

ISSUES AND OPPORTUNITIES 7-29-20 DRAFT

Background

The Town of New Haven is a 30-section town located in the southeast corner of Adams County, Wisconsin. It is one of seventeen towns in Adams County. (See Map 1 for locational reference.) Roughly half the Town is considered prime farmland, one third is woodland and one tenth is wetlands, lakes, ponds or streams. There is scattered residential development in the Town, with some concentrations around Lake Mason, in Big Spring and by Gillette and 5th Drives.

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, better overall Town appearance with less signs and billboards. 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.

Community Issues and Opportunities

Important issues in New Haven include low income levels, residential development, the future of farming, protection and safety of water resources, and over-65 population growth. These issues are critical to the long-term success of the Town. There are also opportunities in New Haven, there are many valuable resources including a hardworking population, unique water reserves and an abundance of good land, 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 a quiet, slow paced lifestyle is available.

Plan Commission Vision Statement for the Future of New Haven: *We envision a Town in 20 years that looks the same as today in many ways - a modest, widely dispersed population, living in a mostly farm, woods, water and open spaces setting - working together to improve economic opportunities, senior well-being and the land.*

Overall Goals for New Haven

1. Keep overall makeup and character of Town.
2. Guide location of residential development to minimize loss of farmland, woodland 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

New Haven’s population has basically remained the same between 2000-2015, as did New Chester’s, while other neighboring Towns had increases from 9-15% and Adams County increased 5%. Please note: US Census data do not include non-resident property owners, which are fairly numerous in our area.

If we assume that New Haven’s lack of population growth from 2000-2015 will continue during the next 10 years, there would be little demand for additional housing. However the Wisconsin Department of Administration projections for population growth done in 2013 show New Haven growing to 745 by 2030 and then beginning to decline in 2035. Assuming the DOA estimate, New Haven would have 85 additional residents by 2030.

Table 1 – Population (source US Census)

	2000	2010	2015	2000-2015 % Change	2000-2015 Net Change
New Haven	657	655	660	.46 %	3
Dell Prairie	1415	1590	1630	15.2 %	215
Springville	1167	1318	1329	13.9 %	162
Jackson	926	1003	1011	9.2 %	85
New Chester	2141	2254	2107	-1.6 %	-34
Adams County	19920	20875	20857	4.7 %	937

Age

The most notable aspect in the age distribution table is that New Haven and Adams County senior population percentages are significantly higher than Wisconsin and the US, showing that the “aging of the population” is already well under way in our area. Wisconsin DOA predicts that by 2030, Adams County seniors will make up 38% of the population, up from 23.5% in 2010. The median age in New Haven from the 2010 US Census was 47.2, which was lower than most other Towns in Adams County.

These figures and their projected increases illustrate the need for better senior services and housing in the next 20 years.

Table 2 – Population Distribution in 2010 (source US Census 2010)

	Under 18 years	18-64 years	65 years and over
New Haven	21.1 %	59.5 %	19.4 %
Adams County	16.4 %	60.1 %	23.5 %
Wisconsin	23.6 %	62.7 %	13.7 %

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United States	24.0 %	63.6 %	12.4 %
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Race

In the 2010 US Survey, 633 residents identified as white, 4 as black, 3 as American Indian and 115 as other and multiple races. In addition, 22 also identified as Hispanic/Latino.

Table 3- Race (source 2010 US Survey)

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

Education

New Haven has seen increases in high school graduation rates over these years, 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.

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

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New Haven only added 4 net new households for a 1.5 percent increase between 2000 and 2010, while neighboring Towns added between 10 and 17 percent, and both Adams County and Wisconsin were over 9 percent. Households don't include seasonal residents.

Table 5 – Households (source US Census)

	2000	2010	2000-2010 % Change	2000-2010 Net Change	Ave Household Size 2010
New Haven	260	264	1.5 %	4	2.48
Dell Prairie	553	649	17.4 %	96	2.45
Springville	487	538	10.5 %	51	2.45
Jackson	397	465	17.1 %	68	2.16
New Chester	371	428	15.4 %	57	2.31
Adams County	7900	8666	9.7 %	766	2.24
Wisconsin	2084544	2279768	9.4 %	195224	2.43

Employment

New Haven saw a 9 percent loss of employed residents between 2000 and 2018, while neighboring Towns saw 3-18 percent gains. However, most Towns and Adams County also trended lower between 2010 and 2018.

