

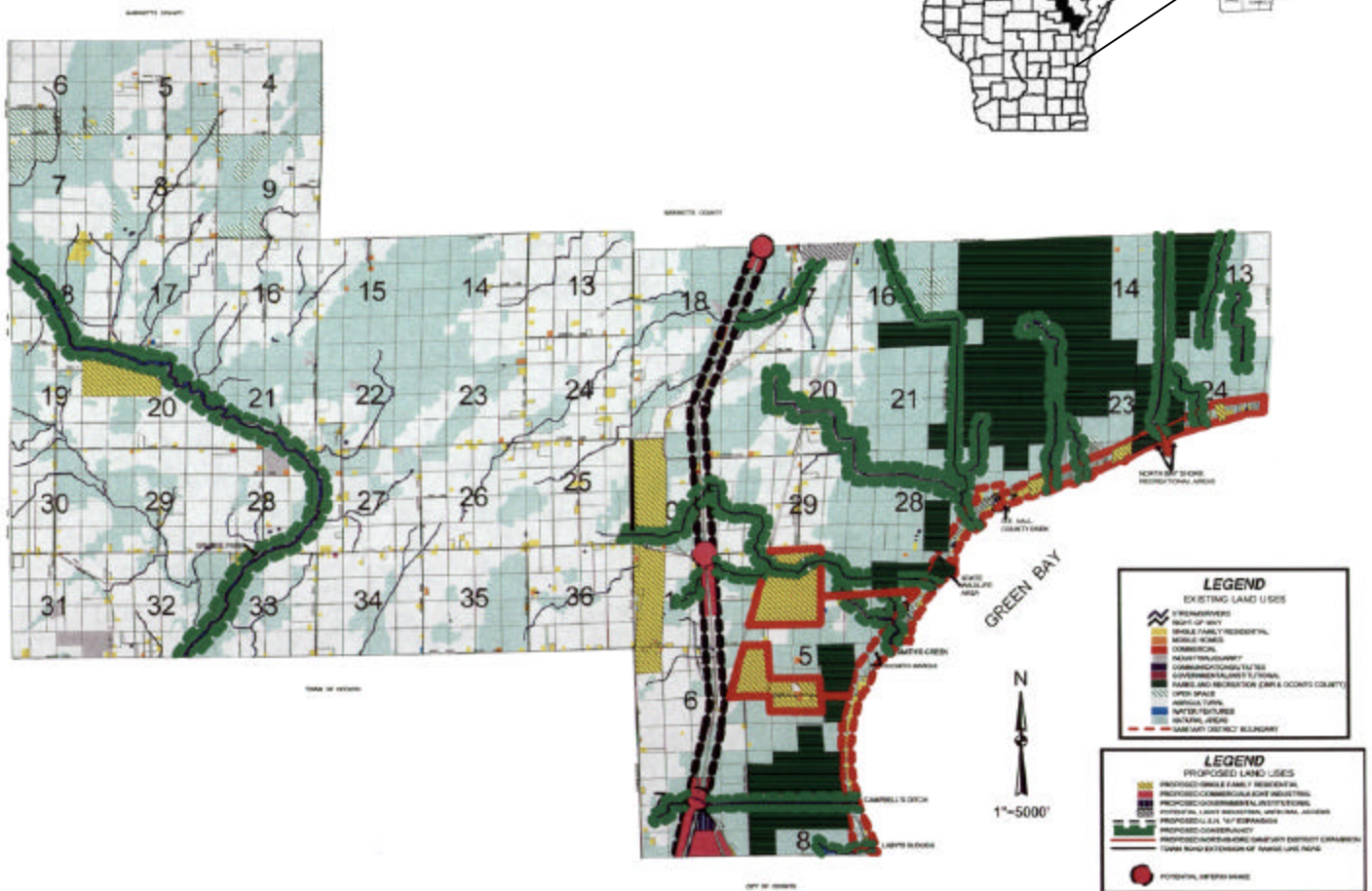
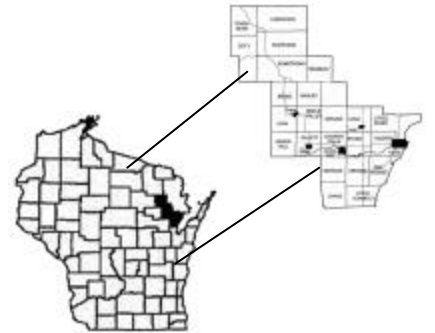
Town of Little River Comprehensive Plan

