



Village of Necedah, Wisconsin 2024-2044 Comprehensive Plan



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TABLE OF CONTENTS

Chapter 1: Demographics.....	5
Chapter 2: Natural, Agricultural, and Cultural Resources.....	13
Chapter 3: Housing.....	21
Chapter 4: Transportation	31
Chapter 5: Utilities and Community Facilities.....	39
Chapter 6: Economic Development.....	47
Chapter 7: Land Use.....	65
Chapter 8: Intergovernmental Cooperation.....	73
Chapter 9: Implementation	77
Map 1: Location	81
Map 2: Water Features	83
Map 3: Basement Limitations	85
Map 4: Transportation	87
Map 5: Utilities and Community Facilities	89
Map 6: Existing Land Use (Large Extent).....	91
Map 7: Existing Land Use (Small Extent).....	93
Map 8: Future Land Use (Large Extent)	95
Map 9: Future Land Use (Small Extent).....	97
Attachment A: Public Participation Plan.....	99
Attachment B: Plan Commission Resolution.....	101
Attachment C: Public Hearing Notice.....	102
Attachment D: Ordinance.....	103

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Chapter 1: Demographics

1. Overall Plan Process

A. Purpose of the Plan

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

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

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

B. Public Participation

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

C. Plan Development Meetings:

The Village Plan Commission held two public meetings in late 2022 and early 2023 to review and update the Plan’s chapters. In late 2023, the Plan Commission adopted a resolution recommending the Village of Necedah Comprehensive Plan 2024-2044 to the Village Board. In January 2024, the Village Board held a public hearing and adopted an ordinance approving the 2024-2044 Comprehensive Plan. See

2. Community Profile

A. Description

The following Community Profile of the Village of Necedah consists of background information on the Village, including population, age distribution, racial composition, educational attainment, household characteristics, employment statistics, and income levels. This serves as an introduction to the Village and a starting point for developing the Village’s Comprehensive Plan. In addition, the Community Profile is meant to act as a source of reference information and to be used for deriving

many of the key findings and recommendations of the plan. The Community Profile is written in a manner that facilitates quick and easy reference for use during creation of this Plan and during revision of this Plan.

B. Demographics

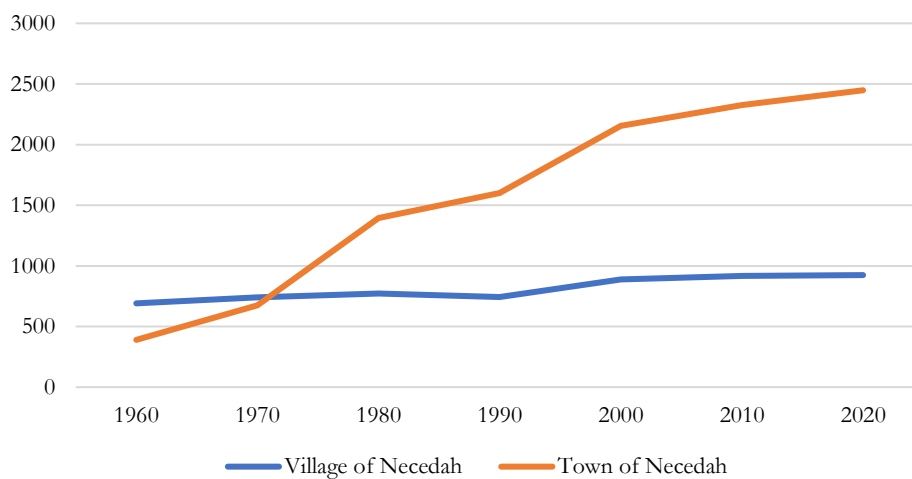
1. Historical Population

The Village of Necedah has experienced a 44.8 percent population increase since 1960. During this same period the population of the Town of Necedah increased by 497 percent. After growing by seven percent in the 1960s and 4.5 percent in the 1970s the population of the Village declined by 3.9 percent during the 1980s, then grew by nearly a fifth in the 1990s, and grew by 3.2 percent leading up to the Great Recession.

	1960	1970	1980	1990	2000	2010	2020	2010-2020 % Change	2010-2020 Net Change
Village of Necedah	691	740	773	743	888	916	1,001	9.3%	85
Town of Necedah	390	674	1,394	1,601	2,156	2,327	2,442	4.9%	115
Juneau County	17,490	18,455	21,037	21,650	24,316	26,664	26,603	-0.2%	-61

Source: U.S. Census, 1960-2010; American Community Survey, 2020

Figure 1: Historical Population Trends 1960-2020



Source: NCWRPC, 2022; data from Table 1.

2. Population Projections

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

Year	Village of Necedah	Juneau County
2025	1,005	29,080
2030	1,035	29,790
2035	1,040	29,805
2040	1,030	29,465

Source: Wisconsin Department of Administration

The Village of Necedah’s population grew by 0.9% over the last decade (2010-2020) and is projected to grow by 0.3% over the next decade (2020-2030).

3. Population Characteristics

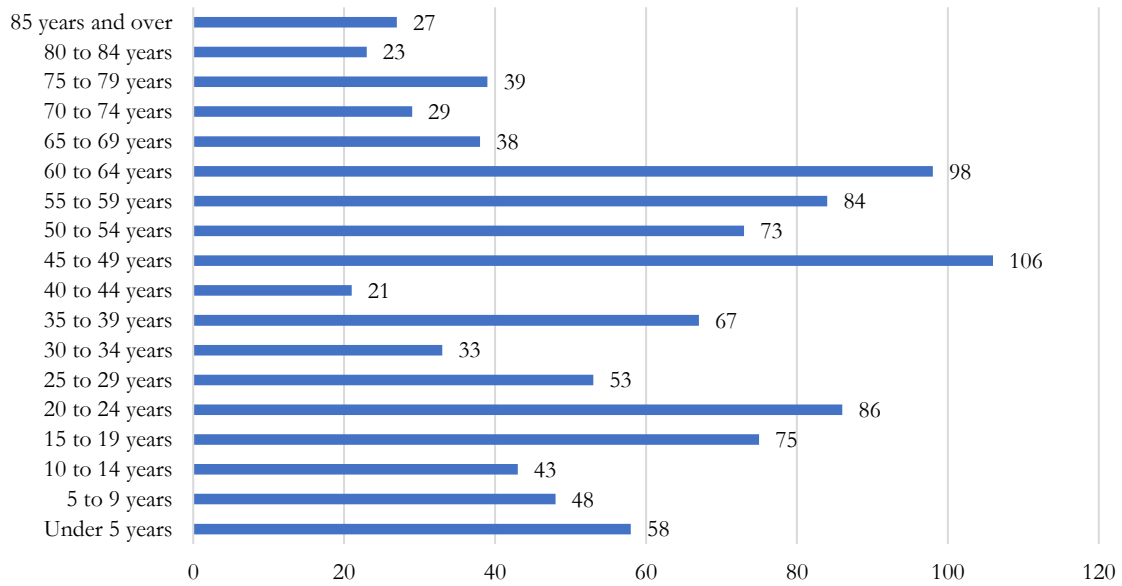
In 2010, the Village of Necedah had 440 males (48%) and 476 females (52%). In 2020, there were 521 males (52.0%) and 480 females (48.0%). Below is a comparison of self-reported race in the 2010 Census and 2020 American Community Survey Estimates:

Race	2010 Census	2020 ACS
White	96.6%	97.2%
African American	0.7%	0.4%
Native American	0.1%	0.4%
Asian	0.3%	0.0%
Two or more races	1.5%	2.0%
Some other race	0.8%	0.0%

Source: U.S. Census, 2010; American Community Survey, 2020

The median age of Village residents as of 2020 was 46.5, which is higher than 40 in 2010 and 33.9 years old in 2000. In comparison, Juneau County’s median age in 2020 was 45.6, while the State of Wisconsin’s median age was 39.6. The Village’s population by age in Figure 2 reflects the Village’s aging population, although there are a considerable number of people between ages 15 and 24.

Figure 2: Population by Age

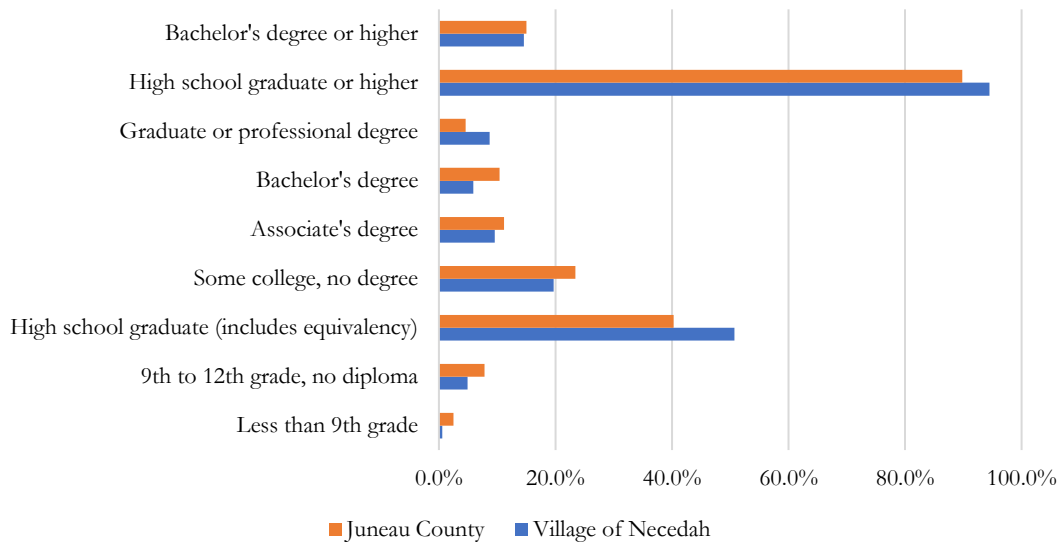


Source: American Community Survey, 2020

4. Educational Attainment

Education levels in the Village of Necedah are generally similar to Juneau County. In 2010, there were similar percentages of high school graduates in the Village (85.6%) and the County (85.9%). By 2020, the Village’s population of high school graduates had increased to 94.5% and the County’s grew to 89.8%. The Village has a slightly lower number of residents with bachelor’s degrees (14.6%) than the County (15.0%) in 2010.

Figure 3: Educational Attainment



Source: American Community Survey, 2020

5. Household Characteristics

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

In 2020, married couples made up 32.8 percent of all households; cohabiting couples made up 11.3 percent of households. Nearly one-third of households have a householder 65 years of age or older (29.1%) and nearly a quarter of households have someone under the age of 18 (26.2%). The Village of Necedah’s average household size in 2010 was 2.41 persons, while in 2020 it was slightly smaller at 2.35 persons.

	2010	2020
Total Households	376	381
Married-couple family	157	125
Householder without spouse present	66	213
Cohabiting couple households	N/A	43
Householder living alone	128	107
65 years and over living alone	71	43

Source: U.S. Census and American Community Survey, 2010 & 2020

6. Household Projections

As the size of households decreases throughout the nation and in the Village of Necedah, the number of households will increase at a higher rate than the population. The Village of Necedah’s number of households grew by 1.9% between 2010 and 2020 and is projected to grow by 24.7% from 2020 to 2040. Even though population is projected to decline after 2035, households are projected to climb, which follows the national trends of marrying later in life and living longer without a spouse.

Year	2020	2025	2030	2035	2040
Households	381	444	464	473	475

Source: 2020 American Community Survey; Wisconsin Department of Administration

7. Income Statistics

In 2010, 54.6% of Necedah residents made over \$35,000 per year. By 2020, 57.4% of Necedah residents made over \$35,000. Table 6 shows that income in most households rose between the 2010 and 2020 Census. As of 2020, 8.1% of households made less than \$10,000 annually, which is less considerably lower than in 2000, but slightly higher than in 2010. At the other end of the spectrum, in 2020, 15.9% of households made over \$100,000, which is more almost double the households at this level in 2010. Despite higher incomes over time, high inflation in the 2020s continues to be a concern as it reduces the purchasing power of a household’s income.

	2010	2020
Less than \$10,000	6.7%	8.1%
\$10,000 to \$14,999	13.9%	5.8%
\$15,000 to \$24,999	11.8%	14.7%
\$25,000 to \$34,999	13.1%	13.9%
\$35,000 to \$49,999	12.6%	12.6%
\$50,000 to \$74,999	23.8%	18.4%
\$75,000 to \$99,999	9.6%	10.5%
\$100,000 to \$149,999	2.4%	13.1%
\$150,000 to \$199,999	5.1%	1.0%
\$200,000 or more	1.1%	1.8%

Source: American Community Survey, 2010 & 2020

Median household income in the Village of Necedah is 18% lower than the county household median. In 2010, Village resident’s per capita income is almost even with the Town and is 11.1% below the county. Median income in the Village of Necedah is 73.2% of the state median, while per capita income

is 77.2% of the state level. Poverty is notably higher in the Village of Necedah than in the Town of Necedah, Juneau County, or Wisconsin.

	Per Capita Income		Median Household Income		Population living below poverty level	
	2010	2020	2010	2020	2010	2020
Village of Necedah	\$21,183	\$26,428	\$38,524	\$43,590	19.1%	24.1%
Town of Necedah	\$21,850	\$22,909	\$46,750	\$55,119	16.8%	25.6%
Juneau County	\$23,527	\$28,288	\$45,461	\$53,928	13.1%	15.1%
Wisconsin	\$27,426	\$33,375	\$52,627	\$61,747	12.5%	11.0%

Source: U.S. Census, 2010 and American Community Survey, 2020

3. Issues and Opportunities

Issues

1. Lack of affordable housing
2. Lack of senior housing
3. Lack of commercial space

Opportunities

4. Expand housing options
5. Expand commercial space
6. Embrace tourism economy from nearby public lands
7. Leverage location on state highways and rail

4. Goals, Objectives, and Policies

Each of the following chapters of this comprehensive plan includes a set of goals, objectives, and policies, which the Village Board will use to guide the future development of the Village over the next 20 years. These are defined as follows:

Goals: Broad statements that express public priorities about how the Village should approach development issues during the next 20 years.

Objectives: Detailed steps the Village can take to achieve a goal.

Policies: Rules or action items used to accomplish the goals and objectives.

Several chapters also include a listing of possible programs that the Village might implement to advance the goals and objectives of the plan. The listing does not imply that the Village will utilize every program shown, but only that these programs are available to the Village and may be one of many possible ways of achieving the Village goals.

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Chapter 2: Natural, Agricultural, and Cultural Resources

1. Natural Resources

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

1. Physical Geography & Geology

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

2. Non-Metallic Mining

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

B. Climate

According to WDNR, the climate of the Central Sand Plains Ecological Landscape has a mean annual temperature of 43.8 degrees Fahrenheit, annual precipitation of 32.8 inches, and annual snowfall of 45.0 inches. The mean growing season of 135 days is about 19 days less than other landscapes in Southern Wisconsin because of possible below-freezing temperatures in low lying areas. This affects the types of native plants and crops that can grow here, but the area is suitable for cranberry farming and other cool season crops. Grazing and center-pivot irrigation are also common around Necedah, though not necessarily within the Village limits.

C. Water Resources

1. Surface Waters

Lakes, streams, and wetlands are prevalent in the village, and these areas often overlap each other (for example, wetlands on the edge of a river may be in the floodplain). Necedah's dominant water feature is Necedah Lake, which is an impoundment lake of the Yellow River. These surface water resources replenish the groundwater as part of the hydrologic cycle. See Natural Resources Map 2.

- Surface water covers about 219 acres, which is 11.2% of the land in village.
- Floodplains cover about 894 acres, which is 45.6% of the land in village.
- Wetlands cover about 556 acres, which is 28.3% of the land in village.

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

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

2. Impaired Waters

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

D. Wetlands

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

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

Sometimes it is necessary to “move” wetlands to allow for development. Certain applicants are required to mitigate for unavoidable adverse wetland impacts approved under a wetland individual permit (Sec.281.36 Wis. Stats.). Compensatory mitigation involves the restoration, enhancement, establishment, or preservation of wetlands to compensate for unavoidable adverse impacts to other wetlands. There are three avenues for satisfying compensatory mitigation requirements of wetland individual permits.

E. Floodplains

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

Counties, cities, and villages are required to adopt reasonable and effective floodplain zoning ordinances. Floodplain zoning is designed to protect individuals, private property, and public

investments from flood damage. These regulations prohibit development in the floodway, the most dangerous flood area.

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

F. Groundwater

Groundwater in the Necedah area comes from an aquifer of glacial lake and outwash deposits. As of 2015, private well yields are as high as 1,850 gallons per minute, but range mainly from 150 to 840 gallons per minute. Currently, high capacity wells are widespread in Juneau County according to WDNR's data viewer. More information on municipal well yields and wellhead protection ordinances is listed in the Utilities and Community Facilities Chapter.

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

G. Soils

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

H. Forests

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

I. Rare Species & Natural Communities

Wisconsin's biodiversity goals are to identify, protect and manage native plants, animals, and natural communities from the very common to critically endangered for present and future generations.

Knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems are critical to their survival and greater benefit to society. The nearby Necedah National Wildlife Refuge, Central Wisconsin Conservation Area, and Buckhorn State Park provide large landscapes of protection to conserve native plants and animals of Wisconsin.

The Natural Heritage Inventory (NHI) map provides generalized information about endangered resources (rare, or endangered species and high-quality natural communities) to the section level. See the DNR's NHI map online for more information. Original vegetation types for the Village of Necedah were jack pine, scrub oak forest, and barrens that came from a map of Finley's Original Vegetation of the Central Sand Plains.

J. Necedah National Wildlife Refuge & Meadow Valley Wildlife Area

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

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

Around this same time, the management of 58,000 acres of this Federal land was transferred to the State of Wisconsin with the signing of a Cooperative and License Agreement. Today this land is known as Necedah Wildlife Management Area, which includes parts of the Meadow Valley State Wildlife Area, parts of Wood County Wildlife Area, and parts of Sandhill State Wildlife area, and scattered parcels in Jackson County. They are part of the National Wildlife Refuge System but managed cooperatively with the Wisconsin Department of Natural Resources.

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

Today the refuge consists of 43,696 acres of pine, oak, and aspen forests, grasslands and savannas, and wetlands and open water areas, all of which support a rich diversity of plants and wildlife. Brittle prickly pear cactus, native orchids, and carnivorous globe-leafed sundew can be found growing near

each other. The majority (57%) of the area of the Refuge is made up of wetlands. This is the area that supports the migratory waterfowl that are the core of the mission of the Refuge. Some Refuge pools are drawn down for part of the year to promote the production of high-energy waterfowl foods such as millet, smartweed, chufa, beggar ticks, pigweed, sedges, and spikerush. Ditches and streams also provide additional wetland habitat, although to a lesser extent than Refuge pools.