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

	2000	2010	2018	% change 2000-2018
New Haven	317	301	288	-9.1 %
Dell Prairie	670	799	783	16.9 %
Springville	524	631	540	3.1 %
Jackson	408	491	482	18.1 %
New Chester	377	410	445	18.0 %
Adams County	7847	8354	7517	-4.2 %
Wisconsin	2734925	2869310	2964540	8.4 %

Income

Between 2000 and 2010, New Haven's median household income rose 12.7% when adjusted for inflation, while neighboring Towns ranged from -17% to 7% and Adams County and Wisconsin ranged from -6% to -7%.

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During the same period, New Haven’s per capita income rose 11.67% when adjusted for inflation, while neighboring Towns ranged from -17% to 7% and Adams County and Wisconsin ranged from -2% to -1%.

Between 2012 and 2017, New Haven’s poverty rate went from 5.9% to 13.6%, while Adams County and Wisconsin stayed 12% to 13%.

Table 7 – Median Household Income (source US Census)

	2000	2010	Inflation Adjusted Net Change	Inflation Adjusted % Change
New Haven	35536	50714	5715	12.70 %
Dell Prairie	43750	55057	-343	-.62 %
Springville	34531	39107	-4619	-10.56 %
Jackson	39338	41008	-8806	-17.68 %
New Chester	28750	38939	2533	6.96 %
Adams County	33408	39885	-2419	-5.72 %
Wisconsin	43791	51598	-3854	-6.95 %

Table 8 – Per Capita Income (source US Census)

	2000	2010	Inflation Adjusted Net Change	Inflation Adjusted % Change
New Haven	15624	22093	2308	11.67 %
Dell Prairie	19209	25530	1206	4.96 %
Springville	16145	19882	-562	-2.75 %
Jackson	19080	27639	3478	14.40 %
New Chester	14727	12939	-5710	-30.62 %
Adams County	17777	21917	-594	-2.64 %
Wisconsin	21271	26624	-311	-1.16 %

Table 9 – Poverty Rate (source American Community Survey 2012-2017)

	2012 estimate	2014 estimate	2017 estimate
New Haven	5.9 %	7.8 %	13.6 %
Adams County	12.5 %	13.3 %	13.0 %
Wisconsin	12.5 %	13.3 %	12.3 %

NATURAL, AGRICULTURAL, AND CULTURAL RESOURCES

Natural Resources

New Haven totals 30.4 square miles or 19,441 acres. Of this, 4.5 percent is surface water (lakes, ponds and streams), 5.4 percent is wetlands, 34.3 percent is woods, and the remaining 65.8 percent is farmland and open spaces.

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.

Alternate Map Names

There are several map names that have been changed, replaced or have commonly used 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** long ago was Eighme Pond, which actually was the correct spelling. **Morse Creek** which feeds into Mason Lake from the northeast is currently referred to as “Unknown Tributary to Mason Lake” by the DNR. **Big Spring Pond** aka the Mill Pond, was located in 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.

Surface Water

Together the ponds, lakes, streams and wetlands of New Haven total 1,937 acres or 9.9 percent of all Town acres. Surface water quality varies widely, from Class I and Class II coldwater trout streams, to a seriously impaired lake and stream. Groundwater quality was considered generally good in a 1994 DNR appraisal.

The major water body is **Mason Lake** (commonly called Lake Mason), with a total area of 882 acres (roughly 2/3 within New Haven), 7.6 miles of shoreline and maximum depth of 9 feet. Mason Lake 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 has contains northern pike, largemouth bass, stocked hybrid tiger muskie, bluegills, pumpkinseed, black crappie, yellow perch, yellow bass, black bullheads, shad and carp.

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The first dam creating Mason Lake was started in 1850, and the current dam was constructed in 1993 and repaired in 2006.

