

ISSUES AND OPPORTUNITIES (unapproved draft – October 2020)

Background

The Town of New Haven has 30 sections, totaling 19,441 acres or 30.4 square miles, and is located in the southeast corner of Adams County, Wisconsin. It is one of seventeen towns in Adams County, and borders Marquette County to the east and Columbia County to the south. **See Map 1** Roughly 45% of the Town is considered prime farmland, 43% is woodland and 10% is wetlands, lakes, ponds or streams. Lake Mason, an 882 acre impounded lake, is shared with the Town of Douglas to the east. Most residential development is widely scattered along roads in the Town, with some concentrations along Lake Mason, in unincorporated Big Spring, and by Gillette and 5th Drives.

Some key facts and characteristics about New Haven addressed in this plan:

1. Population is less today than it was in the 1800's and expected to remain low.
2. Senior population is 37% higher than State average and gap is expected to rise.
3. Roughly 30% of housing is seasonal, 25% is located by Lake Mason, and 24% was built before 1940.
4. Median household income has dropped since 2000, same as neighboring Towns and Wisconsin.
5. About 45% of the Town is considered prime agricultural soils and 46% is actively being farmed.
6. Agriculture is the top sector, dairies are all gone, total farms are down but total acres farmed remain even.
7. Town has seriously impaired waters but also Class I&II trout streams and many natural springs.

The Planning Process and Public Participation

The Town Plan Commission updated the Comprehensive Plan, with oversight from the Town Board. Public involvement was an important part of the process and was sought through public meetings, a Town survey, a Town Website input form, online drafts, public notices and a public hearing.

Highlights of a Town survey show residents wanted more family farms but less large corporate farms, less mobile home parks, subdivisions and multi-family housing, and better overall Town appearance. The main areas that need improvement were shown to be transportation for elderly/disabled, storm water runoff, all natural water resources, cooperation between Town and County and overall County Services. **See Town Survey results on page XXX**

Community Issues and Opportunities

Important issues in New Haven include residential development, maintaining the agricultural base, protection and safety of water resources, senior housing and services, and increasing economic opportunities for residents. These issues are important for the future of the Town and considerable attention and effort will be required to make progress on them. These efforts should be based upon a consensus of Town residents.

Opportunities in New Haven include a hardworking population, plentiful groundwater and springs, large forested areas and good farmland, including the highest concentration of prime agricultural soils in Adams County. Opportunities exist in both traditional and nontraditional agriculture. New Haven's location is also

an asset, close to Wisconsin Dells and Portage, State Highway 23 and Interstates 39 and 90/94. Also serious crime here is virtually nonexistent, and the opportunity for an open, quiet, slow paced rural lifestyle is available.

Overall Goals for New Haven

1. Preserve overall makeup and character of Town.
2. Guide location of residential development to minimize loss of farmland and natural areas.
3. Protect and improve New Haven natural resources.
4. Promote a wide range of economic options.
5. Balance private property rights with best public interest.
6. Improve services and housing options for seniors.
7. Encourage a sense of community and cooperation in the Town.

Town Demographics

Population - *Please note: US Census population data do not include non-resident property owners, which are fairly numerous in southern Adams County, and accounted for roughly 30% of total housing units in New Haven since 2010.*

From 2000-2010 New Haven's population went down slightly, while neighboring Towns and Adams County all increased. Wisconsin DOA's 2020 Population Estimates dated 1/1/20 show New Haven and Dell Prairie both increasing since the 2010 Census, while Springville, Jackson and Adams County all decreased. **See Table 1**

New Haven's modest 3.8% population growth over the past 20 years is lowest among neighboring Towns and about even with Adams County. Springville, Jackson and Adams County are all estimated to have decreased over the past 10 years. Wisconsin DOA Population Projections, made in 2013, estimated that New Haven and neighboring Towns will begin to decrease in population by 2035, however it appears those anticipated decreases are occurring sooner.

Extending New Haven's past 20 year 3.8 % growth over the next 20 years would result in 26 additional residents for a total of 708 by 2040. Wisconsin DOA Population Projections, done in 2013, show New Haven peaking at 63 additional residents or 745 total in 2030, and then declining to 725 in 2040. *Either way, the forecast for the next 20 years is for modest population increases, reversing at some point to modest decreases.*

Table 1 – Population (source US Census and Wisconsin DOA)

	2000 Census	2010 Census	2020 DOA Estimate	2000-2020 Net Change	2000-2020 % Change
New Haven	657	655	682	25	3.8%
Dell Prairie	1,415	1,590	1,622	207	14.6%
Springville	1,167	1,318	1,297	130	11.1%
Jackson	926	1,003	981	55	5.9%
Adams County	19,920	20,875	20,701	781	4%

Age - Most notable in the population distribution table is that New Haven and Adams County senior percentages are significantly higher than Wisconsin and the US, showing that the predicted “aging of the population” is already happening in our area. Looking ahead, Wisconsin’s DOA predicts that by 2030, Adams County seniors will make up 38% of the population, compared to the Census prediction of 20.6% seniors for the entire U.S. By 2040 Adams County seniors are projected at 40.4%, compared to 21.6% for the entire U.S. *These projections indicate our area may see almost double the senior growth trends expected in the overall U.S. in the next 20 years.* **See Table 2**

In 2018 the median age in New Haven from “ACS 5 Yr Estimates” was 53.3, up from 46.6 in 2010. New Haven’s median age is lower than Adams County but significantly higher than Wisconsin and the U.S. Median age is the age at which half the residents are younger and half are older.

Although New Haven’s senior growth has been tracking less than Adams County, it is significantly higher than Wisconsin and the U.S., with that spread forecast to get even wider. Factors driving senior population growth include aging of the baby-boomer generation, seasonal retirees becoming residents, increases in life expectancy and lower fertility rates. *These figures and their projected increases show the importance senior services and housing issues will take on in the next 20 years.*

Table 2 – Population Distribution in 2010 and 2018 (source US Census 2010, ACS 5 yr Est 2018)

	New Haven	Adams County	Wisconsin	U.S.
2010 < 18 yrs	21.1%	16.4%	23.6%	24.0%
2010 18-64 yrs	59.5%	60.1%	62.7%	63.6%
2010 65 yrs +	19.4%	23.5%	13.7%	12.4%
2018 < 18 yrs	19.0%	14.8%	22.3%	22.8%
2018 18-64 yrs	59.1%	57.2%	61.7%	62.0%
2018 65 yrs +	21.9%	28.0%	16.0%	15.2%

Race - In the 2010 US Census, 633 residents identified as white, 4 as black, 3 as American Indian and 15 as other and multiple races. In addition, 22 also identified as Hispanic/Latino. **See Table 3**

Table 3- Race (source 2010 US Census)

Total residents	655	100 %
White	633	96.6 %
Black	4	.61 %
American Indian	3	.46 %
Other and Multiple Races	15	2.3 %

Education – From 2000-2018 New Haven has seen increases in high school graduation rates, but mixed results in higher education. New Haven’s educational attainment has been at roughly the same levels as Adams County during this period, however both are well behind Wisconsin in higher education, and the gap has been growing. **See Table 4**

Table 4 – Educational Attainment (source 2000 US Census, 2010-2018 ACS 5 yr estimates)

	2000	2010	2018
New Haven - high school graduate & higher	76.0 %	89.0 %	90.0 %
New Haven - bachelors degree & higher	8.1 %	6.9 %	11.2 %
Adams County – high school graduate & higher	76.6 %	84.0 %	87.1 %
Adams County – bachelors degree & higher	9.9 %	10.8 %	12.4 %
Wisconsin – high school graduate & higher	85.0 %	89.4 %	91.9 %
Wisconsin – bachelors degree & higher	22.5 %	25.8 %	29.5 %

Households – From 2000-2010 New Haven only added 4 new households for a 1.5% increase, while neighboring Towns added 10-17%, and Adams County and Wisconsin were both over 9%. From 2010-2018 household projections have decreased all across the board from the rates of the previous decade, most quite significantly. *Households don’t include seasonal residents, and seasonal housing has been about 30% of total housing units in New Haven since 2010.* **See Table 5**

Table 5 – Households (source US Census, ACS 5 Yr Estimates)

	2000 Census	2010 Census	2018 ACS 5 Yr Est.	2000-2010 % Change	2010-2018 % Change
New Haven	260	264	261	1.5%	-1.1%
Dell Prairie	553	649	651	17.4%	0.3%
Springville	487	538	530	10.5%	-1.5%
Jackson	397	465	503	17.1%	8.2%
Adams Cty	7,900	8,666	8,619	9.7%	-0.5%
Wisconsin	2,084,544	2,279,768	2,343,129	9.5%	2.8%

Employment – From 2000-2010 New Haven saw a 5% loss of employed residents, while neighboring Towns increased around 20%, Adams County was up 6.5% and Wisconsin up 4.9%. However from 2010-2018 New Haven, neighboring Towns and Adams County all lost employed residents, only Wisconsin had a modest increase. Two factors leading to less employed are the Great Recession job losses from 2008-2010, and the ongoing aging of our population. *Employed includes those working for their own business or their own farm, in addition to regular employed.* **See Table 6** For employment characteristics, **See Table 14** in Economic Development

Table 6 – Employed Residents (source 2000 US Census, 2010-2018 ACS 5 yr estimates)

	2000 Census	2010 ACS 5 Yr Est.	2018 ACS 5 Yr Est.	% change 2000-2010	% change 2010-2018
New Haven	317	301	288	-5.0%	-4.3%
Dell Prairie	670	799	783	19.3%	-2.0%
Springville	524	631	540	20.4%	-14.4%
Jackson	408	491	482	20.3%	-1.8%
Adams County	7,847	8,354	7,517	6.5%	-10.0%
Wisconsin	2,734,925	2,869,310	2,964,540	4.9%	3.3%