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

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

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

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

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

Buckhorn State Park and Wildlife Areas occupy a peninsula of Castle Rock Lake approximately five miles southeast of Necedah. The State Park encompasses 6,990 acres, the Yellow River WLA has 2,188 acres and the Buckhorn WLA, for a total of over 9,100 acres. A range of facilities are available including boat landings, campsites, swimming, changing and shower facilities, fishing, picnic tables, and more than ten miles of hiking trails. Admissions increased by thirty-five percent from the mid-2000s to the mid-2010s to more than 107,000 per year, and additional demand for outdoor recreation continues to be expected.

Buckhorn State Park has 69 family campsites, 17 of which have electricity and 3 that are handicap accessible. There are also 3 campsites for large groups, 6 backpack-in sites, 15 cart-in campsites, and an ADA-accessible cabin. Other public and private campsites are scattered around the Necedah area, with potential for future expansions and addition of new facilities as funding becomes available. Public lands in the area are also working to restore rare pine barrens and oak savanna habitat. Both Necedah National Wildlife Refuge and Buckhorn State Park are significant amenities for the community, drawing visitors who bring additional spending into the village economy and increase demand for additional private and public recreation facilities.

2. Agricultural Resources

A. Farmland

Agriculture is a component of the surrounding area, especially the cranberry industry, which is prominent in the areas north of the Village. There are no known active farm operations within the Village's limits.

B. Cranberry Industry

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

3. Cultural Resources

A. Brief Community History

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

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

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

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

On April 7, 1950, Mary Ann Van Hoof claimed that she had a vision of the Virgin Mary at the family property about two miles east of the Village. Over the next thirty-five years a movement developed around that vision, which at its height in the mid-1970s drew as many as 100,000 pilgrims to Necedah. About 300 devotees moved to the area and settled near the Van Hoof property. A shrine was built at the site, which continues to operate. The Catholic Church has not endorsed the claims of the movement. In recent years, attendance at the events held by the shrine has declined.

B. Historical Buildings & Archeological Sites

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

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

4. Goals, Objectives & Policies

Goals:

1. Maintain the natural beauty of Necedah for scenic enjoyment and outdoor recreation.
2. Protect environmentally sensitive areas, including shorelands, wetlands, and areas adjacent to the Necedah National Wildlife Refuge.
3. Promote preservation of cultural, historic, and unique architectural sites.

Objectives:

1. Encourage residents to appreciate the natural beauty created by trees.
2. Provide adequate open space for residents and visitors to enjoy.
3. Maintain vegetative cover on steep slopes to mitigate soil erosion and for scenic beauty.
4. Discourage development in environmentally sensitive areas (i.e. wetlands, floodplains, and steep slopes).
5. Protect the Necedah National Wildlife Refuge from encroachment by urban development.

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

Policies:

1. Locally recognize Necedah Bluff as an important landmark. Possibly creating recreational trails on the bluff would provide residents an active way to appreciate their landmark.
2. Continue cemetery and park operation partnerships.
3. Encourage residents to look for the largest trees in the state on their own property, and then register those trees as *champion trees* with the Wisconsin DNR.
4. Verify adequate vegetative cover on steep slopes in site plan approvals.
5. Require public open space when the former Oak Grove plat is redeveloped.
6. Require a park and possibly trail development with new residential subdivision construction.
7. Revise sign ordinance to disallow off-premise advertising signs. Wayfinding signs would be fine.
8. Encourage riparian landowners to contact the Juneau County Land & Water Resources Department when they have shoreland concerns.
9. Allow rural residential densities between the Village and the Refuge to provide a wildlife buffer.
10. Encourage façade restoration in the downtown commercial district by making building owners aware of loan programs.
11. Teach children about Necedah’s history in school, and through library programs.
12. Consider creative reuses for historic buildings.
13. Salvage building materials from historic structures that cannot be preserved.

Chapter 3: Housing

1. Background

A. Previous Studies

Juneau County Housing Study, 2018

The 2018 Juneau County Housing Study, written by the North Central Wisconsin Regional Planning Commission (NCWRPC), issues and opportunities related to housing in Juneau County. The study notes that Juneau County has a higher number of mobile homes and seasonal units than the state. It also notes that cost burdens are increasing particularly among renters. The population of those 60 and older is increasing and is expected to do so. Therefore, senior housing and facilitating “aging in place” has become a priority.

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.”

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 several issues affecting community livability related to housing:

- Aging population
- Smaller household sizes
- Lack of housing options
- Increase in housing costs related to incomes

ALICE: A Study of Financial Hardship in Wisconsin, 2020

This report, developed by the United Way, described the 37 percent of households in Juneau County that are above the federal poverty level, but still 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.

B. Issues

Affordability

According to the 2020 American Community Survey, almost 29% of Village households reported incomes below \$25,000. For many of these people this poses a difficulty in paying for decent, safe, and sanitary housing. According to the U.S. Census, housing expenditures that exceed 30 percent of household income have historically been viewed as an indicator of a housing affordability problem. Households spending 30 percent or more of their income on housing have less available income for nondiscretionary spending and are considered housing cost burdened. About 47 percent of the renters and 19 percent of homeowners in the Village of Necedah spend greater than 30 percent of their household income on housing costs, making them housing cost burdened.

Since Necedah is not as populous as larger cities where large apartment complexes are more common, it is difficult to attract developers willing to construct housing in the 12-to-16-unit range, even though this scale is ideal for the Village. This is due to construction costs making larger developments more feasible. Additionally, seniors living on fixed income often cannot afford market rate housing long term. The Village must strategically identify developers and funding sources to ensure adequate housing supply in the future.

2. Housing Stock

A. Total Housing Units

In 2020, the Village of Necedah had a total of 465 housing units, compared to 469 in 2010. Since 2010, the Village saw a reduction of 4 housing units (a 0.8% decrease), the Town of Necedah added 151 housing units (a 9.2% increase), and the State added 116,371 housing units (a 4.3% increase). Overall, new construction was much slower in the 2010s than in the 2000s for the Village, Town, and State.

B. Year Built

Almost 25% of the housing stock in the village is older than 1939, and generally was built when Necedah was established as a community. Large percentages of housing were built in the 1970s, '80s, and '90s, but slowed down drastically after 2000. The Town of Necedah has a greater share of housing built after 1970 than the Village, County, and State.

Table 8: Year Structure Built by Jurisdiction, 2020

Year built	Village of Necedah	Town of Necedah	Juneau County	State of Wisconsin
2014 or later	1.7%	2.5%	2.2%	2.5%
2010 to 2013	0.9%	4.1%	2.1%	2.0%
2000 to 2009	4.3%	13.9%	15.6%	12.3%
1990 to 1999	12.9%	20.5%	16.1%	14.0%
1980 to 1989	18.3%	17.1%	12.7%	9.8%
1970 to 1979	12.7%	20.0%	16.5%	14.5%
1960 to 1969	8.0%	10.9%	7.4%	9.7%
1950 to 1959	11.8%	4.2%	6.9%	10.7%
1940 to 1949	5.2%	1.7%	4.7%	5.5%
1939 or earlier	24.3%	5.2%	15.9%	19.0%

Source: American Community Survey, 2020

C. Building Type

Single-family dwellings are the most common type of housing in the Village at 56.1 percent, which includes townhouses. Multi-family housing comprises about 37.2 percent of housing in the Village. Manufactured and mobile homes account for only 5.6 percent of housing units. Table 9 shows that the Town has a slightly higher percentage of single-family dwellings at 65.6 percent, almost no multi-family units, and an extensive amount of manufactured housing at 32.9 percent.

Table 9: Type of Housing Structure, 2020

Housing Units in Structure	Village of Necedah		Town of Necedah	
	Count	Percentage	Count	Percentage
Single family dwelling	261	56.1%	1068	65.6%
Single family, attached (townhouse)	5	1.1%	13	0.8%
Duplex	33	7.1%	6	0.4%
3 or 4 units	27	5.8%	0	0.0%
5 to 9 units	60	12.9%	0	0.0%
10 to 19 units	22	4.7%	0	0.0%
20 or more units	31	6.7%	6	0.4%
Mobile home	26	5.6%	535	32.9%
Boat, RV, van, etc.	0	0.0%	0	0.0%

Source: American Community Survey, 2020

D. Tenure

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

Table 10: Housing Tenure, 2020

Tenure	Village of Necedah		Town of Necedah	
	Owner occupied	203	53.3%	873
Renter occupied	178	46.7%	97	10.0%

Source: American Community Survey, 2020

E. Subsidized/Special Needs Housing

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

F. House Heating Fuel

Most Village residents (59.8%) heat their homes with a furnace or boiler, and high-efficiency models of all types of furnaces and boilers are available. According to WE Energies, natural gas costs about \$483 annually to heat a home, compared to \$1165 for oil, \$1102 for LP gas, and \$2,236 for electricity. As a result, electric heat can cost over \$35,000 more than natural gas and LP gas can cost over \$12,300 more than natural gas over 20 years to heat a home. Table 11 shows that about 35% of Village residents are still using LP gas or electricity to heat their homes. Unlike utility gas and electricity, which have price regulations, fuel oil and propane costs are subject to market fluctuations.

Table 11: Housing Heating Fuel, 2020

Fuel	Village of Necedah		Town of Necedah		Juneau County		State of Wisconsin	
	Utility gas	228	59.8%	134	13.8%	3,744	34.7%	1,552,370
Bottled, tank, or LP gas	29	7.6%	574	59.2%	4,049	37.6%	276,989	11.6%
Electricity	104	27.3%	48	4.9%	1,471	13.6%	387,271	16.3%
Fuel oil, kerosene, etc.	2	0.5%	29	3.0%	216	2.0%	44,254	1.9%
Coal or coke	0	0.0%	0	0.0%	0	0.0%	504	0.0%
Wood	7	1.8%	171	17.6%	1,123	10.4%	78,901	3.3%
Solar energy	0	0.0%	0	0.0%	0	0.0%	839	0.0%
Other fuel	9	2.4%	14	1.4%	131	1.2%	21,727	0.9%
No fuel used	2	0.5%	0	0.0%	45	0.4%	15,080	0.6%

Source: American Community Survey, 2020

G. Value

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

Table 12: Median Home Value

Municipality	Median Home Value		% of State median value	
	2010	2020	2010	2020
Village of Necedah	\$119,100	\$87,700	70.5%	46.4%
Town of Necedah	\$119,200	\$133,200	70.5%	70.4%
Juneau County	\$115,500	\$131,100	68.3%	69.3%
State of Wisconsin	\$169,000	\$189,200	100.0%	100.0%

Source: American Community Survey, 2010 & 2020

H. Vacant/Seasonal

Of 465 housing units in the Village, 381 (82%) were occupied, while 84 (18%) were vacant. Seasonal housing data is not available for 2020, but in 2010, thirteen units were identified as seasonal. The number of seasonal dwellings in the Village had decreased by 10 units between 2000 and 2010.

3. Housing Demand

A. Persons Per Household

Families are getting smaller, and more people are living alone, so average household size has been decreasing for several decades. The most obvious effect of this trend is that demand for housing units is increasing faster than population. In the Village of Necedah, the average household size in 2000 was 2.43 persons per household, declining to 2.41 in 2010 and 2.35 in 2020. This compares to the 2020 average of 2.28 for Juneau County and the average of 2.40 for the state of Wisconsin.

B. Projections

Table 13 displays Wisconsin Department of Administration (DOA) population projections. Based on DOA projections the Village of Necedah will continue to gain residents to a peak in 2035, and then start to decline. The County will also gain residents through 2035, and then start declining also.

Table 13: Population Projections

	2020 ACS	2025	2030	2035	2040
Village of Necedah	1,001	1,005	1,035	1,040	1,030
Juneau County	26,603	29,080	29,790	29,805	29,465

Source: American Community Survey, 2020; Wisconsin Dept. of Administration

4. Housing Programs

There are several programs available to local governments to aid those having trouble affording their housing needs. According to the 2020 American Community Survey, 19.2 percent of homeowners and 48.0 percent of renters spent more than thirty percent of their income on housing in the Village, the accepted standard for affordable housing. Below is a listing of programs available, which changes

from year to year. This is not an exhaustive list of the grants and loans available, and some private funding options do exist.

Local

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

State

Wisconsin Department of Administration

Community Development Block Grant-Small Cities Housing Program:

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

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

Community Development Block Grant-Housing Revolving Loan Fund Program:

Since 1982, over 270 communities in the State of Wisconsin have received Community Development Block Grant (CDBG) funding for housing rehabilitation and homebuyer assistance through the State CDBG Small Cities Housing Program. CDBG housing funds are loaned to low and moderate-income (LMI) households, and to local landlords in exchange for an agreement to rent to LMI tenants at an affordable rate. Once CDBG housing loans are repaid to the community, they are identified as CDBG Housing Revolving Loan Funds (RLFs).

Under the CDBG housing RLF, homeowners in owner-occupied dwellings and homebuyers receive 0 percent interest loans that are either deferred or low monthly payments. Rental rehabilitation loans are 0 to 3 percent monthly installment loans. Loans are due in full when the title changes or when the home ceases to be the homeowner's primary residence or when the property is sold. CDBG housing funds can only be used for CDBG eligible activities.

Neighborhood Stabilization Program:

The Neighborhood Stabilization Program helps acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. HUD is requiring that these funds be targeted to communities with the most severe neighborhood problems associated with the foreclosure crisis.

HOME Homebuyer and Rehabilitation Program:

The Division of Housing (DOH) has identified homeownership and the conservation of quality owner-occupied and rental housing as top priorities for allocating federal and state housing resources.

A program was established to provide essential home purchase assistance and necessary home rehabilitation, and other vital improvements for dwelling units occupied by low- and moderate-income households. The source of funds is the U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME). The Wisconsin Department of Administration, DOH awards these funds to local units of government and local housing organizations through a biennial funding cycle.

Wisconsin Housing and Economic Development Authority (WHEDA)

Low Income Housing Tax Credit (LIHTC):

The Low-Income Housing Tax Credit (LIHTC), like HOME, aims to encourage the production and rehabilitation of affordable housing. It provides an incentive for private entities to develop affordable housing. The credit reduces the federal taxes owed by an individual or corporation for an investment made in low-income rental housing. The amount of the tax deduction is tied to the proportion of low-income residents in the housing produced. The credit is paid out over 15 years to investors in the housing project. LIHTC provides funding for the construction of new buildings or the rehabilitation or conversion of existing structures. To qualify, a property must set aside a certain share of its units for low-income households.

Home Improvement Advantage Loan:

With this loan, a homeowner can borrow up to \$15,000 to improve the quality and value of their home. The borrower must have no late mortgage payments in the past six months, a credit score of 620 or better, total mortgage debt cannot exceed 110 percent of value, and household must meet WHEDA Home Improvement Advantage income limits.

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

Section 8 Housing Choice Vouchers are administered by the Juneau County Housing Authority. Eligible families are issued vouchers that they can use to secure housing in the private market. Having found a suitable housing unit, which meets minimum health and safety standards, where the owner has agreed to rent under the program, the eligible family uses its voucher to cover the part of the rent beyond the portion it pays, usually 30 percent of its income. The landlord receives a subsidy directly for the portion of the Fair Market Rent not paid by the tenant. The voucher-holder signs a lease for a term of, at least, one year and the landlord signs a contract with their local housing authority, running concurrently with the lease. Eligibility for the program is generally limited to families with incomes below 50 percent of the median for the county in which they reside. The program is open to any housing unit where the owner agrees to participate and where the unit satisfies the standards. Congress is considering replacing the current voucher program with a block grant to states. If enacted, eligibility criteria for the program may change.

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

- Section 502 Homeownership Direct Loan program of the Rural Health Service (RHS) provides loans to help low-income households purchase and prepare sites or purchase, build, repair, renovate, or relocate homes.
- Section 502 Mutual Self-Help Housing Loans are designed to help very low-income households construct their own homes. Targeted families include those who cannot buy

affordable housing through conventional means. Participating families perform approximately 65 percent of the construction under qualified supervision.

- Section 504 Very-Low-Income Housing Repair Program provides loans and grants to low-income homeowners to repair, improve, or modernize their homes. Improvements must make the homes safer and more sanitary or remove health or safety hazards.
- Section 515 Multi-Family Housing Loan program supports the construction of multi-family housing for low-income residents. Under the program, has been in operation in Wisconsin since 1969, USDA underwrites fifty-year mortgages at a one percent interest rate in exchange for an agreement to provide housing for low and very low-income residents.
- Section 521 Rural Rental Assistance program provides an additional subsidy for households with incomes too low to pay RHS-subsidized rents.
- Section 523 Rural Housing Site Loans are designed to aid public non-profit and private organizations to acquire sites for affordable housing.
- Section 533 Rural Housing Preservation Grants are designed to assist sponsoring organizations in the repair or rehabilitation of low-income or very low-income housing. Assistance is available for landlords or members of a cooperative.
- Single Family Home Loan Guarantees are designed to assist and encourage lenders to extend 100 percent loans to moderate- and low-income rural homebuyers by providing a 90 percent loan note guarantee to lenders to reduce the potential risk of extending full loans to these potential homebuyers.

5. Goals, Objectives & Policies

Goal:

1. Encourage development of new housing and rehabilitation of existing housing.

Objectives:

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

Policies:

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

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Chapter 4: Transportation

1. Background

A community's transportation system consists of a variety of roads; some are owned and maintained locally, and others are part of the county or state road systems. In addition to roads, some transportation systems include separate facilities for pedestrians, bicyclists, railroads, airports, and public transit. This chapter describes the transportation system in the Village of Necedah and related improvements or issues affecting the system.

Previous Transportation Studies

Regional Livability Plan, 2015

Transportation is one of four elements included in the Regional Livability Plan (RLP), adopted by the North Central Wisconsin Regional Planning Commission in 2015. The Transportation Assessment Report, a component of the plan, looks in detail at the transportation network throughout the ten-county region and identifies trends and issues facing transportation.

The Regional Livability Plan addresses three issues: the modes of transportation to work, the age of drivers in the region, and the high transportation maintenance cost. The three transportation goals of the RLP are as follows:

- Provide and improve transportation access to people of all ages and abilities to ensure lifelong mobility and accessibility.
- Fund the maintenance and expansion of the transportation system.
- Enhance the regional economy by supporting airports and freight rail.

Connect 2050

Connect 2050 is Wisconsin's most recent statewide transportation plan, which has the goals of securing long-term, sustainable funding, establishing partnerships, making data-driven decisions, increasing mobility, embracing technology, enhancing safety, building resiliency and reliability, and accommodating natural and social resources.

Connections 2030

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

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

- 2020-2030 – Support new intercity bus service between La Crosse and Wausau with stops in Sparta, Tomah, Wisconsin Rapids, Stevens Point and Mosinee.

