



# CITY OF ANTIGO

## CITY PLAN COMMISSION MEETING

**MULTI-PURPOSE ROOM**

**Tuesday, March 07, 2017**

**CITY HALL**

**5:30 PM**

### **Call to Order**

### **Discussion and Action May Occur on Any of the Following Agenda Items:**

1. Approval of the Minutes from the December 6, 2016 meeting
2. Initial Meeting hosted by Dennis Lawrence of North Central Wisconsin Regional Planning Commission (NCWRPC) for the City-wide Comprehensive Plan Update

### **Any Other Matters Authorized by Law to be Considered**

### **Adjournment**

*Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact Jaime Horswill, 700 Edison Street, Antigo, Wisconsin 54409. (715) 623-3633 extension 100. Members of and possibly a quorum of members of other governmental bodies may be in attendance to gather information. Any governmental body other than that specifically referred to above will take no action.*

DATE MAILED: March 03,2017

BILL BRANDT



**To:** Mayor and City Council  
**From:** Mark Desotell, Director of Administrative Services  
**Date:** March 07, 2017  
**Re:** Initial Meeting hosted by Dennis Lawrence of North Central Wisconsin Regional Planning Commission (NCWRPC) for the City-wide Comprehensive Plan Update

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Having not received any objections to the City Plan Commission meetings associated with the topic of the update of the existing City-wide Comprehensive Plan starting at an earlier time in order to accommodate the request of the NCWRPC we will schedule our initial meeting to begin at 5:30 p.m. rather than the normal 6:00 p.m. start time.

As a reminder, I have included an attachment providing our intended schedule of meeting dates for the remainder of 2017. If for any reason you have not yet received a copy of the existing Comprehensive Plan then Julie Zack has one waiting for you at our Public Works office at City Hall. The topics for our March 7<sup>th</sup> meeting are as follows:

Meeting 1: (March)

- Overview planning process
- Review existing plan
- Review and recommend a Public Participation Plan (PPP)
- Review demographic information
- Discuss current planning issues and concerns

If you have any questions for me, please do not hesitate to express them prior to our March meeting. I will do my best to address your item so that the Comprehensive Plan update meetings can be as successful as possible.

Examples of items for the last bulleted item “Discuss current planning issues and concerns” might consist of the following:

- Impacts of the ratio of home ownership versus rental properties
- Zoning impacts
- Projected methods for reversing the steadily climbing demographic of increasing average age of our population
- Vacant storefronts in our Downtown corridor

## City of Antigo Comprehensive Plan Meeting Overview

This plan update process will involve four meetings with NCWRPC staff. The previous plan will be used as a starting point, a variety of new data and maps will be prepared and discusses, and goals, objectives and policies will be developed. T

All meetings will be held with the Plan Commission and will last about 1.5 to 2 hours.

### Meeting 1: (March)

- Overview planning process
- Review existing plan
- Review and recommend a Public Participation Plan (PPP)
- Review demographic information
- Discuss current planning issues and concerns

### Meeting 2: (May)

- Follow up from last meeting
- Review updated information for the Natural Resources, Housing, and Utilities and Community Facilities Chapters
- Review chapter related maps
- Review related goals, objectives and policies

### Meeting 3: (July)

- Follow up from last meeting
- Review updated information for Transportation, Economic Development, and Land Use Chapters
- Review chapter related maps, in particular Future Land Use
- Review related goals, objectives and policies

Meeting 4: (September)

- Follow up from last meeting
- Review updated information for Intergovernmental Cooperation and Implementation Chapters
- Review related goals, objectives and policies
- Finalize maps
- Discuss Implementation Steps

Following this meeting a full draft document will be prepared.

Meeting 5: (October/November)

- Review the final document and provide any final edits/changes
- Pass a Resolution Recommending Adoption of the plan
- Review Final Implementation Steps

A public hearing will be held following this meeting with final adoption by ordinance by the City Council.

