

TOWN OF STETTIN
ORDINANCE NO. 2010-1

RE: Adoption of Comprehensive Plan

The Town Board of the Town of Stettin, Marathon County, Wisconsin, do ordain as follows:

Section 1: Section 11.10, General Provisions, of the Stettin Municipal Code is hereby created to provide as follows:

11.10 ADOPTION OF COMPREHENSIVE PLAN.

- (1) **AUTHORITY.** Pursuant to Section 62.23(2) and (3) of the Wisconsin Statutes, the Town of Stettin is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.
- (2) **POLICY.** The Town Board of the Town of Stettin, Marathon County Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.
- (3) **PLAN COMMISSION RECOMMENDATION.** The plan commission of the Town of Stettin, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to Town Board the adoption of the document entitled "Comprehensive Plan of the Town of Stettin", containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.
- (4) **HEARING.** The Town has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.
- (5) **PLAN ADOPTION.** The Town Board of the Town of Stettin, Marathon County Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "Comprehensive Plan of the Town of Stettin", pursuant to section 66.1001(4) of the Wisconsin Statutes.

Section 3: All ordinances or parts of ordinances explicitly in conflict herewith are hereby repealed.

Section 4: If any part of this ordinance is for any reason found to be invalid or unconstitutional by reason of any decision by any court of competent jurisdiction, such decision shall not affect the validity of any other part of this ordinance.

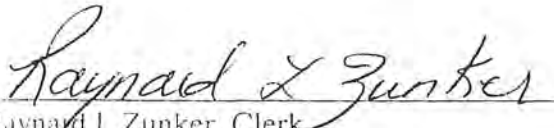
Section 5: This ordinance shall be in full force and effect upon passage and publication.

APPROVED:



Matt Wasmundt, Chairman

ATTEST:



Raynard L. Zunker, Clerk

Adopted: June 14, 2010
Approved: June 14, 2010
Published: June 26, 2010

RESOLUTION

RE: ADOPTION OF THE RECOMMENDED COMPREHENSIVE PLAN AS PREPARED BY THE TOWN OF STETTIN PLANNING COMMISSION

WHEREAS, the Town board of the Town of Stettin established a Planning Commission for the purposes of preparing a recommended Comprehensive Plan for the Town of Stettin; and

WHEREAS, numerous persons involved in local planning provided information at regular and special meetings called by the Town of Stettin Planning Commission; and

WHEREAS, members of the public were invited to make comments at said meetings, wherein the Comprehensive Plan herein adopted was reviewed and commented upon by members of the public; and

WHEREAS, the Town of Stettin Planning Commission has reviewed the recommended Comprehensive Plan at regular monthly meetings; and

WHEREAS, members of the public, adjacent and nearby local governmental units, and Marathon County will be given a 30-day review and comment period prior to the public hearing, which will be conducted by the Town Board for the Comprehensive Plan; and

WHEREAS after said public hearing, the Town Board will decide whether to adopt by ordinance the Comprehensive Plan; and

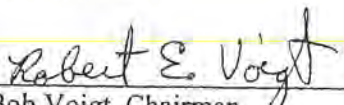
WHEREAS, the Comprehensive Plan may be used as the basis for, among other things, updating the zoning ordinance, accomplishing extra-territorial zoning, and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of the town of Stettin; and

WHEREAS, this Comprehensive Plan may from time to time be amended, extended, or added to in greater detail.

NOW, THEREFORE, BE IT RESOLVED, by the Town of Stettin Planning Commission that the recommended Comprehensive Plan is hereby adopted as a part of the Town of Stettin's Comprehensive Plan pursuant to s62.23 and s.66.0295, Wis. Stats. and that the Planning Commission recommends said Comprehensive Plan to the Town of Stettin for adoption by ordinance, after a 30-day public review and comment period and public hearing.