Income - From 2000-2018 New Haven’s median household income decreased by 12% after adjustments for inflation. Wisconsin, Adams County and neighboring Towns all decreased during this period as well. Some factors in these declines in income include the “great recession” from which many have still not fully recovered, and the aging of the population. *Median household income is that from which half of the households earn more and half earn less.* **See Table 7**

From 2000-2018 New Haven’s per capita individual income increased 16.4% after adjustments for inflation. Wisconsin and neighboring Towns also increased during this period, with Adams County decreasing slightly. An explanation for median incomes falling while per capita incomes rise is the effect a small number of very large incomes can have on the average. *Median income is considered a more accurate and reliable measure compared to per capita income since it is not affected by a small number of extremely high or low incomes.*

See Table 8

In 2018 New Haven’s poverty rate was estimated at 14.9%, which was higher than both Wisconsin and Adams County. In 2010 New Haven’s poverty rate was estimated to be lower than each. **See Table 9**

Table 7 – Median Household Income, Adjusted for Inflation (source US Census, ACS 5 Yr Estimates)

	2000 Census in 2018 \$'s	2010 ACS 5 Yr Est. in 2018 \$'s	2018 ACS 5 Yr Est.	2000-2018 % Change
New Haven	\$51,820	\$58,401	\$45,625	-12.0%
Dell Prairie	\$63,798	\$63,402	\$61,813	-3.1%
Springville	\$50,354	\$45,034	\$41,111	-18.4%
Jackson	\$57,364	\$47,224	\$49,821	-13.1%
Adams County	\$48,717	\$45,930	\$43,280	-11.2%
Wisconsin	\$63,857	\$59,419	\$59,209	-7.3%

Table 8 – Per Capita Income, Adjusted for Inflation (source US Census, ACS 5 Yr Estimates)

	2000 Census in 2018 \$'s	2010 ACS 5 Yr Est. in 2018 \$'s	2018 ACS 5 Yr Est.	2000-2018 % change
New Haven	\$22,783	\$25,442	\$26,513	16.4%
Dell Prairie	\$28,011	\$29,400	\$28,754	2.7%
Springville	\$23,543	\$22,896	\$25,153	6.8%
Jackson	\$27,823	\$31,828	\$31,225	12.2%
Adams County	\$25,923	\$25,239	\$25,591	-1.3%
Wisconsin	\$31,018	\$30,659	\$32,018	3.2%

Table 9 – Poverty Rate (source American Community Survey 5 Yr Estimates)

	1999 ACS Est	2010 ACS Est	2018 ACS Est
New Haven	11.3%	8.5%	14.9%
Adams County	10.4%	12.0%	12.8%
Wisconsin	8.7%	11.2%	11.4%

NATURAL, AGRICULTURAL, AND CULTURAL RESOURCES

Natural Resources

New Haven totals 30.4 square miles or 19,441 acres. Of this, 4.1% is lakes, ponds and streams, 5.4% is wetlands, 4.9% is open space and 42.6% is woodlands

According to an NRCS soil survey, the Town is 44.8 percent *prime agricultural soils* and 20.7 percent *farmland of state importance* (close to prime). More detail on soils is shown in the next section – Agriculture.

Conflicting map names

There are several map or location names that have been changed, replaced, dropped or have common-use versions:

Mason Lake is commonly referred to as Lake Mason. **O’Keefe Creek** used to be called Widow Green Creek - **Widow Green Drainage District** still exists. **Amey Pond** originally was Eighme Pond, which was the correct spelling. **Morse Cove** on Mason Lake and **Morse Creek** which feeds it from the northeast are currently referred to as “Morris Cove” and “Unknown Tributary to Mason Lake” by the DNR. **Big Spring Pond** aka the Mill Pond, was located in unincorporated Big Spring but no longer exists since the dam was removed in 2008. **Golden Ave** in Big Spring used to be called Sneak Street and **Golden Ct** used to be called Mill Street years ago. **New Haven** was originally known as Big Spring.

Surface Water

Together the ponds, lakes and streams of New Haven total 797 acres or 4.1% of the Town. The 169 square mile Neenah Creek Watershed covers most of the Town, extending north to Grand Marsh and south to Portage, consisting of several small creeks that eventually all converge and join the Fox River. Surface water quality in New Haven varies widely, from Class I coldwater trout stream Big Spring Creek and Class II O’Keefe Creek, to seriously impaired Mason Lake and Morse Creek, both previously listed as Impaired Waters and now listed as Restoration Waters with a TMDL restoration plan in place.

The major water body is **Mason Lake** (commonly called Lake Mason), located in the southeast corner of the Town, split roughly 2/3 in New Haven and 1/3 in Douglas, Marquette County. Mason Lake is dammed at the east end, has a total area of 882 acres, 7.6 miles of shoreline and maximum depth of 9 feet. Mason is fed by Big Spring Creek flowing into Burns Cove from the northwest, Morse Creek flowing into Morse Cove from the north, Amey Pond from the south, and from numerous springs in and around the lake. Water exits Mason Lake over the Briggsville dam and forms South Branch Creek, eventually reaching Neenah Creek, the Fox River and Lake Michigan. Mason Lake contains northern pike, largemouth bass, stocked hybrid tiger muskie, bluegills, pumpkinseed, black crappie, yellow perch, yellow bass, black bullheads, shad and carp. The first dam creating Mason Lake was completed in 1852, the current dam was constructed in 1993 and repaired in 2006. It is owned by the Town of Douglas but New Haven does share some of the operating costs.

Mason Lake and Morse Creek are on the DNR's **Restoration Waters List** and Mason Lake is categorized as *hypereutrophic* by the DNR, which corresponds to the lowest water quality. Mason Lake is on the Restoration Waters List because of excessive phosphorus levels resulting in cultural eutrophication or nutrient pollution in the lake. Sources of the phosphorus include runoff from agricultural fields, sewage from residential septic systems around the lake and goose droppings from inlet creeks and ponds. Morse Creek is on the Restoration Waters List because of high sediment loads and degraded habitat along the creek. Sources of the sediment include runoff from agricultural fields and livestock damage to creek banks.

Wisconsin's DNR is addressing these impaired waters by establishing a **Total Maximum Daily Load (TMDL)** which is an EPA required management plan that establishes the maximum amount of a given pollutant that a water can tolerate and allocates the necessary load reductions among the various pollution sources. This process includes a combination of rules, incentives, volunteer monitoring, public hearings and measurements used to implement the TMDL plan. Mason Lake and Morse Creek are included in the **Upper Fox and Wolf TMDL**, which stretches from our area up to Green Bay, and comprises 5900 sq miles or about 10 percent of the State, and was approved in 2020.

Amey Pond is a 72 acre lake just south of Mason Lake and connected by a short channel. It is part of the 225 acre **Amey Pond Wildlife Refuge Area**, owned by the DNR and jointly managed by the DNR and Ducks Unlimited. This refuge is an important fish spawning area and waterfowl habitat.

Numerous small ponds are located throughout the Town, including **Jensen Pond** and **Buckley Springs Pond**, both spring fed.

Big Spring Creek, O'Keefe Creek and **Morse Creek** are the main creeks in the Town. Big Spring Creek is a *Class I cold water trout stream* from its headwaters to the site of former Big Spring Dam, while O'Keefe Creek is a *Class II cold water trout stream* cutting through the northeast corner of the Town.

The **Widow Green Drainage District** is approximately 694 acres in the Towns of New Haven and Jackson. The ditch network contains approximately 11,300 feet of District operated ditches, and no private ditches. A DNR Maintenance Dredging Agreement and ATCP 48 of the Wisconsin Administrative Code, under DATCP regulate the construction and maintenance of District operated ditches. There are also private drainage ditches in New Haven and a Drainage Ditch Board in Adams County.

Wetlands

Currently in New Haven, 5.4% of the land is wetlands, or about 1,050 acres scattered throughout the Town, mostly along creeks, drainage ways, ponds and lakes. Wetlands perform an indispensable role in hydrology and ecology by controlling floodwater, moderating peak flows, and acting as groundwater recharge sites. Wetlands often serve in the combined roles of flood moderation, water purification and habitat for many types of aquatic, land and bird wildlife.

All wetlands have valuable water purification capabilities and make significant contributions to surface and groundwater quality. They act as settling areas for inflowing streams as well as functioning in the reduction of water nutrients through uptake of these compounds into plant tissues. They also have a buffering effect on water acidity or alkalinity and are helpful in the elimination of harmful bacteria.

Floodplains

Floodplains are found in New Haven along creeks, ponds and lakes. Floodplains are a natural feature not conducive to development. Inappropriate location of roadways or structures in floodplains can result in serious flood damage. Periodic roadbed saturation and embankment washing eventually lead to an increase in road maintenance costs. In addition to roads, floodwaters can create a number of problems by damaging foundations of homes, electrical equipment, heating units, etc. Basements constructed on permeable sands and silts of floodplains are especially susceptible to damage resulting from seepage through walls. This is why development is restricted in such areas. New Haven's floodplain areas have been designated by the Federal Emergency Management Agency (FEMA) and are regulated by the Adams County Floodplain Ordinance.

Woodlands

Of the 19,441 acres of land in New Haven, 42.6% or 8,282 acres are forests. There are many large contiguous tracts of forestland here that would benefit from protection against fragmentation. One key protection measure for such forest tracts involves restricting or limiting new roads and utilities in those areas. Another involves limiting the division of forest parcels, more division typically leads to diminished forests. Forest cover provides many vital functions, including recreational opportunities, scenic beauty, economic commodity (timber products), and wildlife habitat as well as protection of sensitive environmental areas, where tree cover is essential, especially for erosion control and to reduce effluent and nutrient flows into surface waters.