A Vision for 2020



OMNI
ASSOCIATES

Town of Little River 2020 Land Use Plan Oconto County, Wisconsin



The Little River Planning Process

Across the State of Wisconsin communities are developing Comprehensive "Smart Growth" Plans to ensure that they may continue to have a say in land use issues after 2010. The "Smart Growth" Law (1999 Wisconsin Act 9) defines comprehensive planning and establishes uniform content for a comprehensive plan around nine (9) required elements.

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

Working under the framework of the "Smart Growth" Law, the Town of Little River Plan Committee spent the last two years (1999 – 2001) developing the Comprehensive Plan. In addition, town residents have been actively involved in the planning process through a series of Saturday morning workshops, a community survey, and participation at the public hearing. Two intergovernmental meetings were also facilitated as part of the planning process.

The Town's Future Vision

The *Town of Little River Comprehensive Plan* was developed based on the vision expressed by town residents (through the community survey) and the direction of the Plan Committee.

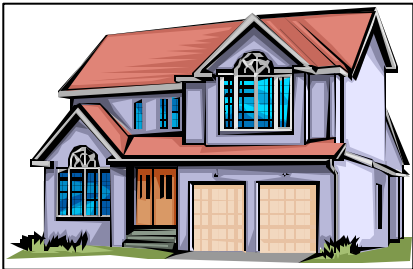
In the year 2020, the Town of Little River will have retained its rural atmosphere by encouraging an optimal mix of farming and residential development. Residents will enjoy the town's abundant recreational opportunities. Undeveloped, natural areas and wide-open scenic vistas will be an integral part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

The Nine Required Plan Elements

Issues & Opportunities

The issues and opportunities element includes background information about the town including basic demographic and economic characteristics and trends. This is also the portion of the plan where the overall vision is presented.

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



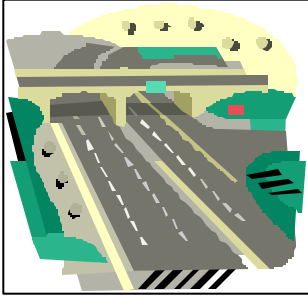
Housing

This element examines the adequacy of the existing housing supply to meet future demand along with the policies and programs needed to provide sustainable housing for all income and age levels.

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

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

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



Transportation

The transportation element identifies infrastructure needs and their relationship to county and state highways, the interstate system, local arterials, mass transit systems and airport master plans. Specifically, this element includes goals, objectives, policies and maps to guide the future development of various modes of transportation including highways, bicycles, walking trails, railroads, trucking and water transportation. The *Town of Little River Comprehensive Plan* places great emphasis on the impacts of the planned expansion of the USH 41 corridor and the USH 141 by-pass around the City of Lena.

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

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

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

Utilities & Community Facilities



This element identifies and evaluates existing utilities and community facilities serving the Town of Little River. Based on this inventory and assessment, the plan recommends improvements to ensure that services are adequate to meet local population demand over the 20-

year planning period.

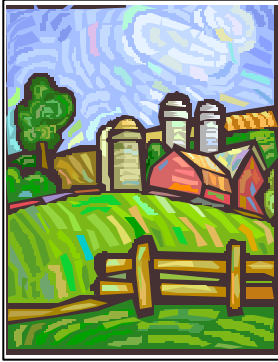
Utilities and community facilities include: water supply, sewers, recycling facilities, parks, telecommunication facilities, power plants, cemeteries, health care facilities, child care facilities, fire and rescue services, libraries, schools, and other government facilities.



