous Plans and Studies

Oneida County Land and Water Resource Management Plan, 2020-2029

This Plan provides a framework for local/state/federal conservation program implementation efforts. Implementation of this plan will help protect and improve the valuable water and soil natural resources in Oneida County. Some of the plan's recommendations include protecting shoreland areas, reducing nonpoint source pollution, replace failing septic systems, and reduce wildlife conflicts. A copy is available in the Oneida County Land Conservation Department.

Oneida County Outdoor Recreation Plan 2019-2023

Creation of this plan is in process. The primary purpose of this recreation plan is to provide continued direction in meeting the current and future recreation needs of the County. This direction takes the form of an inventory and analysis of outdoor recreational facilities followed by establishing recommendations to meet identified needs. Adoption of this plan and its subsequent acceptance by the Wisconsin Department of Natural Resources (WDNR) allows for continued eligibility for financial assistance from the Land and Water Conservation Fund (LAWCON), the Stewardship Fund, and many other federal and state funding programs. A copy is available in the Oneida County Forestry Department.

Oneida County Farmland Preservation Plan, 2015

The Oneida County Farmland Preservation Plan is required under Chapter 91 of Wisconsin Statutes.

The Plan's purpose is to guide and manage farmland preservation and agricultural production capacity from 2015 to 2024. The plan functions as the primary policy document setting forth directions for how the County intends to preserve agricultural production capacity, farmland, soil and water resources, and rural character.

Farmland Preservation Areas - Parcels that meet the Farmland Preservation Plan (FPP) mapping criteria. Landowners in this area may apply for farmland preservation income tax credits. No non-agricultural development is planned in the next fifteen years for those areas identified.

Criteria for Farmland Preservation Areas:

- Lands depicted on the Soils Map as farmlands.
- Lands depicted on the Land Use Map as agriculture, cranberry bog, open lands, or woodlands.
- Lands depicted on the Future Land Use Map that allow agriculture or forestry to occur

Lands are excluded if they are any of the following:

- Local, county, state, and federal lands
- "Planned Out" lands on Map 5 of the FPP
- Parcels less than 5 acres
- Tax exempt land

Farmland preservation areas cover a majority of the Town of Monico, with areas that are not designated as farmland preservation areas mainly being located adjacent to waterbodies. Existing agricultural areas within the Town are scarce and scattered throughout the Town.

Oneida County Forest Comprehensive Land Use Plan 2006-2020

The mission of the County Forest is to manage, conserve and protect the natural resources within the county forest on a sustainable basis for present and future generations. The Plan contains information about forest resource planning, outdoor recreation planning, silvicultural practices, aesthetic management zones, trails and access control, biological communities, and wildlife species that exist within the county forest. A copy is available in the Oneida County Forestry Department.

USGS Protecting Wisconsin's Groundwater through Comprehensive Planning

In a joint effort by the Wisconsin Department of Natural Resources (DNR), the University of Wisconsin System, and the United States Geological Survey, a website was made available with data and information on geology, general hydrology, and groundwater quantity and quality. The website was developed to aid government officials in their comprehensive plans, including this plan.

The most recent data available for Oneida County was public in 2007. The Oneida County report can be accessed here: <https://wi.water.usgs.gov/gwcomp/index.html>.

Natural Resources

Examining the natural environment is essential to the planning process. For instance, soils, topography and geology can pose limitations to certain types of development, while an inventory of surface water

resources, vegetation types, environmentally significant areas, and historical features identify those resources and areas which should be protected from over-development. This section of the plan identifies both the land and water resources of the town.

Water Resources

Surface water resources support the area's economy by drawing tourists and providing a good quality of life for residents. Oneida County contains one of the highest concentrations of natural lakes in the world.

Monico is in part of two watersheds and two major drainage basins. About three-quarters of the Town lies in the Pelican River Watershed. The southeast corner of Town lies within the Upper Wolf River and Post Lake Watershed. The subcontinental surface-water divide splits the Town into its two watersheds. All streams east of the subcontinental surface-water divide flow into Lake Michigan. All streams west of the subcontinental surface-water divide flow into the Mississippi River.

Oneida County Shoreland Zoning is in effect. Actual shoreland jurisdiction measurements are coordinated through the County Zoning Department. Refer to Natural Resources Map for water bodies in the Town.

Outstanding and Exceptional Resource Waters

Outstanding Resource Waters (ORWs) and Exceptional Resource Waters (ERWs) share many of the same environmental and ecological characteristics. The primary difference between the two is that ORWs typically do not have any direct point sources discharging pollutants directly to the water. In addition, any pollutant load discharged to an ORW must meet background water quality at all times. Exceptions are made for certain types of discharge situations to ERWs to allow pollutant loads that are greater than background water quality when human health would otherwise be compromised.

One area water body is listed as an ORW—The Wolf River travels through the southeast corner of Town. Another area water body is listed as an ERW—Palm Creek (T36N R11E Sec 35) drains into the Wolf River.

Impaired Waters

Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the "303(d) list." A water body is considered impaired if a) the current water quality does not meet the numeric or narrative criteria in a water quality standard or b) the designated use that is described in Wisconsin Administrative Code is not being achieved. A documented methodology is used to articulate the approach used to list waters in Wisconsin. Every two years, states are required to submit a list of impaired waters to EPA for approval. There are no impaired water bodies in Town.

Invasive Aquatic Species

Surface water resources in Oneida County are threatened by the introduction of invasive aquatic species. These species out compete native species and degrade habitats possibly by decreasing biodiversity from having less plant and animal species. Venus Lake has an infestation of rusty crayfish (*Orconectes rusticus*). Contact the County Land Conservation Department for public outreach education strategies.

Wetlands

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 devices in times of high water. Like sponges, wetlands are able to absorb excess water and release it back into the watershed slowly, preventing flooding and minimizing flood damage. As more impermeable surfaces are developed, this excess capacity for water runoff storage becomes increasingly important.

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

Wetlands that filter or store sediments or nutrients for extended periods may undergo fundamental changes. Sediments will eventually fill in wetlands and nutrients will eventually modify the vegetation. Such changes may result in the loss of this function over time. Eradication of wetlands can occur through the use of fill material. This can destroy the hydrological function of the site and open the area to improper development. The WDNR has promulgated minimum standards for managing wetlands. The wetlands shown for the Town of Monico were mapped from the WisDNR Wetlands Inventory, and are shown in the **Natural Resources Map**.

Floodplains

A floodplain is generally defined as land where there is a one percent chance of flooding in any year. 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. The 100-year floodplain was digitized by the NCWRPC from FEMA Flood Insurance Rate Maps, for planning purposes only, and are shown in the **Natural Resources Map**.

Groundwater & Geology

Groundwater is water that occupies void spaces between soil particles or cracks in the rock below the land surface. It originates as precipitation that infiltrated into the ground. The type of soil and bedrock that a well is drilled into often determines water's pH, saturation index, and the amount of hardness or alkalinity in water. The type of soil and bedrock in a region also determines how quickly contaminants can reach groundwater.

The majority of the Town lies within a glacial drift aquifer, which is the major source of ground water in most of the county. The fractured crystalline bedrock underlying the county is not considered a significant source of water, although locally it provides a small amount for domestic uses. The thin deposits of glacial drift overlying the bedrock in the Monico area, generally yield only a few gallons of water per minute.

Aquifers in the moraines of the southeastern and southwestern parts of the county, generally yield 5–50 gallons of water per minute. Most of this groundwater is in thin lenses of sand and gravel within

the glacial till. Yields from wells in areas of glacial outwash range from a few gallons to 2,000 gallons per minute. A well at Rhinelander yields more than 1,000 gallons per minute.

Groundwater quality in Oneida County and the Town of Monico is generally good. The aquifer water principally contains calcium, magnesium, and bicarbonate ions, and a high concentration of iron also exists, but it is not considered a health hazard. In areas with moraines, the aquifer water is hard.

Susceptibility of groundwater to pollutants is defined here as the ease with which a contaminant can be transported from the land surface to the top of the groundwater called the water table. Many materials that overlie the groundwater offer good protection from contaminants that might be transported by infiltrating waters. The amount of protection offered by the overlying material varies, however, depending on the materials. Thus, in some areas, the overlying soil and bedrock materials allow contaminants to reach the groundwater more easily than in other areas of the state.

Groundwater contamination susceptibility in the Town of Monico is "more susceptible, level 3" based upon a scale of 1-5, with level 5 being "most susceptible." This rating was determined by reviewing soil characteristics, surficial deposits, depth to water table, depth to bedrock, and type of bedrock.

Many land use activities have the potential to impact the quality of groundwater. A landfill may leach contaminants into the ground that end up contaminating groundwater. Gasoline may leak from an underground storage tank into groundwater. Fertilizers and pesticides can seep into the ground from application on farm fields, golf courses, or lawns. Leaking fluids from cars in junkyards, intentional dumping or accidental spills of paint, used motor oil, or other chemicals on the ground can result in contaminated groundwater.

Land Resources

Topography and Geology

The Town of Monico is part of the Northern Highland geomorphic region with a glacial landscape that includes gently rolling, rounded, forested hills rising above adjacent marshy areas.

Forests

Forests play a key role in the protection of environmentally sensitive areas like steep slopes, shorelands, wetlands, and flood plains. Expansive forests provide recreational opportunities, aesthetic benefits, and economic development.

The pre-settlement composition of forestland in the Town of Monico was a mixed conifer and deciduous forest of tree species that included hemlock, aspen, sugar maple, and yellow birch, with white and red pine throughout.

All forests are dynamic, always changing from one stage to another, influenced by natural forces and humans. Changes can be subtle and occur over long periods, or can happen in seconds from a timber harvest, windstorm, or fire. A significant portion of the land in the town is owned by private investors. Some private woodlands in the county are enrolled in Managed Forest Law (MFL). This program provides a low annual tax rate per acre and requires a management plan for the property

that must include some harvesting along with allowing some public uses based on acreage thresholds. When timber is harvested from MFL properties, a harvest tax is also assessed. This provides an incentive to keep woodlots in active production and allows some community access to the site in exchange for greatly reduced taxes. See the programs section at the end of this chapter for more detail on this program.

Metallic & Non-Metallic Resources

There are no active metallic mines within the Town, nor are there any known deposits. There are currently three gravel pits located within the Town, the locations of which are also shown in the **Natural Resources Map**.

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. Some potentially sensitive areas are discussed below.

Pelican River Forest LLC is a DNR Legacy Place that was identified to meet future conservation and outdoor recreation needs for the next 50 years. The DNR Land Legacy report recommends protection of such places.

This large block of woods sits between the Nicolet National forest, Northern Highland-American Legion State Forest, and a large block of county forest. These and adjoining woods support a diverse set of forest interior birds, many of which are uncommon. Although many large wetlands are present, the area could support a range of recreation activities.

The Town of Monico recognizes the importance of the DNR Legacy, however, the Town of Monico also recognizes private landowner rights and we encourage potential future development in all appropriate areas.

Potentially contaminated sites might fall under the environmentally sensitive designation in part because they may need special care or monitoring to prevent further environmental degradation or hazard to human life. The WDNR Internet database known as the Bureau of Remediation and Redevelopment Tracking System (BRRTS) lists 24 sites, with 21 sites being closed, one site being open, and two others without a status listed.

The following sites were listed as “closed”:

- Lust Site: US Oil, 1692 HWY 8
- Lust Site: CPI-Timberlands Div., 1825 USH 8 E
- Lust Site: Vans Bar & Grill, 1691 HWY 8
- Lust Site: CPI-Monico, 1825 USH 8 E
- Lust Site: Oneida Co. Hwy Shop, 1572 LAKE RD
- Lust Site: Property at CTH V
- Lust Site: Former Monico town Shop, 2381 CTH V

- Spill Site: Highways 8 & 45
- Spill Site: Monico CTH V
- Spill Site: Gunville Trucking Spill, 1890 USH 8
- Spill Site: Black Iron & Supply, Highways 45 & HWY 8
- Spill Site: Scotts Helicopter Service, Stora Enso Forest Rd (Spill #1)
- Spill Site: Scotts Helicopter Service, Stora Enso Forest Rd (Spill #2)
- Spill Site: Wisconsin Public Service Corp Spill
- Spill Site: Otto Transfer Spill, Highways 45 & 8
- Spill Site: New Page Corp, Highways 45 & 8
- Spill Site: D.J. Express Trucking Spill, Highways 45 & 8
- Spill Site: Fannie Mae
- Spill Site: K and K Trucking
- Spill Site: Great Lakes Timber Inc
- Spill Site: Werner Enterprises

The following sites were listed as either “open” or contained no status:

- Lust Site: Four Seasons Bar – Open
- No Action Required Site: ANRPL Monico Meter Station – No Status
- No Action Required Site: Nortax Equipment Co – No Status

LUST (leaking underground storage tank) sites have contaminated soil and/or groundwater with petroleum, which includes toxic and cancer causing substances.

Spill sites are a discharge of a hazardous substance that may adversely impact, or threaten to impact public health, welfare or the environment.

ERP (environmental repair) sites are sites other than LUSTs that have contaminated soil and/or groundwater.

All sites listed as “closed” were remediated to DNR standards and are available for use. The LUST site at Four Seasons Bar is the only site within the Town that is listed as “open” and requires remediation action.

Rare Species & Natural Communities

As of October 2021, the Town of Monico has three sections with occurrences of endangered resources (rare, threatened, or endangered species of plants & animals, and high-quality natural communities) as identified in the Wisconsin Natural Heritage Inventory, as shown in **Table 11**.

Wisconsin's biodiversity goals are to identify, protect and manage native plants, animals, and natural communities from the very common to critically endangered for present and future generations. Knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems are critical to their survival and greater benefit to society.

Table 2.1: Rare Species & Natural Communities		
Common Name	Status	Group
Elktoe	Special Concern/Fully Protected	Mussel
Spruce Grouse	Threatened	Bird
Wood Turtle	Threatened	Turtle

Source: Wisconsin Natural Heritage Inventory

Agricultural Resources

Soils & Productive Agricultural Resources

Soil is composed of varying proportions of sand, gravel, silt, clay, and organic material. The soils in the Town primarily result from glacial till, glacial outwash, or glaciolacustrine deposits, and a few formed from organic material.

A detailed study of all the soils in Oneida County was developed by the U.S. Department of Agriculture, Soil Conservation Service. As part of that study, soils were identified in terms of both generalized soil associations, or predominant soil patterns, and specific detailed soils.

A majority of the Town is covered in soils that are considered to be prime farmland or a farmland of statewide importance. While this does not mean that these lands are being used for agricultural purposes, it does mean that soils throughout the Town have the potential to provide for productive farmland.