Woodlands in the Town are likely to experience future residential development pressure for seasonal housing due to limited opportunities in the Lake Mason area. This pressure can be managed by guiding the location and size of new parcels being requested to keep density lower and minimize their impact. Another tool for managing woodland fragmentation is the Town Land Division Ordinance, which limits the number of splits that can occur over time in these areas.

Some woodlands in the Town are being maintained through the **Managed Forest Law (MFL)** program. This state tax credit program is available to qualifying landowners willing to manage their forest plot according to sound forestry practices as specified in a management plan.

Groundwater

Groundwater is the source of everyone's water in New Haven. It can be found in various layers of glacially deposited material or underlying bedrock as you go deeper. The top layer is the sand and gravel aquifer and it ranges from 100-300 feet deep in the Town, deeper than anywhere else in the County and a major factor in our area's reduced susceptibility to groundwater contamination. The next layer down is the sandstone aquifer (also known as the sandstone/dolomite aquifer, Cambrian aquifer, or Cambrian-Ordovician aquifer) and here is where most of Wisconsin gets its water, New Haven included. Water can be found above this layer but it is more prone to contamination from the surface.

Groundwater is plentiful in New Haven and generally discharges at streams, marshes, lakes, and springs or as underflow. Groundwater generally flows in a southeasterly direction towards the Fox River in our area. Adams County uses nearly fourteen billion gallons of groundwater for irrigation each year. All other

groundwater uses in the County amount to less than one billion combined.

Groundwater contamination in our area is most likely to result from septic system failures, excess or improperly applied fertilizers, herbicides and pesticides, chemical spills or dumping, and poorly constructed, failing or abandoned residential wells, drainage wells or irrigation wells. Some types of contaminants remain in the general location within the aquifer where they entered and some slowly travel with the flow of water underground, some are dispersed widely and some stay in a plume. Groundwater contamination can take many years to detect and once detected there are no easy solutions. The first step is elimination of the source if known, after that most rural communities can do little other than wait and monitor.

Wisconsin DNR developed a groundwater contamination susceptibility map of the State based on physical characteristics involving distances from the surface and filtration abilities of materials between the surface and the water. The map shows that roughly the eastern two thirds New Haven has the lowest susceptibility to contamination on the scale, but the western third of the Town ranges from moderate to most susceptible. **See Groundwater Contamination Susceptibility map page XXX**

Quality of Town groundwater

Actual quality of New Haven's groundwater is hard to generalize, it varies with location within the Town. Over the years there have been well locations that tested fairly clean but also many locations that tested poorly, especially for nitrates and atrazine. Because New Haven is heavily agricultural, more agricultural chemicals are used and their infiltration to the water table is more likely, even though part of the Town is rated for low contamination susceptibility. The far northwestern corner of the Town is part of an Atrazine Prohibition Zone due to excess levels in the water there.

The best Town-specific test data that could be found was from U.W. Stevens Point's **Well Water Quality Viewer**, using 25 years of local well testing data from a variety of sources. It found that for nitrates in New Haven wells, 35 of 145 samples tested above the safety threshold of 10mg/l, for a 24% exceedance rate, second highest on their scale and much higher than neighboring Towns. For Atrazine, 9 of 19 samples detected some, for a 47% detection rate, which was lower than neighboring Towns.

The most recent State-wide test results found were from the **DATCP Targeted Sampling Summary Report, 2019** which summarized for nitrates: "In 2019, nitrate nitrogen was quantified above the detection limit in 90-percent of samples collected. Nitrate exceeded the 10 mg/l ES in 56% of wells sampled. The percentage of wells with ES exceedances for 2019 is much greater than results from the 2017 statewide random sampling survey. In that survey, 8% of wells sampled exceeded the ES for nitrate (Wisconsin DATCP, 2017)."

The 2019 DATCP report further summarized for pesticides: "One or more pesticide compounds were detected in 92 of 105 samples collected in 2019 (88%). A total of 28 different pesticides or pesticide metabolites were detected in one or more samples collected in 2019. The frequency of detection of the four most frequently detected pesticide compounds is shown below. metolachlor ESA (76%), alachlor ESA (56%), de-ethyl atrazine (56%), diamino-atrazine (25%)"

In summary, New Haven has an abundant source of groundwater but the quality varies by location and seems to be getting progressively worse. High nitrate levels are found throughout the Town and are most likely

from agricultural fertilizers and failing septic systems. High atrazine levels are found in the northwestern corner of the Town and are being monitored.

Mineral resources, frac sand

There are a few private sand or gravel pits in various parts of the Town but no large commercial pits or metallic mines. There is a clay pit mine that is periodically used by Wisconsin Power and Light, under contract with the Town, to line its fly-ash disposal landfill in Columbia County. The reclamation plan involves turning the pits into waterfowl ponds.

Much of central and northwest Wisconsin is suitable for frac sand mining, including most of Adams County. Although Wisconsin frac sand has been increasingly replaced by cheaper Texas sand in recent years, there are still 25-30 Wisconsin mines operating out of 128 originally tracked, per the DNR in 2020. This Plan addresses frac sand mining with a policy to “Guide and limit any new or expanded non-metallic mining operations, only to lands where the expansion/development will not conflict with natural areas such as woodlands and wetlands, preexisting development, or agricultural areas.”

Threatened or Endangered Species

According to Wisconsin’s National Heritage Inventory program, New Haven has two *endangered species*, the **Slender Glass Lizard** and the **Eastern Ribbonsnake**, one *threatened species*, the **Brittle Prickly-pear**, and one *species of special concern*, the **Longstem Water-wort**. None of these are listed under federal status however.

Agricultural Resources

Agricultural resources include everything that goes into producing agricultural products, including most importantly the land, soil and water but also the storage facilities, machinery, fertilizers and pesticides, manpower and production knowledge. Soils are the key resource, as poorer soils require higher inputs and produce lower outputs, making them economically less viable. New Haven is blessed with good soils in much of the Town, which is what attracted the earliest farmers to settle back in the mid 1800’s.

Background

According to Wisconsin’s Town Land Use Data Book, in 1990 New Haven had 56 farms including 17 dairy farms. By 2020 there are only around 15 active farms and no dairy farms, although the total acres being farmed remain about the same. Typically farms that shut down either sell out to a larger farm or rent their acres to a larger farm. This type of farm consolidation is typical of the rest of the State, with fewer producers farming more acres and benefiting from economies of scale. Of the active farms still going in New Haven, there are four larger producers concentrated on row crops, with the rest in the small to medium size range, also mainly in row crops but with a few also raising beef cattle.

In New Haven 8,710 acres or 44.8% of the Town is considered Prime Farmland. New Haven's higher level of prime soils has led to a focus on the traditional crops corn, soybeans and hay, whereas the less fertile soils in much of the rest of Adams County has led to a focus on irrigated vegetable crops such as potatoes, snap beans and peas, as well as cranberries and irrigated corn/soybeans. According to USDA's Cropscape Cropland Data Viewer, in 2019 New Haven had 3907 acres planted in corn, 2407 acres in soybeans and 1463 acres in alfalfa, with all other crops coming in at 60 acres or less each.

Soils

Although soils are an important natural resource, they are also considered an agricultural resource. Knowledge of the potential uses and/or limitations of soil types is necessary to evaluate crop production capabilities or when considering construction of buildings, installation of utilities, or other uses of land.

As with most areas in Central Wisconsin, New Haven contains a variety of different soil types. According to USDA's National Cooperative Soil Survey, 44.8% of the Town is **Prime Farmland Soils** (Class I, II) and 20.7% of the Town is **State Lands of Importance Soils** (Class III) . The three most prevalent non-prime sands total 19.2% of the Town. [See Table 10 and Map XXX Soils](#)

According to the past Wisconsin Town Land Use Databook reports, New Haven soils support the highest estimated crop yields of any town in Adams County and according to the USDA's NRCS soil maps, New Haven contains one of the highest concentrations of prime soils in Adams County. The areas in New Haven that contain either Class I or Class II prime soils are mainly located within the *Agricultural Areas* on the **Future Land Use Plan** map. These productive agricultural areas which also contain prime soils are to be given the highest priority for preservation and protection from incompatible uses.

Table 10 - Top 15 Soils in New Haven (Source – USDA National Cooperative Soil Survey)

Soil abrev.	Soil Description	% in Town	Soil Classification
KnB	Kewaunee silt loam	18.4%	Prime Farmland
WyB	Wyocena loamy sand	10.0%	Prime Farmland
WyC	Wyocena loamy sand	9.3%	State Lands of Importance *
CoC	Coloma sand	7.2%	Non-prime Sand
CoD	Coloma sand	6.4%	Non-prime Sand
WyD	Wyocena loamy sand	5.6%	Non-prime Sand
KnC	Kewaunee silty loam	5.5%	State Lands of Importance *
BiA	Billett sandy loam	5.3%	Prime Farmland
Ps	Poygan silty clay loam	4.3%	Prime Farmland
MbA	Manawa silty loam	4.3%	Prime Farmland
OkC	Okee loamy sand	2.1%	State Lands of Importance *
RfB	Richford loamy sand	2.0%	State Lands of Importance *
Pa	Palms muck	1.8%	State Lands of Importance *
GrB	Grays silty loam	1.5%	Prime Farmland
SoB	Sisson fine sandy loam	1.0%	Prime Farmland

*close to Prime Farmland

Water

Average annual rainfall in New Haven is about 32 inches, which is considered adequate for agricultural purposes, although some degree of soil moisture deficiency often occurs in July and August. Average annual snowfall is 54 inches. Much of the soil in Town is a heavier loam type that holds water well even though it drains adequately, which helps crops get through periods of lower rainfall. There are a few high capacity wells in New Haven but they are more commonly used for drainage than irrigation, too much water is just as much a problem as not enough water. Irrigation is much more common north of Town where the more sandy well-drained soils are located.