Wisconsin State Airport System Plan 2030

The Wisconsin State Airport System Plan 2030 updates the 2020 plan and uses the 2010 update to the airport classification system. Every airport in Wisconsin was reanalyzed and revised accordingly. Facility and service attributes (FSAs) were also reviewed and revised by airport classification with recommendations for each airport in Wisconsin.

Necedah Airport Recommendations:

- Airports in the small GA classification are recommended to install or upgrade to a GPS/RNAV capable of achieving a 400-to-600-foot cloud ceiling and one mile visibility minima. This upgrade will cost \$100,000 for the Necedah Airport.
- Airports in the small GA classification are recommended to have 60-foot-wide runways that are between 3,200 and 4,000 feet long. Necedah Airport would need to lengthen the runway from its current 2,721-foot length to the minimum of 3,200 feet long to continue allowing small planes to operate there. While space has been acquired, the STH-80 right-of-way currently prevents extension of the runway.
- Airports in the small GA classification are recommended to have a GA terminal building that includes a public restroom and telephone at a minimum; but may also include a dual-purpose room for pilots to rest, plan flights, and evaluate weather conditions.
- No fuel service is available at Necedah Airport. Smaller GA aircraft often use 100LL fuel. In addition, fuel services and facilities at an airport, especially when owned by the airport sponsor, add to the economic viability of an airport. Friendship-Adams currently has 100LL fuel.
- Wisconsin Statute §114.136, Approach Protection Plans, provides the authority for airport sponsors to establish airport zoning overlay districts. Only 13% of airports in Wisconsin have adopted a land use zoning ordinance. Necedah does not have one either.
 - Necedah Airport has a height limitation zoning ordinance (HLZO).
 - Necedah Airport has a vehicle pedestrian ordinance.
- A wildlife hazard assessment (WHA) is required for Necedah Airport. However, the extent of study for a WHA depends on the size of airport, past wildlife strike history, its users and the types of wildlife observed at an airport. WHAs vary in length and complexity from a one-year comprehensive study to a one-day site visit. ACRP Report #32 *Guidebook for Addressing Aircraft/Wildlife Hazards at General Aviation Airports* distributed to airports.

State Trails Network Plan

The Wisconsin Department of Natural Resources (DNR) created this plan in 2003, to identify a statewide network of trails and to provide guidance to the DNR for land acquisition and development. Many existing trails are developed and operated in partnership with counties. By agreement the DNR acquires the corridor and the county government(s) to develop, operate, and maintain the trail. There are no state trails planned through Necedah.

Necedah Area Bicycle Facilities Network Plan

The North Central Wisconsin Regional Planning Commission (NCWRPC) created this plan in 2004 to guide the development of bicycle facilities in northern Juneau County, particularly in and around the Necedah National Wildlife Refuge. The goal of this plan is to increase the mobility of people within the County and increase visitor activity by making bicycling a more viable and attractive transportation choice. The plan will strengthen the rural character of the County by connecting natural and cultural resource destinations and by connecting communities, which also will see positive economic development from tourism. Proposed bike routes are shown on the Map 3 – Transportation. See Attachment D for bike parking guidelines.

Locally Developed, Coordinated Public Transit – Human Service Transportation Plan, 2018

Juneau County developed this five-year plan that was facilitated by the North Central Wisconsin Regional Planning Commission. The plan analyzes service gaps and needs in public transit and human services transportation and proposes strategies to address the gaps and needs.

The Bipartisan Infrastructure Law (Infrastructure Investment and Jobs Act)

This current federal transportation program authorizes up to \$108 billion to support federal public transportation programs, including \$91 billion in guaranteed funding. It also reauthorizes surface transportation programs for FY 2022-2026 and provides advance appropriations for certain programs. Though many details of this program are to be determined, major goals include improving safety, modernizing aging transit infrastructure and fleets, investing in cleaner transportation, and improving equity in communities with limited transportation access. This program particularly focuses on investing in small and rural communities with less than 5,000 residents.

Other federal legislation that frames transportation planning includes the National Environmental Protection Act (NEPA); the Americans with Disabilities Act (ADA); and the Clean Air Act. Environmental Justice is an applicable executive order that attempts to ensure that transportation planning and programming includes underrepresented groups such as minority and low-income populations.

Regional Bicycle and Pedestrian Plan, 2018

This plan is a region-wide effort to improve bicycling and walking across communities within North Central Wisconsin. The plan assesses existing conditions related to bicycling and walking, identifies other potential trail and route user groups, identifies routes, and describes policies and programs to assist local governments in improving bicycling and walking to promote connectivity between communities and destinations throughout North Central Wisconsin.

2. Inventory and Trends

A. Roads

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

State Trunk Highways (STHs) 21 and 80 are both *principal arterials*; *designated long truck routes*; and are listed in Corridors 2030 as *major connectors*. County Trunk Highway G is a minor *collector*, and the remaining 13.65 miles roads in the Village are classified as *local* roads. According to WisDOT Southwest Region’s Highway Studies and Projects, a mill-and-overlay of STH 21 from Sheridan Street in Necedah to the Adams County Line (where STH 21 crosses the Wisconsin River) is anticipated to be completed in 2025. Additionally, new pavement on STH 80 from Babcock to Necedah is scheduled to be installed in 2023. Additional major WisDOT project may occur by 2029.

The Village of Necedah road network consists of roughly 4.03 miles of state highways, one half mile of county highways, and 13.76 miles of local roads, for a total of about 18.28 miles. WisDOT requires all local units of government to submit road condition rating data every two years as part of the Wisconsin Information System for Local Roads (WISLR). The Pavement Surface Evaluation and Rating (PASER) program and WISLR are tools that local governments can use to manage pavements for improved decision making in budgeting and maintenance. Communities can use this information to develop better road budgets and keep track of roads that need repair. PASER ratings for the Village of Necedah are found in Table 14.

Road Classifications

Principal Arterials – serve interstate and interregional trips. These routes generally serve urban areas with 5,000 people or more.

Minor Arterials – accommodate interregional and county-to-county traffic, often in conjunction with principal arterials.

Major Collectors – provide service to moderate sized communities and other county-level traffic.

Minor Collectors – take traffic from local roads and provide links to all remaining portions of smaller communities and connect to other higher function roads listed above.

Local Roads – provide direct access to residential, commercial, and industrial developments.

Table 14: Road Surface Type and Condition

Surface Type	Miles	PASER Rating	Miles
Unimproved	0.10	Very Poor	2.78
Gravel	1.15	Poor	3.16
Sealcoat	2.06	Fair	4.13
Asphalt	10.43	Good	1.85
Total	13.74	Very Good	0.50
		Excellent	1.32
		Total	13.74

Source: WisDOT

Annual average daily traffic counts (AADT) are measured and calculated every three years by the Department of Transportation (DOT). Monitoring these counts provides a way to gauge how traffic volume is changing in Necedah. The month each count was taken varied by year, and Village Plan

Commission members speculate that year-round traffic hasn't declined as much as Table 15 suggests. See Table 15 and Map 3 – Transportation – to identify where each AADT was recorded.

**Table 15: Average Annual Daily Traffic (AADT) at Recorded Sites
Village of Necedah 2004-2019**

Location	2004	2007	2010	2013	2016	2019	% Change 2004-2019
STH 80 N. of STH 21	3,500	3,100	2,800	2,200	2,500	2,100	-40.0%
STH 21 E. of STH 80	8,600	7,700	7,000	7,000	6,500	6,900	-19.8%
STH 80 N. of 25th St. W.	5,300	4,300	4,300	4,600	4,700	4,500	-15.1%
STH 21 E. of 16th Ave.	5,400	5,600	5,400	5,400	5,100	4,600	-14.8%

Source: WisDOT

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

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

B. Airports

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

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

Necedah Airport (DAF) is operated by the Village. The two-approach asphalt runway is 2,721 x 60 feet. In 2010 WisDOT reclassified all airports into new categories. Necedah Airport is now a Small General Aviation (Small GA). Small GA airports primarily support single-engine GA aircraft but may also accommodate small twin-engine GA aircraft and occasionally business aircraft activity. The WDNR has a ranger station with airplane stationed at the airport. Land for additional hangers is available for private rental.

C. Rail

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

D. Bus/Transit

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

E. Transportation Facilities for Elderly and Disabled

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

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

Private transit in the form of Taxis is also available, and Uber's expansion is being promoted by Juneau County as another employment and transportation opportunity for residents.

F. Pedestrian Facilities

All roads are available for pedestrian travel. Both STH 21 and 80 have sidewalks on at least one side within the Village. Downtown has sidewalks on both sides. Some Village streets south of downtown also have some sidewalks. The Kucirek Trail (0.7 mile long, asphalt paved recreation path on Map 3) is on the west side of STH 80 and connects Village residents with the school. Future bicycling facilities listed in section G. of this chapter will likely accommodate pedestrians as well.

G. Bicycling Facilities

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

Map 3 shows the bicycling conditions in the Village. Many roads around and through the Necedah Wildlife Area have been proposed as bicycle routes in the 2004 Necedah Area Bicycle Facilities Network Plan. Those proposed bike routes are included on Map 3.

Desired improvements include:

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

from both sides of the centerline; which will produce two travel lanes and two very wide parking lanes that would also allow bicycling. Review this scenario with the regional WisDOT Bicycle Coordinator in Wisconsin Rapids for exact specifications; and

- b. The Kucirek St to Oak Grove Drive development route could be an 8-to-10-foot asphalt paved two-way path within the right-of-way of, and 5-feet away from the paved portion of Kucirek St, west to connect over the train tracks to another 8-to-10-foot asphalt paved two-way path, or 5-foot paved shoulders (both sides of the road) within the Precision Drive right-of-way.
- c. Eventually, this connection could continue to Buckhorn State Park using a variety of facilities to create a new bicycle route. A bicycle route is safer and more feasible here than using STH 21 to connect the Village with the State Park.

H. ATV Facilities

ATV routes in Necedah are shown on Map 3 and updated on the Village's website: <http://www.necedah.us/atv.html>. ATV access across the Yellow River is desired near the STH 21 bridge, but changes that direct ATV traffic away from STH 21 are expected in the near future.

I. Snowmobile Facilities

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

3. Goals, Objectives & Policies

Goals:

1. Encourage walking and biking as viable transportation.
2. Provide an integrated, efficient, and economical transportation system that will accommodate future growth.
3. Continue to monitor emerging transportation options for residents.

Objectives:

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

Policies:

1. Map where sidewalks or shared use paths will be required in residential and commercial developments.
2. Coordinate with WisDOT to make curb radii reductions on STH 21 at the following streets: N. Sheridian St; N. Division St.; Plum St.; N. Harvey St.; and John Street. These changes will make it safer for pedestrians to cross STH 21.
3. Discourage land uses that generate heavy traffic volumes on local roads that have not been constructed or upgraded for such use.
4. Create an on-road bicycle wayfinding system linking the Village to the Necedah National Wildlife Refuge and Buckhorn State Park.
5. Provide guidance for all employers, public and private, to provide bicycle parking at their locations.
6. Village to cooperate with downtown businesses to install bicycle parking downtown.
7. Connect new neighborhoods to the existing street grid.
8. Review how to create a wayfinding system throughout the Village. A variety of sign types and other strategies may be employed following WisDOT standards.

Chapter 5: Utilities and Community Facilities

1. Background

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

Outdoor Recreation and Public Health

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

The exercise quality and happiness elements play a role in public health and wellness outcomes, and successful planning can ensure a variety of high-quality recreation facilities. See the 2019-2023 Statewide Comprehensive Outdoor Recreation Plan (SCORP) to view recreation activity intensities by appropriate facility type.

Common activities that increase personal activity include walking, biking, and gardening (2019-2023 SCORP) along with a variety of other activities. Recreational trails, bike lanes, or paved shoulders on roads, provide a benefit that goes beyond the positive influence on individuals' health. With the growth in the popularity of biking as a sport and increasing interest in nature tourism, bike route systems are an important means to drawing visitors to the county. Low cost, outdoor activities that make most of the area's assets have the potential to open new markets for the county.

The Necedah National Wildlife Refuge has gained a high profile in the national media lately. Especially in terms of opportunities for bird watching, the refuge has become a world-class attraction in the realm of eco-tourism. A bike and hiking trail connection from the Wildlife Refuge through the Village to Buckhorn State Park, could lure visitors to the area. This could be the greatest opportunity for nature-based tourism in the Village.

Extension of Utility Service

The municipal wastewater treatment plant is utilized at only about a third of its capacity. With that degree of excess capacity and growth within the Village limited, consideration should be given to the feasibility of extending utility service along the STH 80 corridor. This would require addressing the question of annexation and/or intergovernmental agreements with the Towns of Necedah and Germantown. There is also potential to extend sewer service east along STH 21. Additionally, municipal wells do not have excess capacity, so upgrades may be required to keep up with new development. A third well is desired to address this issue, but funding its construction is a challenge.

2. Inventory and Trends

A. Drinking Water

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

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

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

B. Sewer Service

The municipal wastewater treatment facility serving the Village is located on the west side of Yellow River, south of the downtown area. The current Village of Necedah wastewater treatment plant was originally built in the 1960s. A new plant replaced the original with a design capacity of 250,000 gallons per day. Currently the plant treats about 50,000-60,000 gallons per day, so there is considerable unused capacity. Sanitary sewer service is available in most of the developed areas of the village, except for on the east side of the Yellow River. Sewer service was extended to the new St. Francis Catholic Church and Necedah School in 2003 in the Town of Necedah.

C. Stormwater

The Village of Necedah has limited stormwater handling systems, which drain directly into Necedah Lake or the Yellow River. Most recently the Village completed a rebuilding of drainage in the alley off Main Street near the Village Hall that was subject to periodic flooding. As part of the State rebuilding of Main Street/STH 80, that included curb and gutter, storm sewers were installed. Overall, only about ten percent of the village has any stormwater controls, which exist primarily downtown. Stormwater issues exist at Harvey and John Streets, but runoff would need a pump to convey water uphill to remedy the issue, which is expensive to construct.

D. Dams

The dam at Necedah Lake was built to generation power for the mills that created the Village. The millpond was also important as a storage area for logs. Later the pond was a source of ice for export. After the logging era was over the dam was reinforced with concrete and an electrical generator was installed in the nearby roller-mill that provided electricity to the Village. The dam has been washed

out twice in recent years, the last time in 2004. The Village rebuilt the dam and added riprap to stabilize the shores with the help of funds from FEMA. A program of monitoring continues on an annual basis. A recent assessment to meet a 10-year WDNR requirement rated the dam as low-risk.

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

E. Solid Waste

The Village of Necedah contracts with a private hauler to provide curbside garbage and recyclables pick-up. Juneau County operates its own transfer station that serves most of the County but is only used by the Village for spring clean-up. Garbage from the transfer station is hauled to a landfill in Adams County.

F. Village/Town Hall

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



The Village of Necedah, the Town of Necedah, and the Necedah Fire & Rescue Inc. all share the use of this building at the center of the village.

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

G. Necedah Airport

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

H. Cemeteries

Cemeteries are a restricted land use in municipal wellhead protection areas due to embalming fluids used. Bayview Cemetery is located on the north side of the Village on the shore of Lake Necedah. It is run by a cemetery association, to which both the Village and the Town contribute. The cemetery was established in the late 1800s.

Saint Francis of Assisi Cemetery exists north of Saint Francis of Assisi Church, south of downtown along STH 80. The cemetery is available for parishioners and their families. A Catholic cemetery exists for parishioners and their families across the river next to the Queen of the Holy Rosary Shrine.

I. Police

The Necedah Police Department provides general law enforcement services to the Village of Necedah. In 2015 the department moved into a new building, and currently, the department is working with the County Sheriff to restructure staffing with the goal of having at least one full-time officer.

J. Fire

Necedah Fire & Rescue is an independent entity created in 1984 serves the Village, plus the Town of Necedah, and parts of the Towns of Germantown, Clearfield and Armenia, and all of the Town of Finley. The Department has staff and equipment at the Necedah Village/Town Hall.

K. Emergency Medical Service (EMS)

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

L. Health Care

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

M. Library

The Necedah Community Siegler Memorial Library serves the Village and is a part of the Winding Rivers Library System. The library was on Main Street for many years, but after it was determined that additional space was needed there was a fundraising campaign to build a new library. The new library was dedicated on October 14, 2010, at 217 Oak Grove Drive. Necedah Community Siegler Memorial Library has a 240-person capacity community room, video conferencing capabilities, wireless internet, and various forms of media available for patron use.

N. Parks, Trails, & Natural Areas

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

Necedah Lions Park is a 10-acre park is in the north part of the village, and contains a playground, picnic shelter, 2 recreational fields, restrooms, a new ADA-accessible boat launch, and parking. The Village leases the two recreational fields from Freudenberg-Nok Sealing Technologies, a company on the north side of the Village.

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

Veterans Park is located on STH 21 a few blocks from the intersection with STH 80. This two-acre area has picnic facilities, restrooms, and playground equipment, and now functions primarily as a neighborhood park. There is a grant to expand this park to make it contiguous to Necedah Bluff based

on a recently-adopted concept plan. The plan includes an upgraded parking lot, paved multi-use trail, restrooms, a park shelter, sand volleyball courts, lighting, and bicycle racks.

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

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

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

Village Park Capital Improvement Projects:

The following improvements are listed in the 2022-2026 Juneau County Outdoor Recreation Plan:

- Cardinal Park: Add landscaping, signage, benches, and electrical/lighting
- Swimming Area (Lakeview Court): Add parking area, shelter, electric/lighting, and a walking path
- Veteran's Park: Add playground equipment, a basketball court, additional parking, a nature walking/bicycle trail to Necedah Bluff, new restrooms, and a shelter
- Old Mill Park: Add benches to the trail
- Necedah Lions Park: Add playground equipment, remodel bathrooms, renovate existing shelter, and improve parking lots for recreational fields

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

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

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

O. Schools

The Necedah Area School District maintains an integrated focus on academics, youth development, family support, health, and community development with a priority of increasing student learning through a *Necedah Community Profile*. The District has one elementary, middle, and high school and has an elementary project-based learning center school (N-Vision Learning Center, Grades 1-5) and a middle/high school project-based charter school (N-Gage Academy, Grades 6-12) which opened in 2019.

The Necedah Area School District has housed a sustainable After School Program (ASP) for grades 3-12 since 2007 with the financial support of grant funding and donations.

Table 16: Necedah Area School District Enrollment

School	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023
Elementary	327	266	273	260	247
Middle	160	137	141	129	134
High	212	212	214	195	207
N-Vision		69	54	72	76
N-Gage		35	28	37	34

Source: Wisconsin Department of Public Instruction (DPI)

Queen of the Holy Rosary School includes grades K-12, and is located just outside the village, east of the Yellow River, in the Town of Necedah, near the Shrine of the Queen of the Holy Rosary. The Village of Necedah is within the Western Technical College district, and there is a branch of the college in Mauston.

