

COMPREHENSIVE PLAN

Town of Little River
Oconto County, Wisconsin

Prepared by

OMNI
ASSOCIATES
Appleton, Wisconsin

Co-Authors

William Elman, AICP 017050
Amy Emery, AICP 016750

SEPTEMBER 2001

COMPREHENSIVE PLAN

Town of Little River Oconto County, Wisconsin

Prepared by
OMNI
ASSOCIATES
Appleton, Wisconsin

Co-Authors
William Elman, AICP 017050
Amy Emery, AICP 016750

SEPTEMBER 2001

of the recommended and approved changes shall be mailed to all neighboring units of government and affected agencies, in accordance with the Wisconsin Statutes Section 66.1001 (4)(b) requirements for Plan Commission recommendation of the original plan.

EFFECT. This ordinance takes effect upon passage and publication.

Approved the 25th day of September, 2001

Dated this 25 day of September, 2001

Filed in my office:

September 25, 2001

Virginia Maul
Virginia Maul, Clerk

Darwyn Baldwin
Darwyn Baldwin, Chairperson

Kevin Christopherson
Kevin Christopherson, Supervisor

Neal P. Pecha
Neal Pecha, Supervisor

TABLE OF CONTENTS

EXECUTIVE SUMMARY

ACKNOWLEDGEMENTS

1.0	INTRODUCTION.....	1
	Location (1)	
	Background (1)	
	Purpose and Scope of Document (2)	
2.0	COMMUNITY PROFILE.....	3
	Issues and Opportunities (3)	
	Demographic Profile (5)	
	Economic Profile (9)	
3.0	HOUSING PROFILE.....	17
	Housing Supply (17)	
	Age of Housing Stock (18)	
	Occupancy (18)	
	Cost of Housing (19)	
	Opportunities for Housing Choice (20)	
	Housing Programs and Trends (21)	
	Housing Goals (22)	
	Implementation Strategies (22)	
4.0	UTILITIES AND COMMUNITY FACILITIES.....	23
	Existing Facilities – Location, Use, Capacity (23)	
	Current Policies/Trends (39)	
	Vision and Goals (40)	
	Implementation Strategies (41)	
5.0	AG, NATURAL & CULTURAL RESOURCES AND ENVIRONMENTAL CONCERNS.....	42
	Introduction (42)	
	Agricultural Resources (42)	
	Natural Resources and Environmental Concerns (42)	
	Cultural Resources (49)	
	Current Policies/Trends (51)	
	Vision and Goals (53)	
	Objectives (53)	
6.0	LAND USE.....	55
	Introduction (55)	
	Inventory of Existing Land Use and Zoning (55)	
	Trends in Development (62)	
	Assets and Opportunities (64)	
	Goals and Objectives (65)	
7.0	ECONOMIC DEVELOPMENT.....	67
	Labor Force and Economic Base (67)	
	Current Business Inventory (67)	

Attracting and Retaining Business and Industry (68)	
Business Opportunities (68)	
Targeted Business and Industry (69)	
Program Assistance (70)	
Vision and Goals (70)	
Implementation Strategies (71)	
8.0 TRANSPORTATION.....	72
Introduction (72)	
Inventory of Existing Transportation Facilities (72)	
Transportation Issues and Concerns (76)	
Summary of Existing Transportation Plans (78)	
Transportation Goals and Objectives (78)	
9.0 INTERGOVERNMENTAL COOPERATION.....	80
Introduction (80)	
Governmental Units and Relationship to the Town of Little River (80)	
Intergovernmental Comprehensive Planning Efforts (82)	
Intergovernmental Cooperation Programs (82)	
Plans of Neighboring Communities, School Districts, & State Agencies (83)	
Intergovernmental Policy, Goals and Objectives (84)	
10.0 FUTURE LAND USE MAPS.....	86
Introduction (86)	
Land Use Plan Map Input (86)	
Land Use Plan Map Summary (87)	
Land Use Plan Maps (92)	
11.0 IMPLEMENTATION TOOLS, STRATEGIES, AND POLICIES	94
Introduction (94)	
Relationship Between Elements (94)	
Measuring Progress (94)	
Responsibilities (94)	
Updating the Comprehensive Plan (94)	
Goals and Objectives (95)	
APPENDIX A:	Town of Little River Community Land Use Survey Summary
APPENDIX B:	Planning Acronyms
APPENDIX C:	Public Involvement Summary
APPENDIX D:	Public Participation Plan
APPENDIX E:	List of Town of Little River Ordinances
APPENDIX F:	Existing and Projected Land Uses in Acres

LIST OF FIGURES

- 1. Town of Little River Location Map.....1
- 2. Town of Little River Population, 1970-2020.....5
Source: 1970, 1980, 1990 U.S. Census & U.S. Census Population Projections
- 3. 1990 Population Breakdown by Age.....7
Source: 1990 U.S. Census
- 4. 1990 Household Types.....8
Source: 1990 U.S. Census
- 5. Town of Little River Resident Commuting Patterns.....11
Source: Town of Little River Community Land Use Survey, Feb. 2000
- 6. A. Town of Little River 1990 Education Attainment.....15
Source: 1990 U.S. Census
- 6. B. Oconto County 1990 Education Attainment.....15
Source: 1990 U.S. Census
- 7. Number of Bedrooms Per Unit, 1990.....17
Source: 1990 U.S. Census

LIST OF TABLES

1.	Population Trends.....	5
	Source: 1990 U.S. Census & WI Dept. Admin, Demographic Services Ctr., 1999 Pop. Est.	
2.	Oconto County Town Population Changes, 1990-1999.....	7
	Source: WI Town Land Use Databook, Oconto Cnty Town Level Farming & Land Use Trends, 1990-1998, University of WI-Madison, Sept. 1999	
3.	Oconto County Civilian Labor Force Data.....	9
	Source: WIDWD, Bureau of Workforce Info, Local Area Unemployment Statistics Program	
4.	Oconto County Labor Force Breakdown by Age, 1997.....	10
	Source: WI Dept Admin, Demographic Services Center, Off. Pop. Projections 1990-2000 and U.S. Census Bureau	
5.	Oconto County Commuting Patterns.....	11
	Source: WIDWD, Bureau of Workforce Info, WI Commuting Patterns, 1994	
6.	Top 10 Industry Groups in Oconto County.....	12
	Source: Oconto County Workforce Profile, 1997	
7.	Top 10 Private Sector Employers in Oconto County.....	12
	Source: WIDWD, Bureau of Workforce Information, ES-202 file tape, 1998	
8.	Per Capita Income Comparison.....	13
	Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, Regional Economic Info. Sys.	
9.	1990 Town Income Comparison, Oconto County, WI.....	14
	Source: WI Town Land Use Databook, Oconto Cnty, Town Level Farming & Land Use Trends 1990-1998, Univ. of WI-Madison, Sept. 1999	
10.	Town of Little River Age of Housing Stock.....	18
	Source: 1990 U.S. Census & WI Town Land Use Databook, Oconto Cnty, Town Level Farming & Land Use Trends 1990-1998, Univ. of WI-Madison, Sept 1999.	
11.	1990 Median Home Value Comparison Towns of Oconto County.....	20
	Source: 1990 U.S. Census	
12.	Town of Little River 1990 Owner-Occupied Housing Value.....	19
	Source: 1990 U.S. Census	
13.	Oconto County Zoning Districts.....	59
	Source: Oconto County Land and Water Resource Department, 2001	

LIST OF MAPS

1.	Soil Associations.....	43
	Source: US Soil Conservation Service	
2.	Natural Features.....	44
	Source: BLRPC, WDNR, Oconto County	
3.	Existing Land Use.....	56
	Source: BLRPC, Oconto County, Town of Little River Plan Committee	
4.	Zoning.....	60
	Source: Oconto County	
5.	Wisconsin Department of Transportation Bicycle Corridors.....	73
	Source: WisDOT, 2001	
6.	Highway Functional Class.....	75
	Source: Oconto County Highway Commissioner	
7.	2010 Land Use Plan Map.....	92
	Source: Town of Little River Plan Committee	
8.	2020 Land Use Plan Map.....	93
	Source: Town of Little River Plan Committee	

EXECUTIVE SUMMARY

Wisconsin's Smart Growth Law



Across the State of Wisconsin, communities are developing Comprehensive "Smart Growth" Plans to ensure that they may continue to have a say in land use issues after 2010. The "Smart Growth" Law defines comprehensive planning and establishes uniform content for a comprehensive plan. The following are the nine elements that each plan must include:

1. **Issues and Opportunities** - the goals, objectives and policies to guide future growth.
2. **Housing** – the adequacy of the existing housing stock to meet future demand along with the policies and programs needed to provide suitable housing for all income and age levels.
3. **Transportation** – the infrastructure needs and their relationship to county and state highways, the interstate system, local arterials, mass transit systems and airport master plans.
4. **Utilities and Community Facilities** – the future community facilities needs including sewers, water supply, solid waste management, etc.
5. **Agriculture, Natural and Cultural Resources** – the policies and programs for effective management of natural resources, recreational/cultural areas and sites requiring special environmental protection.
6. **Economic Development** – the goals and programs needed to expand the economic base including workforce needs and redevelopment of underutilized or environmentally contaminated properties.
7. **Intergovernmental Cooperation** – methods that can be used for joint planning, decision-making and conflict resolution between multiple governments as well as school districts.
8. **Land Use** – plans for future land uses (20-year) including redevelopment and utility service areas.
9. **Implementation** – a description of how the above elements will be integrated, how progress can be measured, and how the plan can be updated as needs change in the future.

The Little River Planning Process

Working under the framework of the “Smart Growth” Law, the Town of Little River Plan Committee has spent the last two years (1999 – 2001) developing this Comprehensive Plan. In addition, residents of the Town have been actively involved in the planning process through a series of Saturday morning workshops, a community survey, and participation in the public hearing.

The Town of Little River Comprehensive Plan addresses all nine required elements. Each chapter of the plan is dedicated to a different element. Within each chapter is an inventory of existing conditions, an assessment of future needs, and a series of goals and objectives to help address the anticipated these needs. The plan also includes a series of maps illustrating the Town’s natural features, transportation network, soil associations, existing land uses, and zoning. The plan concludes with two future Land Use Plan Maps (2010 and 2020) which will serve as a guide for decision-makers over the next 20 years.

The Town’s Future Vision

The Town of Little River Comprehensive Plan was developed with the following vision in mind:

In the year 2020, the Town of Little River will have retained its rural atmosphere by encouraging an optimal mix of farming and residential development. Residents will enjoy the town’s abundant recreational opportunities. Undeveloped, natural areas and wide-open scenic vistas will be an integral part of the landscape – supported by development options designed to preserve and protect these areas from future development pressures. New commercial and industrial development will be located near the City of Oconto and along the USH 41 corridor, where utilities and services are more readily available, but in locations that are still accessible to town residents.

Critical Planning Areas

The Town of Little River Comprehensive Plan focuses in three areas which are considered critical by the Plan Committee and residents to achieve the desired future. The following must remain a focus of future planning efforts to ensure an economically viable community that realizes its goals and is a great place to live and raise a family.

Rural Character. The Town takes great pride in its rural character. As a result, maintaining and enhancing rural character is a major priority of the Town of Little River Comprehensive Plan. Efforts in this respect include the preservation and protection of farmland and undeveloped areas.

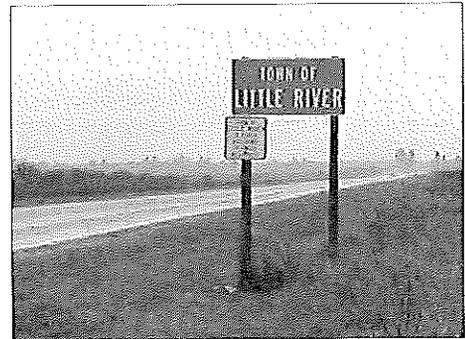


Recreation and Natural Features.

Preservation of natural resources, including DNR and Oconto County properties east of USH 41, streams and sloughs, the Bay of Green Bay and the Little River corridor, is very important to the Town of Little River. These areas contribute significantly to the quality of life and are important to the local economy because of the tourism activities these areas support. Therefore, the plan includes provisions to protect existing recreational areas and natural features. Specific strategies include the use of conservation subdivisions and conservancy areas adjacent to prominent natural features.



USH 41. In 2009, WisDOT will expand USH 41 through the Town of Little River from 2 to 4 lanes. The potential impact of this expansion on the Town (i.e. potential for increased development) was the motivation behind the development of the Comprehensive Plan. The plan encourages the Town to develop ordinances to ensure that future development adjacent to the USH 41 corridor will complement the Town's rural character. In addition, the plan encourages open communication between the Town and WisDOT to ensure that the completed corridor supports the Town Vision.



Implementation of the Town of Little River Comprehensive Plan

To transform the Town's Vision into reality, the Town of Little River Planning Commission will have to work toward the successful achievement of the objectives provided in the plan. Each objective includes a milestone date to track planning progress. There is a lot to do over the next 20 years and the goals and objectives provide the critical path for plan implementation. If the objectives are consistently pursued, the planning efforts will result in orderly and cost-effective development through 2020.

ACKNOWLEDGEMENTS

This plan could not have been developed without the assistance of many dedicated volunteers, citizens, professionals, and elected officials from the Town of Little River and beyond. We would like to take the opportunity to especially thank...

Town Little River Supervisors:

Darwyn (Tim) Baldwin
Neal Pecha
Kevin Christopherson

Virginia Maul, Town Clerk
Shirley B. Rentmeester, Treasurer

Town of Little River Plan

Committee:

Dale Behnke, Chair
Shirley B. Rentmeester
Kenneth Cisar
Maurice Johnson
Donald Kay
Neal Pecha
Donald Rhode
Oliver Shallow, Jr.

Rob Burke, UW-Extension Agent
for Oconto County

Oconto County Planning
Department

Bay-Lake Regional Planning
Commission

Neighboring Municipalities

City of Oconto
Town of Grover, *Marinette County*
Town of Lena, *Oconto County*
Town of Oconto, *Oconto County*
Town of Peshtigo, *Marinette County*
Town of Pound, *Marinette County*
Town of Stiles, *Oconto County*

School Districts

Lena Public School District
Oconto School District
Peshtigo School District

Wisconsin Department of
Transportation

Wisconsin Department of Natural
Resources

The citizens, businesses and property owners from the Town of Little River who provided input at the public meetings.

1.0 INTRODUCTION

Location

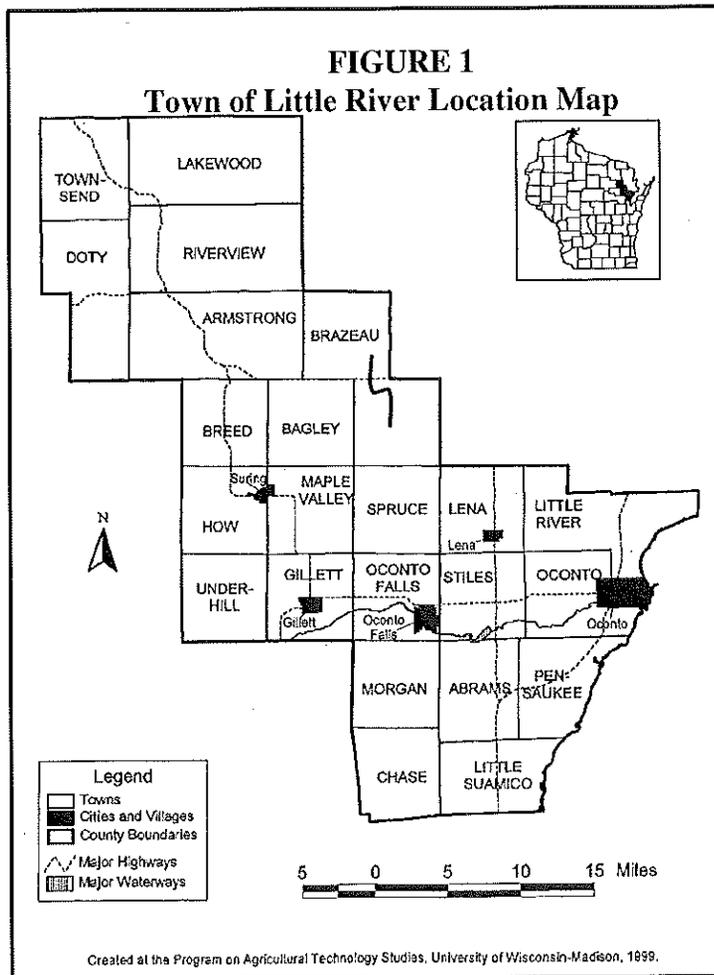
The Town of Little River is located in northeast Wisconsin within Oconto County, approximately 45 minutes north of Green Bay via Highway 41 (USH 41). The Bay of Green Bay shoreline forms the eastern boundary of the town (see Figure 1).



Bay of Green Bay
Town of Little River

Background

Although it will not receive the same development pressures as some neighboring communities, growth within the town will continue over the next 20 years. At the direction of the Town Board, the town's Plan Committee took initial steps to prepare itself for this development. It wished to act proactively – to set its own ground rules for the types of development that will benefit the town, maintain a rural atmosphere and still provide flexibility for landowners.



As part of the planning process, the town, in cooperation with the University of Wisconsin-Extension Resource Agent for Oconto County, conducted a Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis with the Plan Committee. This analysis was used as a starting point for plan development. The SWOT analysis confirmed the residents' desires to protect the town's natural features and scenic landscape, including streams, forests and bay shore. Of particular concern was the maintenance of habitat for the town's abundant wildlife and its prime agricultural land. Town residents are proud of their community and want to protect the rural character of the area in order to preserve their high quality of life.

Purpose and Scope of This Document

The 20-year Comprehensive Plan for the Town of Little River, includes four major parts:

- *A profile of the demographic, economic and housing characteristics of the community;*
- *An inventory and assessment of the environment, community facilities, and natural resources;*
- *Goals, objectives and implementation strategies; and*
- *Two land use maps (2010 and 2020) that depict the vision of future land use patterns in the community.*

This plan was developed under the authority of 1999 Wisconsin Act 9, Wisconsin's "Smart Growth" Law . The law requires that a 20-year comprehensive plan be developed and adopted, by all units of government that wish to have a role in land use issues. The law authorizes town-planning commissions to prepare and recommend the adoption of a comprehensive plan to serve as a guide for the development of the community. All elements of the final plan must be adopted, as a whole, by the Town Board.

The Smart Growth Law defines, for the first time, what is meant by a "comprehensive plan". It includes the nine elements that were addressed during the planning process and included as part of the plan. These are:

- (1) Issues and Opportunities
- (2) Housing
- (3) Transportation
- (4) Utilities and Community Facilities
- (5) Agricultural, Natural and Cultural Resources
- (6) Economic Development
- (7) Intergovernmental Cooperation
- (8) Land Use
- (9) Implementation

In addition, the Town of Little River Comprehensive Plan was developed in an environment rich with public input. To gain citizen understanding and support, throughout the planning process the public was provided with meaningful opportunities to become involved in the process. Public input was facilitated through the following meetings and activities:

- A "kick-off" meeting to describe the project and introduce the planning team;
- A residential survey to identify community assets and concerns;
- A "check-point" meeting, at mid-point of the planning process, to provide an overview of progress on the project and to solicit input from the community;
- A "community land use" workshop to identify issues facing the town; and
- The "plan presentation" meeting to present and discuss the final draft plan.

Bi-monthly meetings were also held with the Plan Committee to solicit ideas and suggestions and to provide updates on plan progress. Additionally, planning updates were also included in the Town of Little River direct-mail newsletter and on the internet.

2.0 COMMUNITY PROFILE

Issues and Opportunities

To identify broad community issues and opportunities, public input was solicited through a community survey and a special town meeting. What follows is a description of the methods and results of these two activities. The issues and opportunities identified are addressed through the goals, objectives, and implementation strategies of this 20-Year Comprehensive Plan.

Community Land Use Survey

In February, 2000, a community land use survey was mailed to 627 property owners and residents of the Town of Little River. Slightly more than 45% were completed and returned for analysis. This community survey is a valuable tool for gauging community assets, concerns, and opportunities for the future. A summary of the survey results is provided in Appendix A.

The survey clearly indicated that residents and property owners were concerned about the impact of future growth and development on the town. The responses suggest that new development (commercial, industrial, residential) should not compromise the rural character of the community. Likewise, the survey responses indicate a strong desire for the protection of farmland and natural resources (i.e. groundwater, wetlands, woodlands, shoreline, etc.). Finally, respondents expressed a need for land use controls to regulate the appearance of future commercial development, particularly along US Highway 41.

Community Open House

The Town of Little River Planning Committee hosted an "Open House" meeting on January 15, 2000 to solicit residents' ideas about what land use issues were of most concern to the community. Participants worked in two groups to identify community land use issues. The most important issues raised by the groups were:

GROUP 1

- Making sure that the USH 41 corridor is as friendly as possible to Little River concerns
- Retaining town authority in land use decisions
- Preserving farmland
- Maintaining the quality of rivers and streams
- Controlling costs of public services
- Allowing property owners to retain control over their land and have trust in public officials

GROUP 2

- Preserve farmland
- Lot size and density controls
- Protection of stream banks and shoreline from harmful uses
- Control over the types of housing constructed in order to protect property values
- Maintaining land value
- Rising infrastructure costs, particularly for new sewers

Following the group discussions, all of the participants came together to share ideas. Both groups then ranked the issues and voted on the highest priority issues that should be addressed in the Town of Little River Comprehensive Plan. The major goals identified through this exercise were, in order of priority:

- ✓ Seek to retain town authority in land use decisions
- ✓ Preserve farmland
- ✓ Protect stream banks, shorelines and other natural resource areas
- ✓ Develop and enforce building lot size and density restrictions
- ✓ Provide flexibility in land use regulations to allow property owners to retain the right to decide how land is developed
- ✓ Build trust between local government and residents/property owners
- ✓ Ensure public services and infrastructure is high quality, but cost-controlled

Another issue this plan addresses is the proposed expansion of USH 41 from two to four lanes. This project is slated to occur by 2009. The expansion of USH 41 will likely impact the rate and type of development in the Town of Little River. Therefore, this plan includes goals, objectives, and implementation strategies to address the development pressure that the highway expansion will bring. Preliminary planning measures included in this plan will help to ensure a greater coordination of development in order to maximize opportunities and minimize future negative impacts.

Community Vision Statement

In the year 2020, the Town of Little River will have retained its rural atmosphere by encouraging an optimal mix of farming and residential development. Residents will enjoy the town's abundant recreational opportunities. Undeveloped, natural areas and wide-open scenic vistas will be an integral part of the landscape – supported by development options designed to preserve and protect these areas from future development pressures. New commercial and industrial development will be located near the City of Oconto and along the USH 41 corridor, where utilities and services are more readily available, but in locations that are still accessible to town residents.

Demographic Profile



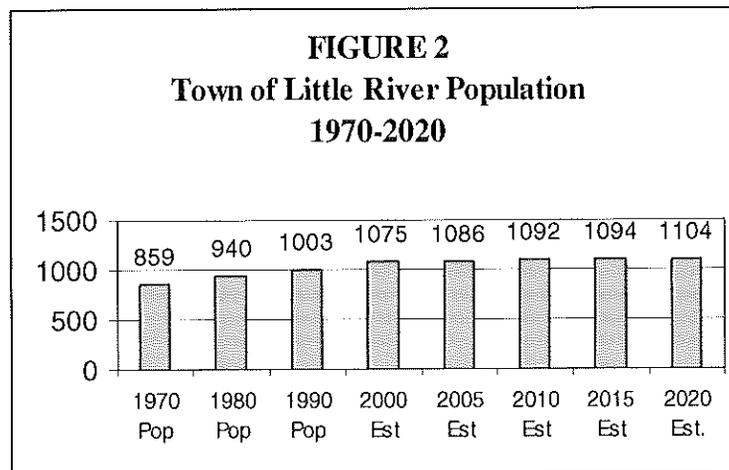
The planning process for the Town of Little River begins with a profile of the people who live, work and own property in the community. Specifically, this section analyzes the size, composition and trends of the population. This information is critical to forecasting the need for community facilities and services, since it is people who will demand better schools, roads, parks, jobs and the like.

Population Trends

Location	1970	1980	1990	2000	Actual Chg 1970-2000	% Change 1970-2000
Town of Little River	859	940	1,003	1,065	206	24.0%
Share of County Population	3.3%	3.3%	3.3%	3.0%	NA	NA
City Oconto	4,667	4,505	4,474	4,708	41	.008%
Oconto County	25,553	28,917	30,226	35,634	10,081	39.5%

Source: WI Dept. Administration, Demographic Service Center

The Town of Little River has experienced steady population growth over the last three decades as demonstrated in Table 1 and Figure 2. The town is the eleventh largest municipality in Oconto County. On average, the town has gained about 70 people per decade since 1970. This modest rate of population growth is projected to slow dramatically between 2000 and 2020 according to the Wisconsin Department of Administration (DOA). During this period, the population is only projected to increase by 29 persons to a population of 1,104. However, the Town of Little River feels these projections are very low. The 2000 US Census population of the Town of Little River was recorded at 1,065.



Sources: 1990 U.S. Census & WI Dept. of Admin, Demographic Services Center. Official 1999 Population Estimates.

**TABLE 2
OCONTO COUNTY TOWN POPULATION CHANGES 1990-1999**

Town Name	1990 Population	1999 Population Est.	% Change
<i>Little River</i>	<i>1,003</i>	<i>1,086</i>	<i>8.3%</i>
Abrams	1,347	1,689	25.4%
Armstrong	730	777	6.4%
Bagley	271	291	7.3%
Brazeau	1,169	1,206	3.2%
Breed	564	631	11.9%
Chase	1,375	1,681	22.3%
Doty	184	214	16.3%
Gillett	1,026	1,072	4.5%
How	564	582	3.2%
Lakewood	607	745	22.7%
Lena	790	803	1.7%
Little Suamico	2,637	3,403	29.1%
Maple Valley	690	671	-2.8%
Morgan	815	871	6.9%
Mountain	730	801	9.7%
Oconto Falls	1,014	1,101	8.6%
Oconto	999	1,217	21.8%
Pensaukee	979	1,032	5.4%
Riverview	483	571	18.2%
Spruce	776	808	4.1%
Stiles	1,243	1,401	12.7%
Townsend	715	825	15.4%
Underhill	668	727	8.8%
<i>All Towns in County</i>	<i>20,649</i>	<i>23,404</i>	<i>13.3%</i>
Town of Little River	1,003	1,086	8.3%
Oconto County	30,226	33,590	11.1%
State of Wisconsin	4,891,769	5,274,827	7.8%

Source: Wisconsin Town Land Use Databook, Oconto County Town Level Farming and Land Use Trends 1990-1998, University of Wisconsin-Madison, September 1999.

To put the population growth rate of the Town of Little River into context, Table 2 compares the population changes for all towns in Oconto County. From this table, it is apparent that the Town of Little River is growing at a rate less than the average town growth rate of 13.3%. Most of the towns experiencing significantly higher population growth rates than the Town of Little River are located in the southern portion of Oconto County (i.e. T. Chase, T. Suamico, T. Oconto). These southern towns are within easy driving distance from greater Green Bay. The Town of Little River is at the northern fringe of the Green Bay commuting area. Therefore, its rate of population growth is not as great as other towns in the county.

Population Characteristics

Population figures and growth rates do not provide any insight about the characteristics of the population. To learn more about the people of the Town of Little River, information about the race, sex, and age of the population must be examined.

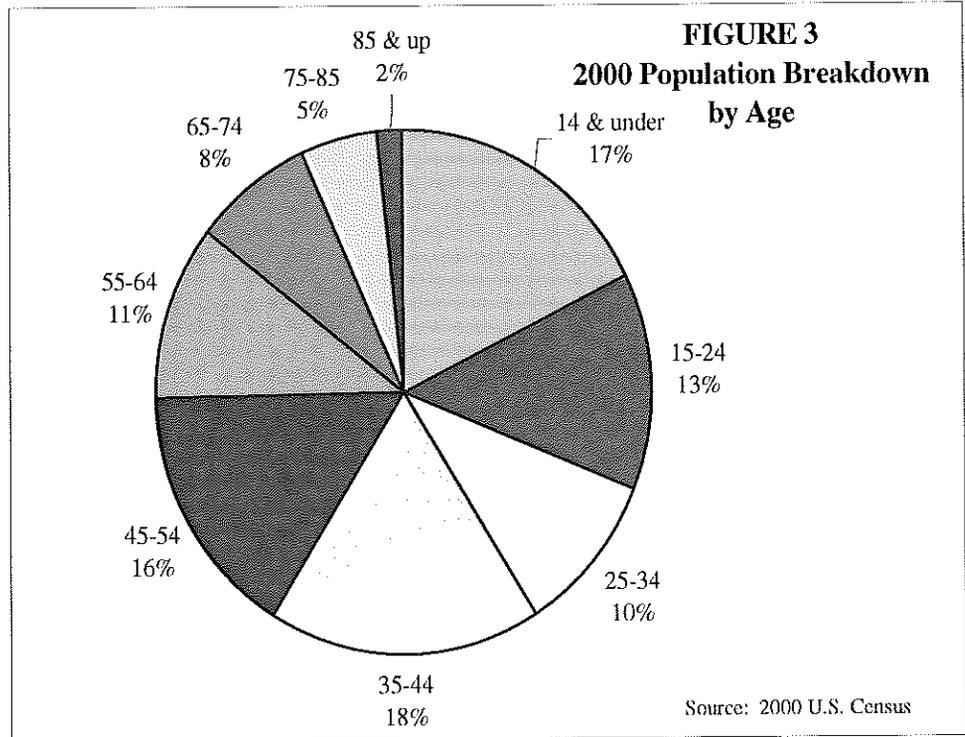
In 2000, there were 548 males and 517

females living in the Town of Little River. Nearly 100% of the residents reported their race as white in 2000 U.S. Census. Figure 3 examines the age of town residents in 2000. According to the chart, the population was well distributed into 10-year age groups in 2000. This distribution is very similar to the age-distribution in 1990. The smallest population groups are over age 65, while the largest population groups were the 35-44 and 14 years and under categories.

General Household Trends

A “household” can be basically described as a group of people living together in a single dwelling unit. This could include a family, a single person, or a group of unrelated individuals sharing a house or an apartment, but excluding those persons living in group quarters.

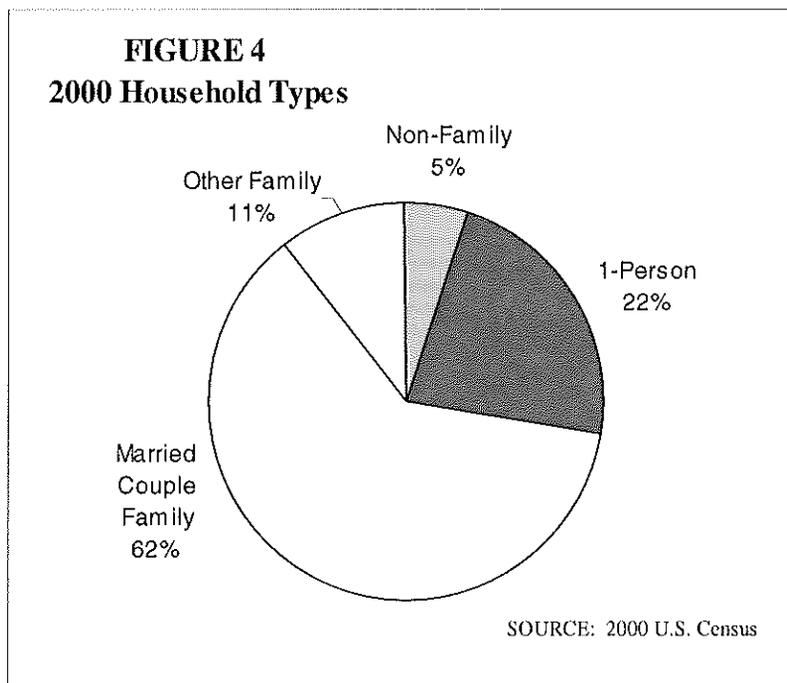
National, state, and local trends have all moved towards an increase in the number of households, along with a decrease in the average number of persons per household. The main reasons for this decrease in household size include: a decrease in birth rate, people waiting longer to get married, an increased divorce rate, and an increase in the average life span thereby resulting in more elderly people living either alone or with another family member.



The Town of Little River is not an exception to this trend. In 1970, the actual household size was 3.52 persons (1970 U.S. Census). By 1980, this figure had decreased to 3.14 persons (1980 U.S. Census). By 1990, the figure dropped again to 2.95 persons per household (1990 U.S. Census). The 2000 Census reported the average household size as 2.62. Projections done by the Bay-Lake Regional Planning Commission indicate that by 2020, the number of persons per household will decrease below 2.5 persons.

According to the 2000 U.S. Census, there are 407 households in the Town of Little River. The vast majority of these households (294) were married-couples living alone or with children. In fact, this category of household accounted for 72.2 percent of town residents in 2000. The second largest category of household was the one-person household (91). There were no group quarters in the Town of Little River in 2000.

Figure 4 illustrates the households types found in the Town of Little River in 2000 as a percentage of all households. One-person households consist of single individuals living alone. Non-family households include situations where non-related people live together. These figures differ slightly from the 1990 U.S. Census results when there were: 4% non-family, 16% 1-person, 73% married couple, and 7% other family household types reported. These differences suggest that the number of traditional married couple families is decreasing in the town.



Economic Profile¹

Economic conditions have a direct impact on the supply, demand and costs for housing, infrastructure and services within a community. Therefore, it is necessary to examine the economic situation in the Town of Little River, as well as the greater region, to predict additional housing, infrastructure and service needs.



Current economic indicators are not available specifically for the Town of Little River. The only comprehensive set of economic data about the Town of Little River is from the 1990 U.S. Census. However, the 1997 Economic Census (U.S. Census Bureau, 1997) provides updated economic data for Oconto County. Therefore, this section profiles the economic environment of Oconto County by examining factors, including per capita income, poverty rate, and unemployment rate. Although not specific for the town, this information serves as a good indicator of the economic environment of Little River. Where appropriate, information specific to the town is included.

Labor Force

The labor force is the sum of employed and unemployed persons who are 16 years of age and older. Table 3 tracks the rate of employment and unemployment in Oconto County between 1992 and 1997. As of anuary 2000, it is projected that there are 15,404 persons in the labor force. Of this amount, 14,588 persons are employed and an additional 816 persons (5.3%) are unemployed (Wisconsin Bay Area Employment Review, March 2000). However, this figure has been steadily decreasing since January. The most recent estimates put the unemployment rate at 3.9 percent (State of Wisconsin, July 2000).

TABLE 3 OCONTO COUNTY CIVILIAN LABOR FORCE DATA						
	1992	1993	1994	1995	1996	1997
Labor Force	14,200	14,500	14,700	14,800	15,100	15,400
Employed	13,000	13,300	13,600	13,900	14,200	14,500
Unemployed	1,200	1,200	1,100	900	900	900
Unemployment Rate	8.7%	8.1%	7.5%	6.1%	5.9%	5.8%

Source: WI DWD, Bureau of Workforce Information. Local Area Unemployment Statistics Program.

The term used to describe the relationship between the labor force and population is participation rate. Oconto County has traditionally had a lower participation rate than the State of Wisconsin and the United States. This can be partially attributed to the fact that Oconto is a rural county and rural counties often have lower participation rates than urban counties primarily due to fewer employment opportunities. The 1997 participation rate for Oconto County was 60.7%, down 3.4% from 1990. The 1997 United States'

¹ Portions of this section were derived from the Wisconsin Department of Workforce Development, Division of Workforce Excellence. Oconto County Workforce Profile. Wisconsin Bureau of Workforce Information. September 1997.

participation rate was 67.1%, while the state's rate was 74.7%. Participation rates are often affected by economic, cultural, and demographic conditions.

Age Group	1990 Population	1997 Estimate	% Change 1990-1997	% Total Labor Force 1997
16-24	3,132	3,700	18.10%	14%
25-39	6,837	6,564	-4%	26%
40-54	4,981	6,691	34.30%	26%
55-64	2,906	3,300	13.60%	13%
65+	4,990	5,386	7.90%	21%
TOTAL	22,846	25,642	12.20%	100%

Source: Estimated from WI Dept. of Admin., Demographic Services Center, Official Population Projections 1990-2000 and U.S. Census Bureau.

Table 4 provides details on the age of the labor force in Oconto County. During the period between 1990 and 1997, Oconto County experienced a 34 percent increase in the labor force aged population group between the ages of 40 and 54. This is the direct result of the aging baby-boomer population. Of major significance to employers in Oconto County is the higher than average growth in the number of younger workers. Higher growth in the number of 16 to 24 year-olds provides businesses, which traditionally hire a large number of young entry-level workers, with a good labor supply. Some of the gain in the 16-24 year-old age segment is offset by a decline in the 25 to 39 year old age group. Many of these workers are at the stage where they have developed skills through training and experience and will replace older workers in leadership positions as they retire. This decline in the 25 to 39 year old age group labor market may create a shortage of experienced workers and leaders in the next decade.

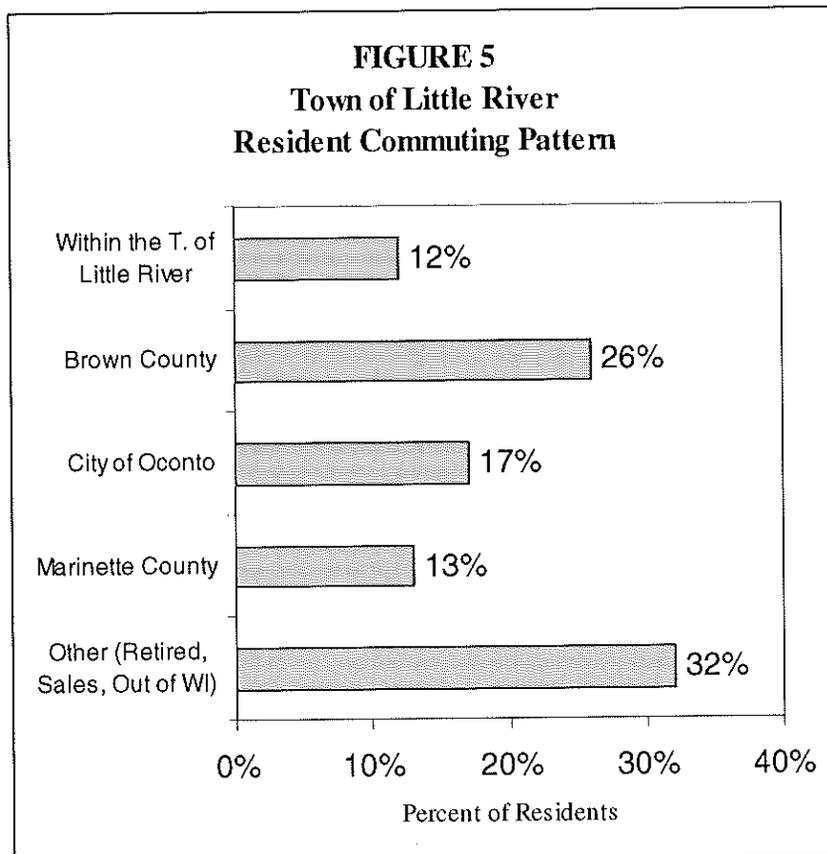
Major County Employers

About one-third of all employed Oconto County residents work outside of the county. The Green Bay/Brown County area is the destination for over 70% of the outbound commuters. Brown County also sends the largest number of workers into Oconto County for work. The majority of the 3,600 workers who commute either to or from Brown County on a daily basis use USH 41/141. This also applies to residents of the Town of Little River since USH 41 runs the entire length of the town.

TABLE 5 OCONTO COUNTY COMMUTING PATTERNS			
County	Commute Into	Commute From	Net Commute
Brown	3,115	525	-2,590
Marinette	564	402	-162
Shawano	230	326	96
Outagamie	89	0	-89
Elsewhere	385	115	-270
Total	4,383	1,368	-3,015
Work within Oconto County: 8,524			

Source: WI DWD, Bureau of Workforce Information. Wisconsin Commuting Patterns, 1994.

The most recent indicator of the town's employment commuting patterns is the Community Land Use Survey conducted for the town in February, 2000. Of the 283 survey responses received, the majority of those who commute indicated they commute to Brown County. This is consistent with the findings for Oconto County as a whole. Figure 5 provides a breakdown of the survey responses in regard to commuting patterns.



Source: Town of Little River Community Land Use Survey, February 2000

Tables 6 and 7 highlight the top 10 industry groups and employers in Oconto County in 1997. There were a total of 669 private sector employers and 70 government reporting units in Oconto County in 1997. The largest private employers employed 27% of all workers in Oconto County.

Five of the county's top ten industry groups were in the manufacturing sector in 1997. Although manufacturing employment wages in Oconto County are lower than the state average, manufacturing makes up 32% of the county's employment and represents a slightly larger portion of the county's total payroll (36.4%). The top ten industry groups accounted for 59% of non-farm wage and salary employment earnings in the county. All of the top ten employers are included in the largest industry groups in the county.

TABLE 6 TOP 10 INDUSTRY GROUPS IN OCONTO COUNTY		
Industry Group	Employers	Employment
Educational Services	6	798
Health Services	30	769
Eating & Drinking Est.	69	649
Executive, Legislative, & General Government	28	529
Transportation Equipment	3	500
Furniture and Fixtures	NA*	NA*
Food and Kindred Products	6	386
Lumber & Wood Products	16	367
Electronic & Electronic Equipment	NA*	NA*
Food Stores	15	294

Source: Oconto County Workforce Profile, 1997

*NA (Not Available) used in accordance with confidentiality standards

TABLE 7 TOP 10 PRIVATE SECTOR EMPLOYERS IN OCONTO COUNTY		
Company	Product or Service	Employees
KCS Intl Inc.	Boat Manufacturing	500-999
Saputo Cheese USA Inc.	Cheese Processing	250-499
Even Flo Co. Inc.	Furniture	100-249
Community Memorial Hospital Inc.	Hospital Services	100-249
Cera-Mite Corp.	Electronic Capacitors	100-249
Sharpe Care Ltd.	Skilled Nursing Care	100-249
TRM Inc.	Hardwood Veneer/Plywood	100-249
Unlimited Services of Wisconsin Inc.	Current-Carrying Wiring Devices	100-249
Nercon Eng & Mfg Inc.	Conveyors and Conveying Equipment	100-249
Beverly Health & Rehab.	Skilled Nursing Care	100-249

Source: WI DWD, Bureau of Workforce Information. ES-202 file tape, 1998.

Income & Wages

Average annual wages paid in Oconto County were 70.6% of the state average in 1997. The greatest difference in average wages between Oconto County and the statewide levels was in the finance, insurance, and real estate industry (FIRE). Oconto County does not have any corporate offices or major processing centers for this industry. Therefore, many of the firms in the county are small branch offices from other areas; thus, there are fewer managerial and technical positions available, which often pay higher wages.

Manufacturing employment not only pays a higher *hourly* wage compared to other employment opportunities in the county, but has the third highest average *annual* wage in Oconto County. Annual wages in manufacturing are often higher than most other industries because the positions pay a higher hourly wage and very few of the jobs are part-time. Furthermore, many manufacturing employees work overtime hours, which influences the average earnings of the manufacturing industry.

The retail trade industry has the lowest total wages in the county. Just over 18% of county workers were employed in retail trade industries in 1997. Yet, this sector only represented 8.9% of the wages paid in the county during the same period. This occurs because the industry employs a large number of entry-level workers and over 50% of the employees are part-time.

The per capita income in Oconto County has been steadily increasing during the 1990s. Yet, for Oconto County, the rate of increase in per capita income is less than the rate of increase experienced by the State of Wisconsin and the nation as a whole. Simply put, the per capita income in Oconto County, though actually increasing, is not keeping pace with comparable state and national figures. The last two columns in Table 8 demonstrate this trend of decreasing gains in per capita income as compared to Wisconsin and the nation. The estimates for the Town of Little River in Table 8 were derived by applying the average annual per capita income percent change for Oconto County (3.2%) to the 1990 Census data available for the Town of Little River.

Location	1992	1993	1994	1995	1996	1997	Avg. Annual Percent Change	5-Year Percent Change
U.S.	\$20,547	\$21,220	\$22,056	\$23,059	\$24,164	\$25,288	4.7%	23.1%
Wisconsin	\$19,331	\$20,009	\$21,012	\$21,960	\$22,987	\$24,048	4.6%	24.4%
Oconto County	\$14,220	\$14,555	\$15,116	\$15,488	\$16,092	\$16,602	3.2%	16.8%
T. Little River (Estimate)	\$10,456	\$10,791	\$11,136	\$11,492	\$11,860	\$12,239	Assume 3.2%	17.1%

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System

In 1989, the per capita income in the Town of Little River was \$9,818. Applying the county average annual percentage growth in income to this figure, the 2000 estimate of per capita income in the Town of Little River is \$13,305.

Within Oconto County there are 23 towns. Table 9 compares the relative income position of the Town of Little River to the other towns in the county. Although based on 1990 data, it indicates that the Town of Little River ranked 11th in per capita income compared to the other 23 towns in 1990. Moreover, this data table also indicates that the majority of the Town of Little River income comes from salaries and wages (61.2%). Farming (15.7%) and retirement income (11.0%) also accounted for a significant portion of all income in the Town of Little River in 1990.