Mason Lake and Morse Creek are on the DNR's **Impaired Waters List** and Mason Lake is categorized as *hypereutrophic* by the DNR, which corresponds to the lowest water quality. Mason Lake is on the impaired 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 impaired 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 10 percent of the State. It is expected to be approved in 2020.

Amey Pond is a 72 acre lake just south of Mason Lake and connected by a short stream. It is part of the 225 acre *Amey Pond Wildlife Refuge Area*, owned by the DNR. 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* throughout 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 percent of the land is wetlands or about 1,050 acres, and are 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, 34.3% or 6,668 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. 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.

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.

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

12,792 acres or 65.8 percent of New Haven is farmland and open spaces. New Haven's higher level of prime soils has resulted in agricultural production mainly focused on the traditional crops of corn, soybeans and hay, whereas the sandy soils in much of the rest of Adams County result in a focus on irrigated vegetable crops, including potatoes, snap beans and peas, as well as cranberries and irrigated corn/soybeans.

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.

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As with most areas in Central Wisconsin, New Haven contains a variety of different soil types. Shown are the most prevalent soils in the Town, shown by soil type abbreviation, percent of the Town, and classification:

KnB – 18.4% - prime farmland
WyB – 10.0% - prime farmland
WyC – 9.3% - state lands of importance (close to prime)
CoC – 7.2% - sand
CoD – 6.4% - sand
WyD – 5.6% - sand
KnC – 5.5% - state lands of importance
BiA – 5.3% - prime farmland
Ps – 4.3% - prime farmland
MbA – 4.3% - prime farmland
OkC – 2.1% - state lands of importance
RfB – 2.0% - state lands of importance
Pa – 1.8% - state lands of importance
GrB – 1.5% - prime farmland
SoB – 1.0% - prime farmland

Prime farmland soils (Class I, II) total 44.8 percent of the Town.

State lands of importance soils (Class III) total 20.7 percent of the Town.

The three most prevalent “not prime farmland” sands total 19.2 percent of the Town.

According to the Wisconsin Town Land Use Databook, 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 soils are referred to as "prime soils" and are displayed as *Agricultural Areas* on the **Future Land Use Plan** map.) Those lands that are both zoned Agriculture and also contain prime soils make up the productive agricultural areas which are to be given the highest priority for preservation and for protection from incompatible uses, as detailed in the Adams County Zoning Ordinance.

Most of New Haven has the **Farmland Preservation Zoning** overlay, qualifying those lands for the **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 be eligible for the **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 camped in the New Haven Area. 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 the present unincorporated community of Big Spring as a winter quarters, and used a large hill south of Big Spring as ceremonial and burial grounds.

Early settlers included George Stowell, Amos Landt, Judge Smith, Samuel and Ira Ward, James Ramsey, Richard Rose, Daniel Eighme, Uri Morse, Best, Rose, Phillips, Landt, Winchell, Pierce, Stowell and Buckley.

Big Spring grew and prospered, 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 a school.

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 which wiped out the finances of many residents, and also due to the lack of any rail service or major road proximity 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.

Goals, Objectives, Policies

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

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

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

3. Protect the quality of groundwater in New Haven by supporting preservation of wetlands, enforcement of 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.
4. 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.
5. Guide and limit any expansion of existing non-metallic mining operations or development of new sites only to lands where the expansion/development will not conflict with sensitive natural areas or preexisting development, and the reclamation of non-metallic mining sites should conform to the land use plan map in regard to the reclaimed use.

Manage agricultural and forestry resources for continued economic benefit.

1. Support a wide range of farm uses and farm business opportunities, and protect the landowner's "right to farm".
2. 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.

3. Guide and limit large scale livestock operations (CAFO's), to areas that will not conflict with preexisting development, sensitive natural areas, or **Residential, Rural Residential, Preservation or Forestry** areas on the Future Land Use Plan map.
4. Support and encourage participation in the **Farmland Preservation Program**, as well as enrollment in the **Managed Forest Law** program and the development of forest management plans.

Encourage preservation of cultural and historic sites and information.