Machinery and Storage

As farms have consolidated, more acres are being worked with larger machinery, from both the owner and from custom producers. As these increases in acreage are being spread among fewer machines, machinery costs per acre have dropped. Likewise, larger farms are more apt to have their own grain storage bins and dryers, further reducing costs associated with commercial storage and drying.

Agricultural Programs

Most of New Haven has the **Farmland Preservation Zoning** overlay, qualifying those lands for the State **Farmland Preservation Tax Credit** - \$7.50 per acre, or \$10.00 per acre with an Agricultural Enterprise Area agreement.

Some lands in the Town may continue to be eligible for the State **Conservation Reserve Program (CRP)**, a voluntary program through which annual rental payments and cost-share assistance can be obtained, to establish long-term, resource conserving covers on eligible farmland. Typically more erodible, highly sloped lands qualify.

Cultural Resources

Before the arrival of the first settlers, small bands of Ho-Chunk and Menominee lived in the New Haven area, which was considered Indian Territory until 1848. A Menominee Camp was here when trader/trapper Jared Walsworth arrived in 1838, married a Menominee woman, received permission to stay and built a log tavern and trading post. Small bands of Ho-Chunk used Big Spring Creek, south of present unincorporated Big Spring as a winter quarters, and used a large hill south of Big Spring as ceremonial and burial grounds.

The first settlers were drawn to New Haven by good soil for raising crops, plentiful water for power and livestock, and woods for building materials. Those that arrived prior to the first Federal Survey in 1851 were squatters, therefore after 1851 had to travel to Mineral Point or Stevens Point and pay \$1.50 per acre for their land to get a deed. Early settlers included George Stowell, Amos Landt, Judge Smith, Samuel and Ira Ward, James Ramsey, Richard Rose, Daniel Eighme, Uri Morse, Bests, Phillips, Winchells, Pierces and Buckleys.

Big Spring grew and prospered during its early years, there were stores operated by names like Pierce, Hindes, Wilbur and Russell. There was a Post Office early on, Vliet's and Hotchkiss's blacksmith shops, Tucker's machine shop, Larson's grocery, gas and auto supplies, Armson's tobacco and sweets, Marshall's foundry and machine shop, Phillip's repair shop, Lapp Brother's machine shop, Richardson's sorghum mill and cheese factory, Jenk's cheese factory, Wolcott's creamery, Armson's auto service station, Pierce's hotel, a cobbler shop, a carding mill, four taverns, two churches, and four schools.

The Town of New Haven, originally called the Town of Big Spring, officially changed its name in 1855 at the first annual Town meeting. The name was likely suggested by the Best family, who also started the first school here and later moved on to Dunn County, Wisconsin and named that location New Haven as well.

New Haven's population is lower today than it was in 1880, the result of hardships and setbacks over the years, including The Civil War, Spanish American War and World Wars I and II which took many young men from the area. The great "hop boom" and subsequent collapse of the 1860's wiped out the finances of many residents, and the lack of local rail service or major roads took its toll on the area over time.

Today, there are several "original" / older structures in New Haven, but there has been no historical examination of these structures for inclusion in the Historic Registry. The Town is home to the oldest house in the County, which was used as a stage stop and tavern years ago (The Badger House), and is still in use as a residence. The Big Spring Congregational Church was built in 1874 on donated land and was shared for many years by the Congregational and Baptist Societies. There is also at least one original barn still standing that was used for hops drying and storage in the 1860's.

There are three known Sesquicentennial Farmsteads (150 yrs of family ownership) - Ward/Ramsey/Crothers Farm 1846, Evans Farm 1852 and Buckley/Huber Farm 1852. There are also five known Century Farmsteads (100 yrs of family ownership) – Gaffney Farm 1883, Storandt Farm 1885, O'Keefe Farm, Coon Farm and Julson Farm.

Natural, Agricultural and Cultural Resources **Goals, Objectives, Policies**

Balance the protection and conservation of New Haven's resources with their sustainable usage, enjoyment and benefit to residents.

1. Protect and preserve natural areas such as surface water, ground water, wetlands and woodlands.

a. Guide and limit development by favoring smaller new residential parcels of 2-5 acres, located close to roads and away from sensitive natural areas.

b. Cooperate with agencies working to restore impaired surface waters through shoreland revegetation, sediment and nutrient load reduction, livestock barriers, stream and drainage ditch bank buffer zones, residential septic improvements and any other measures called for locally by the **Upper Fox and Wolf TMDL** plan.

In a Town survey, 62 percent indicated our lakes and surface waters needed to improve over the next 20 years.

c. Protect the quality of groundwater in New Haven by preserving wetlands, following septic and runoff regulations, proper fertilizer and pesticide use (particularly in Atrazine Prohibition Areas), and by opposing or restricting any solid waste landfill or dumping of waste products in the Town.

d. Protect valuable groundwater resources for future generations by preventing withdrawal or transfer of groundwater from New Haven to other areas, and by continuing to comply with local groundwater and high capacity well ordinances and resolutions.

e. Guide and limit any new or expanded non-metallic mining operations, only to lands where the expansion/development will not conflict with natural areas such as woodlands and wetlands, preexisting development, or agricultural areas, and also the reclamation of non-metallic mining sites should conform to the land use plan map in regard to the reclaimed use.

2. Manage agricultural and forestry resources for continued economic benefit.

a. Support a wide range of farm uses and farm business opportunities, and protect the landowner's "right to farm".

b. Guide and limit development within the **Agricultural Areas** of the Future Land Use Plan map, to preserve productive agricultural lands for continued agricultural use, protect farm operations from conflict with incompatible uses, and maintain agriculture as a viable part of the New Haven economy.

In a Town survey, 94 percent wanted more or the same amount of family farms over the next 20 years.

c. Guide and limit large scale livestock operations (CAFO's), to **Agricultural Areas** of the Future Land Use Plan map that will not conflict with existing development or sensitive natural areas, and which do not drain into Mason Lake or its tributaries.

d. Support and encourage participation in the **Farmland Preservation Program**, as well as enrollment in the **Managed Forest Law** program and development of forest management plans.

3. Preserve cultural or historic sites and information.

a. Protect important historical and archeological sites in New Haven through identification and education. Cooperate with Ho-Chunk Tribe to identify and protect burial sites, and educate landowners about incentives and laws meant to safeguard burial sites, and ensure such sites are protected in any review of development requests.

b. Collect and preserve New Haven historical information by gathering and displaying local historical accounts, photographs and heritage farm information associated with this area on the Town website.

HOUSING

Housing Inventory and Projected Needs

From 2010-2020, total housing units in New Haven increased by 5.8% or 22 units per the January 1, 2020 Assessor Roll. If this 10-year 5.8% housing unit increase is projected forward, the result would be 48 new homes by 2040. **See Table 11**

From 2010-2019 Wisconsin's DOA estimated that total housing units in Adams County increased only 3%. ACS 5 Year Estimates for New Haven over this same period actually show a decrease, which is way off.

The most reliable predictor of future housing growth in New Haven would appear to be past housing growth. The best measure of recent past housing growth is currently the 2020 tax assessment roll, showing a total of 401 housing units, for a 5.8% increase over the 2010 Census. Even though New Haven expects only modest population growth over the next 20 years, nonresident-based seasonal housing has been responsible for much of the recent housing gains, which is expected to continue. Extending actual recent housing growth rates into the future is likely to be more reliable than any population based estimates.

In summary, **this plan will assume a 6% housing growth rate per decade for the next 20 years, based on the record of what actually occurred since the 2010 US Census.** This would be an addition of 50 homes between 2020 and 2040, an average of 2.5 new homes per year. The land required for 50 new homes would total a minimum of 100 acres of R1-LL (2 acre) residential, or 250 acres of A-3 (5 acre) agriculture, or 750 acres of A1-15 (15 acre) agriculture, all common new parcel sizes seen in recent years in the Town. *In any case, New Haven has adequate undeveloped land that could accommodate this level of housing growth in the next 20 years if market forces actually make it available.*

Table 11 – Total housing units (source US Census, Assessor Roll)

Year	Total Housing Units	% Change Housing Units	Total Population	% Change Population	% Vacant Housing Units
1970	231	n/a	543	n/a	n/a
1980	282	22.1%	522	-3.9%	28.4%
1990	297	5.3%	511	-2.1%	33.0%
2000	338	13.8%	657	28.6%	23.1%
2010	379	12.1%	655	-0.3%	30.3%
2020	401	5.8%	682	4.1%	n/a
1970-2020 Total	170	73.6%	139	25.6%	
1970-2020 Per Year	3.4	1.47%	2.78	0.5%	

Nonresidential housing in New Haven

Nonresidential housing in New Haven accounts for over 30% of total housing and a good portion of new housing growth. These can be referred to as vacation homes, summer homes, weekend homes or second homes, and can range from traditional houses to manufactured homes, cottages, cabins and trailers. Although the Lake Mason area has a large concentration, they are also located throughout the Town and future growth is likely to occur away from the lake since most prime locations are already taken. Our high level of nonresident housing located close to Wisconsin Dells may lead to an increase in short term rental requests as property owners seek to offset their ownership costs.

There are advantages to nonresidential development - their existence presents an opportunity for year-round residents to spread the cost of public education and road maintenance over a larger tax base, even though nonresidential owners don't use local education services and have limited effect on local roads. Also, their owner's local spending will have a positive affect on our area economy. Many nonresidential home owners may eventually become full time residents after retirement, leading to even greater local spending and property improvement. Only a small number of states authorize local governments to allow voting rights for tax paying nonresidents, and Wisconsin is not among them, but has recently gone through an unsuccessful attempt to change the Wisconsin Constitution to do so. In the mean time nonresidents don't have a vote in tax spending matters such as school referendums, or in election of local officials.