**TABLE 9
1990 TOWN INCOME COMPARISON, OCONTO COUNTY, WI**

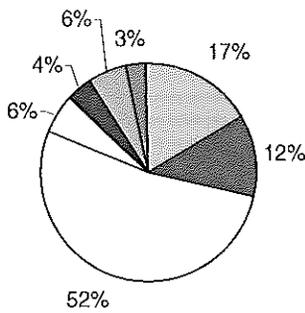
Town Name	Average Household Income, 1990	Percent of Total Town Resident Income From:			
		Farming	Non-Farm Self-Employment	Salaries and Wages	Retirement Income & Social Security Payments
<i>Little River</i>	\$27,972	15.7%	2.9%	65.2%	11.0%
Abrams	\$33,451	4.0%	4.3%	79.5%	7.3%
Armstrong	\$20,614	0.4%	12.8%	46.1%	29.1%
Bagley	\$26,220	22.5%	6.5%	58.7%	5.9%
Brazeau	\$23,811	7.4%	9.0%	54.1%	20.0%
Breed	\$23,133	6.8%	7.5%	61.9%	16.6%
Chase	\$34,923	13.4%	3.0%	68.8%	8.8%
Doty	\$17,832	0.0%	0.0%	53.1%	33.9%
Gillett	\$32,492	18.9%	11.2%	58.4%	7.7%
How	\$29,950	22.7%	4.1%	52.0%	8.2%
Lakewood	\$23,989	0.2%	14.8%	53.6%	23.2%
Lena	\$27,105	11.5%	12.9%	61.6%	9.0%
Little Suamico	\$35,798	3.8%	5.9%	81.4%	4.8%
Maple Valley	\$25,548	9.6%	4.3%	65.5%	12.9%
Morgan	\$34,863	14.8%	5.3%	71.3%	4.5%
Oconto Falls	\$31,402	8.9%	11.6%	65.2%	8.9%
Oconto	\$28,953	4.6%	4.8%	68.3%	11.3%
Pensaukee	\$35,534	0.9%	2.1%	84.7%	8.3%
Riverview	\$21,268	0.4%	3.9%	45.2%	36.7%
Spruce	\$27,350	14.0%	4.7%	57.9%	14.6%
Stiles	\$30,787	7.6%	3.2%	73.6%	10.4%
Townsend	\$17,643	0.7%	9.5%	45.4%	31.4%
Underhill	\$22,749	6.7%	2.9%	67.9%	12.1%
<i>All Towns in County</i>	\$27,536	9.0%	6.3%	64.3%	13.0%

Source: Wisconsin Town Land Use Databook, Oconto County Town Level Farming and Land Use Trends 1990-1998, University of Wisconsin-Madison, September 1999.

Education Levels

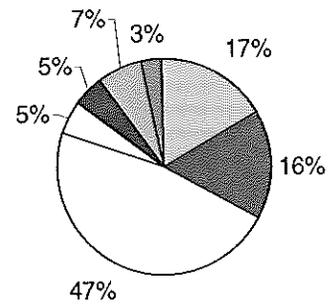
A good indicator of the quality of life in a community is the educational attainment of its residents. Generally, a high level of educational attainment reflects a skilled population with a higher earnings potential. Figures 6A and 6B illustrate the level of educational attainment for persons age 25 and over in Oconto County and the Town of Little River in 1990. In both the town and county, about a quarter of the population is without a high school diploma. Approximately 50% of the population has a high school diploma (or equivalent) and about 20% of county and town residents have a post secondary education.

FIGURE 6A
Town of Little River
1990 Education Attainment



SOURCE: 1990 U.S. Census

FIGURE 6B
Oconto County Residents
1990 Education Attainment



SOURCE: 1990 U.S. Census

Employment Forecast for Oconto County

The strong national economy has had a positive impact on Oconto County and the greater Wisconsin Bay Area. The economy supports a variety of service industries, including tourism. Low-interest mortgage loan rates have also spurred housing construction and commercial development, particularly in the southern portions of Oconto County.

The labor force is the primary beneficiary of the strong economy. Unemployment rates in Oconto County are at a 10-year low. Workers are finding employment faster and getting paid more. Employers that have normally laid workers off on a seasonal basis, are keeping the workers rather than risk losing them to competitors. The tight labor market has also reduced claims for unemployment benefits. For example, in January of 1999, 886 persons in Oconto County were receiving unemployment compensation, but in January of 2000 this figure had dropped to 806 (-9%) individuals (Wisconsin Bay Area Employment Review, March 2000).

If current trends continue, the employment outlook for Oconto County will be better than ever. However, in a world economy, change is always on the horizon. Already, a period of economic recession has been predicted. One indicator of the economic downturn is rising gas prices, which have increased transportation, electricity, and natural gas costs. If gas prices continue to soar, development may be deterred in rural portions of Oconto County, including the Town of Little River. Furthermore, the cost of living will also increase significantly, particularly for residents who commute long distances to work each day. For now, it is important to monitor the economy and prepare for a potential economic downturn by supporting a diversified economic base.

3.0 HOUSING PROFILE



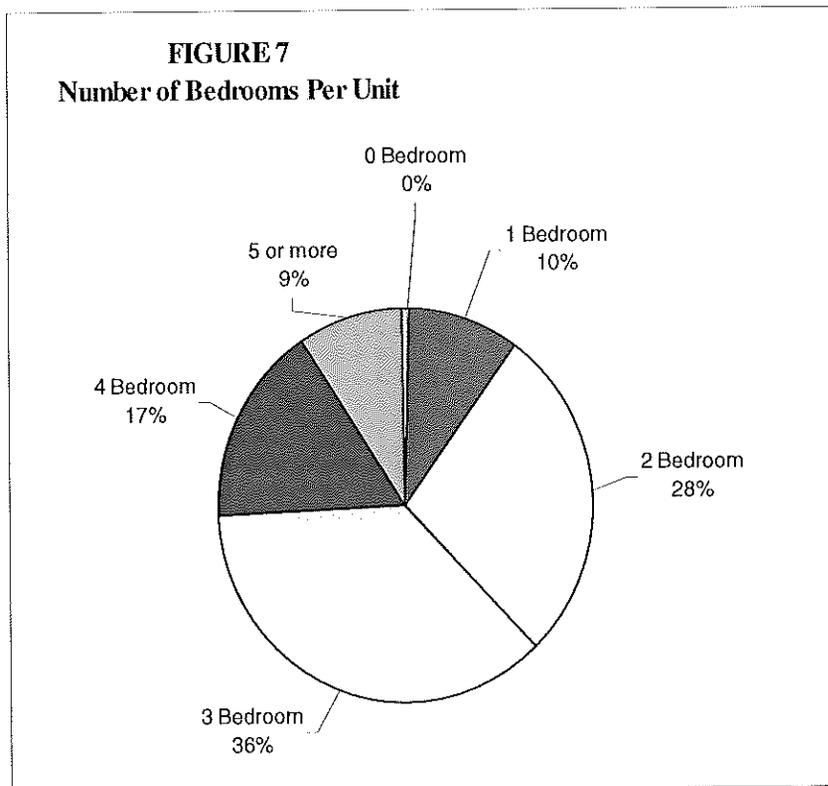
Traditionally, most rural and suburban towns contain a high percentage of single family homes, often with few other housing types available. As new residents move in and the population ages, other types of housing must be looked at to provide the variety needed to meet the needs of all residents. This is particularly true in towns where a large proportion of the population have been longtime residents. In such communities, there is a desire for these

residents to remain in the town during their retirement years. In developing a 20-year comprehensive plan for the Town of Little River, the existing housing stock has been reviewed and recommendations made to meet the housing needs to the year 2020.

Existing Housing Supply

In 1990, there were 429 housing units in the Town of Little River. By 1997, an additional 61 homes were constructed (Oconto County, Databook, September 1999). These 61 new units translate into a 14.2% growth rate between 1990 and 1997, making the Town of Little River the 10th fastest growing town in the county. This rate of housing growth supports the town's estimates of significant population growth between 1990 and 2000.

Like other towns in Oconto County, the Town of Little River has a sizable non-resident housing stock to accommodate tourists and seasonal residents of the area. In fact, 14.7% of the total housing supply in the town is seasonal housing (1990 U.S. Census). Of the occupied housing units surveyed in the 1990 U.S. Census, about 84% were owner-occupied and the remaining portion



Source: 1990 U.S. Census

(16%) were rental units (includes seasonal units).

According to the 1990 U.S. Census, the housing supply in the Town of Little River consists mostly of two and three bedroom homes (See Figure 7). Private wells and individual waste treatment systems serve nearly all of the housing units in the town.

Age of Housing Stock

Understanding the relative age of the housing stock in a community is a good indicator of the quality of the available housing stock. The Town of Little River has an abundant supply of units that were built before 1939. This does not necessarily mean that the units are in poor condition, but it does indicate that the need for repairs and maintenance is likely greater than in a community with a newer housing supply. Table 10 lists the number of units, and the corresponding percent of the town's total housing stock by year built. The median year a home was constructed in the Town of Little River was 1951.

TABLE 10 TOWN OF LITTLE RIVER AGE OF HOUSING STOCK*		
Year Structure Built	Number of Units	% of Total Housing Stock
1990 to 1997	61	12.4%
1980 to 1989	55	11.2%
1970 to 1979	82	16.7%
1960 to 1969	27	5.5%
1950 to 1959	58	11.8%
1940 to 1949	25	5.1%
1939 or earlier	182	37.1%
Total	490	100.0%

Source: 1990 U.S. Census & Wisconsin Town Land Use Databook, Oconto County Town Level Farming and Land Use Trends 1990-1998, University of Wisconsin-Madison, September 1999.

* This table does not reflect units demolished between 1990 and 1997

Occupancy

In 1990, there were 89 vacant housing units in the Town of Little River. This represents a vacancy rate of 20.7%. While this figure may seem high, it must be noted that of the vacant units, nearly 75% (66 units) were for seasonal, recreational, or occasional use. If these were removed from the calculation, 5.4% of the housing units in the Town of Little River were vacant in 1990. This vacancy rate compares quite favorably with the 1990 vacancy rates in the neighboring towns of Lena (10.9%) and Oconto (10.6%). The Town of Little River vacancy rate was also lower than the 1990 vacancy rate for the State of Wisconsin (11.4%).

Cost of Housing

The available supply, age and condition of the housing stock are the basis for determining the demand for and cost of housing in the Town of Little River. The 1990 Census indicated that the median value of an owner-occupied home in the town was \$41,800. Table 11 compares the 1990 median home values in all towns of Oconto County. The Town of Little River 1990 median home value ranked 18th in the county.

Town	1990 Median Home Value	Rank
<i>Little River</i>	<i>41,800</i>	<i>18</i>
Abrams	50,600	5
Armstrong	41,900	17
Bagley	46,300	10
Brazeau	53,900	3
Breed	41,700	19
Chase	61,900	2
Doty	48,800	6
Gillett	39,900	20
How	38,600	21
Lakewood	47,000	7
Lena	42,100	16
Little Suamico	67,800	1
Maple Valley	32,500	23
Morgan	52,700	4
Mountain	NA	NA
Oconto Falls	46,500	9
Oconto	42,900	14
Pensaukee	46,800	8
Riverview	45,500	13
Spruce	46,300	10
Stiles	46,300	10
Townsend	42,700	15
Underhill	33,600	22
All Towns in Oconto County	43,991	NA

Source: 1990 U.S. Census

According to the Wisconsin Realtors Association, the average sale price of a residential unit (including hobby farms, lakefront, condos and single family) in the Town of Little River is \$129,548 (1999). On average, homes in the Town of Little River stay on the market for 97 days before being sold.

Table 12 provides a detailed breakdown of the 1990 Census information pertaining to the value of owner-occupied housing units in the Town of Little River.

TABLE 12 TOWN OF LITTLE RIVER 1990 OWNER-OCCUPIED HOUSING VALUE	
Cost Range	Percent of Owner-Occupied Housing Units
Less than \$15,000	7.6%
\$15,000 to \$19,999	7.6%
\$20,000 to \$24,999	1.7%
\$25,000 to \$29,999	14.4%
\$30,000 to \$34,999	3.4%
\$35,000 to \$39,999	11.0%
\$40,000 to \$44,999	11.9%
\$45,000 to \$49,999	11.0%
\$50,000 to \$59,999	9.3%
\$60,000 to \$74,999	13.6%
\$75,000 to \$99,999	5.9%
\$100,000 to \$124,999	0%
\$125,000 to \$149,999	0.8%
\$150,000 to \$174,999	0%
\$175,000 or more	1.7%

Source: 1990 U.S. Census

With respect to rental housing, there were 55 renter-occupied housing units in the town in 1990. The median contract rent rate in the Town of Little River in 1990 was \$313. This rate does not include utilities. This rate is competitive with the 1990 median contract rent rates in the surrounding towns of Lena (\$325), Oconto (\$308), and Stiles (\$346).

Opportunities for Housing Choice (Barriers to Affordable Housing)

Opportunities for elderly, disabled, and low-income housing are limited in the Town of Little River. The existing housing supply consists primarily of single-family dwellings and seasonal cottages. While the median home price of \$41,800 (1990) may seem quite reasonable, it is important to remember that this figure was derived from the value of permanent as well as seasonal units in the town. The median cost of a permanent dwelling is typically higher. Also, there are no assisted living or group facilities located in the Town of Little River. These types of housing environments are available elsewhere in the county. Therefore, seniors and disabled persons who reside in the Town of Little River must be able to live independently.

The fundamental reason for limited housing choice in the Town of Little River is the fact that the community is rural in nature. Consequently, the supply of jobs, public transportation and other services and opportunities that are necessary to accommodate low-income, elderly, and disabled populations are either unavailable or extremely limited in supply.

To spite the fact that there are a limited number of residential facilities available to meet the needs of persons with special needs, there are several assistance programs available at both the county and state level. Specifically, the Oconto County Health Department has programs and services targeted toward low-income persons and persons with special needs. The elderly can seek assistance from the Oconto County Commission on Aging. Innovative state programs, like the Community Options Program (COP), help people who need long term care to stay in their own homes by providing financial assistance and case management services.

Housing Programs and Trends

Based on the number of building permits issued by the town for the construction of new homes in 1999 (20), the Town of Little River could see an additional 400 homes constructed between 2000 and 2020. This assumes that the town will continue to issue 20 building permits each year for the next 20 years. This simple method of estimate does not account for the impact the USH 41 expansion could have on housing demand, COMM 83, or fluctuations in the economy and housing market.

The housing supply in the Town of Little River consists mostly of single family homes. However, single family homes may not be suitable for everyone living in the Town of Little River. Some people may not be able afford a single family home. Others may not be able to physically handle the maintenance necessary to keep up a home and yard. To provide more opportunities for other types of housing, suitable areas of the town should be identified to accommodate housing for the elderly and disabled. If areas for alternative housing are not part of the future plan, long-time residents and people with special needs may be forced to move out of the Town of Little River.

At this time, Oconto County enforces all zoning and subdivision controls in the Town of Little River. While the Town has no separate zoning or subdivision ordinances, it does have the authority to veto rezoning decisions made by the county. Historically, this relationship between Oconto County and the Town of Little River has been working quite well.

As growth continues in the Town of Little River, other regulatory tools may need to be adopted to preserve the rural character of the area. Several other towns in Oconto County have already developed subdivision ordinances and other growth management tools to control local land development.

HOUSING GOALS:

1. Protect and improve the quality of existing single family housing in the Town of Little River and maintain housing values over time.
2. Provide limited opportunities for the development of alternative housing to accommodate the needs of residents of all ages (i.e. senior housing facilities).
3. Encourage residential development opportunities that compliment the rural character of the area and protect valuable natural resources

HOUSING IMPLEMENTATION STRATEGIES:

1. Educate town residents about the importance of property maintenance.
 - a. Hold a special town meeting to discuss the issue with residents.
 - b. Develop and distribute a brochure highlighting property maintenance techniques and benefits.
 - c. Consider starting an incentive program to award property owners annually for maintenance achievements (i.e. certificate for most improved property, best landscaping, etc.)
2. Collaborate with neighboring communities to ensure that alternative housing choices (i.e. apartments, duplexes, etc.) are available in locations served by adequate utilities and community services.
3. Develop an overlay-zoning district to permit senior housing, subject to the approval of a Special Use Permit. Establish specific conditions under which senior housing may be developed.
4. Support the efforts of the Oconto County Commission on Aging by encouraging elderly and disabled residents, who wish to stay in their homes in the town, to seek assistance as needed.
5. Identify primary areas for primary and secondary conservation in the Town of Little River.
6. Develop a conservation subdivision ordinance to encourage the preservation of natural areas and farmland in the town.
7. Develop a town subdivision ordinance to gain additional local control over the location, design, and density of residential development in the town.

4.0 UTILITIES AND COMMUNITY FACILITIES

Existing Facilities Inventory– Location, Use, Capacity

Understanding the location, use and capacity of community facilities and utilities is an important consideration when planning for the future. This information, coupled with the demographic trends and projections, provides a realistic picture of service supply and demand. The community facilities and utilities discussed in this chapter were carefully considered in the development of the future land use maps.

What follows is a description of existing utilities and community facilities within the Town of Little River. Included here are also some utilities and community facilities located in nearby communities (i.e. Oconto, Oconto Falls, and Lena) that also serve residents of the Town of Little River.

Sanitary Sewer

The Northshore Sanitary District No. 1 is currently the only sanitary district located in the Town of Little River. The sanitary district is located along the western shore of the Bay of Green Bay following County Highway Y from the City of Oconto in the south to a point just north of D.E. Hall County Park. This sanitary district encompasses approximately 382 acres and includes only single-family residential buildings with a mix of seasonal summer homes and year round permanently occupied homes.

The Northshore Sanitary District completed construction of a sanitary sewer system in the fall of 1998. This system consists of grinder pumps and low pressure sewers to serve the 76 residences within the district boundaries. The system, approximately 28,600 feet in length, discharges to the City of Oconto interceptor system and subsequent treatment at their wastewater treatment facility.

At present time there is no anticipated expansion of the district. However, the possibility of expansion does exist. If expansion were sought, the sewer service area and the sewer services district boundaries would have to be expanded. Any large additional volume of sewage would result in addition or modification of some existing facilities.

Currently, the Oconto County Sewer Service Committee is considering a process for updating the Sewer Service Area Plan. Though nothing has been decided, the general feeling of the commission is for limited residential growth in the district. However, there has been some discussion of extending the current district boundaries to the Marinette County Line. It will be important for the Planning Commission to monitor the situation and any impact district changes could have on the town.

Storm Water Management

The Town of Little River has no curb and guttered areas. Stormwater management practices are limited to construction site limitations imposed by Oconto County. There is no stormwater management plan in place for the Town of Little River. Open ditches are used to provide drainage in the Town.

Water Supply

With the exception of four (4) homes, residents of the Town of Little River depend on individual private wells for their water supply needs. These homes, located along Superior Avenue adjacent to the City of Oconto, are provided with water and sewer service by the City of Oconto. It is anticipated that when the new Oconto County Jail is constructed, it will be connected to the City of Oconto's water and sewer systems.

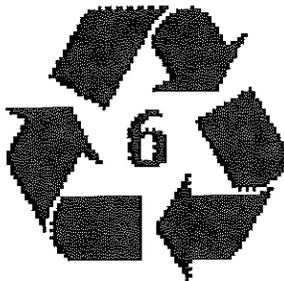
Solid Waste Disposal

The Town of Little River has a contract with Superior Services for solid waste disposal. Under the contract, residents of the Town bring their garbage to the Town of Little River drop-off recycling site located behind the town hall at 3627 CTY A. The drop-off is only open on Saturdays. The garbage deposited at the drop-off site is collected by Superior Services and taken to the MAR-OCO Landfill in Marinette. While it is anticipated that this contract will continue indefinitely, some residents have expressed concern over the distance they have to drive their garbage because they live so far from the town hall.

In addition to the Town contract with Superior Services, some farmers in the Town of Little River have their own dumpsters and contract with private companies to handle their farm waste. The Town of Little River is served by the following private waste collection companies:

- G&S Refuse Inc., 6024 Chestnut Road, Oconto Falls, WI
- United Waste Systems, W6111 Elmwood Road, Menominee, MI
- Waste Management, 1125 N. Military Road, Green Bay, WI

Recycling



The Town of Little River has a recycling drop-off site located behind the town hall. On Saturday's town residents can drop-off paper, glass, plastic (types 1 & 2), aluminum cans, batteries, drain oil, appliances, and cardboard to be recycled. In 1995, recycling of these materials was mandated by Wisconsin State Law.

Oconto County administers the recycling program. The county collects materials from local drop-off centers and brings them to the Oconto County Materials Recycling Facility located in the City of Oconto. Collected materials are then sold at the best available market rate. In 2000, the Materials Recycling Facility was expanded to include additional cold-storage warehousing space. There are no future plans to expand the program or facilities. In 1999, the Town of Little River recycled 46 tons of materials through the program. Since 1993, when the recycling program was first established, the Town of Little River has recycled 224.5 tons of material.

Parks

While there is not a town park in Little River, county and state recreation facilities are found in the Town of Little River, nearby in the City of Oconto and in other portions of Oconto and Marinette Counties. These facilities offer residents opportunities for camping, fishing, picnicking and hiking.

Badger Park. With over 57 acres on the Peshtigo River in the City of Peshtigo, Badger Park includes a playground, beach, camping sites (with electrical hook-ups), and modern restroom facilities.

Breakwater Park. Breakwater Park is located on Harbor Road on the Bay of Green Bay in the City of Oconto. The total park area is 1 acre. Amenities include a boat launching area and seasonal boat docking with electricity and water hook-ups. The City of Oconto will plant additional trees on this property in the near future.

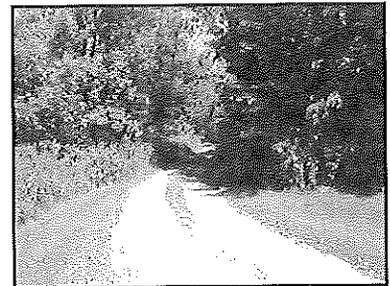
Copper Culture State Park. Located west of the City of Oconto off Hwy. 22 on Mill Street, this 48-acre park features an Indian burial ground from the Copper Culture over 2,000 years ago. The Copper Culture dates back to 5500 B.C. The site includes evidence of the earliest use of metals in the world. A park museum offers a detailed look at the life and times of the Copper Culture (admission charged). Artifacts on display in the museum include the oldest forged implements in North America. Visitors can also enjoy the 15-acre short-grass prairie or fish the Oconto River. Picnic facilities and a shelter are also provided in the park.

D. E. Hall County Park. D.E. Hall County Park is located on the Bay of Green Bay just north of the City of Oconto and includes 3 acres. Visitors can enjoy swimming or fishing. Amenities include a boat launch and picnic tables. The park is open for day use only.

Downtown Oconto Park. A .1 acre pedestrian park is located in downtown Oconto. This park includes benches and a fountain.

East Side Beach. This beach is located in Oconto Falls on Oconto Falls Pond. The beach and surrounding parkland occupy 2 acres. Flush toilets, swimming, fishing, boat launch, picnic tables, grills, drinking water, shelter, and a playground are provided at the park. The East Side Beach is open for day use only.

Grange Park. This park facility is approximately 2 acres located 1 mile west of the Town Hall on CTY A in the Town of Little River. Since the Little River cuts through the park, fishing opportunities are the main draw to the park. Park facilities include a pavilion, picnic tables and a grill. The park is open for day-use only. Overnight camping is not permitted. It is



anticipated that a boardwalk will be constructed along the river at some point in the future. The actual park land is owned by Oconto County, but the road in the park is owned by the Town of Little River.

Holtwood Park. Holtwood Park is owned and operated by the City of Oconto. It is located on McDonald St. along the Oconto River. The park has 120 campsites and offers group camping, electricity, showers, and flush toilets. Other amenities in the park include: a swimming pool, fishing area, miniature golf course, a boat launch, picnic tables, grills, drinking water, a shelter, and 4 baseball diamonds. Public telephones and coin-operated laundry machines are also available in the park. In total, Holtwood Park occupies 68.2 acres.

Planned improvements for Holtwood Park include: installing playground equipment and lighting the baseball diamonds. These improvements are listed in the City of Oconto Comprehensive Plan and will likely be completed over the next five (5) years. Additional trees are also to be planted in the park.

North Bay Shore Recreation Area.



This 20-acre park is situated on the Bay of Green Bay in the Town of Little River. The park includes 33 campsites and offers electricity and vault toilets. Visitors will find a swimming area, fishing area, boat launch, picnic tables, drinking water, and a playground. The park was renovated in 1999.

Oconto City Park. City Park includes 24.1 acres located on the Bay of Green Bay off County N in the City of Oconto. This park offers vault toilets, a swimming area, fishing area, picnic tables, grills, 2 pavilions, and playground equipment. The facility is open for day-use only. Camping is not permitted. Future improvements to the Oconto City Park will include the installation of additional playground equipment and the planting of trees.

Oconto Docks. The city dock site is a small boat launching area along the Oconto River. The property includes 6 acres of land owned and maintained by the City of Oconto. A pavilion is available for day-use at the site. The city will be planting additional trees in this park within the next five (5) years.

Peshtigo Harbor Wildlife Area. The Peshtigo Harbor Wildlife Area is a state-owned property maintained by the WDNR. The site includes 3,660 acres and is located approximately 5-miles southeast of Peshtigo. The Peshtigo Harbor Wildlife Area boasts hiking, fishing and bird-watching opportunities throughout

its marsh, river, and forested upland areas. Waterfowl, rabbit, ruffed grouse, deer, and squirrels are native to the area.

Sharp Park. Sharp Park is located on Seventh Avenue in the City of Oconto. This 22-acre city park includes playground equipment, an outdoor ice rink, bathroom facilities, and a forested area with nature trails. Planned improvements include: lighting the ice rink, installing additional playground equipment and planting more trees.

West Side Beach. Located in Oconto Falls on 3 acres of county land, the West Side Beach Park is situated along the Oconto Falls Pond. Vault toilets, swimming, fishing, picnic tables, grills, drinking water, shelter, playground are provided at the park. Like East Side Beach Park, this facility is only open for daytime use.

Recreation

Aside from county- and city-owned park facilities, the Town of Little River and its surrounding environs has other public and private recreation opportunities to offer residents. What follows is a brief description of such facilities.

Lena Lanes. A bowling alley located in the Village of Lena. Open daily.

Oconto Bowling Center. A bowling alley located at 1128 Main Street in the City of Oconto. Open daily.

Wrangler Inn Bar & Dance Hall. Located at 8894 Old Hwy 41 in County Line this facility includes a large hall to accommodate weddings, anniversaries, dances and other special events. The facility has a complete kitchen and bar and offers food catering.

Edgewood Golf Course. Situated 2 miles from the intersection of USH 41 and Hwy 22 in Oconto County, this public course has nine (9) holes and a par of 36. Total yardage for the Edgewood Golf Course is 3,030 yards.

Oconto Golf Course. This public nine (9) hole course is open from April through November, weather permitting. It is located 1-mile east of USH 41 in the City of Oconto. Cart and club rental is available.

River Island Golf Course. This public nine (9) hole bent grass course has a par of 36 and a course length of 3,024 yards. It is located in Oconto Falls.

Vernon Hills Golf Course. This public 18 hole course is located north of the Town of Little River in Marinette County off USH 41 and Kamm Road.

Bond Community Center. Bond Community Center is located at 1201 Park Avenue in the City of Oconto. Bond is a full-service community recreation center with a complete fitness facility, full-size pool, gymnasium, weight room, indoor

track, and racquetball courts. The site also has outdoor basketball, baseball, soccer and tennis courts.

Bond Community Center is open to the public. Annual memberships or daily passes may be purchased. The center offers a host of programs, ranging from youth and adult basketball and racquetball leagues to Tae Kwon Do. The Bond Community Center strives to provide programs for all age groups. The center even offers private swimming lessons.

Village of Lena Recreation Programs. The Village of Lena coordinates a summer recreation program for children. The program is open to residents of the Village and people living in nearby communities. Activities include: little league baseball, pee-wee league softball and flag football. The programs depend upon the efforts of volunteer coaches and other assistants. Approximately 60 children participate each year.

City of Oconto Recreation Programs. The City of Oconto oversees 25 recreation programs for resident and non-resident participation. Recreation programs include hockey, tackle football, and touch football leagues and tournaments, track events, swimming lessons at the pool in Holtwood Park, and a summer park program at Sharp Park which provides a variety of daily activities for interested citizens.

Machickanee Trail. Located in Stiles, the Machickanee Trail is 8-miles in length. The trail is open for hiking in the warmer months and cross-country skiing in the winter. The ski trail is rated as “easy” and appropriate for beginners.

Snowmobile Trails. During the winter months, snowmobiling is a popular recreational pursuit in the Town of Little River. Trails in the town are maintained by the Lena Snowdrifters.

Given all of these park and recreation facilities/programs, the question which must be asked is, “Are the existing facilities/programs adequate or should additional facilities/programs be developed?” An estimated 17,500 people from the City of Oconto, Oconto Falls, Lena, and surrounding towns, are served by the park facilities/programs described in this chapter (WI DOA 2000 Estimates for Oconto County).

Currently, residents of the Town of Little River are limited primarily to parks and schools for recreational opportunities. While some private/commercial recreation facilities are available, the supply is rather limited. Evidence of this is demonstrated by the fact that there is not a movie theater in the area.

However, Tom Wyckoff, Director of Parks and Recreation for the City of Oconto, believes that existing park facilities are more than adequate to meet current and projected future demand. As a result, the city will focus on maintenance and improvements as

opposed to new park development. Likewise, Oconto County officials are comfortable with the number of existing park facilities. As such, no additional parks are planned.

The National Recreation and Park Association recommends a community standard of 10 acres of local recreation land per 1,200 residents. Grange, North Bayshore and D.E. Hall County Parks are located in the Town of Little River. These park facilities occupy a total of 25 acres. The current population is estimated at 1,097 persons. Therefore, the town exceeds the standard of 10 acres of recreation land per 1,200 residents.

According to the survey of Town of Little River residents conducted by UW-Extension in April of 2000, with respect to recreational facilities:

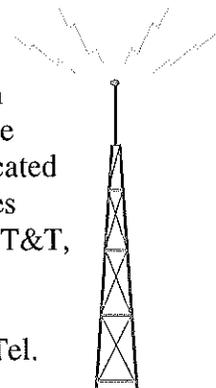
- 42% of respondents would like additional improvements at County Parks 1 & 2;
- 22% of respondents would like to see improvements at Grange Park;
- 22% of respondents would like no additional recreation facilities in the Town; and
- 9% of respondents would like to have ball fields in the Town of Little River.

Recent and planned future actions by Oconto County and the City of Oconto are consistent with the desires of the survey respondents. Specifically,

- County Park 1 was recently renovated.
- Oconto County anticipates constructing a boardwalk at Grange Park. This future improvement will significantly improve access to the Little River in the park.
- While no ball fields are planned for development in the Town of Little River, the ball diamonds in Holtwood Campground will be lighted. This will allow for additional use of these fields.

Communication Facilities

Access to communication facilities is becoming more and more important in the modern economy. Currently, there is one (1) cellular tower located in the southeastern portion of the town. There are no radio or television towers located in the Town of Little River. Nevertheless, several communication companies serve the town. Specifically, telephone service to the town is provided by AT&T, Wisconsin Bell/Ameritech, NCS Prestige Long Distance, CenturyTel and Bayland Telephone, Inc. Cellular phone service is available through many companies but the primary provider for the Town of Little River is CenturyTel. There is no cable television service provided in the Town.



The quality of these services depends on the capacity of the lines serving in the Town. Some residents have experienced difficulties with internet connections and other advanced communication services given the limited capacity of the lines serving rural areas. The local telephone and cable providers indicated that by identifying and planning for future residential development areas, the plan will help to guide their decisions for installation of upgraded facilities and lines which will be needed to provide quality services as the town's population grows.

Power Plants & Transmission Lines

There are no power plants (hydro, coal burning, or nuclear) located in the Town of Little River. Natural gas lines owned by Wisconsin Public Service and Wisconsin Gas Company extend through the town. Approximately 30 residences along County Highway Y are connected to natural gas service from these lines. The two companies described below provide electricity service needs to the town.

Wisconsin Public Service.

Wisconsin Public Service (WPS) was formed in 1883 as the Oshkosh GasLight Company and incorporated as Wisconsin Public Service Corporation in 1922. WPS provides electricity and natural gas to more than 400,000 customers within an 11,000 square mile, 20 county service territory which consists of a large portion of Northeast and Central Wisconsin and a small part of Michigan's Upper Peninsula. WPS operates fossil, nuclear and hydroelectric generating plants to produce electricity.

In the Town of Little River there are 1,114 electric poles and 418 services leads (i.e. homes served) provided by WPS (Scott Fonder, WPS Engineer, November 22, 2000). WPS projects that its existing facilities will serve the town adequately through 2020, given recent growth trends and future projections. WPS did indicate that concentrated locations of future residential development, as opposed to scattered development patterns will help to ensure that resident needs will be met well into the future.

Oconto Electric Cooperative. Oconto Electric Cooperative (OEC), 7479 Rea Road, Oconto Falls, is an electric utility in northeast Wisconsin, serving power to rural Oconto, Marinette and Shawano counties and part of the Menominee Reservation. OEC serves approximately 8,000 members over 1,250 miles of line. The OEC was originally formed in 1936. During this time, large investor-owned utilities refused to bring electric power to the rural areas because it would cost too much to build the system, fears that farmers couldn't afford to pay for the electricity, and a general belief that the investment would not provide a profitable return. With the formation of the Rural Electrification Administration (1935) and the passing of the Rural Electrification Act (1936), numerous rural areas throughout the United States began organizing their own electric cooperatives to bring power to the countryside. OEC provides service to the westernmost portion of the Town of Little River.

Cemeteries

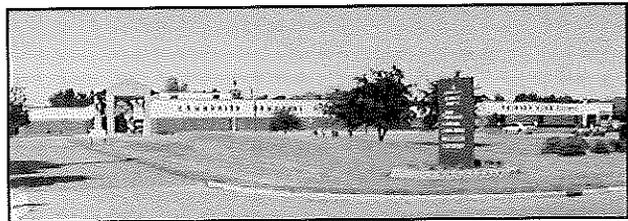
Often overlooked, cemeteries are an important facility every community must provide. Currently there are two (2) cemeteries in the Town of Little River. Both are located along Swede Town Road. Given that these cemeteries are very small, town residents rely on space available in public and private (i.e. Catholic) cemeteries located elsewhere, primarily in the City of Oconto and the Village of Lena.

Garden of Good Hope Cemetery. This cemetery, located on the east side of Swedetown Road, was originally established with a Lutheran Church that once stood on the property. While updating county records, it was discovered that the cemetery was never registered with Oconto County. Because no living relatives of the deceased could be found to maintain the site, the town took it over. The cemetery occupies approximately half of the original church property and includes burial plots for 27 families.

Swedish Baptist Cemetery. This cemetery is very small and is maintained by relatives of the deceased. Approximately 40 people are buried here. The town has no plans to take over the care and maintenance of this cemetery.

Health Care Facilities

Two hospitals serve the residents of the Town of Little River. Oconto Memorial Hospital is located in the City of Oconto and Community Memorial Hospital in Oconto Falls. Larger hospitals offering additional specialties in Green Bay and Marinette also accept some seriously injured patients from Little River.



Community Memorial Hospital, Oconto Falls, WI

In addition to hospitals, there are several clinics located in Oconto, Oconto Falls, Gillett and Lena. Specifically, the Artwich Clinic LTD, CMH Primary Care Clinic, Lena Medical Clinic, Bellin Health Xpress Clinic, Gillett Primary Care Clinic, Utech Systems Mental Health Clinic and Prevea Clinic provide additional medical services in the area. Currently, both the Oconto and Oconto Falls Hospitals are either building or expanding their facilities to meet the needs of area residents. What follows is a detailed description of the two hospitals serving the Town of Little River.

Oconto Memorial Hospital. Oconto Memorial Hospital is located at 405 First Street in Oconto. The hospital is licensed for 25 patient beds. Oconto Memorial is an accredited Medicare service provider and has received accreditation from the Joint Commission on Accreditation of Healthcare Organizations (JCAHO).

Hospital services include:

- An Accredited Rehab Program
- Anesthesia
- Blood Bank
- Diagnostic Ultrasound
- Dietary Services
- Electrocardiography
- Emergency Services
- General Clinical Laboratory
- Hospice
- Occupational Therapy
- Outpatient Services
- Pediatrics
- Pharmacy
- Physical Therapy
- Postoperative Recovery
- Respiratory Therapy
- Social Services
- Speech Pathology

Community Memorial Hospital. Community Memorial Hospital was established in 1921. On March 17, 1972, the current facility, at 855 South Main Street in Oconto Falls, opened its doors to patients. The hospital is licensed for 55 patient beds. Community Memorial offers 24-hour Emergency Care, Ambulance Service, Obstetrics, Intensive Care Services and Surgical Services as well as an Inpatient Acute Care Unit. The hospital is a community-based facility providing healthcare services for Oconto County and its surrounding areas. Community Memorial Hospital is affiliated with Brim Healthcare and an accredited Medicare service provider. Services at Community Memorial include:

- AIDS Center
- Anesthesia
- Blood Bank
- Cardiac Echocardiogram, Rehab & Stress Testing
- Cardiology
- Colonoscopy
- Diabetic Education
- Emergency Services
- Laboratory (comprehensive)
- Intensive Care Unit
- Mammography
- Nasolaryngoscopy
- Nuclear Medicine
- Nutrition Education
- Obstetrics
- Ophthalmology
- Orthopedics
- Otolaryngology
- Outpatient Services
- Pediatrics
- Pharmacy
- Postoperative Recovery
- Psychiatric Services
- Pulmonary Function
- Rehab - Physical, Occupational, & Speech
- Surgery
- Trauma Center
- Urology
- X-ray, CT, MRI, & Ultrasound

Community Memorial Hospital also operates two primary care clinics located in Oconto Falls and Gillett. The clinics specialize in Obstetrics and general family medicine, as well as preventive health for all ages. Services at the clinic include:

- Well child exams
- Physicals including camp, sports, and school
- Pap smears
- Colposcopy
- Lesion removal
- Acute and chronic illness
- Hearing Screening
- X-Rays
- Lab draws
- Immunizations
- Allergy Injections
- Nasopharyngeal scoping
- Minor surgical procedures
- Drug screen collection

Residents of the Town of Little River have easy access to health care facilities in comparison to many other rural towns in northern Wisconsin. Town residents can get to the Oconto and Oconto Falls Hospitals in approximately 15 minutes. Major medical facilities are available in the City of Green Bay, which is approximately 40 minutes away from the Town of Little River, and in the City of Marinette, which is approximately 25 minutes away. Generally speaking, the health care industry in recent years has been

moving away from expanding or constructing large hospitals. Instead, the trend in medical facility development is the outpatient clinic. While there is not a clinic facility located in the Town of Little River, residents have their choice of several facilities in neighboring cities and villages.

Child Care Facilities

Residents in the Town of Little River who need childcare facilities find them in the City of Oconto. Below is a list of the facilities that are available in the City:

- *Family & Child Learning Centers of Northeast Wisconsin (Headstart)*, 1008C Pecor
- *Home Sweet Home Child Care*, 328 Pecor
- *Oconto Area Child Care*, 1007 Pecor

Senior Care Facilities

There are four (4) licensed nursing homes in Oconto County (WI Dept. of Health and Family Services (WI DHFS), Division of Supportive Living, 1999). Bayshore Pines, Riverside Health and Rehabilitation Center, and the Sharpe Care LTD are the nearest facilities in Oconto County to the Town of Little River.

Riverside Health and Rehabilitation Center. This Medicare and Medicaid certified facility is located at 101 First Street in the City of Oconto. The Riverside Health and Rehabilitation Center is licensed for up to 103 beds. The most recent occupancy rate was reported at 74% (WI DHFS Consumer Information Report for Nursing Homes, 1999).

During the last state inspection of this facility no deficiencies were cited. Deficiencies are categorized into five (5) areas: quality of care, resident services, quality of life (i.e. activities program), resident rights (i.e. right to personal privacy), and freedom from restraints/abuse. The average number of citations reported for Wisconsin nursing homes in 1999 was three (3) (WI DHFS Consumer Information Report for Nursing Homes, 1999).

Each nursing home in the State of Wisconsin is required by law to provide a minimum number of nursing hours based on the number of residents it has and the type of care those residents require. When the number of hours is compared to the number of nursing hours actually worked, the result is the "staffing percentage." For example, if a nursing home were staffed at exactly the minimum number of hours required, that nursing home would have a staffing percentage of 100%. If the nursing home provided 10% more nursing hours than required, the nurse staff percentage would be 110%. If the nursing home provided 10% fewer nursing hours than required, the staffing percentage would be 90%.

A staffing percentage of 100% or higher indicates that the nursing home meets state-required minimum staffing levels. The nurse staffing percentage for the Riverside Health and Rehabilitation Center was 119% (WI DHFS, 1999). The

Wisconsin average staffing percentage for nursing homes with between 100 and 199 beds was 128% in 1999.

The Riverside Health and Rehabilitation Center is currently in the process of closing. However, as this plan was being completed, discussions were being pursued to keep the facility open.

Sharpe Care LTD. Sharpe Care LTD is located in the City of Oconto Falls at 100 E. Highland Drive. The facility is licensed for 115 beds and has both Medicare and Medicaid certification. In 1999, the occupancy rate for this facility was 92% (WI DHFS, 1999).

One (1) federal regulation deficiency was found in 1999. That represents an improvement from 1998 when two (2) deficiencies were cited. The 1999 deficiency was classified as a “substantial compliance deficiency”, whereby, the deficiency has the potential for causing only minor negative impact on residents. The deficiency was cited because rooms were not equipped for visual privacy.

The Sharpe Care LTD has a nurse staffing percentage of 130% (WI DHFS, 1999). The state average is 128% for all nursing homes with 100-199 beds. The Sharpe Care LTD has no plans for future expansion of its existing facilities.

In addition to nursing homes, there are several adult residential care facilities located in Oconto County. These facilities provide residents with assistance with meals and medication, but do not have the full-time medical staff that would be found in a nursing home. Residents of these facilities are generally in much better health and more active than residents of nursing homes. Two facilities are located near to the Town of Little River:

Bayshore Pines. Bayshore Pines is a private resident care facility located at 425 Pecor Street in the City of Oconto. The facility can accommodate up to 15 residents. Usually, the facility operates at capacity and has a waiting list for available space. Bayshore Pines can accommodate the needs of mobile, non-mobile and hospice care seniors. The facility does provide transportation for its residents. An Activities Director is also on staff to coordinate recreation and entertainment opportunities. Two additional Bayshore Pines facilities are located in Marinette.

Newberry Adult Foster Care. Formerly the T&T Residential Care Facility, this adult foster care facility is located at 532 Main Street in the City of Oconto. It is licensed to accommodate 16 adults. The facility is fully occupied and usually operates at capacity. The Newberry Adult Foster Care Facility accepts individuals at both a market rate and those individuals receiving assistance from the Community Options Program. If a resident cannot afford continued care, the facility director attempts to get those individuals in need assistance through the

Community Options Program. There are no plans to expand this facility, but it is currently for sale and the new owners will make any expansion decisions.

Royal Manor. Royal Manor is an adult foster care facility located at 717 Gale Street in the City of Oconto. The facility is licensed to care for 20 persons and currently has an occupancy of 17. While the facility is a for-profit market rate operation, residents who receive assistance through the Community Options Program are welcome. There are no plans to expand the facilities or services offered by Royal Manor in the foreseeable future.

Given the rural nature of the town and the fact that there are no nursing or adult care homes located in the Town of Little River, elderly residents must be able to live independently. There are two (2) organizations which provide assistance to help the elderly remain living independently in Oconto County.

Oconto County Commission on Aging, Inc. The Oconto County Commission on Aging is a non-profit private organization whose mission is to assist older persons living independently in Oconto County. State and federal grants and local donations fund the organization. The Oconto County Commission on Aging has a small staff and a large network of volunteers to provide services to those in need. The organization offers a number of programs and services to seniors in Oconto County. Specifically, the Oconto County Commission on Aging:

- Manages a home delivery meal program, which serves over 100 people in the county each day a hot noontime meal for only \$2.50. This program also includes 6 congregate meal sites in addition to the home-delivered meals.
- Has on-staff a benefits specialist to help older adults with questions about public benefits and programs. The staff benefits specialist helps seniors in need understand what services and programs are available to them. In the winter months, the staff benefits specialist also assists people who need fuel assistance.
- Coordinates transportation for seniors age 60 and over through a network of volunteers who drive individuals to medical appointments. The organization also owns a handicap-accessible vehicle which it runs on a regular route in the City of Oconto 3 days each week to get to take seniors to doctor appointments, the local grocery store, and on other errands.
- Sponsors craft fairs, seminars, and special trips for people living in nursing homes or seniors in the area that want to go on a fall color or holiday light tour.

The Oconto County Commission on Aging foresees that in the near future it will be expanding its home delivered meal program based on growth being experienced in the area. In addition, the organization may provide adult day care and home chore services for the elderly living in Oconto County.

Community Options Program. The community Options program helps people who need long term care to stay in their own homes and communities. Its purpose is to provide cost-effective alternatives to expensive care institutions and nursing homes. Elderly people and people with serious long-term disabilities receive funds and assistance to find services they are not able to get through other programs. Based on individual needs, Community Options provides services, equipment or aids which allow seniors to live safely, with dignity and respect in the community. Some examples include:

- Home Modification
- Adaptive Equipment
- Care Management
- Home Health Care
- Personal Care
- Respite Care
- Financial Counseling
- Communication Aids
- Residential Services
- Housekeeping

Police

The Town of Little River does not have a police station or its own police department. Protection services are provided by the Oconto County Sheriff's Department.