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1. 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 consider such sites in any review of development requests.
2. Collect and preserve New Haven historical information by collecting and displaying local historical accounts, photographs and heritage farm information associated with this area on the Town website.

HOUSING

Housing Inventory and Projected Needs

Between 2000 and 2010, total housing units increased by 12.1% or 41 units (to 379) even while population decreased by 2, per US Census. If this 12.1% housing unit increase is projected ahead, the result is 46 new homes by 2020 and 51 more by 2030, and 58 more by 2040, or 109 new homes between 2020 and 2040. Although it seems unlikely that the earlier 12.1% housing growth would be sustained while population growth is stagnant, that past 12.1% growth was almost all in seasonal units, which are not tied to population counts or estimates.

Wisconsin DOA population projections for New Haven made in 2013 estimate an increase of 55 or 8% (to 745) between 2020 and 2030, then a decrease of 20 by 2040. (These estimates don't include seasonal households) Dividing new population of 55 by DOA projected household size of 2.43 results in 23 new homes needed by 2030, just for locally occupied units alone. However the latest DOA population estimate for New Haven, made in 2019, shows a lesser increase from the 2010 Census, 674 or 2.9%. Another DOA estimate is that total housing units in Adams County increased 3% between the 2010 Census and 2019.

The most reliable indication of actual housing growth in New Haven is the tax assessment roll on Jan 1, 2020, which shows a total of 401 homes, for a 5.8% increase over the 2010 Census.

In summary, New Haven expects little population growth over the next 20 years, however nonpopulation-based seasonal housing has been responsible for most of the recent housing gains. Extending past housing gains into the future or using current housing estimates would appear to be more reliable than population

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based estimates. Past housing increases range from the 3% DOA Adams County estimate between 2010 and 2019, the 5.8% gain from the 2010 Census to the 2020 tax assessment roll, and the 12.1% gain between the 2000 and 2010 Census. ACS 5-year estimates show 0% housing growth in New Haven from 2010 to 2018, but that can likely be ignored, just based on common knowledge.

This plan assumes a 5% housing growth rate for the next 20 years, based on the record of what has occurred in New Haven since the 2010 US Census. This would be an increase of 42 homes between 2020 and 2040 or about 2 new homes per year. The land required for 42 new homes would total 84 acres of R1-LL (2 acre) residential, or 210 acres of A-3 (5 acre) agriculture, the two most common new parcel sizes seen in recent years in the Town. In any case, New Haven has adequate land available to accommodate housing growth in the next 20 years.

Table 10 – Total housing units (source US Census)

	2000	2010	Net change	% change
Total housing units	338	379	41	12.1 %
Occupied units	260	264	4	1.5 %
Vacant units (Mostly Seasonal)	78	115	37	47.4 %
Vacant %	23.1 %	30.3 %		

Housing Characteristics

The most recent ACS estimates show that New Haven housing is 28.5% seasonal (termed as vacant) and 15.1% mobile homes, both less compared to Adams County which is 51.2% seasonal and 22.7% mobile homes.

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New Haven housing tends 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.

Table 11 - Select Housing Characteristics (source – ACS 5-year Estimates)

	2018	%
Total housing units	365	
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	

Housing Programs

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

Adams County ADRC – meals on wheels program, helps seniors remain in their homes longer

The 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).

County Energy Assistance Office - 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).

Senior Housing Needs and Affordability

Senior numbers will increase, both from migrating 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 significantly 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.

Goals, Objectives, Policies

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

Facilitate a range of housing and land options in the Town.

1. Support adding multi-generational secondary housing to appropriate existing housing locations.
2. Support use of more affordable secondary homes such as single-wide manufactured homes, park models and tiny homes.
3. Support continued approval of limited parcel splits and rezones that allow new home sites which do not impact existing agricultural uses, particularly 2-5 acre sites.
4. Partner or cooperate with housing programs available to New Haven residents or landowners.
5. Support rehabilitation of worn housing stock.

Balance new housing needs with existing resource protection.

1. Guide new housing to locations that preserve productive farmland, protect natural resources and

avoid conflicting land uses.