NCWRPC Draft 1/4/17

## City of Antigo Demographics

### Population

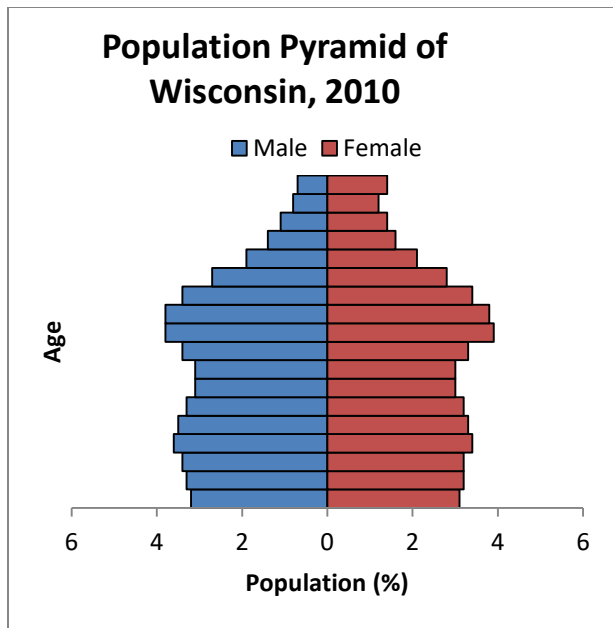
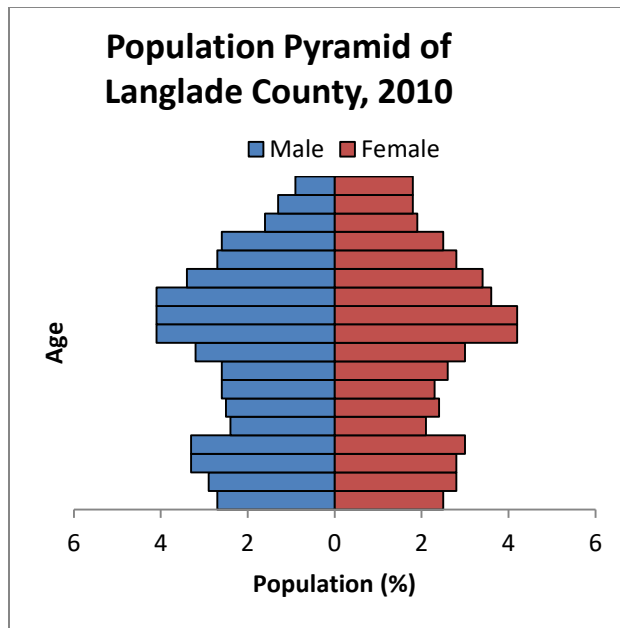
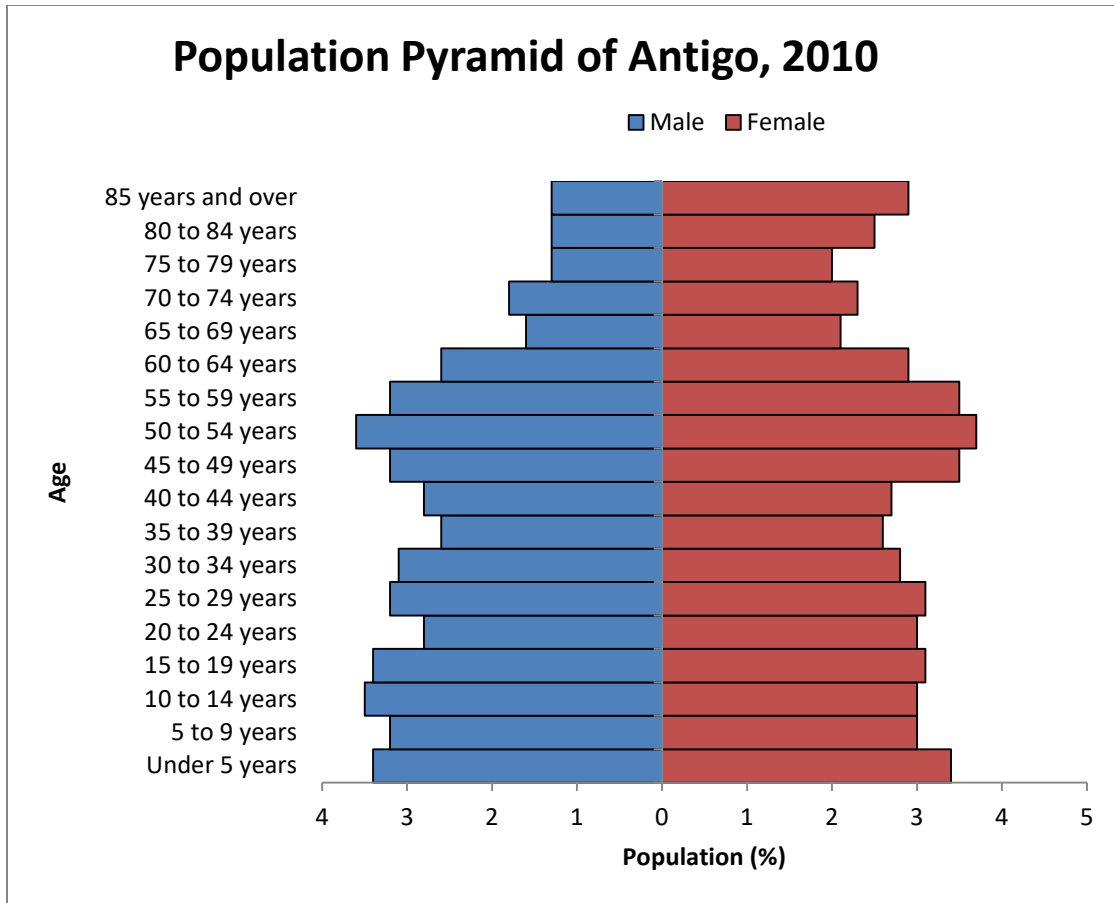
Table 1 shows the demographic change in the City as compared to Langlade County and Wisconsin. The City of Antigo has decreased in population by almost 4 percent since 2000. Langlade has also lost population since 2000, at a slightly slower pace and Wisconsin has seen a population increase of over 6 percent.