Those desirable characteristics of our town that lead to nonresidents wishing to build here are the same aspects that are highly valued by many local residents. These include open spaces, water, woodlands, modest population, lower taxes and access to recreational and tourism areas. By working to maintain these attractive elements of our town, we not only benefit ourselves directly but attract nonresidential investment which improves the local economy to a much greater extent than it increases costs.

Housing Characteristics in New Haven

2018 ACS estimates show New Haven housing was 28.5% vacant units (mostly seasonal) and 15.1% mobile homes, both less compared to Adams County which was 51.2% vacant and 22.7% mobile homes.

In 2018 New Haven housing tended to be older than that in Adams County and neighboring Towns. Specifically, 23.8% of New Haven homes were built before 1940, compared to 6.8% for Adams County, 6.4% for Dell Prairie, 6.1% for Jackson and 2.6% for Springfield. The majority of New Haven's older homes appear to be well maintained and in decent condition however, and many have been renovated over the years.

The median home value was estimated to be \$152,100 in 2018, which is 25% higher than Adams County's, but only 90% of Wisconsin's. *Even though these 2018 ACS estimates are likely based on an incorrect number of total housing units, the characteristics percentages may still be informative.* **See Table 12**

Table 12 - Select Housing Characteristics (source – ACS 5-year Estimates)

Characteristic	2018	%
Total housing units	365	100%
Occupied units	261	71.5%
Vacant units (mostly seasonal)	104	28.5%
Single family detached	310	84.9%
Mobile home	55	15.1%
Units built 2000 and newer	61	16.7%
Units built 1980-1999	101	27.6%
Units built 1960-1979	89	24.4%
Units built 1940-1959	27	7.4%
Units built 1939 and older	87	23.8%
Median value	\$152,100	

Senior Housing Needs and Affordability

Senior numbers will increase, both from in-migration of retirees and aging of the local population. With increased age, many senior's housing requirements will change, as they become more dependent in their older years. Getting assistance in their own home is an option for some and going into assisted living is an option for others, but increasingly in rural areas, seniors may end up living with or close to another family member. Current Adams County Zoning only allows a second residence on A1, A2, B1 and R3 parcels. *By expanding this to A3 and R1 parcels, there would be more potential housing for senior family members in*

New Haven. In addition current Adams County Zoning restricts park model trailers and tiny homes to registered campgrounds only – *allowing them as secondary residences would provide more affordable housing options for seniors in our Town.*

Housing Programs Available

There are various local, state and federal housing programs available to qualifying New Haven residents.

Adams County Aging & Disability Resource Center (ADRC) – meals on wheels program, helps seniors remain in their homes longer.

Wisconsin Housing and Economic Development Authority (WHEDA) - Home Improvement Loan Program (HILP) and the Home Energy Loan Program (HELP) and Home Energy Incentive Program. Federal Low Income Housing Tax Credit (LIHTC).

Wisconsin Home Energy Assistance Program (WHEAP) – through Adams County Energy Services Inc. - Low-Income Energy Assistance and Weatherization Program

Rural and Economic Development - Rural Rent Assistance

U.S. Department of Agriculture-Rural Development (USDA-RD) - Section 502 Homeownership Direct Loan program of the Rural Health Service (RHS), Section 502 Mutual Self-Help Housing Loans, Section 504 Very-Low-Income Housing Repair program, Section 515 Multi-Family Housing Loan program, Section 521 Rural Rental Assistance program, Section 533 Rural Housing Preservation Grants.

U.S. Department of Housing and Urban Development (HUD) - Self-Help Homeownership Opportunity Program, HOME Investment Partnership Program.

U.S. Department of Housing and Urban Development - Section 8 Housing Choice Vouchers - administered locally by the Central Wisconsin Community Action Corporation (CWCAC).

Housing **Goals, Objectives**, Policies

Support appropriate and affordable housing options for a variety of needs, consistent with the rural character of the community.

1. Provide a range of housing and land options in the Town.

a. Support adding multi-generational secondary housing to appropriate existing housing locations.

- b. Advocate use of more affordable secondary homes such as single-wide manufactured homes, park models and tiny homes.
- c. Continue approval of limited parcel splits and rezones that allow new home sites which do not impact existing agricultural uses, favoring 2-5 acre sites.
- d. Partner or cooperate with housing programs available to New Haven residents or landowners.
- e. Encourage rehabilitation of worn housing stock.

2. Balance new housing needs with existing resource protection.

- a. Guide new housing to locations that preserve productive farmland, protect natural resources and avoid conflicting land uses.
- b. Encourage residential locations that do not impact neighboring agricultural uses and that preserve existing natural features.
- c. Limit "Town Subdivisions" and "Major Land Divisions" to areas of the Town other than "Agricultural Areas", "Forestry Areas", or "Preservation and Open Space Areas" as designated on the **New Haven Comprehensive Plan "Future Land Use Plan"** map. **Note: authority for this policy, and term definitions come from the **New Haven Land Division Ordinance**.*

In a Town survey, 90 percent indicated they wanted either the same or less subdivisions in New Haven over the next 20 years.

TRANSPORTATION

The transportation system in New Haven includes all the state, county and local roads, and consists of 5 miles of state highway, 14 miles of county highway, and 35 miles of local Town roads, 54 miles in total. Of the 35 miles of Town roads, only 2.37 miles are unpaved. (See Map XXXXX – New Haven Transportation)

There is no transit, rail, air or water transportation service within the Town's jurisdiction. The nearest cargo rail service is provided by Canadian Pacific through Wisconsin Dells and the nearest cargo air service is provided by the Baraboo/Wisconsin Dells Airport. The nearest commercial air service is available at the Dane County Regional Airport near the City of Madison. Amtrak passenger rail service and Greyhound Bus passenger service are both available in Wisconsin Dells. There are several taxi passenger companies operating out of Wisconsin Dells that can serve New Haven. There are no water transportation facilities in the area.

A possible future road issue relates to increased residential development in the Gillette and 5th Drive area. The roads and speed limits in this area should be monitored to ensure that they are safe and effective if traffic patterns change over time.

New Haven utilizes a WisDOT PASER program to maintain an inventory of its local roads and monitor conditions and improvements. Ideally, this system will enable the town to better budget and keep track of roads that are in need of repair.

The Department of Transportation provides short duration Annual Average Daily Traffic counts for five areas in New Haven. These traffic counts all went down substantially between 2004 and 2011. In 2011, Highway 23 east of County G had an AADT count of 2,300; County G south of Gale Drive had an AADT count of 440; County G south of County P had a count of 350; County G north of Highway 23 had a count of 430. These counts should be periodically rechecked and monitored as a way to gauge the increase of traffic in the Town. **See Table 13**

Table 13 - Annual Average Daily Traffic counts (source - Wisconsin DOT)

Location	2004 AADT	2011 AADT	2004-2011 % change
Hwy 23 east of Cty G	2500	2300	-8.0%
Cty G north of Hwy 23	460	430	-6.5%
Cty G south of Cty P	420	320	-23.8%
Cty G south of Gale	610	400	-34.4%
Cty P east of Cty B	360	260	-27.8%

If development increases enough, repair/maintenance costs rise, or State funding lags, the cost of maintaining the road system may increase beyond the Town's budget. More traffic may require more maintenance and expansion of the local road system. Less State funding may force the Town to seek cost saving cooperative agreements with other jurisdictions, or reprioritize the upkeep of roads.

When new development is approved which requires new roads in New Haven, the developer should be made responsible for any costs associated with new roads or accesses, even though the Town or County may acquire long term maintenance responsibilities for the roads.

State and Regional Transportation Plans – Wisconsin's **Connections 2030** transportation plan includes a key goal to *preserve and maintain the transportation system*, and one means offered is to *implement cost effective road maintenance activities*. North Central Wisconsin Regional Plan Commission's **Regional Livability Report** includes a key goal of *funding the maintenance and expansion of the transportation system*. These State and Regional Plan topics relate directly to the transportation goals, objectives and policies of the Town.

Transportation **Goals, Objectives, Policies**

Provide safe and cost-effective transportation options in New Haven.

1. Maintain Town roads to high standards, within Town means.

- a. Budget Town road milage to be maintained each year and establish a road maintenance priority schedule using DOT's PASER program. Choose road maintenance methods that are most cost effective in the long term.
- b. Review all road maintenance contracts each year, including resurfacing, snow plowing, brush trimming and repairs to ensure best service at lowest cost. Compare estimated in-house costs vs contracted costs, and County vs private contractor. Explore cost-savings through pooling, cooperation or joint projects with the County or neighboring Towns.
- c. Protect Town roads from damage by restricting overweight vehicles during spring thaw or special occurrences such as WPL's occasional hauling out of clay.
- d. Require that new roads needed for new development will be paid for and installed by the developer and must meet quality standards established for such roads.

2. Support development and use of transportation services for elderly and disabled residents.

- a. Educate residents about transportation programs available through Adam's County's ADRC (part of Health and Human Services), including **Medical Escort** and **Adams County Transportation**.
- b. Explore setting up local volunteer medical transportation for residents in dire need not covered by county or state programs.

In a Town survey, 59 percent indicated transportation for the elderly and disabled needs to improve over the next 20 years.

UTILITIES & COMMUNITY FACILITIES

As a small rural town relatively few utilities exist. There are no public sanitary sewers, storm water systems, water supplies, wastewater facilities, power plants, or major transmission lines. Health care facilities, child care facilities, schools, libraries and parks can be found nearby in both the cities of Wisconsin Dells and Portage.