P. Head Start Center/Day Care

Necedah is located in a childcare desert. Although the community has a head start facility, there is no other regulated childcare in the community; furthermore, the closest regulated centers are located in Mauston, New Lisbon, and Elroy for a total of 136 spots.

Q. Electric and Natural Gas

Alliant Energy provides electricity and natural gas within the village. Necedah School and other properties on the Village’s south end are served by Oakdale Electric. Oakdale Electric also provides electricity for the school district. The school district contracts with a natural gas cooperative (WE2C) to get the most efficient prices for this energy source.

R. Telecommunication

TDS provides telephone service to the Necedah area, including DSL Internet service. Cable TV service, including broadband Internet, is available from MediaCom in the village. AT&T, U.S. Cellular, and Verizon provide cellular phone service. Here is a list of internet service providers that cover the Village of Necedah: Mediacom, U.S. Cellular, Bug Tussel Wireless LLC, HughesNet, AT&T Mobility LLC, Verizon Wireless, United States Cellular Corporation, TDS, Viasat, Inc., Lynxx, and VSAT Systems, LLC. Funding from the American Rescue Plan Act (ARPA) and other initiatives exist to expand the quality of availability of internet in Juneau County. The Necedah Area School District uses Badger Net using a TDS pipe for transfer.

3. Goals, Objectives & Policies

Goal:

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

Objectives:

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

Policies:

1. Work with the Town of Necedah, the County, the State, and individual landowners to maintain current water quality standards.
2. Encourage recycling by residents.
3. Adopt wellhead protection plans and ordinances for municipal wells.
4. Develop a new municipal well.
5. Create low maintenance, natural surface, multiuse trails on Necedah Bluff.
6. Encourage water conservation by residents.
7. Survey the water distribution system to detect and fix leaks.
8. Consider adopting letters of support as opportunities arise in the Village, such as internet service expansion.

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Chapter 6: Economic Development

1. Background

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

A. Previous Plans and Studies

North Central Wisconsin Regional Recovery Plan, 2022

The purpose of this plan is to guide economic stabilization, recovery, and resiliency efforts within the North Central Wisconsin Region in the face of the current pandemic as well as future events that cause economic shocks. The goal of this plan is to develop a set of strategies that will help the Region's local economies recover from and become more resilient to economic shocks by identifying best-practice strategies that help spur economic stabilization and recovery in the wake of economic shocks and that will help build local economic resilience. Helping local recovery and resiliency efforts will help the regional economy as a whole recover and grow back even stronger than before the disaster struck.

The strategies developed in this plan will have a particular emphasis on addressing the opportunities and challenges in five foundational pillars that are expected to have a major impact on the future prosperity of North Central Wisconsin. These foundational pillars include Broadband, Childcare, Housing & Transportation, Workforce & Talent Attraction, and Tourism & Hospitality; each of which are vital components of strong and resilient communities in both the current and future economic landscapes. Developing a set of best-practice strategies to guide local communities in addressing the challenges facing these five foundational pillars within their community will help spur economic recovery and help build economic resilience and sustainability within local communities throughout the Region.

Regional Livability Plan (RLP), 2015

The Regional Livability Plan is a comprehensive plan for the ten-county Region prepared by the North Central Wisconsin Regional Planning Commission. The RLP identified ways to address the region's opportunities and weaknesses to increase the region's livability to become more livable for all residents. The plan addresses four specific areas: housing, economic development, transportation, and land use. The economic development goals of the RLP are as follows:

- Foster efficient business expansion and retention to increase employment opportunities and employment in the region.
- Create an innovative atmosphere to foster an entrepreneurial-supportive environment.
- Promote and attract new business from outside the region.
- Encourage the future availability of a skilled and flexible workforce prepared to meet the needs of both existing and emerging industries and technologies.

- Meet the full range of businesses’ infrastructure needs with emphasis on transportation, utilities, and communications.
- Promote and increase communications between regional and county economic development, workforce development, and planning organizations.

B. Downtown Redevelopment Plan

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

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

One of the primary concerns addressed in this plan is the fact that there is no grocery store in Necedah. The closest one is in Mauston, sixteen miles away. This has imposed a hardship on residents. The Village formerly owned a parcel on the north side of 3rd Street, next to the Kwik Trip, for this purpose, and since then, JB Deli opened, and the parcel no longer belongs to the Village. Other mixed-use commercial businesses are envisioned along this stretch of 3rd Street.

C. TIF District #2

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

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

On April 24, 2000, a development agreement was signed between the Village and MPC Development that called for the Village to amend TIF District #2 to include part of the proposed development. As part of the agreement the Village would pay for property acquisition and infrastructure improvements to allow the golf course and adjacent residential development to take place. The agreement called for the Village to spend roughly \$250,000 for land acquisition, \$210,000 for installation of water service,

\$300,000 for sewer service, and \$165,000 for streets. Also, on that date the Village authorized the issuing of \$1.1 million in bonds to pay for the specified improvements and acquisitions.

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

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

D. Industrial Park

The Village operates an industrial park on the south side of the Village, which offers full utility service, improved roads, and access to rail. Located a few blocks off STH 80, the park has the full range of transportation options available. The industrial park lies within TIF #2, but tax increment financing is not available. The park is in a HUB zone, and Development Zone tax credits are available as well. The Village is also willing to work with businesses to pursue other funding sources as well. Land in the Industrial Park could become limited soon, which could signal a need to designate more industrial park space.

E. 2022 Strengths, Weaknesses, Opportunities, and Threats (SWOT)

<p style="text-align: center;"><u>Strengths:</u></p> <ul style="list-style-type: none"> • Location and transportation (major highways and railways) • Water (large lakes and Yellow River) • High quality school system • Strong manufacturing industries • Good health care facilities • Up-to-date infrastructure (e.g., library, post office, highways, water treatment, and wastewater treatment.) • Airport with paved runway • Many recreational/natural resources • Full-service government services, water and rail availability, and excess sewer capacity • Lots available for new houses • Affordable housing, both subsidized and unsubsidized, for low-income residents and senior citizens • Assisted living facility • Business incubator • Industrial park • Established ethanol plant • New Chamber of Commerce 	<ul style="list-style-type: none"> • Central location to/between Chicago and Twin Cities <p style="text-align: center;"><u>Weaknesses:</u></p> <ul style="list-style-type: none"> • No grocery store in Village and not enough residents to attract one • High property taxes • Lack of available commercial space, especially downtown • Limited downtown parking • Lack of median income multifamily housing for seniors and middle class • Poorly designed and executed golf course and residential development with financial obligations overdue • Few large parcels for industrial or commercial development with state highway access are available • Municipal well capacity is limited
<p style="text-align: center;"><u>Opportunities:</u></p> <ul style="list-style-type: none"> • Proximity to the Necedah National Wildlife Refuge • Land available for development (e.g., industrial land on rail line, former Oak Grove plat for residential, and MVP Business Center) • Site prepared for grocery store – no tenant • Market gap for supper clubs and fast-food restaurants 	<p style="text-align: center;"><u>Threats:</u></p> <ul style="list-style-type: none"> • Trend of downtown businesses closing/moving (e.g., lumber yard) • Other nearby municipalities with more amenities (Mauston, Adams) • Town has lower taxes, is a residential development threat • Town has no zoning, is easier to build • Outsourcing of manufacturing

2. Economic Base

A. Juneau County

Necedah's economy is influenced by trends in Juneau County's economy, which has shifted in recent years. Most significant has been the decline in manufacturing that has occurred throughout the nation as well as in the County. To reinvigorate the County's economic base and increase economic resiliency, diversification away from manufacturing will be required.

Interstate 90/94 runs through Juneau County, which makes the area a convenient midpoint between the larger cities of Madison, Eau Claire, & La Crosse. Perhaps even more important is Juneau County's position between Chicago and Minneapolis. Manufacturers seeking to serve markets in these communities have located in Juneau County. This transportation link works for both employers and employees who take advantage of the County's location to commute as well. Based on the 2020 American Community Survey, nearly 37% of Juneau County's resident labor force leaves the County each day to work. This is offset by the incoming labor force from surrounding counties each day, which amounts to approximately 46.6% of the county's total workforce, which has increased 5% since 2012, reflecting a potential to attract current workers to live within the County.

Wisconsin Workforce Development reports that the National Bureau of Economic Research determined that the Great Recession began in December of 2007 and ended in June 2009. The recovery from this recession was lethargic through the mid-2010s, but unemployment decreased significantly by the 2020s. Table 17 shows an unemployment rate in 2020 that is almost half of the 1990 unemployment rate and almost one-third of the unemployment rate in 2010. Also notable is the increase in the participation rate from just under 50% in 2000 to around 60% by 2010-2020, after the Great Recession. This means that a higher percentage of the population is now in the workforce compared to 20 years ago.

Table 17: Civilian Labor Force and Unemployment Trends, Juneau County, 1990-2020

	1990	2000	2010	2020	% Change 1990-2020
Labor Force	10,143	12,068	13,135	13,053	28.7%
Employed	9,478	11,333	11,725	12,420	31.0%
Unemployed	665	735	1,343	489	-26.5%
Unemployment Rate	6.6%	6.1%	10.2%	3.8%	-42.1%
Participation Rate	46.9%	49.6%	60.7%	59.6%	27.2%

Source: U.S. Census 1990-2010; American Community Survey, 2020

Economic success often hinges on the characteristics of the population. These human resources are key to the diversification of the economy in Juneau County. A diversified community requires more employees with a wider variety of skills than a "one-industry focus" community. These workers must be adaptable to changes in the demand for labor and be capable of quickly retraining in new vocations to meet that demand. Chapter 1 (Demographics) of this plan lists educational attainment and other demographic information of Necedah's population.

Note that these figures represent where Village of Necedah residents work, which could be either within or outside the Village’s limits. Juneau County’s employment by industry totals are in Table 18.

Table 18: Employees by Industry, Juneau County

Industry Name	2000	2010	2020	% Change
Agriculture, forestry, fishing & hunting, & mining	602	548	587	-2.5%
Construction	757	670	775	2.4%
Manufacturing	2789	2256	2,266	-18.8%
Wholesale trade	258	235	332	28.7%
Retail trade	1423	1599	1,253	-11.9%
Transportation, warehousing, & utilities	623	486	705	13.2%
Information	90	61	88	-2.2%
Finance, insurance, & real estate	379	426	533	40.6%
Professional, scientific, admin., mgmt., & waste mgmt.	393	455	616	56.7%
Educational & social services, & health care	1702	2135	2,690	58.0%
Arts, entertainment, rec. & accommodation, & food service	1369	1541	1,283	-6.3%
Other services	390	398	436	11.8%
Public administration	558	915	856	53.4%
Total	11,333	11,725	12,420	9.6%

Source: U.S. Census 2000 & 2010; American Community Survey, 2020

Juneau County’s largest source of employment is the education, social services, and healthcare, followed by manufacturing. Due to the state’s relatively high median age, it is expected that retirements in the coming years will exacerbate the shortage of employees and increase the demand for healthcare services, potentially impacting the mix of employment sectors in Juneau County.

B. Employment

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

Table 19 shows the occupation of workers in the Village of Necedah and compares it with those in Juneau County, and the state as a whole. Occupation relates to what residents are employed to do, not where they work.

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

or county. Production and transport workers make up a third of what Village residents are employed to do, which is significantly higher than the level for the state.

Table 19: Resident Occupation, 2020

Occupation	Village of Necedah		Juneau County		State of Wisconsin	
	Count	Percentage	Count	Percentage	Count	Percentage
Management/professional	60	14.0%	3,394	27.3%	1,110,652	37.2%
Service	80	18.7%	2,557	20.6%	482,609	16.2%
Sales/office	95	22.2%	2,325	18.7%	604,533	20.3%
Nat. Res., Construction	24	5.6%	1,400	11.3%	254,428	8.5%
Production/transportation	169	39.5%	2,744	22.1%	531,055	17.8%
Total	428	100.0%	12,420	100.0%	2,983,277	100.0%

Source: American Community Survey, 2020

Employment within the Village of Necedah is broken down by industry in Table 20. Manufacturing produces a third of the jobs within the Village, and schools provide almost a quarter of the jobs in Necedah. Retail trade is providing one tenth of all jobs in Necedah and is slightly above the state average. The Village and County employment trends are similar overall.

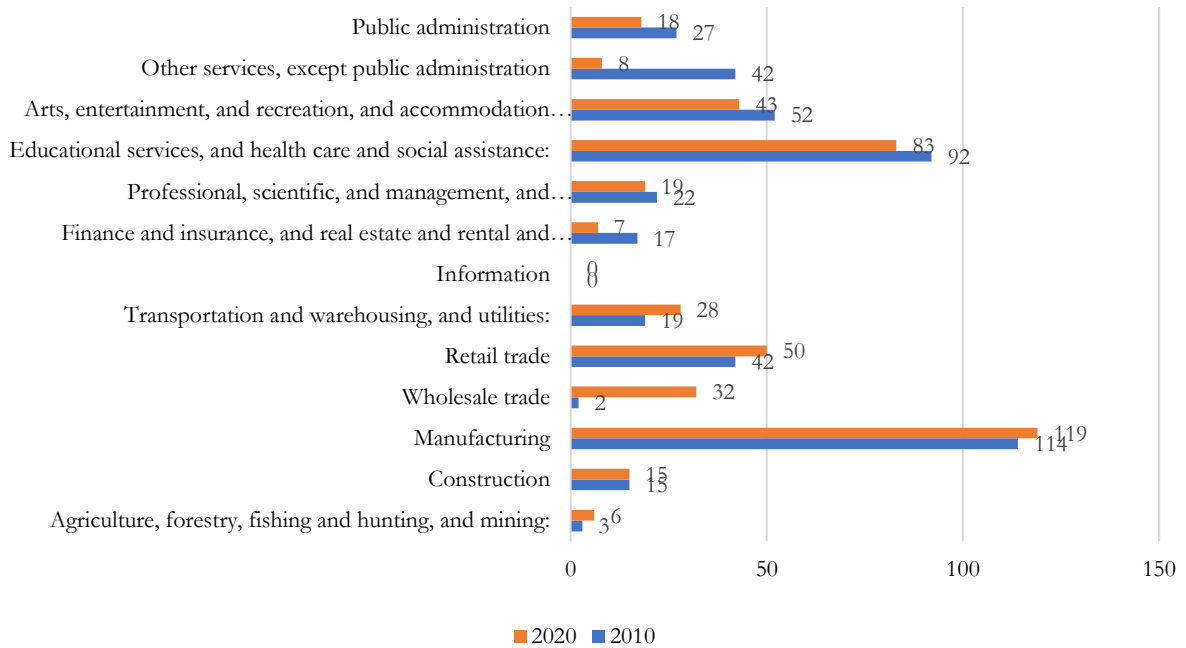
Table 20: Industry by Jurisdiction, 2020

Industry Name	Village of Necedah		Juneau County		State of Wisconsin	
	Count	Percentage	Count	Percentage	Count	Percentage
Agriculture, forestry, fishing & hunting, & mining	6	2.5%	587	4.7%	48,368	2.3%
Construction	0	0.0%	775	6.2%	132,077	6.3%
Manufacturing	78	32.2%	2,266	18.2%	468,663	22.5%
Wholesale trade	0	0.0%	332	2.7%	66,827	3.2%
Retail trade	25	10.3%	1,253	10.1%	189,800	9.1%
Transportation, warehousing, & utilities	21	8.7%	705	5.7%	106,807	5.1%
Information	0	0.0%	88	0.7%	35,561	1.7%
Finance, insurance, & real estate	7	2.9%	533	4.3%	150,507	7.2%
Professional, scientific, admin., mgmt., & waste mgmt.	10	4.1%	616	5.0%	186,275	8.9%
Educational & social services, & health care	55	22.7%	2,690	21.7%	434,847	20.9%
Arts, entertainment, rec. & accommodation, & food service	19	7.9%	1,283	10.3%	101,342	4.9%
Other services	6	2.5%	436	3.5%	74,173	3.6%
Public administration	15	6.2%	856	6.9%	87,837	4.2%
Total	242	100.0%	12,420	100.0%	2,083,084	100.0%

Source: American Community Survey, 2020

Figure 4 shows change in employment by industry between 2010 and 2020. The largest single job classification in the Village of Necedah continues to be manufacturing. Wholesale trade and agriculture, forestry, fishing and hunting, and mining have grown exponentially in the past decade with most other sectors either growing or declining slightly.

Figure 4: Change in Employment by Industry, Village of Necedah



Source: U.S. American Community Survey, 2010 & 2020

Juneau County’s average annual wage of \$43,610 considerably lower than the statewide average of \$53,819. Sectors with wages above the state average include crop production, wood product manufacturing, health and personal care stores, gasoline stations, miscellaneous store retailers, warehousing and storage, nursing and residential care facilities, personal and laundry services, and administration of environmental quality programs. It should be noted that only five out of seventy-two counties had average wages which exceeded the state’s average. This indicates that average wage is skewed by a few large counties that have large employment totals and pay high wages. Additionally, metropolitan counties typically pay higher wages than non-metropolitan counties. Juneau County’s average annual wages ranked 38 out of 72 counties, down from 28th in 2015. Juneau County wages rank 15th out of 46 non-metro counties, down from 9th in 2015. Tables 21 and 22 summarize data for number of jobs, salaries, and location quotient for various industries and occupations. The higher the location quotient, the greater the concentration of jobs in Necedah relative to other places in the U.S. Many jobs with high location quotients involve manufacturing and sales, especially related to machine parts, HVAC, boats, and campers, which reflects the area’s strengths in manufacturing and tourism.