The Oconto County Sheriff's Department has a post in the City of Oconto, which serves the Town of Little River, as well as the rest of the county. This post provides 24-hour emergency assistance to a 1,006 square mile area. The department operates on two (2) 12-hour shifts. At any given time, there are three (3) patrol officers on duty. Each patrol officer has his/her own cruiser. Response times for calls to Little River depend on where the nearest cruiser is located. Response times can range between 5 - 30 minutes.

National standards for police protection generally recommend 1 officer for every 2,600 persons. The Oconto County Sheriff's Department serves a population base of approximately 34,000 people (2000 WI DOA Estimates). As a result, the officer to citizen ratio is approximately 1:5,667. This is significantly higher than the recommended ratio. In addition, the department is seeing a trend of increasing calls each year, without subsequent increases in staff. Although the department has requested additional personnel in its annual budget request, funds have not been provided. It is difficult to predict when the budget would support an additional staff.

Fire & Rescue

Currently, the station adjacent to the Town of Little River Hall houses one (1) pumper and one (1) water truck. The Town of Little River and the Town of Oconto purchased a water truck together which is kept in the City of Oconto Fire Station located at 1210 Main Street.

The Town of Little River has a mutual fire service agreement with the Town of Grover and contracts with the City of Oconto and the Village of Lena. Under the agreements, if there is a fire in the Town of Little River and additional assistance is required, volunteers from the nearest neighboring fire department(s) can be called upon. If circumstances are reversed and a fire occurs in a neighboring community and additional assistance is needed, the Town of Little River volunteers will provide support.

Rescue services are provided by the City of Oconto and Coleman Area Rescue. City rescue services are a combination of full-time and volunteer staff. Coleman Area Rescue, which services the northwest corner of the Town of Little River, is staffed by volunteers.

Libraries

The Town of Little River is served by three public libraries: City of Oconto Library, Lena Public Library and the Oconto Falls Community Library. In addition to these public library facilities, each of the local school districts operate several library facilities. Most Little River residents use the City of Oconto Library located at 715 Main Street in Oconto. This library has served the City of Oconto and surrounding area for nearly 100 years. In addition to an extensive collection of books, periodicals and videos, the library has public Internet access terminals. During the summer months, the City of Oconto Library operates a summer reading program to encourage children in the area to read. At this time, there are no plans for expanding the facility, however, there is a possibility that the hours may be extended. In 1999, the total circulation was 62,289. Circulation for residents of Little River was approximately 5,775 (City of Oconto Library Annual Report, 1999).

Little River residents who live in the western portion of the Town also use the Lena Public Library and the Oconto Falls Community Library. The Lena Public Library is a small facility catering mostly to village residents. In addition to its collection of books, periodicals, newspapers and videos, the Lena Public Library also offers public Internet access.

The Oconto Falls Community Library is located at 251 N. Main Street in Oconto Falls. This 9,600 square foot facility was opened in 1992. Prior to 1992, the library was in a much smaller building in the City. In 1999, the total circulation for the Oconto Falls Community Library was 45,367 with 3,472 registered borrowers (Oconto Falls Community Library Annual Report, 1999). The library offers a host of special services and programs including: public Internet access, computers for word processing, a summer reading program, story hours for children, photocopying, and a meeting room which can be rented. In addition to books and periodicals, the library also loans videos, educational play toys for children, and puppets.

All of the libraries in Oconto County are part of a web catalogue that can be accessed 24 hours a day from the Internet. WISCAT is the statewide bibliographic database and catalogue for Wisconsin. It contains 6.7 million bibliographic records with local holdings statements for 1,270 libraries of all types throughout Wisconsin. The libraries listed in WISCAT are willing to loan many of the materials through established statewide interlibrary loan channels. WISCAT has been on-line since the summer of 2000. Users simply connect to the Internet web page, search for the materials they are interested in, and place a hold on those materials so that they can be picked up during regular library hours.

Given the improved access to resources via the web catalogue and the interlibrary loan program, in addition to the resources the Internet makes available to town residents, it is anticipated that the library services are adequate to meet future demand through 2020.

Schools & Other Government Facilities

The Town of Little River is served by three school districts in Oconto and Marinette Counties. What follows is a brief description of each school district's facilities, enrollment, and plans for future expansion. None of the school districts have facilities located in the Town of Little River.

Oconto Unified School District. The Oconto Unified School District serves most families in the Town of Little River. Total enrollment, as of September 15, 2000, is 1,321 students. The student-teacher ratio is 13:1, below the State of Wisconsin Department of Public Instruction (WDPI) goal of 15:1. The graduation rate for the Oconto Unified School District is 87.91%, slightly less than the Wisconsin average of 89.73% (WDPI, 1999). Currently, the school district is operating at 60% of capacity. The district includes three school buildings:

- *Oconto Elementary, 810 Scherer Avenue, Oconto, WI.* This facility accommodates students from pre-kindergarten through the fourth grade. The school can accommodate up to 675 students.
- *Oconto Middle School, 400 Michigan Avenue, Oconto, WI.* This school caters to fifth through eighth grades and has a capacity of 650 students
- *Oconto Senior High School, 1717 Superior Avenue, Oconto, WI.* The high school accommodates grades 9-12 and has a capacity of 900 students.

The school district just opened its elementary school in the fall of 2000. Prior to the opening of this facility, students from pre-kindergarten through eighth grade all attended classes in the current middle school. The Oconto Unified School District has no additional plans for future expansions.

Lena Public School District. Some residents from the western portion of the Town of Little River are in the Lena Public School District. This district has a total enrollment of 482 students with a student-teacher ratio of 13:1, below the recommended ratio of the WDPI (Lena Public Schools, September 15, 2000). The district operates two schools in the Village of Lena. Both share a common campus at 304 E. Main Street. The Lena Elementary School accommodates pre-kindergarten through fifth grade students. The Lena Middle/High School accommodates grades 6-12. The Lena Public School District graduation rate is 89.97%, just slightly greater than the Wisconsin average of 89.73% (WDPI, 1999).

The Lena Public School District has no plans to expand its existing facilities at this time. However, given a recent influx of people moving into the area, particularly from Green Bay, the district believes that it will need to consider a new facility in five years (John Partenheimer, District Administrator, Lena Public

School District, November 21, 2000). Any new facility will likely be located in the Village of Lena.

Peshtigo School District. The Peshtigo School District serves some properties in the northern portion of the Town of Little River. This district has a total enrollment of 1,091 students (Peshtigo School District, September 15, 2000). The student-teacher ratio is 13.1:1, below the targeted ratio of the WPDI. The Peshtigo School District graduation rate is 97.89%, above the state average of 89.73% (WPDI, 1999). The district includes two schools:

- *Peshtigo Elementary School, 341 N. Emery Avenue, Peshtigo, WI.* The elementary accommodates students from kindergarten through grade 6.
- *Peshtigo Middle/High School, 380 Green Street, Peshtigo, WI.* This school accommodates grades 7-12.

The Peshtigo School District currently has a committee studying the possibility of constructing a new school in the district. The committee has not made any recommendations and no deadline has been set for the committee to report its findings.

Beyond the public schools, there are three private schools operating in the area. All of these schools provide a faith-based education to their students. These schools are:

- **Oconto Christian School**, 251 Michigan Avenue, Oconto
- **Marantha Seventh Day Adventist School**, 5100 McCarthy Road, Lena
- **St. John's Evangelical Lutheran School**, N1926 Church Road, Grover
- **Holy Cross Catholic School**, 221 E. Main Street, Lena

Current Policies and Trends

Residents of the Town of Little River have access to quality parks, recreation, education, and senior facilities. The vast majority of community facilities serving the Town of Little River are located in the City of Oconto. Although this situation reduces the influence the town may have to increase or improve community facilities; the existing supply of community facilities is adequate to meet existing and projected future demand of Town residents based on projected populations through 2020.

Of special concern to the Town of Little River are youth, senior, and police protection services. These community facilities/services are experiencing pressures which could require improvements/expansions over the planning period. Population information for the Town of Little River indicates that a significant portion of the population is under the age of 18 and a growing portion of the population is over age 60. These two age groups require specialized community facilities to meet their specific needs. The children in the Town of Little River require school facilities, while seniors require programs to help them to live independently. Furthermore, the Oconto County Sheriff's Office reports that it is understaffed and experiencing increased demands as more people are moving into Oconto County from the Green Bay area.

Based on the plans of area school districts, it is possible that additional schools will be constructed in both the Lena and Peshtigo School Districts. New school facilities will impact growth and development in the town, specifically in the areas of roads and other infrastructure as residential demand increases. Therefore, it will be important for the Town of Little River to cooperate with the school districts when making facility location decisions.

According to area nursing homes and the Oconto County Commission on Aging, Inc., expanding services which help elderly residents live independently is an important priority for the future. Given that there are no senior housing facilities in the Town of Little River, elderly persons must be able to live independently, receive assistance which helps them to live independently, or more elsewhere in the county.

With respect to utilities, residents of the Town will continue to receive adequate services to meet future demand based on population projections through 2020. Improvements will likely include the erection of additional cellular towers, particularly with the expansion of US 41. Although the sewer service district may be expanded to the northern township boundary, development in the district will likely continue to be limited to single family residential dwellings. With the approval of COMM 83, the town will have the opportunity to accommodate additional commercial, industrial, and housing development. Since it is unlikely that municipal sewer service will be developed along US 41, innovative treatment systems permissible under COMM 83 may provide the level of service needed to accommodate additional development along the corridor.

Vision and Goals

It is the vision of the Town that all future utilities and community facilities needs will be met by the year 2020. Though many of these facilities will be located outside of the Town limits, they will be easily accessible in nearby cities and villages. The services provided will also meet the special needs of the elderly and youth populations in the town. Little River will support the continued efforts of neighboring communities, school districts, Oconto County, and private companies, which provide community facilities and utilities which can be used by residents of the Town of Little River.

Because the Town of Little River has a minimal amount of control over resource allocations in neighboring communities and school districts, the goals in this section are related to actions that the town can control. The Town of Little River will work, in accordance with the Intergovernmental Coordination Requirement of the Wisconsin “Smart Growth” Law, with neighboring communities and school districts to ensure that adequate community and utilities facilities are available to serve the area.

UTILITIES AND COMMUNITY FACILITIES GOALS:

- 1. Support the use of innovative individual waste treatment systems in accordance with the provisions of COMM 83 subject to Town review of all proposals.**

2. Support the continued operation and expansion of community facilities provided by Oconto, Oconto Falls, Lena, local school districts, and Oconto County, which serve residents of the Town of Little River.
3. Seek to ensure that all development is served by adequate utilities.

UTILITIES AND COMMUNITY FACILITIES IMPLEMENTATION STRATEGIES:

1. Work with the Northshore Sanitary District and the City of Oconto to coordinate the orderly extension of services to properties along USH 41 and adjacent to the City of Oconto.
2. Issue permits for innovative waste treatment systems that will provide safe and effective results.
3. Encourage developers to consider alternative waste treatment systems in support of innovative subdivision designs (i.e. cluster and conservation subdivisions)
4. Develop a Capital Improvements Program and Budget to ensure that Town resource allocations are consistent with the goals and objectives of the Comprehensive Plan and maximize the Town's investment returns.
5. Seek to educate residents of the Town of Little River about available community facilities in the area.
6. Direct new residential subdivision, commercial, and industrial developments to areas adequately served by necessary utilities, including public water and sewer, where feasible.

5.0 AGRICULTURAL, NATURAL & CULTURAL RESOURCES

Introduction

This chapter provides an inventory of existing agricultural, natural, and cultural resources in the Town of Little River. In addition, issues associated with these resources are discussed and a vision, with supporting goals and objectives, is presented.

Agricultural Resources

The Town of Little River has a rich farming tradition. Farming operations support the local economy and help to define the rural character of the town. Therefore, preservation of farming is an important priority for future development. In the Town of Little River Community Land Use Survey mailed in February of 2000, the vast majority of Little River residents (94%) supported a farmer's right to farm and said that right should be protected. Likewise, at the Land Use Committee Open House meeting held on January 15, 2000, participants ranked farmland preservation as the most important issue facing the town.

Unfortunately, there is not an inventory of prime farmland in the Town of Little River. This information should be gathered and mapped to more clearly identify those areas which should be targeted for farmland preservation. Currently, Oconto County relies on soil survey maps to identify farmland by soil type. This method of farmland identification does not account for areas with productive farm soils that have been converted to residential or some other land use. Generally speaking, agricultural areas in the Town of Little River are located west of the U.S.H. 41 corridor in areas of the Onaway-Solona Soil association (see Map 1).

Natural Resources and Environmental Concerns¹

Natural resources help to determine the potential for land development. Likewise, environmental characteristics indicate the ability of the land to support various types of development. Geology, topography, drainage patterns, floodplains, wetlands, and soil characteristics are among the natural and environmental features, which determine if an area is physically suitable for specific types of development.

Preservation of natural resources (groundwater, wetlands, surface and ground water, woodlands, shoreline) is an important priority for the Town of Little River. More than

¹ Information used to develop this section was obtained from:

Oconto County – Green Bay West Shore Sewer Service Area Plan, Bay Lake Regional Planning Commission, May 1996;

Oconto County Land and Water Resource Management Plan, Oconto County Land Conservation Committee, August 1999; AND

Soil Survey of Oconto County, United States Department of Agriculture Soil Conservation Service, 1985.

half of the survey respondents (63%) gave this land use issue a ranking of very important, and 28 percent gave it a ranking of somewhat important. Furthermore, participants at the Land Use Committee Open House specifically cited protection of stream banks and shoreline areas as an important land use issue.

Geology, Topography, and Drainage

The nature of the glacial features, along with the type of bedrock, divides Oconto County into three distinct regions.

The northern region, including Armstrong, Doty, Lakewood, Riverview, and Townsend Townships, was once a mountainous area of Precambrian crystalline rock. This area was reduced over a long period of erosion and glaciation. Some remaining granitic rocks are found along some road cuts or occur as ridge top outcrops near the Town of Mountain. Some of the highest elevations in Wisconsin are in this part of Oconto County.

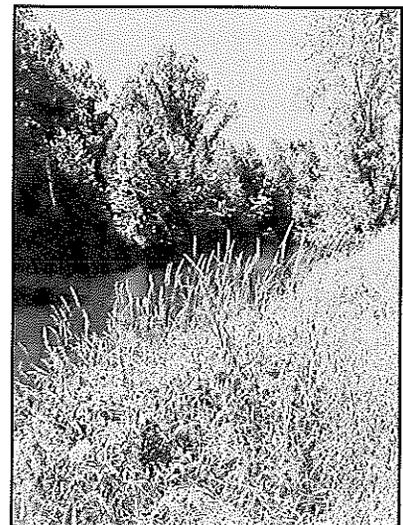
The central portion of the county is a relatively gently rolling plain approximately 20 miles wide and underlain by Cambrian sandstone east of the Oconto River and Peshtigo Brook. Parts of Brazeau, Gillett, Maple Valley, Spruce, and Underhill Township are included in this area.

The southeastern region, including the Town of Little River, is a broad, undulating ground moraine, which slopes to the east. Glacial lake deposits along the Bay of Green Bay overlie it. A series of low ridges generally oriented northeast to southwest characterize the topography within the Town of Little River.

Most of Oconto County is drained by the Oconto River, which flows southeast and east to the bay of Green Bay. Small areas in the northeastern and eastern parts of the county are within the basin of the Peshtigo River.

Surface and Ground Water

Water-based recreation is a major industry in Oconto County. Therefore, quality surface water resources are important to the economic well being of the county. The Oconto River and its main tributary, Little River, are major water resources. Approximately 2/3 of the county is situated in the Oconto River Watershed. There are numerous creeks, channels and sloughs in the Town of Little River, which help to convey runoff waters from the area into the Little River and the Bay of Green Bay. These water features are illustrated on the Town of Little River Physical Features Map. Although there are no major lakes in the Town of Little River, there are a few private and public ponds and wetland areas.



**The Little River
Town of Little River**

The overall quality of ground water in Oconto County is generally considered to be very good. However, there are some areas that could be susceptible to ground water contamination due to shallow soils over bedrock or sandy soils. Unfortunately, there has been little monitoring of

groundwater throughout the county. Currently, only volunteer monitoring occurs in the Pensaukee Watershed for nitrates. However, no problems with water quality from private wells serving residents in the Town of Little River have been reported to the county.

The Little River Watershed has been identified as a priority watershed based on non-point pollution problems. The Little River Priority Watershed program has been developed to address cropland soil erosion, construction site erosion, streambank erosion, animal waste management, and pesticide/fertilizer runoff. Monitoring efforts have yet to determine the success of this program.

Shorelines and Floodplains

Residents of the Town of Little River enjoy the Bay of Green Bay shoreline and the Little River. These features are critical to the overall quality of life in the Town. The Town of Little River Natural Features Map (Map 2) includes floodplain areas found in the Town. The map shows that the areas along the shores of the Little River and the numerous creeks, streams, and ditches which flow through the town, are subject to flooding. Generally, areas susceptible to flooding are considered unsuitable for development due to potential health risks and property damage.

Wetlands

Wetlands act as a natural filtering system for sediment and nutrients such as phosphorus and nitrates. They also serve as a natural buffer, protecting shorelines and stream banks from erosion. Wetlands are also essential in providing wildlife habitat, flood control, and groundwater recharge. Due to these benefits, county and state regulations place limitations on the development and use of wetlands and shorelands. Wetlands in the town are shown on the Town of Little River Natural Features Map. However, wetlands adjacent to several of the Towns intermittent streams are not shown on this map because intermittent streams are not considered navigable waterways. Non-navigable waterway wetland areas are beyond the scope of the WDNR. In addition, wetlands less than 5 acres in size are not shown on this map.

The Shoreland/Wetland Ordinance adopted by Oconto County regulates shoreland uses and development within 1,000 feet from the ordinary high water mark of a lake, pond or flowage, and within 300 feet from the ordinary high water mark of a river or stream. For almost two decades, the U.S. Army Corps of Engineers has had the authority over the placement of fill materials in virtually all wetlands of five (5) acres or greater. However, on January 9, 2001, the U.S. Supreme Court limited federal jurisdiction over isolated wetlands under the Clean Water Act of 1972. This Court decision now limits the jurisdiction of the U.S. Army Corps of Engineers to cover only wetlands that are directly associated with navigable waterways-lakes, streams and rivers. Since the State of Wisconsin's jurisdiction over wetlands is tied to federal statutes, as many as 4 million acres of wetland were affected by this decision, including some wetland areas in the Town of Little River.

In response to this U.S. Supreme Court Decision the State of Wisconsin recently passed legislation giving the Wisconsin Department of Natural Resources authority to regulate

those wetlands that were formerly tied to federal legislation. As in the past, anyone interested in filling a wetland is obligated to go through a permit process.

Woodlands

About 55 percent of Oconto County is woodland, which supports an extensive lumber and wood-products industry. This industry manufactures paper products, plywood and veneer, furniture, and lumber for building. The production of maple syrup is a seasonal enterprise of local importance in Oconto County.



**Grange Park West Entry
Town of Little River, Oconto County, WI**

Several of the town's woodland areas, particularly east of USH 41, are owned by Oconto County and the Wisconsin Department of Natural Resources. These properties are indicated on the Land Use Plan Maps. They are used extensively for hunting (waterfowl, deer, grouse, and other small game) and non-hunting activities including birding, hiking, and fishing. These lands are of critical importance to the tourism industry in Oconto County.

Wildlife Habitats

The most recent comprehensive habitat information for the Town of Little River is available from a Fish and Wildlife Habitat Study that was prepared by the WDNR in 1976. In this study, habitat areas were identified as top, medium, or low quality according to the capability of supporting various types of wildlife habitat. Map 2 illustrates all habitat areas considered most desirable for wildlife in the Town of Little River. These areas coincide almost exactly with the areas classified as "forest" on the Town of Little River Existing Zoning Map (See Chapter 6). The remaining areas of the Town were not classified as wildlife habitat areas (i.e. farms, home sites, etc.).



Metallic and Non-Metallic Mining Resources

The Town of Little River does have an area of valuable non-metallic mining resources located in the southwestern corner of the town. Currently, several sand and gravel quarry operations exist in this area. Below is a list of all registered non-metallic mining operations in the Town of Little River as compiled by Wisconsin Department of Commerce in March 2001.

<u>Pit Number</u>	<u>Pit Name</u>	<u>Operator Name</u>
04455	Schwabe Pit	Biehl Excavating
03827	Duames Quarry	Biehl Excavating
03852	Shallow Pit	Biehl Excavating
03446	Lena Pit	Ed Gersek Inc.
03840	Shallow Pit	Goltz Construction
00749	Rouer Pit	Jackie Foster Inc.
NA	Garrigan Pit	Peters Concrete Co.

Soils

Soils support the physical base for development and agriculture within the town. Knowledge of their limitations and potential difficulties is important in evaluating crop production capabilities and other land use alternatives, such as residential development. There are three soil associations (grouping of individual soil types based on geographic proximity and other characteristics) within the Town of Little River: Onaway Solona, Seelyeville-Markey, and Wainola-Cormant. The location of these associations is illustrated on the Town of Little River Soil Associations Map provided in this section.

The majority of the soils in the town are of the Onaway-Solona association. Most areas of this soil association are used for cultivation. Some areas are used as pasture or woodland. Onaway soils are nearly level to very steep and are well drained. They are moderately permeable. The available water capacity is high. Solona soils are nearly level and gently sloping and somewhat poorly drained. They are moderately permeable and the available water capacity is moderate. The Solona soils are poorly suited to residential development because of the seasonal high water table. Most Onaway soils and adequately drained areas of the Solona soils are suited to crops. Water erosion and wetness are the main management concerns.

Some Seelyeville-Markey soils are found in sections 14, 15, 22, 22, and 23 of the town. Characteristics of this association include a tendency to be nearly level, poorly drained, rapidly permeable, and mucky. Most areas of the Seelyeville-Markey association are undrained and support woodland or wetland vegetation. These soils are generally unsuitable for residential development, septic tank systems, and have a short growing season inhibiting agricultural uses.

The other soil association found in the town is the Wainola-Cormant association. Both Wainola and Cormant soils are rapidly permeable and have a low water capacity. Wainola soils are nearly level to gently sloping and somewhat poorly drained. Cormant soils are nearly level and are classified as poorly drained and very poorly drained. The

Wainola-Cormant association is found along the Lake Michigan shoreline in the Town of Little River. Several homes are located in this area, but the soils present limitations due to the seasonably high water table, ponding tendency, and wetness. Obviously, these soil limitations have not prohibited development, but these conditions indicate that more extensive construction measures must be taken to prevent environmental and property damage.

Soil Erosion

Soil erosion is a concern not only because of reduced productivity on the land, but also because of the introduction of eroded soil into the air (windborne erosion) and surface water bodies. Sediment reaching rivers or lakes may need to be dredged to provide safe boating, but more importantly it reduces aquatic habitat. In addition, nutrients and pesticides attached to soil particles have an adverse affect on water quality. Soil erosion is mainly a concern closely tied to development along the shores of Lake Michigan and the Little River in the town.

The maximum acceptable rate of soil loss, or soil tolerance, for a particular soil is referred to as the "T-value." This value represents the maximum rate of soil erosion tolerable to maintain a high level of crop production indefinitely. It should be noted that the "T" value is directly related to crop production, but not to water quality. While a certain amount of loss can be tolerated without adversely affecting production, the same amount of soil can still have an adverse effect on water quality. In 1987, the Oconto County Erosion Control Plan was developed to reduce soil erosion throughout the county to 3 tons per acre per year (T/A/Y). This plan divided Little River into 2 segments. In both portions of the Town, the T/A/Y goal was met. The average T/A/Y of soil lost to erosion in the eastern portion of the Town of Little River was 1.03. The T/A/Y in the western portion of the Town of Little River was 1.51. More current information is not available to determine whether or not the estimated soil loss has decreased since 1987.

Cultural Resources

Cultural resources, like natural resources, are valuable assets, which should be preserved. Some examples of cultural resources found in the Town of Little River include the Town Hall, historic homes, centennial farms, and churches.

Since the Town of Little River is a rural community, the number of cultural resources located within the town is limited. However, town residents have easy access to a wide variety of cultural resources available in the cities of Oconto and Oconto Falls.

Churches

Religion is a strong element of the local culture. Twenty-four (24) churches are located in and around Little River, including the First Church of Christ Scientist in the City of Oconto, which is the first building in the world for this denomination, built in 1886.

What follows is a list of major churches serving the Town of Little River

- Bethel Lutheran Church, N6955 County Road Bb, Oconto Falls
- Community Bible Church, 7560 US Highway 141, Lena
- Fairhaven Baptist Church, 5584 HWY 445, Oconto

- First American Lutheran Church, 511 Madison Avenue, Oconto
- Faith Baptist Church, 350 N Stephenson Avenue, Peshtigo
- First Church of Christ Scientist , 423 Chicago Avenue, Oconto
- Freedom of the Word, 1106 Main Street, Oconto
- Good Shepherd Lutheran Church, 331 Pine Street, Peshtigo
- Grace Lutheran Church, 501 S Main Street, Oconto Falls
- Grover Community Church, N2477 Church Road, Peshtigo
- Harmony United Methodist Church, N3949 County Road, Peshtigo
- Harvest Assembly of God Church, 245 Erie Avenue, Oconto
- Hillside Assembly Of God, 7616 Owl Lane, Oconto Falls
- Holy Cross Catholic Community, 221 E Main Street, Lena
- Holy Family Parish, Convent Wood, Peshtigo
- Holy Trinity Catholic Church, 716 Madison Avenue, Oconto
- Jehovah's Witnesses, 506 N Chestnut Avenue, Oconto Falls
- Lena United Methodist Church, 135 Sunrise Court, Lena
- Oconto Gospel Chapel, 251 Michigan Avenue, Oconto
- Oconto Pentecostal Lighthouse Church, 821 Superior Avenue, Oconto
- Oconto Presbyterian Church, 133 Jackson Street, Oconto
- Our Savior Lutheran Church, 323 S Rosera Street, Lena
- Pentecostal Apostolic Church, 171 S Beebe Avenue, Peshtigo
- Peshtigo United Methodist Church, 501 French Street, Peshtigo
- Riverview Alliance Church, 628 N Main Street, Oconto Falls
- Seventh Day Adventist Church, 161 McDonald Street, Oconto
- St John Lutheran Church, N1916 Church Road, Peshtigo
- St John's Lutheran Church, 3374 County Road C, Oconto Falls
- St Louis Catholic Mission, 5246 Saint Patricks Road, Lena
- St Mark Lutheran Church, 8608 Cty Hwy A W, Oconto Falls
- St Mary's Congregation, 600 Thompson Street, Peshtigo
- St Paul's Ev Lutheran Church, 301 S Chestnut Avenue, Oconto Falls
- United Christ Jesus Ministries, 170 Pine Street, Peshtigo
- United Methodist Church, 165 N Farm Road, Oconto Falls, WI
- United Methodist Church of Oconto, 641 Washington, Oconto
- Zion Lutheran Church, 221 S Ellis Avenue, Peshtigo
- Zion Lutheran Church – Missouri Synod, 1700 Superior Avenue, Oconto

Museums/Historic Resources

Museums protect valuable historic resources for community enjoyment. There are two museums and one historic district located near the Town of Little River. What follows is a brief description of each of these cultural resources.

- **Beyer Home Museum**, 917 Park Avenue, is the first brick home in the county, built in 1868. Now completely restored and furnished in 1890's well to do Victorian fashion. Annex contains Copper Culture artifacts, old Main Street Oconto store exhibits; carriages and electric cars in urban barn and garage. Open daily for public tour June 1-Labor Day. 414.834.6206
- **Lena Museum & Log Cabin** located on Maple Street one block west of Hwy 141 in Lena. The museum contains area artifacts. The log cabin was moved to this site from a rural Lena farm.

- **Historic Oconto.** Twenty historic structures, including three blocks of residences on West Main Street, have been placed on the National Register of Historic Places. A self-guided auto tour booklet of the city is available at the Visitor Center on Brazeau Avenue (Hwy 41), which includes these places and many others.
- **Copper Culture State Park and Museum.** This museum, located in the Copper Culture State Park, offers a detailed look at the life and times of the Copper Culture. Admission is charged and hours vary.

Current Policies/Trends

County Zoning

The Town of Little River, like other towns in Oconto County, is regulated by the Oconto County Zoning Ordinance. Therefore, land uses within the town, including agricultural and natural areas must adhere to the zoning requirements (bulk, height, density, etc.) stipulated in the Oconto County Zoning Ordinance (Refer to the Existing Zoning Map provided in Chapter 6).

The Town of Little River does have village powers under WI Stats. Chapter 60, Sec. 60.62. This allows the town to adopt its own zoning regulations, provided they are at least as restrictive than the provisions of the Oconto County Zoning Ordinance. The town has not yet used its village powers to develop its own zoning or subdivision ordinances.

Shoreland/Floodplain Zoning

Shorelands and floodplains are often viewed as valuable recreational and environmental resources. These areas provide for storm water retention and habitat for various type of wildlife. Development that is permitted to take place in these areas may have an adverse effect on water quality, wildlife habitat and stormwater drainage. In addition, it may also result in increased development and maintenance costs when providing for protection from the occurrence of flooding and high water, increased flood insurance premiums, extensive site preparation, and maintenance and repairs of roads and sewers.

As a result, the State of Wisconsin requires that counties adopt shoreland/floodplain zoning ordinances to address the problem associated with development in these areas. Development in shoreland areas is generally permitted, but specific design techniques must be considered. Development in floodplain areas is strictly regulated and in some instances, not permitted. The authority to enact and enforce these types of zoning provisions is set forth in Chapter 59.97 of the Wisconsin Statutes and Wisconsin Administrative Codes NR115.116 and 117 and is established in the Oconto County Zoning Ordinance, Section 14.

Oconto County is currently administering its Shoreland/Floodplain Ordinance in unincorporated areas. The jurisdiction of the ordinances include shoreland and navigable waters of the county which are 1,000 feet from the normal high water elevation of a lake,

pond, or flowage; and 300 feet from the normal high water elevation of a river or stream, or to the landward side of a 100 year floodplain boundary.

Farmland Preservation Plan/Exclusive Agricultural Zoning

Maintaining productive land for agricultural uses has been a long-time goal of Wisconsin. To achieve this goal, the State has enacted several types of legislation which provide monetary incentives to eligible landowners to keep their land in a productive state.

Oconto County has adopted an Agricultural Preservation Plan so that the county can issue tax credits to local farmers through the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) Farmland Preservation Program. In 1999, Oconto County issued two credits to farmers in the county. Unfortunately, there is not an inventory of farms in the Town of Little River or a map of prime agricultural lands in Oconto County. The county plan also does not contain such a map, nor is one available to the Oconto County Conservationist. So, while Oconto County offers tax credits under the Farmland Preservation Program, it does not have a map delineating prime agricultural lands to determine which farm areas should be eligible for credits. Without the required maps, the program appears to be in violation of the State's Farmland Preservation Program Requirements. Oconto County should develop a prime agricultural land map immediately to remedy this situation.

Oconto County does not have an exclusive agricultural zoning classification to delineate agricultural lands. Exclusive agricultural zoning is not required to administer tax credits under the Farmland Preservation Program. However, development of such a district could help to further protect farmland in the Town of Little River.

Environmentally Sensitive Corridors

In 1999, the Bay-Lake Regional Planning Commission completed a pilot project to define and delineate environmental corridors for two counties within the Bay-Lake Region and examine the role of these corridors in local land use planning. Upon completion of this study, the Commission reviewed the criteria used in the study and defined a set of features that will be used for consistently delineating environmental corridors in all of its land use planning work. The Commission has defined its environmental corridors to include the following set of data:

- Wetland areas of (2) acres or greater designated by WDNR;
- 100-year floodplains;
- Areas with slopes greater than or equal to 12 percent;
- Lakes, rivers, streams and ponds;
- A 75-foot lake and river setback; and
- A 25-foot buffer around wetlands.

Northshore Sanitary District

In May of 1996, the Bay-Lake Regional Planning Commission completed the *Oconto County – Green Bay West Shore Sewer Service Area Plan*. This plan is currently being updated. Any extension of the Northshore Sanitary District will likely result in additional residential development.

Vision and Goals

It is the vision of the Town of Little River that the community will retain its rural character by continuing to enjoy a strong farming tradition through 2020. Natural resources will be protected and serve as an environmental, recreational, and economic asset to the Town. Residential and commercial development will be in harmony with the Town's natural environment. Little River will support the continued efforts of neighboring communities, school districts, Oconto County, and the State of Wisconsin, which provide cultural and historic resources which can be used by residents of the Town of Little River. The Town will also work, in accordance with the Intergovernmental Coordination Requirement of the Wisconsin "Smart Growth" Law, with neighboring communities, Oconto County, the Bay-Lake Regional Planning Commission and the State of Wisconsin to ensure that natural resources are protected.

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES GOALS:

1. **Preserve existing agricultural operations and encourage the establishment and expansion of new family farms.**
2. **Maintain recreational opportunities on public lands in the Town of Little River.**
3. **Protect stream banks and the Lake Michigan shores from harmful uses.**

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES OBJECTIVES

1. **Identify and protect areas of prime agricultural land in the town through appropriate land use controls.**
2. **Continue to support farmland preservation programs at the county and state levels.**
3. **Encourage Oconto County to strictly enforce stream and lake setback requirements.**
4. **Create, maintain and enhance natural buffers along stream banks and the lakeshore.**
5. **Consider developing local shore land zoning and subdivision standards for development along the Lake Michigan shore.**

- 6. Work with Oconto County and the Wisconsin DNR and DATCP to promote and help fund buffer strips along streams and the lakeshore.**
- 7. Educate residents about the importance of environmental corridors and support efforts by the Bay-Lake Regional Planning Commission to identify and protect these areas.**

6.0 LAND USE

Introduction

To understand the character and economic base of the Town of Little River, one only needs to look at the landscape. From the rolling farms, forested recreation areas to the Bay of Green Bay, Little River is a rural community, with a rich farming tradition and balance between natural and developed areas. Residential development, particularly along the Bay of Green Bay, is an important land use in the town. Though USH 41 bisects the town, it has had little impact, as of yet, on the rural character of the area. Currently, there are only a handful of small businesses scattered around the town, but the potential exists for business and residential growth when USH 41 is expanded from two to four lanes.

Inventory of Existing Land Use and Zoning

The completed Town of Little River Existing Land Use Map was created from information provided by Oconto County, the Bay-Lake Regional Planning Commission, and updates by the Town Plan Committee in October 2000. The Town of Little River Existing Land Use Map categorizes land uses by the following types:

- Residential (single & two-family)
- Mobile Homes
- Commercial
- Quarry
- Roads (state, county, town)
- Communications/Utilities
- Governmental/Institution (Town Hall)
- Parks and Recreation (DNR & County)
- Agricultural
- Water Features
- Natural Areas
- Sanitary District

Generally speaking, undeveloped and agricultural areas dominate the landscape. Single family homes are concentrated along several of the section roads and in the sanitary district, which extends along the Bay of Green Bay. A few commercial developments are scattered about the town.

Residential and Mobile Homes. There are no apartments or condominium units located in the Town of Little River. The housing stock consists of single family and mobile homes. Most of the older homes in the town are traditional farmhouses. Modern housing development in the sanitary district, along the Bay of Green Bay, is quite upscale and includes several vacation/second homes. Seasonal homes and cottages are also found in other parts of the Town of Little River, including mobile homes used as hunting cabins. There are no mobile home parks in the Town of Little River, so all mobile home units are situated on individually owned parcels of land.

Commercial. Currently, there are five businesses in the Town of Little River. They are shown in red on the Existing Land Use Map along USH 41, CTH A, Little River Road, and Old 41 Road. Specifically, the town has three taverns, a machinery/farm equipment repair business and a concrete basement installation business. The Existing Land Use Map does not indicate the location of home occupations in the town. It is believed however, that there are many and the number is growing.

Quarry. Quarries are the only industrial development in the Town of Little River.

Roads. The roads in the Town of Little River are shown in white on the Existing Land Use Map. For more information on the classification, quality, and future development of roads in the town refer to the Transportation Element described in Chapter 8.

Communications and Utilities. Communication and utility land uses include towers (i.e. cellular, radio, television), wastewater treatment facilities, and power substations. For more information about utilities serving the Town of Little River refer to the Utilities and Community Facilities Element described in Chapter 4.

Governmental and Institutional. The only site in the Town of Little River which falls into this category is located on CTY A which includes the Town Hall, fire station, and recycling drop-off center.

Parks and Recreation. There are three parks in the Town of Little River: Grange Park, D.E. Hall County Park, and County Park 2. Each of these parks are owned and maintained by Oconto County. In addition to these official parks, Oconto County and the Wisconsin Department of Natural Resources own a significant amount of property in the town that is also used for recreational purposes including hiking, fishing, hunting, and birding. These areas include the Rush Point Wilderness Area and the North Bay Shore Recreation Area. Since these two areas are not officially designated as parklands, they are represented as natural areas on the Existing Land Use Map. All county and WDNR properties are shown on the Town of Little River Land Use Plan Maps in Chapter 10. For more information on parks and recreation facilities refer to Chapter 4.

Agricultural. Farming has historically been an important economic activity in the Town of Little River. Agricultural activities include animal husbandry, dairies, and horticulture. However, the Town, like other communities in Wisconsin, is experiencing a decline in the number of farming operations as farmers retire or simply stop farming because lower commodity prices have minimized the potential for profit. At the same time, the size of individual farms is increasing. Based on testimonials from long-time residents and local farmers this is a trend that will continue. For more information on agricultural resources in the Town of Little River refer to Chapter 5.

Water Features. Water features, including rivers, streams, lakes, and ponds are abundant in the Town of Little River. Most of the water features flow into the Bay of Green Bay and are critical to the quality of the lake and as wildlife habitat and spawning areas. The Existing Land Use Map illustrates the location of the Little River, a series of feeder streams, the Bay of Green Bay, ponds, and sloughs in the Town. Water features are most abundant east of USH 41, near the Bay of Green Bay.

Natural Areas. As shown on the Town of Little River Existing Land Use Map, the vast majority of the Town land is classified as natural areas. Natural areas include: woodlands, wetlands (forested or non-forested), prairie areas, and areas with thick ground cover (shrubs). Much of this land is owned by the Wisconsin Department of Natural Resources and Oconto County.

Sanitary District Boundary. The Existing Land Use Map illustrates the current boundaries of the Northshore Sanitary District. Planned potential expansion areas of the Northshore Sanitary District are shown on the Land Use Plan Maps in Chapter 10. For more information on sanitary district refer to Chapter 4.

The Town of Little River Zoning Map is very similar to the Town of Little River Existing Land Use Map. Therefore, it seems that the majority of the properties in the Town are zoned appropriately for their current use. The vast majority of the Town is zoned as forest land. The second most common zoning classification found in the Town is agricultural. Neither Oconto County nor the Town of Little River regulates the unzoned properties shown on the map. As a result, there are no enforceable zoning restrictions in place to regulate what may be developed on these parcels.

The Town of Little River does not have its own zoning ordinance. Instead, the Oconto County Zoning Ordinance is the regulatory land use tool enforced in the town. However, the Town of Little River does have village powers (Wisconsin State Statues Chapter 60, Subchapter VIII, Section 60.62) and is permitted to adopt its own zoning ordinance, provided the requirements of the Town ordinance are more restrictive than those of the County. What follows is a description of the current zones enforced in the Town of Little River and the Town of Little River Zoning Map.

TABLE 13						
OCONTO COUNTY ZONING DISTRICTS						
DISTRICT	MINIMUM AREA	MINIMUM FRONTAGE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	HIGH WATER SETBACK
Agricultural	10 Acres	100 feet	30 – 50 ft from ROW	Principle Bldg. 10 ft Accessory Bldg. 5 ft	20 feet	75 feet
Large Scale Agricultural	35 Acres	100 feet	30 - 50 ft from ROW	Principle Bldg. 10 ft Accessory Bldg. 5 ft	20 feet	75 feet
Community Service	20,000 sq. ft 10,000 sq. ft if sewerred	100 feet 66 feet if sewerred	30 – 50 ft from ROW	Principle Bldg. 10 ft Accessory Bldg. 5 ft	20 feet	75 feet
Rural Residential	2 Acres	100 feet	30 – 50 ft from ROW	Principle Bldg. 10 ft Accessory Bldg. 5 ft	20 feet	75 feet
Conservancy	10 Acres	100 feet	NA	NA	NA	NA
Forest	10 Acres	100 feet	30 –50 ft from ROW	Principle Bldg. 10 ft Accessory Bldg. 5 ft	20 feet	75 feet
General Commercial	20,000 sq. ft Approx. ½ Acre	100 feet	30 – 50 ft from ROW	None	10 feet where property is adj. to commercial/industrial property. 50 feet from any other district.	75 feet
Industrial	20,000 sq. ft Appx. ½ Acre	100 feet	30 – 50 ft from ROW	None	10 feet where property is adj. to commercial/industrial property. 50 feet from any other district.	75 feet
Single Family Residential	20,000 sq. ft 10,000 sq. ft if sewerred	100 feet 66 feet if sewerred	30 - 50 ft from ROW	Principle Bldg 10 ft Accessory Bldg. 5 ft.	20 feet	75 feet

SOURCE: Oconto County Land and Water Resources Department, 2001

The Town of Little River Zoning Map illustrates the existing zoning pattern established under the Oconto County Zoning Ordinance. What follows is a more detailed description of the primary zoning classifications found in the Town of Little River:

Agricultural District. This district is designed to allow farming activities including traditional “family farms,” “hobby farms”, and scattered residential development. The agricultural use is to be recognized as the dominant activity of the area. The minimum parcel size in this district is 10 acres.

Oconto County also has a “large scale agricultural district” which requires a minimum parcel area of 35 acres. The intent of this district is to identify and establish those areas of the county suited to the economics of large-scale agricultural uses. In turn, the value of this land is to be maintained by protecting these areas from the intrusion of urban uses. Although the Town of Little River has one large-scale farm, it is currently zoned in the “agricultural” classification rather than the “large scale agricultural.”

Rural Residential District. (non-subdivided) This district provides for single-family home sites (including mobile homes) developed on a scattered basis. “Neighborhood” and “community” facilities and services are of a secondary significance to the location of the home site itself. The minimum parcel size for a property zoned “rural residential” is two acres.

Conservancy. This zone includes wetland areas, typically owned by the Wisconsin Department of Natural Resources. All areas zones ‘conservancy’ in the Town of Little River are located east of USH 41.

Forest. This district includes undeveloped areas of woodlands or wetlands (wooded or non-wooded), prairie areas, and areas with thick ground cover. Significant areas of the town which are zoned as “forest” are owned by Oconto County and the WDNR. These properties are protected from future development and represent valuable recreational areas in the Town of Little River.

General Commercial District. The primary intent of this district is to provide for the special development needs of those wholesale and retail stores, shops and services and those professional offices, which by their nature, are dependent upon a local trade area and/or employee base. The secondary intent of this district is to provide for certain commercial activities, which are uniquely oriented toward the service of highway traffic. The properties zoned ‘general commercial’ should be utilized to produce a safe and orderly placement of facilities and activities along and/or with access to major traffic routes. In unsewered areas a parcel must be 20,000 square feet in size in this district.

Industrial. This district provides for the development of light and heavy industrial activities. Non-metallic mining is permitted in the industrial district.

Single Family Residential District. Single family residential development in the Northshore Sanitary district is permitted on ¼ acre (10,000 square foot) lots with as little as 66 feet of road frontage. Other properties zoned “single family residential,” located outside of the sanitary district, require a 20,000 square foot (1/2 acre) lot with 100 feet of road frontage to meet the requirements of the zoning ordinance.

Trends in Development

Natural Resources

Little River has a significant supply of natural resources including streams, woodlands, floodplains and wetlands. Oconto County and the WDNR own a significant share of these natural areas. However, it is still important for the Town to consider additional strategies to protect natural areas given their importance to the quality of life and economy. As more people have moved to the town, residential development has started to expand into these areas. If this pattern is allowed to continue, it could result in conflicts between people who enjoy living in a natural setting and hunters, snowmobilers, and other outdoor enthusiasts who enjoy visiting these areas.

To maintain natural features throughout the Town, and protect residential development, it will be important to encourage conservation subdivisions and other alternative designs to minimize the impact of development and preserve rural character. Tools like conservation subdivisions will allow the Town to protect valuable natural features, as well as, farmland, open space, shoreline areas and scenic vistas. Moreover, this tool will also help to ensure that there is an adequate buffer between residential and recreation areas.

As mentioned above, Oconto County and the WDNR own a significant amount of land in the Town of Little River. It is anticipated that their land holdings will grow over the life of this plan. The WDNR and Oconto County acquire additional properties from willing sellers. Currently, they are targeting properties along the Bay of Green Bay, properties adjacent to the streams which drain into the Bay of Green Bay and other properties adjacent to their current land holdings.

The Town of Little River Land Use Plan Maps (see Chapter 10) support the additional acquisition of lands by Oconto County and the WDNR for recreational purposes. This is achieved by depicting most properties in the area east of USH 41, adjacent to the current land holdings of these two organizations, to remain as natural areas for the life of the plan. A few areas east of USH 41 have been identified for future residential development. The Town hopes that by identifying these areas and promoting conservation subdivisions and other alternative development patterns that:

- Natural resources will be protected;
- The buffer between the county/state lands and private property will be enhanced; and
- Scattered development beyond the areas identified on the plan will be limited.