In New Haven, the disposal of wastewater is mainly handled by private on-site septic systems that discharge wastewater to underground drainage fields and which may include: conventional (underground), mound, pressure distribution, at-grade, holding tank and sand filter systems. These systems are regulated by both Wisconsin and Adams County.

New Haven does not provide for curbside refuse collection; however, that service is available from private firms that offer curbside refuse and recycling collection for a fee. A recycling transfer site is maintained on County Road G at no direct cost to residents. Adams County recycling regulations apply.

New Haven is primarily in the Wisconsin Dells School District and is served by a High School in Wisconsin Dells and an Elementary School in Briggsville. A small portion of the Town is in the Westfield School District.

Electricity is provided by Alliant Energy and Adams-Columbia Electric Cooperative, telephone by Frontier and Marquette-Adams Telephone Cooperative.

The Town of New Haven has agreements with neighboring municipalities for volunteer fire and first responders and an agreement with Wisconsin Dells to provide ambulance service. Kilbourn Fire Department in Wisconsin Dells and Briggsville Fire Department provide primary fire service, while Wisconsin Dells EMS and Ambulance provide emergency care, with support from Briggsville.

The only community facility is the New Haven Town Hall, built in 1927. The upper structure was financed by Town taxes and the basement by community contributions. The Town Hall was renovated in 2007, with parking lot paving, new insulation, drywall, wiring, lighting, and an interior restroom installed.

There is a public cemetery in New Haven on Golden Court which is managed by the Big Spring Cemetery Assoc., and there are cell towers north of Cty Road G and State Highway 23, as well as east of Cty G and Cty P.

There is an Adams County Parks Department public boat landing with a small picnic area and parking lot on the south shore of Mason Lake, and a Lake Mason Management District public boat landing on the north shore. (See the Utilities & Community Facilities Map.XXXXXXXXXXXXXXXXXX)

New Haven is a small rural Town with a history of very modest population growth and generally there is no foreseen need for additional utilities or community facilities. Two possible exceptions include participating in a joint lake Mason/Briggsville sanitary district and establishing a park/picnic area somewhere in the Town.

Utilities and Community Facilities **Goals, Objectives, Policies**

Ensure access to utilities, facilities and services that best accommodate residents and property owners.

1. Provide the best possible fire, ambulance and first responder services for New Haven residents.

a. To enable best possible emergency response performance, service agreements, road and residential signage will be reviewed and updated when necessary, and the location and design of driveways will be controlled through the Town's Driveway Ordinance.

2. Keep utility, facility and services access affordable.

a. Ensure costs associated with the installation of new utilities required by new development will be the responsibility of the developer.

b. Promote land uses which incur low service and maintenance costs, to keep New Haven taxes down.

c. Investigate ways to lower the Town's garbage and recyclables transfer site costs.

3. Provide services and facilities to improve New Haven.

a. Explore creation of a Mason Lake/Briggsville sanitary district, with the combined cooperation of New Haven, Douglas, Briggsville, the Lake Mason Management District and Wisconsin DNR.

b. Continue additional uses of New Haven Town Hall - for meetings or gatherings, senior center, county meal preparation site, service club meetings, local government reference library, private family rentals, Town events and others.

ECONOMIC DEVELOPMENT

Background

Current businesses in New Haven include multiple farms, three restaurants, two campgrounds, a winery, bed and breakfast, short-term rentals, farm retail store, farm machine repair, custom farm work, marine motor repair, excavation storage, auto repair/sales, and an auction service.

New Haven has been a farming community for generations, and farming is still the top economic sector in the Town. According to the Wisconsin Town Land Use Databook, in 1990 over 60 percent of the land was used for agriculture and there were still 56 active farms including 17 dairy farms. Wisconsin Town Land Use

Databook statistics also show that in 1997 New Haven was leading Adams County in total farmland, farms per square mile, dairy farms and estimated corn and forage crop yields. However in 2005, New Haven was down to only 4 dairy farms. By 2020, there are no dairy farms left in the Town and the total number of farms has significantly decreased while total acres farmed has remained fairly constant.

Scattered throughout the Town there are small businesses, other than farms, that employ a few people. Most of the Town's residents commute to employment areas outside New Haven. There are several industrial parks nearby in the Cities of Wisconsin Dells, Portage and Adams, as well as the Village of Friendship that provide employment opportunities. However, the majority of local employment opportunities come from Wisconsin Dells tourism and related services. Although many jobs are seasonal, full time positions have steadily increased as the Dells has converted to a year-round destination.

There are currently no major redevelopment areas in New Haven, although there is a 9 acre industrial-zoned site that could be appropriate for redevelopment – the land was formerly a waste management business and is now an excavation equipment and material storage site.

Preferred Development, Economic Strengths and Weaknesses

Town acceptance of large commercial or industrial developments is questionable based on past experience, which has shown a high degree of resistance by local residents. If larger projects did become acceptable, their location would be best suited to lands along State Highway 23, which provide better transportation and utility infrastructure.

Among New Haven's strengths for attracting economic development are its available land and its location along State Highway 23, close to I39 and I90/94, and also close to a major regional tourism destination (Wisconsin Dells) and a city of about 10,000 (Portage). Among its weaknesses are a very small existing business base, a lack of Town utilities and a relatively low population that tends to resist large commercial or industrial development.

In a Town survey, 67 percent indicated they wanted to see less or the same amount of business/commercial establishments, 73 percent wanted less or the same amount of industry/manufacturing in New Haven, over the next 20 years.

In light of New Haven's past attitudes towards larger-scale commercial or industrial projects, more acceptable forms of local economic development might include farm and agriculture-related businesses, home or farm offices and shops, cottage industries, restaurants, small retail or tourism-related businesses, etc. However, New Haven's past resistance to large-scale economic development is no guarantee of future attitudes, particularly if significant benefits to the Town would result.

Select Economical Characteristics from 2018

In 2018 New Haven had 306 in the active labor force, of which 288 were employed and 18 were unemployed, for an unemployment rate of 5.9% which was lower than Adams County but higher than Wisconsin.

Share of home-workers (7.7%) and travel time to work (36.9 minutes) for New Haven were greater than Adams County or Wisconsin.

Share of self-employed workers in New Haven (11.8%) was significantly higher than both Adams County or Wisconsin, while share of government workers (4.5%) was significantly lower than each.

New Haven's median and per-capita incomes were slightly higher than Adams County but lower than Wisconsin, while New Haven's poverty rate was higher than each.

New Haven's share without health insurance (8.2%) was higher than Adams County or Wisconsin, and its share with food stamps benefits (14.9%) was less than Adams County but more than Wisconsin. **See Table 14**

Table 14 - Selected Economic Characteristics (source – 2018 ACS 5 yr estimates)

	New Haven	Adams Cty	Wisconsin
In labor force	306	8,121	3,092,330
Employed	288	7,517	2,964,540
Unemployed	18	604	124,792
Unemployment Rate	5.9%	7.4%	4.0%
Worked at home - percentage	7.7%	6.1%	4.5%
Mean travel time to work	36.9 minutes	27.9 minutes	22.0 minutes
Private wage & salary workers	81.9%	80.1%	82.7%
Government workers	4.5%	12.3%	12.1%
Self employed workers	11.8%	7.4%	5.1%
Unpaid family workers	1.7%	0.3%	0.2%
Median household income	\$45,625	\$43,280	\$59,209
Per capita income	\$26,513	\$25,591	\$32,018
People with private health insurance	66.6%	62.3%	74.9%
People with public coverage	46.1%	55.3%	32.5%
People with no health insurance coverage	8.2%	5.4%	5.8%
Households with Food Stamps	14.9%	17.8%	11.5%
% of families below poverty line	11.6%	9.1%	7.7%
% of people below poverty line	15.1%	14.8%	11.9%

Economic Development Programs Available – County, State and Federal

There are economic development programs at various levels available to Town businesses for loans, grants or assistance:

Adams County Rural & Industrial Development Corporation - (ACRIDC). ACRIDC is a nonprofit that promotes the economic development of Adams County. ACRIDC is comprised of area businesspersons, citizens, local government, utility company representatives, state agencies and elected officials, educational institutions and other organizations essential to the growth of Adams County. ACRIDC is prepared to serve the needs of new businesses coming to the area as well as to assist existing companies.

Adams County Revolving Loan Fund – Central Wisconsin Economic Development (CWED). This Fund was created through the small city Community Development Block Grant (CDBG) program. The grant enabled Adams County to establish a revolving loan fund to assist local businesses in the county. Currently, the fund is administered by Central Wisconsin Economic Development (CWED).

Micro Loan Fund - (CWED). This Fund is designed to provide small loans to start-up, newly established, or growing small businesses. A key objective of the program is to assist business owners who have traditionally had difficulty accessing debt financing.

Adams County Special Projects Fund. This Fund was established to provide a flexible and fair financing option for business owners and entrepreneurs.

Adams County Chamber of Commerce. The Adams County Chamber of Commerce is dedicated to the development of the business community in Adams County. The Chamber offers information on local business and industry and also provides a variety of programs designed to assist business development.

Adams-Columbia Electric Coop (ACEC) Revolving Loan Fund. The ACEC established a USDA - Rural Development IRP revolving loan fund designed to address a gap in private capital markets for long-term, fixed-rate, low down payment, low interest financing. It is targeted at the timber and wood products industry, tourism and other manufacturing and service industries.

North Central Wisconsin Development Corporation. The North Central Wisconsin Development Corporation (NCWDC) manages a revolving loan fund designed to address a gap in private capital markets for long-term, fixed-rate, low down payment, low interest financing. It is targeted at the timber and wood products industry, tourism and other manufacturing and service industries.