2. Encourage residential locations that do not impact neighboring agricultural uses and that preserve existing natural features.

3. 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, consisting of roughly 5 miles of state highway, 14 miles of county highway, and 35 miles of local Town roads. Of the 35 miles of Town roads, only 2.37 miles are unpaved.

There is no transit, rail, air or water transportation service within the Town's jurisdiction. The nearest rail service is provided by Canadian Pacific through Wisconsin Dells, Amtrak passenger rail service is available in Wisconsin Dells, and the nearest commercial air service is available at the Dane County Regional Airport near the City of Madison. The Baraboo/Wisconsin Dells Airport provides the nearest air cargo service. 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 as traffic patterns change.

Overall, the Town of New Haven road network consists of roughly 5 miles of state highway, 14 miles of county highway, and 35 miles of local roads. Of the 35 miles of Town roads, only 2.37 miles are unpaved. 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 provided "Annual Average Daily Traffic" counts for five areas in New Haven. In 2001, Highway 23 east of County G had an AADT count of
XX 2,100; 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 and Golden Avenue between County G and 3rd Avenue had a count of 90. (See Map 8 - New Haven Transportation.) These counts should be periodically rechecked and monitored as a way to gauge the increase of traffic in the Town.

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As development continues and land use changes, the cost of maintaining the road system will increase. More traffic may require more maintenance and expansion of the local road system. When new development is approved which requires new roads in New Haven, the developer should be 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.

Goals, Objectives, Policies

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

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

Budget Town road milage to be maintained each year and establish a road maintenance priority schedule using DOT's PASER program.

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.

Protect Town roads from damage by restricting overweight vehicles during spring thaw or special occurrences.

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.

Encourage use of transportation services by elderly and disabled residents.

Educate residents about transportation programs available through Adams County's ADRC (part of Health and Human Services), including Medical Escort and Adams County Transportation.

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.

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New Haven does not provide for curbside refuse collection; however, that service is available from private firms who 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.)

Goals, Objectives, Policies

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

Ensure that the best possible fire, ambulance and first responder services are provided for New Haven residents.

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.

Keep utility, facility and services access affordable.

Costs associated with the installation of new utilities required by new development will be the responsibility of the developer.

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

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

Provide services and facilities to improve New Haven.

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

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

Current businesses in New Haven include multiple farms, three restaurants, two campgrounds, a winery, bed and breakfast, farm retail store, farm machine repair, excavator 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, over 60 percent of the land was used for agriculture during the early 1990's and by 1997 there were still 61 active farms including 14 dairy farms. Farms were up 8.9 percent since 1990, but dairy farms were down almost 18 percent.

Wisconsin Town Land Use Databook statistics 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, the number of farms has decreased while acres farmed has remained fairly constant, but there are no dairy farms left in the Town.

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 converts to a year-round destination.

There are currently no redevelopment areas in New Haven. Although Town acceptance of large commercial or industrial developments is questionable based on past experience, location of that type development would be best suited to lands adjacent to 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

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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 and 57 percent wanted less or the same amount of jobs with benefits in New Haven, over the next 20 years.

In light of New Haven attitudes towards larger commercial or industrial projects, a more acceptable form of local economic development may include nontraditional or alternative agriculture related-businesses, home offices or shops and cottage industries on the family farm.

Table 12 - Unemployment rate (source – US Census and ACS 5 year Estimates)

	1990	2000	2010	2018	1990-2018 % change
New Haven	9.3	3.4	5.6	5.9	-36.6 %
Adams County	10.6	7.8	8.4	7.4	-30.2 %
Wisconsin	4.4	3.5	8.3	4	-9.1 %

According to the ACS 5 year Estimates in Table 13, in 2018 New Haven had 562 people at age 16 and older and 306 in the active labor force, of which 288 were employed and 18 were unemployed. The average travel time to work was 36.9 minutes, considerably longer than Adams County at 27.9 minutes and Wisconsin at 22 minutes.

New Haven’s labor force and employment shares are both noticeably smaller than Wisconsin’s, due to the increased prevalence of seniors in the Town. The share of self-employed in New Haven is much higher than Adams County or Wisconsin.