Trends in Supply, Demand, and Price of Land

The Town of Little River anticipates that the scheduled expansion of USH 41 will result in additional pressure to develop commercial and industrial businesses along the road frontage. Currently, most of the road frontage is either forest or farmland. The Town of Little River Land Use Plan Maps (see Chapter 10) accommodate additional development along USH 41 around the anticipated interchanges at CTY A and CTY W. A new industrial area has been designated to take advantage of the railroad corridor which passes through the Town.

Today, the Town of Little River has fewer occupied housing units than it did at the turn of the century. At that time, residents of the town were living on small farms, typically no larger than 40 acres. Today, the farms have become larger, and the homes have moved from the farm fields to the Bay of Green Bay shoreline. In recent decades additional scattered site residential development lining the section roads of the town has become more and more common. The Town of Little River has a strong desire to carefully regulate the location of future residential development in order to ensure that future growth will not have a negative impact on the town's rural character, interfere with farming operations, or result in significant increases in service needs and costs.

The Town of Little River also enjoys an abundant supply of undeveloped land. However, much of this land is either undevelopable due to wetlands and poor soils, protected by Oconto County and the WDNR, or does not have access to the infrastructure needed to support development (i.e. roads, water, sewer, electricity, etc.). As a result, while the price of land in Oconto County is quite affordable, its development potential is limited. It is expected that the demand and price for land adjacent to the USH 41 corridor will increase after its expansion. Likewise, demand for additional residential development may also increase as residents from Brown County and Green Bay move into the area after the highway is expanded.

Utilities and Community Facilities

One factor that will influence the location and pattern of development is the availability of sanitary sewers and to a lesser extent municipal water. Currently, the Northshore Sanitary District is the only sanitary district serving the Town. Areas outside of the sanitary district rely on individual wastewater treatment systems. All residents and businesses in the Town of Little River use private wells to supply water. Over the next twenty years, the Northshore Sanitary District may extend its district boundaries, possibly to the northern town line. Development along the Bay of Green Bay presents some potential limitations for development given the poor quality of soils and potential for flooding in this area. In addition, development, particularly at the extreme northern portion of the Bay of Green Bay shoreline, may conflict with plans the WDNR has to acquire additional recreational land. As a result, the Land Use Plan Maps show some extensions of the Northshore Sanitary District in Section 5 and 33, inland, away from the Bay of Green Bay.

Beyond the Sanitary district, other utilities and community facilities are anticipated to generally increase in availability as more and more people move into the area. However,

if development is not concentrated, the expense for utility and community facility improvements will be great.

Annexation and School Districts

The greatest threat of annexation of land in the Town of Little River is from the City of Oconto. It is anticipated that over the life of this plan, the City will annex property between the city limits and CTY S, particularly after USH 41 is expanded and new development requests additional services, like water and sewer. In addition, it is also likely that the City of Oconto will pursue the annexation of the proposed County Jail site. In order to avoid this situation, or at least minimize its impact, the town may want to consider establishing a sanitary district along USH 41 rather than depend on the extension of services from the City of Oconto. However, there may be no guarantees that the city's wastewater treatment plan will serve a new sanitary district in the town. Therefore, if the Town does consider establishing a new sanitary district, it will be necessary to research alternative service arrangements.

As discussed in Chapter 4, there are three school districts which serve the Town of Little River residents. While each of these districts anticipates that the expansion of USH 41 may result in additional students moving into the area, none of the districts plan to develop a new school facility in the Town.

Assets and Opportunities

What follows is a description of those community features that the Town of Little River would like to enhance over the next 20 years. In addition, potential opportunities or threats facing the community are also profiled here. The Little River Land Use Plan Maps presented in Chapter 10 attempt to address these concerns through land use allocations and development patterns.

Assets

The Town of Little River has a lot to offer its residents -- scenic open vistas, farmland, woodlands, and quality residential development. Over the next 20 years, Little River will continue to protect its assets to preserve its community character and identity.

Probably the most important asset the town has to offer residents is its abundant supply of undeveloped natural areas and water resources. The town has recognized the importance of these areas and supports the efforts of the WDNR and Oconto County to protect natural areas and water features. Town residents consider shoreline and natural areas a valuable resource and indicated their support for protection of shoreline and natural areas in the Land Use Survey. As a result, this plan seeks to ensure that there will be an abundant supply of recreational opportunities for town residents and tourists through 2020 and beyond.

Another important asset in the Town of Little River is the USH 41 corridor. The USH 41 corridor has the potential to become a commercial artery through the Town supporting a mix of commercial development ventures. While the corridor also has the potential to divide the Town, given that access across the highway will become more limited after the

expansion, the potential for economic development along the corridor is seen as a significant potential asset.

Threats

Probably the greatest immediate threat that the town should address is the unzoned properties located adjacent to the USH 41 corridor. The town should work with Oconto County to see these properties zoned in a manner which is consistent with the surrounding area and the Town of Little River Land Use Plan Maps. If these properties are left unzoned, lighted billboards and other nuisance uses could be located on these parcels.

Opportunities

The Town of Little River sees the COMM 83 legislation as an opportunity to accommodate additional commercial, industrial, and residential development, without having to provide municipal sewer service to these properties. The innovative treatment options available through COMM 83, may allow the Town to benefit from additional commercial and industrial development without facing the threat of annexation. Additional development will help to support the Town tax base.

Several residents of the Town of Little River depend on successful home occupations to survive. As the economy shifts more and more toward the internet, telecommuting and the like, home occupations will likely become more common. The Town understands the need and desire some residents have to operate a small business from their property and supports this form of development. In fact, the home occupation trend is seen as an economic development opportunity in the Town of Little River. However, it is very important that these establishments present no discernable traffic increases, noise, fumes, or other nuisance that can be detrimental to neighboring properties. Therefore, the Town supports enforcement of County Zoning Ordinance requirements for conditional and special use permits as required for more intensive home occupations.

Goals and Objectives

LAND USE GOALS:

- 1. Maintain the rural atmosphere in the Town of Little River.**
- 2. Ensure that future development along USH 41 meets the needs of residents in the town without jeopardizing the rural character of the community.**

LAND USE OBJECTIVES:

- 1. Working with Oconto County, the UW-Extension, and other professional experts, adopt a subdivision ordinance, which includes conservation and cluster type developments, in order to maintain open spaces and scenic vistas within the town.**
- 2. Delineate areas suitable for conservation subdivisions and cluster developments.**

- 3. Work with Oconto County on land division issues to provide varied lot size requirements for residential uses.**
- 4. Work with the Northshore Sanitary District, electric, natural gas and other utility providers to ensure that adequate utilities will be made available for cost effective future growth and development in the town.**
- 5. Work with the UW-Extension, Oconto County Highway Department, and other professional experts to develop and enforce a site plan review ordinance to present a positive image of the community by regulating the appearance of commercial and industrial development in the Town.**
- 6. When completed, review the amended Oconto County sign, lighting and landscaping ordinances. If these ordinances will not provide the level of protection desired by the town, develop and adopt more restrictive ordinances to protect the integrity of the corridor.**

7.0 ECONOMIC DEVELOPMENT

Labor Force and Economic Base

As described by the demographic information presented in Chapter 2.0:

- Of those residents of the Town of Little River who commute to work each day, the largest single destination is Brown County (including the City of Green Bay).
- Manufacturing is the highest paying industry in Oconto County.
- Average annual wages in Oconto County are 70.6% of the State average.
- Per capita income in the Town of Little River has been steadily increasing since 1990.
- The labor force in the Town of Little River has a high level of educational attainment, with a significant share of the population pursuing education beyond the high school level (18%).

Each of these facts indicates that the area economy is strong. The rest of this chapter examines the Town of Little River's potential for attracting new and retaining its current businesses.

Current Business Inventory

The Town of Little River is a rural community with relatively easy access to the City of Oconto and Oconto Falls. There are very few businesses located in the Town of Little River. Residents of the town generally travel to nearby Oconto and Oconto Falls to purchase needed goods and services.

Specifically, the Town of Little River is home to five business establishments: three local taverns, a machinery/farm equipment repair business and a concrete basement installation business. There are also three additional properties in the Town of Little River that are zoned commercial.

Most of the local economic activity that occurs in the town is associated with farming and home occupations. It is believed that many home occupation uses exist in the town without any special permits or other necessary zoning approvals. However, the nature of these businesses presents no noticeable impact or nuisance to adjacent properties, so their location is difficult to detect. The town supports a resident's right to have a small business operation on his/her property, provided that the establishment does not create a nuisance for neighboring property owners by generating excessive traffic, noise, lighting, signage, etc.

Attracting and Retaining Business and Industry

The Town of Little River has several positive attributes to offer potential businesses. Specifically, the town has:

- A lower tax rates than the City of Oconto;
- Properties with USH 41 frontage;
- Land available for development;
- Access to a railroad corridor; and
- Environmental features which attract tourists and outdoor enthusiasts to the area.

While the town certainly enjoys its share of advantages, there are several weaknesses that the town must contend with when seeking to attract new businesses and industry. In particular:

- The Town of Little River has limited services to offer potential businesses (i.e. no municipal water or sewer service).
- The population in the Town of Little River is not large enough to provide the customer base necessary to support a large commercial endeavor.
- Commercial establishments that depend on high traffic volumes have limited opportunity to locate in the town, given that except for USH 41, traffic volumes are relatively low.
- Residents of the Town of Little River are very mobile and can easily drive to Oconto or Oconto Falls to purchase services and products.

Business Opportunities

Future commercial and industrial development in the Town of Little River is most likely to occur along the USH 41 corridor. This major highway is scheduled to be widened to four lanes in 2006. This improvement will reduce travel time to Green Bay and the Upper Peninsula of Michigan. As a result, the desirability of Little River as a potential location for additional business and residential development will likely improve.

The Town of Little River officials realize that the widening of USH 41 will impact land use in this area. The development of this Comprehensive Plan is seen as an important step to plan for and accommodate growth and development along the highway corridor. The community would like to see a compatible mix of office, commercial, and light industrial land uses along this corridor. The town would even support limited residential development in the area to provide senior housing opportunities.

While the town would like to welcome additional commercial, office and light industrial development to support the local tax base, it is important that any new development exist in harmony with the local environment. Therefore, new industrial and commercial development should be “clean” and not produce waste, which is a hazard to the rivers, streams, and wetlands of the Town of Little River. Likewise, new development should blend into the rural landscape and not represent a nuisance to residents. Therefore, new developments must include landscaping and attractive signage.

New development along USH 41 must not interfere with the traffic flow along the highway. Therefore, the development of a service road to provide adequate and safe access may be necessary.

It is quite likely that utilities will have to be extended along the USH 41 corridor before any development of significance will occur. The use of innovative treatment systems permissible under the provisions of Wisconsin Administrative Code Chapter COMM 83 may be one approach for the town to consider in order to minimize the threat of annexation associated with connection to city water and sewer service.

Targeted Business and Industry

New business and industry in the town must not require municipal water or sewer service unless the town wishes to begin providing these services through the creation of a sanitary or utility district. The provision of sewer treatment services would probably depend on cooperation from the City of Oconto, since the Department of Natural Resources is reluctant to approve new treatment facilities under its “non-proliferation” policy. In addition, the town wants to be sure that new development does not jeopardize the rural quality of life. Therefore, businesses and industries which locate in the town should be environmentally friendly, have limited outdoor storage (if any) to control unsightliness, generate minimal traffic and noise, and require only minimal lighting and signage.

Given these constraints, the town would like to target the following types of development:

- Light industrial, commercial and office establishments along USH 41 catering to both passing motorists and the local population.
- Accessory farm uses (i.e. greenhouses and roadside stands).
- Home occupations of a professional nature to take advantage of the internet and other technologies that permit people to work from the privacy of their homes. Home occupations are particularly attractive to the town given the town’s low density of development that limits the likelihood that a home occupation will become a nuisance to neighboring property owners.
- The proposed new Oconto County Jail, which would be located directly north of the City of Oconto on the property bounded by US 41, CTY S, Superior Avenue and Johnson Street. This development could have a spin-off effect and result in increased housing demand in the town.
- A dairy plant or other light industrial development along US 41, near the intersection of CTY A, to take advantage of the rail and highway access available in this area.
- Senior housing near the US 41 corridor.

Program Assistance

There are many programs at the federal, state, and county level that can help the Town of Little River to support economic development opportunities in the town. There are also programs available for individual businesses to utilize as well. What follows is a list of agencies and programs that can assist the Town of Little River with its economic development initiatives:

FEDERAL PROGRAMS:

- Department of Agriculture – Rural Development Administration
- U. S. Small Business Administration

COUNTY/REGIONAL:

- Oconto County
- Bay-Lake Regional Planning Commission

STATE AGENCIES/PROGRAMS:

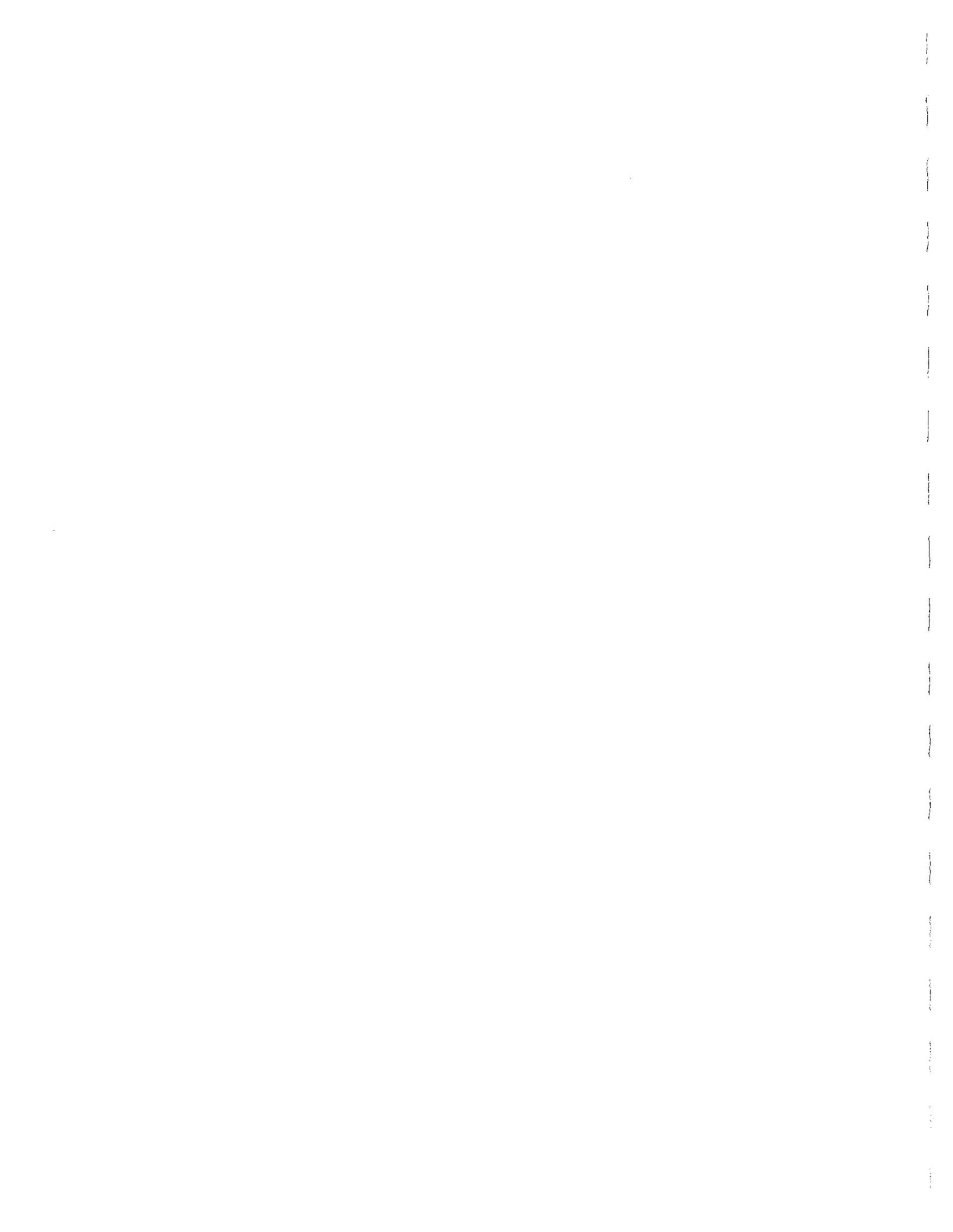
- Department of Commerce
- Department of Transportation
- Forward Wisconsin
- Department of Workforce Development
- UW-Small Business Centers
- UW-Extension

Vision and Goals

In 2020, the Town of Little River will have expanded local economic activities to support the local tax base without jeopardizing the rural character and farming tradition established in the Town. The goals and programs needed to expand the economic base (including workforce needs and redevelopment of underutilized or environmentally sensitive properties) are provided below.

ECONOMIC DEVELOPMENT GOALS:

- 1. Sustain the long-term viability and importance of farming operations in the town.**
- 2. Support commercial and light industrial development opportunities along USH 41 to expand and diversify the local economy.**
- 3. Support tourism opportunities in the town without jeopardizing the quality of life for year-round residents.**
- 4. Support local entrepreneurs who seek to expand and diversify the town's economy.**
- 5. Sustain the long-term viability, importance and environmental compatibility of quarry operations in the town.**

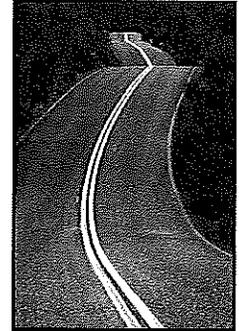


ECONOMIC DEVELOPMENT IMPLEMENTATION STRATEGIES:

1. Support efforts to help improve markets and prices for local farmers.
2. Develop subdivision and zoning regulations that accommodate additional residential development that is compatible within farming areas (i.e. conservation subdivisions).
3. Evaluate the feasibility and cost-benefit to the town of sewer and water utility extensions.
4. Coordinate with the WisDOT the selection of locations for interchanges along the USH 41 Corridor.
5. Work with Oconto County to create tourism opportunities within the town that focus on water related activities at the county park.
6. Work with the Northshore Sanitary District to ensure that needed sewer facilities are available to meet tourism needs.
7. Delineate areas within the town that can accommodate increased tourist activities.
8. Support the establishment of home occupations, provided such uses do not constitute a nuisance to neighboring properties (i.e. excessive noise, traffic, odors, vibration, etc.) or deter from the rural character of the area (i.e. signage, lighting, etc.).
9. Adopt a policy for providing recommendations to Oconto County about proposed special use permits to allow for home occupations in the Town of Little River.
10. Develop a guide for local property owners who wish to establish a home occupation. Include criteria for site development and zoning approvals.
11. Work with quarries and their neighbors to mitigate existing or potential problems associated with quarrying operations.
12. Provide appropriate and adequate infrastructure (roads, signage, etc.) to meet quarrying needs.
13. Develop appropriate ordinances to ensure that quarry operations are conducted in an environmentally friendly manner and do not cause undue hardships on the quarry owners and quarry neighbors.



8.0 TRANSPORTATION FACILITIES



Introduction

The Town of Little River's transportation system consists of local streets, major and minor collector streets and a principal arterial. Certain areas of the town can also accommodate bicycle and pedestrian traffic. However, the road network is the primary means of transportation in, through, and around the Town of Little River. Of great concern to the town is the planned expansion of USH 41 from two to four lanes. This expansion may have far-reaching impacts on the Town of Little River.

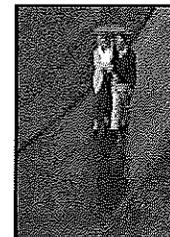
Inventory of Existing Transportation Facilities

Transportation facilities in the Town of Little River are limited due to the low population density and limited economic development. Residents of the Town of Little River rely on state, county, and local (town) roads to meet most of their transportation needs. Cycling and pedestrian transportation opportunities, though primarily for recreational purposes, are possible in portions of the Town. Other modes of transit, including light rail and air transportation are not available in the town, nor are they likely to be developed prior to 2020 given that the population and local businesses do not demand, nor can they support, these types of transportation services. Austin Straubel International Airport in Green Bay provides a full-range of air transportation services for town residents. More limited (general aviation facilities) are available in some neighboring communities.

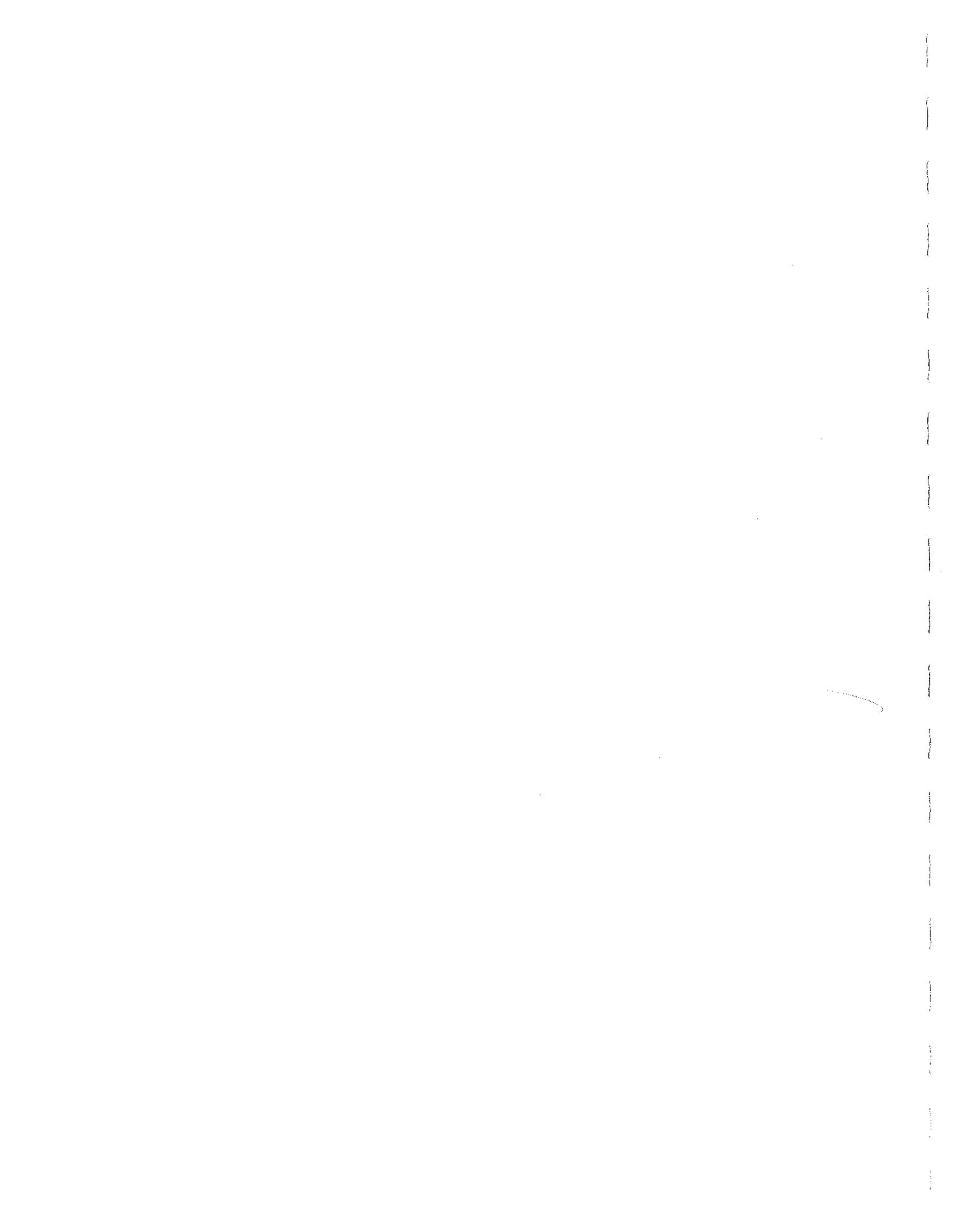
Pedestrian Facilities

Most town roads have limited shoulder areas and the posted speed limits are usually more than 45 miles per hour. In addition, given the rolling topography, particularly in the western portions of the town, site distance for passing motorists is limited in some locations. These conditions hamper safe pedestrian travel opportunities. Moreover, given the low density development pattern and the fact that nearly all goods and services are located several miles away in nearby cities and villages, walking to places of work, shopping or entertainment is not realistic for most residents. It is simply much easier to drive.

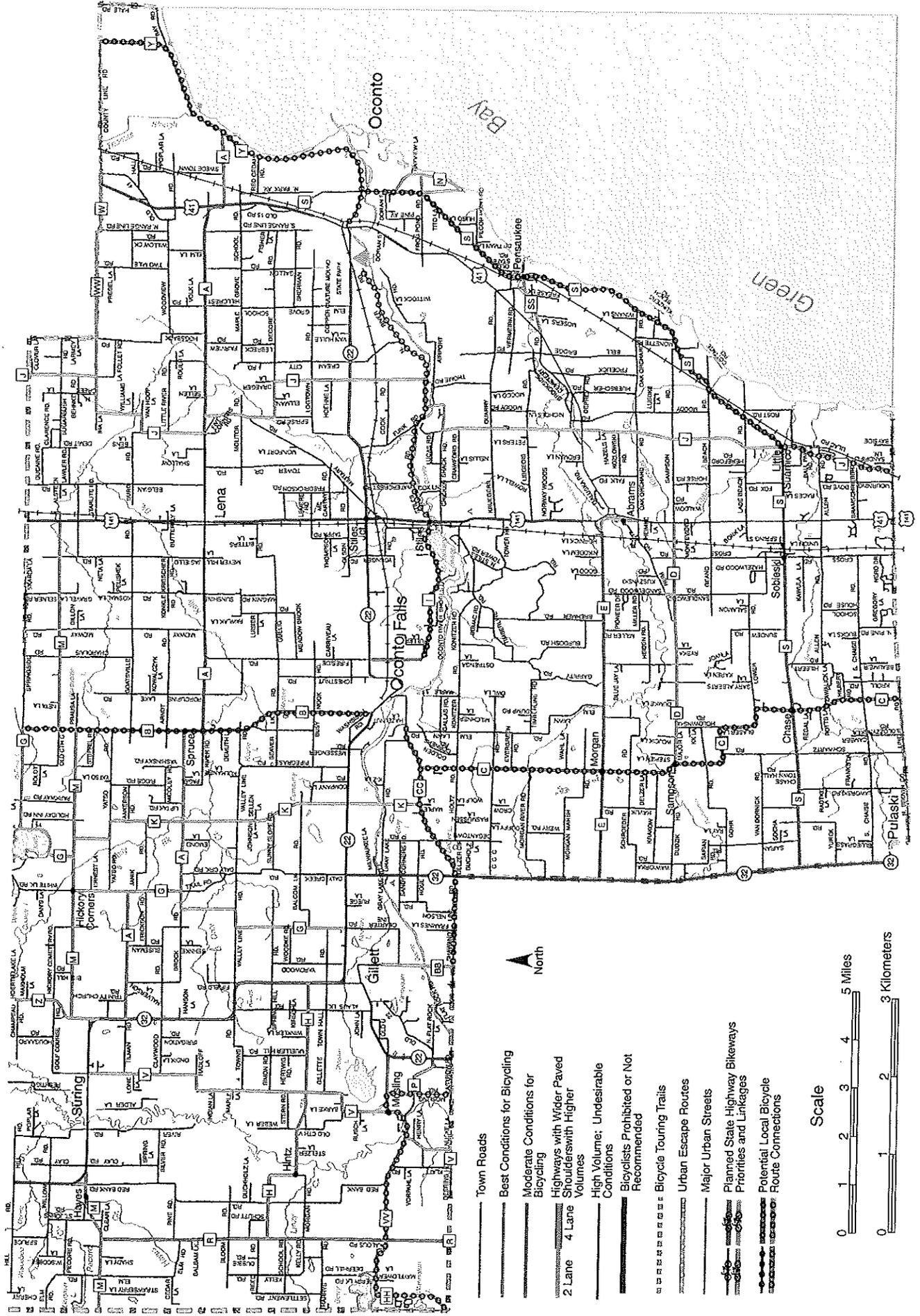
This situation severely limits access to services and employment for people without access to vehicles, especially given that there is no public transportation service available in the town. Seniors and the disabled are particularly at risk. Fortunately, local non-profit corporations (see Chapter 4) provide some organized transportation services.

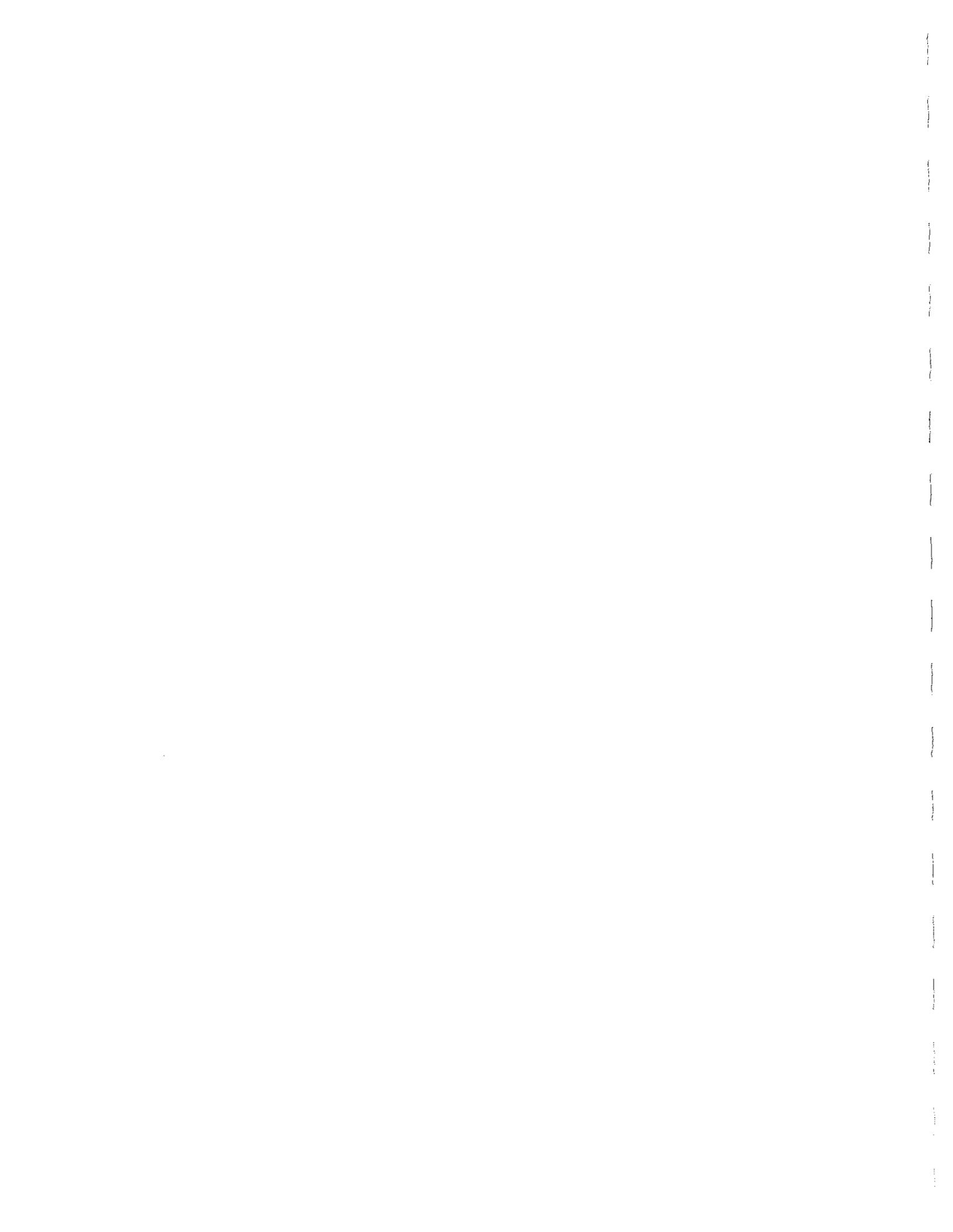


Within the town, the greatest opportunity for a safe pedestrian route exists along CTY Y. This road accommodates the largest concentration of residential development in the town. In addition, the road runs parallel to the Lake Michigan shoreline, providing for spectacular scenery. However, any walking path developed in this area should be separated from the roadway to ensure pedestrian safety.



Map 5 Bicycling Conditions Assessment with Planned State Highway Priority Corridors and Key Linkages Oconto County





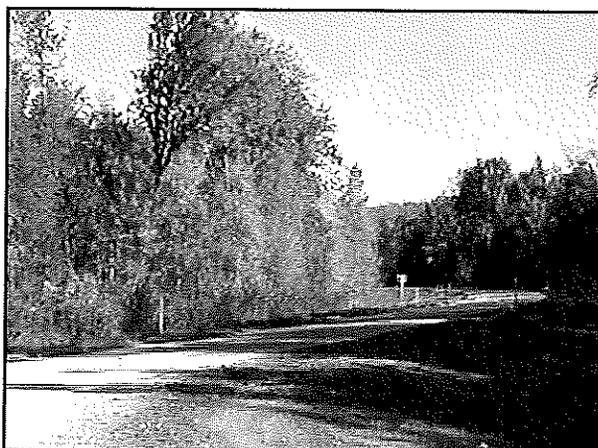
Cycling Opportunities

As part of the Wisconsin Department of Transportation (WisDOT) Corridors 2020 Plan, WisDOT completed a bicycling conditions assessment in conjunction with planned state highway priority corridors to identify key linkages in Oconto County.

The WisDOT Map provided on the previous page only suggests possible bicycle routes along state, county, and local roads. The plan does not establish bicycle routes in these areas. However, routes along state highways will be included in WisDOT's State Highway 2020 Plan and their development will be controlled by WisDOT.

In the Town of Little River, WisDOT suggested only CTY Y as a potential bicycle trail route. This route was selected because bicyclists have a natural tendency to want to travel along waterways. In addition, local bicycle traffic is found in locations where there is a concentration of residents. Most importantly, a path in this area would serve as a passage to the Upper Peninsula of Michigan.

The WisDOT Plan Map also ranked several roads in the Town of Little River based on their appropriateness for bicycle traffic. The road ratings are primarily based on the road width (i.e. ability to accommodate a shoulder path) and traffic volume. Secondary considerations include the percent of truck traffic and site distance restrictions. CTY Y and portions of CTY A were given a "blue" rating, which indicates moderate conditions for bicycling. The remaining portion of CTY A, CTY J, CTY W and Town Road WW were given a "green" rating indicating that these roads have the best conditions for bicycle traffic.



COUNTY ROAD Y. TOWN OF LITTLE RIVER

The WisDOT suggestions for bicycle paths along county and town roads are simply suggestions. They are not firm recommendations. At this time, Oconto County does not have a Bicycle Transportation Plan. Therefore, there are no immediate plans by the county to implement any of WisDOT's suggestions along county roads in the Town of Little River.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

Streets and Highways

Streets and highways are classified according to their primary function, either to move vehicles or to serve adjacent land. Arterials accommodate the movement of vehicles, while local roads are designed to provide direct access to individual parcels of land. Collectors serve both local and through traffic by providing a connection between arterials and local roads. Facilities classified under the Federal Aids Secondary System (county trunks and state highways) qualify for federal aid for capital projects involving construction, reconstruction or repair. State highway aids are available to communities for construction and maintenance on a per mile basis provided the town levy is greater than \$1 per \$1,000.

Principal Arterials. USH 41 is classified as a principal arterial and runs north to south through the Town of Little River. The section of USH 41 between City of Oconto and City of Peshtigo is the only section of the highway that remains as a two-lane roadway in the State of Wisconsin.

Major Collectors. There are three major collectors in the Town of Little River. CTY Y, which runs parallel to the Bay of Green Bay, is a major collector. CTY A, west of USH 41, is also classified as a major collector. This road serves as the town's primary east-west traffic corridor. A small portion of CTY S, from the town's southern boundary adjacent to the City of Oconto toward USH 41, is also considered a major collector.

Minor Collectors. There are four minor collectors in the Town of Little River" CTY J, CTY W, Hogsback Road, and WW.

Local Roads. The remaining roads in the town are local. They provide access to residential, commercial and industrial uses within the town.

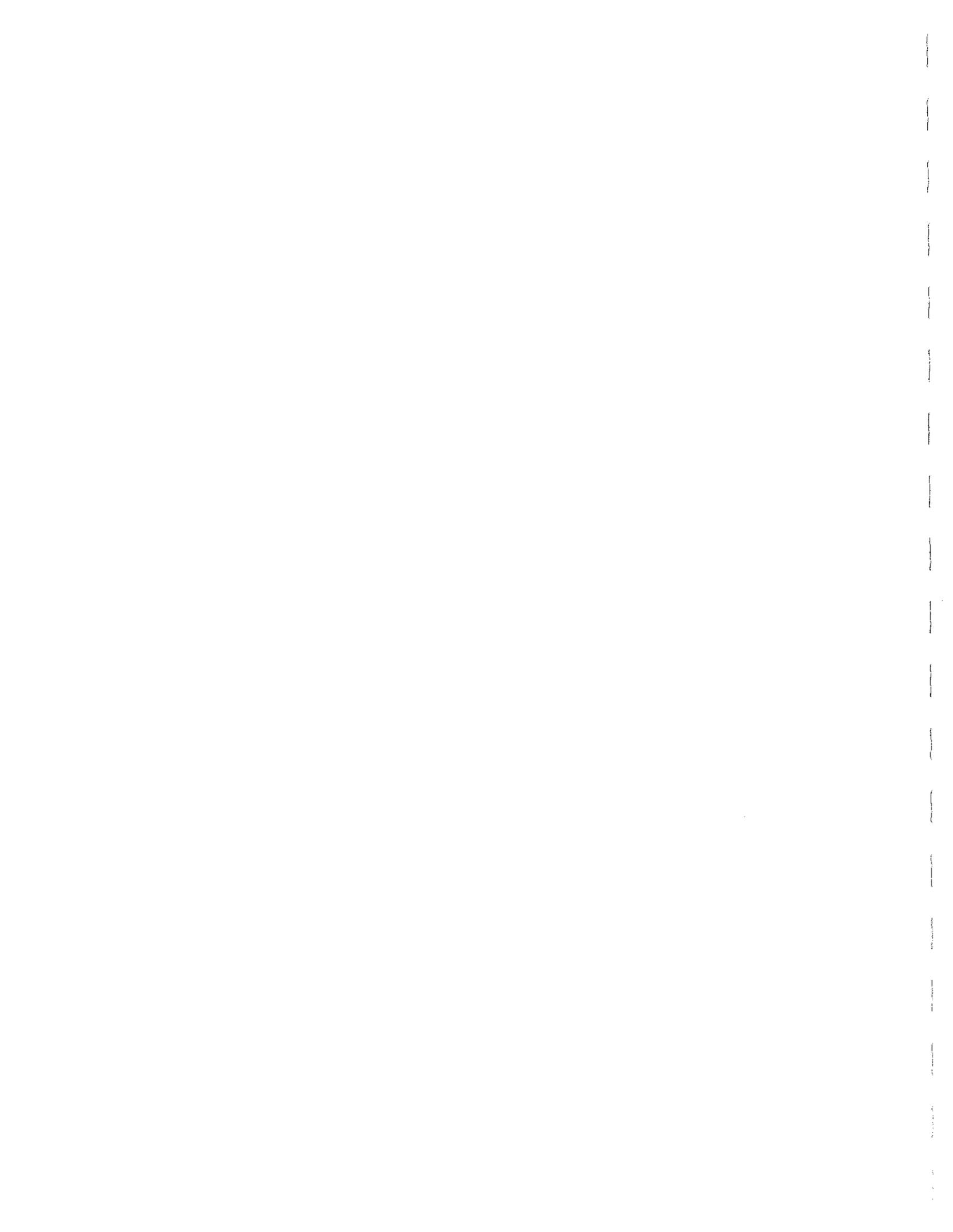
Railroad Corridor

One railroad corridor extends through the Town of Little River. This corridor extends parallel to the USH 41 corridor through the Town. Currently, this rail corridor is in active use as a shipping link between Wisconsin and the Upper Peninsula. There are no plans to abandon this railroad corridor. In fact, it is possible that if a high speed railway is constructed between Green Bay and Chicago, this line may be used as a connection passenger route to Green Bay.

Transportation Issues and Concerns

The primary transportation issue facing the Town of Little River, and in fact the impetus for the development of this Comprehensive Plan, is the scheduled expansion of USH 41 by WisDOT. The upgraded USH 41 corridor will be a four-lane highway. This upgrade change will allow for much needed additional capacity to serve existing and projected traffic volumes. It will make the roadway safer and provide efficient transportation for all types of traffic. The actual construction is scheduled to be completed in 2009.

When completed, the USH 41 corridor will be able to meet the local transportation needs of Northeast Wisconsin. It will reduce travel time for commuters and commercial trucks,



while also making travel safer by removing the cross traffic and access points. The development will bring many direct and indirect economic benefits to the Town of Little River, including business development.

Part of the upgrade of the USH 41 corridor, may include a by-pass around the City of Oconto. This by-pass route currently under consideration by the WisDOT would travel around the western side of the City of Oconto and merge with the existing USH 41 corridor near the intersection of CTY S. If built as proposed, a small segment of this new bypass would extend into the Town of Little River in Section 7 before merging with the USH 41 Corridor.

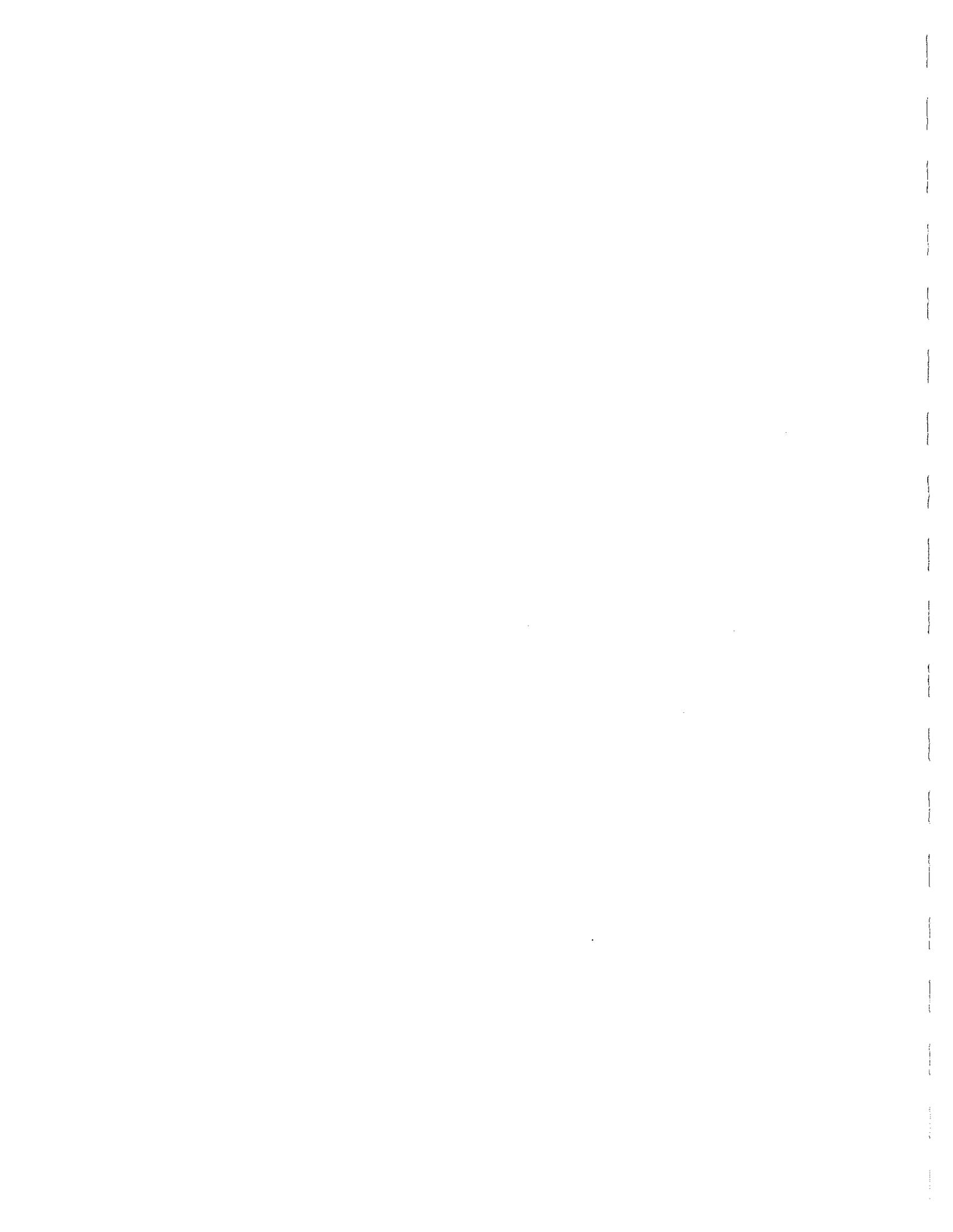
Another important transportation improvement that may become an issue for the Town of Little River is the scheduled improvements to USH 141. Specifically, a by-pass is being developed around the Village of Lena. The by-pass is scheduled to be completed in 2006. The route will be located approximately 1.5 miles from the Town of Little River. As a result, the town may face some development pressure from new residents that will rely upon the USH 141 corridor to get to and from work, but want to enjoy the rural living the town can provide.

