

CITY OF ANTIGO
CITY PLAN COMMISSION
MINUTES OF MEETING HELD
MAY 02, 2017

City Plan Commission of the City of Antigo met in Regular Meeting on the above date at 5:30 PM in the Multi-Purpose Room, City Hall, Member Charley Brinkmeier presiding.

Attendee Name	Title	Status	Arrived
Reinhardt Balcerzak	Ward 8	Absent	
Bill Brandt	Mayor	Absent	
Charley Brinkmeier	Member	Present	
Jerry Rice	Member	Present	
Tim Sharon	Member	Present	
Larry Steckbauer	Member	Present	
Gordon Neve	Member	Present	

Others in attendance: Mark Desotell, Director of Administrative Services; Roger Musolff, Building Inspector/Zoning Administrator; Paula Priebe, North Central Wisconsin Regional Planning Commission; and Jaime Horswill, Utility/Clerical Assistant.

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

1. Approval of the Minutes from the March 7, 2017 meeting

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Gordon Neve, Member
SECONDER:	Larry Steckbauer, Member
AYES:	Brinkmeier, Rice, Sharon, Steckbauer, Neve
ABSENT:	Reinhardt Balcerzak, Bill Brandt

2. City Wide Comprehensive Plan Update-Natural and Cultural Resources, Housing, and Utilities and Community Facilities (Presented by North Central Wisconsin Regional Planning Commission)

Paula Priebe, North Central Wisconsin Regional Planning Commission, provided rough drafts of Chapter 2, Natural and Cultural Resources, Chapter 3, Housing, and Chapter 5, Utilities and Community Facilities. The Commission reviewed the draft giving Ms. Priebe some suggestions for the final draft.

Ms. Priebe indicated that she has been working with Langlade County with regards to Non-Metallic Mining. Charley Brinkmeier, Surveyor/Project Manager, advised that the City technically has one landfill within the City limits. Ms. Priebe will note this for the final draft.

Mark Desotell, Director of Administrative Services, advised that there are lands within the City limits that are farmed with regards to Agricultural Resources. There is no zoning for agriculture. This section will need to be expanded and identified.

Jerry Rice, advised that for the National Registry of Historic Places, the Antigo Public Library is actually the Historical Society now. There are some other places that are historic to which Mr. Desotell and Ms. Priebe indicated that they may not be listed on the National Registry.

Mr. Desotell indicated that Table 8 was very helpful. He liked the City of Antigo comparisons to neighboring communities that are comparable. The commission agreed that this comparison should be carried through to the other tables.

Ms. Priebe also indicated that some of the tables, such as table 9, utilize 2015 information. This

information may not be as accurate as it was obtained through a survey. The 2000 and 2010 information was obtained by the Census. Consensus of the Commission is to use 2010 and 2015 information for comparison.

Mr. Desotell gave Ms. Priebe contact information such as Sarah Repp for information regarding the Park and Recreation Department and Jim Pike for Telecommunications. Mr. Brinkmeier can assist with updating any maps as well.

Ms. Priebe will make the suggested changes and incorporate the requested information. She will distribute an amended draft at the next meeting.

Any Other Matters Authorized by Law to be Considered

Mr. Desotell advised that the July meeting would fall on July 4th. The Commission agreed to change the July meeting date to July 11th at 5:30 pm. Ms. Priebe will attempt to get the information for the next meeting out earlier to the Commission members so they have at least two weeks to review the material.

Adjournment

1. **Motion to:** Adjourn at 6:37 pm

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Sharon, Member
SECONDER:	Jerry Rice, Member
AYES:	Brinkmeier, Rice, Sharon, Steckbauer, Neve
ABSENT:	Reinhardt Balcerzak, Bill Brandt

Charley Brinkmeier, Chairperson

Date

Chapter 2 – Natural and Cultural Resources

Natural resources, including water resources, soils, and other natural features, influence a community's development. These physical features directly or indirectly constrain or encourage growth. Cultural resources include historic buildings, archeological sites, and other elements which give a community a sense of identity. There are little if any agricultural resources within the City of Antigo.

Previous Natural, Agricultural & Cultural Resource Plans and Studies

In the last decade, several plans were adopted or prepared by Langlade County to address protection and management of natural resources. These plans may be used as resources to guide local policy and decision making regarding resource management and protection.

Langlade County Land and Water Resource Management Plan

This plan inventories and analyzes the land and water resources of Langlade County, then develops a strategy to best manage these resources. This plan identified that Langlade County farms generally have less soil erosion than the state average, and that wind erosion is a concern throughout the Antigo Flats. This includes an inventory of impaired waters, exceptional and outstanding resource waters, and strategies for invasive species management. The Plan describes the general susceptibility of groundwater to contamination, and includes performance standards for agriculture to minimize negative impacts to the land and water, and a work plan to improve the land and water resources in the County from 2015 to 2019.

Langlade County Farmland Preservation Plan

This Plan inventories and analyzes the agriculture related resources of Langlade County, including components such as farmland, utilities and infrastructure, communications, and land use. It describes programs available to help maintain and preserve productive farmland and woodlands. This plan also discusses the importance of the agriculture industry to the local economy. It establishes the goal of promoting working forests and farms, and includes a number of objectives and policies to meet this goal, as well as criteria for designating farmland preservation areas. The City of Antigo is not included in a farmland preservation area, but some areas surround the current boundaries of the City are included. The Antigo Flats area is a recognized Agricultural Enterprise Area and is identified in the Plan.

USGS Protecting Wisconsin's Groundwater Through Comprehensive Planning

In a joint effort by the Wisconsin Department of Natural Resources, the University of Wisconsin System, and the U.S. Geological Survey, a website has been made available with data and information on geology, general hydrology, and groundwater quantity and quality. The website was developed to aid government officials and planners in addressing groundwater in their comprehensive plans. The most recent data available for Langlade County was published in 2007.

Natural Resources

The environmental features and assets that are examined in this plan include water, wetlands, floodplains, soils, and woodlands. Protection of certain natural features is necessary for the environment and for future generations. Certain environmental features and assets have more than

merely aesthetic and leisure-time activity values; they are essential to long-term preservation of life, health, and general welfare.

The City of Antigo has a continental climate which experiences four distinct seasons with long, cold winters and short, warm summers. Winter temperatures average between 0 and 26 and summer temperatures average between 50 and 80. Average annual rainfall is 30 inches and average annual snowfall is 60 inches.