**Table 21: Jobs, Salaries, and Location Quotient
in Necedah (54646 Zip Code), 2014 and 2021**

Description	2014 Jobs	2021 Jobs	2021 Avg. Earnings Per Job	2021 Location Quotient
Logging	<10	<10	N/A	7.28
Fossil Fuel Electric Power Generation	18	12	\$143,813	16.20
Electric Power Distribution	<10	<10	N/A	3.19
New Single-Family Housing Construction (except For-Sale Builders)	<10	<10	N/A	2.01
New Multifamily Housing Construction (except For-Sale Builders)	<10	<10	N/A	18.22
Residential Remodelers	<10	<10	N/A	1.14
Plumbing, Heating, and Air-Conditioning Contractors	<10	<10	N/A	0.60
Site Preparation Contractors	19	17	\$56,716	5.03
Commercial Printing (except Screen and Books)	<10	<10	N/A	0.24
Ethyl Alcohol Manufacturing	<10	<10	N/A	29.35
All Other Basic Organic Chemical Manufacturing	29	29	\$99,672	75.04
Ready-Mix Concrete Manufacturing	<10	<10	N/A	7.50
Machine Shops	113	68	\$70,233	27.87
Precision Turned Product Manufacturing	34	53	\$65,978	148.92
Bolt, Nut, Screw, Rivet, and Washer Manufacturing	195	166	\$75,095	506.08
Heating Equipment (except Warm Air Furnaces) Manufacturing	<10	25	\$57,091	172.57
Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment Manufacturing	106	95	\$76,577	109.19
Motor and Generator Manufacturing	15	<10	N/A	24.94
Travel Trailer and Camper Manufacturing	<10	108	\$57,949	224.24
Gasket, Packing, and Sealing Device Manufacturing	19	<10	N/A	2.05
Hardware Merchant Wholesalers	<10	<10	N/A	0.48
Plumbing and Heating Equipment and Supplies (Hydronics) Merchant Wholesalers	0	<10	N/A	0.87

Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesalers	<10	<10	N/A	3.45
Sporting and Recreational Goods and Supplies Merchant Wholesalers	0	<10	N/A	1.17
Recyclable Material Merchant Wholesalers	<10	<10	N/A	10.86
Jewelry, Watch, Precious Stone, and Precious Metal Merchant Wholesalers	<10	<10	N/A	1.48
Grain and Field Bean Merchant Wholesalers	15	<10	N/A	9.99
Petroleum and Petroleum Products Merchant Wholesalers (except Bulk Stations and Terminals)	<10	<10	N/A	7.83
Wholesale Trade Agents and Brokers	30	<10	N/A	0.10
Boat Dealers	<10	<10	N/A	21.76
All Other Home Furnishings Stores	0	<10	N/A	0.31
Home Centers	<10	<10	N/A	0.68
Hardware Stores	<10	<10	N/A	3.51
Beer, Wine, and Liquor Stores	<10	<10	N/A	1.43
Jewelry Stores	<10	<10	N/A	0.78
Department Stores	30	0	\$0	0.00
Used Merchandise Stores	<10	<10	N/A	4.80
Electronic Shopping and Mail-Order Houses	42	0	\$0	0.00
Vending Machine Operators	<10	12	\$41,792	42.57
Fuel Dealers	<10	<10	N/A	4.96
Other Direct Selling Establishments	<10	0	\$0	0.21
General Freight Trucking, Local	<10	<10	N/A	3.62
General Freight Trucking, Long-Distance, Truckload	73	62	\$61,980	12.60
General Freight Trucking, Long-Distance, Less Than Truckload	70	111	\$76,991	44.57
Specialized Freight (except Used Goods) Trucking, Local	20	22	\$56,979	10.53
Specialized Freight (except Used Goods) Trucking, Long-Distance	<10	<10	N/A	3.93
Taxi Service	0	<10	N/A	9.37
School and Employee Bus Transportation	14	11	\$24,936	6.87
Couriers and Express Delivery Services	0	10	\$35,518	1.16
General Warehousing and Storage	11	10	\$85,623	0.71
Commercial Banking	12	13	\$51,300	0.99
Other Activities Related to Credit Intermediation	<10	<10	N/A	3.83

Insurance Agencies and Brokerages	<10	<10	N/A	0.30
Lessors of Residential Buildings and Dwellings	<10	<10	N/A	0.10
Offices of Real Estate Agents and Brokers	<10	<10	N/A	1.90
Exterminating and Pest Control Services	<10	<10	N/A	0.85
All Other Support Services	12	12	\$16,204	6.16
Elementary and Secondary Schools	<10	<10	N/A	0.15
Professional and Management Development Training	0	0	\$0	0.09
Offices of Dentists	<10	<10	N/A	1.01
Offices of Chiropractors	<10	<10	N/A	0.39
Residential Intellectual and Developmental Disability Facilities	10	16	\$41,054	4.44
Residential Mental Health and Substance Abuse Facilities	12	<10	N/A	3.81
Continuing Care Retirement Communities	<10	<10	N/A	0.40
Other Residential Care Facilities	0	<10	N/A	0.90
Other Individual and Family Services	<10	<10	N/A	0.56
Child Day Care Services	<10	0	\$0	0.00
RV (Recreational Vehicle) Parks and Campgrounds	<10	<10	N/A	7.99
Recreational and Vacation Camps (except Campgrounds)	<10	0	\$0	0.00
Drinking Places (Alcoholic Beverages)	13	13	\$15,994	4.43
Full-Service Restaurants	31	27	\$19,116	0.64
General Automotive Repair	<10	<10	N/A	2.21
Funeral Homes and Funeral Services	<10	<10	N/A	1.79
Other Social Advocacy Organizations	0	<10	N/A	0.89
Private Households	<10	0	\$0	0.00
US Postal Service	<10	<10	N/A	1.16
Federal Government, Civilian, Excluding Postal Service	39	31	\$90,721	1.40
State Government, Excluding Education and Hospitals	55	81	\$87,610	3.77
Elementary and Secondary Schools (Local Government)	112	113	\$60,073	1.71
Local Government, Excluding Education and Hospitals	58	61	\$56,165	1.14

Source: EMSI, 2022

Table 22: Average Annual Wages by Industry, 2020

Industry	2020		% Change 2010-2020	
	Juneau County	Wisconsin	Juneau County	Wisconsin
Crop Production	\$62,514	\$37,563	-0.70%	27.94%
Animal Production	\$36,122	\$36,645	47.36%	43.61%
Forestry and Logging	N/A	\$41,883	N/A	35.41%
Fishing, Hunting and Trapping	\$0	\$35,135	N/A	45.19%
Support Activities for Agriculture and Forestry	N/A	\$51,945	N/A	42.30%
Oil and Gas Extraction	\$0	\$0	N/A	N/A
Mining (except Oil and Gas)	\$0	\$72,700	N/A	30.79%
Support Activities for Mining	\$0	\$77,751	N/A	N/A
Utilities	\$90,504	\$100,306	28.73%	21.10%
Construction of Buildings	\$42,366	\$67,510	7.70%	38.35%
Heavy and Civil Engineering Construction	\$46,889	\$81,397	14.61%	24.08%
Specialty Trade Contractors	\$44,936	\$62,613	28.07%	38.38%
Food Manufacturing	N/A	\$54,627	N/A	31.77%
Beverage and Tobacco Product Manufacturing	\$0	\$51,949	N/A	31.11%
Textile Mills	\$0	\$58,471	N/A	10.74%
Textile Product Mills	N/A	\$41,285	N/A	39.97%
Apparel Manufacturing	\$0	\$34,421	N/A	23.23%
Leather and Allied Product Manufacturing	\$0	\$43,627	N/A	22.64%
Wood Product Manufacturing	\$48,187	\$44,706	65.76%	43.08%
Paper Manufacturing	\$0	\$69,578	N/A	21.47%
Printing and Related Support Activities	N/A	\$51,483	N/A	19.84%
Petroleum and Coal Products Manufacturing	N/A	\$91,741	N/A	30.41%
Chemical Manufacturing	N/A	\$84,848	N/A	17.62%
Plastics and Rubber Products Manufacturing	\$37,961	\$55,347	6.27%	24.73%
Nonmetallic Mineral Product Manufacturing	N/A	\$58,380	N/A	30.77%
Primary Metal Manufacturing	N/A	\$59,986	N/A	16.53%
Fabricated Metal Product Manufacturing	\$56,487	\$57,727	12.32%	24.51%
Machinery Manufacturing	\$55,704	\$68,307	26.15%	16.54%
Computer and Electronic Product Manufacturing	\$0	\$79,410	N/A	19.10%
Electrical Equipment, Appliance, and Component Manufacturing	\$42,051	\$73,465	17.21%	22.52%
Transportation Equipment Manufacturing	N/A	\$61,677	N/A	6.20%
Furniture and Related Product Manufacturing	N/A	\$49,317	N/A	24.23%
Miscellaneous Manufacturing	N/A	\$54,454	N/A	22.95%

Merchant Wholesalers, Durable Goods	\$37,058	\$74,418	28.40%	37.46%
Merchant Wholesalers, Nondurable Goods	N/A	\$71,024	N/A	45.46%
Wholesale Electronic Markets and Agents and Brokers	N/A	\$95,715	N/A	22.08%
Motor Vehicle and Parts Dealers	\$40,363	\$48,457	51.40%	36.15%
Furniture and Home Furnishings Stores	N/A	\$38,267	N/A	36.66%
Electronics and Appliance Stores	N/A	\$40,024	N/A	34.18%
Building Material and Garden Equipment and Supplies Dealers	\$30,561	\$33,541	57.02%	32.92%
Food and Beverage Stores	\$11,233	\$23,902	-36.44%	31.39%
Health and Personal Care Stores	\$43,079	\$38,071	42.01%	17.41%
Gasoline Stations	\$22,527	\$22,452	50.90%	40.81%
Clothing and Clothing Accessories Stores	N/A	\$20,648	N/A	29.94%
Sporting Goods, Hobby, Book, and Music Stores	\$12,901	\$22,917	N/A	40.05%
General Merchandise Stores	\$20,232	\$23,989	52.21%	28.01%
Miscellaneous Store Retailers	\$30,706	\$24,100	-25.17%	36.20%
Nonstore Retailers	\$27,723	\$46,038	N/A	37.48%
Air Transportation	\$0	\$55,924	N/A	42.97%
Rail Transportation	\$0	\$0	N/A	N/A
Water Transportation	\$0	\$43,852	N/A	N/A
Truck Transportation	\$49,838	\$54,382	22.69%	35.02%
Transit and Ground Passenger Transportation	\$19,237	\$27,885	N/A	30.03%
Pipeline Transportation	\$0	\$116,824	N/A	17.85%
Scenic and Sightseeing Transportation	\$0	\$23,592	N/A	12.36%
Support Activities for Transportation	\$39,376	\$49,070	N/A	18.93%
Postal Service	\$51,250	\$60,406	N/A	16.18%
Couriers and Messengers	N/A	\$39,519	N/A	8.40%
Warehousing and Storage	\$72,240	\$43,708	N/A	10.26%
Publishing Industries (except Internet)	\$30,752	\$102,069	N/A	87.42%
Motion Picture and Sound Recording Industries	\$0	\$26,811	N/A	36.87%
Broadcasting (except Internet)	N/A	\$55,859	N/A	28.23%
Internet Publishing and Broadcasting	\$0	\$0	N/A	
Telecommunications	N/A	\$74,417	N/A	35.36%
Data Processing, Hosting and Related Services	N/A	\$96,604	N/A	48.77%
Other Information Services	\$0	\$66,935	N/A	116.39%
Monetary Authorities-Central Bank	\$0	\$136,677	N/A	N/A
Credit Intermediation and Related Activities	\$42,906	\$72,875	30.60%	62.10%

Securities, Commodity Contracts, and Other Financial Investments and Related Activities	\$105,221	\$161,341	N/A	48.58%
Insurance Carriers and Related Activities	\$36,973	\$83,407	N/A	37.35%
Funds, Trusts, and Other Financial Vehicles	\$0	\$70,216	N/A	
Real Estate	\$38,834	\$48,170	117.83%	50.20%
Rental and Leasing Services	\$0	\$47,049	-100.00%	60.91%
Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	\$0	\$94,401	N/A	56.29%
Professional, Scientific, and Technical Services	\$56,192	\$80,299	N/A	37.62%
Management of Companies and Enterprises	\$71,948	\$107,733	N/A	31.16%
Administrative and Support Services	\$29,946	\$34,962	77.32%	44.33%
Waste Management and Remediation Services	\$38,008	\$57,323	29.03%	21.70%
Educational Services	\$37,800	\$53,591	14.62%	25.61%
Ambulatory Health Care Services	\$56,569	\$77,345	142.53%	23.69%
Hospitals	N/A	\$61,934	N/A	29.77%
Nursing and Residential Care Facilities	\$34,438	\$31,041	83.13%	29.03%
Social Assistance	N/A	\$25,084	N/A	24.30%
Performing Arts, Spectator Sports, and Related Industries	\$7,578	\$99,919	N/A	59.99%
Museums, Historical Sites, and Similar Institutions	\$0	\$34,741	N/A	37.72%
Amusement, Gambling, and Recreation Industries	\$13,131	\$21,016	57.69%	27.08%
Accommodation	\$19,829	\$24,907	80.58%	49.56%
Food Services and Drinking Places	\$13,362	\$16,292	17.79%	39.33%
Repair and Maintenance	\$37,605	\$47,486	40.29%	40.99%
Personal and Laundry Services	\$31,153	\$27,411	90.25%	38.45%
Religious, Grantmaking, Civic, Professional, and Similar Organizations	\$25,062	\$36,620	178.10%	64.74%
Private Households	\$10,537	\$17,802	-60.14%	83.54%
Executive, Legislative, and Other General Government Support	\$35,536	\$47,536	44.03%	24.59%
Justice, Public Order, and Safety Activities	\$56,384	\$61,200	33.99%	28.81%
Administration of Human Resource Programs	\$0	\$60,459	N/A	28.34%
Administration of Environmental Quality Programs	\$63,742	\$60,903	N/A	24.46%
Administration of Housing Programs, Urban Planning, and Community Development	\$0	S	N/A	N/A

Administration of Economic Programs	\$23,386	\$58,042	N/A	23.37%
Space Research and Technology	\$0	N/A	N/A	N/A
National Security and International Affairs	\$54,157	\$64,055	15.34%	15.40%
Unclassified (999)	\$0	\$60,882	N/A	29.96%

Source: Wisconsin Department of Workforce Development, 2020

3. Economic Development Programs

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

Local

The Juneau County Economic Development Corporation (JCEDC)

The Juneau County Economic Development Corporation (JCEDC) is a non-profit organization that promotes the economic development of Juneau County, Wisconsin, and its respective cities, villages, and towns. JCEDC is comprised of area businesspersons, citizens, local government, utility company representatives, state agencies and elected officials, educational institutions, and other organizations essential to the growth of Juneau County. JCEDC is prepared to serve the needs of new businesses coming to our area as well as assist existing companies.

Community Development Block Grant – (CDBG-CLOSE)

This program replaces the former Juneau County Revolving Loan Fund program and provides flexibility to fund projects like infrastructure, housing, planning, public service, or economic development projects using CDBG funds.

Juneau County I&E Club

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

Regional

North Central Wisconsin Regional Planning Commission

The Town is a member of the North Central Wisconsin Regional Planning Commission, as are all local governments in Juneau 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.

Central Wisconsin Economic Development Fund

Revolving loan funds are available to entrepreneurs and their lenders to structure financing packages for start-up and expanding businesses to encourage economic growth in the area.

Northwest Wisconsin Manufacturing Outreach Center (NWMOC)

The Northwest Wisconsin Manufacturing Outreach Center provides operations assessments, technology training, and on-site assistance to help firms in western Wisconsin modernize and streamline manufacturing processes.

State

Wisconsin Economic Development Corporation (WEDC)

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

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.

4. Goals, Objectives & Policies

Goals:

1. Encourage downtown and local economy development.
2. Build community identity as gateway community to The Refuge.
3. Attract new business and foster homegrown entrepreneurs.
4. Develop workforce to support existing businesses and attract additional industry.

Objectives:

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

Policies:

1. Conduct an industrial park expansion feasibility study.
2. Promote use of existing infrastructure to maximize community investment.
3. Create a visitor center that is also home to the Chamber of Commerce.
4. Have a downtown market analysis completed.
5. Accommodate home-based businesses by advertising possibilities within the business incubator.
6. Consider adding a commercial kitchen to the business incubator (MVP Business Center), or have an existing bar open their restaurant's commercial kitchen for rent to other entrepreneurs.
7. Cooperate in countywide economic development initiatives.
8. Create a business council to discuss business needs within the Village. *(Possible business council leaders from local industry, school dist., Village, County EDC – could be a branch of Chamber of Commerce.)*
9. Assess capacity of existing infrastructure. For example, there is excess water treatment plant capacity, but well capacity is limited. Gas pressures, internet speeds, and other utilities should be assessed and upgraded as needed to serve new development.

Chapter 7: Land Use

1. Background

The Village of Necedah's last Comprehensive Plan update was in 2015, and the original plan before that was adopted in 2008. Concerns identified in the 2008 Plan are similar to what residents identified during the 2014-2015 plan update process, but many of the 2008 Plan objectives needed revision since so much happened in the Village between 2008 and 2015. Land use considerations raised in 2015 included:

1. **Developing Additional Housing.** Currently, 48% of Village residents and 19% of homeowners are spending over 30% of their income on housing, which is an increase of 11% for renters since 2015. Aging housing stock and 40.3% of households using LP gas or electricity to heat their homes increases housing costs. The housing chapter describes strategies to encourage the construction of new units and the rehabilitation of existing units.
2. **Redeveloping the former Oak Grove plat.** The 10-acre plat adopted to redevelop the Oak Grove plat, owned by the Village of Necedah and Juneau County, could accommodate up to about 40 units with new roads, trails, and parks. Originally, this area was platted for 216 units, but it was replatted for larger lots to be more economically feasible. See the Economic Development chapter for details.

Since 2015, a pandemic combined with a wave of retirements, a labor shortage, and concerns over housing and childcare have impacted the nation's economy, and this plan update addresses many of these emerging concerns.

Other planning documents include NCWRPC's 2015 Regional Livability Plan contains several land use-specific objectives for the ten-county region Necedah is located in:

1. Protect natural landscapes and ecosystems in the region and increase the percentage of land cover labeled wetlands, forestlands, agricultural, and open space
2. Protect sensitive lands from overdevelopment
3. Manage and reduce vacant land and structures
4. Reuse vacant land and structures in innovate ways

These objectives support the goals of preserving and protecting the region's landscape, environmental resources, and sensitive lands, while encouraging healthy communities, and managing and reducing vacant land and structures. This is typically done by encouraging development and redevelopment in areas served already served by infrastructure. Overall, the approach is to balance demand for new development, private property rights, and sound land use planning.

2. Inventory and Trends

A. Existing Land Use, 2022

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

The Village of Necedah covers about 1,961.47 acres in Juneau County, on the banks of the Yellow River. To inventory existing land use in Table 23, NCWRPC analyzed air photos and assigned land use categories regardless of each parcel’s zoning district. The presence of water and woodlands reflects the area’s natural history. The land is generally flat, with scattered rocky outcroppings, including Necedah Bluff, which lies at the center of the village and forms a steep topography next to the river where the downtown is located. This is the remnant of Glacial Lake Wisconsin, which occupied this area at the end of the last Ice Age. The Yellow River cuts through the Village from north to south. The river is “braided” with winding channels and oxbows, has a broad floodplain, and encompasses several large wetlands. A dam at the center of the Village creates an impoundment known as Lake Necedah. A considerable amount of land is used for government/institutional and outdoor recreation, reflecting the Village’s natural resources, public lands, and school district properties.