Land Use Implications

Interchanges and at-grade intersections along the upgraded USH 41 corridor (at-grade intersections likely at CTY A, CTY S and CTY W) will create development pressure in these areas. The town would like to capitalize on this opportunity for increased development, but not at the expense of the town's rural character. Any development at or near an interchange or at-grade intersection must be well-planned and adequately served by utilities and community facilities. The Town of Little River does not support a development pattern that results in building along the entire length of the USH 41 corridor. Instead, the town supports directing development to potential interchange locations and maintaining an open, rural character along the majority of the corridor. To support the safe and efficient movement of traffic, the town also supports the utilization of frontage roads to ensure that the development will not interfere with traffic flow along USH 41.

Growth and Development

Travel time will be decreased between the Town of Little River, the cities of Marinette/Menominee and the City of Green Bay when the USH 41 lane expansion project is complete. Already, some residents of the Town of Little River commute to Brown County and Green Bay to work each day. These residents enjoy the rural atmosphere provided in the town and the economic activities available in the Brown County/Green Bay area. Decreased commuting times may bring additional residents to the Town of Little River. This will create additional demand for housing, roads, utilities, schools and other community facilities. If not carefully planned, additional growth may negatively impact the town's rural character and create congestion. The same potential, although to a lesser degree, exists with the by-pass around the Village of Lena on USH 141. These improvements will decrease commuting times and may bring additional residents to the town.



Extending the four-lane highway to the Town of Little River will also decrease travel time for tourists traveling to the Upper Peninsula of Michigan. This traffic pattern presents the opportunity for limited tourism activities in the town.

Another long-standing transportation issue in the Town of Little River, beyond the scope of the USH 41 improvements, is the ever-present concern of road maintenance and improvements costs. These types of municipal activities are a major expense and can consume a large share of the limited town budget. One town road project which has been identified as a priority for construction in the next 10 years, is the extension of Range Line Road in Section 25. This road will likely become a major north-south route for local traffic between the Town of Little River and the City of Oconto.

Summary of Existing Transportation Plans

WisDOT Corridors 2020 Plan

Wisconsin's State Trunk Highway system, consisting of approximately 11,800 miles of roads, is aging and deteriorating at the same time traffic is increasing. In response to this critical issue, WisDOT, in partnership with its stakeholders, has developed the State Highway Plan 2020, a 21-year strategic plan which considers the highway system's current condition, analyzes future uses, assesses financial constraints and outlines strategies to address Wisconsin's preservation, traffic movement, and safety needs. The plan is updated every six years to reflect changing transportation technologies, travel demand and economic conditions in Wisconsin. Included in this plan is the recommended expansion of USH 41 through the Town of Little River from 2 to 4 lanes by 2009 and the USH 141 by-pass around the Village of Lena to be completed in 2006. In addition, the WisDOT Corridors 2020 plan also discusses a potential USH 41 by-pass around the City of Oconto. As currently being considered, this proposed by-pass route would connect to the existing USH 41 corridor near the intersection of CTY S in the Town of Little River.

Oconto County

The Oconto County Highway Department does not have an officially adopted transportation plan. Such a plan will likely be developed as part of the Oconto County "Smart Growth" Comprehensive Plan. Current priorities for the Oconto County Highway Department include completing a road rating of all county roads using the Pavement Surface Evaluation and Rating (PASER) program and continuing to provide required maintenance and improvements to existing county roads.

Transportation Goals and Objectives

GOALS:

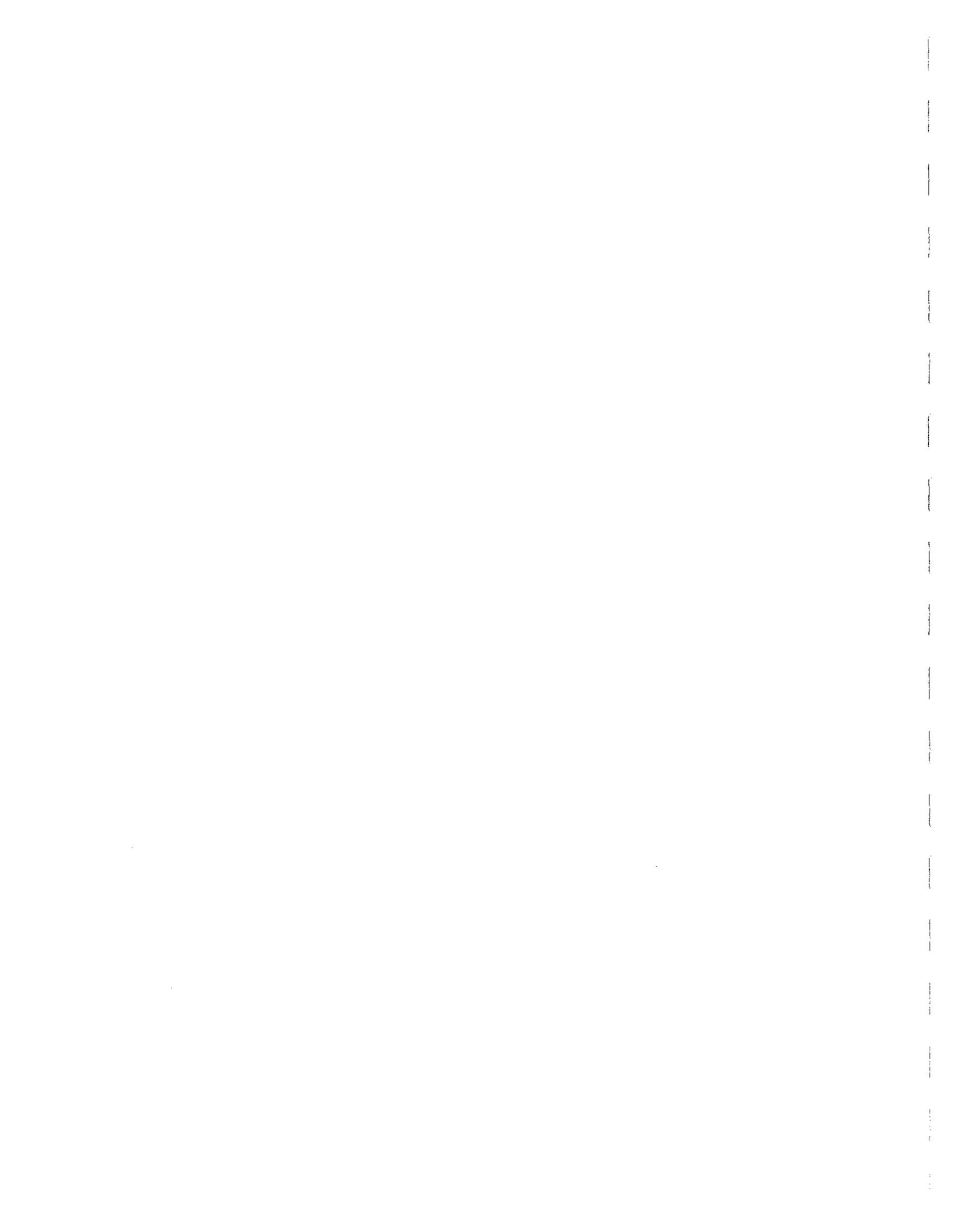
- 1. To maintain and improve town roads in a timely and well planned manner.**
- 2. Ensure that the reconstructed USH 41 (including the by-pass around the City of Oconto) meets the needs of Little River.**



3. Seek to expand opportunities for alternative transportation in the Town of Little River.

OBJECTIVES:

1. In accordance with State Law, using PASER, evaluate all roads in the Town of Little River.
2. Develop a CIP/B to coordinate to plan for annual roadway and other capital improvements.
3. Provide the WisDOT with copies of all planning materials prepared by the town.
4. Seek to become an active partner in the expansion of USH 41 by:
 - A. Working with the WisDOT to plan for the location of interchanges.
 - B. Educating residents about the planned expansion.
5. Coordinate any extensions of water and sewer services along the corridor with the expansion of the USH 41 from two to four lanes.
6. When completed, review the amended Oconto County sign, lighting and landscaping ordinances. If these ordinances will not provide the level of protection desired by the town, develop and adopt more restrictive ordinances to protect the integrity of the highway corridor.
7. Coordinate with Oconto County so when improvements/reconstruction of CTH Y and CTH A are scheduled, appropriate consideration is given to the development of bike paths in these areas.



9.0 INTERGOVERNMENTAL COOPERATION

Introduction

The Town of Little River's relationship with neighboring municipalities, school districts and state agencies can significantly impact Town residents in terms of planning, the provision of services, and the siting of public facilities. An examination of these relationships and the identification of potential conflicts will help the Town address these situations in a productive manner.

Governmental Units and Relationships to the Town of Little River

The Town of Little River shares borders with seven municipalities and three school districts. In addition, the Town must also coordinate with the Wisconsin Department of Transportation (WisDOT) with respect to USH 41 and the Wisconsin Department of Natural Resources given the significant amount of state recreation land in the Town.

Adjacent Governmental Units

- City of Oconto
- Town of Grover (*Marinette County*)
- Town of Lena (*Oconto County*)
- Town of Oconto (*Oconto County*)
- Town of Peshtigo (*Marinette County*)
- Town of Pound (*Marinette County*)
- Town of Stiles (*Oconto County*)

The Town of Little River's relationship with the City of Oconto can be described as generally harmonious. The City of Oconto has the power to annex land from the Town of Little River. The Town and City do cooperate in providing some services (Refer to Chapter 4 for more information).

The Town of Little River's relationship with the six adjacent Towns can be characterized as one of mutual respect and compatibility from a land use and political standpoint. Towns cannot annex land from one another. Therefore, the borders between the Town of Little River and the adjacent towns are fixed and boundary disputes are non-existent. The towns share a common rural character. Public services (i.e. road maintenance and construction, etc.) are conducted individually by each town.

School Districts

- Lena Public School District
- Oconto School District
- Peshtigo School District

The Town of Little River is served by three school districts. In the past, the school districts have tended to operate independently, with little interaction with the Town.



As a result, the relationship with the school districts can best be described as limited. This is directly related to the fact that there are no school facilities located in the Town of Little River. The Town desires to improve its relationship with the school district through improved communication efforts.

County and Regional Government Units

- Oconto County
- Marinette County
- Bay-Lake Regional Planning Commission

The Town of Little River is located in Oconto County. The County has some jurisdiction within the Town. In particular, Oconto County has jurisdiction over land divisions, on-site sanitary systems, and zoning (including shoreland-wetland and floodplain areas) of the Town. Oconto County also maintains many county roads and park facilities in the Town of Little River. Moreover, Oconto County owns a significant amount of land east of USH 41, which is maintained as recreational land.

The relationship between the Town of Little River and Oconto County can be characterized as one of general agreement and respect. In those areas where the County has jurisdiction in the Town, the County attempts to get input from the Town before making decisions affecting the Town. Likewise, the Town has attempted to maintain open communication with Oconto County.

The Marinette County line forms the northern boundary of the Town. This close proximity requires the Town of Little River to communicate with the County and adjoining towns to minimize the potential for conflicts.

Oconto County, Marinette County, and the Town of Little River are all part of the Bay-Lake Regional Planning Commission (BLRPC). The Town has little interaction with the Planning Commission. The Town acquired mapping information for this comprehensive planning effort from the BLRPC.

State Agencies

- Wisconsin Department of Natural Resources (WDNR)
- Wisconsin Department of Transportation (WisDOT)

WDNR and WisDot are the two primary state agencies the Town of Little River must coordinate with to achieve the goals and objectives of this plan. WDNR is a major landowner in the Town. Their management policies and practices can have a significant impact on the Town of Little River. Likewise, WisDOT's plan to improve the USH 41 corridor will have a significant impact on the Town. Therefore, open communication and participation in land use and transportation decisions, which may impact the Town, is an important priority for intergovernmental cooperation in the future.



Intergovernmental Comprehensive Planning Efforts

To address the required intergovernmental element of the comprehensive plan, the Town of Little River contacted all of the local government units, school districts, and state agencies when completing inventories of available services, facilities, and programs related to the other required elements. In addition, the Town worked closely with Oconto County and the Bay-Lake Regional Planning Commission to coordinate plan-mapping resources.

On February 22, 2001, in an effort to support future intergovernmental cooperation activities in Oconto County, the Town of Little River hosted a workshop, facilitated by the UW-Extension, to educate local units of government about the intergovernmental cooperation element of a comprehensive plan.

On March 29, 2001, after the draft comprehensive plan was nearing completion, the Town of Little River hosted the first of two intergovernmental meetings. The purpose of the first meeting was to discuss the plans of other local agencies and governments and attempt to coordinate the Town of Little River Comprehensive Plan with the goals and objectives of these other local plans. The participants were also given the opportunity to view and comment on the Town's Draft Land Use Map. This collective "meeting of the minds" provided a unique opportunity to discuss area growth, development, transportation, education, and other concerns.

A follow-up intergovernmental meeting was held on May 17, 2001. The purpose of this meeting was to expand on the conversations started in the previous meeting. At this meeting, a revised Draft Land Use Plan Map was presented for review and comment. The draft reflected the information that was gained at the previous meeting. In addition, a draft copy of this chapter was presented and discussed.

Intergovernmental Cooperation Programs

Currently, the Town of Little River does not have a formal cooperative agreement, program, or boundary agreement with any of its adjoining municipalities. All intergovernmental coordination activities have been voluntary arrangements between the Town and its neighbors for practical purposes (i.e. recycling/fire protection).

As growth and change continues in the area, land use will remain a controversial topic. The Town of Little River has the opportunity, under State Statutes 66.023 and 66.30, to pursue a boundary agreement with the City of Oconto. If a boundary agreement were completed, the City and Town could work together to make rational decisions about where growth will occur, including the setting or changing of boundaries, and how public services (including sewer) could be provided.



Existing and Proposed Plans of Neighboring Communities, School Districts, and State Agencies

Adjacent Governmental Units

The City of Oconto is nearing completion of its Comprehensive Plan. This document has been reviewed and the land uses planned at the City's northern boundary are compatible with the Town of Little River Land Use Plan Map. Moreover, the plan sets the following goal with respect to communication and collaboration:

“Establish shared interests and goals for land use, development and conservation with surrounding towns, and develop shared plans for action. Explore opportunities provided by Wisconsin’s cooperative boundary agreement legislation.”

This goal statement and supporting strategies are in harmony with the Town of Little River's Goals and Objectives pertaining to Intergovernmental Cooperation.

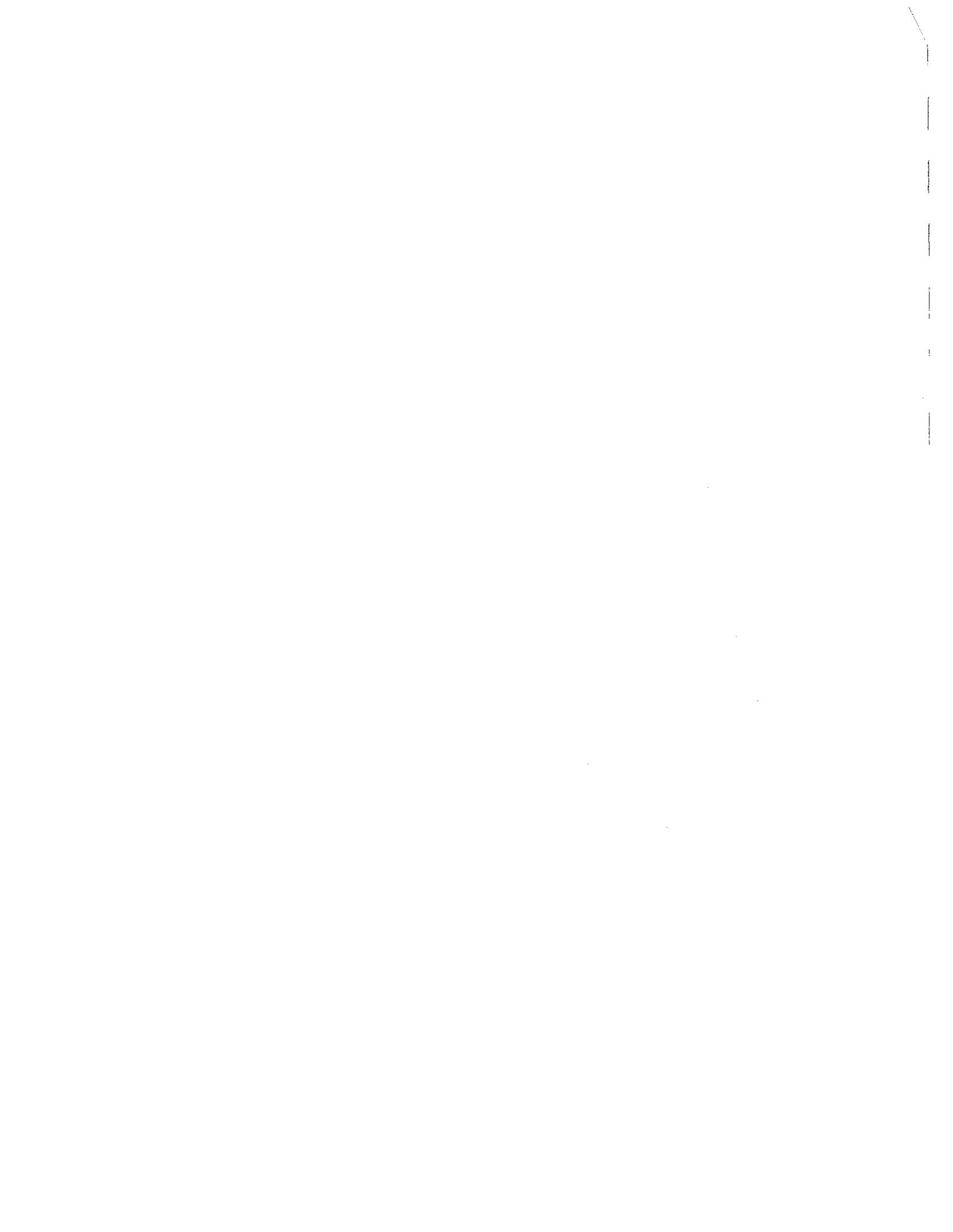
Several of the Towns adjacent to Little River are considering developing Comprehensive “Smart Growth” Plans. In fact, some of the neighboring towns have started working with the Bay-Lake Regional Planning Commission to develop these plans. Currently, no adjacent town has an adopted comprehensive “smart growth” plan. To ensure compatibility with planning goals and objectives of the Little River Comprehensive Plan, the Town of Little River would like to participate in the planning efforts of its neighboring communities.

School Districts

As mentioned in this Chapter and in Chapter 4, there are no school facilities located in the Town of Little River. In the past, the Town has not been requested to provide input about the location of new school facilities. However, the Town wishes to become more involved in the siting of future schools to ensure that the goals and objectives of this plan can be met. This will become more important after the expansion of the USH 41 corridor, which will likely bring additional residents (and students) to the area and may result in the construction of additional school facilities. None of the school districts have a plan to construct any new facilities at this time.

County and Regional Governments

Oconto County and Marinette County have adopted County Land Use Plans. However, neither Oconto County, Marinette County, nor the Bay-Lake Regional Planning Commission have adopted a Comprehensive Plan in accordance with 1999 Wisconsin Act 9. It will be important that when these agencies develop their Comprehensive “Smart Growth” Plans that the Town of Little River participate in the planning processes.



State Agencies

The WDNR has a plan that prescribes policies for land acquisition and management in the Town of Little River. Unfortunately, the *Green Bay West Shore Master Plan*, was adopted in 1979. The age of the plan limits its usefulness. The plan will likely be updated in the near future, though an exact date is not known. Town officials will play a key role in providing input into this plan. The west shore of Green Bay is recognized as a key component of the Green Bay ecosystem and will most likely be a focus for protection efforts of the WDNR in the future.

The WisDOT Corridors 2020 Plan, aims to create a network of highways that encourage economic growth and support intercity mobility. The plan assesses individual highway corridors and examines them as part of the changing transportation network. The WisDOT Corridors 2020 Plan includes provisions for the expansion of the USH 41 Corridor. The plan does not include specific alignment and interchange specifications. The detailed planning work will commence closer to the anticipated construction date in 2009.

Intergovernmental Policy, Goals and Objectives

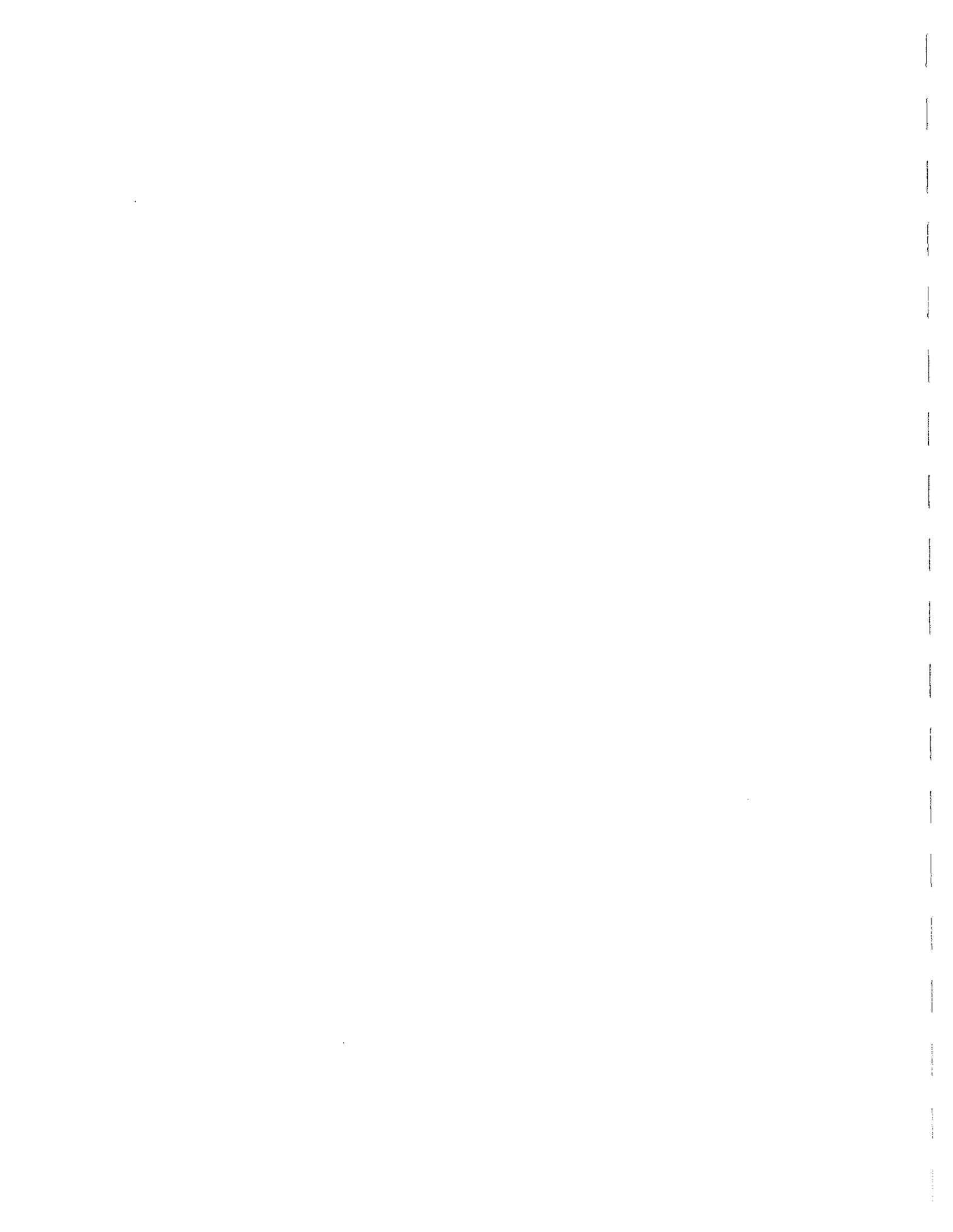
POLICY: Cooperation between the Town and adjacent municipalities, school districts and state agencies is critical to the success of the Town.

GOALS

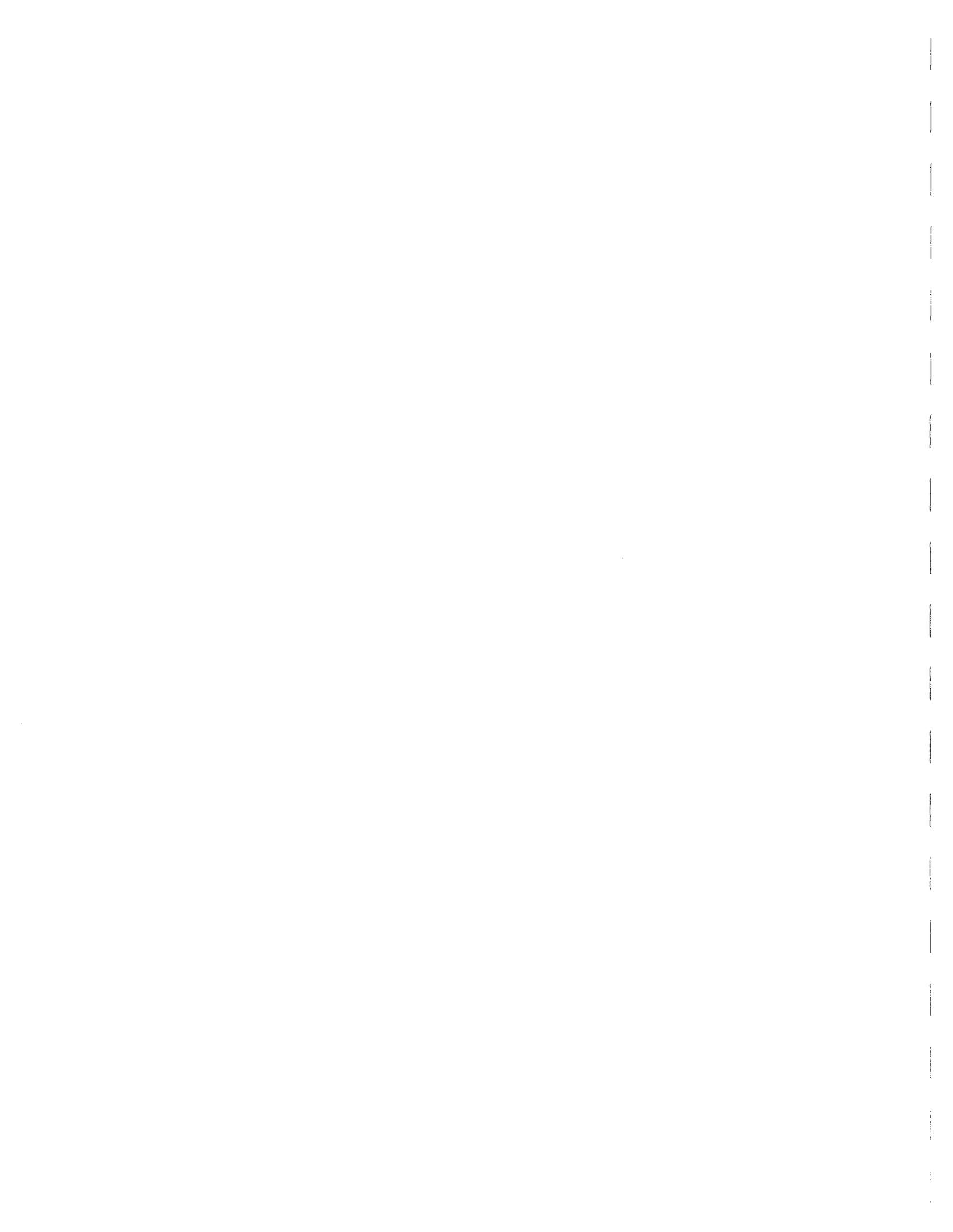
1. Improve communication with neighboring towns, the City of Oconto, the Northshore Sanitary District, Oconto County, and the local school districts (Peshtigo, Lena, and Oconto) to help minimize future land use and service conflicts.
2. Resolve annexation and boundary disputes with the City of Oconto.
3. Continue to seek new ways to coordinate and share community facilities and services with neighboring communities whenever efficient.

OBJECTIVES

1. Host a bi-annual summit to discuss common concerns and plans.
2. Notify neighboring communities and school districts of all proposed zoning and plan changes. Encourage their input related to such decisions for consideration.
3. Participate in intergovernmental "Smart Growth" planning activities of neighboring towns, Oconto County, the City of Oconto, and the Bay-Lake Regional Planning Commission.



- 4. Provide complete copies of the *Town of Little River Comprehensive Plan* to neighboring communities, the Northshore Sanitary District, Oconto County, and the local school districts (Peshtigo, Lena, and Oconto).**
- 5. Explore the possibility of developing a boundary agreement with the City of Oconto that establishes City expansion areas for a minimum of 10 years.**
- 6. Explore the possibility of jointly developing and maintaining roads with neighboring towns.**
- 7. Explore the possibility of expanded sewer service extensions along USH 41 with the City of Oconto as part of a boundary agreement.**
- 8. Participate in any update of the *Green Bay West Shore Master Plan* to ensure that the interests of the Town are represented in accordance with the comprehensive plan.**



10.0 FUTURE LAND USE MAPS

Introduction

The Land Use Plan Maps presented in this chapter incorporate the realities, ideas, goals, and visions explained in Chapters 1-9. The Land Use Plan Maps are probably the most important feature of the Comprehensive Plan. These maps presents the town's vision for growth and development through 2020. These maps will be used extensively by the Town when making land use decisions and recommendations. The concepts presented in this chapter will affect land use in the Town of Little River for the next 20 years and beyond.

In order for the Comprehensive Plan to be seen as a working document and benefit the town, it is important that the plan incorporate several fundamental principles.

First, the plan is general in nature and cannot be implemented immediately. It is for this reason that only general locations for various land uses are shown on the plan maps. Site-specific issues regarding land use must be addressed in a site-specific manner, using this plan as a guide. It is important to reiterate that the Comprehensive Plan and Land Use Plan Maps are not to be used in the same manner as a Zoning Map. The Land Use Plan Maps are general in nature. They provide the future vision of the town and seek to establish patterns between different land uses. On the other hand, the Zoning Map is the primary tool for implementing the Comprehensive Plan and deals with land uses issues on a site-by-site basis using specific regulations.

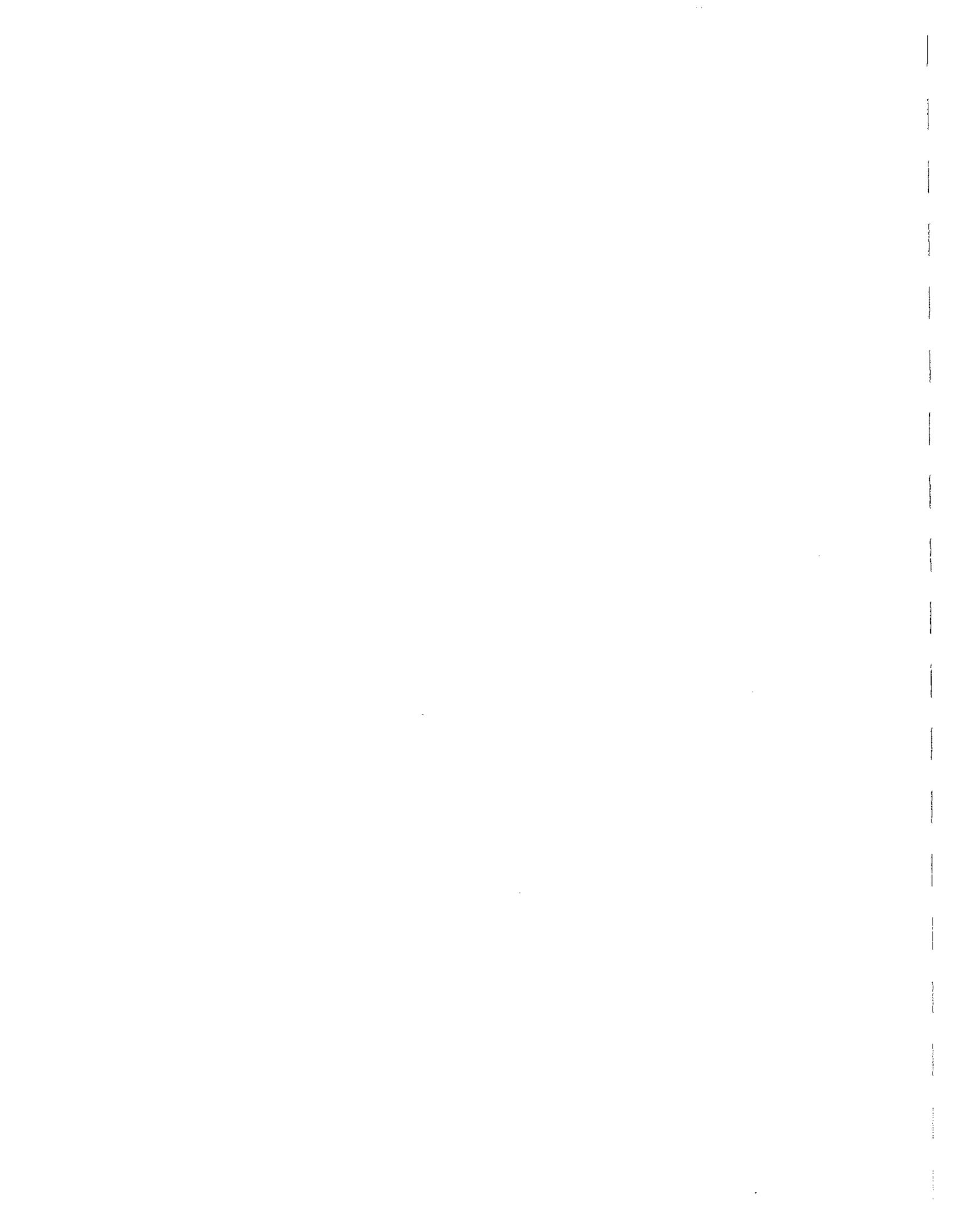
Land Use Plan Map Input

Over the course of the planning process, several draft copies of the Land Use Plan Maps were presented to:

- The Town of Little River Plan Committee
- Neighboring Communities
- Local School Districts
- Oconto County
- Marinette County
- Wisconsin Department of Transportation
- Wisconsin Department of Natural Resources; and
- Residents and property and business owners in the Town of Little River.

Each of the above was given several opportunities to comment on the Land Use Plan Maps and suggest changes. The final maps included in this chapter incorporate many of the recommendations received and represents the consensus of these agencies, municipalities, and most importantly, the Town of Little River Plan Committee, residents, and property and business owners.

Specifically, the 2020 Land Use Plan Map was presented to the Plan Committee and public for the first time at the Community Workshop held on March 3, 2001. At this meeting several changes were suggested. On March 29 and May 17, 2001, the map was



updated again following comments made by participants at the intergovernmental meetings hosted by the Town. The Plan Committee also reviewed and provided additional map changes during this period of time. The 2010 Land Use Plan Map was developed after the 2020 Land Use Plan Map was completed. The 2010 Land Use Plan Map suggests timing and phasing of development in the Town of Little River. This map was developed in accordance with the requirements of 1999 Wisconsin Act 9.

Land Use Plan Map Summary

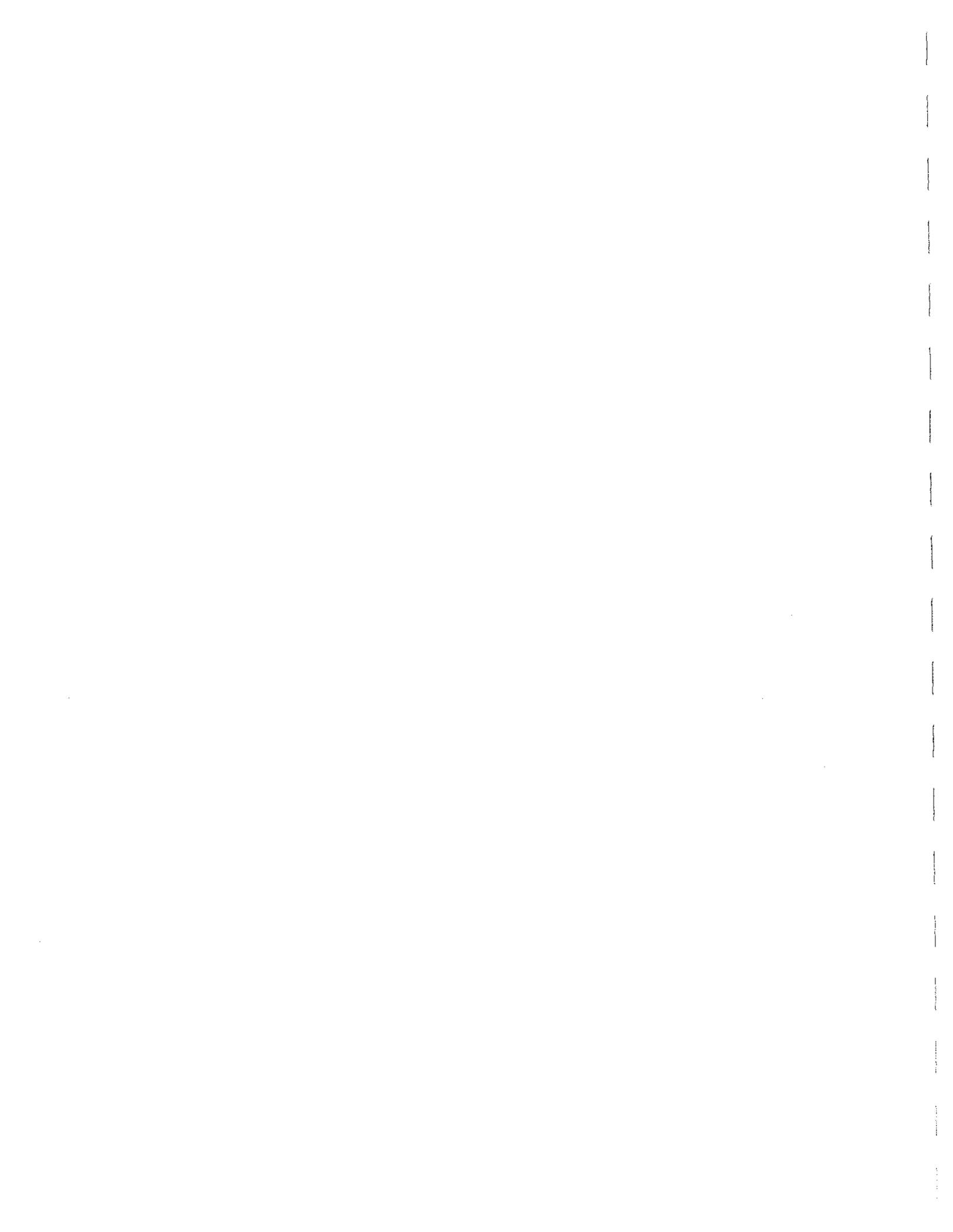
The Town of Little River Land Use Plan Maps were built from the Existing Land Use Map. Therefore, the Existing Land Use Map is the foundation of the plan. It represents the beginning point from which to build the future. As a result, areas that are not proposed for future development are represented by their existing land use in order to promote stability in the Town of Little River. The Land Use Plan Maps have several areas delineated for future development and protection. The paragraphs below describe the key elements of the Town of Little River Land Use Plan Maps.

The Land Use Plan Maps designate specific areas for future residential, commercial and industrial development. However, it is quite possible that these particular locations may shift over the life of the plan. The Town of Little River Planning Commission will try to direct development in these areas, minimize strip residential development along road frontages in the town, encourage subdivisions (including cluster and conservation design) to concentrate residential development and concentrate service needs. However, as proposals are presented, amendments may be necessary to reflect market forces that shift land use patterns.

Proposed Conservancy Areas

Throughout this plan a common theme has been the importance of the Town's natural areas and water features. Town residents expressed their concern about and desire to protect these areas in the community survey. Likewise, the Plan Committee and residents who have attended public meetings have repeatedly indicated that these features are important. These attitudes are consistent with the intent of Oconto County Shoreland Zoning Ordinance and the Bay-Lake Regional Planning Commission Environmental Corridors concept. Likewise, the Little River and tributaries of the Bay of Green Bay are considered very valuable by the WisDOT because of their importance for northern pike spawning.

To officially recognize the Little River, Thomas Slough, and other unnamed feeder streams and sloughs in the Town, these areas have been designated as Conservancy Areas on the Land Use Plan Map. Ideally, any development that would occur near these Conservancy Areas would include an additional buffer to the water features and protect the viewshed. The use of conservation subdivisions, conservation easements, and publicly owned and/or controlled open space are potential tools that could be effective in this effort.



Proposed USH 41 Expansion

The Land Use Plan Maps identify the USH 41 corridor as it exists today, outlines the proposed right-of-way area after the roadway is expanded from two to four lanes in 2009, and identifies potential interchange (and at-grade intersection) locations. Although not shown on the maps, the potential USH 41 by-pass around the City of Oconto may extend into Section 7 of the Town of Little River intersecting with the USH 41 corridor near CTY S. To limit potential conflicts with this segment of the proposed by-pass route, no additional development is proposed in this area of the Town of Little River.

Decisions about the particular alignment and intersections/interchange locations have not been finalized by the WisDOT. The only decision that has been finalized at this point is an intersection at CTY S. Although there are no plans for interchanges at CTY A and CTY W, this could change over the next several years. It is likely that at-grade intersections will be provided at these important county road junctions.

Proposed Extension of Range Line Road

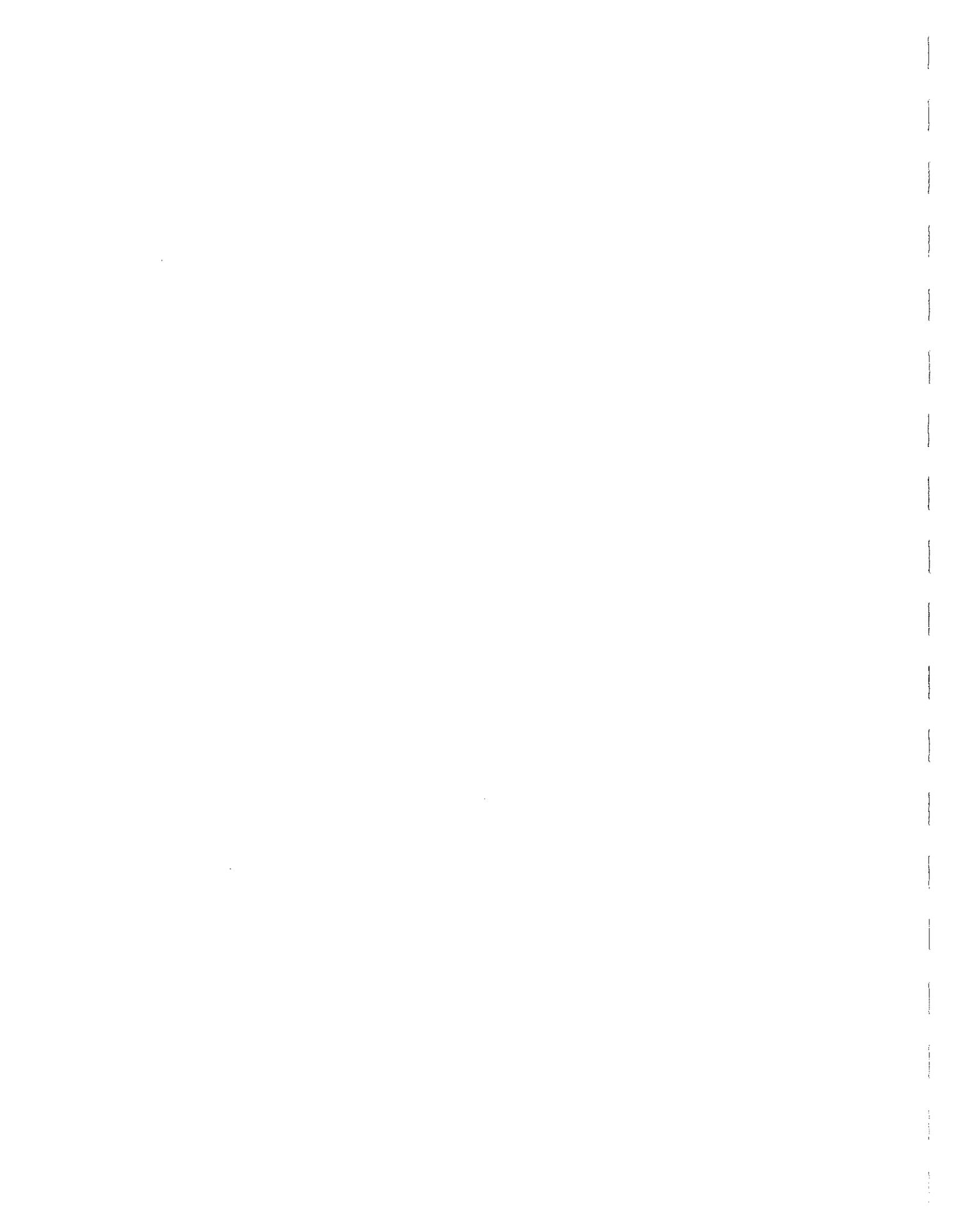
The Town of Little River would like to connect North and South Range Line Road. It is anticipated that this roadway will serve as a major local north-south route between the Town of Little River and the City of Oconto. This improvement will likely be completed by 2010.

Proposed Commercial/Light Industrial Development

All of the proposed commercial/light industrial development areas in the Town of Little River are oriented toward the USH 41 corridor. Specifically, the proposed commercial/business development has been directed near the potential interchange locations at CTY A, CTY W, and CTY S. The focus of commercial/business development in the Town should be in the area between both extensions of CTY A. In this area, commercial/business development is recommended to a depth of 400 feet on either side of USH 41 to accommodate a frontage road to adequately serve business needs. By concentrating development in this area, the feasibility of a second town sanitary district is improved and the town reduces the risk that the commercial/business development will be annexed by the City of Oconto. As a result, the town will be able to benefit from the expanded tax base.