According to the Wisconsin Land Use Databook, the Town of Monico between 1991-1993 was 6.6 percent agricultural, 56.4 percent forested, and 32.7 percent wetlands. The town’s total land area is 54 square miles, of which 0.5 percent was used for row crops, 1.0 percent was used for foraging, and 5.1 percent was grassland.

According to the Wisconsin Department of Revenue, there were 9 parcels of land within the Town of Monico classified as Agricultural in 2021. There are approximately 109 acres of land within the Town currently being used for agricultural purposes, which accounts for about 0.3 percent of the Town’s land base, which represents a significant decrease in agricultural land within the Town since 1993.

Historical & Cultural Resources

There are no Wisconsin or National Registers of Historic Places listings within the Town. There is one building in the Town that appears on the Wisconsin Architectural History Inventory including:

- St James Catholic Church

Natural, Agricultural, and Cultural Resources Programs

There are a variety of programs available to the Town related to natural, agricultural, and cultural resources. Some of these 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 §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.

Discovery Farms Program

Discovery Farms is a program administered by UW-Extension that works with over 40 farmers across the state of Wisconsin. 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.

Drinking Water and Groundwater Program

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

Wisconsin Fund

Wisconsin Fund is a program by the Wisconsin Department of Commerce, Safety and Buildings Division. Grants are provided to homeowners and small commercial businesses to help offset a portion of the cost for the repair, rehabilitation, or replacement of existing failing Private Onsite Wastewater Treatment Systems (POWTS). Eligibility is based upon several criteria, including household income and age of the structure.

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.

Private Forestry

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

Managed Forest Law (MFL)

The purpose of the MFL is to promote good forest management through property tax incentives. Management practices are required by way of an approved forest management plan. Landowners with a minimum of 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 320 acres per township may be closed to public access by the landowner. Contact the WDNR for further information.

Nonpoint Source Program (NSP)

Wisconsin's NPS Program, through a comprehensive network of federal, state and local agencies working in partnership with other organizations and citizens, addresses the significant nonpoint sources in the state. This program combines voluntary and regulatory approaches with financial and technical assistance. Abatement activities include agriculture, urban, forestry, wetlands and hydrologic modifications. The core activities of the program — research, monitoring, data assessment and management, regulation and enforcement, financial and technical assistance, education and outreach and public involvement — work to address current water quality impairments and prevent future threats caused by NPS pollution. Contact the WDNR for more information.

NRCS Conservation Programs

The USDA's Natural Resources Conservation Service's (NRCS) natural resources conservation programs help people reduce soil erosion, enhance water supplies, improve water quality, increase wildlife habitat, and reduce damages caused by floods and other natural disasters. NRCS provides funding opportunities for agricultural producers and other landowners through these programs:

- Agricultural Conservation Easement Program (ACEP)
- Agricultural Management Assistance (AMA)
- Conservation Reserve Program (CRP) by USDA's Farm Service Agency
- Healthy Forests Reserve Program
- Regional Conservation Partnership Program
- Small, Limited, and Beginning Farmer Assistance
- Working Lands for Wildlife

Parks and Recreation Program

The WDNR gets its authority for administering the Parks and Recreation Program from Chapter 27 Wisconsin Statutes. This program provides assistance in the development of public parks and recreation facilities. Funding sources include: the general fund, the Stewardship Program, Land and Water Conservation fund (LAWCON), and program revenue funds.

Producer-Led Watershed Protection Grants

The Department of Agriculture, Trade & Consumer Protection (DATCP) provides funding to producer-led groups that focus on nonpoint source pollution abatement activities through the Producer-Led Watershed Protection Grant Program (PLWPG). The goal is to improve Wisconsin's soil and water quality by supporting and advancing producer-led conservation solutions by increasing on the ground practices and farmer participation in these efforts.

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, septic tanks, sludge, and stormwater on the environment. Pretreatment plants for wastewater are offered economic assistance and provided with plan review services before the facility is established.

Watershed Program

The WDNR seeks to protect wild and domestic animals, recreational activities, natural flora and fauna, agriculture, business, and other land uses through watershed management. Funds to run this program

are provided by the federal government through Clean Water Act and through state general program revenues. The program assists with watershed planning, water quality monitoring and modeling, and development of water quality standards and policy.

Wetlands Reserve Program

The Wetlands Reserve Program (WRP) was a voluntary program which was established to restore wetlands on lands which were previously altered for agricultural use. The program was administered by the USDA Natural Resource Conservation Service in consultation with the Farm Service Agency and other federal agencies. The Agricultural act of 2014 established the Agricultural Conservation Easement Program, and repealed the WRP. However, this repealment does not affect the validity or terms of any contract, agreement, or easement entered into prior to February 7, 2014.

Land was eligible for enrollment in the WRP if the landowner had owned that land for at least one year, and the land was restorable and suitable for wildlife benefits. Landowners could choose to restore wetlands with a permanent or 30-year easement, or enter into a cost-share restoration agreement with the USDA. If a permanent easement is established, the landowner will receive payment up to the agricultural value of the land and 100% of the wetland restoration costs. The 30-year easement payment is just 75% of what would be provided for a permanent easement on the same site, and 75% of the restoration costs. Voluntary cost-share restoration agreements are generally for a minimum of 10 years, and 75% of the cost of restoring the land to wetlands is provided. In all instances, landowners continue to control access to their land.

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 State Historic Preservation Office (SHPO), Wisconsin Historical Society

This office is part of the Wisconsin Historical Society and serves as the principal historic preservation agency in the state. In partnership with communities, organizations and individuals, the SHPO works to identify, interpret and preserve historic places for the benefit of present and future generations.

Goals, Objectives, and Policies

Goals:

1. Protect natural areas, including wetlands, water bodies, forestlands, wildlife habitats open spaces and groundwater resources within the scope of current federal, state and local legislation.
2. Protect economically productive areas, including forests and recreational areas within the scope of current federal, state and local legislation.
3. Preserve scenic, cultural, historic, archaeological and recreational sites within the scope of current federal, state and local legislation.
4. Continue to support best practices for forestry management.

Objectives:

1. Encourage the preservation of the land now in agricultural use.
2. Prevent new development in the Town from negatively impacting natural resources by working with the County to ensure all permits are in place.
3. Minimize impacts to the Town's natural resources from metallic or non-metallic mining.
4. Promote development that minimizes groundwater impacts from on-site septic systems and other sources.

Policies:

1. Make residents, developers and potential landowners aware of aspects of living in a rural area.
2. Work with Oneida County to enforce existing regulations of septic systems to protect groundwater quality.
3. Protect wildlife habitat and natural settings within the scope of current federal, state and local legislation.

Chapter Three

Housing

Housing characteristics and trends are important components of comprehensive planning. The physical location of housing can determine the need of many public facilities and services. Furthermore, understanding dynamics in the market likely to affect housing development in the future provides a basis for the formulation of policy to coordinate transportation facilities with a sustainable pattern of residential development. Understanding the factors affecting people’s ability to meet their own housing needs provides a basis for reinforcing community ties, fostering economic development and environmental sustainability and improving the quality of life.

Previous Plans and Studies

Wisconsin State Consolidated Housing Plan

The Consolidated Housing Plan is required by the U.S. Department of Housing and Urban Development *(HUD) in the application process required of the states in accessing formula program funds of Small Cities Community Development Block Grants (CDBG), HOME Investment Partnerships, Emergency Shelter Grants and Housing Opportunities for Persons with AIDS (HOPWA) “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.”

Grow North Region Housing Study, 2021

The Grow North Region Housing Study analyzes the Grow North Region’s (which includes Oneida County) housing stock and housing trends, as well as workforce housing within the Grow North Region. This analysis identifies needs, such as a need for additional housing throughout the Grow North Region, what types of housing are needed throughout the Region, and which steps are needed to solve housing gaps within the Region. This housing study also developed a set of goals and strategies to address the housing issues identified. The identified goals in the Grow North Region Housing Study are as follows:

- Provide an adequate supply of affordable housing for individuals and households of all income levels throughout the Region.
- Increase the number of rental units within the Region.
- Encourage and Support a diverse mix of housing within the Grow North Region.
- Encourage housing that accommodates seniors, those with special needs, and those that are extremely-low income.

Regional Livability Plan, 2015

The 2015 Regional Livability Plan (RLP), written by the North Central Wisconsin Regional Planning Commission (NCWRPC), 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:

- Aging Population
- Smaller household sizes
- Lack of Housing Options
- Increase in Housing Costs related to incomes

Oneida County Comprehensive Plan, 2013

The Oneida County Comprehensive Plan closely examines the state of housing throughout Oneida County, examining housing issues and qualities such as age of housing units, housing value, housing types, seasonal housing, and general housing characteristics. The identified goals in the Oneida County Comprehensive Plan as pertains to housing are as follows:

- Encourage adequate supply of affordable housing for all individuals of all income levels consistent with the rural character of the county.
- Encourage residential development in suitable areas
- Encourage the use, maintenance and renovation of existing housing as a source of affordable housing

Housing Stock Assessment

Housing Type and Tenure

In 2019, the Town of Monico had 133 occupied housing units, approximately 87 percent of which were owner-occupied, as shown in **Table 12**. The Town of Monico had a slightly higher percentage of owner-occupied homes than Oneida County (83 percent) and a significantly higher percentage than the State of Wisconsin (67 percent). The average household size of 2.10 was lower than the County (2.29) and the state (2.46). About 35 percent of households within the Town were occupied by a single householder and about 23 percent of households had at least one individual age 65 and older.

Table 12: Housing Units by Type and Tenure, 2019			
	Monico	Oneida County	Wisconsin
Total Occupied Housing Units	133	15,421	2,358,156
Owner-Occupied Units	116	12,831	1,580,939
Renter-Occupied Units	17	2,590	777,217
Average Household Size	2.10	2.29	2.46
Percent Owner-Occupied	87.2%	83.2%	67.0%
Percent Householder Living Alone	34.6%	31.1%	29.5%
Percent with Individuals 65 or Over	22.6%	39.4%	28.4%

Source: American Community Survey 2015-2019

Age Characteristics

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 1940’s 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 previous 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 Oneida County. Additional bedrooms, bathrooms, and attached garage space are among the amenities found in newer housing units.

Table 13 indicates the age of the housing stock in the Town of Monico area that is based on the year the structures were built as reported in the 2015-2019 American Community Survey. About 18 percent of Monico's housing units were built before 1940, compared to only about 9 percent of housing units in Oneida County and about 19 percent of housing units statewide. Over 61 percent of housing units within the Town of Monico were built between 1970 and 1999, a significantly higher proportion than both Oneida County (51 percent) and Wisconsin (38.5 percent). Housing growth has slowed significantly over the past decade, as only about 5 percent of the Town’s housing stock has been built since 2010, a trend that is also being experienced within Oneida County and Wisconsin.

Table 13: Year Structure Built						
	Town of Monico		Oneida County		Wisconsin	
Before 1939	44	17.7%	2,709	8.7%	519,745	19.3%
1940-1949	7	2.8%	1,451	4.7%	148,357	5.5%
1950-1959	9	3.6%	2,501	8.1%	290,392	10.8%
1960-1969	10	4.0%	3,065	9.9%	262,431	9.7%
1970-1979	49	19.8%	5,801	18.7%	394,472	14.6%
1980-1989	39	15.7%	5,115	16.5%	267,314	9.9%
1990-1999	64	25.8%	5,052	16.3%	374,275	13.9%
2000-2009	14	5.6%	4,228	13.6%	337,436	12.5%
After 2010	12	4.8%	1,136	3.7%	100,105	3.7%
Total	248	100.0%	31,058	100.0%	2,694,527	100.0%

Source: American Community Survey 2015-2019

Structural Characteristics

The vast majority of housing units (approximately 83 percent) in the Town of Monico are single-family, as shown in **Table 14**. Both the Town of Monico and Oneida County have a housing stock with a significantly higher percentage of single-family housing than the State as a whole. There are only 2 housing units within the Town that are multi-family units, with multi-family housing units accounting for only 0.8 percent of the Town’s housing stock, which is significantly lower than both Oneida County and Wisconsin. Mobile homes comprise about 16.5 percent of the housing stock in Monico, significantly higher than both Oneida County and Wisconsin.

Table 14: Housing Units by Structural Type

	Single-Family		Multi-Family		Mobile Home		Total
Monico	205	82.7%	2	0.8%	41	16.5%	248
Oneida County	26,729	86.1%	2,348	7.6%	1,981	6.4%	31,058
Wisconsin	1,905,424	70.7%	695,894	25.8%	93,209	3.5%	2,694,527

Source: American Community Survey 2015-2019

Value Characteristics

Table 15 details housing values in owner-occupied homes throughout the Town, County, and State. In 2019, the median housing value was \$119,700 in the Town of Monico. This was significantly lower than Oneida County, at \$174,100 and the State of Wisconsin, at \$180,600. Over half of the homes within the Town (approximately 51 percent) are valued between \$100,000 and \$199,999. There is housing across a broad spectrum of valuations in the Town.

Table 15: Housing Values of Owner-Occupied Units, 2019

	Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 or More	Median Value
Monico	12.90%	24.10%	25.00%	25.90%	10.30%	1.70%	\$119,700
Oneida County	6.30%	15.50%	18.30%	18.70%	20.80%	20.40%	\$174,100
Wisconsin	4.60%	12.60%	19.60%	19.60%	23.90%	19.70%	\$180,600

Source: American Community Survey 2015-2019

Housing Affordability

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

The U.S. Department of Housing and Urban (HUD) development recommends that housing costs do not exceed 30 percent of monthly income. If housing costs exceed 30 percent of monthly income, a household is considered cost-burdened. HUD also indicates that lenders are more willing to make loans if the scheduled mortgage payment is no greater than 31 percent of the monthly household income. Low-income households that pay more than 30 percent of their income toward rent may have difficulty affording other household necessities such as food, childcare, and healthcare costs. Severely cost-burdened households are at risk of becoming homeless.

Median monthly costs for homeowners, with and without a mortgage, and for renters are shown in **Table 16**. For homeowners with a mortgage, costs are slightly lower in Monico than in Oneida County. For homeowners without a mortgage, costs are also slightly lower in Monico than in Oneida County. Monico had a slightly higher median gross rent in 2019 than Oneida County.

Table 16 also displays the percentage of households that are considered to be cost-burdened. About 31 percent of owner-occupied households in Monico are cost-burdened, compared to about 21 percent of owner-occupied households in Oneida County. Renter households are significantly more likely to be cost-burdened than owner-occupied households. In Monico, about 58 percent of renter-occupied households were cost-burdened in 2019, significantly higher than Oneida County, where only about 31 percent of renter-occupied households were cost-burdened.