Table 23: Village Existing Land Use, 2022

Land Use Type	Acres	Percent
Agriculture	58.19	3.0%
Commercial	65.79	3.4%
Governmental / Institutional	146.48	7.5%
Industrial	74.99	3.8%
Mobile Home Park	2.80	0.1%
Multi-Family	8.82	0.4%
Open Lands	15.43	0.8%
Outdoor Recreation	102.82	5.2%
Railroad	33.94	1.7%
Residential	211.98	10.8%
Transportation	250.71	12.8%
Water	229.53	11.7%
Woodlands	759.99	38.7%
Total	1,961.47	100.0%

Source: NCWRPC

Necedah is located at the intersection of STH 21 and 80, which forms the center of the Village. The Canadian National and Union Pacific railroads also cross in Necedah, so the Village can be seen as a crossroads. This, combined with the Village’s airport, results in over 12 percent of the Village’s land to be used for transportation.

B. Future Land Use, 2022-2042

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

The Future Land Use Map uses the general land use categories to separate conflicting uses. These categories generally correspond to the districts within the Village of Necedah Zoning Ordinance, to

ease future implementation of the plan. However, the classifications are not zoning districts and do not have the authority of zoning. The Future Land Use Map is intended to be used as a guide when reviewing lot splits, re-zoning requests, and future revisions to Village zoning.

Land Use Classifications

A general description of each land use classification follows:

Agricultural & Forestry Areas

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

Commercial

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

Governmental/Public/Institutional

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

Industrial

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

Multi-Family Residential

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

Preservation & Open Space

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

Residential

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

Rural Residential

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

Transportation Corridors

Identifies the existing road network, railroad tracks, and airport.

C. Future Land Use Projections

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

- 387 acres in residential, of which 133 acres is for multi-family housing;
- 87 acres for commercial use;
- 159 acres in industrial use;
- 819 acres of land for preservation & open space; and
- 166 acres of land for government/public/institutional development

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

Table 24: Land Use Projections

	2025	2030	2035	2040
Projected additional residents (cumulative)	4	34	39	29
Residential acres needed (0.22 ac/person)	0.9	7.6	8.7	6.5
Commercial acres needed (0.07 ac/person)	0.3	2.2	2.6	1.9
Industrial (0.08 ac/person)	0.3	2.5	2.9	2.2
Agricultural (due to acres developed)	-1.5	-12.4	-14.2	-10.6

Source: NCWRPC

The 387 acres set aside for residential use within the Village on the Future Land Use map will be more than sufficient for the projected demand by 2040. Table 24 shows how much land is projected to be needed into the future, based upon the number of acres per person as of 2022 (0.22 acres/person). Table 2 shows population projections used to calculate Table 24 residential land need. These acreage totals are useful when planning and budgeting for infrastructure serving new residential development.

Since 2015, there has been an increase in over 20 acres of commercial land. This is over double the amount of nearly 10 acres that became commercial between the 2008 and 2015 Comprehensive Plans (e.g. Dollar General and potential grocery store site). Between 2008 and 2022, this was around 2 acres per year. Using this rate, about 85 acres total will be needed according to Table 24 by 2040. The 87 acres of land within the Village limits in the FLU may satisfy the projected demand for commercial land, and downtown vacancies in downtown may keep this number below the 2040 projected demand.

The 159 acres set aside for industrial use may satisfy projected demand for industrial land, as long as the Village and Town understand that larger developments, like the 330-acre ethanol plant, may need to locate along the STH 80 corridor, south of the Village limits. About 41 acres of land became industrial within the Village since the between the 2008 and 2022 Plans, so a 15 acre per 5-year projection was used. Most agricultural land in the Village is in the projected industrial park, so as that park develops, the agricultural acreage will decline.

D. Land Use Programs and Tools

The principal land use program in Wisconsin is the comprehensive planning program. The primary land use tools are zoning, subdivision ordinances, and official mapping.

Zoning Ordinances

Under Wisconsin Statutes, counties and local units of government are authorized to adopt zoning ordinances. Zoning is a method for implementing or carrying out the land use plan by predetermining a logical pattern of land use development.

A zoning ordinance consists of a map and written text. The zoning map arranges the community into districts or zones, such as agriculture, residential, commercial, or industrial. Within each of these districts, the text of zoning ordinance specifies the permitted land uses, the size of buildings, yard/lot dimensions, and other prerequisites in obtaining permission to develop. The goal of the zoning ordinance is to set a reasonable development pattern by keep similar and related uses together and separating dissimilar, unrelated, incompatible uses, particularly in relationship to transportation facilities, utilities and public services and facilities.

In addition to base zoning districts, such as residential or commercial, other zoning districts give Villages flexibility for both development and preservation. For example, a Planned Unit Development (PUD) zoning district allows a developer to deviate from base zoning district requirements if the project benefits the community as a result. PUDs are often used in creative developments that don't fit a standard zone, such as a mixed-use project where commercial and residential uses are on the same site.

Another type of zoning is Extraterritorial Zoning (ETZ). This is a zoning district outside a Village or City's boundaries that is jointly enforced by the municipality and the town the zoning is applied to. This allows both the municipality to grow in an orderly manner since it prevents township development from landlocking and interfering with a municipality's street or utility layout as it expands.

Though zoning districts such as farmland or woodland preservation and shoreland protection are designed more for rural areas and typically enforced by the county, Village may choose to adopt similar ordinances to protect natural features if desired.

Annexation

Annexation allows a municipality to grow by incorporating parcels in neighboring townships. This typically allows property owners who annex to connect to municipal utilities and infrastructure and the municipality's tax base grows as a result.

Boundary Agreements

Since Extraterritorial Zoning and Annexations can make cooperation between a municipality and a neighboring town challenging, Wisconsin State Statute allows for boundary agreements that map lands that a municipality may annex and zone, and lands that will remain in the township for the foreseeable future. This allows a municipality to grow in an orderly way and prevents a town from losing too much tax base too quickly.

Subdivision Ordinances

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. For example, limiting access to busy roads or preventing parcels from being landlocked can be achieved through a subdivision ordinance. 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. Subdivisions are reviewed by Village staff and/or Plan Commission prior to approval.

Official Mapping

Villages may adopt an official map showing future roads, right-of-way widths, parks, and other facilities to ensure that future division of land accommodates them to minimize expenses.

Other Tools

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

3. Goals, Objectives & Policies

Goals:

1. Balance individual property rights with community interests and goals.
2. Protect natural resources important to the Village.
3. Provide enough land for projected needs.

Objectives

1. Maintain a downtown core of businesses while exploring uses for vacant downtown lots.
2. Protect public health and maintain property values through various land use separations.
3. Provide landowners opportunities to develop their land.
4. Use the Village's zoning, subdivision, and official mapping powers to protect shorelands, wetlands, and floodplains.
5. Protect the Necedah National Wildlife Refuge from encroachment by urban development.
6. Provide single family housing opportunities.
7. Consider how much land is needed for expanding industrial needs.

Policies

1. Restrict additional residential uses surrounding the ethanol plant through exterritorial zoning.
2. Update existing land use regulations to be consistent with this plan.
3. Adopt zoning standards that protect shorelands, wetlands, floodplains, and steep slopes.
4. Allow rural residential densities between the Village and the Refuge to provide a wildlife buffer.
5. Require public open space when the former Oak Grove plat is redeveloped.
6. Require park and possibly trail development with new residential subdivision construction.
7. Redevelop the former Oak Grove plat lands into a conservation subdivision.
8. Conduct an industrial park expansion feasibility study.

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Chapter 8: Intergovernmental Cooperation

1. Background

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

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



2. Intergovernmental Relationships

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

Local Relationships

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

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

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

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

County

Juneau County directly and indirectly provides a few services to the Village, and the Village enjoys a good working relationship with many of the departments. The County Highway Department maintains and plows County and State highways within the Town.

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

The Parks and Recreation Department maintains a county-wide park system and county forest system for the use and enjoyment of all residents. The Land and Water Conservation Department monitors natural resources in the County, including the lakes and streams.

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

School District

The Village of Necedah is within the Necedah Area School District. Other municipalities also included in the District are the Towns of Necedah, Armenia, Germantown, Cutler, Clearfield, and Finley. The Village of Necedah is also within the Western Technical College district, with the closest location in Mauston.

North Central Wisconsin Regional Planning Commission

The North Central Wisconsin Regional Planning Commission (NCWRPC) was formed under §60.0309 Wis. Statutes as a voluntary association of governments serving a ten-county area. Juneau County is a member of the NCWRPC. NCWRPC provides both regional and local planning assistance. Typical functions of the NCWRPC include (but are not limited to) land use, transportation, economic development, intergovernmental and geographic information systems (GIS) planning and services.

NCWRPC's Regional Livability Plan (2015) identifies ways to address the region's opportunities and weaknesses to increase the region's livability for all residents. The plan addresses four specific areas: housing, economic development, transportation, and land use. This regional effort was created, in part, to provide a framework for county and local unit plans within the region.

State

The Wisconsin Departments of Natural Resources and Transportation are the primary agencies the Town deals with regarding development activities. Many of the goals and objectives of this plan will promote continued cooperation and coordination with these agencies. The WDNR takes a lead role in wildlife protection and sustainable management of woodlands, wetlands, and other wildlife habitat areas. Buckhorn State Park is managed by the WDNR.

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

Federal

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

3. Goals, Objectives & Policies

Goal:

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

Objectives:

1. Promote communication with other units of government, including adjoining towns, the county, the state, and federal government.
2. Cooperate with other units of government to provide services in a more cost-effective manner.

Policies:

1. Identify alternative solutions to existing or potential land use, administrative, or policy conflicts that may hinder intergovernmental cooperation.
2. Meet periodically with adjoining units of government to discuss issues of mutual concern.
3. Review on a regular basis existing shared service agreements and explore additional agreements, including solid waste and recycling, protective services, invasive species, and technology.
4. Investigate cost sharing or contracting with the neighboring town and the County to provide more efficient services or public utilities.

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Chapter 9: Implementation

1. Background

Implementation of this plan depends on the willingness of local officials, both Village and County, to use it as a guide when making decisions that affect growth and development in the Village. Also included is a section about how to revise the plan when conditions change, and so that this plan remains current with the will of the people in the Village. This Plan, having been prepared as a single unit, is consistent in its parts and there is no inconsistency between them.

2. Implementation Techniques and Tools

Capital Improvement Plan (CIP)

The CIP is an ongoing financial planning program that allows local communities to plan 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 stations)
- Park and trail acquisition and development
- Roads and highways (maintenance and new construction/paving)
- Fire and law enforcement protection equipment

A CIP is simply a method of planning for and scheduling expenditures for public improvements over a period of several years 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 Village Board, Plan Commission, staff, and citizens. The preparation of a CIP may vary from community to community depending on local preferences, the local form of government and available staff. The proposed CIP should be reviewed considering the priorities outlined in the comprehensive plan.

Annual Operating Budget

The Village 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 Village residents and priorities set by the Village Board. The budget and the services provided by that budget are instrumental in achieving the goals and objectives of the plan.

Village Decision Making

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

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

Citizen Participation/Education

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

3. Land Use Tools

Village Zoning Ordinance

The Village has general zoning authority. The Zoning Ordinance was adopted in 1988, and the Village administers the ordinance. The ordinance provides for a total of 13 districts, twelve of these are in use. The Ordinance has four Residential districts, three Business districts, two Industrial districts, as well as Conservancy, Institutional and Mobile Home districts, and a wellhead protection overlay district. It is recommended that the Village review the zoning ordinance after every complete update of this comprehensive plan to see if changes are necessary.

Annexation

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

Wisconsin's annexation laws generally favor the property owner. Under current law what is called direct annexation [ss60.021(2)(a)] must be initiated by the property owner. From the Town's point of view annexation usually represents a loss of tax-base with no redeeming benefit. Ensuring that the Town's interests are protected in any annexation process is an argument in favor of such an agreement. For the Village a boundary agreement can provide for an orderly process.

Planned Unit Development

The Zoning Ordinance provides for Planned Unit Development (PUD) as a conditional use in certain districts. A PUD is a special type of development agreement that allows a property owner to secure approval for projects that do not meet the specific requirements of the underlying zoning district. By submitting detailed plans and undertaking a negotiation process it is possible for developers and the Village to enter into an agreement that allows for the parties to adjust standards

to allow development seen to honor the intent of the Zoning Ordinance in exchange for a development that will benefit the community.

The Zoning Ordinance lays out extensive conditions and procedures for the approval of a PUD. Procedures include a formal petition that requires a detailed Development Plan and a public hearing to consider approval of the PUD as a conditional use. Developers applying for a PUD must demonstrate that the development will be compatible with its surroundings and that the developer is capable of installing any associated improvements.

Extraterritorial Zoning

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

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

Land Division (Subdivision) Ordinance

The Village of Necedah has a Land Division Ordinance that was adopted in 1988. The ordinance calls for Village approval of all land division. The ordinance also provides for approval procedures, design standards, road dedication, inspections, sureties, and penalties. Juneau County reviews surveys for land divisions and provides those reviews to the Village to comment on. The Village has veto authority, and the County has approval authority.

Other Tools

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

4. Plan Review and Update

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

State law requires that a Comprehensive Plan (the Plan) be updated every ten years (§66.1001 Wis. Stats.). The Village should re-examine the Plan, at least every five years, and determine if more complete review is required to bring it into line with changed conditions or altered priorities that

may occur after an election within the Village. Annual amendments to the Plan are one way of ensuring that changes in local conditions are reflected in the Plan. Amendments to the Plan can be enacted as part of that process. In approving amendments to the Plan the same procedure must be followed as in adopting the Plan.

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

1. At the request of the Village Board due to their own desire of a review or due to a resident's or developer's request for a review, the Plan Commission will evaluate the proposed amendment to see if it meets the goals and objectives of the Plan, the State requirements, and any other laws or standards that may be in effect at the time of the request.
2. The Plan Commission reviews that a Public Participation Plan is in force or decides to revise and approve by resolution the Public Participation Plan before additional Plan review occurs.
3. If the Plan Commission agrees with the proposed revision to the Plan, then they prepare a revision draft for the public to review and comment on during a public hearing.
4. The Plan Commission holds a public hearing that is announced by a Class 1 notice that is published at least 30 days before the public hearing is held. Written notice of the public hearing must also be provided to individuals identified in §66.1001(4)(c) Wis. Statutes. Additional notice to the public may be required per the Public Participation Plan approved by the Village.
5. Following the public hearing, if the Plan Commission decides to approve the proposed revision, then they approve the change by resolution to the Village Board.
6. If the Village Board agrees with the Plan Commission, then the Village Board approves of the Plan change by ordinance.
7. After the Plan is adopted by ordinance, then a letter stating: (1) that the Plan has changed, and (2) where to find the plan change, is mailed to the surrounding town, the school district, the technical college, the County clerk, DOA, and NCWRPC per §66.1001(4) Wis. Statutes. The public library shall also receive a copy of the change; maybe in the form of a new copy of the Plan with the change noticed behind the cover of the Plan.

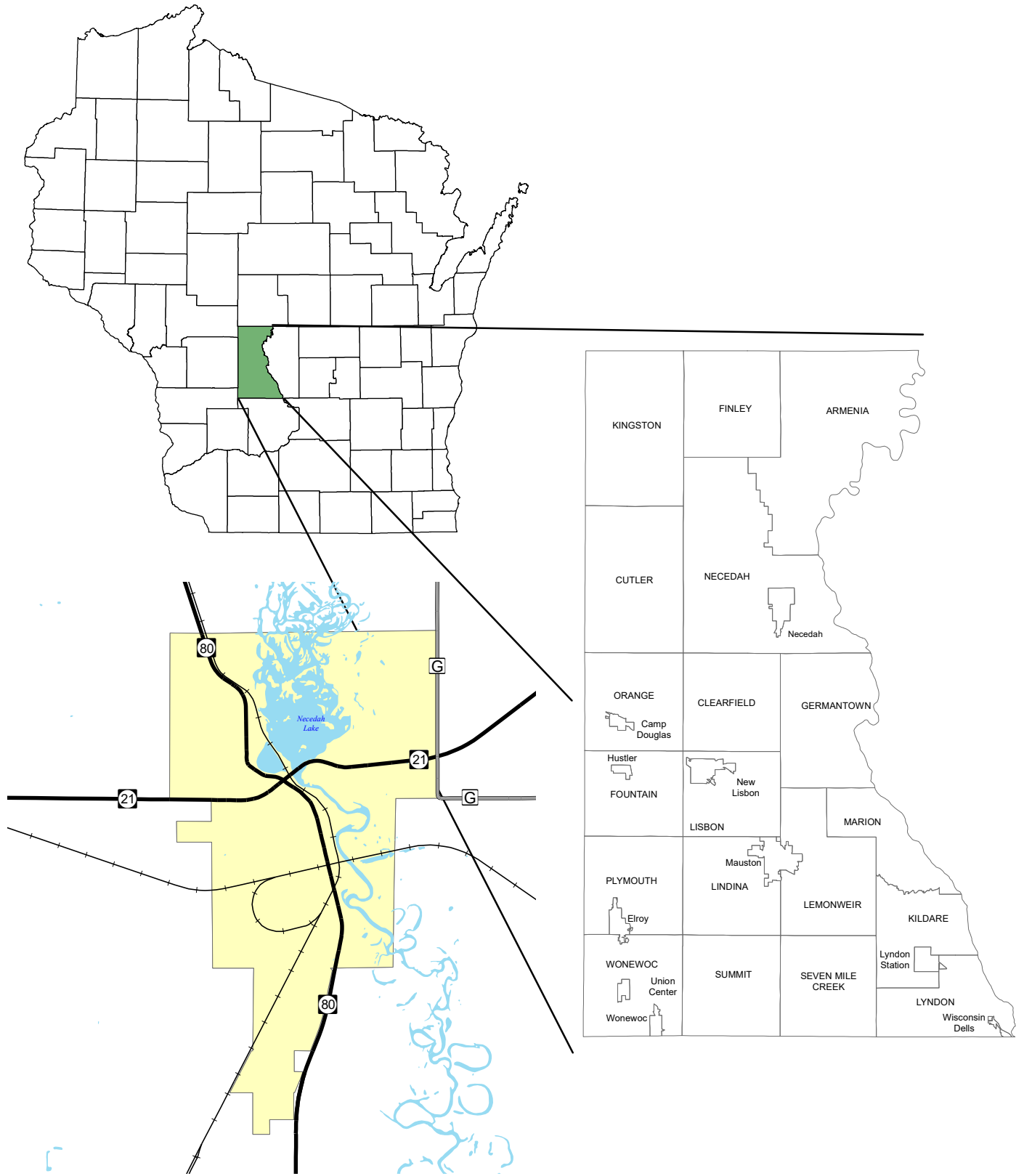
5. Recommendations

Short-term recommendations

1. Adopt 2022 Comprehensive Plan Update
2. Use Comprehensive Plan Update to guide CIP, Village Annual Budget, Land Use, Zoning, and other decisions once adopted.