It is anticipated that commercial/business development near CTY W will be an extension of the development pattern already evident in Marinette County along the USH 41 corridor. Moreover, it is also anticipated that development near CTY S will be an extension of the development, which already exists in the City of Oconto and may be annexed into the City at some point in the future.

Complete development of the USH 41 Corridor is not recommended. If this were to occur, the Towns' rural character will be severely impacted. Moreover, the town will lose its visual appeal to potential tourists. Members of the Town of Little River Plan Committee and residents who have attended public meetings have specifically spoke against this pattern.



The plan does not recommend any specific type of business to locate in the areas designated as potential commercial/business areas. However, any business, which is located in the areas designated on the Land Use Plan Maps, should not require municipal water or sewer unless the Town decides to develop an additional sanitary district to serve new commercial/business development. In addition, the desire of the town is to ensure that the overall development pattern is cohesive and attractive. Therefore, the town will likely need to develop signage, lighting, landscaping and other aesthetic requirements to ensure that development along the corridor meets these goals. Businesses that locate in the area should be able to comply with the town's requirements for quality development.

Potential Light Industrial Development with Rail Corridor Access

The Town of Little River desires some light industrial development to support the local tax base. Unfortunately, without municipal water and sewer service, and with the nearby Oconto Industrial Park, attracting industrial development to the Town will prove difficult. The Land Use Plan Maps identify one area in the northern portion of the Town for industrial development. It is hoped that businesses that would locate in this area could take advantage of the rail corridor that passes through the town. At one of the intergovernmental meetings, a property owner indicated that there would be no objection to industrial development in this area.

Proposed Institutional

In the next 10 years Oconto County plans to develop a new, larger jail facility. The site for the proposed jail has already been selected and is adjacent to CTY S in the Town of Little River. Therefore, the Land Use Plan Maps identify this area as a proposed institutional use.

Parks and Recreation

All properties owned by Oconto County and the WDNR, which are managed as public recreation lands, are indicated on the Land Use Plan Maps. These properties represent a significant portion of the Town. Activities permitted on these lands include: hunting, fishing, birding, hiking and other outdoor pursuits. The Town of Little River feels very strongly that these areas are an important part of the Town and add to the quality of life.

Oconto County and the DNR plan to maintain these areas for the life of this plan. They will also consider acquiring additional lands, particularly along the Bay of Green Bay, as this land becomes available. The Land Use Plan Maps do not delineate targeted properties for Oconto County and the WDNR to purchase. Instead, the plan indicates that most of the area surrounding these properties will remain as natural areas and forested, which is consistent with the goals of both Oconto County and the WDNR.

Proposed Northshore Sanitary District Expansion

As mentioned in the Utilities and Community Facilities Chapter as well as the Land Use Chapter, the Northshore Sanitary District is the only sanitary district in the Town of Little River. The plan reflects the desire of the sanitary district to serve additional areas of the shore and promotes expansion, inland, away from the shore land areas to accommodate additional development, which may be more affordable than properties with frontage



along the Bay of Green Bay. All expansion of the sanitary district must be contiguous to existing areas being served. Therefore, the western extension along CTY A will require residential development along both sides of CTY A from Shoreline to future residential development block areas shown on the plan map.

Proposed Single Family Residential Development

The 2020 Land Use Plan Map has identified approximately 800 acres for future residential development. In order to understand how much land will be needed for future residential development in the Town of Little River between 2000 and 2020, the following factors were considered:

- 1) Projected population change between 2000 and 2020
- 2) Building permit trends
- 3) Population per household
- 4) Density (i.e. what the Oconto County Zoning Ordinance permits)
- 5) Physical site limitations (i.e. wetland, poor soils, areas of steep slope, etc.)

According to the Wisconsin Department of Administration between 1990 and 2000, the population of the Town of Little River increased by 70 people. It is expected that by 2020, the population could grow to approximately 1,300 residents.

According to the Town Clerk, in recent years the Town has issued about 20 new building permits each year. If this trend were to continue, the Town could see 400 homes built between 2000 and 2020. However, it is highly unlikely that 400 homes will be built in the town over the next 20 years due to changes in the economy, the USH 41 expansion, and other factors that will impact home construction trends.

According to the Bay-Lake Regional Planning Commission, by 2020 the population per household in the Town of Little River will decline to 2.5 persons. This is significant because even if the total population does not change, more housing units will be needed to accommodate the same number of residents.

As demonstrated in Chapter 6, the Oconto County Zoning Ordinance permits a range of minimum lot size requirements between ½ to 10 acres.

Based on information presented in the Agricultural, Cultural, and Natural Resources Chapter of this plan, it is evident that the Town has many areas, including some which are included in the future residential development areas, which include wetlands, flood plains, poor soils, and other potential development limitations.

Taking all of the above factors into consideration, it is believed that at a minimum, the Town of Little River will see 80 new homes constructed between 2000 and 2020. On the high end of the spectrum, if development continues to boom, this figure could go as high as 120 homes. Assuming an average lot size of 3 acres (assumes everyone will not want to or cannot build on a ½ acre lot), a minimum of 340 acres will be needed for actual future residential development.

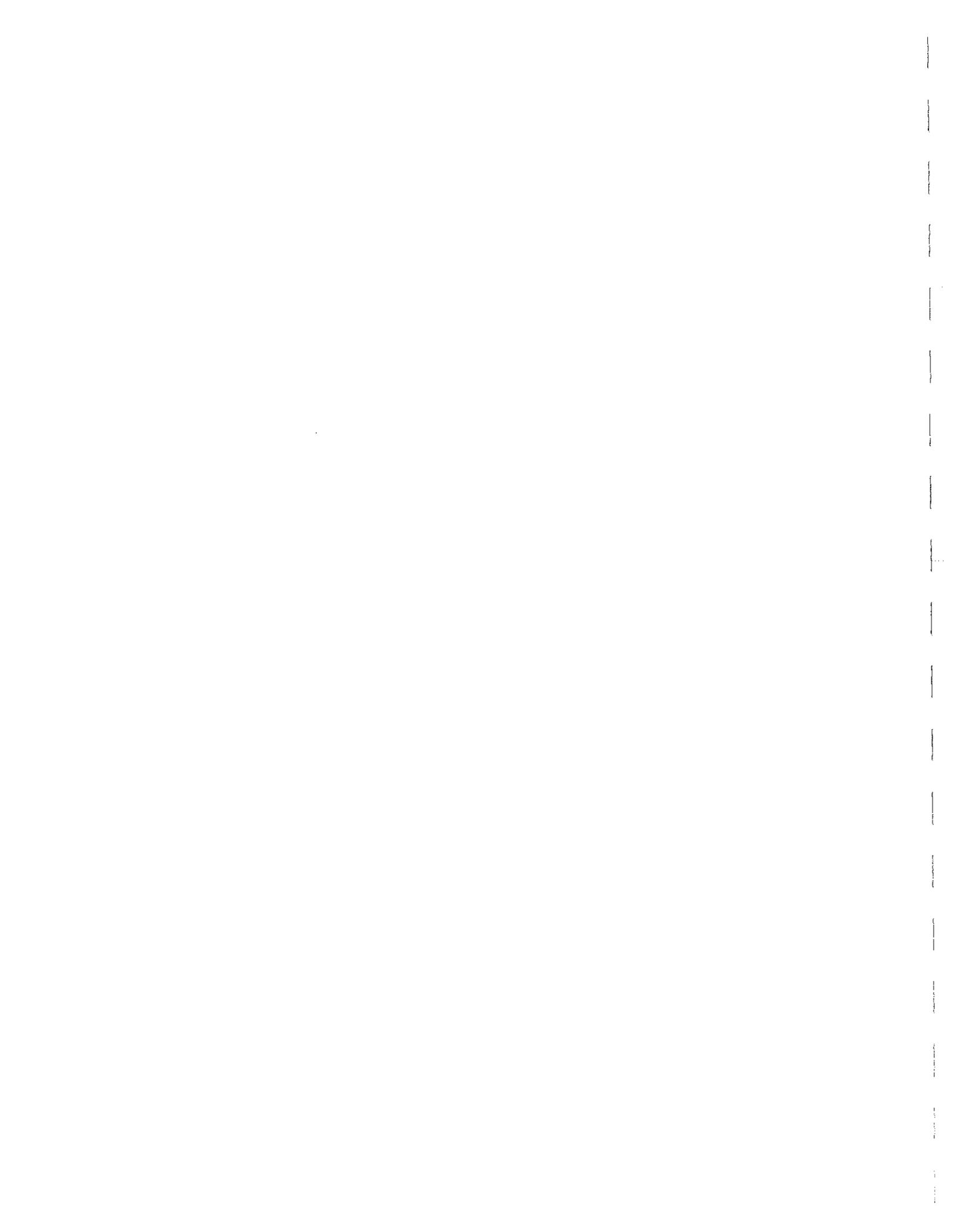


The reason that approximately 800 acres is designated on the Land Use Plan Map is to:

- 1) Provide more options for landowners. If only the minimum number of acres had been designated for future residential development, options would have been much more limited. By having designated a greater area, residents can decide if they are interested in forested areas, areas in or out of the sanitary district, areas near or away from USH 41, etc.
- 2) Accommodate a range of densities.
- 3) Include undevelopable (i.e. wetland, flood plain, steep slopes, poor soils) areas so that developers will consider conservation and other subdivision design.

The proposed future residential development areas are situated in three locations:

- 1) East of USH 41 in the Northshore Sanitary District along the Bay of Green Bay and inland areas which could be served by the sanitary district. Conservation and cluster developments are encouraged in this area.
- 2) Near Range Line Road in Sections 25 and 30. Development in this area would have easy access to the USH 41 interchange at CTY A. Subdivision development is encouraged in this area as opposed to individual lot development along Range Line Road and CTY A.
- 3) In sections 19 and 20, near the Little River, in the western portion of the Town. Residential development in this area will be located approximately 1.5 miles from the USH 141 by-pass around the City of Lena when completed in 2002. Conservation and cluster developments are encouraged in this area.



11.0 IMPLEMENTATION

Introduction

The implementation element is the “how to” portion of the plan. It prescribes those actions necessary to make the vision presented in Chapter 10 a reality. This is achieved through a series of specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, sign regulations, site plan regulations, design review ordinances and subdivision ordinances. Each proposed action is included as part of an objective that has been developed to support a specific goal of the Town of Little River Comprehensive Plan.

Relationship Between Elements

The goals and objectives provided in this chapter are interrelated. In several instances, a single objective applies to more than one element of the plan. Special attention has also been given to the milestone dates to ensure that individual objectives act in harmony with the other stated goals and objectives. To ensure that the plan elements are understood in their totality over the life of the plan, the Town of Little River Planning Commission will annually review the goals and objectives. Part of this effort, will also include addressing conflicts which may arise between the nine elements.

Measuring Progress

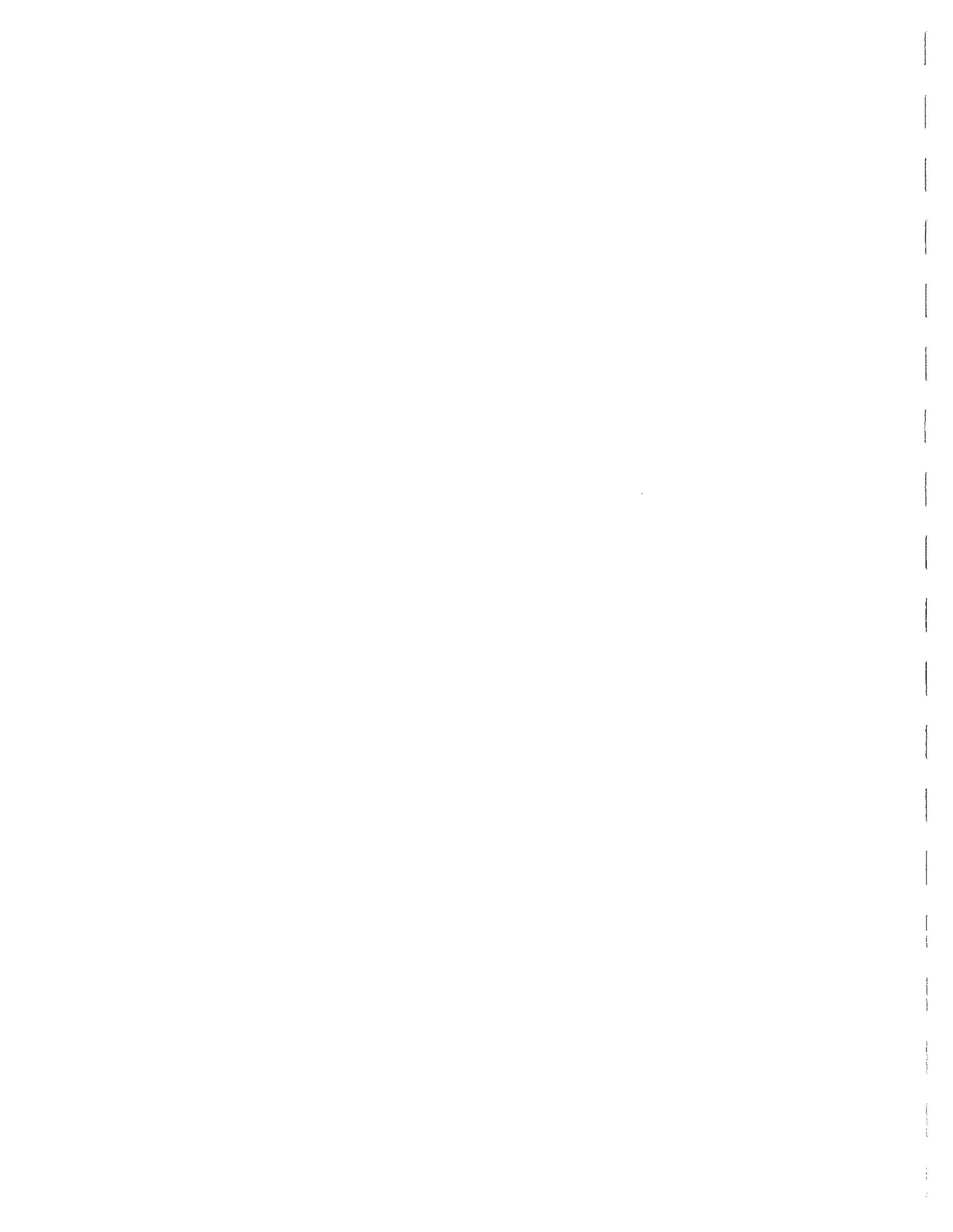
To track planning progress and help to ensure that the plan is implemented, milestone dates are provided for each objective. These dates have been reviewed by the public and the Plan Committee to ensure that they are feasible expectations for the Town. A milestone date can best be defined as: *a specific date, after the adoption of the Comprehensive Plan, when the town will review the plan implementation action to see if the objective has been met and consider additional implementation strategies to achieve the stated goal.*

Responsibilities

Implementation of the Town of Little River Comprehensive Plan will be the primary responsibility of the Town of Little River Planning Commission. Since the Town does not currently have a planning commission, one will need to be created according to the guidelines and stipulations of WI 1999 Act 9. It is suggested that interested members of the Town of Little River Plan Committee serve on the Planning Commission given that they are already familiar with the comprehensive plan.

Updating the Comprehensive Plan

As is stipulated in 1999 Wisconsin Act 9, a comprehensive plan must be updated at least once every 10 years. However, in order to ensure that the Town’s plan is an effective management tool, the Town of Little River Planning Commission will review the plan goals and objectives annually to track those activities that have been completed and add additional objectives as needed to accomplish the stated goals. Moreover, in 2003, based on current scheduled release dates, the Town will update the demographic, economic, and housing information using the 2000 U.S. Census data.



Goals and Objectives

The remaining portion of this chapter is dedicated to the specific goals and objectives for each of the nine (9) required plan elements.

1. Issues and Opportunities

GOAL: Protect the rural character of the community in order to sustain the quality of life it affords to residents of the Town of Little River.

	Objectives	Milestone Date
A.	Continue to provide recommendations regarding zoning and land use decisions to Oconto County.	Not Applicable-Continuous Effort
B.	Working with Oconto County, the UW-Extension, and other professional experts, adopt a subdivision ordinance, which includes conservation and cluster type developments, in order to maintain open spaces and scenic vistas within the town.	2004

2. Housing

GOAL: Maintain and seek to improve property values in the Town of Little River.

	Objectives	Milestone Date
A.	Establish a policy to educate town residents about the importance of property maintenance. Seek to advance this policy by: <ol style="list-style-type: none"> 1. Holding a special town meeting to discuss the issue with residents. 2. Working with Oconto County and the UW-Extension to develop and distribute a brochure highlighting property maintenance techniques and benefits. 3. Considering an incentive program to annually award property owners for maintenance achievements. 	2004 2005 2007

GOAL: To provide opportunities for the development of alternative housing to accommodate the needs of residents of all ages (i.e. senior housing facilities).

	Objectives	Milestone Date
A.	Adopt and follow a policy to collaborate with neighboring communities, especially to ensure that alternative housing choices (i.e. apartments, duplexes, senior housing, etc.) are available in locations served by adequate utilities and community services in the greater Little River/Oconto/Oconto Falls/Lena/Stiles area.	2002
B.	Working with the UW-Extension, Oconto County, and other professional experts, develop an overlay-zoning district to permit senior housing, subject to the approval of a special use permit. Establish specific conditions under which senior housing may be developed in the Town of Little River.	2008
C.	Support the efforts of the Oconto County Commission on Aging and Oconto County Housing Authority by encouraging elderly and disabled residents, who wish to stay in their homes in the town, to seek assistance as needed.	2002



GOAL: Encourage residential development opportunities that compliment the rural character of the area and protect valuable natural resources

	Objectives	Milestone Date
A.	Working with Oconto County, the UW-Extension, Bay-Lake Regional Planning Commission and other professional experts, identify areas for primary and secondary conservation in the Town of Little River.	2003
B.	Working with Oconto County, the UW-Extension and other professional experts, adopt a subdivision ordinance to control the location, design, and density of residential development proposals in the Town of Little River. This ordinance should include conservation and cluster type developments in order to maintain open spaces and scenic vistas within the town and this ordinance should support the vision expressed in the Comprehensive Plan Future Land Use Maps.	2004

3. Transportation

GOAL: To maintain and improve town roads in a timely and well planned manner.

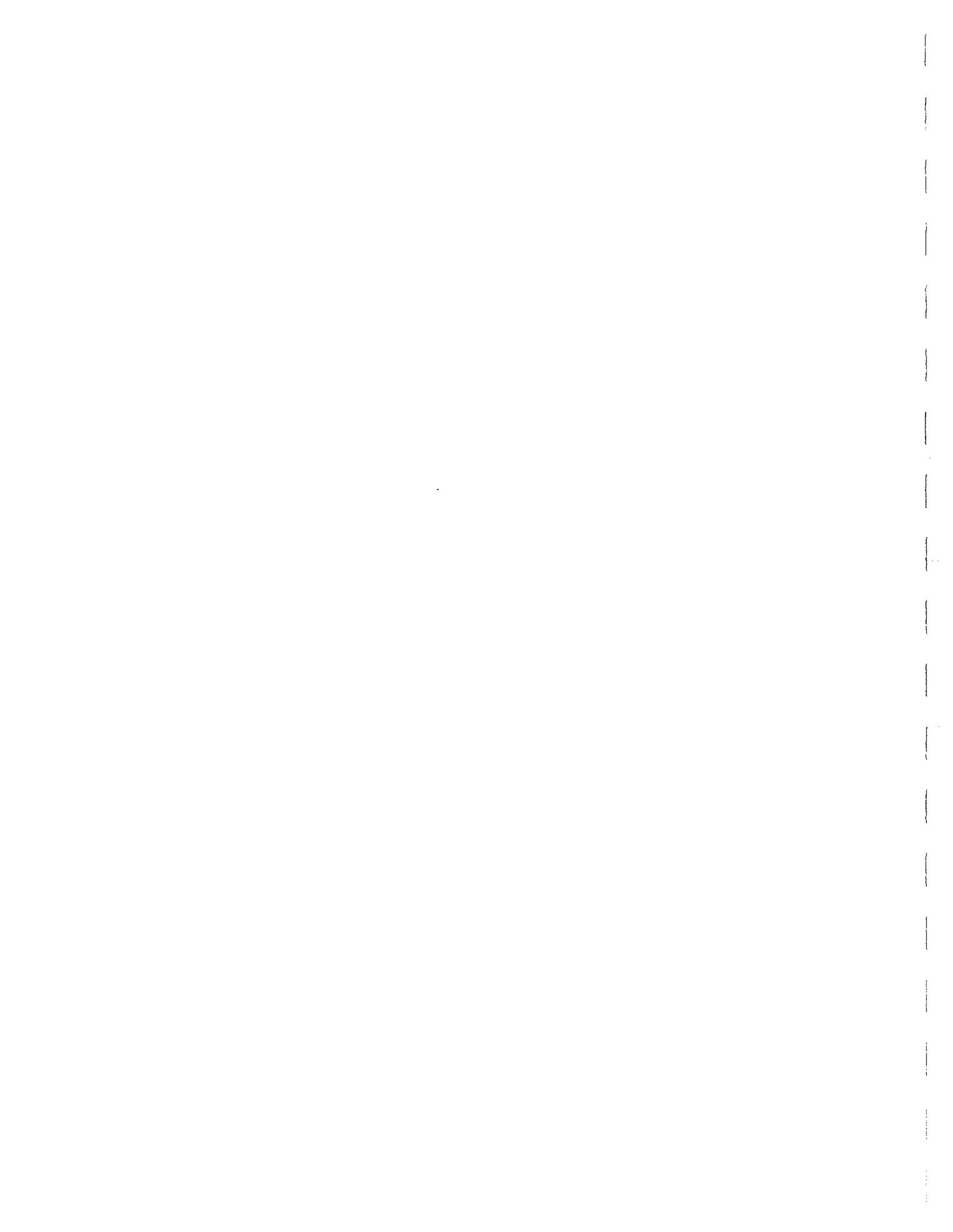
	Objectives	Milestone Date
A.	In accordance with Wisconsin Law, using PASER, evaluate all roads in the Town of Little River.	December 2001
B.	Using the PASERWARE software, identify annual road maintenance and construction priorities.	Annually After 2001
C.	Working with Oconto County, the UW-Extension, and other professional experts, develop a Capital Improvement Plan and Budget (CIP/B) to coordinate and plan for annual roadway and other capital improvements.	2005

GOAL: Ensure that the reconstructed USH 41 meets the needs of Little River.

	Objectives	Milestone Date
A.	Provide WisDOT with copies of all planning materials prepared by the town, including the <i>Town of Little River Comprehensive Plan</i> .	Not Applicable – Continuous Effort
B.	Seek to become an active partner in the expansion of USH 41 by: <ol style="list-style-type: none"> 1. Working with WisDOT to plan for the location of interchanges. 2. Educating residents about the planned expansion activities at Annual Town Meetings. 	2005
C.	Establish a policy and seek to coordinate the timing of any water and sewer service extensions along the USH 41 corridor with the expansion of the USH 41 from two to four lanes.	2007
D.	Review the amended Oconto County sign, lighting and landscaping ordinances. If these ordinances will not provide the level of protection desired by the town, develop and adopt more restrictive ordinances to protect the integrity of the USH 41 corridor.	2005

GOAL: Seek to expand opportunities for alternative transportation in the Town of Little River.

	Objectives	Milestone Date
A.	Coordinate with Oconto County so when improvements/reconstruction of CTH Y and CTH A are scheduled, appropriate consideration is given to the development of bike paths in these areas.	Not Applicable - Continuous Effort



4. Utilities and Community Facilities

GOAL: Seek to ensure that all development is served by adequate utilities.

	Objectives	Milestone Date
A.	Work with the Northshore Sanitary District and the City of Oconto to coordinate the orderly extension of water and sewer services to properties along USH 41, the Bay of Green Bay, and adjacent to the City of Oconto.	2005
B.	Establish and implement a policy to direct new residential subdivision, commercial, and industrial developments to areas adequately served by necessary utilities, including public water and sewer (where feasible), in accordance with the Future Land Use Plan Maps.	2001
C.	Educate residents of the Town of Little River about available community facilities in the area. Potential means of achieving this goal may include: developing a town newsletter (or including information in tax bill statements), educating residents at Annual Town Meetings, and developing an internet web page to keep the public informed.	Not Applicable - Continuous Effort

GOAL: Support the use of innovative individual waste treatment systems in accordance with the provisions of COMM 83 subject to Town review of all proposals.

	Objectives	Milestone Date
A.	Adopt a policy, which supports the issuing of permits for innovative waste treatment systems that will provide safe and effective results in support of innovative subdivision designs (i.e. cluster and conservation subdivisions).	2005

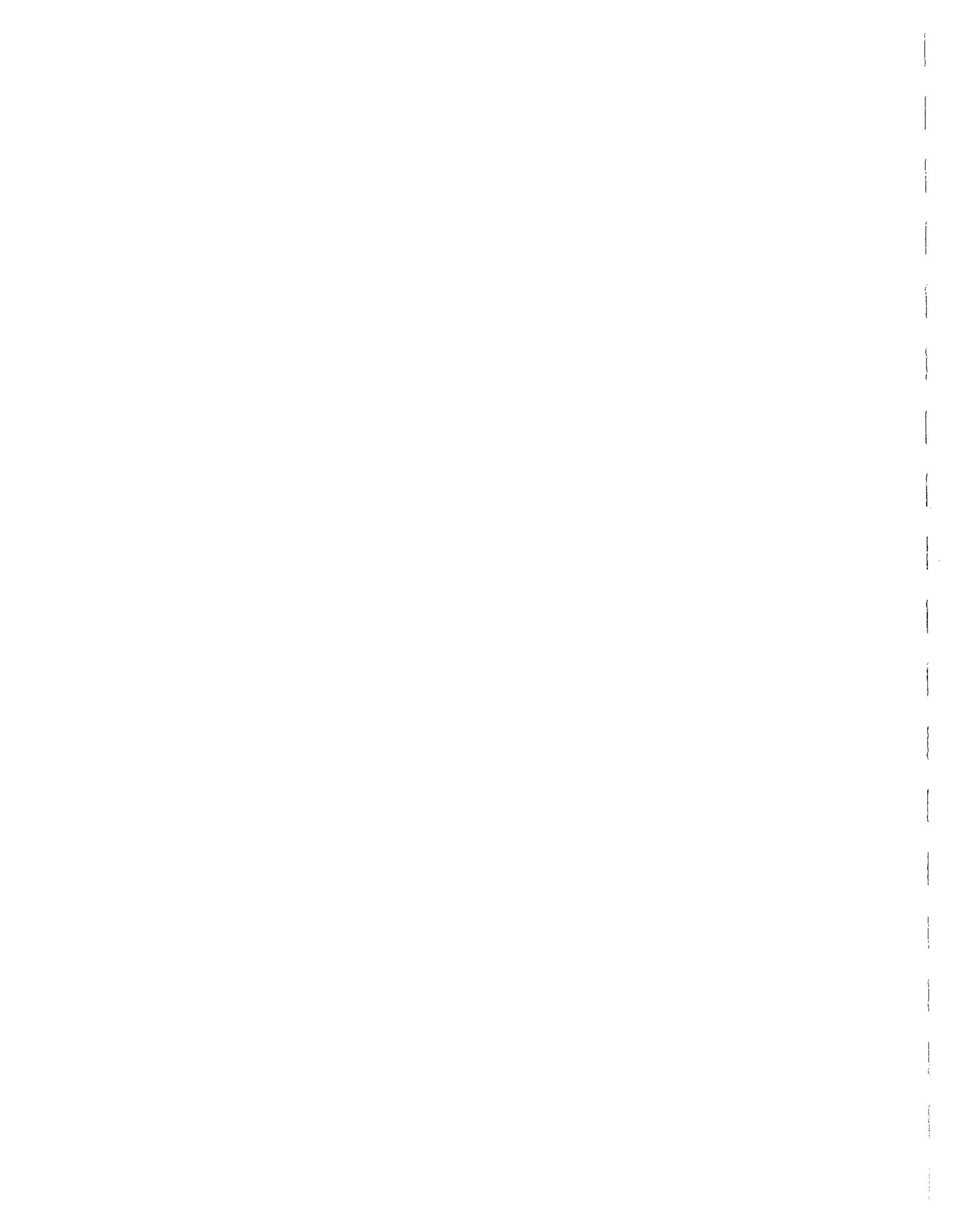
GOAL: Support the continued operation and expansion of community facilities provided by Oconto, Oconto Falls, Lena, the local school districts and Oconto County, which serve residents of the Town of Little River.

	Objectives	Milestone Date
A.	Working with Oconto County, the UW-Extension, and other professional experts, develop a Capital Improvements Program and Budget (CIP/B) to ensure that Town resource allocations are consistent with the goals and objectives of the Comprehensive Plan and maximize the Town's investment returns. The CIP/B should seek to address local town community facility needs, in the context of the community facilities provided elsewhere in the area.	2005

5. Agriculture, Natural and Cultural Resources

GOAL: Preserve existing agricultural operations and encourage the establishment and expansion of new family farms.

	Objectives	Milestone Date
A.	Working with Oconto County, the UW-Extension, and other professional experts, identify and protect areas of prime agricultural land in the town through appropriate land use controls including zoning.	2005
B.	Working with Oconto County, the UW-Extension, the U.S. Farm Service Agency (FSA) and the U.S. Natural Resource Conservation Service (NRCS), adopt a policy and continue to support farmland preservation programs at the county and state level that may improve farming operations in the Town of Little River. This policy should specifically consider: <ol style="list-style-type: none"> 1. The towns' position as it relates to "factory" or "mega" farm operations (locations and appropriate animal units) 2. Buffering and reverse setback options to minimize conflicts between agricultural and other land uses. 	2006



GOAL: Maintain recreational opportunities on public lands in the Town of Little River.

	Objectives	Milestone Date
A.	Support the maintenance of recreation facilities and programs provided in the Town of Little River by Oconto County, Wisconsin Department of Natural Resources, and the State of Wisconsin.	Not Applicable – Continuous Effort

GOAL: Protect streambanks and Bay of Green Bay from harmful uses.

	Objectives	Milestones Date
A.	Adopt a policy and encourage Oconto County efforts to strictly enforce stream and lake setback requirements.	2005
B.	Create, maintain and enhance natural buffers along stream banks and the Bay of Green Bay in accordance with the Comprehensive Plan.	2005
C.	Working with Oconto County, the UW-Extension, Bay-Lake Regional Planning Commission and other professional experts, consider developing local shore land zoning and subdivision standards for development along the Bay of Green Bay.	2008
D.	Work with Oconto County, the Wisconsin DNR and DATCP to promote and help fund buffer strips along streams and the Bay of Green Bay.	Not Applicable – Continuous Activity

6. Economic Development

GOAL: Sustain the long-term viability and importance of farming operations in the town.

	Objectives	Milestone Date
A.	Research, pursue, and support efforts to help improve markets and prices for local farmers.	Not Applicable – Continuous Activity
B.	Working with Oconto County, the UW-Extension and other professional experts, develop subdivision and zoning regulations and buffering requirements that accommodate additional residential development that is compatible within farming areas (i.e. conservation subdivisions).	2003-2005

GOAL: Support commercial and light industrial development opportunities along USH 41 to expand and diversify the local economy.

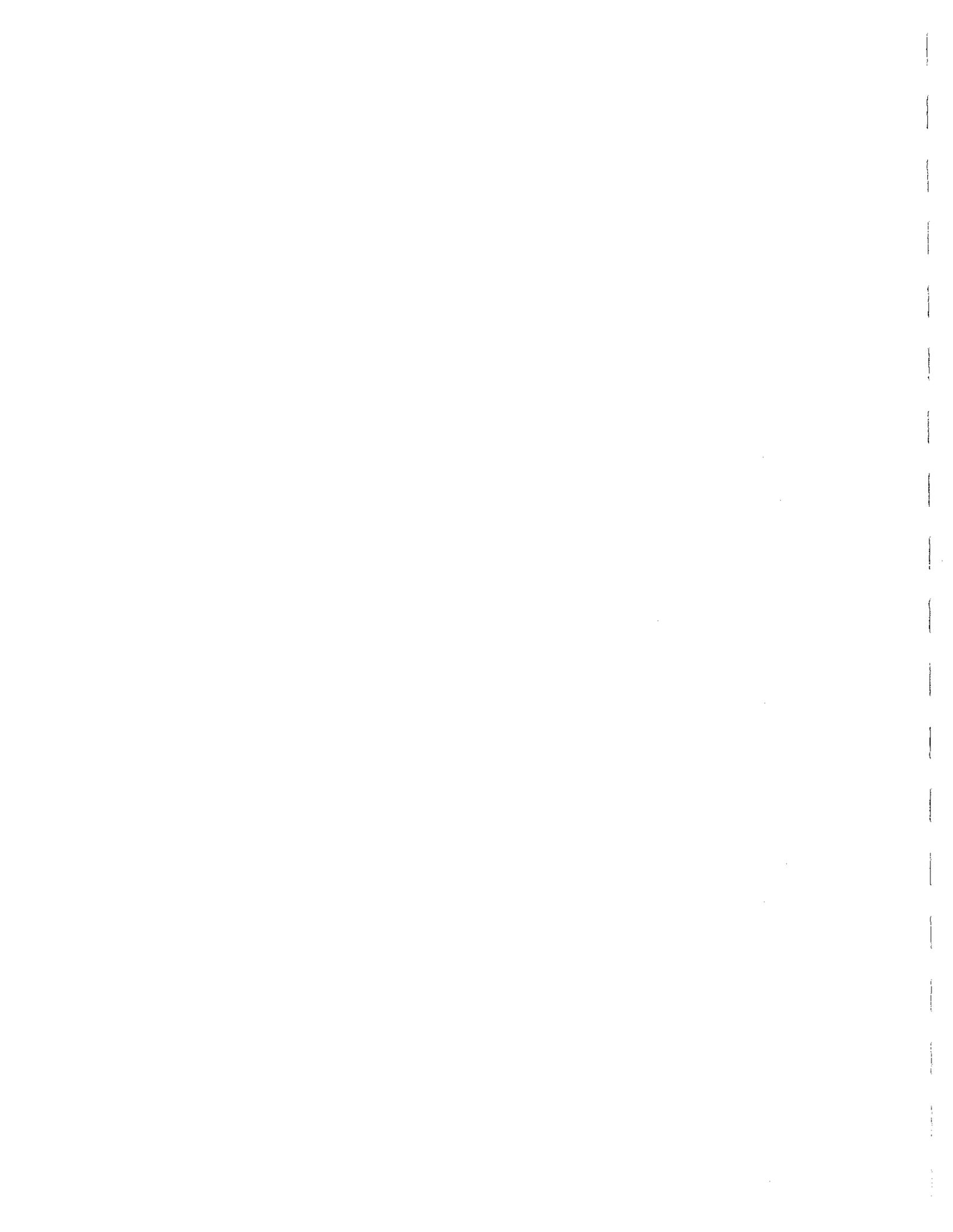
	Objectives	Milestone Date
A.	Evaluate the feasibility and cost-benefit to the town of sewer and water utility extensions to coordinate with the expansion of the USH 41 corridor.	2008
B.	Coordinate with the Wisconsin DOT to select locations for interchanges along the USH 41 Corridor.	2007

GOAL: Support tourism opportunities in the town without jeopardizing the quality of life for year-round residents.

	Objectives	Milestone Date
A.	Work with Oconto County to create tourism opportunities within the town that focus on water related activities at the county park.	Not Applicable-Continuous Activity
B.	Work with the Northshore Sanitary District to ensure that needed sewer facilities are available to meet tourism needs.	Not Applicable-Continuous Activity
C.	Delineate areas within the town that can accommodate increased tourist activities.	2010

GOAL: Support local entrepreneurs who seek to expand and diversify the town's economy.

	Objectives	Milestone Date
A.	Support the establishment of home occupations, provided such uses do not constitute a nuisance to neighboring properties (i.e. excessive noise, traffic, odors, vibration, etc.) or deter from the rural character of the area (i.e. signage, lighting, etc.).	Not Applicable-Continuous Activity



B.	Adopt a policy for providing recommendations to Oconto County about proposed special use permits to allow for home occupations in the Town of Little River.	2005
C.	Develop a guide for local property owners who wish to establish a home occupation. Include criteria for site development and zoning approvals.	2006

GOAL: Sustain the long-term viability, importance and environmental compatibility of quarry operations in the town.

	Objectives	Milestone Date
A.	Work with quarries and their neighbors to mitigate existing or potential problems associated with quarrying operations.	Not Applicable-Continuous Activity
B.	Work with the local quarry operations to ensure that these facilities have appropriate and adequate infrastructure (roads, signage, etc.) to meet quarrying needs.	Not Applicable-Continuous Activity
C.	Develop appropriate ordinances to ensure that quarry operations are conducted in an environmentally friendly manner and do not cause undue hardships on the quarry owners and quarry neighbors. This effort shall be in addition to any county or local ordinance developed in accordance with the administrative rule developed by the DNR (NR135) requiring reclamation plans.	2009

7. Intergovernmental Cooperation

GOAL: Improve communication with neighboring towns, the City of Oconto, the Northshore Sanitary District, Oconto County, and the local school districts (Peshtigo, Lena, and Oconto) to help minimize future land use and service conflicts.

	Objectives	Milestone Date
A.	Host a bi-annual summit to discuss common concerns and plans.	Beginning in 2003
B.	Notify neighboring communities and school districts of all proposed zoning and plan changes. Encourage their input related to such decisions for consideration.	Not Applicable-Continuous Activity
C.	Participate in intergovernmental "Smart Growth" planning activities of neighboring towns, Oconto County, the City of Oconto, and the Bay-Lake Regional Planning Commission.	Not Applicable-Continuous Activity
D.	Provide complete copies of the <i>Town of Little River Comprehensive Plan</i> to neighboring communities, the Northshore Sanitary District, Oconto County, and the local school districts (Peshtigo, Lena, and Oconto).	2001

GOAL: Resolve annexation and boundary disputes with the City of Oconto.

	Objectives	Milestone Date
A.	Explore the possibility of developing a boundary agreement with the City of Oconto that establishes City expansion areas for a minimum of 10 years.	2004

GOAL: Continue to and seek new ways to coordinate and share community facilities and services with neighboring communities whenever efficient.

	Objectives	Milestone Date
A.	Explore the possibility of jointly developing and maintaining roads with neighboring towns.	Not Applicable-Continuous Activity
B.	Explore the possibility of expanded sewer service extensions along USH 41 with the City of Oconto as part of a boundary agreement.	2006



8. Land Use

GOAL: Maintain the rural atmosphere in the Town of Little River.

	Objectives	Milestone Date
A.	Working with Oconto County, the UW-Extension, and other professional experts, adopt a subdivision ordinance, which includes conservation and cluster type developments, in order to maintain open spaces and scenic vistas within the town.	2004
B.	Delineate areas suitable for conservation subdivisions and cluster developments.	2003
C.	Work with Oconto County on land division issues to provide varied lot size requirements for residential uses.	2003
D.	Work with Northshore Sanitary District, electric, natural gas and other utility providers to ensure that adequate utilities will be made available for cost effective future growth and development in the town.	Not Applicable. Continuous Effort.

GOAL: Ensure that future development along USH 41 meets the needs of residents in the town without jeopardizing the rural character of the community.

	Objectives	Milestone Date
A.	Work with the UW-Extension, Oconto County Highway Department, and other professional experts to develop and enforce a site plan review ordinance to present a positive image of the community by regulating the appearance of commercial and industrial development in the town.	2003
B.	When completed, review the amended Oconto County sign, lighting and landscaping ordinances. If these ordinances will not provide the level of protection desired by the town, develop and adopt more restrictive ordinances to protect the integrity of the corridor.	2004

9. Implementation

GOAL: Ensure that the Comprehensive Plan elements are integrated and implemented.

	Objectives	Milestone Date
A.	Establish the Town of Little River Planning Commission, in accordance with 1999 Wisconsin Act 9, to oversee plan implementation activities. This commission shall meet at least quarterly to consider zoning actions, planning updates, and implementation activities.	December 2001

GOAL: Update the Comprehensive Plan on a regular schedule so that it remains a useful tool for growth and development decisions.

	Objectives	Milestone Date
A.	Annually review the goals and objectives to measure progress against the milestones. Adjust the implementation dates as necessary.	Not Applicable - Annual Activity
B.	Incorporate Census 2000 data in Community Profile Chapter of the Town of Little River Comprehensive Plan.	2003
C.	Update the entire Town of Little River Comprehensive Plan including new projections, maps, and public participation exercises on at least a 10-year schedule to coincide with new census data.	Begin in 2010



APPENDIX A: COMMUNITY LAND USE SURVEY

This Appendix provides the responses received in the Town of Little River Community Land Use Survey. The survey was distributed in February 2000 and the results were tabulated in March of 2000. 627 Surveys were mailed to town residents and landowners. Of those distributed, 283 or 45.1% were completed and returned.

The attached questionnaire includes the response rate for each question answered. In addition, all written comments received were transcribed and included in this section as well.

**Town of Little River
Community Land Use Survey
-----Final Results: April 28, 2000 -----**

Date of Survey: February 2000

Number of Surveys Mailed Out: 627 (Property Owners and Residents)

Number of Surveys Completed and Returned: 283 (45.1% Response Rate)

Number of Respondents: 405

Cost to Town: \$387.57

Bracketed [] figures represent number of respondents answering that specific question. Percentages are based on those answering the specific question unless otherwise noted.

How strongly do you agree or disagree with the following statements...

1. I am concerned about how future growth and development will change the Town of Little River over the next 20 years. [403]

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
205 51%	157 39%	32 8%	5 1%	4 1%

2. Our town board should be involved in land use decisions affecting the Town of Little River. [398]

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
186 47%	161 40%	31 8%	15 4%	5 1%

3. Protecting our natural resources (groundwater, wetlands, woodlands, shoreline) is necessary. [398]

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
252 63%	113 28%	21 5%	11 3%	1 0%

4. A farmer's right to farm is important and should be protected. [402]

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
274 68%	103 26%	15 4%	8 2%	2 0%

5. There should be buffer zones between established farm operations and future residential subdivisions to minimize conflicts. [396]

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
159 40%	115 29%	71 18%	37 9%	14 4%

6. The town should develop an industrial park to attract jobs and contribute to our tax base. [400]

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
60 15%	81 20%	114 29%	88 22%	57% 14%

7. Land use in Little River, as in all unincorporated towns in Oconto County is largely regulated under county zoning ordinances. However, towns have authority to disapprove ("veto") rezone requests, and towns with comprehensive plans and a local plan commission may adopt certain limited types of land use ordinances, such as a subdivision ordinance establishing a minimum lot size. **Should Little River adopt a subdivision ordinance with larger minimum lot sizes than the county's 1/2 acre minimum for future residential subdivisions in the town?** [397]

Strongly Agree 168 43%	Agree 107 27%	Neutral 51 13%	Disagree 41 10%	Strongly Disagree 27 7%
---------------------------	------------------	-------------------	--------------------	----------------------------

8. **What minimum lot size would you like to see for future residential subdivisions in Little River?** [381]

68 18% Leave as is	74 19% 1 Acre	30 8% 1.5 Acres	77 20% 2 to 2.5 Acres
24 6% 3 Acres	74 19% 5 Acres	34 9% Other (Specify: 40 acres most common)	

9. **Highway 41 through Little River is scheduled for expansion to 4 lanes by 2009. Should the town encourage commercial development along the Hwy. 41 corridor?** [391]

124 32% No	190 49% Yes	77 20% Not Sure
------------	-------------	-----------------

10. **Should future commercial developments along Hwy. 41 be required to plan their lighting, signs, traffic patterns to protect neighbors from negative impacts.** [383]

17 4% No	344 90% Yes	22 6% Not Sure
----------	-------------	----------------

11. **Should the town discourage future residential development along Hwy. 41 to minimize land use conflicts with commercial activities?** [390]

155 40% No	142 36% Yes	93 24% Not Sure
------------	-------------	-----------------

12. **What recreational facilities would you like to see the town help develop in Little River.**[436 total Res]

38 9% Ball Field	98 22% Improvements at Grange Park	82 42% Improve County Parks 1, 2
95 22% None at all	23 5% Other (specify) Bike, hiking, snow, ski trails suggested	

13. **Should residential areas along the bay shore maintain their current large lot pattern of development.**

Strongly Agree 135 35%	Agree 134 35%	Neutral 89 23%	Disagree 21 5%	Strongly Disagree 5 1%	[384]
---------------------------	------------------	-------------------	-------------------	---------------------------	-------

4. Demographic Information [387]

Age of Respondents: 0 Under 18 3 1% 18 - 24 144 37% 25 - 45

148 38% 46 - 61 69 18% 62 - 74 23 6% Over 74

Gender: 205 59% Male 142 41% Female [347]

[386]

Number of years you have resided in Little River: 41 11% 0 - 5 52 13% 5-10 66 17% 11-20

111 29% Over 20 96 25% Don't reside in town, but own property here. 20 5% Seasonal Only

If you are employed, place of employment 41 13% Marinette County 39 12% In Little River

52 17% City of Oconto 82 26% Brown County 99 32% Other: Retired, Sales, Out of WI

In Little River, do you live 108 27% E. of RR tracks 218 54% W. Of RR tracks 79 19% DK/NA/Other

15. **Map Section and Comments.** Attached you will find a general map of the town. Please follow the instructions on the map to give your general idea of areas of the town you feel most appropriate for certain types of development, or preservation. COMMENTS WELCOME... If you would like to make any additional comments, please feel free to use the reverse side of the map sheet. **And Thank You Very Much for Completing the Survey!**

Transcribed Comments, Little River Survey, February 2000

- Improve Co Park 1; don't need Indus. Park... fix up what we have now
- Absolutely no further development except light commercial along 41
- Leave it the way it is!
- All land should be suitable for residential but limit size to 2 lots.
- Love the rural setting and having a hard time at the moment imagining too many more changes.
- Leave our land and road sides as is....
- Lived here 4 years.. Bought 40 acres and built new home for retirement. Son also bought 40 and lives next to us. I don't feel we know the whole area well enough to delineate areas for use, however we do feel strongly that this entire area be preserved for the future. Congratulations to our town board for their foresight!
- No Residential 1/2 mile either side of 41. If so, zoning should notify buyers of future problems with manure, industrial, comm. Etc.
- A lot of work has to be done on the Highway project before any decision can be done. If it is wetland, keep it that way.
- I feel no industrial development should be encouraged in Little River. Also feel LR should have a definite zoning law against nude bars such as the one on 41 near Peshtigo.
- To judge for wetlands, etc. the Map is too vague
- I'm not qualified to choose areas west of 41 for development or not. Feel we must respect the farm owners, they will know how to decide whether the land (or where) to locate residential and industrial. (But no development east 41)
- The only comment I have is that residentially there is enough abandoned or dumpy places in this township that people should purchase to put there new houses on instead of buying the perfect little lot off some farmers field or woods, then turn around and complain about the smell or mess farmers leave here or there. I enjoy the farmland and woods the way they are and so does the wildlife in the little River and surrounding area. So I hope this area doesn't change a whole lot.
- Leave it up to each individual owner at the time of proposed change. Basically, LEAVE THINGS ALONE! We are already restricted enough with all the new ordinances. We don't need a land use committee. Less government is better! Why should 8 people on a board decide how we use our land? Was this ever put to a vote of the people?
- I believe a developer should be responsible for the cost of sewer, etc. Then pass it on to the ones who purchase the lots. Not like Oconto when the people who it didn't affect had to pay thousands of dollars!
- Any area within 1 mile of highway should be ok for commercial or industrial, also left for residential. Should be looked at case by case.