New Haven’s median and per-capita income both fall between Adams County and Wisconsin, but New Haven’s share of population below the poverty line is higher than both.

New Haven’s shares of either private or public health insurance coverage falls between Adams County and Wisconsin, but New Haven’s share with no insurance coverage is significantly larger than each.

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Table 13 - Selected Economic Characteristics (source – 2018 ACS 5 yr estimates)

	New Haven estimate-2018	New Haven %	Adams Cty %	Wisconsin %
Population age 16 and up	562			
In labor force	306	54.4 %	46.5 %	66.7 %
employed	288	51.2 %	43.0 %	63.9 %
unemployed	18	3.2 %	3.5 %	2.7 %
Management, business, science, arts	63	21.9 %	22.6 %	36.1 %
Service	66	22.9 %	22.6 %	16.7 %
Sales and office	60	20.8 %	21.1 %	21.0 %
Nat resources, construction, maint	37	12.8 %	12.0 %	8.5 %
Production, transportation, mat'l moving	62	21.5 %	21.6 %	17.7 %
Private wage & salary workers	236	81.9 %	80.1 %	82.7 %
Government workers	13	4.5 %	12.3 %	12.1 %
Self employed in own, not inc. workers	34	11.8 %	7.4 %	5.1 %
Unpaid family workers	5	1.7 %	0.3 %	0.2 %
Median household income	45625		43280	59209
Per capita income	26513		25591	32018
With private health insurance	445	66.6 %	62.3 %	74.9 %
With public coverage	308	46.1 %	55.3 %	32.5 %
No health insurance coverage	55	8.2 %	5.4 %	5.8 %
% of population below poverty line		11.6 %	9.1 %	7.7 %

Adams County Rural & Industrial Development Corporation (ACRIDC). ADRIDC 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-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. Regional

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.

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

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.

Other State Programs. Technology Development grants and loans; Customized Labor Training grants and loans; and Major Economic Development Project grants and loans.

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 and, indirectly, private enterprise.

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

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

Goals, Objectives, Policies

Support existing businesses and foster new economic opportunities.

Maintain the current agricultural economic base.

1. Support local farms in any way possible and protect the farmer's right to farm.
2. Support and encourage participation in the **Farmland Preservation Program.**

3. 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.

4. Guide and limit any future large scale livestock operations (CAFO's), to locations within the **Agricultural Areas** section 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.

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

1. Foster new farm or home based small businesses, including specialty or niche farm products, value-added farm products, farm stores, organic farming, pick-your-own, beekeeping, produce stands, poultry products, vineyards, tree farms, nurseries, orchards, greenhouses, agriculture-based tourism, bed and breakfasts, kennels, stables, game farms, professional offices, shops, retail stores and others, subject to Adams County zoning laws and other existing regulations.

2. In evaluating large proposed commercial or industrial developments, New Haven will 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.

3. To offset or avoid possible costs related to commercial or industrial development, New Haven may charge impact fees or require developers to provide and pay for necessary infrastructure or improvements. Developers may be required to enter a developer's agreement, post a performance bond, or letter of credit.

LAND USE

Existing Land Use

2004 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 using air photos from a countywide flight in XXXXXXXX, with updates by the New Haven Plan Commission in XXXXXX. Agriculture dominates about 51 percent of the area, followed by Woodlands with 37 percent, water/protected ?????? at XXXXX% and Residential with about 4 percent.

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 at

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Big Springs, a trailer park at 5th Dr and Gillette Dr, as well as 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.

To create the Plan, nine basic future land use categories are used, the same used within the Plans of 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. Again, 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 lot splits, re-zoning requests, and revisions to the Town zoning map as necessary.