Table 16: Housing Affordability, 2019					
	With Mortgage	Without Mortgage	Cost-Burdened (Owner-Occupied)	Median Gross Rent	Cost-Burdened (Renter-Occupied)
Monico	\$1,000	\$300	30.7%	\$800	58.3%
Oneida County	\$1,217	\$433	21.4%	\$766	31.2%
Wisconsin	\$1,430	\$553	19.4%	\$856	44.0%

Source: American Community Survey 2015-2019

Specialized Housing

In Oneida County, housing for seniors and populations with special needs is primarily provided in the urbanized areas in and around Rhinelander, while Crandon provides these resources in neighboring Forest County. The Oneida County and Forest County Aging and Disability Resource Centers (ADRC), the Wisconsin Department of Health and Family Services, and the Northwoods United Way all maintain a list of these housing options throughout both Oneida and Forest Counties. As the number of elderly populations increases in the coming years, there will most likely be a greater need for a wider variety of housing options.

Senior Housing

Housing for seniors typically consists of a range of housing options that provide a spectrum of assistance starting with individual units or homes with little or no assistance, independent living communities for seniors that remain independent, assisted living facilities for those who are no longer able to live on their own, and nursing homes for those that need skilled medical care.

According to research by the Department of Housing and Urban Development, the overwhelming majority of seniors prefer to “age in place,” or remain in their home throughout retirement. This can be difficult for those in rural areas such as Monico, as the ability to access medical care and necessary goods and services can become burdensome. This highlights the importance of senior transportation services and universal design (home design that creates access for all people). The closest senior housing facilities are located in the Rhinelander and Crandon areas. The area surrounding the Town of Monico will likely need additional housing options for seniors in upcoming years.

Housing Programs

There are a variety of state and federal housing programs geared at addressing a variety of housing issues. Grants and low interest loans are available for counties, communities, or individual homeowners and renters. The following are some housing resources administered through the state using state or federal funds that are available to participants.

Wisconsin Housing and Economic Development Authority (WHEDA)

- Low Income Housing Tax Credit (LIHTC)
- Rental Assistance (Section 8) Programs
- Multifamily Loan Fund
- National Foreclosure Mitigation Counseling
- WHEDA Advantage
- FHA Advantage
- First-Time Home Buyer Advantage
- WHEDA Tax Advantage
- WHEDA Foundation Grant Program

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

- Single Family Direct Home Loans
- Single Family Home Loan Guarantees
- Mutual Self-Help Housing Technical Assistance Grants
- Rural Housing Site Loan
- Housing Preservation & Revitalization Demonstration Loans & Grants
- Housing Preservation Grants
- Multi-Family Housing Direct Loans
- Multi-Family Housing Loan Guarantees
- Multi-Family Housing Rental Assistance

State of Wisconsin Department of Administration Division of Energy, Housing and Community Resources (DEHCR)

- Housing Grants and Loans
- Homelessness Assistance and Prevention
- Housing Opportunities for Persons with AIDS (HOPWA)
- HOME Homebuyer and Rehabilitation Program
- HOME Rental Housing Development (RHD)
- Tenant Based Rental Assistance Program
- Housing Cost Reduction Initiative Program (HCRI)
- CDBG – Small Cities Housing and Revolving Loan Program

The U.S. Department of Housing and Urban Development (HUD)

- The HUD Self-Help Homeownership Opportunity Program
- The HOME Investment Partnership Program
- Section 8 Housing Choice Vouchers
- CDBG – Small Cities Program

Goals, Objectives & Policies

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

Goals:

1. Promote housing development that provides a variety of housing choices for residents of all income levels, age groups, and people with special needs.
2. Promote the availability of land for the development or redevelopment of low- and moderate-income housing.
3. Maintain and rehabilitate the existing housing stock as appropriate.

Objectives and Policies:

1. The Town will direct residential development to areas designated on its Future Land Use Plan Map. The Town will discourage residential development in agricultural or silvicultural areas except for related use (i.e.: farm family or worker).
2. The Town will encourage residential developers to provide a variety of housing types for all income and age groups.
3. The Town will maintain designation of adequate areas for residential development on its Future Land Use Plan Map
4. The Town will promote, via this Plan, programs to assist residents in maintaining or rehabilitating existing housing units.

Chapter Four

Utilities and Community Facilities

Utilities and community facilities play an important role in the livability of a community. This is because utilities and community facilities, provided by either public or private entities, are critical for community development. Utilities include things such as electrical service, natural gas, telephone, and cable communications. Community facilities include local government buildings, libraries, educational facilities, and maintenance and storage facilities, as well as services like police, fire protection, and emergency medical services.

Previous Plans and Studies

Oneida County All Hazard Mitigation Plan, 2016

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 Oneida County program includes the Town of Monico.

Inventory

Utilities and community facilities provided by the Town of Monico 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. Many of the major facilities are identified on the **Utilities and Community Facilities Map**.

Water and Wastewater Facilities

The Town of Monico has no public water supply system or sanitary sewer service. Water supply is accessed via individual private wells. The drilling, use and abandonment of private water supply wells is regulated by the Wisconsin Department of Natural Resources.

The disposal of wastewater is handled by private on-site septic 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 the Wisconsin Department of Commerce and Oneida County Planning and Zoning.

Solid Waste Disposal and Recycling Facilities

The Town contracts with a private collector to provide "curbside" pick up of garbage and recycling for residents in the Town of Monico. The Town of Monico also has two annual "clean up" events – one in the spring and one in the fall – for large item drop-offs. The Oneida County Landfill is located in the Town of Woodboro. The landfill handles collection, recycling and composting of solid and hazardous wastes within Oneida County.

Power and Telecommunication Facilities

Electrical service is provided by Wisconsin Public Service Corporation. Liquid petroleum (LP gas) is available for home and business delivery from several vendors. Natural gas service is available for about three quarters of the downtown residential area. A high-voltage electric transmission line passes through the town north to south, roughly paralleling Highway 45. There is also a major substation in Monico.

Telephone service is provided by Frontier and Charter, as well as various cellular companies. Charter Communication provides cable TV and broadband Internet service, generally along US 8 and north for a distance along US 45. There are two cellular towers that exist within the Town.

Parks, Recreation, and Other Youth Facilities

Park or Park-like facilities within the Town of Monico include: a swimming beach at Lake Venus with picnic tables and grills, a shelter area, and restroom facilities; a boat landing on Mars Lake; public access Neptune and Tank Lakes; and Town Hall Park with a basketball court, playground equipment and skatepark.

The Town of Monico is in the Three Lakes school district and is also served by two parochial elementary schools in Rhinelander. The Nicolet Technical College, located in Rhinelander, serves the Town. Two libraries serve the Town - Rhinelander Library and the Nicolet Technical College library also in Rhinelander. Monico is a member of the Rhinelander Library District as well as the Three Lakes Library District.

Emergency Services

Police protection in the Town of Monico is provided by the Oneida County Sheriff's Department. The Town has a volunteer fire department, including rescue and first responders. EMS/ambulance service is provided by the County, in conjunction with Aspirus Rhinelander Hospital.

The nearest medical facilities are the Aspirus Crandon Clinic located in Crandon, and the Aspirus Rhinelander Hospital located in Rhinelander. The Aspirus Rhinelander Hospital is available to provide 24-hour emergency service and critical care.

Other Government Facilities

The local road system is the most significant public facility maintained by the Town and is covered in the **Transportation Chapter**. The Town Hall, Town Office, Town Shop, and the Town's fire station are located on Forrest Street, off of US Highway 45/8. The Town Hall serves as a meeting room available for Town residents use and includes a kitchen and restrooms. There is one cemetery, owned and maintained by the Town.

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 development of critical infrastructure and facilities. These programs are listed in more detail in the **Economic Development Chapter** of this plan.

Goals, Objectives, and Policies

Goals:

1. Provide adequate public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
2. Provide ambulance, volunteer fire and first responder services to residents.
3. Consider cost effectiveness of future development proposals in covering required services, utilities and community facilities.

Objectives:

1. Consider the potential impacts of development proposals on groundwater quality and quantity.
2. Explore opportunities to develop integrated, multi-use trail systems and recreational facilities.
3. Educate residents on the proper maintenance of septic systems and the benefits of recycling.
4. Share equipment and services across Town boundaries, where possible.

Policies:

1. Work with adjoining towns, the county, the state, and individual landowners to address known water quality issues.
2. The feasibility of wastewater collection and treatment systems on water quality should be considered by major developments.
3. Develop and maintain a Capital Improvements Plan for major equipment purchases.
4. Make information available to residents on the proper maintenance of septic systems and on recycling.

Chapter Five

Transportation

Transportation is necessary for the effective movement of people and goods within the community. It is also essential to connect those within the Town 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 of Monico.

Transportation is a crucial component of livability and provides a basis for the formulation of policy to coordinate transportation facilities within a sustainable pattern of development. The existing network, from roads to rails 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 whenever possible.

Previous Plans and Studies

Regional Livability Plan, 2015

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 Oneida County, was 19.2 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 between the ages of 17 and 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 2018 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.

State Trails Network Plan

The Wisconsin Department of Natural Resources (DNR) created this plan in 2001, to identify a statewide network of trails and to provide guidance to the DNR for land acquisition and development. Many existing trails are developed and operated in partnership with counties. By agreement the DNR acquires the corridor and the county government(s) develop, operate, and maintain the trail.

Two proposed trails from the State Trails Network Plan involve the Town of Monico:

Segment 13—Dresser to Michigan is an east-west corridor that consists of both active and abandoned rail line. This segment would connect the Bearskin-Hiawatha State Trail with Rhinelander, and from Rhinelander it would travel almost due east along the rail line if it became abandoned.

Segment 19—Langlade Co. to Michigan is a north-south abandoned rail corridor that connects Antigo with Eagle River roughly parallel to U.S. Highway 45 and runs through Monico.

Oneida County Pedestrian and Bicycle Corridors Plan, 2002

In 2002, this plan was created to guide the development of bicycle and pedestrian facilities in Oneida County. The vision of this plan is to increase the mobility of people within the County by making walking and bicycling viable and attractive transportation choices. One potential trail lies in Monico. **US Highway 8 East** (Rhinelander to County Line) is a proposed off-road route that parallels USH 8 from Rhinelander to the Forest County line, which is also the same as DNR Segment 15.

Road Network

The highway system within the Town of Monico is a network of federal and state highways together with various local roads and streets. The jurisdictional and functional breakdown of the Town of Monico road network is shown in **Table 17**.

Jurisdiction	Functional Classification			Totals
	Arterial	Collector	Local	
State*	16.00	0.00	0.00	16.00
County	0.00	0.00	0.00	0.00
Town	0.00	0.00	21.79	21.79
Totals	16.00	0.00	21.79	37.79

Source: WisDOT & NCWRPC.

* WisDOT has jurisdiction over interstate and federal highways.

Functional Classification

A functionally classified road system is one in which streets and highways are grouped into classes according to the character of the services they provide, ranging from a high degree of travel mobility to land access functions. At the upper limit of the system (principal arterials, for example), are those facilities that emphasize traffic mobility (long, uninterrupted travel), whereas at the lower limits are those local roads and streets that emphasize access.

The functional classifications are generally defined as:

- **Principal Arterials** serve corridor movements having trip length and travel density characteristics of an interstate or interregional nature. These routes generally serve all urban areas with populations greater than 5,000 or connect major centers of activity. They carry the highest traffic volumes and are designed to accommodate longer trips.
- **Minor Arterials**, like principal arterials, minor arterials also serve cities, large communities, and other major traffic generators, providing intra-community continuity and service for trips of moderate length, with more emphasis on land access than principal arterials.
- **Collectors** provide both land access service and traffic circulation, within residential neighborhoods, commercial areas, and industrial areas. The collector system distributes trips from the arterials through the area to the local streets. The collectors also collect traffic from the local streets and channel it into the arterial system.
- **Local streets** comprise all facilities not on one of the higher systems. They serve primarily to provide direct access to abutting land and access to higher order systems. Local streets offer the lowest level of mobility and high volume through-traffic movement on these streets is usually discouraged.

Jurisdiction

Roads are commonly classified in one of two ways: by ownership or by purpose. Jurisdictional responsibility refers to ownership of a particular road, while functional classification, as described above, identified the road by the level of service it provides.

Jurisdiction refers to governmental ownership, not necessarily responsibility. For example, some State-owned roads are maintained by local jurisdictions. Additionally, the designation of a public road as a “Federal-aid highway” does not alter its ownership or jurisdiction as a State or local road, only that its service value and importance have made that road eligible for Federal-aid construction and rehabilitation funds.

The Monico road system is composed of two levels of governmental jurisdiction. These include the Town system encompassing the local roads and the State highway system. There currently are no county highways that run through the Town.

As previously noted, these functional classifications are generally equated with the jurisdictional divisions. In the more developed larger urban communities, this relationship may not be as rigid,

whereas the local community constructs and maintains all classes of the roadway system. However, in the typical rural transportation system the jurisdictional and the functional classifications maintain a closer relationship. The greatest emphasis of traffic in rural areas is generally on non-local efficient movement, whereas local access is secondary due to relatively low population densities.

Principal Arterials

Based on the qualifications of the roadway classifications, the Town of Monico has the service of two principal arterials, U.S. Highways 8 and 45. As shown in the **Transportation Map**, U.S. Highway 8 provides large volumes of traffic in the southern portion of the Town in an east-west direction. This highway provides linkage between Rhinelander and Crandon. Alternatively, U.S. Highway 45 is a north-south route with high traffic volume that provides linkages to Antigo, Elcho, Three Lakes, and Eagle River.

Local Roads

The Town of Monico local road network consists of approximately 22 miles of local roads, of which about 12.5 miles are unpaved. As part of the Wisconsin Information System for Local Roads (WISLR) the Wis. DOT requires all local units of government to submit road condition rating data every 2 years. The Pavement Surface Evaluation and Rating (PASER) program and WISLR are tools that local governments can use to manage pavements for improved decision making in budgeting and maintenance. Towns can use this information to develop better road budgets and monitor roads in need of repair.

Road Maintenance

The Town of Monico uses the Pavement Surface Evaluation Rating (PASER) system, which was designed by the Transportation Information Center of the University of Wisconsin-Madison. The PASER system is the rating system used by most Wisconsin communities. The PASER system 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 18 shows a summary of pavement conditions in the Town of Monico. 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. An aggregate 11.05 miles of roads in the Town, or 50.1 percent, are in need of improvement. Approximately 55 percent of roadways in the Town are gravel roads. Asphalt or concrete roads account for the remaining 45 percent of the total.