Two notable natural resources features are Spring Brook, which flows through the City and includes Antigo Lake, and the nearly level topography across the City, see the Natural Resources map. Elevation within Antigo is between 1,485 and 1,510 feet above sea level. The City's flat terrain makes providing sanitary service difficult and expensive, because lift stations are needed to transport sewage through the collection systems.

Surface Water

Langlade County contains abundant water resources. Many have remained in a fairly pristine state and others are in need of focused efforts to improve water quality. Surface water resources help replenish the groundwater as part of the hydrologic cycle. Under natural conditions, the aquifers generally receive clean water from rainfall percolating through the overlying soils. However, contamination of groundwater reserves can result from runoff and pollution. Protection of these groundwater reserves is necessary to ensure adequate water to domestic, agricultural, and commercial uses. If groundwater is not protected, contamination could result, endangering the quality and supply of water in the City.

Two streams are present within the City: Spring Brook runs through the City from the northeast to the south and Oldens Creek crosses the far northwest corner of the City. Additionally, Antigo Lake, also known as Kellog Pond, is located within the City. This drainage lake covers 30 acres and has a maximum depth of seven feet. Antigo Lake Park and Langlade Road Park are both found along the lake. The lake has panfish, largemouth bass, northern pike, and trout species present.

Watersheds

The City of Antigo is geographically located in what the Wisconsin Department of Natural Resources has named the Central Wisconsin Basin, which is the subset of the entire Wisconsin River corridor located in Central Wisconsin. The Central Wisconsin Basin extends south from the Merrill dam located on the Wisconsin River in Lincoln County to the Castle Rock Flowage Dam in Juneau and Adams Counties. The Central Wisconsin River Basin is comprised of 29 watersheds, two of which are partly in Antigo, the Upper Eau Claire River and the Springbrook Creek watersheds. A watershed is an area of land that is drained by a waterway that flows to a lake, reservoir, or river. The watershed boundary line is defined as a topographic dividing line from which surface streams flow in two different directions.

Floodplains

Floodplains are formally designated areas that experience flooding during a 100-year storm event. The floodplain consists of the "floodway" and "flood fringe". The "floodway" is defined as the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge. "Flood fringe" is defined as that portion of the floodplain outside of the floodway covered by floodwaters during the regional flood and generally associated with standing water rather than rapidly flowing water.

Building can occur within the flood fringe with appropriate flood proofing or elevation measures. Such measures may provide some relief from flood insurance premiums. Within the floodway, only open uses that do not obstruct flood flow are allowed. Wetlands are much more restrictive than floodplain.

In Antigo, floodplains cut a swath of land through the City along Spring Brook, see the Natural Resources Map.

Wetlands

Wetland areas within the City are found along the surface waters. This includes land along Spring Brook north of Antigo Lake and along the southern edge of the City between Wausau Rd and Gowan Rd. Wetlands are also found in the northwest corner of the town near Oldens Creek.

Wetlands are defined as those areas between terrestrial and aquatic systems where the water table is at, near, or above the land surface for a significant part of most years. Soils in wetland areas are usually saturated during the growing season within a few inches of the surface. The present of wetlands in an area can limit the type of development that can occur.

Wetlands perform many indispensable roles in the proper function of the hydrologic cycle and local ecological systems. In a natural condition, wetlands control floodwater by moderating peak flows and acting as groundwater recharge sites. 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 which may be found in surface or groundwater. They serve as breeding and nesting grounds for waterfowl and many other animals that depend on aquatic habitats. They are an important recreation, education, and aesthetic resource for communities. In many instances, wetlands serve the combined roles of flood moderation, water purification, and aquatic habitat.

Groundwater

Groundwater is the major source of all water consumption in the City of Antigo. The City's Water and Sewer Utility draws water up through high capacity wells. Depth to groundwater in the City is mostly shallow and of ample quantity. Groundwater quality is affected by surface runoff contamination.

Soils

The United States Department of Agriculture's Natural Resource Conservation Service has an online soil survey which provides soil data and maps. The most prominent soil group within the City, Antigo silt loam, makes up 71.1 percent of all soils. Other soil groups include Billyboy silt loam with 8.8 percent and Ossmer silt loam with 5.8 percent.

Soils can also be categorized according to other factors, such as how well drained they are on a scale of Excessively Drained to Very Poorly Drained. Another method for categorizing soils is by how good they are for agriculture. Class 1 soils are the best soils in Langlade County for growing all

crops. The “prime farm soils” designation given to Class 1 soils indicates that these soils are good for productive farmland.

Non-Metallic Mining

[contacted County staff to gather this information]

Woodlands

As an urban area, the City has limited woodland areas, isolated mainly to the wetland areas as well as the non-contiguous part of the City to the south at Dump Rd. The City also has an urban forestry program which involves the maintenance of park, boulevard, and cemetery trees. Tree cover provides many benefits, which include scenic beauty, recreational opportunities, erosion control, and reduction of effluent and nutrient flows into surface water bodies.

Additionally, the City is located in close proximity to significant regional woodland areas. The City is approximately 10 miles directly south of 123,000 acres of county forest along HWY 45. Additional county forest units can be found to the east and west along Hwy 64. The Nicolet National Forest is located approximately 25 miles east of Antigo on HWY 64. Over 31,000 acres of the Nicolet National Forest are located within Langlade County, while the entire forest covers over 661,400 acres.

Endangered Species

The WDNR Natural Heritage Inventory (NHI) has not identified any endangered, threatened, or special concern species within the City at this time. A list of endangered species located throughout Langlade County is provided in the County’s comprehensive plan.

Agricultural Resources

The City currently has little if any land in agriculture. Soils in Antigo have been identified as prime farm soils according to the USDA. It should be noted that not all prime farm soils are used for farming. The “prime farm soils” designation simply indicates that these soils are good productive farmland.

Cultural Resources

Cultural resources are features that signify a community’s heritage and help to evoke the sense of place that makes an area distinctive. Cultural resources may include archaeological sites and cemeteries, historic buildings and landscapes, historic transportation routes, or traditional cultural properties important to American Indians or other cultural groups. The Langlade County Historical Society is located in Antigo.

Brief Village History

Antigo is located in northeast Wisconsin and is the County Seat of Langlade County. Founded in 1878 by Civil War veterans Francis Deleglise and George Eckart, Antigo witnessed substantial growth throughout the mid-to-late 19th century due to the burgeoning lumber industry in the region.

Besides lumber, Antigo also boasted rich soils helping to generate a prosperous farming community. Antigo became a hub of the Chicago and Northwestern Railroad around the turn of the 20th

century serving as an important transport point.