During the same time period, Antigo has had an increase in the number of households and a corresponding decrease in the average household size. Langlade and Wisconsin have also had an increase in the number of households, but at greater rates. The decrease in household size reflects a national trend toward more households comprised of singles, couples without children, and widows or widowers. The average household size in Antigo is smaller than in Langlade County or Wisconsin and has decreased more quickly.

| <b>Table 1: Demographic Change</b> |                    |             |             |             |                                        |                                        |
|------------------------------------|--------------------|-------------|-------------|-------------|----------------------------------------|----------------------------------------|
|                                    |                    | <b>1990</b> | <b>2000</b> | <b>2010</b> | <b>%<br/>Change<br/>1990-<br/>2010</b> | <b>%<br/>Change<br/>2000-<br/>2010</b> |
| Total<br>Population                | Antigo             | 8,276       | 8,560       | 8,234       | -0.51%                                 | -3.81%                                 |
|                                    | Langlade<br>County | 19,505      | 20,740      | 19,977      | 2.42%                                  | -3.68%                                 |
|                                    | Wisconsin          | 4,891,769   | 5,363,675   | 5,686,986   | 16.26%                                 | 6.03%                                  |
| Total<br>Households                | Antigo             | 3,419       | 3,630       | 3,732       | 9.15%                                  | 2.81%                                  |
|                                    | Langlade<br>County | 7,605       | 8,452       | 8,805       | 15.78%                                 | 4.18%                                  |
|                                    | Wisconsin          | 1,822,118   | 2,084,544   | 2,274,611   | 24.83%                                 | 9.12%                                  |
| Average<br>Household<br>Size       | Antigo             | 2.40        | 2.29        | 2.13        | -11.25%                                | -6.99%                                 |
|                                    | Langlade<br>County | 2.55        | 2.42        | 2.25        | -11.76%                                | -7.02%                                 |
|                                    | Wisconsin          | 2.68        | 2.50        | 2.41        | -10.07%                                | -3.60%                                 |