- Would not like to see any further development unless it reduces the taxes.
- No further development is appropriate for commercial or industrial. Residential development OK where it meets 2 acre minimum requirement.
- I feel industrial park in Oconto is big enough and close enough. I don't believe by creating an industrial area in Little River you will be raising the property value and quality of land, but it will turn the opposite way, and in fact, in a few years, when the businesses fail, turn into a ghost town, waiting for trouble.
- The biggest thing we need to do is get a handle on the rebels in the area of Oconto/Little River, and make them accountable for jobs, incidents of crime, and vandalism. To help clean up the attitudes of the individuals that live there. Everyone will benefit, and the township will progress positively and naturally with good solid people, not vandals looking to make quick cash.
- As a taxpayer and landowner, and resident of Little River we should be able to use our land as we see applicable!
- It's up to the landowner what is done with their land!
- The improvements at County Park 2 are very nice. Improvements should be made at 1. This will help greatly for tourism in the area. Also landowners along the bay should be able to build or make improvements (adding on). This will greatly add to tax base. Permitting for this should be made quicker and easier.
- I have a cottage on Y... would like to see a stop to break ins.... 4 times the last 5 years!
- NO subdivisions!! We don't want city out here. Many of us are worried about subdivisions and we all do not want this to happen we want our country life, forest, farms, wildlife hunting land. This is worth fighting for! Use your head and save this land as it is! We can't grow food under houses and factories, that's why we live out here!
- Land use code should include one for rec. use such as cc ski, snowmobile, motorcycles, fishing, hunting, etc. Outdoor activities are a large portion of community and must be maintained.
- Responses to specific survey questions: #2. I feel that our town board should continue to be involved in land use decisions through the current process of county zoning.
- #3. Protecting resources is very important. I do not think we need more regulation. We have the DNR and EPA at state and federal levels. And our FSA for help with run off. I also think this should be carefully considered during rezoning and permit processes on individual basis through current process.
- #4 Farmers have been the township tax base forever, I would like to see them be able to continue farming without interference from new neighbors.

- #5. I don't like new rules. A buffer might be very helpful in the future. However, if I want to put a new house on my farm and or close to my neighbors fence this could be a problem.
- #6. Keep industrial park in Oconto, OF, Peshtigo where the roads and water and sewer/fire are.
- #7. If subdividers can sell 1/2 acre lots in planned subdivision, why waste land?
- #10. This planning should already be required by county and state. Why duplicate?
- Reduce taxes, more service, cut the brush in front of my house, change barrel burning policy! 6 - 6 should be 6-10, some people work.
- Raise taxes not more buildings maintain the beauty and nature and in the future we will have what others have lost!
- If a buffer is ever adopted it should be 1/8 or 1/4 mile and no more.
- Commercial and Industrial should stay along the highway. Wetlands and along rivers should not be developed all other land should be left up to the owners.
- I didn't fill in the map because I don't feel my decisions mean much. In the future is a better time to decide these things. I feel the state has been unfair about the new 4 lane road. In 1979 the people in Oconto were already concerned about where this new road would go... twenty plus years later it still hasn't been constructed. Should return extra state money back to the people and they could have had it built by now. 2009 is too far off. Road is too dangerous. As for farming, there probably won't be any farms left around here in the future. More and more are going out of business. Any new businesses or stores that could be constructed along the highway would only benefit our township... I'm sure all the taxpayers would love to see our taxes reduced.
- Try to keep development along the highway or in areas where there isn't a lot of farming. Bay shore with sewer is good for residential. Keep lot sizes small to reduce sprawl.
- Door County Development for tax increase.
- Area from Labby's Slough to Campbell's Ditch to become residential.
- Save rivers and farmland and wetland for wildlife.

APPENDIX B: COMMON PLANNING ACRONYMS

-A-

ADA Americans with Disabilities Act
 APA American Planning Association

-B-

BLM Bureau of Land Management
 BLRPC Bay-Lake Regional Planning
 Commission

-C-

CAA Clean Air Act
 CBD Central Business District
 CDBG Community Dev. Block Grants
 CIP/B Capital Improvement Program/Budget
 COG Council of Governments
 Corps Army Corps of Engineers
 CTY County Road
 CPM Critical Path Method
 CRA Cost-Revenue Analysis
 CUP Conditional Use Permit
 CWA Clean Water Act
 CSM Certified Survey Map

-D-

DA Development Agreement
 DATCP WI Department of Agriculture, Trade
 and Consumer Protection
 DHFS WI Department of Health and Family
 Services
 DOA WI Department of Administration
 DOC U.S. Department of Commerce
 DOE U.S. Department of Energy
 DOI U.S. Department of Interior
 DOL U.S. Department of Labor
 DOT U.S. Department of Transportation
 DU Dwelling Unit
 DU/A Dwelling Units/Acre

-E-

EA Environmental Assessment
 ECRPC East Central Wisconsin Regional
 Planning Commission
 Elev. Elevation, Above Sea Level
 EIS Environmental Impact Statement
 EPA U.S. Environmental Protection Agency

-F-

FEMA Federal Emergency Management
 Agency

FHA Federal Housing Administration

FNMA Federal National Mortgage
 Association (Fannie Mae)

-G-

GDP Gross Domestic Product
 GIS Geographic Information System
 GPS Global Positioning System

-H-

HHS U.S. Department of Health & Human
 Services
 HUD U.S. Dept. of Urban Development
 HWY Highway ...

-I-J-K-

ISTEA Intermodal Surface Transportation
 Efficiency Act
 K 1 Thousand, 1,000, kilo, kilometer

-L-

LB Pound(s), 16 ounces
 LF Linear Feet
 LOS Level of Service (Highways & Streets)
 LUC Land Use Controls
 LULU Locally Unwanted Land Use

-M-

MI Mile, 5,280 Feet
 MPO Metropolitan Planning Agency
 MSA Metropolitan Statistical Level

-N-

NEPA National Environmental Policy Act
 NIMBY "Not In My Backyard"
 NOI Notice of Intent
 NPS National Park Service
 NU Neighborhood Unit

-O-

OMB Office of Management and Budget
 OSHA Occupational Safety & Health Act
 OZ Ounce(s)

-P-

PASER Pavement Surface Evaluation &
 Rating
 PDR Purchase of Development Rights

PT Primary Treatment
PUD Planned Unit Development
PUC Public Utilities Commission
PWA Public Works Administration

-Q-R-

RPC Regional Planning Commission
RTC Rails-to-Trails Conservancy

-S-

SBA Small Business Administration
SEWRPC Southeast Wisconsin Regional
Planning Commission
SF Square Foot (feet)
SHA Scenic Highways Act
SM Square Mile, 640 Acres
SOL Standard of Living
SQ Square
SRO Single Room Occupancy
ST Secondary Treatment
SUP Special Use Permit

-T-

TDR Transfer of Development Rights
TOD Transit Oriented Development
Ton 2,000 Pounds
TSCA Toxic Substances Control Act
TWP Township, 36 square miles (statutory)

-U-

UBC Uniform Building Code
UDAG Urban Development Assistance Grant
USAE Army Corps of Engineers
USCS U.S. Civil Service
USDA U.S. Department of Agriculture
UW University of Wisconsin

-V-W-X-Y-Z-

V/CR Volume to Capacity Ratio
WAPA WI Chapter of the APA
WDNR WI Department of Natural Resources
WDPI WI Department of Public Instruction
WDWD WI Department of Workforce
Development
WHEDA WI Housing and Development
Authority
WisDOT WI Department of Transportation
WPS Wisconsin Public Service
WTA Wisconsin Towns Association
WW Waste Water
ZB Zoning Board
ZBB Zero Base Budgeting
ZO Zoning Ordinance

APPENDIX C: PUBLIC INVOLVEMENT SUMMARY

Public participation from the onset of the planning process is absolutely critical to the success of the Town of Little River Comprehensive Plan. In order for the public to accept and support the Comprehensive Plan, the public must be given the opportunity to participate regularly and in meaningful ways throughout the planning process. Therefore, the planning process for the Town of Little River included an extensive array of public involvement activities.

Public input was welcomed at all meetings, including special public workshops. In addition, the public was kept informed about the planning process through an internet web page and via a series of public workshops. The Plan Committee also kept the public informed about the planning process by sharing planning news with their friends and neighbors in the community. The public was also given the opportunity to complete a community survey. The survey was distributed in February of 1999.

What follows is an overview of the key public involvement activities. As stated above, the public was also invited to provide input at any of the monthly Plan Committee meetings, send comments via the internet, or contact the Plan Committee Members directly with their concerns and comments. A summary of the community survey results is provided in Appendix A.

Kick Off Meeting

January 15, 2000

The Town of Little River held its "kick-off" meeting to initiate the planning process on January 15, 2000. At this meeting, OMNNI presented basic information about Comprehensive Planning. With the assistance of Rob Burke, UW-Extension Agent for Oconto County, participants worked in two groups to identify land use issues in the Town of Little River.

Bi-Monthly Meetings with Plan Committee

OMNNI Associates met bi-monthly with the Town of Little River Plan Committee to discuss the draft plan text, review plan maps and formulate goals and objectives. These meetings were quite informal and allowed for a free exchange of information between OMNNI Associates and the Plan Committee.

Public Land Use Meeting

Saturday, April 29, 2000, 10am-12 noon

At this meeting the results of the *Town of Little River Community Land Use Survey* were presented to the public for review and feedback. A copy of the survey results is provided in Appendix A.

Mid-Course Public Planning Workshop

Saturday, October 14, 2000, 10am – 12 noon

Focus was presenting community profile information and working with participants to begin to discuss key goals, objectives, and vision statements.

Public Workshop

Saturday, March 3, 2001, 10am – 12pm

At this meeting, residents had the opportunity to review the DRAFT Goals and Objectives in detail with the Plan Committee and OMNNI Associates. In addition, the first DRAFT Land Use Plan Map was presented for initial public input.

Intergovernmental Meetings

March 29, 2001 and May 17, 2001

Two Intergovernmental Meetings were held to solicit comments about the Town of Little River Comprehensive Plan. These meetings provided participants from neighboring communities, school districts, the county, regional planning commission and state agencies the opportunity to discuss area growth, development, transportation, education and other concerns.

Comment Period

August 21, 2001 – September 25, 2001

Per the requirement for a Class I Public Notice, the Town of Little River posted the plan for 30 days to allow for public review and comment. In addition, copies of the recommended plan were mailed to neighboring towns, the City of Oconto, Oconto County, Marinette County, the Bay-Lake Regional Planning Commission, the Wisconsin Department of Natural Resources and the Wisconsin Department of Transportation for review and comment. All written comments received are included in this appendix.

Public Hearing

September 25, 2001

A public hearing was required before the Town of Little River Comprehensive Plan could be formally adopted by the Town Board. The Plan Committee hosted a public hearing on September 25, 2001. Immediately after the public hearing the Town Board adopted the plan using the ordinance enclosed on the inside cover of this document.

The remainder of this Appendix provides the agendas and attendance lists from the public meetings associated with the development of the Town of Little River Comprehensive Plan.

PUBLIC NOTICE

TOWN OF LITTLE RIVER COMPREHENSIVE PLAN PUBLIC HEARING

TO BE HELD ON

**TUESDAY, SEPTEMBER 25, 2001
7:00 PM**

AT THE

**TOWN OF LITTLE RIVER HALL...
3627 CTY A
OCONTO, WI**

The Public Hearing for the Town of Little River "Smart Growth" Comprehensive Plan will be hosted by the Town Plan Committee on Tuesday, September 25, 2001, at the Town Hall, 3627 CTY A, Oconto, WI. The public hearing will begin at 7:00 pm. Immediately following the public hearing the Town of Little River Board will act on the plan.

The Public Hearing represents the culmination of two years of work of the Plan Committee to develop the Comprehensive Plan. The Town of Little River Comprehensive Plan addresses the nine required smart growth elements and includes a series of maps, goals, and objectives to guide development over the next 20 years.

Copies of the Town of Little River Comprehensive Plan are available for review at the office of the Town Clerk, ADDRESS, and at the Oconto Public Library, 715 Main Street, Oconto, WI. Written comments will be accepted until Tuesday, September 11, 2001. All written comments should be sent to:

**Mr. Dale Behnke
4420 Behnke Road
Lena, WI 54139**

Written comments will be addressed at the public hearing and will be given the same weight as oral testimony. If you have questions about this meeting please call Bill Elman or Amy Emery, of OMNNI Associates (town planning consultant) at 1-800-571-6677.

ATTENDANCE SHEET

Town of Little River

Comprehensive Plan Public Hearing

Tuesday, September 25, 2001
7:00 pm

Please **PRINT** Your Name Below...

BOB RENTMEESTER	Dale Behnke
Spirley Rentmeester	Rob Burke
VIRGINIA MAUL	
MICHAEL DAHL	
DON RHODE	
Jim Baldwin	Chair
Neal Peckay	Supervisor 1
Kevin Christopherson	Supervisor 2
GERALD BRIX	
Donald Kay	
Dean Good	

PUBLIC HEARING



OMNI

PRESENTATION OUTLINE

- Overview Little River Plan Development Process - *One of the 1st Smart Growth Plans in WI*
- Present Updated Zoning Map
- Present Poster Plan
- Review Written Comments Received
- Public Comments

OMNI

OVERVIEW:

WISCONSIN'S COMPREHENSIVE PLANNING LAW

- Requires All Communities that Wish to Have a Say in Land Use Issues to Adopt a Comprehensive Plan by 2010
- Defines "Comprehensive Plan"
- Provisions for Grant Assistance
- Includes 9 Required Elements:
 - Issues & Opportunities
 - Housing
 - Economic Development
 - Transportation
 - Utilities and Community Facilities
 - Agricultural, Cultural, and Natural Resources
 - Land Use
 - Intergovernmental Coordination
 - Implementation

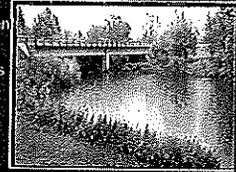


OMNI

OVERVIEW:

TOWN OF LITTLE RIVER COMPREHENSIVE PLAN

- **Timeline**
 - Initiated 12/99
 - Recommended 08/01
- **Planning Concerns**
 - *Transportation*
 - USH 41 Corridor
 - Impact of USH 141 Improvement
 - *Natural Resources*
 - DNR/Oconto County Properties
 - Little River
 - Bay of Green Bay
 - *Protecting Rural Character*
 - Residential Development
 - Commercial/Industrial Development



OMNI



• Planning Program Activities

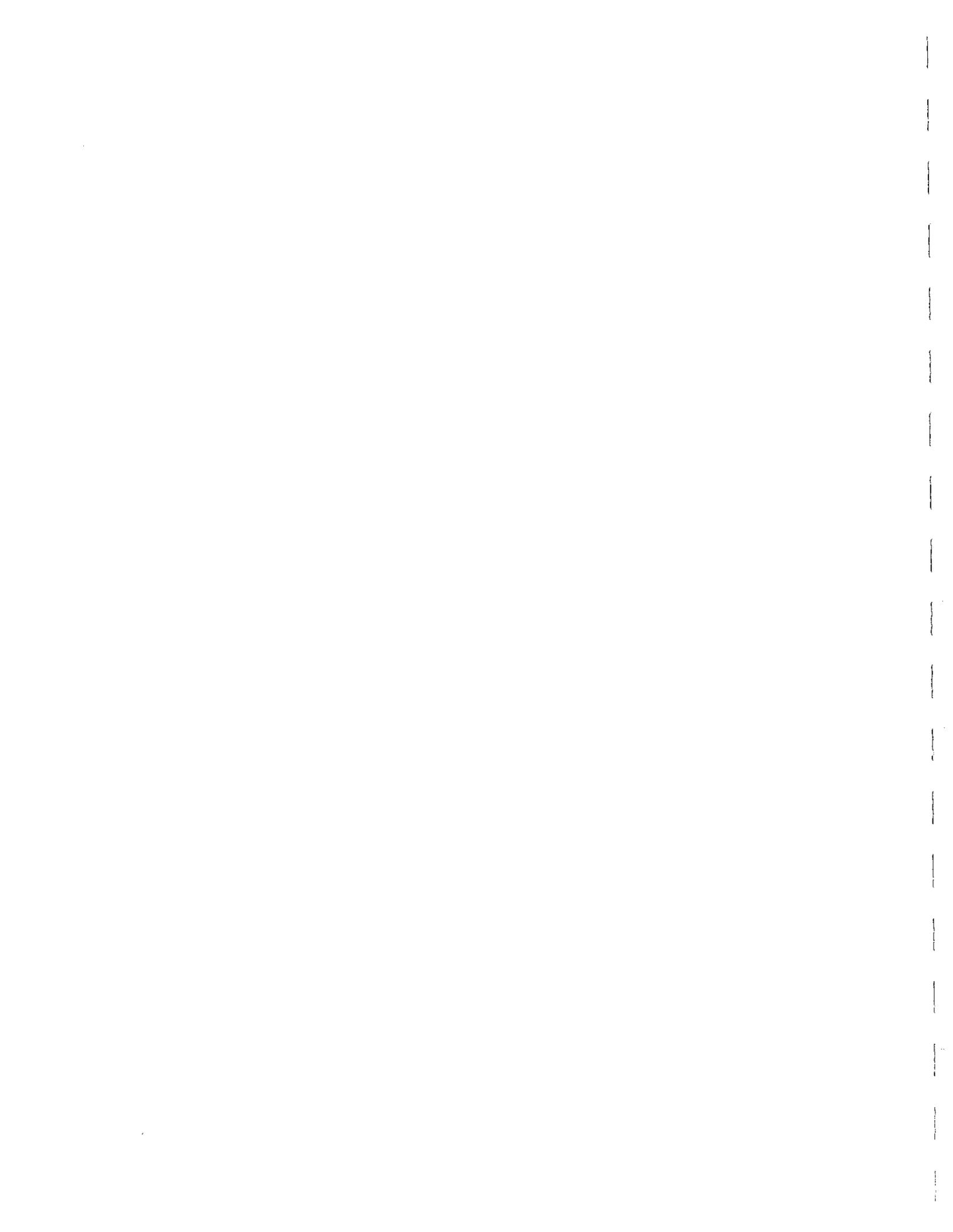
- Community Survey (UW-Extension)
- Saturday Morning Community Workshops
 - SWOT
 - Goals & Objectives
 - Future Land Use Map
- Bi-Monthly Meetings with Plan Committee
- GIS-Mapping
 - Updated Zoning Map
- Internet Web Page
- Poster Plan

OMNI

PUBLIC INPUT ON RECOMMENDED PLAN

- August 2001. Town Board adopted *Public Participation Plan and Adoption Procedures*
- August 14, 2001. Plan Committee recommended approval of the Plan.
- Copies of "Recommended Plan" were distributed to:
 - Oconto County, Marinette County, UW-Extension, Oconto Unified School District, Peshigo School District, Lena Public School District, Town of Shiles, Town of Granger, Town of Peshigo, Town of Pound, Town of Oconto, Town of Lena, City of Oconto, DOT, DNR, East Central PPC, Wisconsin Department of Administration
- "Recommended Plan" was posted at:
 - Office of Clerk
 - Oconto Public Library
- Class 1 public notice
- Notice posted on Internet
- Written comments received
- Verbal comments tonight

OMNI



August 21, 2001

Mr. Rob Burke, CRD Agent
UW-Extension, Oconto County
301 Washington
Oconto, WI 54153

SAMPLE REVIEW REQUEST LETTER

COPIES WERE SENT TO ALL NEIGHBORING
UNITS OF GOVERNMENT, STATE AGENCIES &
SCHOOL DISTRICTS

Dear Mr. Burke:

Enclosed please find the proposed *Town of Little River Comprehensive Plan* as recommended for approval by the Town Plan Committee on August 14, 2001. This document has been developed under the requirements of Wisconsin 1999 Act 9. The plan addresses the nine required elements of a comprehensive plan and includes a series of specific implementation goals and objectives with milestone dates.

The Town of Little River initiated its planning process in 1999 in order to prepare for potential development pressure that may result from the expansion of USH 41 in 2009. The planning process started with a community survey conducted by Rob Burke, UW-Extension Agent for Oconto County. With the results of the survey serving as a measure of public opinion, the Town started to develop its comprehensive plan. Throughout the planning process, the Town Plan Committee held bi-monthly meetings with OMNI Associates, the Town's consultant, to review draft text and maps. Quarterly, the Plan Committee hosted public workshops to keep the public informed and solicit additional feedback. The Town also hosted two intergovernmental workshops to obtain additional input from neighboring towns, cities, school districts, counties, the WDNR, WisDOT, and the Bay-Lake Regional Planning Commission.

Please review the enclosed plan. If you have any comments or questions, contact Amy Emery or me by calling 1-800-571-6677 or sending an e-mail to bill.elman@omni.com or aemery@omni.com. Written comments will be accepted until Monday, September 10, 2001. The public hearing has been scheduled for Tuesday, September 25, 2001 at 7:00 pm. The hearing will be held at the Town of Little River Hall, 3627 CTY A, Town of Little River, Oconto County, WI. Immediately following the public hearing the Town Board will take final action on the plan.

Thank you for your time and consideration.

Sincerely,

William R. Elman, AICP
Director of Planning
& Government Relations

Enclosure

Amy Emery

From: Bill Elman [bill.elman@omni.com]
Sent: Friday, September 07, 2001 2:14 PM
To: Culotta, Christopher
Cc: Amy Emery
Subject: RE: Review of the proposed Town of Little River Comprehensive Plan

Chris - Thank you for your comments and assistance in the development of the plan. We will keep you apprised of other plans that we are working on in your District.

Bill Elman, AICP
Director of Planning & Govt. Relations
OMNI Associates
1-800-7516677
(920) 830-6100 fax
bill.elman@omni.com

-----Original Message-----

From: Culotta, Christopher [mailto:christopher.culotta@dot.state.wi.us]
Sent: Friday, September 07, 2001 8:53 AM
To: 'bill.elman@omni.com'
Subject: FW: Review of the proposed Town of Little River Comprehensive Plan

> Thank you for the opportunity to review the recommended plan. Our staff
> focused on the transportation element of the plan primarily and we offer
> the following comments.
>
> I will list the following words leading up to the change and then will
> bold the proposed change to be made.
>
> Page 72 - Could indicate where air transportation is available to Town
> residents? Rather than stating air transportation is not available in the
> town - why not list the airports residents can use for air service
> (commercial/passenger).
>
> Page 77 - In the third paragraph from the top - a by-pass is being
> developed around the Village of Lena. Lena is not a City.
>
> In the next sentence - add Lena
> The Lena by-pass is scheduled to be completed in 2006. - not 2002 as
> listed on Page 77
>
> Also on Page 77 - Under Land Use Implications
> Interchanges and at-grade intersections along the upgraded USH 41 corridor
> (at-grade intersections likely at CTY A, CTY S and CTY W)
>
> I would request a CD copy of the final comprehensive plan document when
> available - easier for me to access the information in the plan so the
> Department can use the Town plan to make decisions along the USH 41
> corridor.
>
> Thank you for the opportunity to comment.
>
> Please call me at (920) 492-7712 with any questions.

Amy Emery

From: Gardon, Terrence L [GardoT@mail01.dnr.state.wi.us]
Sent: Tuesday, September 04, 2001 12:03 PM
To: 'aemery@omni.com'
Subject: Comments on Tn. of Little River Plan

Hello Amy,

I have received a copy of the final draft plan for the Town of Little River. We are very pleased with the emphasis you and the Town have placed on the natural resources within the township. We have just a few comments on the plan as follows:

Page 46, second to last paragraph, the last line is not quite true. The State of Wisconsin has recently passed legislation giving the DNR authority to regulate those wetlands that were formerly tied to federal legislation. I don't have the specific language of that legislation available but you could get it by contacting Mike Russo at our Green Bay office at 920-492-5142.

Page 64, second to last paragraph. Wonderful paragraph. The DNR is committed to working with the Town of Little River to insure the protection of the natural resources in the township.

Page 84, top of page. The Green Bay West Shore Master Plan will probably be updated in the near future. The town officials will play a key role in providing input into this plan. The west shore of Green Bay is recognized as a key component to the Green Bay ecosystem and will most likely be a focus for protection efforts of the Department in the future.

As I stated, there are many reference to the importance of natural resources in the plan, it is encouraging to know that resources are important to the residents of the town as well. Let me know if the Department can be of further assistance to this planning effort.

Terrence L. Gardon
Upper Green Bay Basin
Land Leader
Peshtigo Service Center

Meeting Summary

Plan Committee Meeting

Tuesday, August 14, 2001

7:00 pm

Town of Little River Hall
3627 CTY A, Oconto, WI

ATTENDANCE: Dale Behnke, Shirley B. Rentmeester, Kenneth Cisar, Maurice Johnson, Donald Kay, Neal Pecha, Don Rhode, Oliver Shallow, Jr. Three residents also attended the meeting.

At this meeting, the Plan Committee reviewed the final draft copy of the plan in detail. Minor changes were recommended to the text to ensure that the inventory information was accurate. At the end of the meeting, the Plan Committee unanimously passed the following motion:

We recommend approval of the Town of Little River Comprehensive Plan, including the changes suggested at the August 14, 2001 Plan Committee Meeting, to the Town Board for final approval.

The meeting was adjourned at 8:30 pm.

PUBLIC NOTICE

INTERGOVERNMENTAL/AGENCY PLANNING MEETING TO BE HELD ON

**THURSDAY, MAY 17, 2001
7:00 PM TO 8:30 PM**

AT THE

**TOWN OF LITTLE RIVER HALL
3627 CTY A
OCONTO, WI**

As a part of the Town of Little River "Smart Growth" Comprehensive Planning process, the Town Plan Committee will host the second intergovernmental/agency planning meeting on Thursday, May 17, 2001 at the Town Hall, 3627 CTY A, Oconto, WI. The meeting will be held from 7:00 pm until 8:30 pm.

One element of the Wisconsin "Smart Growth" Law requires that intergovernmental cooperation issues be addressed in the plan. The purpose of this meeting is to provide an additional opportunity to discuss area growth, development, transportation, education and other concerns with representatives from neighboring towns, cities, counties, state/regional agencies and school districts.

Scheduled items are:

- Summary of local government, school district, and state agency plans/policies that may impact the Town of the Little River**
- Review of the DRAFT Land Use Plan Map**
- Strategies to improve future intergovernmental relationships and address conflicts**

If you have questions about this meeting please call Bill Elman, of OMNNI Associates (town planning consultant) at 1-800-571-6677.

Agenda

Intergovernmental/Agency Planning Meeting

Thursday, May 17, 2001

7:00-8:30 pm

Town of Little River Hall
3627 CTY A, Oconto, WI

1. Welcome
Dale Behnke, Chairman, Town of Little River Plan Committee
2. Introductions
3. Recap of March 29th Intergovernmental Meeting
Bill Elman, OMNNI Associates
4. Overview of Intergovernmental Issues & Draft Land Use Plan Map
Amy Emery, OMNNI Associates
5. Discussion of Other Community/Agency Plans and Issues
6. Future Intergovernmental Priorities and Activities
7. Adjourn

ATTENDANCE SHEET

Town of Little River Intergovernmental Meeting

Thursday, May 17, 2001

7:00 pm – 8:30 pm

Town of Little River Hall

Please **PRINT** Your Name Below...

Shirley Rentmeester	
Deek Scott ^{Town of} Stiller	
Neal Pecha	Little River
Tom De Jure	
Dr. Henry F. Drewes	Little River
Bruce Rhode	Green Bay
Chris Wlata	WisDOT D-3 Green Bay
BOB MONMAERTS	CITY OF OCONTO
Mel Blahowitz	Town Oconto
Jim Devcich	Town of Peshtigo
TERRY CARDON	DNR - PESHTIGO
John Pattenheimer	Gene Patten School Dist
Paul Patten	Little River

PUBLIC NOTICE

INTERGOVERNMENTAL/AGENCY PLANNING MEETING TO BE HELD ON

**THURSDAY, MARCH 29, 2001
7:00 PM TO 8:30 PM**

AT THE

**TOWN OF LITTLE RIVER HALL
3627 CTY A
OCONTO, WI**

As a part of the Town of Little River "Smart Growth" Comprehensive Planning process, the Town Plan Committee will host the first of two intergovernmental/agency planning meetings on Thursday, March 29, 2001 at the Town Hall, 3627 CTY A, Oconto, WI. The meeting will be held from 7:00 pm until 8:30 pm.

One element of the Wisconsin "Smart Growth" Law requires that intergovernmental cooperation issues be addressed in the plan. The purpose of this meeting is to provide a unique opportunity to discuss area growth, development, transportation, education and other concerns with representatives from neighboring towns, cities, the county and local school districts.

Scheduled items are:

- Review of the Little River Planning Process & Land Use Maps**
- Discuss plans of other local agencies & governments**
- Begin to identify conflicts and develop strategies to address conflicts that may occur over time**

If you have questions about this meeting please call Bill Elman, of OMNNI Associates (town planning consultant) at 1-800-571-6677.

Agenda

Intergovernmental/Agency Planning Meeting

Thursday, March 29, 2001

7:00-8:30 pm

Town of Little River Hall
3627 CTY A, Oconto, WI

Welcome

Dale Behnke, Chairman, Town of Little River Plan Committee

Introductions

Purpose of the Planning Meeting

Bill Elman, OMNNI Associates

Overview of Town of Little River Comprehensive Planning Program

Amy Emery, OMNNI Associates

Discussion of Other Community/Agency Plans

Set Time and Date(s) and Agenda for Future Meeting

Adjourn

ATTENDANCE SHEET

TOWN OF LITTLE RIVER

INTERGOVERNMENTAL MEETING

March 29, 2001
7:00 pm - 8:30 pm
Town of Little River Hall

Please **PRINT** Your Name Below...

Don Rhoads	Little River
Terry Gordon	One Pesatigo
Ken Cisar	Little River
Dale Mohr	Bay-Lake RFL
Olin Skelton Jr.	Member L. Planning
David Kison	Little River
Dale Behm	Little River
Neal Pecha	Little River - Supervisor
ROBERT KRUSE	Town of Grover - Zoning
Rose Hipke	Little River
RICHARD Hipke	Little River
Jack Finger	Grover Island in Little River
Rich Cisar	Little River
Shirley Ginter	Little River
Leigh E. Honor	Town of Acosta

PUBLIC NOTICE

PUBLIC WORKSHOP TO BE HELD ON

**SATURDAY, MARCH 3, 2001
10:00 AM TO 12:00 NOON**

AT THE

**TOWN OF LITTLE RIVER HALL
3627 CTY A
OCONTO, WI**

As a part of the Town of Little River "Smart Growth" Comprehensive Planning process, the Town Plan Committee will host a public workshop on Saturday, March 3, 2001 at the Town Hall, 3627 CTY A, Oconto, WI. The workshop will be held from 10:00 am until 12:00 pm. Scheduled items are:

- **recap of winter planning activities**
- **transportation issues in the town**
- **the draft future land use map**

The public is encouraged to attend and participate.

If you have questions about this meeting please call Bill Elman, of OMNNI Associates (town planning consultant) at 1-800-571-6677.

AGENDA

Public Planning Workshop

Saturday, March 3, 2001

10:00-12:00 am

Town of Little River Hall
3627 CTY A, Oconto, WI

Welcome

Dale Behnke, Chairman, Town of Little River Plan Committee

Introductions

Recap of Winter Planning Activities - *Amy Emery, OMNNI Associates*

- Goals & Objectives
- Conservation Subdivisions
- Community Vision Statement

Transportation Issues Overview and Discussion

Bill Elman, OMNNI Associates

Draft Future Land Use Map Presentation and Discussion

Bill Elman, OMNNI Associates

Next Steps in the Planning Process

Amy Emery, OMNNI Associates

Adjourn

Sign In Sheet

March 3, 2001
Workshop

Don Kay
JOHN & BERNICE GOETZ
Shirley Rentmaster
Don RHODES
Oliver Skalloway
Dad Burke
Virginia Maul
Rob Burke
Harold Foberger
Kandy Scherer

PUBLIC NOTICE

PUBLIC WORKSHOP TO BE HELD ON

**SATURDAY, OCTOBER 14, 2000
FROM 10:00 AM UNTIL 12:00 PM**

AT THE

**TOWN OF LITTLE RIVER HALL
3627 CTY A
OCONTO, WI**

As a part of the Town of Little River "Smart Growth" Comprehensive Planning process, the Town Plan Committee will host a public workshop on Saturday, October 14, 2000 at the Town Hall, 3627 CTY A, Oconto, WI. The workshop will be held from 10:00 am until 12:00 pm. Scheduled activities include a recap of the summer planning activities and a discussion about future town goals and objectives. Workshop participants will also help to develop a town vision statement. The public is welcome to attend this meeting to provide input. If you have questions about this meeting please call Bill Elman, of OMNI Associates (town planning consultant) at 1-800-571-6677 .

AGENDA

Public Planning Workshop

Saturday, October 14, 2000

10:00-12:00 am

Town of Little River Hall
3627 CTY A, Oconto, WI

Welcome

Dale Behnke, Chairman, Town of Little River Plan Committee

Introductions

Purpose of the Planning Meeting

Bill Elman, OMNNI Associates

Community Profile Presentation

Amy Emery, OMNNI Associates

Goals and Objectives Discussion

Facilitated By OMNNI Associates

Developing the Community Vision

Facilitated By OMNNI Associates

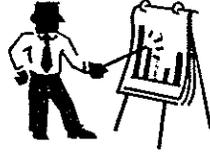
ReCap of Summer Planning Activities

Bill Elman, OMNNI Associates

Where Do We Go From Here?

Bill Elman, OMNNI Associates

Adjourn



**TOWN OF LITTLE RIVER
PUBLIC LAND USE MEETING
SATURDAY APRIL 29, 2000
10:00 a.m.**

AGENDA

- 1. Chairman Dale Behnke opens meeting. Introduces members of the Committee.**
- 2. Mr. Robert Burke from the UW Extension Office talks about the survey that was mailed out.**
- 3. Mr. William Elman from Omni Associates goes over plans developed so far.**
- 4. Comments from floor.**
- 5. Adjourn**

Land Use Planning Committee

Open House

One Saturday, January 15, 2000, the Town of Little River Planning Committee held an Open House to discuss the town's Comprehensive Planning Program and to begin the planning process.

In addition to the 7-member Planning Committee, 25 town residents participated in helping to define what land use issues were of most concern. Due to the large attendance, two groups were created. Group 1 was led by Rob Burke (UW-Extension Resource Agent) and Group 2 by the town's planning consultant Bill Elman of OMNI Associates.

After lengthy discussion, Group 1 identified 28 issues, while Group 2 identified 21. The most important issues raised by the two groups were:

Group 1

- Making sure that the STH 41 corridor is as friendly as possible to Little River concerns
- Retaining town authority and say in land use decisions
- Preserving farmland
- Keeping rivers and streams in good order
- Keeping down costs of public services
- Owners retain power over their land and can trust public officials
- Having building size and lot restrictions

Group 2

- Preserve farmland
- Lot size and density
- Protection of stream banks and shoreline from any harmful use
- Control types of housing to protect property values (trailer parks)
- Keep land valued at existing use
- Cost of new sewers due to increased population demand and the impact on the sanitary district

Both groups then voted on the most important issues that should be addressed during the comprehensive planning process. Top vote getters were:

- ✓ Retain town authority in land use decisions
- ✓ Preserve farmland
- ✓ Protect stream banks, shorelines and retain natural resource areas
- ✓ Provide building site and lot line restrictions and density
- ✓ Owners retain power over their land and have trust in local government

Rob Burke is also conducting a Community Land Use Survey. The results of this survey will be available this March. A copy of the results will be placed on this web page.

Special Town Meeting – Community Land Use Workshop
(Saturday, January 15, 2000 Town of Little River Hall)
Attendance: 32

Prior to nominal group session, some residents expressed concern over new alignment of expanded STH 41 (to four lanes). There is uncertainty about which of three by-routes around the City of Oconto will be selected, as well as route through the town. Concern that town would be split in half and that uncontrolled growth would occur at intersections. Also concerned that town has had not say on this project or other issues that are decided by the county. It is anticipated that a decision on the by-pass route will be made on Monday, January 24th.

Town is under county zoning and subdivision ordinance, but has village powers.

Rob suggested I contact Bruce Mommarts (county economic development department) to see if he has any maps of the township.

Top 5 land use issues based on nominal group exercise:

1. Town maintain land use decisions (rather than county)
2. Preserve farmland
3. Provide streambank and shoreline protection
4. Building lot size density (favor low density)
5. Owners maintain power over their land

(Seems like Nos. 1 and 5 might present potential conflicts)

Planning Committee meets the second Tuesday of each month at 7:00 pm at the town hall.

Told group that we would be meeting bi-monthly with planning committee and submit updates for inclusion in town's newsletter when available. Would also hold mid-course meeting and final plan meeting.

Met Shirley Rentmeester (Town Little River Plan Committee) and Don Rhode (former WPS employee who knows Larry Miller and Don LaCount - also a member of the Town of Little River Plan Committee).

Called Rob Burke on Monday – asked him to e-mail me a list of those in attendance and results of nominal group.

Land Use Planning Committee Open House January 15, 2000

Members Present: Don Rhode, Shirley Bickel, Neal Pecha, Oliver Shallow, Dale Behnke, Ken Cisar and Rob Burke.

Chairman, Dale Behnke opened the meeting.

Rob Burke informed the people of what a land use plan is.

Bill Elman, of OMMNI and Associates informed the people of what the consultants do with the plan.

Rob Burke led the group in identifying land use issues in the town.

Sign in sheet:

1. Oliver Shallow Jr.
2. Ken Cisar
3. Kevin Christopherson
4. Dr. George Drewry
5. Bernice Goetz
6. Shirley Bickel
7. Bill Messenger
8. Floyd Behnke
9. Pat Bostedt
10. Harold Loberger
11. Nancy Gleason
12. Sally R. Witak
13. Gerald Brix
14. David Stachowiak
15. Pauline Collins
16. Darwyn Baldwin
17. Darlene Baldwin
18. Randy Larmay
19. Connie Larmay
20. Don Rhode
21. Neal Pecha
22. Dale Behnke
23. Jan Major
24. Clete Beaudin
25. C Staidl
26. Kerry Larmay
27. Earl Schmit
28. John Goetz
29. Ron Kruse
30. Russell Madson
32. Loreli Dickenson
33. Bill Elman

TABLE 1. Little River Open House, January 15, 2000		
(Group 1) Rob Burke, Facilitator --- Listing of Issues/Concerns Facing Little River over next 20 years.	# Votes Received	Rank
1. Keeping rivers and streams in good order.	6	4 th
2. Owners retain power over land and those in command say what mean and mean what say (trust)	5	5 th
C. Loss of wetlands	1	
D. Building size and lot restrictions	5	5 th
E. Sewer systems, how does it fit in with the town's development.	2	
F. Off and on ramps off 41 on Co. trunks and major town roads? Those will be growth areas.	0	
G. That industrial growth not adversely affect residents health-wise.	0	
H. Failing septic systems, or improperly installed systems need to be dealt with.	2	
1. Non-metallic mining (reclamation)	0	
J. Spot zoning.	3	
K. Retaining town authority and say in and use decisions.	11	2 nd
12. Preserving farmland in the town.	9	3 rd
13. Public services - police, rescue. How to keep costs down and services good.	6	4 th
14. Encourage tree planting on unproductive land.	2	
15. Safe access across the new Hwy. 41.	0	
16. Try to use programs locally to preserve farmland (purchase of development rights, etc.)	0	
17. Local roads - should their be wider R.O.W., sturdier.	0	
18. Tourism in Little River and the County.	1	
19. Areas for industrial development - should they be scattered or concentrated.	1	
20. Limit commercial development to activities that enhance look and life of town.	3	
21. How do wetlands along C. of Oconto affect development along the border.	0	
22. Dealing with extra territorial jurisdiction and neighbors of C. of Oconto.	4	
23. Town should help in any possible way to help improve markets and prices for farmers.	0	
	12	1 st

TABLE 1. Little River Open House, January 15, 2000		
(Group 1) Rob Burke, Facilitator --- Listing of Issues/Concerns Facing Little River over next 20 years.	# Votes Received	Rank
24. Careful long term planning by town and state to make the Hwy. 41 corridor as friendly as possible to Little River concerns.	2	
25. How the rail line will affect local transportation, and land use.	0	
26. Tomorrow's citizens live with today's mistakes.	0	
27. County line becoming a village.	0	
28. Develop & maintain new town park and rec facility and maintain existing parks.	0	
29. Should we resist annexations?	0	
30. Maintain cemeteries.	0	
31. Work with neighboring townships to avoid undesirable border land uses.		

TABLE 2. Little River Open House, January 15, 2000	
(Group 2) Bill Elman, Facilitator - Listing of issues/concerns Facing Little River over next 20 years.	[Top-Ranked Issues Listed below]
1. Lot size and density.	
2. Lower restrictions on restoration of shoreline.	
3. Who makes land use decisions.	
4. Provide balanced recreational opportunities on public land.	
5. Keep land valued at existing use.	
6. Protect farms and prior businesses from complaints by new developers.	
7. Traffic patterns and impact of new traffic on existing land uses.	
8. Impact of new highway related business on town.	
8. Retain natural resource areas (SIC).	
9. Impact on sewer district.	
10. Make sure that industry is accountable.	
11. Control types of housing to protect property values (trailer parks).	
12. Preserve farmland.	

13. Control corporate farms.
14. Control large multi-family development.
15. Public should be kept informed about new development.
16. Impact of development on tax rate and land values.
17. Cost of new sewers due to increased population demand and impact on sanitary district.
18. Developer should pay for all utilities and stormwater management.
19. Protection of streambanks and shoreline from any harmful use and retain natural resource areas.
20. Restrictions on litter and junk on property.
21. Road advertising signs.

Out of the above listed issues, Group 2 prioritized the following as their top six issues:

1. Preserve farmland (#12)
2. Lot size and density (#1)
3. Protection of stream banks and shoreline from any harmful use (#23)
4. Control types of housing to protect property values (trailer parks) (#11)
5. Keep land valued at existing use (#5)
6. Cost of new sewers due to increased population demand and impact on sanitary district (#17)

TABLE 3. Town of Little River Open House, January 15, 2000		
Listing of Combined Issues of Both Groups	# Points Received (Weighted Voting)	Rank
1. Careful planning of the Hwy. 41 corridor.	40	
2. Retain town authority in land use decisions.	74	1st
3. Preserving farmland.	69	2nd
4. Public services - keep costs down and services good.	23	
5. Owners retain power over land and have trust in local government.	46	5th
6. Building size and lot size restrictions and density.	52	4th
7. Control types of housing to protect property values (trailers).	22	
8. Keep land valued at existing use.	19	
9. Cost of new sewers due to increased population demand and impact on sanitary district.	20	
10. Protection of stream banks and shoreline from any harmful use and retain natural resources areas.	55	3rd

C:\WINNT\Profiles\robertb.000\DESKTOP\Little River Nominal Group Jan 15.wpd

APPENDIX D: PUBLIC PARTICIPATION PROCEDURES AND PLAN ADOPTION

Public Participation Procedures

The Town of Little River, Oconto County, Wisconsin, in order to provide that greatest amount of public involvement possible, and to meet the provisions of Section 66.1001(4) (a) Wis. Stats., has adopted the following Public Participation Procedures. It is the intent of these procedures to provide opportunities for the public to be meaningfully involved in our efforts throughout the planning process.