With the decline of the timber industry, farmers increasingly turned to dairying. Under the direction of agricultural agent E.G. Swovadam, several organizations were established that helped Antigo become Wisconsin's leading producer of Italian cheese.

Incorporated in 1885, Antigo is commonly referred to as "The Gateway to Wisconsin's Northwoods."

National Register of Historic Places

Five properties in Antigo are of national, state, or local significance and are listed on the National and State Registers of Historic Places:

- Antigo Depot
- Antigo Opera House
- Antigo Post Office
- Antigo Public Library
- Langlade County Courthouse

Wisconsin Architecture & History Inventory

The Wisconsin Historical Society maintains the Wisconsin Architecture & History Inventory (AHI) that identifies any properties that may have been surveyed in the past; the Inventory does not convey special status and may not be current. There are 90 historic properties in the City of Antigo that have been previously surveyed and included in the AHI.

According to the Wisconsin Office of the State Archaeologist, there are currently no archaeological sites recorded for Antigo or the surrounding vicinity.

Natural and Cultural Resources Issues

During the planning process a variety of issues were identified. Issues from the previous planning effort were also reviewed as part of this update.

- Insert Natural and Cultural Resources Issues here

Natural and Cultural Resources Goal

Natural and Cultural Resources Goal: The City of Antigo manages natural and cultural resources in a balanced way for current and future generations' health, enjoyment, and benefit.

1. Maintain good groundwater quality.
 - a. Evaluate water quality levels on a periodic basis.
 - b. Report instances of possible groundwater contamination to the DNR.
 - c. Enhance monitoring efforts in areas thought to contain possible contamination hazards.
2. Maintain good water quality in existing river and stream corridors.
 - a. Set policies to limit uncontrolled runoff, overuse of fertilizers, and other waterway contaminants to surface water.
 - b. Monitor water quality reports from the State.
 - c. Discourage development in areas that will affect surface water resources through increased runoff, loss of vegetation, or improper landscaping.
3. Protect wetlands and floodplains from the encroachment of development.
 - a. Establish local guidelines for development located near wetland areas including type and use.
 - b. Communicate and work with the DNR regarding wetland protection and regulations.
 - c. Encourage the elimination of residential uses from within the floodplain.
4. Preserve historically significant buildings and sites.
 - a. Work with the County Historical Society to identify historic resources.
 - b. Ensure that any known cemeteries, human burials, or archaeological sites are protected from encroachment by development activities.

Chapter 3 - Housing

Housing characteristics and trends are an important component of a comprehensive plan. The physical location of housing determines the need of many public services and facilities.

Housing is a crucial component of livability and understanding dynamics in the market likely to affect housing development in the future provides a basis for the formulation of policy to coordinate transportation facilities with a sustainable pattern of residential development. The connection between home and work is a fundamental function of any transportation system, and understanding the factors affecting people's decisions on meeting their own housing needs provides a basis for how these home-work connections can be efficient, reinforce and strengthen community ties, foster economic development, and environmental sustainability.

Previous Plans and Studies

Wisconsin State Consolidated Housing Plan

The Consolidated Housing Plan is required by the Department of Housing and Urban Development (HUD) in the application process required of the State in accessing formula program fund of Small Cities Community Development Block Grants (CDBG), HOME Investment Partnerships, Emergency Shelter Grants, and Housing Opportunities for Persons with AIDS. "The Consolidated Plan provides the framework for a planning process used by States and localities to identify housing, homeless, community, and economic development needs and resources, and to tailor a strategic plan for meeting those needs."

Regional Livability Plan

Housing is one of four elements included in the Regional Livability Report, adopted by the North Central Wisconsin Regional Planning Commission in 2015. The Housing Assessment Report, a component of the Plan, looks in detail at the housing stock and the affordability of housing throughout the 10-county region and identifies trends and issues facing housing.

The housing goal of the Regional Livability Plan is "Goal 1: Promote a variety of safe and affordable housing options that meet the needs of all community members." Further, the Regional Livability Plan identifies a number of issues affecting community livability related to housing:

- an aging population,
- smaller household sizes,
- a lack of housing options, and
- an increase in housing costs related to incomes.

Langlade County Comprehensive Plan

The housing chapter of this plan inventories and analyzes characteristics of the housing in Langlade County. This plan includes four housing related goals, including:

- Encourage an adequate supply of affordable housing for individuals of all income levels throughout the community.
- Discourage residential development in unsuitable areas.
- Encourage adequate affordable housing for all individuals consistent with the rural character of the community.

- Promote the maintenance and renovation of the existing housing stock as a source of affordable housing.

Inventory & Trends

The majority of housing in the City of Antigo is characterized by older single family homes located in traditional street grid neighborhoods. A few suburban style neighborhoods with curvilinear streets or cul-de-sacs exist within the City as well as a growing number of multi-family apartment buildings.

Housing Type and Tenure

In 2015, the City of Antigo had approximately 3,776 occupied housing units, 57.4 percent of which were owner occupied, see Table 7. The average household size was 2.06 persons per household, slightly lower than in Langlade County and in the State. In 41.5 percent of households the householder lived alone and 17.3 percent of households had a householder age 65 or older living alone.

Table 7: Number of Housing Units by Type and Tenure, 2015			
Area	Antigo	Langlade County	Wisconsin
Total Occupied Housing Units	3,776	8,713	2,299,107
Owner Occupied Units	2,168	6,534	1,547,197
Renter Occupied Units	1,608	2,179	751,910
Average Household Size	2.06	2.21	2.43
Owner Occupancy Rate	57.4%	75.0%	67.3%
% Householder Living Alone	41.5%	31.3%	29.0%
% Householder 65 years or older	17.3%	13.8%	10.8%

Source: U.S. Census

The number of new rental units constructed has increased in recent years. Antigo also has a relatively high rental occupancy rate. To better understand the dynamics of rental and owner-occupied housing, the rates in Antigo were compared to those of several peer communities. The comparison communities are all county seats in northern Wisconsin of a similar population to Antigo. The communities chosen for comparison are the cities of Marinette, Merrill, Rhinelander, Shawano, and Waupaca, see Table 8.