Wisconsin Economic Development Corporation (WEDC). WEDC fosters retention of and creation of new jobs and investment opportunities in Wisconsin and fosters and promotes economic business, export, and community development.

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

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

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

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

U.S. Dept. of Commerce - Economic Development Administration (EDA). EDA offers a public works grant program. These are administered through local units of government for the benefit of the local economy.

U.S. Department of Agriculture - Rural Development (USDA – RD). USDA-RD promotes economic development by supporting loans to businesses through banks and community-managed lending pools. The program also offers technical assistance and information to help agricultural and other cooperatives get started and improve the effectiveness of their member services.

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

Economic Development **Goals, Objectives, Policies**

Support existing businesses and foster new economic opportunities.

1. Maintain the current agricultural economic base.

- a. Support local farms in any way possible and protect the farmer's right to farm.
- b. Promote and encourage participation in the **Farmland Preservation Program**.

c. Guide and limit development within the **Agricultural Areas** of the Future Land Use Plan map, to preserve productive agricultural lands for continued agricultural use, protect farm operations from conflict with incompatible uses, and maintain agriculture as a viable part of the New Haven economy.

d. Guide and limit any future large scale livestock operations (CAFO's), to locations within the **Agricultural Areas** of the Future Land Use Plan map that will not conflict with preexisting development or sensitive natural areas.

In a Town survey, 94 percent wanted more or the same amount of family farms over the next 20 years.

2. Encourage and support new farm and home based small businesses, while fairly reviewing larger commercial or industrial proposals.

a. Foster new farm or home based small businesses, including specialty or value-added farm products, farm stores, organic farming, pick-your-own, beekeeping, produce stands, vineyards and wineries, tree farms, nurseries, orchards, greenhouses, agriculture-based tourism, bed and breakfasts, kennels, stables, game farms, professional offices, repair shops, retail stores, restaurants, and others, all subject to Adams County zoning laws and compatibility with existing land uses.

b. In evaluating large proposed commercial or industrial developments, determine whether the development would provide significant positive financial benefit to the Town (ie taxes and jobs), what impact the development would have on quality of life for residents, what impact the development would have on Town infrastructure and at what cost; and whether a Town referendum should take place to get local input.

c. To offset or avoid Town costs related to commercial or industrial development, impact fees or requirements for developers to provide or pay for necessary infrastructure or improvements may be imposed. Developers may be required to enter a developer's agreement, post a performance bond, or letter of credit.

LAND USE

Existing Land Use

Knowledge of existing land use patterns within a town is necessary to develop a desired future land use pattern. The Existing Land Use Map was developed by NCWRPC using air photos from a countywide flight in 2015, with updates by the New Haven Plan Commission in 2020. Agriculture tops the list at 45.8% of the area, followed by Woodlands with 42.6%, surface water/wetlands at 9.5%, open space at 4.9% and Residential with 2.1%. **See Existing Land Use map page XXX**

In general, agricultural, forest lands and residential uses are scattered in a mixed pattern, with forest more common in the northern third of the Town and agriculture in the southern two thirds. Much of residential development is distributed fairly evenly along the road network, but there are residential concentrations in the unincorporated community of Big Spring, at the Berry Ridge Mobil Home Park and adjacent areas at 5th Dr and Gillette Dr, and along the north and south shores of Lake Mason.

Future Land Use

The Future Land Use Plan map represents the long-term land use recommendations for all lands in New Haven. Although the map is advisory and does not have the authority of zoning, it is intended to reflect community desires and serve as a guide for local officials to coordinate and manage future development of the Town. **The FLUP map consists of not only the graphically mapped areas, but also the text included in the category descriptions, and the text in the generalized location criteria.**

To create the Plan, nine basic future land use categories are used, the same used by Adams County and the other Towns. The majority of the classifications also generally correspond to the districts within the Adams County Zoning Ordinance, to ease future implementation of the Plan. The classifications are not zoning districts and do not have the authority of zoning, however the preferred land use map and classifications are intended to be used as a guide when reviewing development requests, lot splits, re-zoning requests, and revisions to the County zoning map as necessary.

Future Land Use Categories, descriptions, mapping explanations and generalized location criteria:

1. **Residential *** - Identifies areas recommended for residential development typically consisting of smaller lot sizes. *The mapped areas shows lands where more dense small lot residential development is already accumulating. * Although not shown on the FLUP map, this plan also calls for scattered residential development along existing roadways.*
2. **Rural Residential *** - Identifies areas that are recommended for less dense residential development, consisting of larger minimum lot sizes than the residential category. These areas will also allow a mixture of residential and agricultural uses. *The mapped area shows lands that are already zoned for less dense residential development. * Although not shown on the FLUP map, this plan also calls for scattered rural residential development along existing roadways.*
3. **Commercial *** - Identifies areas recommended for commercial development, as well as existing commercial establishments located throughout the Town. *The mapped area shows lands already being used for commercial purposes. * Although not shown on the FLUP map, it is generally recommended that most future commercial uses locate along State Hwy 23 in areas that will not conflict with existing land uses and do not contain prime agricultural soils.*
4. **Industrial *** - Identifies areas recommended for industrial development, as well as existing industrial areas located throughout the Town. *The mapped area shows lands already zoned for industrial use. * Although not shown on the FLUP map, it is generally recommended that any future industrial uses locate along State Hwy 23 in areas that will not conflict with existing land uses and do not contain prime agricultural soils.*

5. Governmental/Public/Institutional - Identifies existing or planned governmental/public/institutional facilities and lands within the Town, including recreational facilities. *This includes New Haven Town Hall and Adams County boat launch and park on south shore of Mason Lake.*

6. Agricultural Areas - Identifies areas to be preserved for the purpose of general crop farming or the raising of livestock. *The mapped area generally shows the lands which contain Class I or II prime agricultural soils and are being actively farmed.*

7. Forestry Areas - Identifies areas of large woodlands within the Town. *The mapped area shows larger tracts of existing woodlands and potential in-fill areas.*

8. Transportation Corridors - Identifies the existing road network along with any recommended additions.

9. Preservation & Open Space - Identifies sensitive environmental areas, including floodplains, wetlands, surface water, state-owned land, and shoreland protection locations along various creeks and Mason Lake.

Using these categories, the Town Plan Commission used their knowledge of the Town to produce a generalized Future Land Use Plan map to guide the Town's growth in the next 20 years. The Future Land Use Plan Map represents the desired arrangement of preferred land uses for the future. **See Map XXX, Future Land Use Plan**

The plan calls for additional residential growth close to current concentrations of residential uses in the areas of Gillette and 5th as well as Big Springs and Lake Mason. These locations reflect areas where residential development has already begun to concentrate. In addition, scattered residential development is foreseen on the edges of woodland and agricultural areas, along existing roads.

A few scattered current commercial or industrial locations are identified, however extensive large-scale new commercial development is seen as questionable, as Portage and Wisconsin Dells both serve as effective commercial locations for the area. Although not specifically mapped, the preferred general location for any future commercial or industrial development is along State Highway 23, in areas that do not contain prime soils or conflict with existing land uses.

Preservation of agricultural and environmentally sensitive lands is seen as vitally important. This includes current farmlands, floodplains, wetlands, surface water, springs and woodlands. Natural areas and buffer zones around Mason Lake and its source waters are seen as important in maintaining lake water quality.

The future land use plan map has identified approximately XXXXX acres of land for agriculture, XXXX acres of land for forestry, XXXX acres of land for preservation & open space, XXXX acres for rural residential development, XXXXX acres of land for residential development, XXXX acres of land for industrial development, and XXXX acres of land for commercial uses. **See Attachment F for land use forecasts**

The goal of this land use plan is to balance individual property rights with best public interest, minimize conflicts between land uses, and keep the cost of local government as low as possible. An essential characteristic of any planning program is that it be ongoing and flexible. Periodic updates to the plan are needed to ensure that it is reflective of current needs.

County Zoning and Town Land Division Ordinance

County Shoreline Jurisdiction - All counties are mandated by Wisconsin law to adopt and administer a zoning ordinance that regulates land-use in shoreland/wetland and floodplain areas for the entire area of the county outside of villages and cities. This ordinance supersedes any town ordinance, unless the town ordinance is more restrictive. The shoreland/wetland and floodplain area covered under this zoning is the area that lies within 1,000 feet of a lake and within 300 feet of a navigable stream or to the landward side of a floodplain whichever distance is greater.

County General Zoning - Nearly all of the counties in Wisconsin have established a general county zoning ordinance for lands outside of the shoreland jurisdiction. A town can join under this ordinance by resolution. The Town of New Haven is currently under Adams County zoning.

New Haven Land Division Ordinance - Enacted in 2010 and superseding County Zoning and County Land Division control, the New Haven Land Division Ordinance regulates the division of land in the Town and limits the rate of land division in certain areas of the Town. This limit on the rate of land division is seen as an important tool for sustaining the rural and open nature of New Haven, which is valued by most residents, and a key goal of this Comprehensive Plan.

County Zoning and Town Land Division authority are the major implementation tools to achieve the proposed land uses in this Plan **See Existing Zoning Map page xxxxx**

Beyond zoning, other possible implementation tools include such things as purchase of land or easements, driveway ordinances, building permit ordinances, mobile/manufactured home restrictions, nuisance regulations, design review for commercial and industrial developments, infrastructure improvements (sewer and water, utilities), road construction and maintenance, and public services, among others.

Trends in the supply, demand and price of land

While there is no shortage of land situated along the various roads of the Town suitable for the anticipated increase in residential development, the actual availability of that type land has been limited. A trend over the past 20 years has been the division of good farmland from farm and residential buildings, or from more marginal farmland. These types of land divisions have resulted in additional parcels becoming eligible for residential development and are expected to continue.