Long-term recommendations

1. Monitor this plan and amend it as needed as conditions change or to accommodate new opportunities as they arise.
2. Complete a full update of this Plan at least once every ten years to remain compliant with Wisconsin State Statutes.



Source: WI DNR, NCWRPC

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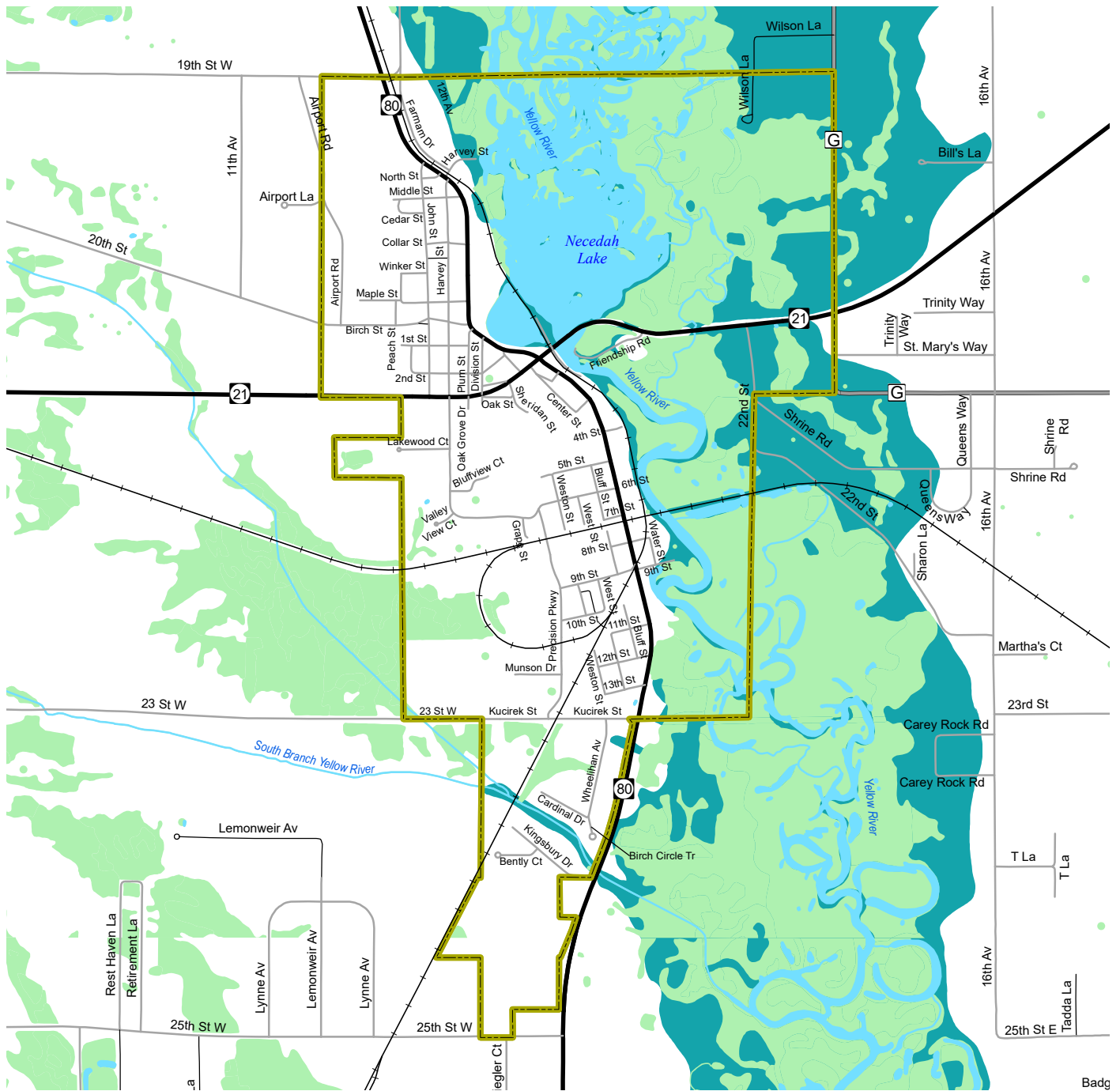


Prepared by:

**North Central
Wisconsin Regional
Planning Commission**

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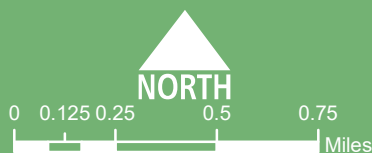


Legend

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

Source: WI DNR, NCWRPC, FEMA

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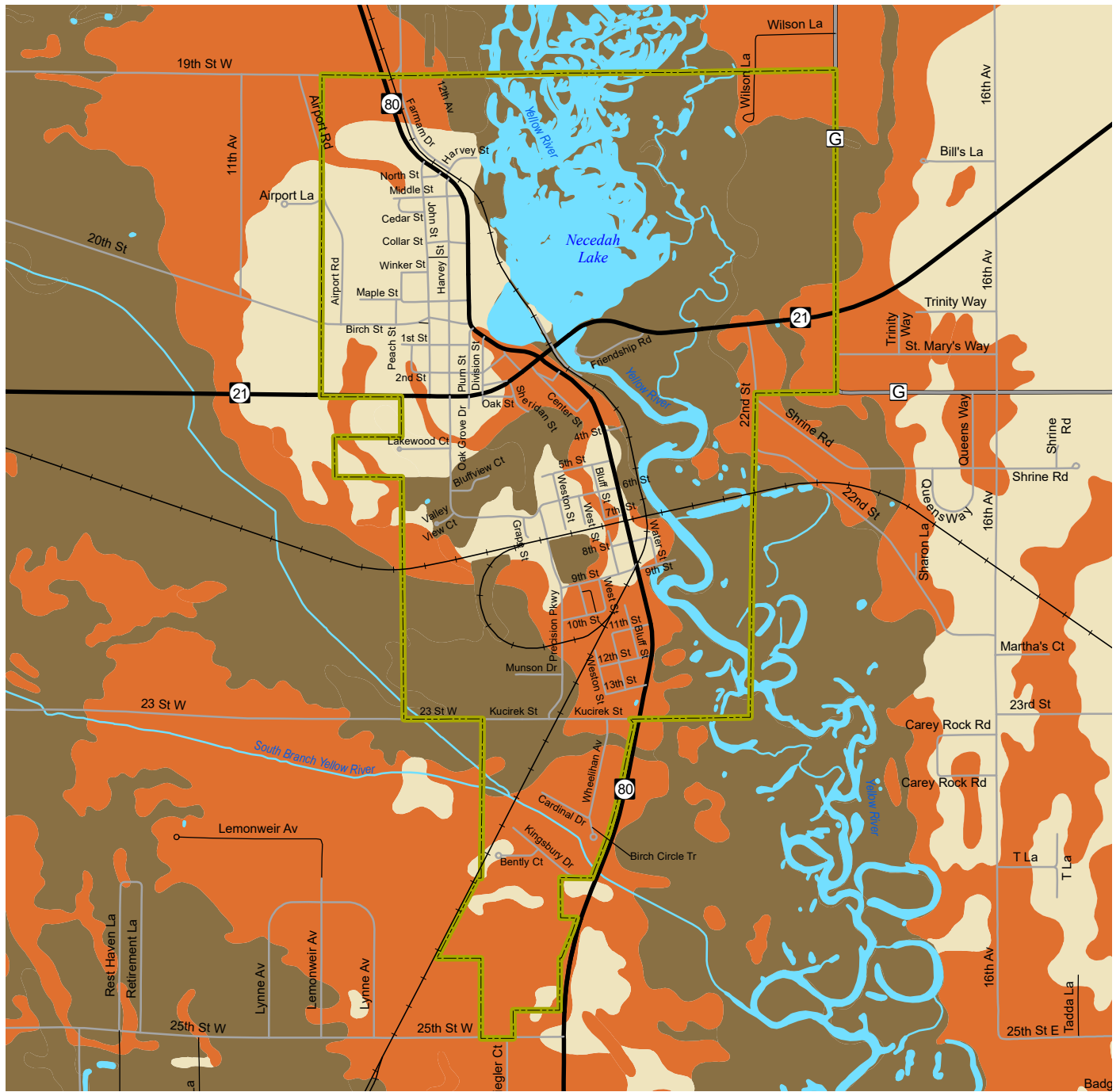


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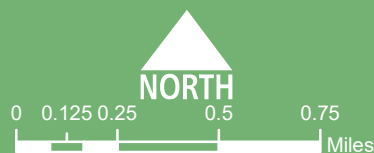


Legend

- | | |
|-----------------------|-----------------------------|
| Minor Civil Divisions | Basement Limitations |
| US & State Highways | Severe |
| County Highways | Moderate |
| Local Roads | Slight |
| Private / Other | |
| Railroad | |
| Water | |

Source: WI DNR, NCWRPC, NRCS

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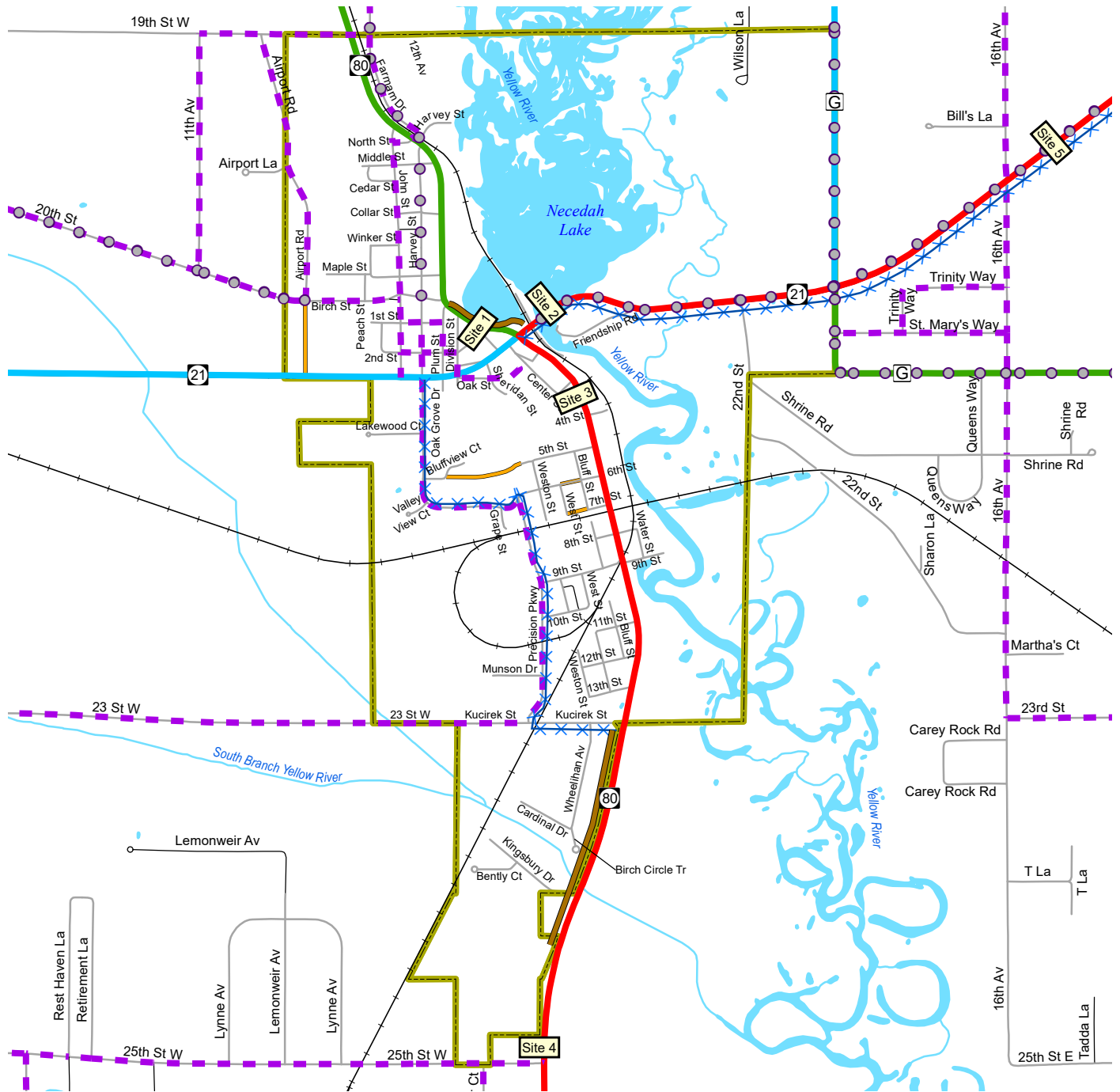


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Legend

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

Source: WI DNR, NCWRPC, WI DOT

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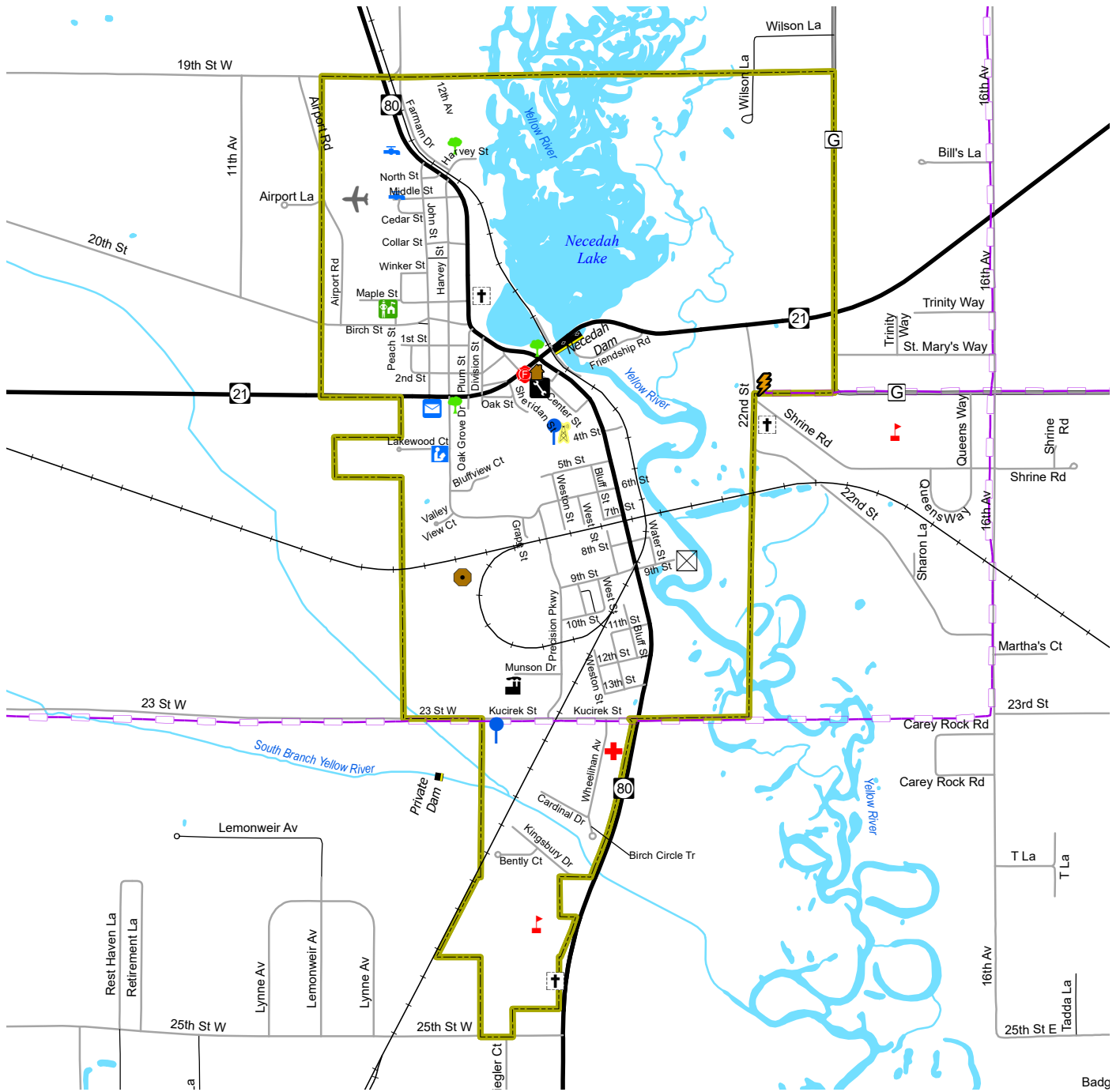
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Village of Necedah Utilities and Community Facilities - Map 5



Legend

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

Source: WI DNR, NCWRPC

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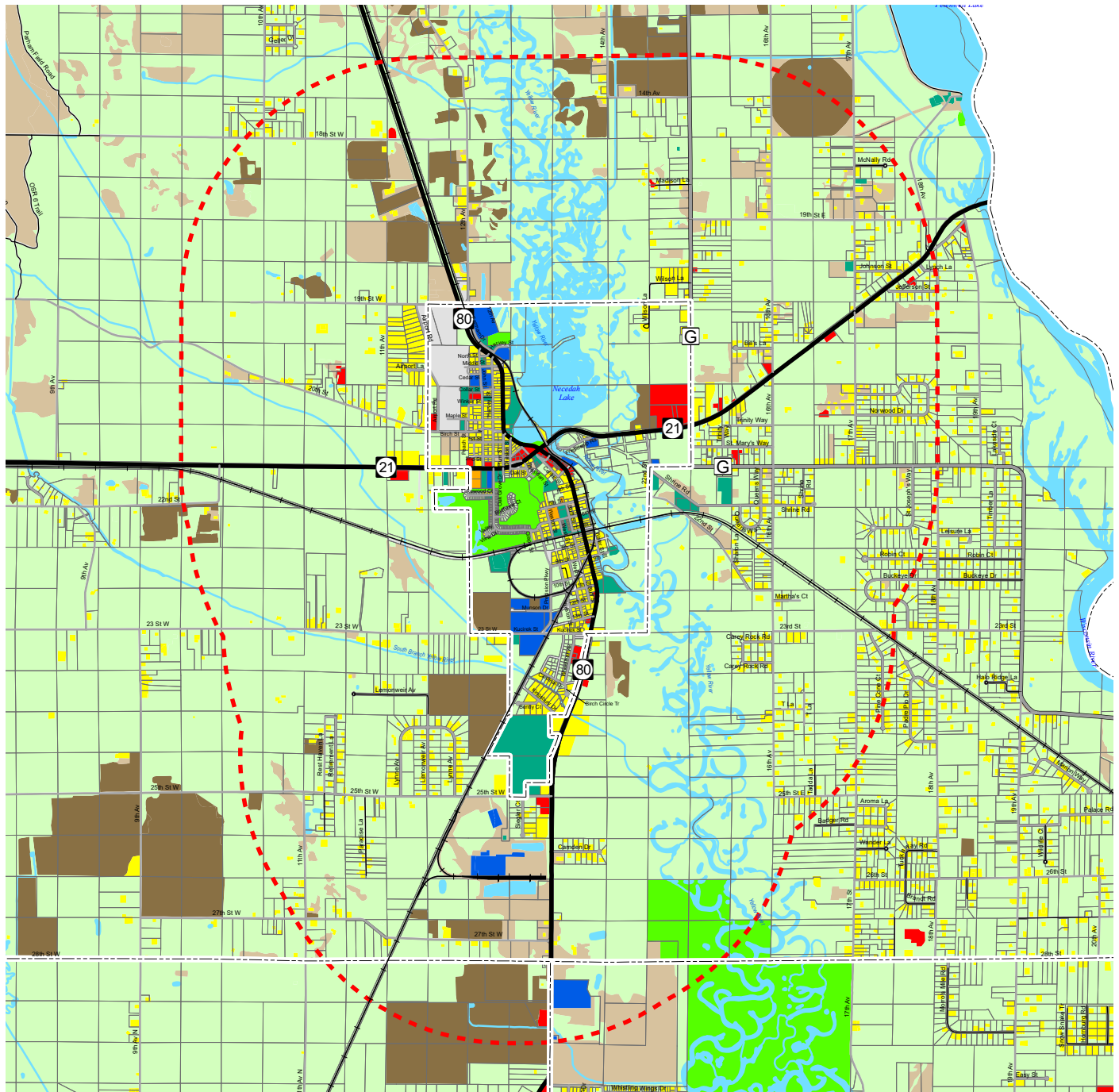