Table 8: Municipal Housing Comparison, 2015

City	Population	Total Housing Units	Owner-Occupied Rate	Rental Occupancy Rate
Antigo	8,001	4,017	57.4%	42.6%
Marinette	10,863	5,513	57.6%	42.4%
Merrill	9,419	4,562	58.7%	41.3%
Rhineland	7,583	4,023	62.0%	38.0%
Shawano	9,181	4,329	54.5%	45.5%
Waupaca	6,006	2,936	48.4%	51.6%

Source: U.S. Census

While the City of Antigo has a low owner-occupancy relative to Langlade County and the surrounding Towns, it is well balanced in comparison to peer communities. Of the comparison cities, Rhineland has the highest owner-occupancy rate at 62 percent and Waupaca has the lowest at 48.4 percent.

National housing trends show an increase in demand for rental housing across the United States. Surveys and research into this trend yield a number of potential factors including a lingering reluctance to purchase houses after the housing crisis and the demands of debt affecting households' ability to purchase a home.

Changes in Housing Stock

The City increased the number of housing units by 7.2 percent from 2000 to 2010 to 4,223 housing units, see Table 8. The percentage of renter occupied units decreased over the same period. The number of duplexes decreased by 28.7 percent, while the number of multi-family units (3-9 and 10+ units) rose by 28.1 percent and 16.4 percent respectively. Multifamily units increased much faster than the number of single family homes.

Table 9: Changes in Housing Stock					
	2000	2010	2015	Change 2000-2010	
				#	%
Total Housing Units	3,938	4,223	4,017	285	7.2%
Occupied Housing Units (Households)	3,630	3,732	3,776	102	2.8%
Vacancy %	7.8%	11.6%	6.0%	3.8%	48.7%
Owner Occupied Housing Units	2,418	2,548	2,168	130	5.4%
Renter Occupied Housing Units	1,212	1,184	1,608	-28	-2.3%
Owner Occupied Housing Units as percent of Total	66.6%	68.3%	57.4%	1.7%	2.6%
Number of Homes for Seasonal/Rec Use	20	43	41	23	115.0%
Number of Single Family Homes	2,666	2,867	2,502	201	7.5%
Detached*	2,628	2,845	2,482	217	8.3%
Attached*	38	22	20	-16	-42.1%
Number of Duplexes	369	263	438	-106	-28.7%
Multi Family Units 3-9 units	377	483	440	106	28.1%
Multi Family Units 10+	428	498	596	70	16.4%

Source: U.S. Census

* This is a 1-unit structure detached from any other house

**In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.

Housing Age

The age of a community's housing stock typically reflects several important factors including size, offered amenities, and overall maintenance costs. Age of the home often also reflects different regional and national trends in housing development. Housing predating the 1940s, for example, was typically smaller and built on smaller lots. In subsequent decades, both average lot and home sizes have increased. Additional bedrooms, bathrooms, and attached garage space are among the amenities found in newer housing units. However, many of the older housing units in the City have been renovated in recent years and recent trends in housing show greater interest in smaller houses and lots. Older construction methods and materials are also often desirable for their long-lasting quality and high character.

The age of the housing stock in the City of Antigo is displayed in Table 10. Almost half of the housing stock in Antigo was built before 1950. Only about 17 percent of all housing in Antigo was built since 1990.

Despite the best data available from the U.S. Census Bureau, as seen in Table 10 below, there were in fact more than 9 new housing units built in the City after 2010. According to the City Administrator, at least X housing units were built in Antigo between 2010 and 2016. X new homes are anticipated in 2017.

Table 10: Age of Community Housing Stock

Total Units	Year Built								
	2010 or later	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
4,017	9	283	395	289	483	197	483	398	1,480
100%	0.2%	7.0%	9.8%	7.2%	12.0%	4.9%	12.0%	9.9%	36.8%

Source: U.S. Census

Physical Housing Stock

Some physical characteristic of housing in Antigo are displayed in Table 11. The median number of rooms in a house in Antigo is 5.0, in Langlade County is 5.2, both of which are lower than the State which has a median of 5.5 rooms. Single family homes make up a lower percentage of the housing stock in Antigo than in Langlade County or Wisconsin. Antigo also has a higher percentage of housing units in buildings with 10 or more units.

Table 11: Physical Housing Stock, 2015

	Antigo	Langlade County	Wisconsin
Median Rooms	5.0	5.2	5.5
1 Unit, Detached or Attached	61.8%	79.2%	66.7%
In buildings with 10 or more units	14.8%	5.0%	10.2%
Lacking complete plumbing facilities	2.3%	1.3%	0.5%
Lacking complete kitchen facilities	4.9%	2.4%	0.9%

Source: U.S. Census

Housing Values

Median home value estimates how much the property (house and lot) would sell for if it were for sale, and only includes owner-occupied, single-family houses on less than 10 acres and without a business or medical office on the property. Antigo's median home value in 2015 was lower than that of Langlade County and significantly lower than that of Wisconsin, see Table 12.

Table 12: Median Home Value

	Median Value
Antigo	\$81,200
Langlade County	\$109,700
Wisconsin	\$165,800

Source: U.S. Census Bureau, 2015

The range of housing values in Antigo and Langlade County are further broken down in Table 13. Almost 70 percent of the housing units in Antigo are valued below \$100,000, while only 45 percent of the housing units in Langlade County are valued below \$100,000.

Table 13: Range of Housing Values		
Number of Houses per Housing Value Category	Antigo	Langlade County
< \$49,999	167	557
%	7.7%	8.5%
\$50,000 to \$99,999	1,348	2,400
%	62.2%	36.7%
\$100,000 to \$149,999	410	1,374
%	18.9%	21.0%
\$150,000 to \$199,999	168	1,005
%	7.7%	15.4%
\$200,000 or more	75	1,198
%	3.5%	18.4%

Source: U.S. Census Bureau, 2015

Housing Affordability

Rent and mortgage payments, maintenance expenses, lot sizes, and required or desired amenities are a few of the factors which influence housing affordability. Available housing options are further refined by household size and income. Affordability is particularly an issue for the elderly, disabled, and low-income residents of a community.

Median monthly costs for homeowners, with and without a mortgage, and for renters are shown on Table 14. Costs for homeowners are lower in Antigo than in the County or the State. Costs for renters in Antigo are also slightly lower than in Langlade County and significantly lower than in the State overall.

The percent of a community paying more than 35 percent of their household income on housing is a common measure of housing affordability. The more money spent on housing, the less disposable income is available to spend on education, food, retail, and recreation. In Antigo, 18.8 percent of home owners with a mortgage, 14.9 percent of homeowners without a mortgage, and 45.2 percent of renters spend more than 35 percent of their income on housing costs, see Table 14.