Table 18: Summary of Pavement Conditions, 2021

Surface Condition Rating	Miles
Very Poor	0.00
Poor	0.78
Fair	10.27
Good	10.22
Very Good	0.00
Excellent	0.52
Total	21.79

Source: WisDot 2021

Other Modes of Transportation

Bicycle and Pedestrian

In 2002, Oneida County developed a bike route plan (Oneida County Pedestrian and Bicycle Corridors Plan, 2002) with assistance from the North Central Wisconsin Regional Planning Commission. This plan established a number of scenic, on-road bike routes throughout the County.

The Town of Monico contains portions of multiple existing and planned bike routes as described in the Previous Plans and Studies section of this chapter on pages 1 and 2. There is an existing off-road trail that runs along portions of abandoned railroad adjacent to USH 45 north from Elcho in Langlade County, as well as the proposed Rhinelander to Crandon Trail.

The County Bike Plan recommends institutionalizing bicycle needs within local schools, public health programs, local law enforcement programs, and transportation planning processes that occur in Oneida County.

Airport

The Rhinelander/Oneida County Airport (RHI) in Rhinelander is the closest public airport to Monico. RHI has one concrete runway that is 6,799 feet long, and one asphalt runway that is 5,201 feet long. The airport had just over 25,000 enplanements in 2010 and is classified by WisDOT as a “commercial” airport.

Delta Connection now provides two daily flights between the Rhinelander-Oneida County Airport and the Minneapolis-St. Paul International Airport, and a third flight from Minneapolis-St. Paul in the evening in route to Ford Airport in Iron Mountain Michigan.

Public Transportation

Northwoods Transit Connections provides public transportation in Oneida and Vilas Counties with on-demand service 5 days per week from 8:00am - 5:00pm. The Oneida County Department on Aging coordinates volunteer driver-escort service to residents of Oneida County, which includes Monico. Escort drivers provide transportation to elderly and disabled residents of Oneida County that qualify as a priority trip purpose such as medical appointments.

Scheduled intercity bus service is no longer available in the area since Greyhound discontinued service to Rhinelander. Private charter/tour bus companies are based in surrounding cities.

Trucking

U.S. Highways 8 and 45 are principal truck routes within the Town as designated by WisDOT. This corresponds with its role as Corridors 2020 connecting route, linking to the Backbone highway system, and facilitating the movement of goods between Oneida County 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 Rhinelander.

Transportation Programs

Below is a listing of programs that may be of assistance to the Town with regard to the development of the local transportation system. The Wisconsin Department of Transportation is the primary provider of programs to assist local transportation systems. A wide variety of programs are available to serve the gamut of jurisdictions from county down to the smallest town. The programs most likely to be utilized by rural towns such as Pelican include:

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

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

Goal, Objectives, and Policies

Goals:

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

Objectives and Policies:

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

Chapter Six

Economic Development

The economic base of the community serves as an important driver for current and future land use. Economic characteristics include such components as the size of the civilian labor force, comparative employment growth, employment by industry, unemployment rates, and commuting patterns. Employment patterns and economic trends generally occur on a regional scale. Residents of one community often 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.

Assessment of these components of the economic base provides an important historical perspective on current land use patterns and provides insights that help to predict possible future directions and opportunities for growth of the local economy.

Previous Plans and Studies

Comprehensive Economic Development Strategy (CEDS), 2021

Oneida 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 NCWRPC is the agency responsible for maintaining that designation. As part of the designation, the NCWRPC annually prepares a CEDS. This report summarizes and assesses economic development activities over the past year and presents new and modified strategies to promote growth.

Regional Livability Plan (RLP), 2015

Economic Development is one of four elements included in the RLP, adopted by the NCWRPC in 2015. The Economic Development Assessment Report within the RLP observes in detail the economic health of the ten-county region and identifies trends and issues facing the local economy.

The RLP addresses three economic development issues:

- Available Labor Force and Employment – Businesses need a workforce with the proper education to meet the demands of an ever-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 ten 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.

ALICE: A Study of Financial Hardship in Wisconsin, 2020

This report, developed by the United Way, described the 33 percent of households in Marathon County that are below the federal poverty level and/or struggle to afford basic household necessities, or "ALICE" households (Asset Limited, Income Constrained, Employed). These households are largely employed but do not earn enough in wages to meet the "household survival budget," which does not allow for any savings. The report states that many ALICE households provide vital services, such as retail, health care, childcare, and security, but cannot make ends meet on the income provided from these jobs.

- The ALICE report shows that 48 percent of Monico households are either below the federal poverty level or are considered ALICE households, indicating that the average household in Monico is relatively more financially strained than the average Oneida County household at-large.

Economic Environment

County Economic Environment

Historically, the Oneida County economy was based on forest resources and diversified agriculture. Increased population and infrastructure – railroads, roads and dams for power enabled the area to evolve beyond simple agriculture and logging operations. Resources that once left the area unprocessed were now transformed into finished products in the County, providing employment opportunities and adding value in forest products and agricultural processing. A number of related manufacturing operations grew up in the area, some based on forest products and agricultural products, others supplying the existing industries with fabricated metals products. As these industries progressed, so did industries such as transportation, communications, public utilities, government, trade, finance, insurance, and real estate. The County now enjoys a well- diversified economy.

Due to the low amount of economic activity which takes place exclusively within the Town and the truth that the local workforce is primarily employed outside the Town, Oneida County data is presented for comparison.

Economic Sectors

Table 17 details employment by sector for the Town of Monico and Oneida County. In 2019, there were 163 persons employed in the thirteen basic economic sectors in the Town, down 3.6 percent since 2000. In 2019, the leading industry sectors for Town of Monico employed residents were the Retail Trade; Manufacturing; and Education, Health, and Social Services sectors.

Overall, there were 16,612 persons employed in the basic economic industry sectors in Oneida County in 2019. Similar to the decrease in employment experienced in the Town of Monico, employment within Oneida County has decreased by 3.4 percent since 2000, when there were 17,199 persons employed within Oneida County. The leading industry sectors within Oneida County in 2019 were the Education, Health and Social Services; Retail Trade; and Manufacturing sectors.

Between 2000 and 2019, there were several dramatic shifts in employment throughout industries within Oneida County. Only three sectors – the Finance, Insurance, Real Estate & Leasing; Professional and Business Services; and the Arts, Entertainment, Recreation, Accommodation and Food Services sectors - experienced growth within the County during this time. All other industry sectors experienced declines within the County during this time, with the Information and the Natural Resources & Mining sectors experiencing the fastest declines in employment.

Table 17: Employment by Industry Sector

Industry Sector	Town of Monico			Oneida County		
	2000	2019	% Change 2000-19	2000	2019	% Change 2000-19
Natural Resources & Mining	7	6	-14.3%	526	334	-36.5%
Construction	25	8	-68.0%	1,455	1,208	-17.0%
Manufacturing	18	27	50.0%	2,080	2,061	-0.9%
Wholesale Trade	4	15	275.0%	425	324	-23.8%
Retail Trade	31	41	32.3%	2,815	2,541	-9.7%
Transportation, Warehousing & Utilities	5	8	60.0%	689	551	-20.0%
Information	2	0	-100.0%	434	226	-47.9%
Finance, Insurance, Real Estate & Leasing	0	4	400.0%	636	877	37.9%
Professional and Business Services	17	2	-88.2%	898	1,077	19.9%
Education, Health and Social Services	22	21	-4.5%	3,953	3,894	-1.5%
Arts, Entertainment, Recreation, Accommodation and Food Services	24	14	-41.7%	1,694	1,813	7.0%
Public Administration	9	6	-33.3%	861	726	-15.7%
Other Services	5	11	120.0%	733	980	33.7%
Total	169	163	-3.6%	17,199	16,612	-3.4%

Source: U.S. Census and American Community Survey (2015-2019)

Labor Force Analysis

Labor force is defined as the number of persons, sixteen and over, employed or looking to be employed. **Table 18** compares the labor force of the Town of Monico with that of Oneida County. Between 2000 and 2019, the Town of Monico experienced a 10.8 percent decrease in the labor force, as the Town’s labor force decreased from 186 residents in 2000 to 166 residents in 2019. The decrease in the Town’s labor force during this time is similar to the decrease experienced in Oneida County during the same time period. With a labor force consisting of 17,029 persons in 2019, Oneida County’s

labor force has decreased by 7.1 percent since 2000, when the County’s labor force consisted of 18,327 persons.

Table 18: Labor Force						
	Town of Monico			Oneida County		
	2000	2019	% Change	2000	2019	% Change
Population 16 years and over	282	243	-13.8%	29,592	30,022	1.5%
Labor Force	186	166	-10.8%	18,327	17,029	-7.1%
Employed	169	163	-3.6%	17,199	16,612	-3.4%
Unemployed	17	3	-82.4%	1,112	399	-64.1%
Unemployment Rate	6.0%	1.2%	-80.0%	6.1%	1.3%	-78.7%
Participation Rate	66.0%	68.3%	3.5%	61.9%	56.7%	-8.4%

Source: U.S. Census and American Community Survey (2015-2019)

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 part of the labor force. In 2000, the Town of Monico had 6.0 percent unemployment, and in 2019 unemployment was significantly lower at 1.2 percent. The Town of Monico’s unemployment rate was lower than both Oneida County (1.3%) and the State of Wisconsin (3.6%) in 2019.

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 are simply not looking for work. In 2000, 66 percent of Monico’s population over the age of 16 was in the labor force. By 2019, that percentage was slightly higher at 68 percent, which was significantly higher than Oneida County’s participation rate of about 57 percent. The Town of Monico had a slightly higher participation rate than the State (66.5%), while Oneida County had a significantly lower participation rate.

Laborshed

A laborshed is an area or region from which an employment center draws its commuting workers. In 2019, there were 15 jobs located within the Town of Monico. Ten of these jobs were filled by persons who live within Monico, while only five of these jobs was filled by residents from outside of Monico. In contrast, there were 114 workers who live in Monico that commuted to locations outside of the Town for work. This indicates that Monico’s laborshed extends beyond its municipal borders.

In-Migration

The majority of workers that commute into the Town for work live in close proximity to the Town, with many of these workers either living within Oneida County or in neighboring Forest County.

Out-Migration

The most substantial group of outbound commuters (those who live in the Town but work outside of the Town) travel to the City of Rhineland for work. Other common work locations for Town residents include Eagle River, Three Lakes, Antigo, and Crandon.

Occupations

Table 19 displays the occupational employment for residents in the Town of Monico and for residents in Oneida County. In 2019, most residents within the Town of Monico were employed in Sales & Office occupations, while most Oneida County residents were employed in Management, Professional & Related occupations. The second-most represented occupational group among Town of Monico residents was the Production, Transportation & Mineral Moving occupational group, while the Sales & Office occupational group was the second-most represented in Oneida County.

Occupation	Town of Monico		Oneida County	
	2000	2019	2000	2019
Management, Professional & Related	37	28	5,117	5,522
Service	40	21	2,747	2,990
Sales & Office	34	50	4,465	3,591
Natural Resources, Construction, and Maintenance	34	27	2,266	1,878
Production, Transportation & Mineral Moving	24	37	2,604	2,631
Total	169	163	17,199	16,612

Source: U.S. Census and American Community Survey (2015-2019)

Economic Strengths and Weaknesses

Based on the silvicultural nature of the community, the Town supports the development of forestry and forest-related business. The forested nature of the Town, along with its water resources, also lends itself to tourism and recreation-based industries, which the Town is in favor of as well. Beyond that, the Town has no specific preference for categories or types of business desired.

The Town has a number of strengths that may be helpful in attracting or retaining business and industry, including good main traffic routes, recreational base and resident workforce.

Some weaknesses in attracting or retaining business and industry include: lack of sewer & water and natural gas service in some outlying areas of the Town, lack of rail access, limited 3-phase power and hi-speed internet, and weight limits on interior roads.

There are a number of environmentally contaminated or potentially contaminated sites located within the Town. For example, the WisDNR Internet database known as the Bureau of Remediation and Redevelopment Tracking System (BRRTS) lists approximately 21 closed sites and 1 open site in Monico. All identified sites are currently in use at the time of this writing, so there is no opportunity or need for redevelopment at this time. The Town supports the reuse of contaminated or potentially contaminated sites provided that the Town is secure of liability issues. The list of sites in Monico is located in the Natural Resources chapter of this plan.

Economic Development Programs

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

Local:

Tax Increment Financing

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

County:

Oneida County Economic Development Corporation (OCEDC)

The Oneida County Economic Development Corporation (OCEDC) was founded in 1989 as a nonprofit 501(c)(3) Corporation to act as an economic development coordinator for all of Oneida County. OCEDC assists individuals investigating the feasibility of going into business, works with existing business to expand and retain economic viability, and works to attract new business in an effort to expand our economic base and provide employment alternatives to the citizens of Oneida County. OCEDC also acts as a conduit between business and government on a local, regional, state, and federal level.

Oneida County Revolving Loan Fund

A Wisconsin Department of Commerce Economic Development Grant was awarded to Oneida County, which enabled the county to establish a revolving loan fund in order to assist local businesses. The fund is managed and administered by the OCEDC.

Regional

North Central Wisconsin Regional Planning Commission

The Town is a member of the North Central Wisconsin Regional Planning Commission, as are all local governments in Marathon County based on county membership. Membership brings with it a variety of planning benefits and service. Benefits include participation in the Economic Development District, including eligibility for a variety of grants administered by the U.S. Department of Commerce Economic Development Administration. In addition, resulting in membership with the NCWRPC, the county is a member of the North Central Wisconsin Development Corporation which manages a revolving loan fund designed to address a gap in private capital markets for long-term, fixed-rate, low down payment, low interest financing.

North Central Wisconsin Development Corporation

The North Central Wisconsin Development Corporation (NCWDC) manages a revolving loan fund designed to address a gap in private capital markets for long-term, fixed rate, low down payment, low-

interest financing. It is targeted at the timber and wood products industry, tourism, and other manufacturing and service industries.

State

Rural Economic Development Program

This program administrated by the Wisconsin Economic Development Corporation (WEDC) provides grants and low interest loans for small business (less than 25 employees) start-ups or expansions in rural areas. Funds may be used for "soft costs" only, such as planning, engineering, and marketing assistance.

Wisconsin Small Cities Program

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

University of Wisconsin Extension Office

The Center for Community Economic Development, University of Wisconsin Extension, creates, applies and transfers multidisciplinary knowledge to help people understand community change and identify opportunities.

The Wisconsin Innovation Service Center (WISC)

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

Wisconsin Small Business Development Center (SBDC)

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

Transportation Economic Assistance (TEA)

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

Federal

Economic Development Administration (EDA)

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

US Department of Agriculture – Rural Development (USDA – RD)

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

Small Business Administration (SBA)

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

Goals, Objectives, and Policies

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

Goals:

1. Promote the stabilization of the current economic base.

Objectives:

1. Encourage new retail, commercial & industrial development to locate adjacent to county or state highways.
2. Discourage industrial development from negatively impacting environmental resources or adjoining property values.
3. Encourage businesses that are compatible with a rural setting.
4. Review costs and benefits of a proposed development project prior to approval.