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Legend

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

Source: WI DNR, NCWRPC, 2020 Airphoto Interpretation

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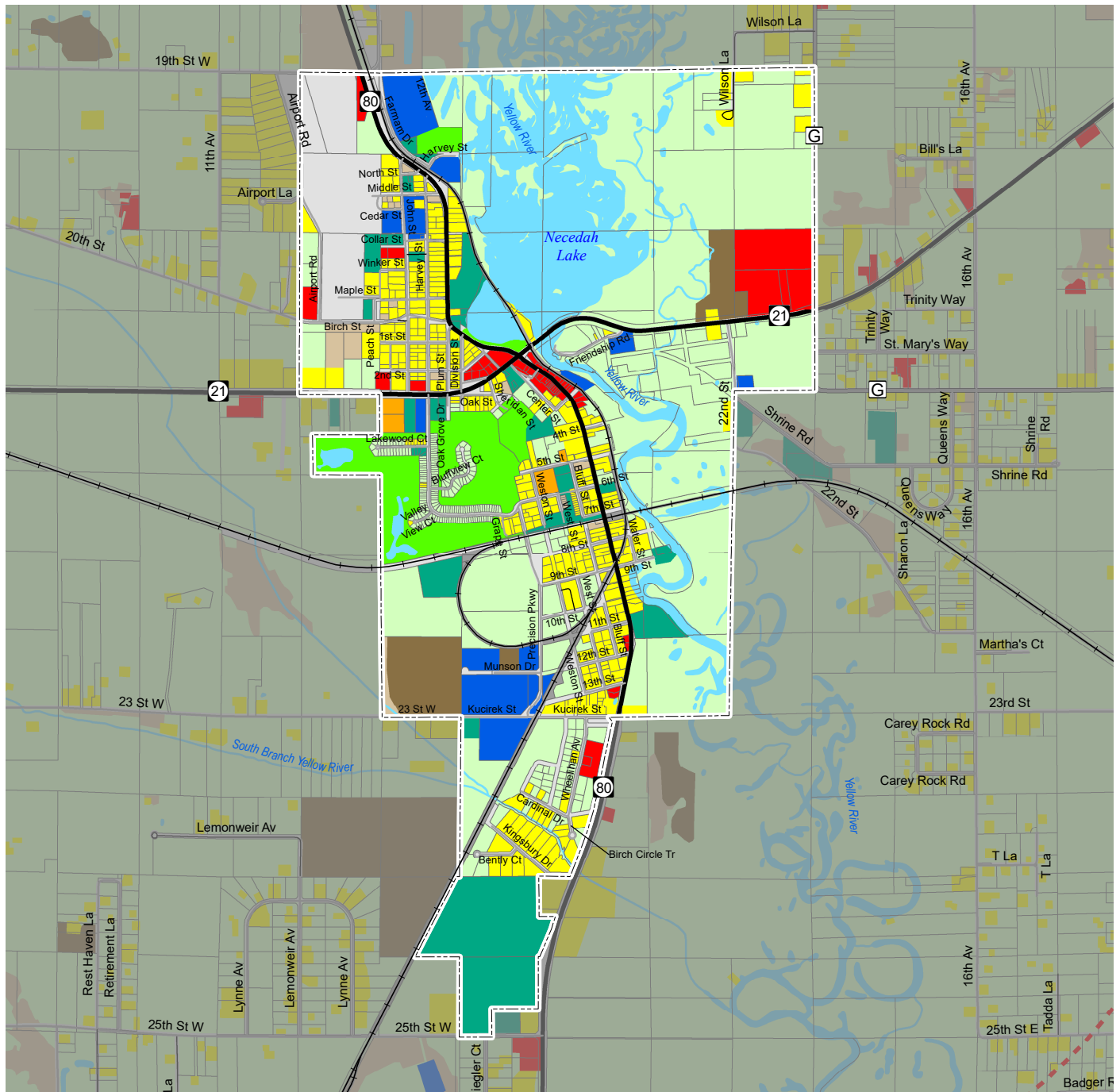


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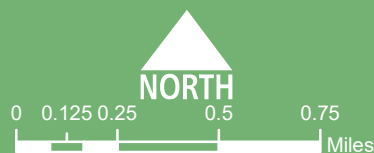


Legend

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

Source: WI DNR, NCWRPC, 2020 Airphoto Interpretation

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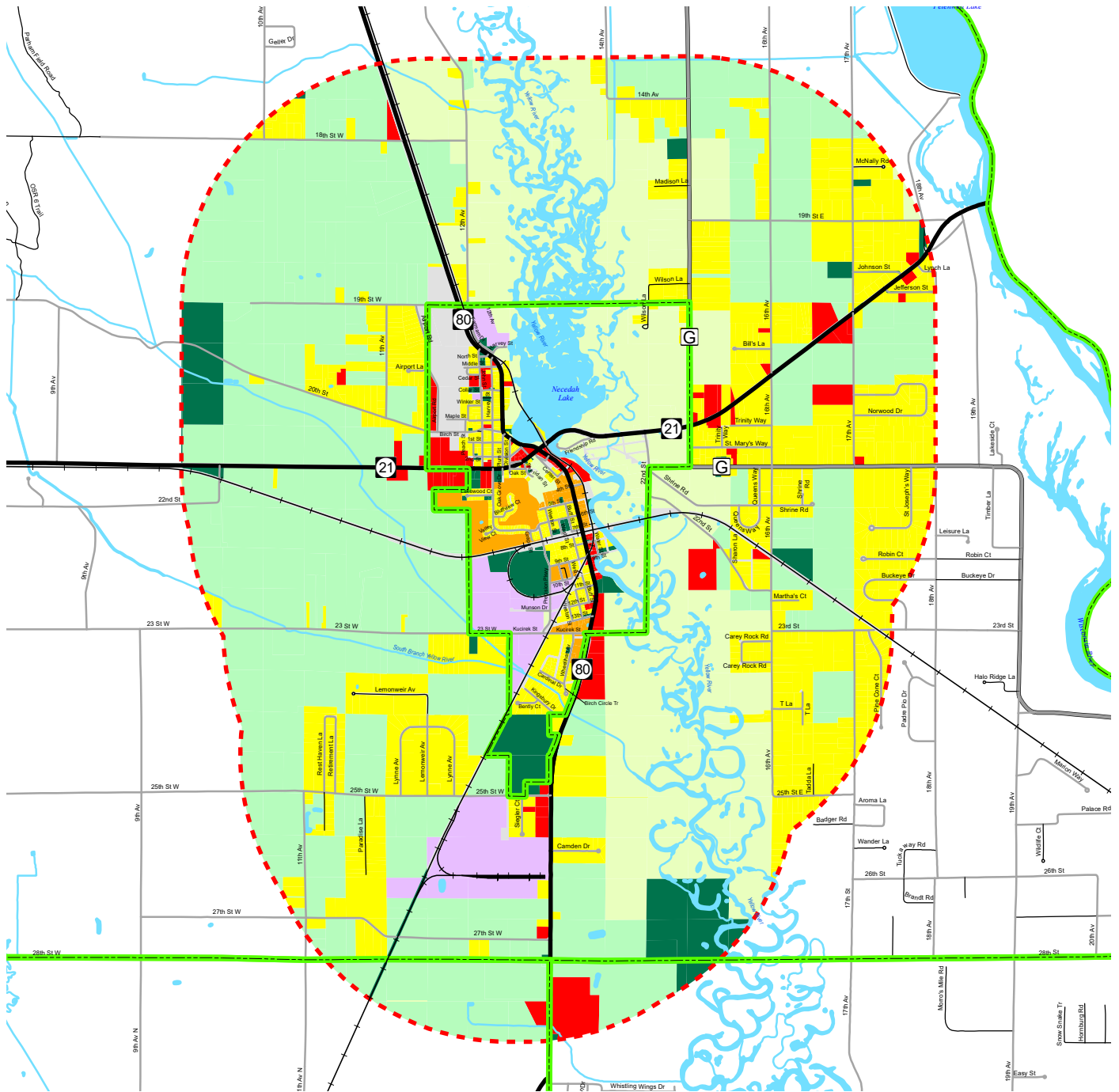


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Legend

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

Source: WI DNR, NCWRPC, Juneau County

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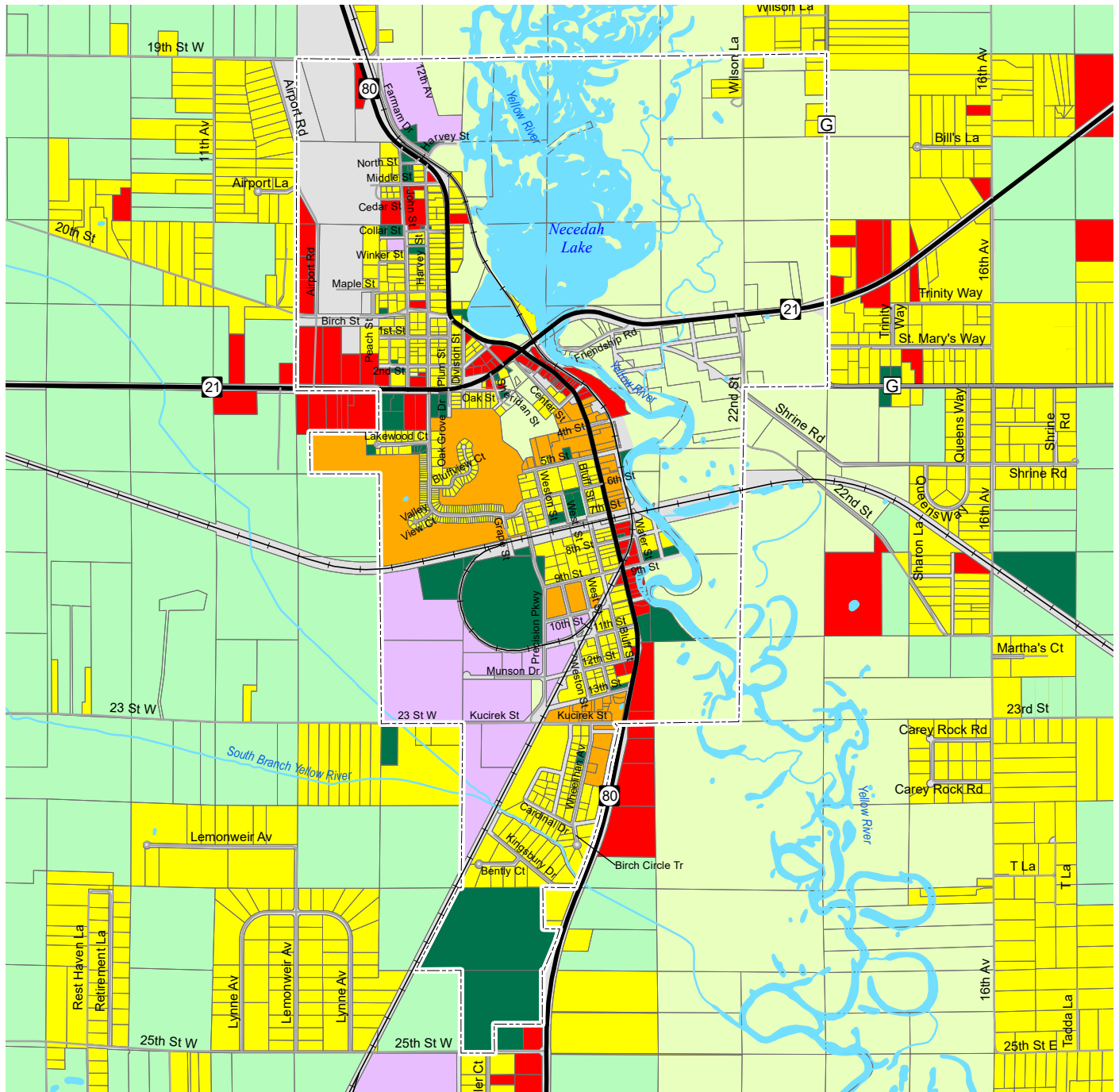


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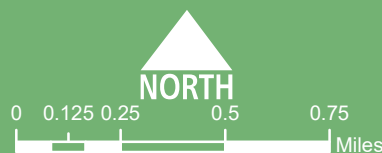


Legend

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

Source: WI DNR, NCWRPC, Juneau County

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Resolution 2022-09
Resolution for the Adoption of a
PUBLIC PARTICIPATION PLAN (PPP)

THE VILLAGE OF NECEDAH DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the Village 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 Village Board to approve a process to involve the public in the planning effort; and

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

I, Roger Herried, Clerk, do hereby certify that the foregoing resolution was duly adopted at a Village Board meeting, held at the Village Hall on the 14th day of November, 2022, at 7:00 PM p.m.



Administrator/Clerk

Village of Necedah Public Participation Plan (PPP)

The Village of Necedah 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 Village 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 Village 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 Village Board.

II. Implementation, Evaluation & Update:

The Comprehensive Plan will be used as a general guideline for development in the Village. The plan will support the existing zoning and other regulations that the Village 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.

Plan Commission Resolution

RESOLUTION 2023-01

Village of Necedah, Wisconsin

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

Adoption of the Village of Necedah Comprehensive Plan.

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

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

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

The Village Clerk shall properly post or publish this resolution as required under Wisconsin State Statutes.

Adopted this 11th day of December 2023.



Scott W. Carter, Chairperson



Autumn Herried-Kuhl



William Needles



Charlie Krupa



James Markowski



Mary Alice Lasswell

*** Proof of Publication ***

Lee Enterprises Proof of Publication Affidavit

Retain this portion for your records.
Please do not remit payment until you receive your advertising invoice.

Mail to:

VILLAGE OF NECEDAH

P O BOX 371
NECEDAH, WI 54646

ORDER NUMBER 193875

STATE OF INDIANA

} ss.

Lake County

I, Robin Nelson being duly sworn, doth
depose and say that he/she is an authorized representative of Lee
Enterprises, publishers of

PJCT Juneau County Star Times

a newspaper, in the city of Mauston, Juneau County, State of
Wisconsin, and that an advertisement of which the annexed is a true
copy, taken from said paper, was published therein on the dates listed
below.

Sworn to and subscribed before me this 8 day of

FEBRUARY, 2024

(Signed) [Signature]
(Title) Principal Clerk

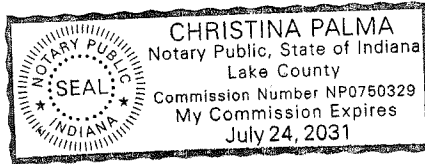
Christina Palma
Notary Public, Indiana

My Commission expires

Section: Legals

Category: 0100 LEGAL NOTICE

PUBLISHED ON: 02/08/2024



TOTAL AD COST: 19.79

FILED ON: 2/8/2024

VILLAGE OF NECEDAH
COMPREHENSIVE PLAN
PUBLIC HEARING

A public hearing for comments on the Recommended Village of Necedah Comprehensive Plan shall be held at the Village Hall at 101 Center Street on March 11th at 6:50 PM. The proposed comprehensive plan has been distributed as outlined in the statute.

Roger Herried, an employee/representative of the Village, may be contacted to provide additional information on the proposed comprehensive plan and ordinance at 608-565-2261 ext. 2 or roger.herried@necedah.us during the following times: M-F 8:00 a.m.-4:00 p.m. or in person at 101 Center St, Necedah, WI 54646.

A copy of the proposed comprehensive plan may be reviewed prior to the hearing at the Village Hall during the following times: (M-F 8:00 a.m.-4:00 p.m.). The plan is also available on the Village's website as well as www.ncwrpc.org.

A copy of the proposed comprehensive plan may be obtained by contacting Roger Herried at 608-565-2261 ext. 2 or roger.herried@necedah.us during the following times: M-F 8:00 a.m.-4:00 p.m. or in person at 101 Center St, Necedah, WI 54646.

JCST: February 8, 2024 193875 WNAXLP

ORDINANCE FOR PLAN ADOPTION

ORDINANCE # 2024-01

Village of Necedah, Wisconsin

SECTION I – TITLE/PURPOSE

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

SECTION II – AUTHORITY

The Village Board of Village of Necedah has authority under its village powers under s. 60.22, Wis. stats., its power to appoint a village 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 Village of Necedah must be in compliance with s. 66.1001 (4) (c), Wis. stats., in order for the Village Board to adopt this ordinance.

SECTION III – ADOPTION OF ORDINANCE

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

SECTION IV – PUBLIC PARTICIPATION

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

SECTION V – VILLAGE PLAN COMMISSION RECOMMENDATION

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

SECTION VI – PUBLIC HEARING

The Village of Necedah Board 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 VILLAGE COMPREHENSIVE PLAN

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

SECTION VIII – SEVERABILITY

If any provision of this ordinance 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 Village clerk shall properly post or publish this ordinance as required under s. 60.80, Wis. stats.

Adopted this 11th day of March 2024.

Scott W. Carter Scott W. Carter, Village President

Mary Alice Lasswell Mary Alice Lasswell, Village Trustee

Donald Jackson Donald Jackson, Village Trustee

Maribeth Stivers Maribeth Stivers, Village Trustee

William Needles William Needles, Village Trustee

Charlie Krupa Charlie Krupa, Village Trustee

Attest:

Roger Herried Roger Herried, Village Administrator/Clerk