Table 14: Housing Affordability					
			Antigo	Langlade County	Wisconsin
Median Selected Monthly Owner Costs	With Mortgage	Median Costs	\$844	\$1,019	\$1,402
		35%+*	18.8%	23.2%	21.3%
	Without Mortgage	Median Costs	\$397	\$415	\$532
		35%+*	14.9%	12.1%	11.7%
Median Selected Monthly Renter Costs	Median Gross Rent		\$573	\$597	\$776
	35%+*		45.2%	45.2%	38.9%

Source: U.S. Census 2015 *Percent Paying over 35% of Household Income on Housing

Livability

Livability is often defined as the sum of the factors that add up to a community's quality of life—including the built and natural environments, economic prosperity, social stability and equity, educational opportunity, and cultural, entertainment, and recreation possibilities. The Partnership for Sustainable Communities, a joint effort of the Department of Housing and Urban Development, the Department of Transportation, and the Environmental Protection Agency, has established six livability principles. The six principles are 1) provide more transportation choices, 2) promote equitable, affordable housing, 3) enhance economic competitiveness, 4) support existing communities, 5) coordinate and leverage federal policies and investment, and 6) value communities and neighborhoods.

Location of Housing

One aspect of a livable community is that housing is situated in close proximity to the locations people frequent on a regular basis such as jobs, grocery stores, and medical facilities.

Preservation and Rehabilitation of Older Housing Stock

Older housing is often located in traditional neighborhoods and has great character that adds to the identity of the community. Preserving and rehabilitating older housing units is important to the character of the community and the diversity of housing options.

Diversity of Housing Options

Having a diversity of housing options available in a community provides many benefits. Housing of different sizes and styles accommodates the diverse households within the community. Different sizes and styles also provide a variety of housing costs, allowing housing to be affordable to everyone.

Higher Density Housing

Housing in higher density neighborhoods allows for a larger percentage of people to locate near desirable amenities like schools, parks, and shopping areas. Dense housing also minimizes the costs to the municipality to provide services to the community.

Special Housing

Low-Income Housing

The Antigo Housing Authority is a multi-jurisdictional housing and community development agency that serves the City of Antigo as well as Langlade County. The Housing Authority manages 12 properties, with over 325 apartments in the City of Antigo as well as the surrounding county, including single family dwellings and multi-unit apartment buildings. They also administer the Section 8 Housing Choice Voucher Program which provides financial assistance to low-income families renting housing in the public market.

Senior Housing

Antigo is the center of Langlade County for population, jobs, and housing opportunities. As such, most of Langlade County's senior housing opportunities are centered in and around this area as well. There are many different senior and special needs housing programs and facilities in and around the City. These facilities provide a variety of services and amenities to residents to assist them with social and health needs during senior years. A range of care levels are available from the different facilities including independent retirement homes and assisted living facilities.

The Aging and Disability Resource Center, the Wisconsin Department of Health and Family Services, and the United Way of Langlade County all maintain a list of these housing options throughout the County. As the number of elderly persons increases in the coming years, there will most likely be an increased need for these types of housing options. This trend will be seen throughout Langlade County, the State of Wisconsin, and the Nation.

Assistance Programs

Below is a listing of some of the major programs utilized. Each year new programs are available.

State Programs

Wisconsin Department of Administration

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

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

The Low-Income Housing Tax Credit (LIHTC), aims to encourage the production and rehabilitation of affordable housing. It provides an incentive for private entities to develop

affordable housing. The credit reduces the federal taxes owed by an individual or corporation for an investment made in low-income rental housing. LIHTC provides funding for the construction of new buildings or the rehabilitation or conversion of existing structures. To qualify, a property must set aside a certain share of its units for low-income households.

Federal Programs

USDA-RD:

A variety of loan programs are available to provide assistance in financing homes for low-income households including the Homeownership Direct Loan Program of the Rural Health Service, the Mutual Self-Help Housing Loan program, the Very-Low-Income Housing Repair Program, the Rural Rental Assistance Program, and Rural Housing Preservation Grants. These funds are provided through approved lender organizations. Local approved lenders who can provide resources from these programs to qualified individuals include CoVantage Credit Union and River Valley Bank.

Department of Housing and Urban Development (HUD):

Self-Help Homeownership Opportunity Program finances land acquisition and site development associated with self-help housing for low-income families. Loans are made to the nonprofit sponsors (including the Housing Assistance Council and Habitat for Humanity International) of development projects and are interest-free. Portions of the loans are forgiven if promised units of housing are completed within a given period. These forgiven “grant conversion” funds may be used to subsidize future development projects.

HOME Investment Partnership Program aims to encourage the production and rehabilitation of affordable housing. HOME funds may be used for rental assistance, assistance to homebuyers, new construction, rehabilitation, or acquisition of rental housing.

Housing Issues

During the planning process a variety of issues were identified. Issues from the previous planning effort were also reviewed as part of this update.

- [insert Housing Issues here]

Housing Goal

Housing Goal: The City of Antigo has decent, safe, affordable housing options that meet the needs of all community members.

1. Improve the condition of the existing housing stock.
 - a. Ensure timely and consistent enforcement of property maintenance codes.
 - b. Explore additional program development for home improvements, such as a revolving loan fund, for exterior repairs and code enforcement.
 - c. Work with Langlade County and area housing agencies to pursue and administer funds for housing programs.
2. Ensure a diversity of housing types and support programs.
 - a. Develop a housing plan to inventory supply of affordable housing and identify programming to ensure proper upkeep.
 - b. Encourage development of housing units for residents in all stages of life, including singles, young families, and seniors.
 - c. Provide support for an aging population to successfully age in their homes.
 - d. Encourage builders to design universal homes that include friendly design features in renovations and new construction.
 - e. Utilize the planning unit development (PUD) ordinance to allow for greater flexibility in residential development.
3. Locate new residential development in appropriate areas.
 - a. Discourage development in natural, sensitive areas.
 - b. Guide new housing to locations where the extension of service provision will be easiest to deliver.
 - c. Observe the Future Land Use plan when siting new residential developments.

Chapter 5 - Utilities and Community Facilities

Utilities and community facilities, provided by either public or private entities, are critical for community development. Utilities include things such as electrical service, natural gas, telephone and cable communications. Community facilities include local government buildings, libraries, educational facilities, and maintenance and storage facilities, as well as services like police, fire protection, and emergency medical services. Utilities and community facilities play an important role in the livability of a community.