Source: U.S. Census

The population pyramids below compare the age distribution of Antigo with Langlade County and Wisconsin in 2010, according to the U.S. Census. The Antigo pyramid more closely resembles the State of Wisconsin pyramid than the Langlade County pyramid does. This is because the Langlade County pyramid shows the significantly smaller percentages the County has of people, male and female, between the ages of 20 and 29. The median age in Antigo in 2010 was 40.6 years, which is in between the median age in Langlade County (44.4 years) and in Wisconsin (38.5 years).



Source: US Census.

### Population Forecasts

State population projections were completed in 5-year increments for the years between 2015 and 2040, as shown in Table 2. According to the Wisconsin Department of Administration (WDOA), the population in the City of Antigo is estimated to decrease by 580, or a loss of 7.23 percent between 2015 and 2040. Langlade County is projected to shrink more slowly, decreasing by 1.49 percent. The WDOA population projections are recognized as Wisconsin's official population projections in accordance with Wisconsin Statutes 16.96. The WDOA uses the Cohort Component Method for projections, which takes into consideration base population, net migration figures, age, sex, and birth/death rates.

| <b>Table 2: Population Projections</b> |        |        |        |        |        |        |                       |
|----------------------------------------|--------|--------|--------|--------|--------|--------|-----------------------|
|                                        | 2015   | 2020   | 2025   | 2030   | 2035   | 2040   | % Change<br>2015-2040 |
| Antigo                                 | 8,025  | 7,995  | 8,020  | 7,980  | 7,800  | 7,445  | -7.23%                |
| Langlade County                        | 19,765 | 19,915 | 20,210 | 20,340 | 20,140 | 19,470 | -1.49%                |

Source: Wisconsin Department of Administration

### Household Forecasts

Like population, household projections were completed in 5-year increments between 2015 and 2040. Like the population projection, the WDOA household projections are recognized as Wisconsin's official population projections and are based on the historical population trends of individual communities. Table 3 includes household projections completed by the WDOA. The number of households in Antigo is estimated to decrease by 65 households, or a loss of 1.8 percent, by 2040. Langlade County, however, is expected to have an increase in households of 425, or 4.88 percent, by 2040.

| <b>Table 3: Household Projections</b> |       |       |       |       |       |       |                       |
|---------------------------------------|-------|-------|-------|-------|-------|-------|-----------------------|
|                                       | 2015  | 2020  | 2025  | 2030  | 2035  | 2040  | % Change<br>2015-2040 |
| Antigo                                | 3,606 | 3,652 | 3,714 | 3,732 | 3,678 | 3,541 | -1.80%                |
| Langlade County                       | 8,701 | 8,913 | 9,177 | 9,337 | 9,337 | 9,126 | 4.88%                 |

Source: Wisconsin Department of Administration

### Education and Income Levels

Table 4 compares levels of education attainment of City of Antigo residents to those of Langlade County and Wisconsin. According to the 2010 Census, 85.7 percent of City residents have a high school education or higher. This compares to 87.3 percent for the County, and 89.4 percent for the State. In the City, 13.1 percent of residents have a bachelor's degree or higher, which is higher than the County at 12.9 percent but lower than the State at 25.8 percent.

| <b>Table 4: Educational Attainment, Percentage, 2010</b> |               |                        |                  |
|----------------------------------------------------------|---------------|------------------------|------------------|
| <b>Educational Attainment</b>                            | <b>Antigo</b> | <b>Langlade County</b> | <b>Wisconsin</b> |
| Less than 9th Grade                                      | 5.9%          | 4.3%                   | 3.7%             |
| 9th to 12th Grade, No Diploma                            | 8.4%          | 8.5%                   | 6.9%             |
| High School Graduate                                     | 46.1%         | 47.7%                  | 34.0%            |
| Some College, No Degree                                  | 17.3%         | 19.3%                  | 20.6%            |
| Associates Degree                                        | 9.2%          | 7.4%                   | 9.0%             |
| Bachelor's Degree                                        | 9.2%          | 8.6%                   | 17.1%            |
| Graduate or Professional Degree                          | 3.9%          | 4.3%                   | 8.6%             |
| High School Graduate or Higher                           | 85.7%         | 87.3%                  | 89.4%            |
| Bachelor's Degree or Higher                              | 13.1%         | 12.9%                  | 25.8%            |