Policies:

1. Accommodate home-based businesses that do not significantly increase noise, traffic, odors, lighting, or would otherwise negatively impact the surrounding areas.
2. Support efforts to promote economic development within the county.
3. Commercial and industrial development should be directed to designated planned areas consistent with the Future Land Use Map.
4. Intensive industrial uses should be steered to areas that have the service capability to support that development.

Chapter Seven

Land Use

Land use analysis is a means of broadly classifying how land is used. Each type of use has its own characteristics that can determine compatibility, location, and preference to other land uses in the Town. The land use plan brings together consideration for both the physical development as well as the social characteristics of the Town. Land use mapping and related information is used to analyze the current pattern of development and serves as the framework for formulating how land will be used in the future.

To arrive at an optimum plan that will be both effective and implemented, the plan must account for past development activity as well as current market factors and conditions that shape where and how land will be developed. This chapter discusses uses of land in the Town of Monico. The existing land use types are defined, current land uses are analyzed, and existing and potential land use conflicts are identified.

Previous Plans and Studies

Oneida County Comprehensive Plan, 2013

The Oneida County Comprehensive Plan is primarily a policy plan. The overall goal of the Plan is to add county-level perspective and planning direction that compliments and strengthens local planning efforts, as well as provide guidance to the communities within Oneida County. The Plan describes existing and future land uses and regulatory tools for land use.

Regional Livability Plan, 2015

Land use is one of the four elements included in the RLP, adopted by NCWRPC in 2015. The Land Use Assessment Report, a component of the plan, looks in detail at the land uses through the ten-county region and identifies issues and trends related to land use: housing density and farmland preservation. The two land use goals of the plan are as follows:

- Preserve and protect the Region’s landscape, environmental resources and sensitive lands while encouraging healthy communities.
- Manage and reduce vacant land and structures.

Existing Land Use Inventory

Current land use activity in the Town is characterized by the unincorporated village area located where US Highways 8 and 45 run together, surrounded by large blocks of forestland with scattered farming, and residential development, mainly along lakeshores. There are large sections of forest with limited

access, most of which is privately owned. These large contiguous forest blocks are necessary to maintain economically viable forests.

Table 20 presents the current breakdown of land-use types within the Town. The majority of the Town is woodlands at about 33,584 acres or 96 percent. The next most significant land use types are residential, open land, and water at about 1 percent each. The other land uses combined use less than one percent of the total land area. The **Existing Land Use Map** displays the existing land use within the Town.

Table 20: Existing Land Use, 2020		
	Acres	Percent
Agriculture	109	0.3%
Commercial	6	0.0%
Governmental/Institutional	7	0.0%
Industrial	57	0.2%
Open Lands	340	1.0%
Outdoor Recreation	8	0.0%
Residential	386	1.1%
Transportation	101	0.3%
Utility	4	0.0%
Water	344	1.0%
Woodlands	33,584	96.1%
Total	34,945	100.0%

Source: NCWRPC GIS

Land Use Trends

Land Supply and Demand

As shown by the existing land use inventory, the majority of the Town is "undeveloped" woodlands, so the supply of land "available" for development appears to be adequate. Much of this undeveloped area is large block industrial forest, which is most productive if roads are not cut into it and subdivided. Even under a rapid growth scenario, the supply of land in the Town of Monico is more than sufficient to accommodate projected demand over the next 20 years for all use categories.

Land Values

Table 21 displays the assessed land values in the Town of Monico. It is important to note that lands enrolled in the Managed Forest Law program and other tax-exempt lands are not included in values for Table 21. It should also be noted that improvements (structures) are also not included in the values. In 2021, the assessed value per acre in the Town was valued at about \$2,511 per acre. Properties classified as "Residential" have the highest value per acre within the Town, followed by properties classified as "Commercial" and "Other".

Table 21: Assessed Land Value (per acre), 2021

Land Classification	Total Value of Land	Total Value per Acre
Residential	\$5,291,200	\$19,743.28
Commercial	\$202,100	\$4,700.00
Manufacturing	\$0	\$0.00
Agriculture	\$14,500	\$157.61
Undeveloped	\$405,600	\$344.02
Forest	\$5,883,400	\$1,910.19
Agricultural Forest	\$60,200	\$970.97
Other	\$16,500	\$4,125.00
Total	\$11,873,500	\$2,511.32

Source: WI Department of Revenue

Opportunities for Redevelopment

There is one property – Four Seasons Bar - within the Town that has had environmental contamination and still needs remediation. Additionally, there are several properties in Town that have had environmental contamination on them which have been remediated to DNR standards. See the Natural, Agricultural, and Cultural Resources and Economic Development chapters, for more details. While many of these properties have been remediated, some of them have existing businesses on site, which means there are no current opportunities to redevelop the site.

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

Existing and Potential Land Use Conflicts

An area of concern is the clear cutting of larger forested tracts for timber or pulpwood, and the subsequent sale and development of these and other large parcels for residential lots. The availability and marketing of these parcels/developments draws more interest in the local land market and has the potential to inflate growth beyond the anticipated projection. This may stress available public facilities and services.

As lake frontage within the Town fills in, development of back lots and increasing demands on existing Town Roads not designed to handle the load is a significant concern of the Town.

Unkempt or poorly maintained buildings and properties including accumulating junk and vehicles have been generally labeled as “eyesores” and identified as a conflict issue by the Town Plan Commission.

Another area of land use conflict within the Town includes quarry activities being conducted in close proximity to residential development.

This Plan seeks to avoid or minimize potential future land use conflicts through controlled development, planned use-buffers and public information and education components.

Future Land Use

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

Town of Monico Plan Commission members participated in a mapping exercise with NCWRPC staff to identify the desired future land uses by using six common Land Use Map Classifications, as described below. Town Plan Commission members used their broad knowledge of the Town to draw shapes on a map representing the different land uses. The goal was to produce a generalized land use plan map (future land use) to guide the Town's growth.

Land Use Map Classifications:

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

1. Forestry Areas

This land use classification is designed to achieve the goal of maintaining forest integrity. The primary intent of the classification is to encourage the continuation of large tracts of forested areas that are managed to produce forest products in concert with maintaining a diversity of vegetative and biological communities. These lands are also maintained to provide recreational opportunities such as hunting, fishing, hiking, skiing, camping, snowmobiling, all-terrain-vehicles (ATVs) and/or bird watching.

2. Mixed Use

Identifies areas recommended to accommodate a variety of uses, including residential, commercial, and industrial development, as well as existing residential, commercial, and industrial establishments located off of the highways that run throughout the Town.

3. Residential

Identifies areas recommended for residential development. Residential development within the Town is mainly focused in areas that surround lakes or in areas that are adjacent to the Town's village area.

4. Transportation Corridors

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

5. Village Area

Identifies areas recommended for high-density developments, including a mix of residential, commercial, and other types of development located within the area of Town where Highways 8 and 45 intersect.

6. Water

Open waters protected under the State's Public Trust Doctrine (e.g. lakes, rivers, and streams).

Land Use Programs

To implement the recommendations of the Comprehensive Plan, there are some basic tools that are available to the Town. There are zoning, subdivision ordinance, and official mapping.

Zoning

Zoning is a major tool used to regulate land uses and implement a comprehensive plan. The zoning ordinance regulates the use of property to advance the public health, safety, and welfare of the community. It has been used throughout the United States and in Wisconsin since the 1920's.

A zoning ordinance creates different use zones or districts within a community. Each district has a list of permitted uses, which are uses that are desirable in a district. Districts may also contain a list of special uses, sometimes called special exceptions or conditional uses, which are allowed under certain circumstances, and require review by a local government body to be allowed. All other uses are prohibited.

Zoning regulations are adopted by local ordinance and consist of two major components, a map and related text. The zoning map displays where the zoning district boundaries are, and the text describes what can be done in each type of district. The Future Land Use Plan and zoning are similar but they are not the same.

Zoning should be derived from, and be consistent with, the policy recommendations adopted in the comprehensive plan. The desired land uses should "drive" the development of specific zoning ordinance provisions including district descriptions, permitted uses, conditional uses, and the zoning map. This consistency has been important in upholding legal challenges in the Courts. Following the planning process it is critical that the zoning ordinance be updated to incorporate the findings of the plan.

Land Division

Subdivision regulation relates to the way in which land is divided and made ready for development. A community can control the subdivision of land by requiring a developer to meet certain conditions in exchange for the privilege of recording a plat. While imposing conditions restricts the use of private property, the cumulative effect of land subdivision on the health, safety, and welfare of a community is so great as to justify public control of the process.

Of all the land use control devices available, subdivision regulation has probably the greatest potential. When compared with zoning, a well-administered subdivision control is more useful in achieving

planning goals and its influence is far more lasting. Once land is divided into lots and streets are laid out, development patterns are set. Subdivision regulations can ensure that those development patterns are consistent with community standards. Subdivision regulations can also ensure the adequacy of existing and planned public facilities such as schools, wastewater treatment systems, and water supply to handle new growth. Finally, subdivision regulation can help ensure the creation and preservation of adequate land records. As is the case for shoreland zoning, Oneida County administers subdivision regulation within the Town of Monico. Additionally, all one- and 2-family dwellings and modular homes are required to adhere to uniform statewide construction standards and inspection procedures as per the State's Uniform Dwelling Code.

There is some overlap between zoning and subdivision codes in terms of standards. Both ordinances, for example, can set lot sizes. Both can deal with the suitability of land for development. Implementing important plan techniques such as rural cluster development often requires use of the zoning ordinance and the subdivision ordinance.

Shoreland Zoning

All counties are mandated by Wisconsin law 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. As a result, shoreland zoning within Monico is administered by Oneida County. This ordinance supersedes any town ordinance, unless the town ordinance is more restrictive. 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 use 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 **Oneida County Farmland Preservation Plan** for more information.

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

The Forest Crop Law is no longer open to new participants except through the purchase of land currently under this law. The length of the original contracts was for either a 25 or 50 year period. Forest Crop contracts cannot be renewed, however conversion into the Managed Forest Law program is possible. Participants must follow a written management schedule, including mandatory activities of cutting mature timber, and thinning plantations and natural stands. Public access for fishing and hunting activities must be permitted on Forest Crop land.

The purpose of the Managed Forest Law (MFL) is to encourage sustainable forestry on private woodlands in Wisconsin. The law incorporates timber harvesting, wildlife management, water quality, and recreation to maintain a healthy and productive forest. To be eligible for the MFL program, a landowner must have a minimum of 20 acres, 80 percent of which must be productive forest land. Landowners designate the land "open" or "closed" and commit to a 25 or 50 year sustainable forest

management plan. Lands designated as open may be used by the public for hunting, fishing, hiking, sightseeing, and cross country skiing.

The plan sets a schedule for specific forestry practices, and in return participants make a payment in lieu of traditional property taxes. Lands enrolled or renewed as of January 1, 2017, are not eligible if they contain a building or an improvement associated with a building. Mandatory practices during the MFL entry period include harvesting timber, thinning plantation and natural stands, pine release, pre- and post-harvest treatments, and controlling soil erosion.

The benefits of these programs to Monico include:

- Protection against over timber harvesting;
- Long-term investment in area forestry;
- Encouraged woodland expansion;
- Preservation and management of wildlife habitat;
- Preservation of the Town's "northwoods character" and;
- FC and MFL-open lands are available for recreational use by public.

The benefits to the individual property owner include:

- A lower payment in lieu of property taxes;
- Protection against annual increases in property taxes, and;
- Private land forestry technical assistance.

Further participation in these programs by private landowners is a vital component to ensure the preservation of the Town's natural "northwoods character". It would be beneficial for the Town of Monico to continue informing private landowners of the forestry management and preservation programs as well as other available resource protection programs, and to encourage private landowners to continue to participate in such programs.

Impact of Public and Private Resource Protection Programs:

The Town of Monico benefits from significant public and private participation in land and resource protection programs. State owned land, forestry management programs, and a conservation easement currently impact more than 29,600 acres, approximately 85%, of the available land in the Town.

Over 29,000 acres of woodlands and forestlands are currently enrolled in the WDNR's Managed Forest lands (MFL) program. As a result of the associated deed restrictions, the continued and expanded participation in these programs assist in the preservation of natural resources. This provides a means to enhance and retain the "northwoods character" of the Town.

Woodlands, forests, waterbodies, and other natural amenities are among the Town of Monico's most notable assets. Public and private resource protection programs safeguard these resources for future generations.

Wisconsin Comprehensive Planning Program:

In October of 1999, the Governor signed into law Wisconsin Act 9, the Budget Bill, containing substantial revisions of statutes governing comprehensive planning. The law has been revised by the signing of two additional bills into law. The first is AB 872, containing “technical revisions” which was signed May 10, 2000. The second bill, signed April 13, 2004, is AB 608, which reduced the number of items that must be consistent with the plan to three, these are: official mapping, subdivision ordinances and zoning ordinances. Taken together these bills represent the most sweeping revision of the State’s planning enabling laws in half a century.

The law (§66.1001 WI Stats.) requires all jurisdictions within the state that exercise control over land-use to prepare a comprehensive plan by 2010. It lays out the nine required chapters of the plan and requires a public participation process. Jurisdictions that do not have a comprehensive plan in place by the deadline may not engage in actions that impact land-use.

The comprehensive planning law is significant in many ways. The law creates for the first time a definition of a comprehensive plan; it requires that almost all local units of government have a plan; it sets requirements for public participation; and requires that the plan be consistent with local implementations tools. Most important, is that it maintains that the process be locally driven so all local units of government decide their own future.

Goals, Objectives, and Policies

The following land use policy statement is a means of guiding future development within the Town towards a more orderly and rational pattern:

Goals:

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.
2. Promote and regulate development that preserves the rural character of the Town, and minimizes groundwater impacts from on-site septic systems and other sources.
3. Preserve the productive farmland and forest in the Town for long-term use and maintain agriculture and forestry as important economic activities and a way-of-life.

Objectives:

1. Small or medium scale commercial development intended to serve local needs will be encouraged.
2. All industrial development proposals will be addressed on a case-by-case basis.
3. Commercial and industrial development will be directed to main roads that are better able to handle the traffic.

4. 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.
5. Marginal lands, not suited to agricultural or forestry uses, should be the focus of development activity in the Town.