Previous Plans and Studies

Langlade County All Hazard Mitigation Plan

This document examines general conditions, including an inventory of utilities, community facilities and emergency services, throughout the county. Risk assessment is at the heart of the All-Hazards Mitigation program. In order to mitigate the risks, it's necessary to assess their relative importance. The report looks at a series of mostly weather-related disasters; how they have affected the county in the past and how future instances are likely to affect the county and how local government should respond to such occurrences. The report concludes with suggested mitigation measures that might be taken by local governments to reduce the risk from the identified hazards. Counties and incorporated municipalities are required to adopt such plans with updates every five years, and the Langlade County program includes the City. This plan was updated in 2013.

City of Antigo Sewer Service Plan

[insert information about the plan here]

City of Antigo Community Outdoor Recreation Plan

This Plan inventories and analyzes the outdoor recreation amenities within the City and assists with the management of the parks and their facilities, community recreation programs, the municipal cemeteries, and the urban forestry program. The City park system includes twenty parks and over 83 acres of land and has plans to continue to expand to meet the recreation needs of the community.

Utilities

Water Supply and Management

Water Service

The public water utility system consists of supply, storage, treatment, and distribution facilities. Water is supplied into the system through a number of high-capacity municipal wells and treated at the water treatment plant, located at First Avenue and Fulton Street. Three water storage tanks are located within the City and have a combined capacity of 850,000 gallons. Over 63 miles of water mains, ranging in size from 4 to 16 inches in diameter, distribute water through the entire City. The City's water system is run under contract by Infrastructure Alternatives.

Wastewater Service

The City of Antigo Wastewater Treatment Plant is located along Koszarek Road in the extreme southern portion of the City. The entire city is currently served by the sanitary sewer collection system. Most of the system is comprised of eight inch diameter clay pipes, while some newer

subdivision areas have sewers made of PVC plastic. The sanitary sewer system also includes four lift stations. The City's wastewater system is also run under contract by Infrastructure Alternatives.

Storm Water Management

All of Antigo is served by the City's storm water sewer system which collects storm water from streets and carries it, untreated, into local waterways, such as Spring Brook or Antigo Lake. Stormwater management practices are put in place to do two things: 1) reduce the rate and/or volume of water and 2) remove pollutants from runoff. Reducing the rate and/or volume of water helps to prevent flooding when large volumes of water enter the storm sewer system at one time. Removing pollutants is essential to protect natural waters, because runoff water picks up pollutants such as cigarette butts, trash, used oil, fertilizers, and garden clippings from streets and yards and carries them into waterways.

Solid Waste and Recycling

The City of Antigo contracts with a private company, Advanced Disposal, for waste management. Waste and recycling pickup services are available to residents and commercial customers.

The City of Antigo owns and operates a 300-acre Solid Waste and Recycling Facility in the Town of Rolling. This facility accepts construction and demolition waste, furniture, appliances, tree trimmings and brush, tires, and ashes. Accepted items are charged a per-item or weight based fee. The City would like to ensure that the land surrounding the City-owned Solid Waste Center is not developed for residential purposes. And older portion of the landfill does not have a leachate collection system. As such, any homes that were built in this area could be susceptible to groundwater contamination. This is a particular concern, as many of these homes would likely be operating a private well and septic field. While the City actively monitors groundwater in the areas surrounding the landfill, building homes in this area could set up a large problem for the future.

Energy and Telecommunications

Electric and Natural Gas

Wisconsin Public Service Corporation (WPS) provides electrical power to the City of Antigo. Natural gas is provided by the City Gas Company of Antigo.

Telecommunications

Telephone and high speed internet service to the City of Antigo are provided primarily by Charter Communications and Frontier Communications. Wireless telephone coverage in the area is delivered by most of the national providers. Cell tower locations? Broadband and/or fiber optics internet providers and speeds?

Community Facilities

City Hall

The Antigo City Hall is located at 700 Edison Street in the central portion of the City, see the Utilities and Community Facilities Map. It consists of administrative offices (administrator, clerk-treasurer, mayor, public works, utility, and park-cemetery), council chambers, and a conference room. The building was constructed in 1994 and also houses the Antigo Fire Department.

Public Safety

Police

The City of Antigo Police Department is located at 849 Clermont Street, in a facility shared with the Langlade County Sheriff's Office. The department serves the incorporated area of the City. The department has fifteen sworn officers, three civilian support staff, and four school crossing guards.

Fire / EMS

The City of Antigo Fire Department is located at 700 Edison Street and has 30 staff members including 17 full-time firefighters, including a Chief, eleven paid-on-call employees, and a secretarial position. The department provides fire suppression, inspection, investigation, public education, ice rescue, confined space and extrication services. Suppression and inspection services are provided within the corporate limits of the City, while the remainder of the services are provided countywide.

The Fire Department provides emergency medical services at the paramedic level. The department provides advanced life support (ALS) to the City of Antigo as well as the surrounding townships of Antigo, Ackley, Neva, Peck, Polar, Price, Rolling, Summit, Upham, and Vilas. Mutual aid contracts are in place with Elcho EMS, Troutland Rescue, and Pickerel Rescue.

E-911 Dispatch Service

The Langlade County Sheriff's Department Communications Center provides 911 Dispatch for all Police, Fire, and Emergency Medical Services (EMS) agencies in Langlade County.

Health Care

Hospitals

The primary hospital for Langlade County is Aspirus Langlade Hospital, located in Antigo. Aspirus Langlade Hospital is a Catholic hospital, founded by the Religious Hospitallers of St. Joseph, and is sponsored by Catholic Health Partners, Inc. The Corporate Members of Aspirus Langlade Hospital are Aspirus, Inc. and the Religious Hospitallers of St. Joseph Health Corporation. The hospital provides a variety of in-patient and out-patient services, including 24-hour emergency physician services, critical physicians, internal medicine specialists, and general surgeons. The hospital also offers complete rehabilitation services, including speech, occupational, and physical therapies and cardiopulmonary rehabilitation.

North Central Health Care (NCHC)

Langlade County contracts with NCHC to provide outpatient, day hospital, community support and inpatient services for mental/emotional problems; vocational, life skill training, early intervention, housing and care management services for the developmentally disabled; and assessment, individual and outpatient group counseling, intensive programming, day hospital, referral for residential and inpatient treatment, and education for alcohol and other drug problems. Services for detoxification and for persons suffering from problems with gambling addiction are also offered. The NCHC main campus is located in Wausau, with satellite campuses serving Langlade and Lincoln Counties. The Langlade County office is located at 1225 Langlade Road in Antigo.