Source: U.S. Census

As shown on Table 5, median household income for City residents was \$36,597 in 2010. This figure is lower than both Langlade County the State overall. Likewise, the City had a lower median per capita income than the County and the State.

| <b>Table 5: Household Income, 2010</b> |               |                        |                  |
|----------------------------------------|---------------|------------------------|------------------|
|                                        | <b>Antigo</b> | <b>Langlade County</b> | <b>Wisconsin</b> |
| Median Household Income                | \$36,597      | \$41,034               | \$51,598         |
| Median Per Capita Income               | \$18,696      | \$22,025               | \$26,624         |

Source: U.S. Census

### Employment Characteristics

Table 6 illustrates the breakdown, by occupation, of the employed population in 2010, age 16 years and older. In 2010 the largest occupation sector in Antigo were Production, Transportation, and Material Moving; Management, Business, Science and Arts; Service; and Sales and Office. The Management, Business, Science and Arts sector was the largest for both Langlade County and Wisconsin. The Natural Resources, Construction, and Maintenance sector was the smallest for Antigo, Langlade County, and Wisconsin.

| <b>Table 6: Occupation by Sector, Percent, 2010</b> |               |                        |                  |
|-----------------------------------------------------|---------------|------------------------|------------------|
| <b>Sector</b>                                       | <b>Antigo</b> | <b>Langlade County</b> | <b>Wisconsin</b> |
| Management, Business, Science, and Arts             | 22.8%         | 24.6%                  | 33.0%            |
| Service                                             | 21.3%         | 17.1%                  | 16.1%            |
| Sales and Office                                    | 20.8%         | 21.2%                  | 24.5%            |
| Natural Resources, Construction, and Maintenance    | 10.1%         | 13.9%                  | 9.2%             |
| Production, Transportation, and Material Moving     | 25.0%         | 23.2%                  | 17.2%            |

Source: U.S. Census

## City of Antigo Public Participation Plan (PPP)

The City recognizes the importance of public participation in the planning process. As such, a goal during the comprehensive planning process will be to inform and involve the public in the planning process.

### **I. Plan Development:**

Throughout the plan process, the Plan Commission will provide oversight for the update of the Comprehensive Plan. The Plan Commission will also recommend adoption of the Public Participation Plan to the Common Council.

The public participation plan will incorporate the following:

1. All meetings for the planning process will be posted and open to the public.
2. Plan related materials will be available at the City Hall for review by the public.
3. The draft plan and maps will be available on a website for review by the public.
4. A public hearing will be held to solicit comment from the public.
5. The Comprehensive Plan will be distributed as outlined in state statute.

The Plan Commission will review and recommend adoption of the Comprehensive Plan to the Common Council.

### **II. Implementation, Evaluation & Update:**

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

As with all plans, it is critical for the Comprehensive Plan to be maintained and updated on a regular basis to keep it current as things change.

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Any planning process is subject to change, and this public participation plan is no different. Over the planning period the process may vary from that presented.

**Resolution for the Adoption of a  
PUBLIC PARTICIPATION PLAN (PPP)**

THE CITY OF ANTIGO DOES HEREBY RESOLVE AS FOLLOWS:

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

WHEREAS, public participation is critical for the development of a plan; and

WHEREAS, it is necessary for the Common Council to approve a process to involve the public in the planning effort; and

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

I, NAME, Clerk, do hereby certify that the foregoing resolution was duly adopted at a Council meeting, held at the City Hall on the Xth day of MONTH, YEAR, at X:00 p.m.

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Clerk