The Town Board has designated the Town of Little River Plan Committee to lead this public involvement effort. It shall be the responsibility of this committee to:

- Make available to the public, information about the planning process and copies of plan documents. This information shall be made available in the most suitable variety of media possible, including newsletters, public meetings, workshops and the internet.
- Recommend the adoption of the Public Participation Procedures.
- Actively solicit comments and suggestions from the residents of the town, neighboring governmental units, school and special purpose districts serving residents of the town, Oconto County, Bay-Lake Regional Planning Commission, Wisconsin Department of Natural Resources, Wisconsin Department of Transportation, Wisconsin Land Council, the University of Wisconsin Extension (UW-EX) and the general public. As part of this effort, the committee, in cooperation with the UW-EX shall conduct a survey to obtain resident opinions on comprehensive planning and the town's Strengths, Weaknesses, Opportunities and Threats.
- Work closely with the consultant hired by the town to prepare the Comprehensive Plan.

All meetings on the comprehensive plan shall be open to the public and duly posted pursuant to Ch. 985.02(2). The public hearing shall be published as a class 1 notice, pursuant to Ch. 985.02(1) at least 30 days prior to the hearing. The class 1 notice shall include the following: (1) date, time and place of the hearing, (2) a summary of the proposed Comprehensive Plan, (3) the name of the town employee who may provide additional information regarding the plan, and (4) where and when a copy of the proposed Comprehensive Plan may be viewed prior to the hearing, and how a copy of the plan may be obtained.

Copies of the proposed Comprehensive Plan shall be made available for viewing by the general public at the same time as the hearing notice is published. Copies of the proposed plan shall be available from the Town Clerk and at the City of Oconto Library (715 Main Street, Oconto, WI). After the notice of the public hearing has been published, those wishing to submit written comments on the plan may do so until two weeks prior to the public hearing. Comments on the draft plan should be submitted to: Mr. Dale Behnke, Chairman, Town of Little River Plan

Committee, 4420 Behnke Road, Lena, WI 54139. Written comments will be addressed at the public hearing and will be given the same weight as oral testimony.

Plan Adoption

Town Board - Based on the recommendation of the Planning Advisory Committee and comments received at the public hearing, the Town Board, by majority vote, shall enact an ordinance adopting the Comprehensive Plan. A copy of the ordinance and adopted plan shall be sent to neighboring units of government, school and special purpose districts serving residents of the town, Oconto County, Bay-Lake Regional Planning Commission, Wisconsin Department of Natural Resources, Wisconsin Department of Transportation, the University of Wisconsin Extension (UW-EX), the Wisconsin Land Council and the City of Oconto Library. A copy of the resolution and adopted plan shall be available for inspection at the office of the Town of Little River Clerk. Copies of the Comprehensive Plan may be purchased from the Town Clerk at a cost of \$30.00 each.

Planning Commission - To assist the Town Board in implementing the provisions of the Comprehensive Plan, the Town Board shall establish a Planning Commission. The Planning Commission shall consist of five (5) members, serving staggered three-year terms. The Town Board Chair shall appoint Planning Commission members in the month of April at the town's annual meeting. The Town Board Chair shall appoint the Planning Committee Chair from the Planning Commission membership. No more than two members of the commission shall be Town Board members.

From time to time, but not less than once every ten (10) years, the Planning Commission shall review the Comprehensive Plan for potential changes, additions or corrections. The Planning Commission shall also be responsible for recommending Comprehensive Plan amendments to the Town Board on a majority vote of its entire membership.

APPENDIX E: LIST OF TOWN ORDINANCES

After reviewing the DRAFT Town of Little River Comprehensive Plan, the Plan Committee decided to develop this appendix. Here, you will find a list of all ordinances, as provided by Virginia Maul, Little River Town Clerk. Complete copies of the ordinances are available from the Town Clerk.

UPDATED JULY 2001

ORDINANCE LIST

- # 26 Fence Ordinance [1972]
- # 27 Setback Buildings and Mobile Homes [1972]
- # -- Bulkhead Line along Shore of Green Bay [1967] - Not signed
- # 32 Construction of Homes or Mobile Homes West/East of County Y [1973]
- # 1,2,3 County Zoning Ordinance - Mobile Homes Parks, Size etc. [1977] Referendum Vote
- # 40 Discharge of Firearms along Y [1979]
- # 42 Noxious Weeds [1993] [Velvet Leaf]
- # 43 Noxious Weeds [1995] [Purple Loosestrife]
- # 45 Control of Dogs [1991]
- # 45-A Zoning Ordinance [1990] - Not signed
- # 46 Public Nudity [1993]
- # 47 Minimum Road Standards [1993]
- # 48 Alternative Claim Procedure for Refunds of Tax Payments 11-16-98
- # 49 Minimum Culvert Length and Driveway Width 6-21-99
- # 50 Reduced Speed Limit on Superior Avenue 12-21-98 to 45 MPH
- # 51 Reduced Speed Limit on North Park Avenue Road 12-21-98 Passed at August 13, 1993 Meeting. to 45 MPH
- # 52 Reduced Speed on Maple Grove School Rd E of Hwy 41 to North Park Avenue Rd. 12-18-99 to 45 MPH
- # 53 Appointment of Planning Committee Members 8-5-99
- # 54 Appoint Alternate Members of Bd of Review 5-15-00
- # 55 Income & Expenses provided to Assessor for Assessment Purposes 5-15-00
- # 56 Moratorium on New Development in Town of Little River 6-19-00 effective 7-1-00.
- # 57 Appoint Treasurer temporarily until Spring 2001 elections 7-17-00
- # 57-A Appoint Treasurer temporarily until Spring 2001 elections 8-28-00
- # 58 Reduced Speed on Little River Rd 8-21-00 to 45MPH
- # 59 Post Stop signs at RR Crossings 11-8-00
- # 60 Appoint Members of Board of Review 5-21-01

RESOLUTION LIST

- # 30 Shoreline Flooding-Army Corp of Engineers [1973]
- # 35 Pashtigo School District - School Crossing Guards [1985]
- # 36 Fire Calls [1988]
Town Minutes Re: Charging for Fire Calls [1943]
- # 37 Amish Cemetery [1991]
- # 44 Garden of Hope Cemetery - Abandoned Cemetery [1993]
Quit Claim Deed - Garden of Hope Cemetery - Forsberg
[1993]
- # 50 Ratification of Oconto County Recycling Plan [1993]
- # 55 Recycling Agreement Volume Base Rate [1993]
- # 56 Road Completion Agreement Birdie View Plat [1993]
- # 56-A Recycling Agreement Volume Base Fees [1994]
- # 58 Combining Wards [1992]
- # 59 North Shore Sanitary District - Town [1992]
Authorize Agent to apply for financial assistance July 1992
- # 60 Establishing North Shore Sanitary District [1992]
- # 61 Change of Name - North Shore Sanitary District [1992]
- # 62 Zoning - Extend time for Town to Disapprove Zoning Changes
[1997] Amendment to #62 [1997]
- # 63 Board of Review Session 1998 - Hours September 28, 1998
- # 64 Budget Resolution - Transfer of Funds from Contingency Fund
to Highway Expense Account 11-16-98.
- # 65 Budget Resolution - Transfer of Funds from Contingency Fund
to Little River Fire Department Capitol Outlay Account for
the purchase of a 1979 Ford Fire Truck. 5-17-99
- # 66 Contract for Planning Services - 7-19-99
- # 66-A Transfer of Funds from Contingency Account to Truck
Expense Account for \$4,812.00 - 11-15-99
- # 67 Extend existing loan for another 60 days 8-16-99
- # 67-A Set Hours for Board of Review - 8-26-99
- # 68 Budget Resolution - Increase Road Budget 9-18-00

- # 69 Budget Resolution - Transfer of Funds \$2,500 11-20-00
From Contingency Fund to Planning & Development Account.
- # 70 Bank Loan for paying of Road Construction - 11-20-00
- # 71 Budget Resolution - Transfer of funds/Clerk, Assessor and Highway 5-21-01
- # 72 County Redistricting Plan - 7-16-01
- # 101 Authorizing Tax Levy - Sanitary District - [1992]
- # 106 Authorizing Tax Levy - Sanitary District - [1993] No
Copies
- # 108 Authorization Tax Levy - Sanitary District - [1994] No
Copies
- # 102 Citizen Participation Plan [1994]
- # -- Resolution for Bridge Aid - No Date - Not signed
- Highway Order - Discontinue Highway - Goldschmidt Rd.
[1987]
- Highway Order - Discontinue Highway - Old 15 [1993]
- Proof of Postings - Resolution # 36 - Fire Calls - [1988]
No Copies
- Proof of Postings - Resolution # 37 Amish Cemetery [1991]
No Copies
- Proof of Postings - Ordinance # 45 - Dogs - [1991] - No
Copies
- Proof of Postings - Resolution # 58 Combining Wards [1991]
No Copies
- Proof of Mailing - Highway Closing Old 15 [1993] - No
Copies
- Proof of Posting - Highway Closing Old 15 [1993] - No
Copies
- Proof of Posting - Board of Review Notices 9-30-98
- Proof of Posting - Driveway and Culvert Ordinance 6-24-99

APPENDIX F: EXISTING AND PROJECTED LAND USES IN ACRES

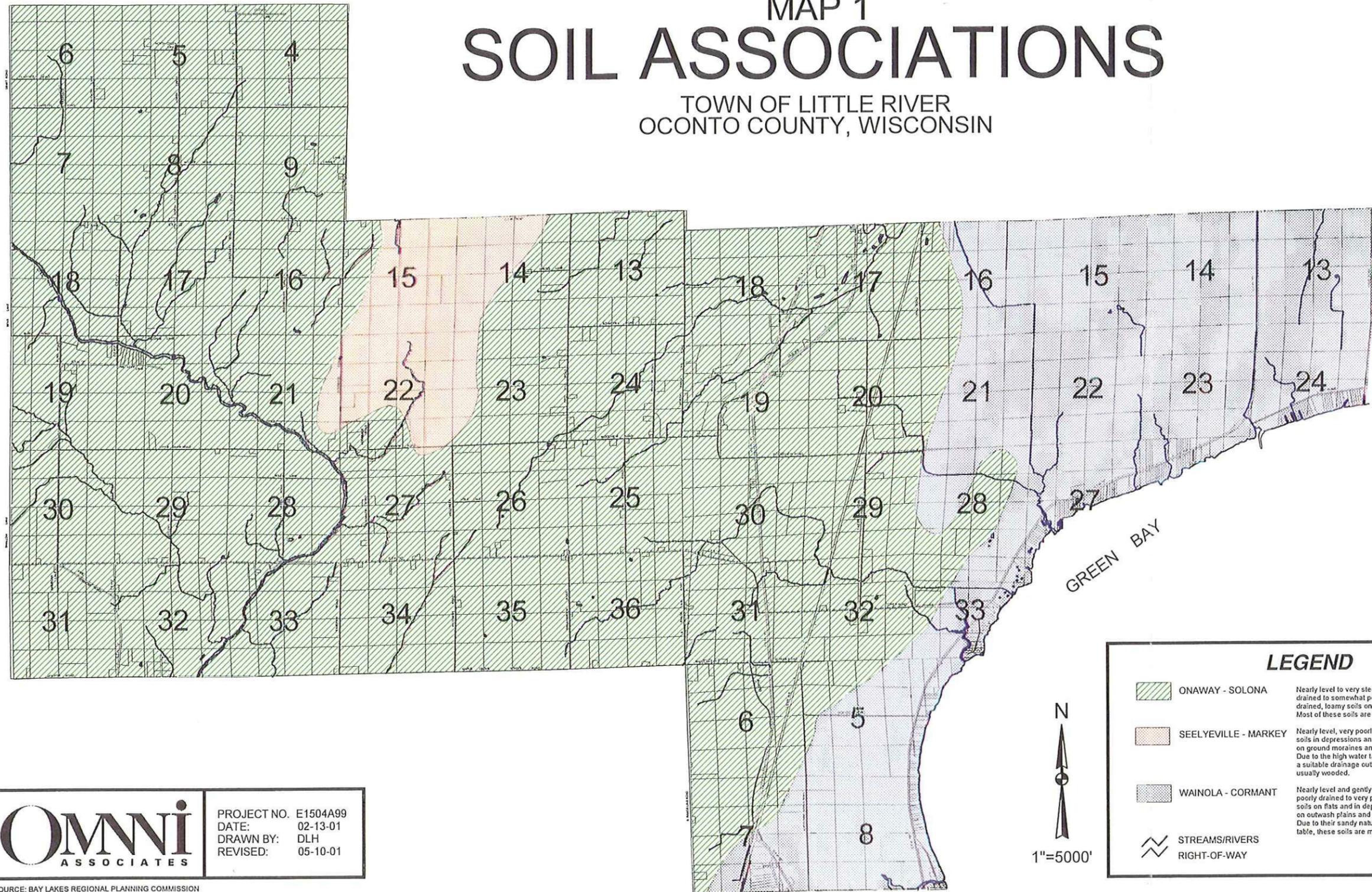
The tables below are technical amendments to the *Town of Little River Comprehensive Plan* in accordance with the Wisconsin Department of Administration review of the Recommended Plan. The approval of these two tables by the Town of Little River Board as technical amendments to the *Town of Little River Comprehensive Plan* ensures that the adopted plan complies with the Land Use Element requirements and amendments to 1999 WI Act 9, Wisconsin's Smart Growth Law.

2000 EXISTING LAND USE – AMOUNT, INTENSITY & DENSITY			
Land Use Type	Amount (in acres)	% of Town Area	Net Density
Residential	689	2.10%	0.66 dwelling units /acre
Commercial	10	0.03%	NA
Industrial	138	0.42%	NA
Utilities/Community Facilities	0.9	0.00%	NA
Government/Institutional	2	0.01%	NA
Park & Recreation	5.5	0.02%	NA
Open Space	494	1.50%	NA
Agricultural Land	15,001	45.57%	NA
Water Features	102	0.31%	NA
Natural Areas	16,478	50.05%	NA
Totals	32,920 Acres	100.00%	NA

20-YEAR PROJECTIONS FOR FUTURE LAND USE				
Land Use Type	2005 (acres)	2010 (acres)	2015 (acres)	2020 (acres)
Residential	897	1,177	1,400	1,637
Commercial	50	140	200	240
Industrial	138	188	188	188
Agricultural	14,751	14,356	13,987	13,692

MAP 1 SOIL ASSOCIATIONS

TOWN OF LITTLE RIVER
OCONTO COUNTY, WISCONSIN



LEGEND

	ONAWAY - SOLONA	Nearly level to very steep, well drained to somewhat poorly drained, loamy soils on uplands. Most of these soils are used for cultivation.
	SEELYVILLE - MARKEY	Nearly level, very poorly drained, mucky soils in depressions and drainageways on ground moraines and outwash plains. Due to the high water table and often lack of a suitable drainage outlet, these soils are usually wooded.
	WAINOLA - CORMANT	Nearly level and gently sloping, somewhat poorly drained to very poorly drained, sandy soils on flats and in depressions and drainageways on outwash plains and glacial lake plains. Due to their sandy nature high water table, these soils are mainly wooded.
	STREAMS/RIVERS	
	RIGHT-OF-WAY	



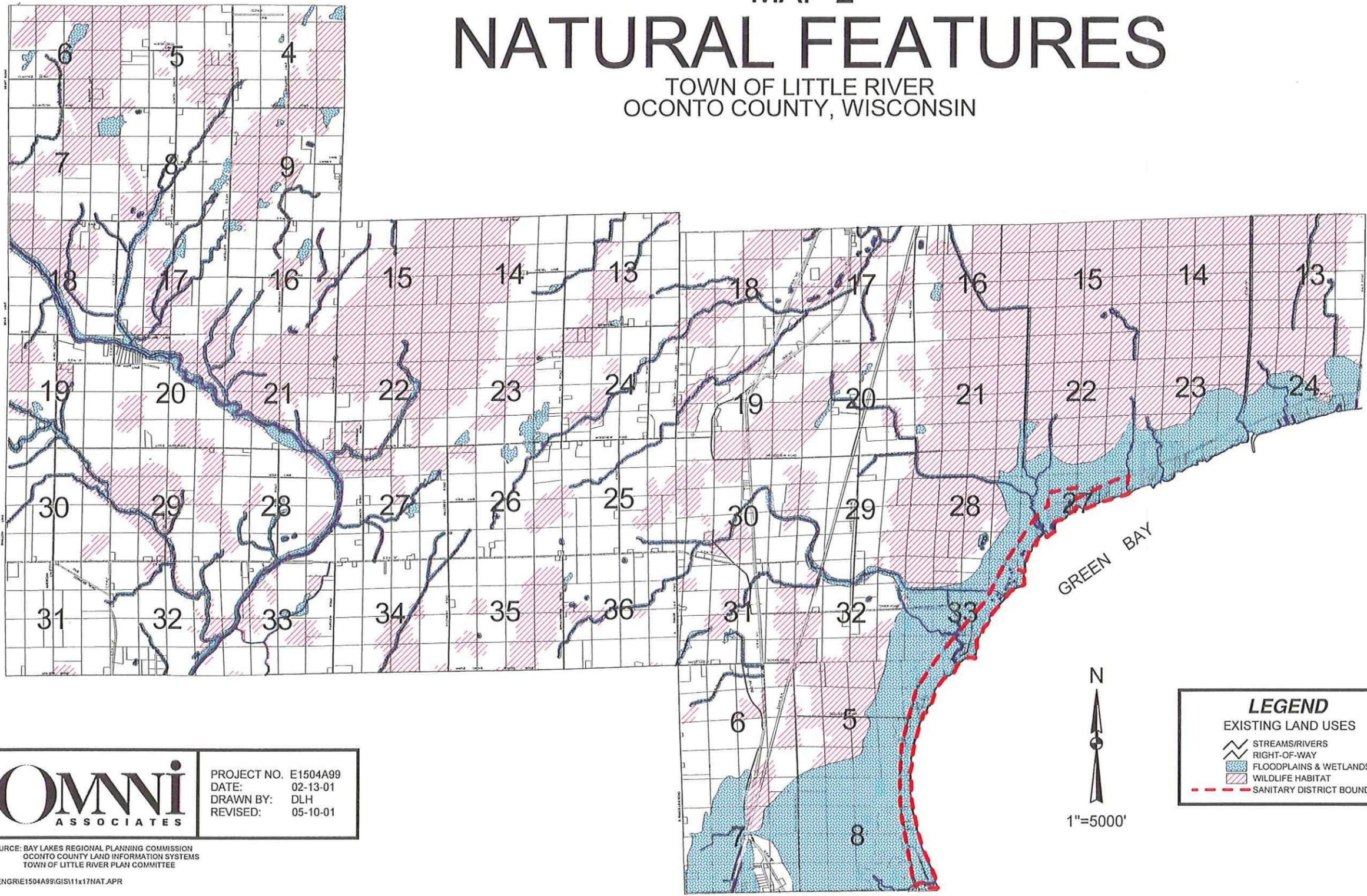
OMNI ASSOCIATES

PROJECT NO. E1504A99
DATE: 02-13-01
DRAWN BY: DLH
REVISED: 05-10-01

SOURCE: BAY LAKES REGIONAL PLANNING COMMISSION
OCONTO COUNTY LAND INFORMATION SYSTEMS
TOWN OF LITTLE RIVER PLAN COMMITTEE
F:\ENGR\E1504A99\GIS\11x17SOILS.APR

MAP 2 NATURAL FEATURES

TOWN OF LITTLE RIVER
OCONTO COUNTY, WISCONSIN



PROJECT NO. E1504A99
DATE: 02-13-01
DRAWN BY: DLH
REVISED: 05-10-01

SOURCE: BAY LAKES REGIONAL PLANNING COMMISSION
OCONTO COUNTY LAND INFORMATION SYSTEMS
TOWN OF LITTLE RIVER PLAN COMMITTEE

F:\ENGR\E1504A99\GIS\11x17NAT.APR

LEGEND

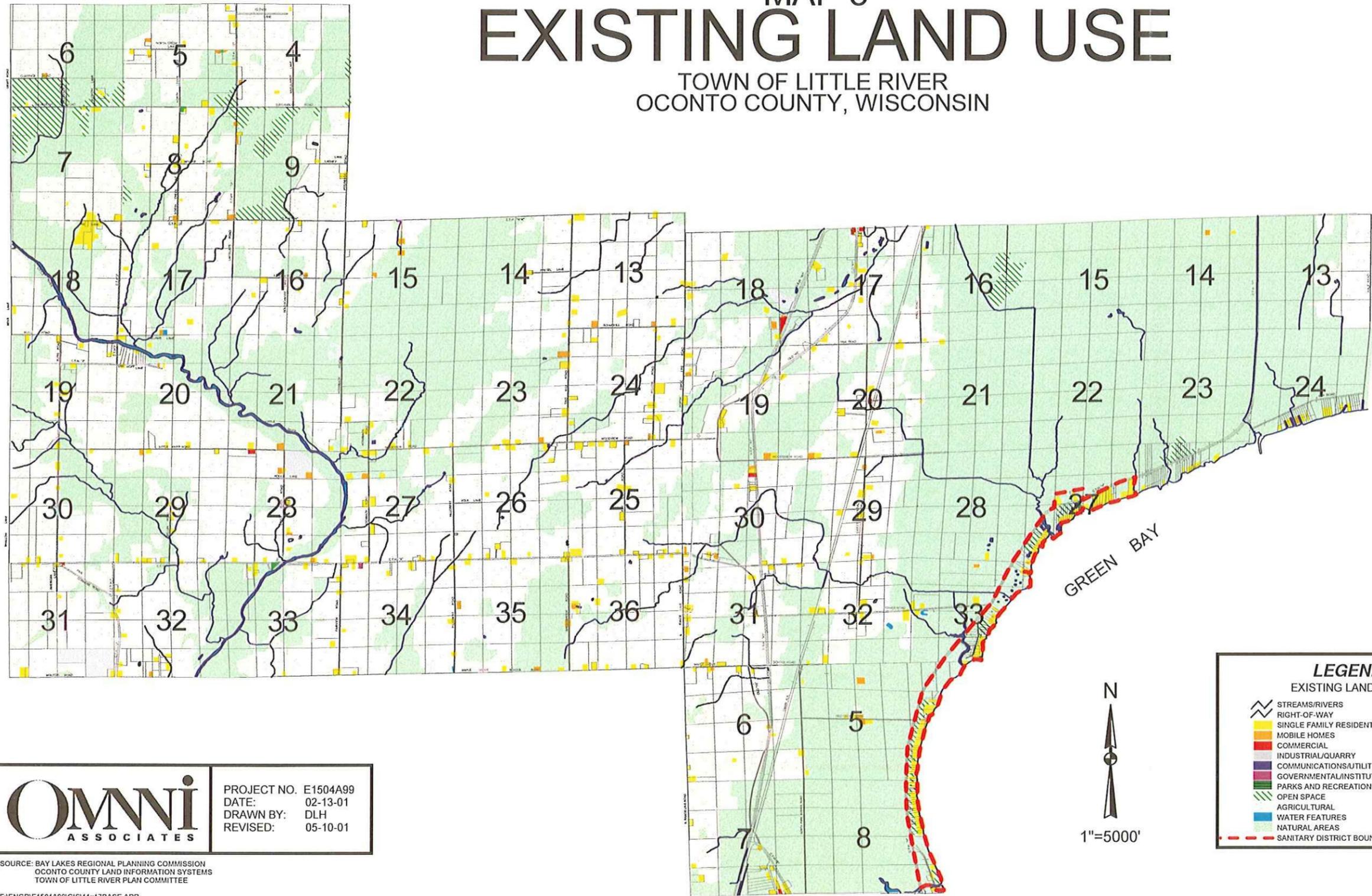
EXISTING LAND USES

- STREAMS/RIVERS
- RIGHT-OF-WAY
- FLOODPLAINS & WETLANDS
- WILDLIFE HABITAT
- SANITARY DISTRICT BOUNDARY



MAP 3 EXISTING LAND USE

TOWN OF LITTLE RIVER
OCONTO COUNTY, WISCONSIN



PROJECT NO. E1504A99
DATE: 02-13-01
DRAWN BY: DLH
REVISED: 05-10-01

SOURCE: BAY LAKES REGIONAL PLANNING COMMISSION
OCONTO COUNTY LAND INFORMATION SYSTEMS
TOWN OF LITTLE RIVER PLAN COMMITTEE
F:\ENGR\E1504A99\GIS\11x17\BASE.APR

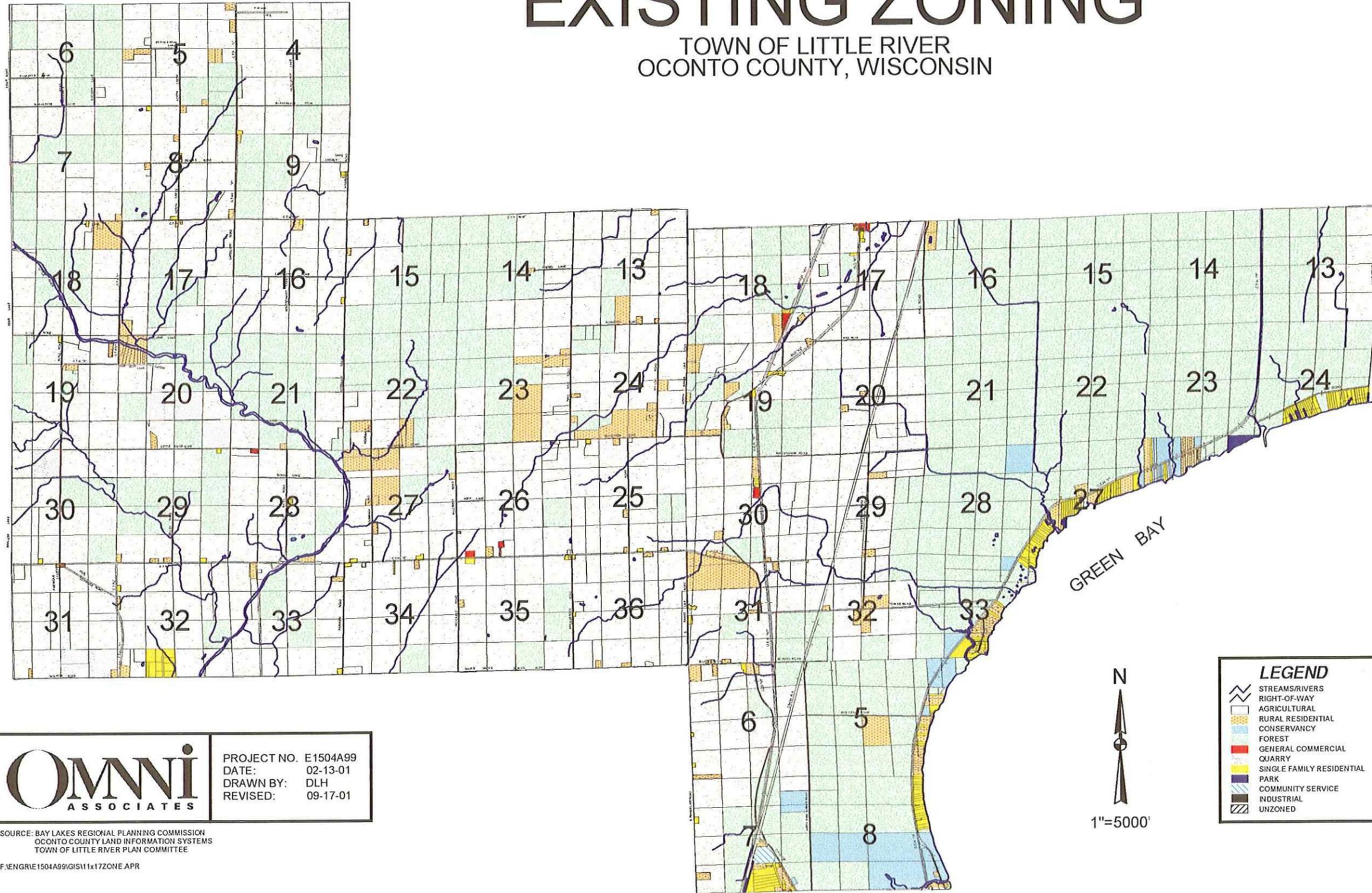
LEGEND
EXISTING LAND USES

- STREAMS/RIVERS
- RIGHT-OF-WAY
- SINGLE FAMILY RESIDENTIAL
- MOBILE HOMES
- COMMERCIAL
- INDUSTRIAL/QUARRY
- COMMUNICATIONS/UTILITIES
- GOVERNMENTAL/INSTITUTIONAL
- PARKS AND RECREATION (DNR & OCONTO COUNTY)
- OPEN SPACE
- AGRICULTURAL
- WATER FEATURES
- NATURAL AREAS
- SANITARY DISTRICT BOUNDARY

N
1"=5000'

MAP 4 EXISTING ZONING

TOWN OF LITTLE RIVER
OCONTO COUNTY, WISCONSIN



PROJECT NO. E1504A99
DATE: 02-13-01
DRAWN BY: DLH
REVISED: 09-17-01

SOURCE: BAY LAKES REGIONAL PLANNING COMMISSION
OCONTO COUNTY LAND INFORMATION SYSTEMS
TOWN OF LITTLE RIVER PLAN COMMITTEE
F:\ENG\RE1504A99\GIS\11x17ZONE APR

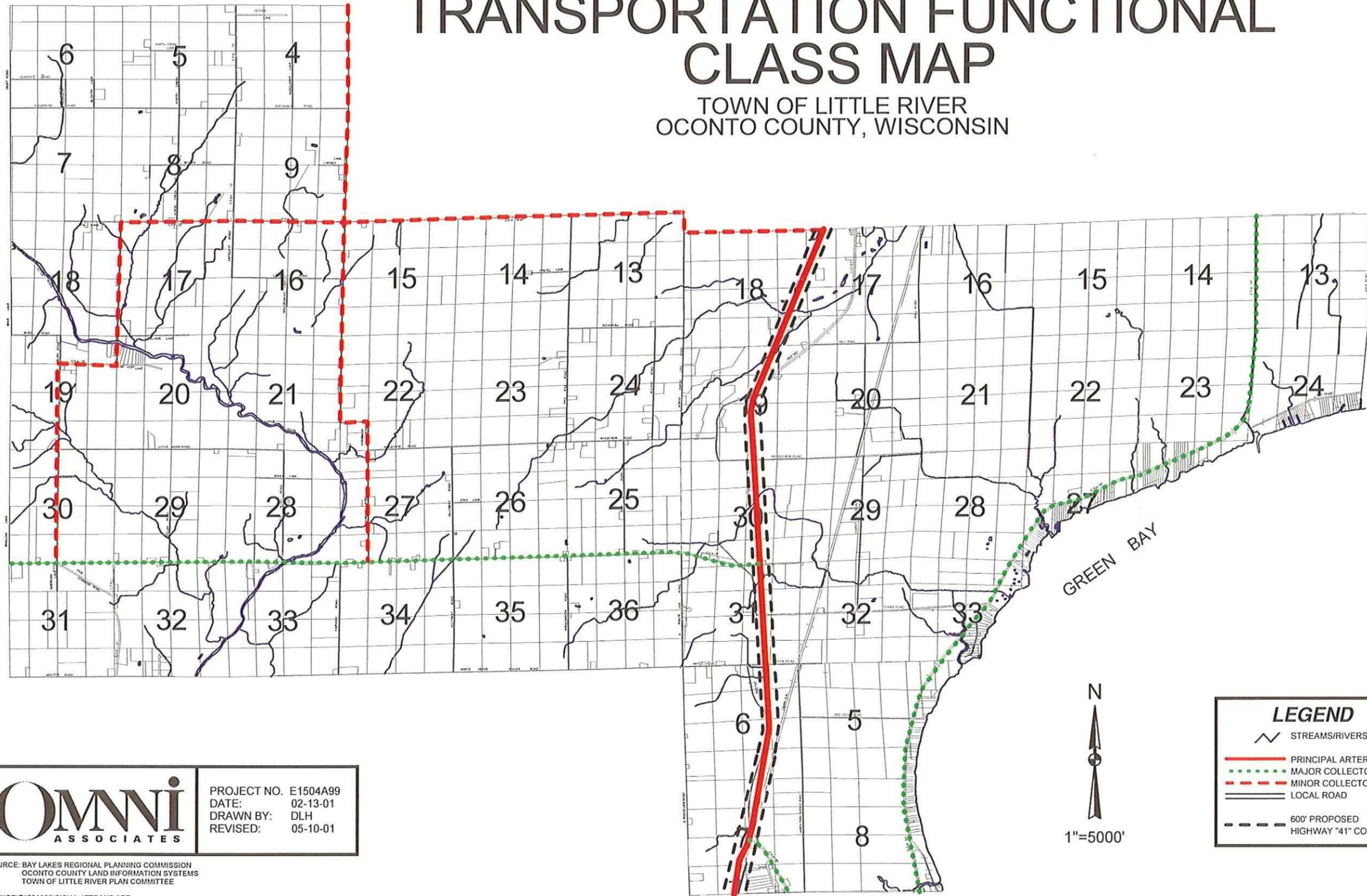
LEGEND	
	STREAMS/RIVERS
	RIGHT-OF-WAY
	AGRICULTURAL
	RURAL RESIDENTIAL
	CONSERVANCY
	FOREST
	GENERAL COMMERCIAL
	QUARRY
	SINGLE FAMILY RESIDENTIAL
	PARK
	COMMUNITY SERVICE
	INDUSTRIAL
	UNZONED



EXISTING ZONING

MAP 6 TRANSPORTATION FUNCTIONAL CLASS MAP

TOWN OF LITTLE RIVER
OCONTO COUNTY, WISCONSIN



PROJECT NO. E1504A99
DATE: 02-13-01
DRAWN BY: DLH
REVISED: 05-10-01

SOURCE: BAY LAKES REGIONAL PLANNING COMMISSION
OCONTO COUNTY LAND INFORMATION SYSTEMS
TOWN OF LITTLE RIVER PLAN COMMITTEE

F:\ENGR\E1504A99\GIS\11x17TRANS.APR

LEGEND	
	STREAMS/RIVERS
	PRINCIPAL ARTERIAL
	MAJOR COLLECTOR
	MINOR COLLECTOR
	LOCAL ROAD
	600' PROPOSED HIGHWAY "41" CORRIDOR

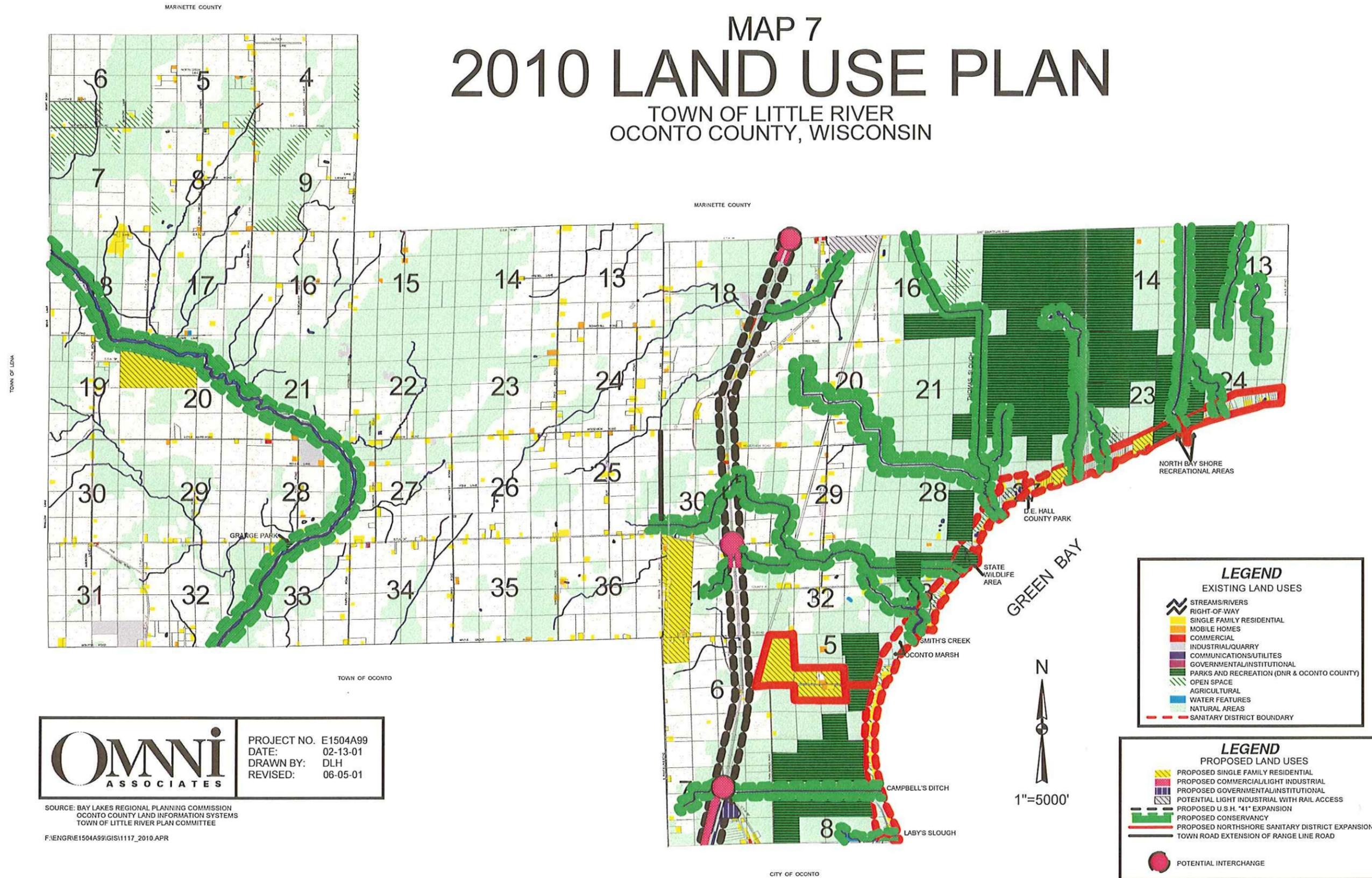
N
1"=5000'

TRANSPORTATION
FUNCTIONAL CLASS MAP

MAP 7

2010 LAND USE PLAN

TOWN OF LITTLE RIVER
OCONTO COUNTY, WISCONSIN



PROJECT NO. E1504A99
DATE: 02-13-01
DRAWN BY: DLH
REVISED: 06-05-01

SOURCE: BAY LAKES REGIONAL PLANNING COMMISSION
OCONTO COUNTY LAND INFORMATION SYSTEMS
TOWN OF LITTLE RIVER PLAN COMMITTEE
F:\ENGR\IE1504A99\GIS\1117_2010.APR

LEGEND
EXISTING LAND USES

- STREAMS/RIVERS
- RIGHT-OF-WAY
- SINGLE FAMILY RESIDENTIAL
- MOBILE HOMES
- COMMERCIAL
- INDUSTRIAL/QUARRY
- COMMUNICATIONS/UTILITIES
- GOVERNMENTAL/INSTITUTIONAL
- PARKS AND RECREATION (DNR & OCONTO COUNTY)
- OPEN SPACE
- AGRICULTURAL
- WATER FEATURES
- NATURAL AREAS
- SANITARY DISTRICT BOUNDARY

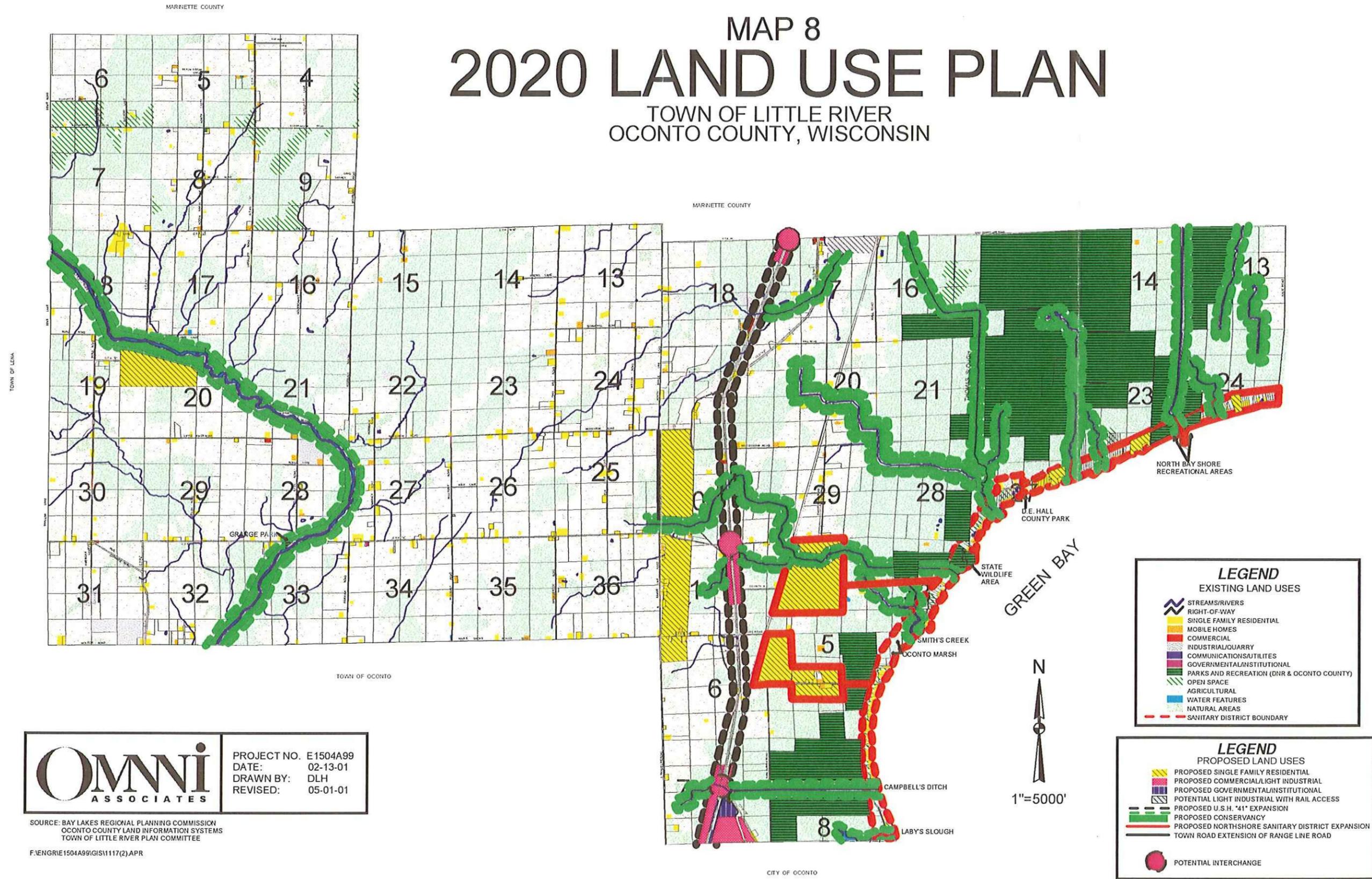
LEGEND
PROPOSED LAND USES

- PROPOSED SINGLE FAMILY RESIDENTIAL
- PROPOSED COMMERCIAL/LIGHT INDUSTRIAL
- PROPOSED GOVERNMENTAL/INSTITUTIONAL
- POTENTIAL LIGHT INDUSTRIAL WITH RAIL ACCESS
- PROPOSED U.S.H. "41" EXPANSION
- PROPOSED CONSERVANCY
- PROPOSED NORTHSHORE SANITARY DISTRICT EXPANSION
- TOWN ROAD EXTENSION OF RANGE LINE ROAD
- POTENTIAL INTERCHANGE

MAP 8

2020 LAND USE PLAN

TOWN OF LITTLE RIVER
OCONTO COUNTY, WISCONSIN



PROJECT NO. E1504A99
DATE: 02-13-01
DRAWN BY: DLH
REVISED: 05-01-01

SOURCE: BAY LAKES REGIONAL PLANNING COMMISSION
OCONTO COUNTY LAND INFORMATION SYSTEMS
TOWN OF LITTLE RIVER PLAN COMMITTEE

F:\ENGRIE1504A99\GIS1117(2).APR

LEGEND
EXISTING LAND USES

- STREAMS/RIVERS
- RIGHT-OF-WAY
- SINGLE FAMILY RESIDENTIAL
- MOBILE HOMES
- COMMERCIAL
- INDUSTRIAL/QUARRY
- COMMUNICATIONS/UTILITIES
- GOVERNMENTAL/INSTITUTIONAL
- PARKS AND RECREATION (DNR & OCONTO COUNTY)
- OPEN SPACE
- AGRICULTURAL
- WATER FEATURES
- NATURAL AREAS
- SANITARY DISTRICT BOUNDARY

LEGEND
PROPOSED LAND USES

- PROPOSED SINGLE FAMILY RESIDENTIAL
- PROPOSED COMMERCIAL/LIGHT INDUSTRIAL
- PROPOSED GOVERNMENTAL/INSTITUTIONAL
- POTENTIAL LIGHT INDUSTRIAL WITH RAIL ACCESS
- PROPOSED U.S.H. "41" EXPANSION
- PROPOSED CONSERVANCY
- PROPOSED NORTHSORE SANITARY DISTRICT EXPANSION
- TOWN ROAD EXTENSION OF RANGE LINE ROAD
- POTENTIAL INTERCHANGE

N
1"=5000'