Education & Recreation

Library

The Antigo Public Library serves all of Langlade County and is a member of the V-Cat consortium of libraries which allows library card holders access to the libraries of many other communities in north central Wisconsin. In addition to its catalogue and circulation of books, the library offers other amenities and services to the community including computer and internet access, public meeting rooms, and local genealogical records.

Schools

The City of Antigo and the surrounding area is served by the Unified School District of Antigo. The district includes six elementary schools, one middle school, one high school, the Antigo Independently Motivated Student Academy, and the Clara R. McKenna Aquatic Center. In 2016, the district had an enrollment of 2,409 students.

Northcentral Technical College (NTC) has a campus in Antigo which offers over 100 program options, and over half of the courses for many other NTC programs can be completed in Antigo. These include one- and two-year programs and certificates in business, technical, health and industrial fields.

Approximately 40 miles from Antigo is the University of Wisconsin – Marathon County (UW-MC), located in the City of Wausau, which offers lower level (freshman/sophomore) college classes, leading to a baccalaureate degree. Associate Degrees are offered in Arts & Sciences, and Bachelor's Degrees (through collaborative degree programs with UW Oshkosh and UW Stevens Point) are offered in Business Administration, General Studies, and Nursing. Enrollment averages around 1,100 students. UW Stevens Point is 60 miles away and St. Norbert's College and UW Green Bay are approximately 80 miles from Antigo.

Parks and Trails

City Parks

The City of Antigo owns and maintains several developed parks, trails, and ball fields.

[insert inventory of city parks here]

County and State Park Facilities

There are several state and county park facilities in close proximity to the City of Antigo. Rib Mountain State Park, located near Wausau, provides hiking opportunities in summer and skiing and snowboarding in winter. Council Grounds State Park, located near Merrill, includes camping, hiking trails, swimming, and other amenities. The Wolf River State Trail runs from White Lake in Langlade County to Crandon in Forest County and is adjacent to the many recreational amenities of the Nicolet National Forest. In addition to walking and bicycling, the trail is open to ATVs year round and snowmobiles in the winter.

The County Fairgrounds are located within the City of Antigo. This 55-acre facility includes modern buildings, a half mile lighted clay race oval, a covered grandstand, and a livestock pavilion. In addition to hosting the annual Langlade County Fair, the fairgrounds are available for festivals and events.

[insert inventory of County parks here]

In addition to established parks, Langlade County forest land is open to recreational activities including hunting, fishing, hiking, and camping.

Utilities and Community Facilities Issues

During the planning process a variety of issues were identified. Issues from the previous planning effort were also reviewed as part of this update.

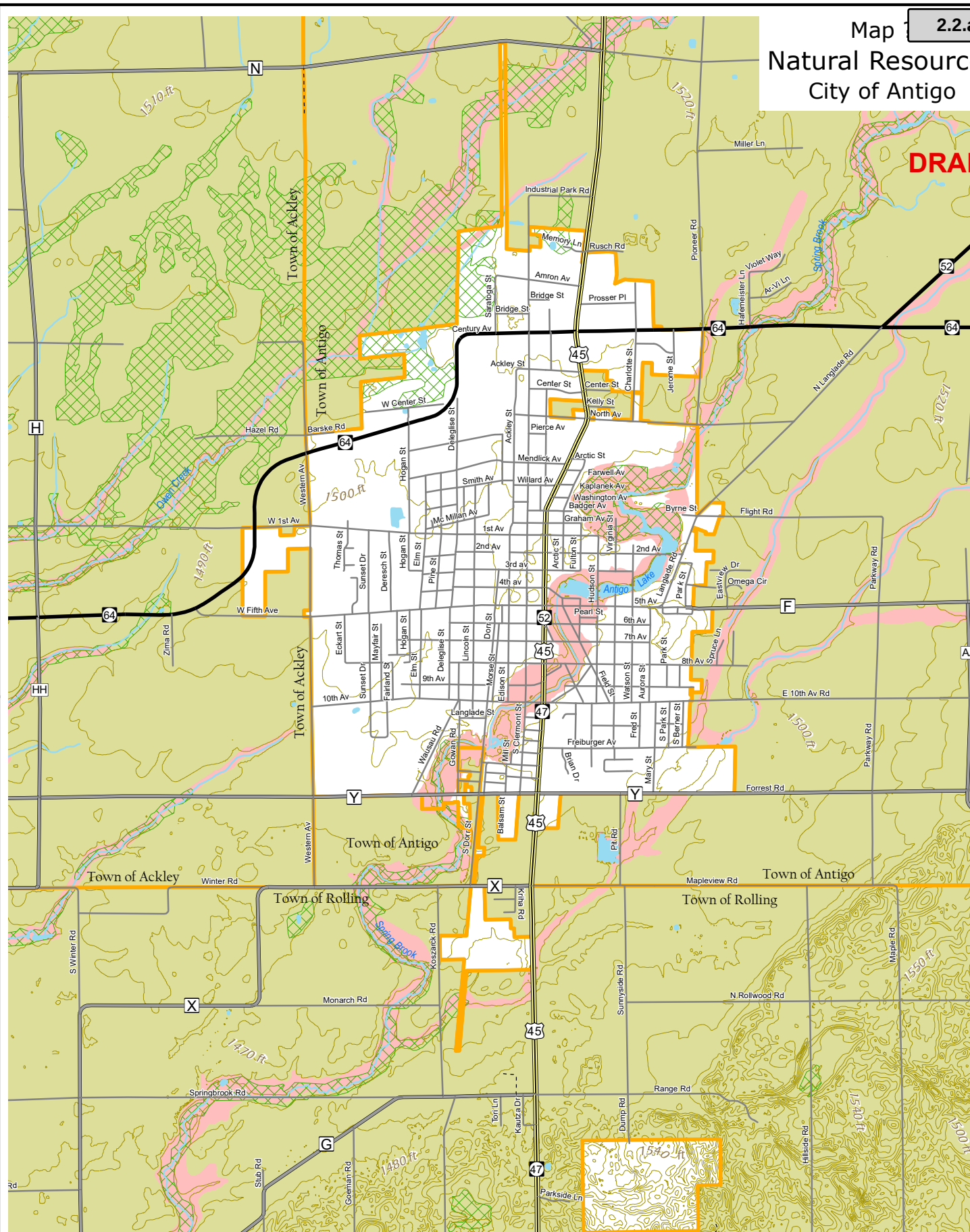
- [insert Utilities and Community Facilities Issues here]

Utilities and Community Facilities Goal

Utilities and Community Facilities Goal: The City of Antigo has adequate utility infrastructure and community facilities to meet existing and future market demand for residential, commercial, and industrial uses.