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

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

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



Agricultural, Natural & Cultural Resources

Included in this all-encompassing element are the policies and programs for effective management of natural resources, cultural areas and sites requiring special environmental protection. Natural resources addressed in the plan include: groundwater, forests, productive agricultural areas, environmentally sensitive areas, stream corridors, wetlands, fish and wildlife habitat and mineral

resources.

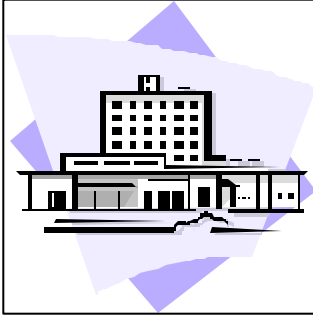
Given the strong farming tradition in the Town of Little River and the pride residents' share for the town's natural features, this element was of particular significance in the plan. The Land Use Plan Map reflects the priority of agricultural and natural resource protection through the designation of conservation areas and additional residential development areas.

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

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

GOAL: Protect stream banks and the Bay of Green Bay from harmful uses.





Economic Development

The economic development element provides a compilation of goals and objectives to promote business development opportunities, particularly near the City of Oconto and along the USH 41 corridor at designated interchanges. The *Town of Little River Comprehensive Plan* seeks to increase economic activity in the town to enhance the local tax base and provide quality employment opportunities to residents. The plan also strongly suggests that economic development opportunities exist in harmony with the town's natural setting to protect the environment and associated tourism opportunities it can provide.

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

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

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

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



Intergovernmental Cooperation

To address this element, the Town of Little River Plan Committee hosted two intergovernmental meetings. At each, representatives from the City of Oconto, Oconto County, Marquette County, neighboring towns, Bay-Lake Regional Planning Commission,

WisDOT, WDNR, and the local school districts were invited to attend and participate. At these meetings the plans of these other local agencies and governments were discussed in an attempt to coordinate the *Town of Little River Comprehensive Plan* with the goals and objectives of these other local, regional and state plans. The town also worked to identify potential conflicts and develop strategies to address conflicts that may occur in the future. These collective “meeting of the minds” provided a unique opportunity to discuss area growth, development, transportation, education, and other concerns.



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

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

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

Land Use



In order to prepare for challenges and opportunities over the next 20 years, the *Town of Little River Comprehensive Plan* Land Use Element describes, in detail, existing land use conditions, conflicts, zoning, and other pertinent land use issues. Furthermore, this element establishes goals and

supporting objectives based on the information gained from the other eight elements. The land use element concludes with two (2) Future Land Use Plan Maps (2010 and 2020). The Town Board and Planning Commission will use these maps to direct future development in the Town of Little River. The 2020 Land Use Plan Map is shown in the upper left corner of this poster.



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

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

Implementation

As the “how to” portion of the plan, the implementation chapter prescribes actions necessary to make the vision presented a reality. This is achieved through a series of specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, sign regulations and site plan regulations. Key recommendations provided in the plan include:

- Establish a Planning Commission to oversee plan implementation activities. This commission shall meet at least quarterly to consider zoning actions, planning updates, and implementation activities.
- Host a bi-annual summit to discuss common concerns and plans with neighboring units of government, state agencies, the county, and school districts to continue the efforts started in the intergovernmental element.
- Explore the possibility of jointly developing and maintaining roads with neighboring towns.
- Explore the possibility of expanded sewer service extensions along USH 41 with the City of Oconto as part of a boundary agreement.
- Adopt a subdivision ordinance, including conservation and cluster type developments, to maintain open spaces and scenic vistas within the town.

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

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

For Additional Information

If you would like additional information about the *Town of Little River Comprehensive Plan* or to obtain a copy, please contact Virginia Maul, Town Clerk at (920) 834-2989.

Acknowledgements

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

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