Demand for rural residential properties in the area is very high and Wisconsin home prices hit record levels in 2019 due to increased demand and short supply. Farmland prices have remained fairly constant over the past 10 years in this area.

This plan assumes a 6% housing growth rate per decade, based on the assessment record of new homes in New Haven since the 2010 US Census. This would be an increase of 50 homes between 2020 and 2040 or about 2.5 new homes per year. The land required for 50 new homes would total 100 acres of R1-LL (2 acre) residential, 250 acres of A-3 (5 acre) agriculture or 750 acres of A1-15 agriculture (15 acre), all common new parcel sizes seen in recent years in the Town. In any case, New Haven has adequate land available to accommodate forecasted housing growth in the next 20 years, as long as market forces actually make it available.

Redevelopment

There is a 9 acre industrial-zoned site that could be appropriate for redevelopment – the land was formerly a waste management business and is now an excavation equipment and material storage site.

New Haven also has a high percentage of older homes and many could be appropriate for renovation, rebuilding or replacement.

Land Use Conflicts

A past land use conflict involved the building of a large industrial water bottling and trucking facility, which the Town ultimately determined was not in its best interest. Another past land use conflict involved subdivision development proposals. A Town survey indicated 90 percent wanted either the same or less subdivisions over the next 20 years, therefore a land division ordinance was enacted which limited subdivision development in much of the Town.

There have been various conflicts with Adams County over the years, mainly resulting from the Town's zoning recommendations not being followed at the county level. However there has never been a serious discussion about dropping out of county zoning and establishing town-level zoning, because of the cost and expertise necessary.

Potential ongoing conflicts involve the location of non-farm residences too close to active farming operations. New Haven can address this by guiding the location of new houses away from active farming areas when possible, encouraging buffer zones and educating new residents about farm activities and Wisconsin's "Right to Farm" laws.

Land Use Goals, Objectives, Policies

Balance individual property rights with community interests and goals when making land use decisions.

1. Protect natural and agricultural resources.

a. Limit and guide development that impacts natural areas such as woodlands, surface water, groundwater, wetlands and springs, as well as economically productive areas such as prime soils.

b. Development within shoreland setbacks, wetlands, floodplains, and other "Preservation" areas designated on the Future Land Use Map will be strongly discouraged.

2. Minimize conflicts between existing and proposed land uses.

- a. Land uses and building locations that minimize the potential for conflicts between existing and proposed land uses will be encouraged.
- b. Limit "Town Subdivisions" and "Major Land Divisions" to areas of the Town other than "Agricultural Areas", "Forestry Areas", or "Preservation and Open Space Areas" as designated on the **New Haven Comprehensive Plan "Future Land Use Plan"** map. **Note: authority for this policy, and term definitions come from the New Haven Land Division Ordinance.*

3. Support provision of adequate lands and services to meet demands for acceptable residential, agricultural, and commercial uses.

- a. Promote land uses that preserve the open spaces and rural character of New Haven.
- b. Acceptable commercial developments will be encouraged to locate along portions of State Highway 23 that do not contain prime soils or conflict with existing land uses.
- c. Redevelopment, maintenance or rehabilitation of existing structures or infrastructure will be promoted.

INTERGOVERNMENTAL COOPERATION

Cooperation with other levels of government is a key strategy of this Plan and is mentioned throughout. Many issues already cross local government borders and can only be effectively addressed through cooperation with other government units. Cooperation with Adams County is crucial for New Haven in many areas, and cooperation with various state and federal agencies is also important.

Opportunities exist for mutually beneficial arrangements with neighboring towns to share costs, especially in the area of road maintenance, whether one town contracts for services from another town, or two towns equally share equipment and costs.

New Haven shares concern over Mason Lake water quality with the Town of Douglas, Briggsville, Lake Mason Management District, Adams and Marquette Counties, and the WisDNR, and must cooperate with all of these to jointly develop solutions to the problem. Although Douglas owns the Mason Lake dam, New Haven shares some of the operating costs.

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

A variety of other factors, some long-standing and some of fairly recent origin, are combining to force citizens and local governments in both urban and rural areas to confer, cooperate, and in some cases, to join together in a search for better ways to deliver public services in their respective areas.

These factors include:

- Opportunity to reduce costs or improve services by working together;
- Elimination of duplication of services;
- Economic and environmental interdependence;
- High cost, capital-intensive functions;
- Local government's financial situation;
- Population settlement patterns;
- Joint responsibility of sharing a prominent natural area
- Establishing a coalition to affect or promote an issue
- Sharing of Comprehensive Plans leads to shared ideas, goals and solutions

Cooperation can lead to consistency of goals, objectives, plans, policies, and actions of neighboring communities. By communicating and coordinating their actions and working with regional and state jurisdictions, local communities are able to address and resolve issues that are regional in nature.

Cooperation among Towns, and between any other level of government, can lead to mutual increases in trust, which can lead to further cooperation and benefit.

Adjoining Units of Government

New Haven touches on seven other Towns and also two other counties, Marquette and Columbia. It also shares Mason Lake with the Town of Douglas in Marquette County.

Adams County Highway Dept currently provides the Town's snow removal and roadwork services for County Highways. Town road snow removal and roadwork services are contracted out to the Town of Dell Prairie.

Most of New Haven is in the Wisconsin Dells School District, but there is a small portion in Westfield's District.

Fire service is provided by the Kilbourn and Briggsville Fire Departments while ambulance/EMS is via contract with Dells-Delton EMS. The nearby Briggsville Fire Department has volunteer members including emergency medical technician first responders. The Wisconsin Dells DNR Ranger Station handles forest/wild fire protection.

Occasionally, conflict occurs between New Haven and Adams County in local zoning and land use matters. New Haven will work to minimize these conflicts by undertaking a more comprehensive review of land use proposals, seeking better communication with Adams County, and making a stronger case for its local land use recommendations. There are no other existing or potential conflicts with other government units known at this time.

Intergovernmental Cooperation **Goals, Objectives, Policies**

Maintain or seek cooperation with any level of government that results in shared benefits.

1. Cooperate with all appropriate entities in finding common solutions to shared concerns, such as resource protection, transportation, land use, education and human services.

- a. Support efforts to restore and improve natural features such as lakes, streams, wetlands, groundwater and woodlands.
- b. Consider joining the development of a sanitary waste plan for improving Mason Lake water quality, in partnership with the Town of Douglas, Briggsville, Lake Mason Management District, Adams County, Marquette County and the Wisconsin DNR.
- c. Get more involved with County and State efforts to develop or deliver services to our seniors.

2. Consider mutual agreements that lower costs or increase service levels.

- a. Evaluate cost-sharing, contracting and pooling opportunities with neighboring towns or counties, to provide more efficient services or public utilities.
- b. Periodically review all existing service contracts for performance and cost-effectiveness.

IMPLEMENTATION

This Plan is intended to be used as a guide by local officials, both Town and County, when making decisions that affect growth and development in New Haven. Implementation of this Plan can only occur if those local officials follow it in the course of their land use reviews and decision making. It is important that local citizens, developers, surveyors and affected government units become aware of the Plan. This Plan, having been prepared as a single unit, is consistent in its parts and there is no inconsistency between them.

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

Tools recommended to implement the Comprehensive Plan

Neighboring Towns and Counties and other affected government units will receive copies of the Plan.

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

The New Haven Plan Commission is to periodically review this Plan's effectiveness and make a comprehensive review and update of the Plan every ten years, as required by State Statute.

One implementation tool for this Plan is the **Adams County Zoning Ordinance**, which provides the underlying regulatory framework that supports many of the Plan's policies. Currently the Town Board reviews local zoning petitions and forwards their recommendation to Adams County for consideration. Although the County makes the decision on the zoning petition, the Town has veto authority over zoning changes approved at the county level. Another primary implementation tool is the **New Haven Land Division Ordinance** which also provides regulatory framework in support of Plan policies.

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

Copies of this Plan will be made available to the public via the Town website, and distributed to all adjacent Towns and Counties, to appropriate State agencies, and to North Central Wisconsin Regional Plan Commission

Plan Review, Amendment and Update

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

- Appropriate revision should be made to bring decision-making back in line with Plan goals and policies
- The goals and policies themselves should be reviewed to ensure they are still relevant and worthwhile

Plan Amendment - Amendments are generally defined as minor changes, such as slight changes to the text or maps. Frequent changes to accommodate specific development proposals should be avoided. The Comprehensive Planning Law requires that the same process used to adopt the Plan be used to amend or update the Plan.

Plan Update – Updates are more comprehensive, major changes to the Plan, including current statistics, tables and maps. Updating of the plan is necessary for refinement and course correction to insure that it reflects the desires of the Town's citizens. An essential characteristic of any planning process is that it be ongoing and flexible. The Town should re-examine the Plan and determine what revisions are required to bring it into line with changed conditions or altered priorities within the Town.

State law requires that a Comprehensive Plan be updated every ten years. New Haven's Plan was originally approved in 2005, updated in 2011 and again in 2021. ***Although the Plan won't be due for update again until 2031, it is recommended that New Haven join forces with other local Towns and North Central Wisconsin Regional Plan Commission, in an earlier update cycle (possibly 2027), especially if State funding or NCWRPC assistance is available for that type of joint effort.*** The expertise from NCWRPC and possible funding as well as potential benefits of joint-collaboration would be worth the earlier deadline.

Plan Amendment or Update Procedure

Amendments or Updates to this Plan may include minor changes to Plan text or maps, or major changes resulting from periodic review. Wisconsin's Comprehensive Planning Law requires that the same process used to adopt the Plan will also be used to amend it. Specifically:

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

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

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

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

The Town Board conducts the public hearing and votes to either approve, disapprove or approve with changes, by ordinance. Any approved changes are sent to affected government units, Adams County in particular.