Future Land Use Categories, descriptions and mapping explanations

- 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. * However this plan also calls for scattered residential development along existing roadways, which are not mapped.*
- 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. * However this plan also calls for scattered rural residential development along existing roadways, which are not mapped.*
- 3. Commercial *** - Identifies areas recommended for commercial development, as well as existing commercial establishments located throughout the Town. ** It is generally recommended that most future commercial uses locate along State Hwy 23 in areas that do not contain prime soils, which are not mapped.*
- 4. Industrial** - Identifies areas recommended for industrial development, as well as existing industrial areas located throughout the Town.
- 5. Governmental/Public/Institutional** - Identifies existing or planned governmental/public/institutional facilities within the Town, including recreational facilities. *This includes New Haven Town Hall.*
- 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 are zoned Agriculture and contain Class I or II prime soils.*
- 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 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 11, 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 unnecessary, 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 would be along State Highway 23, in an area that does not contain prime soils.

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, seen as important in maintaining lake water quality.

The future land use plan map has identified approximately XXXXXXXXXXXXXXXXXXXX 5,516 acres of land for agriculture, 10,967 acres of land for forestry, 978 acres of land for preservation & open space, 365 acres for rural residential development, 220 acres of land for residential development, 10 acres of land for industrial development, and 26 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 maintain 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.

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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.

County Zoning and Town Land Division authority are the major implementation tools to achieve the proposed land uses in this Plan (See the Existing Zoning Map.)

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 5% increase in residential development, the 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.

Demand for rural residential properties in the area are 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 5% housing growth rate for the next 20 years, based on the record of what has occurred in New Haven since the 2010 US Census. This would be an increase of 42 homes between 2020 and 2040 or about 2 new homes per year. The land required for 42 new homes would total 84 acres of R1-LL (2 acre) residential, or 210 acres of A-3 (5 acre) agriculture, the two most common new parcel sizes seen in recent years in the Town. In any case, New Haven has adequate land available to accommodate housing growth in the next 20 years.

[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 has a high percentage of older homes and many would be appropriate for renovation or rebuilding.

[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 nonfarm 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.

Goals, Objectives, Policies

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

Protect natural and agricultural resources.

1. 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.
2. Development within shoreland setbacks, wetlands, floodplains, steep slopes of 20 percent and greater, and other "Preservation" areas designated on the Future Land Use Map will be strongly discouraged.

Minimize conflicts between existing and proposed land uses.

1. Land uses and building locations that minimize the potential for conflicts between existing and proposed land uses will be encouraged.
2. 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**.

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

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

INTERGOVERNMENTAL COOPERATION

Background 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.

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 by working together;
- Elimination of duplication of services;
- local government structure, finance, and politics;
- economic and environmental interdependence;
- high cost, capital-intensive functions;
- Local government's financial situation;
- population settlement patterns;

Many issues already cross Town lines, including watersheds, labor force, commuter patterns, and housing

trust, cost savings, consistency, and ability to address regional issues. Cooperation can lead to positive experiences and results that build trust between jurisdictions. It can save money by increasing efficiency and avoiding unnecessary duplication. It can lead to consistency of goals, objectives, plans, policies, and actions of neighboring communities. Finally, by communicating and coordinating their actions and working with regional and state jurisdictions, local communities are able to address and resolve issues that are regional in nature.

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Adjoining Units of Government

New Haven touches on seven other Towns and also two other counties (Marquette and Columbia).

Adams County Highway Dept currently provides the Town's snow removal and roadwork services for County Hwys. Town road snow removal and roadwork services are contracted out to 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 27 volunteer members and 6 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, providing better communication to 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.

Goals, Objectives, Policies

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

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

1. Support efforts to restore and improve natural features such as lakes, streams, wetlands, groundwater and woodlands.
2. 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.
3. Get more involved with County and State efforts to develop or deliver services to our seniors.

Consider mutual agreements that lower costs or increase service levels.

1. Evaluate cost-sharing, contracting and pooling opportunities with neighboring towns or counties, to provide more efficient services or public utilities.

2. 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. 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 at New Haven town Hall, available for anyone to review at any time.

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:

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- 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 Nov 2005 and updated in Jan 2011 and xxxx of 2020. Although the Plan won’t be due for update again until 2029, it is recommended that New Haven joins with other local Towns and North Central Wisconsin Regional Plan Commission, in an earlier update cycle (possibly 2027), especially if State funding is available for that type of joint effort. The expertise from NCWRPC and possible funding 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.

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