Policies:

1. The Town will maintain a long-range Comprehensive 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, and state plans and ordinances.
2. The Town may 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 Planning and Zoning Committee, as well as variance and conditional use requests acted on by the County Zoning Board of Adjustment. This plan will be cited as the basis for all such actions including "disapproval" of proposed zoning amendments under §59.69 Wisconsin Statutes.
3. Use-buffer or landscaped areas may be used as shields to lessen the impacts of potentially conflicting land use types located in relatively close proximity; i.e. rural residential type development should be planned as a buffer between single-family and forestry or agricultural.
4. The Town may consider proposals involving the keeping or raising of livestock or other animals, fish, and fowl on a case-by-case basis in relation to the potential impact on water quality and neighboring land uses, consistent with Wis. Stat. 93.90.

Chapter Eight

Intergovernmental Cooperation

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

Wisconsin Statute s.66.30, entitled “Intergovernmental Cooperation”, does enable local governments to jointly do together whatever one can do alone. Unfortunately, there is little public policy in Wisconsin law that encourages, let alone requires, horizontal governmental relationships. The result is that towns, villages, cities, and counties often act more as adversaries than as partners.

Statewide, Wisconsin has over 2,500 units of government and special purpose districts. Having so many governmental units allows for local representation, but also adds more players to the decision making process. In general terms, intergovernmental cooperation is any arrangement by which officials of two or more jurisdictions coordinate

Background

Overview

As discussed earlier in the plan, the Town is surrounded by the Towns of Pelican, Stella, Piehl, Schoepke, and Crandon in Forest County, as well as being part of Oneida County. These are important intergovernmental relationships for the Town. Efforts should be made to maintain good working relationships with the surrounding towns and the County.

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

Statewide, Wisconsin has over 2,500 units of government and special purpose districts. Having so many governmental units allows for local representation, but also adds more players to the decision making process. 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.

Benefits

There are many reasons intergovernmental cooperation makes sense. Some examples include:

- **Trust:** Cooperation can lead to positive experiences and results that build trust between jurisdictions. 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.
- **Cost Savings:** Cooperation can save money by increasing efficiency and avoiding unnecessary duplication. Cooperation can enable some communities to provide their residents with services that would otherwise be too costly.
- **Consistency:** Cooperation can lead to consistency of the goals, objectives, plans, policies, and actions of neighboring communities and other jurisdictions.
- **Address Regional Issues:** Communicating and coordinating their actions, and working with regional and state jurisdictions, local communities are able to address and resolve issues, which 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, but residents can appreciate their benefits, such as costs savings, provision of needed services, a healthy environment, and a strong economy.

Intergovernmental Relationships

Surrounding Towns

The Town of Monico has mutual aid agreements in place with the Towns of Pelican, Stella, Piehl, Fire District Alpha (a fire department which serves the Towns of Schoepke and Enterprise), and Crandon in Forest County for fire protection.

County

Oneida 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 Sheriff, Health, and Land Records. The Town contracts with the County for EMS service, provided by Aspirus Rhinelander Hospital.

The County Sheriff provides protective services through periodic patrols and on-call 911 responses. The Sheriff also manages the 911-dispatch center, not only for police protection, but also for ambulance/EMS response and dispatching the Town Fire Department. The Forestry, Land and Outdoor Recreation Department maintains a countywide park system and county forest system for the use and enjoyment of all residents including the Town of Monico. The County Planning & Zoning Department administers shoreland zoning in the Town.

In many cases where state and federal agencies require area-wide planning for various programs or regulations, the County sponsors a countywide planning effort to complete these plans and include individual local units in the process and resulting final plan. Examples of this include the County Outdoor Recreation plan which maintains the eligibility for Wisconsin Department of Natural Resources administered park and recreation development funding of each local unit that adopts it, and All Hazard Mitigation Plans which are required by Federal Emergency Management Agency 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 §60.0309 Wis. Statutes as a voluntary association of governments serving a ten-county area. Oneida County is a member of the NCWRPC, which includes all of its local units of government.

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

State and Federal Government

The Wisconsin 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 Wisconsin Department of Natural Resources takes a lead role in wildlife protection and sustainable management of woodlands, wetland, and other wildlife habitat areas, while Wisconsin Department of Transportation is responsible for the planning and development of state highways, railways, airports, and other transportation systems. State agencies make a number of grant and aid programs available to local units of government like the Town of Elcho. Examples include local road aids, the Local Roads Improvement Program (LRIP) and the Priority Watershed Program. There are also a number of mandates passed down from the state that the Town must comply with, such as the biannual pavement rating submission for the Wisconsin Information System for Local Roads (WISLR).

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

School District

Monico is in the Three Lakes School District. The Nicolet Technical College district includes the Town of Monico and has its nearest campus in Rhinelander.

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

Goal, Objectives & Policies

As in the previous chapters of this plan, a series of goals, objectives, and policies are identified.

Goal:

1. Seek mutually beneficial cooperation with all levels of government.

Objectives:

1. Maintain current agreements and explore additional opportunities with adjacent communities for services.

Policies:

1. Continue to host meetings with surrounding communities and the county to review service agreements and identify opportunities to improve efficiency and cost-effectiveness.
2. Maintain a close relationship with the Three Lakes School District related to existing and new facilities.
3. Work with the surrounding Towns to develop cooperative boundary agreements.
4. Investigate cost sharing or contracting with neighboring Towns and the County to provide more efficient service or public utilities.
5. Investigate joint operation or consolidation when considering expanded or new services or facilities.

Chapter Nine

Implementation

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 the Town of Monico. 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, an open house meeting, 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.

Implementation Tools

Having the appropriate tools to implement the recommendations in this comprehensive plan is critical. The most common implementation tools are the Town official controls or regulatory codes. The zoning ordinance and subdivision (or land division) regulations are used to protect existing development and guide future growth and development as identified in this comprehensive plan. Other regulatory tools include purchase of development rights (i.e., conservation easements), transfer of development rights, and purchasing of ecosystem services. There are also non-regulatory approaches to implementing the comprehensive plan; these generally involve decisions about how the community will spend its limited funding resources on capital improvements, staffing and maintenance. These decisions will affect the development demand and the location of development in the Town.

The State planning law requires certain programs and/or actions that affect land use must be consistent with the locally adopted comprehensive plan. To meet this requirement, Monico should evaluate and update related ordinances after the adoption of the comprehensive plan update. The Town Board officially adopts these regulatory and land use control measures as ordinances (or as revisions to the existing ordinances). Some of these tools were also discussed in the Land Use Chapter.

Zoning Ordinance and Map

The Town of Monico currently is not under Oneida County general zoning. Zoning is used to manage and control how land is used and developed. Zoning ordinances typically establish detailed regulations concerning how land may be developed, including setbacks, the density or intensity of development, and the height and bulk of building and other structures. The general purpose of zoning is to minimize undesirable externalities from development by segregating and/or buffering incompatible uses and by

maintaining standards that ensure development will not negatively impact the community's character or environment. The zoning ordinance also controls the scale and form of development, which heavily influences how people will interact with their environment and their neighbors.

The establishment of zoning districts and the zoning map indicates where specific types of development can and should be located. Zoning districts shown on the zoning map should be coordinated with the land use plan and map. While the zoning map and land use map do not need to directly match at the time the land use map is adopted, the intent is that the land use map will serve as a guide indicating how the property should eventually be zoned. Therefore, indiscriminate zoning changes may result in weakening of the comprehensive plan. In fact, changes to zoning district boundaries should only be made if they are consistent with the adopted land use map and the goals of the comprehensive plan.

However, there may be situations where changing the zoning district boundary makes sense and is in the best interest of the community. If changing the zoning would result in a conflict with the future land use map, the land use map should also be changed. However, the future land use map should only be changed if it does not accurately reflect the community's desired land use pattern. Achieving consistency between zoning and land use designation is also discussed in the **Land Use Chapter**.

Subdivision (Land Division) Ordinance

The Town of Monico adopted the County subdivision ordinance. Subdivision regulations are an important tool ensuring the orderly development of unplatted and/or undeveloped land. These regulations may regulate lot sizes, road access, street design, public utilities, storm water drainage, parks and open space, and other improvements necessary to ensure that new development will be a public asset.

Capital Improvement Plan (CIP)

This is an ongoing financial planning program that allows local communities to plan ahead for capital expenditures and minimize unplanned expenses. A capital improvement plan consists of a list of proposed projects according to a schedule of priorities over a four-to-six year period. It identifies needed public improvements, estimates their costs, and identifies financing methods and sources. Public improvements or expenditures typically considered in a CIP include:

- Public buildings (i.e., fire and police stations)
- Park and trail acquisition and development
- Roads and highways (maintenance and new construction/paving)
- Fire and police protection equipment

A CIP is simply a method of planning for and scheduling expenditures for public improvements over a period of several years in order to maximize the use of limited public funds. Each year the CIP

should be reviewed and extended one year to compensate for the previous year that was completed. This keeps the improvement program current and allows for modifications to meet the community's changing needs.

The preparation of a CIP is normally a joint responsibility between the town board, plan commission, staff, and citizen commissions. The preparation of a capital improvement program may vary from community to community depending on local preferences, the local form of government and available staff. The proposed capital improvement plan should be reviewed in light of the priorities outlined in the comprehensive plan.

Annual Operating Budget

The Town prepares a budget each year and it is one of the most important policy documents prepared. It is a statement of the prioritization and allocation of financial resources to achieve certain objectives over a specific time period. The budget is based on the needs of Town residents and priorities set by the Town Board. The budget and the services provided by that budget are instrumental in achieving the goals and objectives of the plan.

Brownfield Redevelopment

Pursuing funding from state agencies for redevelopment of contaminated sites can reduce the uncertainty that otherwise prevents contaminated properties from being redeveloped. Action by the Town to evaluate contaminants or begin remediating the property is often necessary before the private sector is willing to invest in redevelopment. While this may require some upfront investment from the community, as sites are improved and reused they generate tax base.

Other Tools:

Some additional tools that could be utilized by the Town, include: fee simple land acquisition, easements (purchased or volunteered), and impact fees, among others.

Consistency Among Plan Chapters

The State of Wisconsin planning legislation requires that the Implementation Chapter describe how each of the required chapters will be integrated and made consistent with the other chapters of the plan. Since Monico completed all planning chapters simultaneously, no known inconsistencies exist. It is noted that some overlap naturally exists between the nine plan chapters. Where deemed appropriate, goals, objectives, and policies have been repeated under all applicable chapters to reinforce their importance.

Plan Adoption, Amendments, Updates and Monitoring

While this comprehensive plan provides a long-term framework to guide development and public spending decisions, it must also respond to changes that occur in the community and region that were not foreseen when the plan was initially adopted. Some elements of the plan are rarely amended while others need updating on a more regular basis. Plan maps should also be updated periodically. In general, key maps, such as the future land use map, should be reviewed annually to make sure they are still current.

Plan Adoption

The first step in implementing this plan involves adoption of the plan by local officials. The formal review and adoption process involves plan review by the Plan Commission (or other planning committee) who must adopt the plan by resolution of majority vote. The Plan Commission recommendation is forwarded to the Town Board who must adopt the plan by ordinance (of majority vote). A public hearing is required to allow public comment on the ordinance prior to Board final action to adopt the plan. Adoption formalizes the plan document as the framework to guide local development decisions over the next 20 years. The adopted plan should also be recognized as a tool for communicating the community's land use policy and goals and objectives regarding coordination of growth and development.

Plan Amendments

The Monico Comprehensive Plan may be amended at any time by the Town Board following the same process described above for initial Plan adoption, regardless of how minor the proposed amendment or change. Amendments may be appropriate throughout the lifecycle of the plan, particularly if new issues emerge or trends change. These amendments will typically consist of minor changes to the plan text or maps. Large-scale changes or frequent amendments to meet individual development proposals should be avoided or the plan loses integrity.

The following criteria shall be considered when reviewing plan amendments:

- The change corrects an error made in the original plan.
- The change is consistent with the overall goals and objectives of the Town of Monico Comprehensive Plan.
- The change does not create an adverse impact on public facilities and services that cannot be mitigated.
- Development resulting from the change does not create an undue impact on surrounding properties. Such development shall be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.

- The change allows a more viable transition to the planned uses on adjacent properties than the current land use.
- The change does not have a significant adverse impact on the natural environment including trees, slopes and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.
- There is a change in town actions or neighborhood characteristics that would justify a change.
- There is a community or regional need identified in the comprehensive plan for the proposed land use or service.
- The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration, or dedication.
- The change does not adversely affect water quality and the overall health of residents.

Proposed amendments must be reviewed by the Plan Commission prior to final action and adopted by the Town Board. The public should be notified of proposed Plan changes and allowed an opportunity for review and comment. For major amendments, the Town might consider soliciting public opinion through surveys and/or community meetings prior to the official public hearing.

Plan Updates

According to the State comprehensive planning law, comprehensive plans must be updated at least once every ten years. As opposed to the more routine amendments described above, plan updates often involve re-writing of whole sections of the plan document and significant changes to supporting maps. A plan update should include a thorough examination of the community's goals and objectives based on an analysis of current growth trends and major changes that have occurred since the plan was initially adopted or last amended. Plan updates must be formally adopted following the same procedure described above for initial plan adoption.