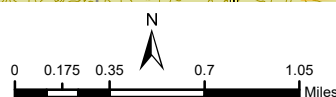
1. Maintain provision of services at a high level.
 - a. Perform annual budget evaluations on public service funding.
 - b. Continue to find methods of cost sharing, such as equipment sharing, with surrounding communities to increase the efficiency by which services are provided.
 - c. Maintain high quality sewer and water services within the City.
 - d. Periodically check water quality monitoring wells and develop a plan that identifies actions if contamination is discovered.
 - e. Ensure adequate fire and emergency service provision throughout the City.
 - f. Continue to work with telecommunications service providers to upgrade and expand access to high-speed data and communications services.
2. Plan utility and service extensions for future development.
 - a. Determine the most suitable locations for future development and analyze extension capabilities.
 - b. Explore developing an official map to site locations for infrastructure additions.
 - c. Continue to use the Capital Improvements Plan to establish goals, identify specific improvements, and attain funding.
 - d. Explore adopting policies that transfer user fees to the development of new projects.
3. Support and maintain existing community facilities.
 - a. Maintain the City Hall as a seat of local government and a community meeting hall.
 - b. Ensure the local park system is well maintained and meets the recreation needs of residents.
 - c. Support the Langlade County park system.
 - d. Explore expansion of local trails into a City-wide system to link existing parks and local community attractions.

Natural Resources City of Antigo



Attachment: City Plan 2nd meeting (1505 : Comprehensive Plan)

- Minor Civil Divisions
- US Highways
- State Highways
- County Highways
- Local Roads
- Private Roads
- Water
- Contours 10ft
- Wetlands
- Flood Plain



Source: WI DNR, NCWRPC, FEMA

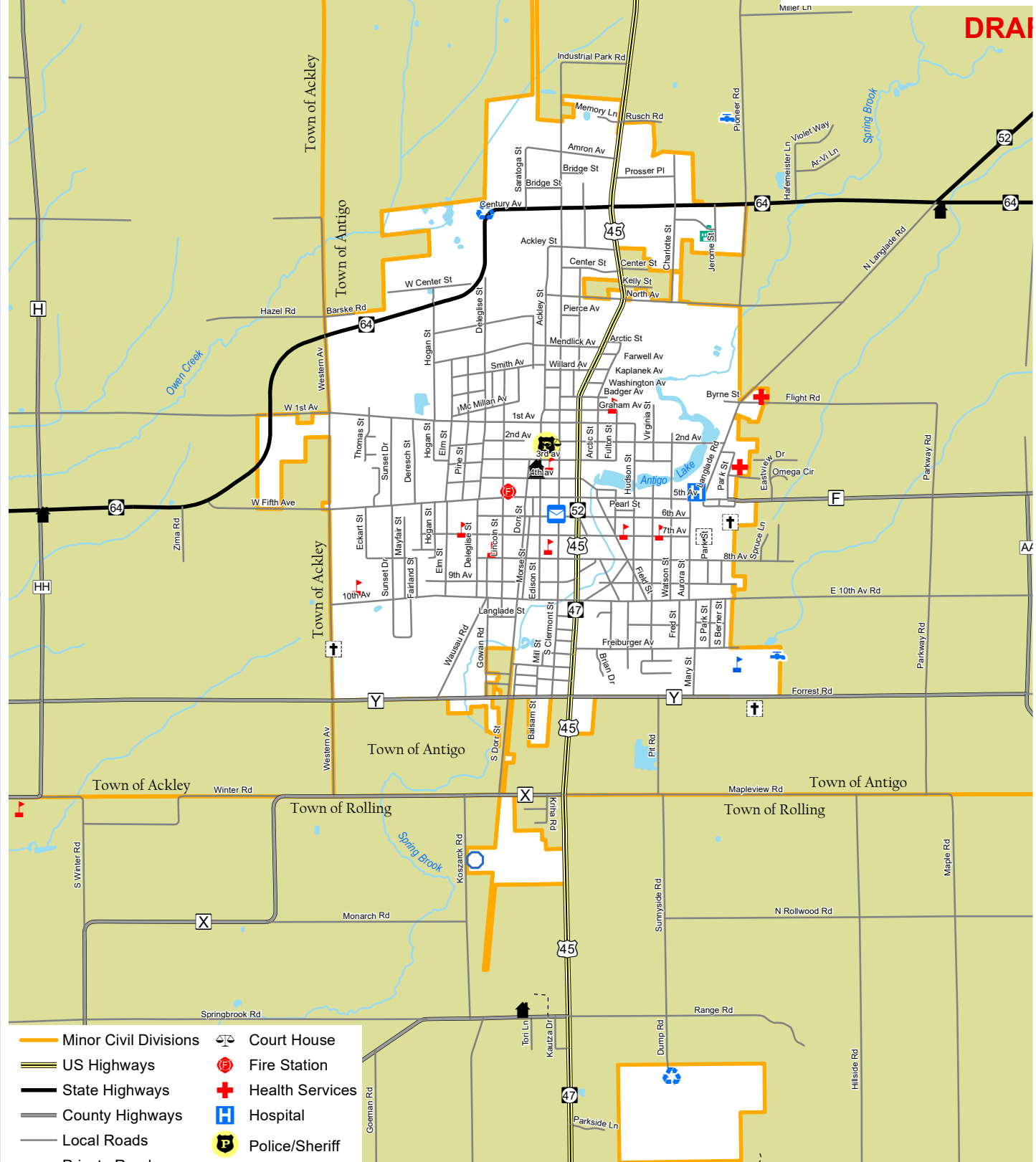
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North Central
Wisconsin Regional
Planning Commission

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Utilities and Community Facilities City of Antigo



DRAINAGE

Attachment: City Plan 2nd meeting (1505 : Comprehensive Plan)

- Minor Civil Divisions
- US Highways
- State Highways
- County Highways
- Local Roads
- Private Roads
- Water
- High Capacity Well
- Waste Water Treatment Plant
- Cemetery
- City Hall
- Court House
- Fire Station
- Health Services
- Hospital
- Police/Sheriff
- Post Office
- Ranger Station
- Recycling Center
- School
- Tech College
- Town Hall

0 0.175 0.35 0.7 1.05 Miles

Source: WI DNR, NCWRPC

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