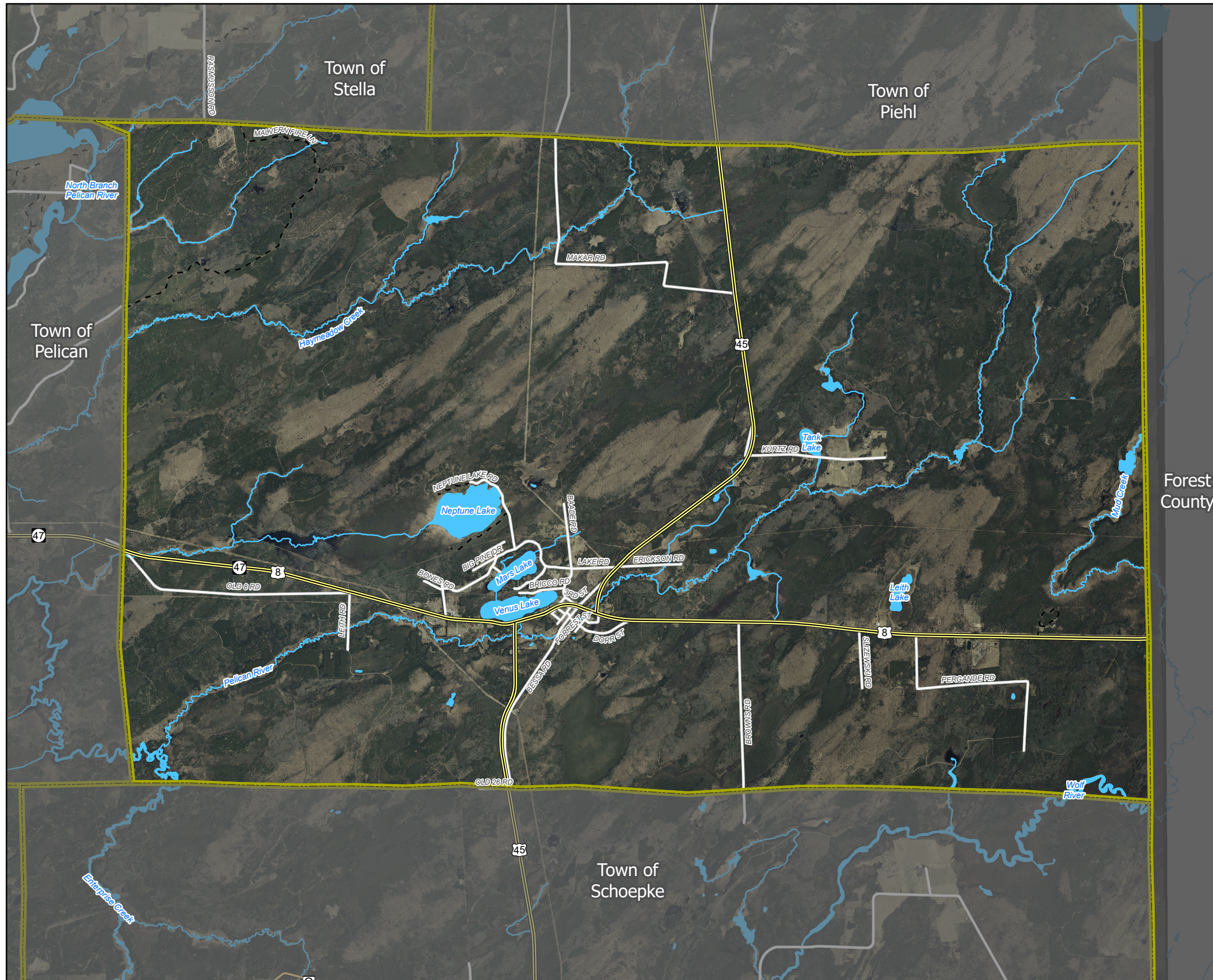
Plan Monitoring

The adopted plan should be used as a tool by Town when making land use and development decisions. Decisions concerning private development proposals, public investments, regulations, incentives, and other actions should be consistent with the goals, objectives, policies, and recommendations outlined in this plan.







Although this plan describes policies and actions for future implementation, it is impossible to predict the exact future condition. As such, the goals, objectives, and actions in this plan should be monitored on a regular basis to maintain concurrence with changing conditions and respond to unanticipated events.

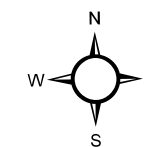
This plan should be evaluated at least every 5 years, and updated at least every 10 years. Members of the Town Board, Plan Commission, and any other local decision-making bodies should periodically review the plan and identify areas that might need to be updated. The evaluation should involve first reviewing the goals and objectives to ensure they are still relevant and reflect current community desires. Then the strategies and actions should be reviewed and refined to eliminate completed tasks and identify new approaches if appropriate.

Maps



Planning Area

-  Minor Civil Division
-  U.S. Highway
-  County Highway
-  Local Roads
-  Private Roads
-  Water

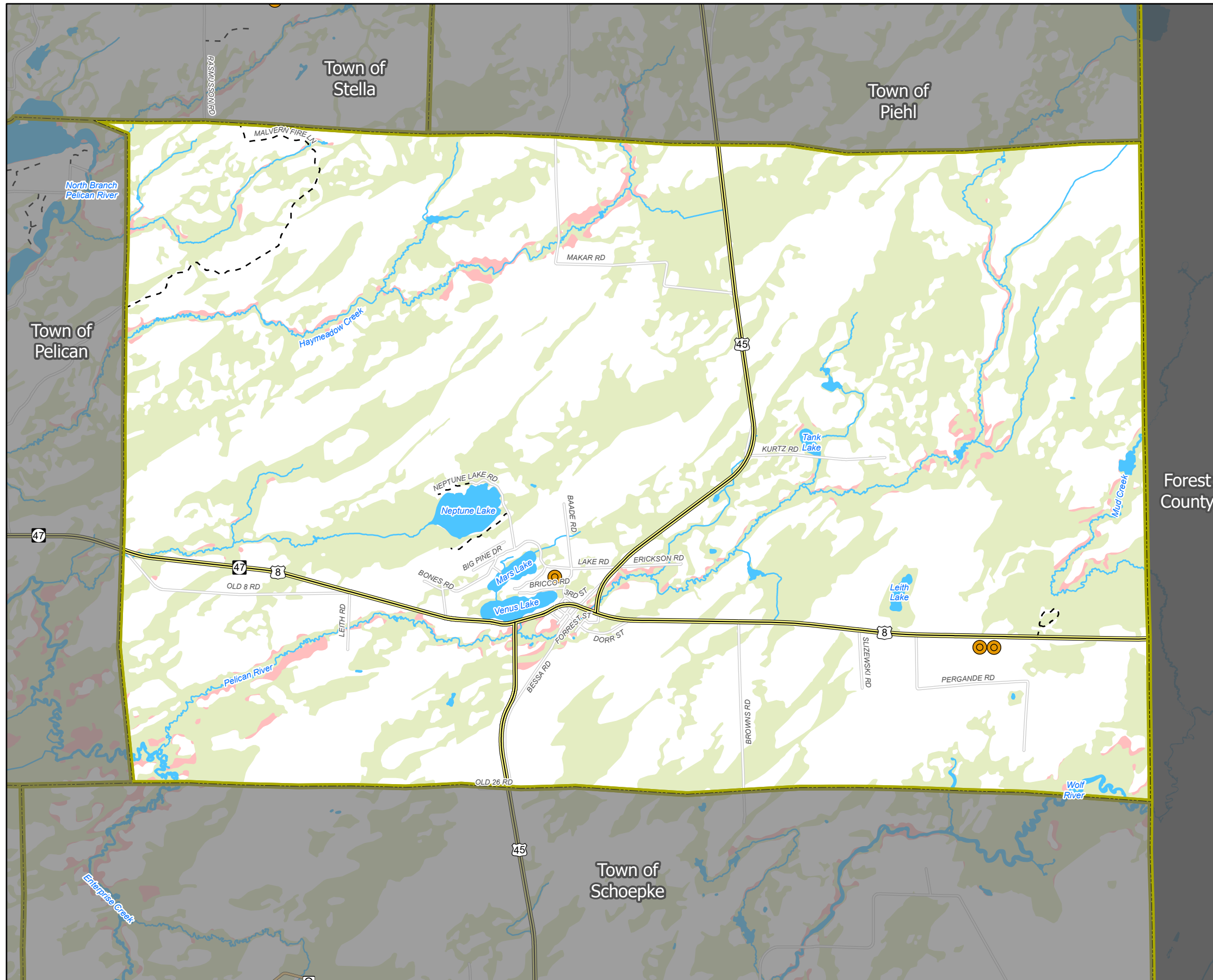


Source: WisDOT, WI DNR, NCWRPC, Oneida Co
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North Central Wisconsin Regional Planning Commission

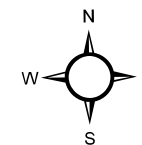
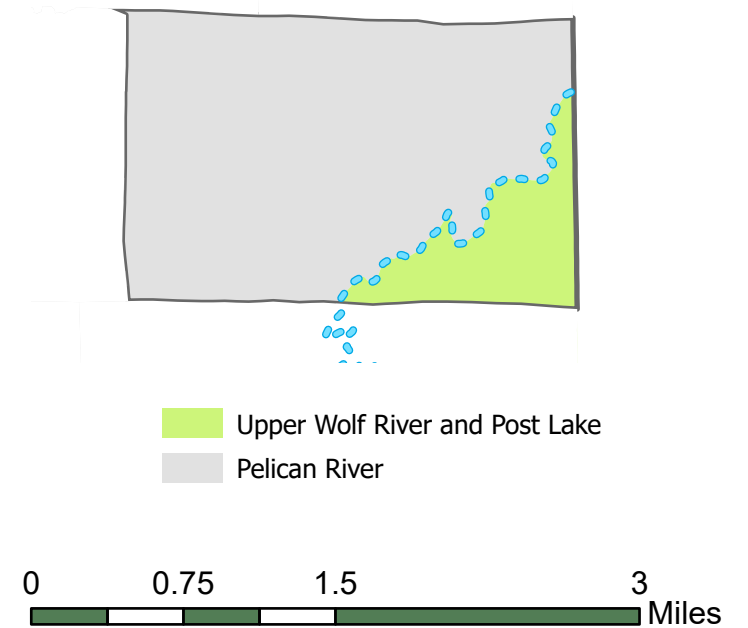
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 715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org



Natural Resources

- Minor Civil Division
- U.S. Highway
- County Highway
- Local Roads
- Private Roads
- Non-Metallic Mines
- Wetlands
- Floodplain
- Water

Town of Monico Watersheds

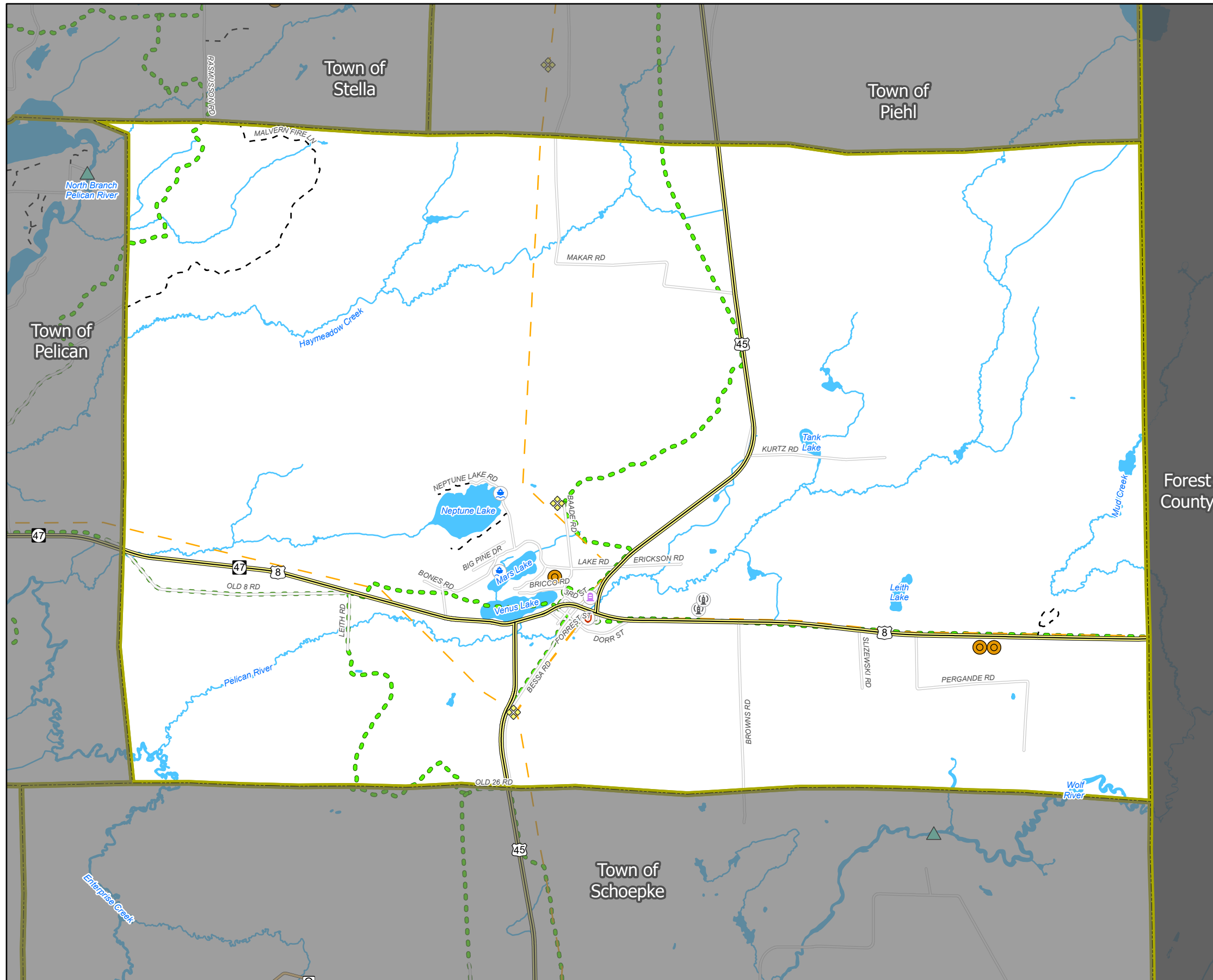


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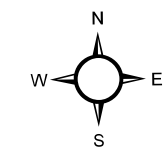
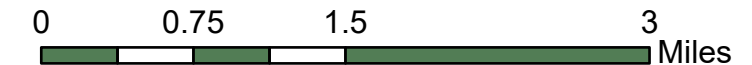
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Utilities & Community Facilities

- Minor Civil Division
- U.S. Highway
- County Highway
- Local Roads
- Private Roads
- Cemetery
- Non-Metallic Mines
- Town Hall / Fire Dept
- Boat Launch
- Communication Towers
- Dams
- Substations
- Snowmobile Trails
- High Voltage Powerline
- Water

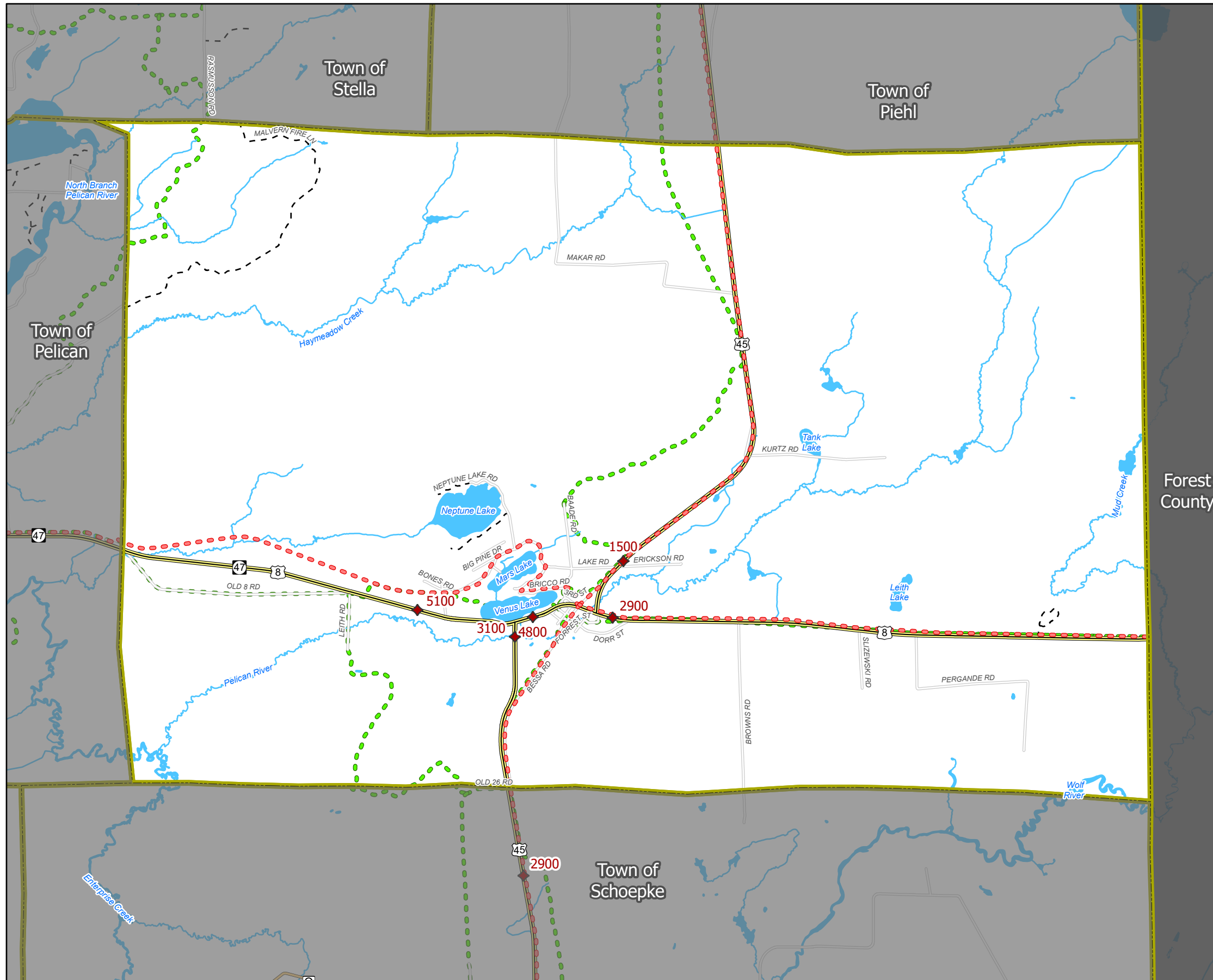


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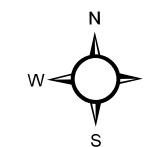
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Transportation

- Minor Civil Division
- U.S. Highway
- County Highway
- Local Roads
- Private Roads
- Traffic Counts
- Proposed Off Road Bike Route
- Snowmobile Trails
- Water

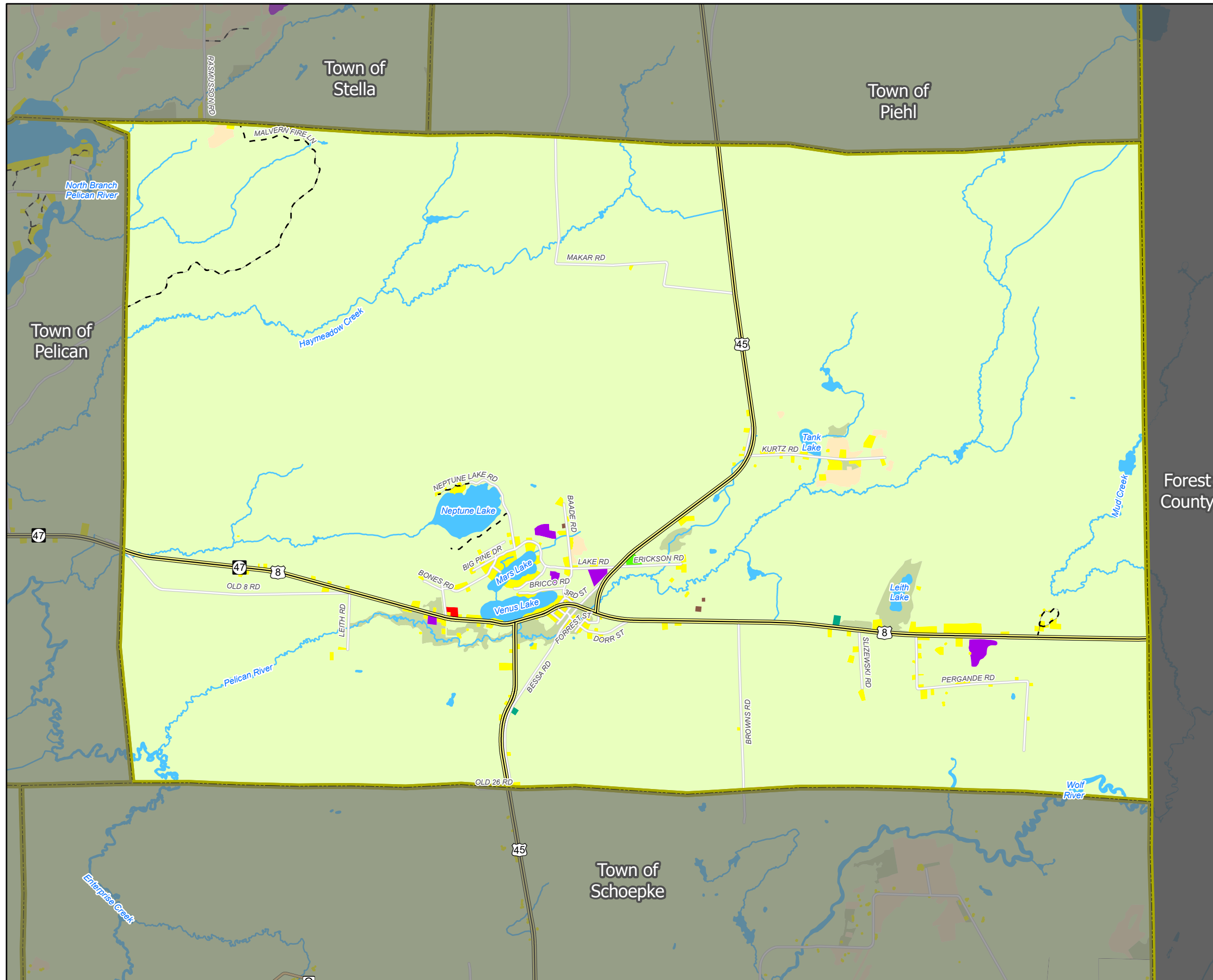


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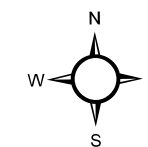
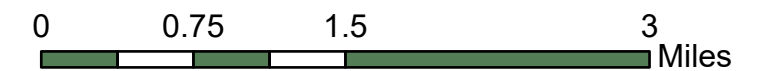
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Existing Land Use

- Minor Civil Division
- U.S. Highway
- County Highway
- Local Roads
- Private Roads
- Existing Land Use 2020**
- Agriculture
- Commercial
- Governmental / Institutional
- Industrial
- Open Lands
- Outdoor Recreation
- Residential
- Transportation
- Utility
- Woodlands
- Water

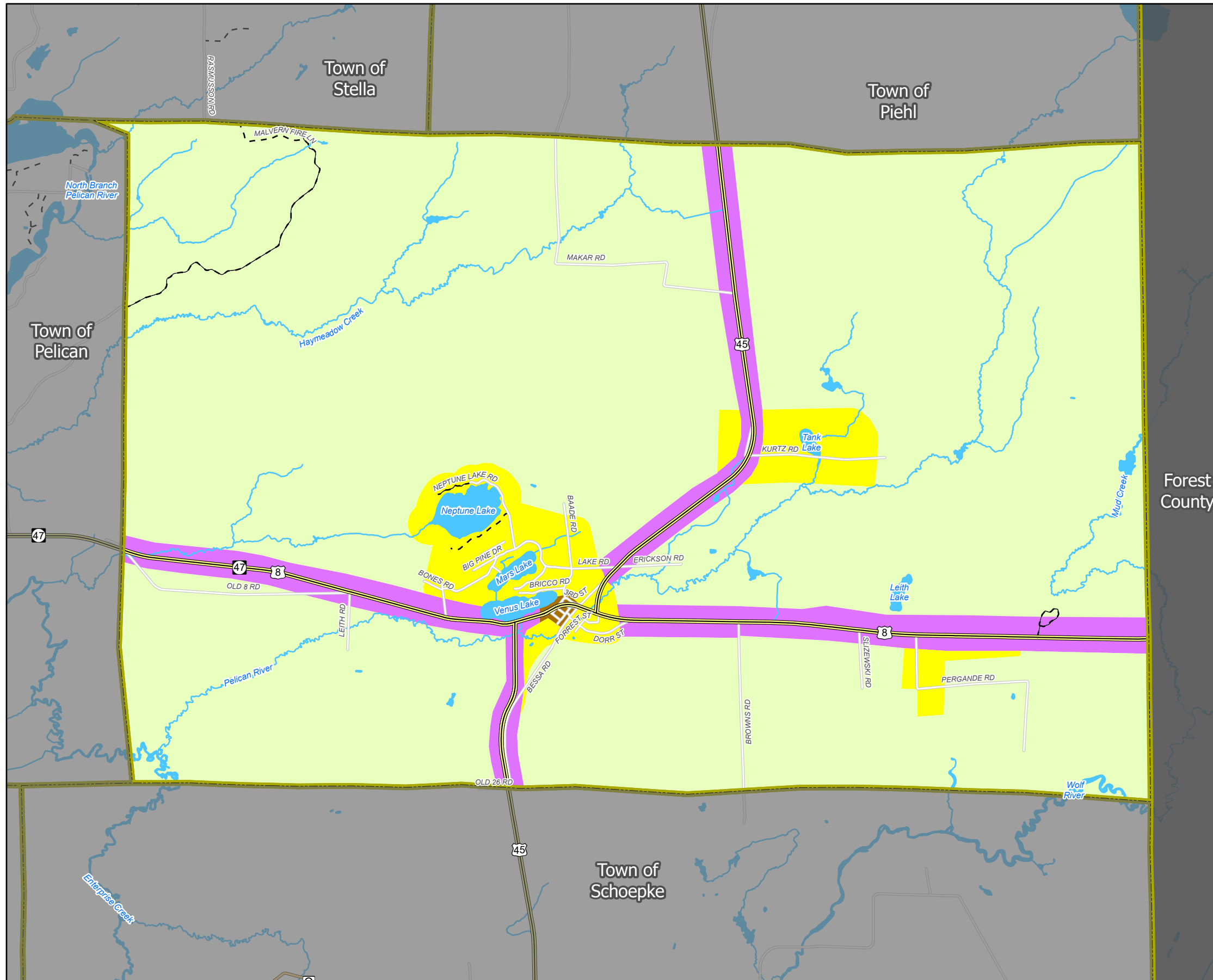


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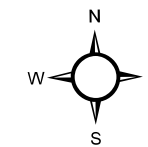
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Future Land Use

- Minor Civil Division
- U.S. Highway
- County Highway
- Local Roads
- Private Roads
- Future Land Use**
- Forestry Areas
- Mixed Use
- Residential
- Transportation
- Village Area
- Water



Source: WisDOT, WI DNR, NCWRPC, Oneida Co
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Appendix A
Public Participation Plan

**Resolution for the Adoption of a
PUBLIC PARTICIPATION PLAN (PPP)
Resolution #2021-2**

THE TOWN OF MONICO DOES HEREBY RESOLVE AS FOLLOWS:

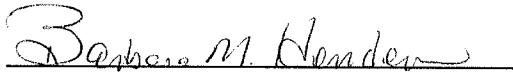
WHEREAS, the Town is updating its Comprehensive Plan as outlined in Wisconsin Statutes; and

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.

I, Barbara M. Henderson, Clerk, do hereby certify that the foregoing resolution was duly adopted at a Town Board meeting, held at the Monico Town Office on the 29th day of November, 2021 at 7:00 p.m.



Clerk

Town of Monico

Public Participation Plan (PPP)

The Town of Monico 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 will also recommend adoption of the Public Participation Plan to the Town Board.

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. The plan will support the existing zoning and other regulations that the Town has in place.

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.

Appendix B
Adoption Resolution

PLAN COMMISSION RESOLUTION

RESOLUTION #2022-1

Town of Monico, Oneida County, Wisconsin

The Plan Commission of the Town of Monico, Oneida 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 Monico as follows:

Adoption of the Town Comprehensive Plan.

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

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

Adopted this 21st day of February, 2022



Robert Walkowski



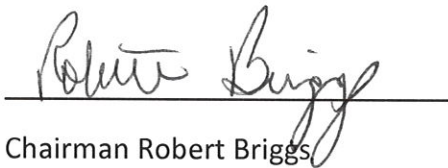
Tim Painter



Robert Meyer



Cathy Fisher



Chairman Robert Briggs



Supervisor Dave Schneider



Supervisor Pierre Rawoens

Attest:



Clerk Barbara Henderson

Appendix C
Adoption Ordinance

**ORDINANCE FOR THE ADOPTION OF THE
TOWN OF MONICO COMPREHENSIVE PLAN**

Ordinance # 2022-1

Town of Monico, Oneida County, Wisconsin

SECTION I – TITLE/PURPOSE

The title of this ordinance is the Town of Monico Comprehensive Plan Ordinance. The purpose of this ordinance is for the Town of Monico 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 Monico has authority under its village powers under s. 60.22, Wis. Stats., it's power to appoint a town plan commission under ss. 60.62(4) and 62.23(1), Wis. Stats., and under s. 66.1001(4), Wis. Stats., to adopt this ordinance. The comprehensive plan of the Town of Monico 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 Monico, 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 Monico to adopt its comprehensive plan under s. 66.1001(4), Wis. Stats., and provides the authority for he town board to order its publication.

SECTION IV – PUBLIC PARTICIPATION

The town board of the Town of Monico 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 Monico, 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 Monico Comprehensive Plan, which contains all of the elements specified in s. 66.1001(2), Wis. Stats.

SECTION VI – PUBLIC HEARING

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

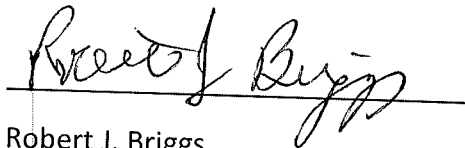
SECTION VIII – SEVERABILITY

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 4th da of April, 2022



Robert J. Briggs

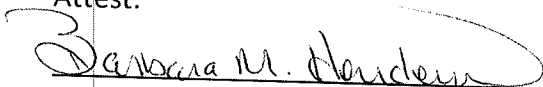


Pierre Rawoens



Kevin Halverson

Attest:



Barbara M. Henderson, Clerk

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Town of Monico
Comprehensive Plan
2022