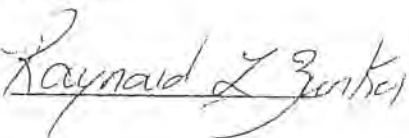
Dated this 20 day of April, 2010

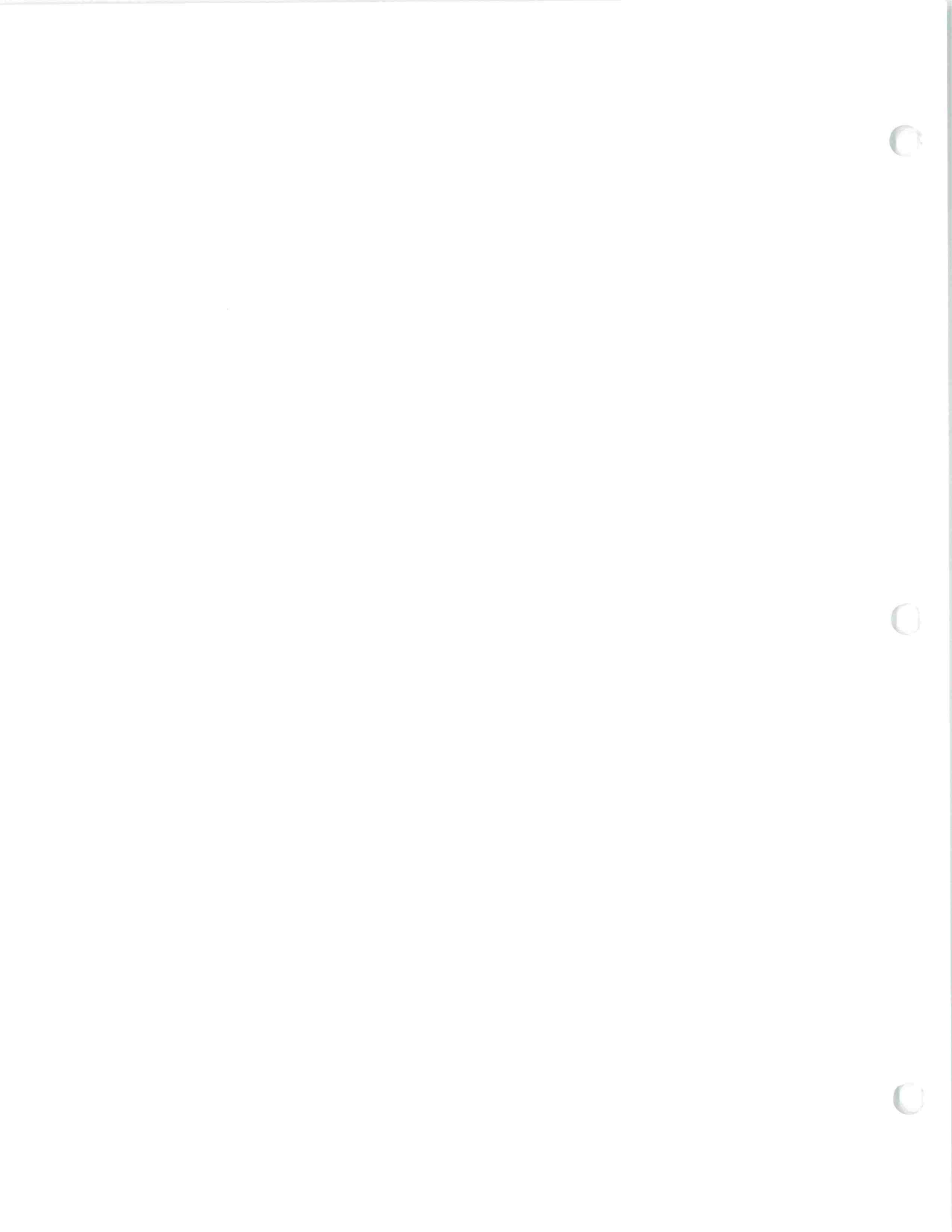
APPROVED:



Bob Voigt, Chairman
Town of Stettin Planning Commission

ATTEST:





On local roads, the Town reviews culvert installation to make sure it is done correctly.

Other Transportation Modes

Pedestrian – There are no public sidewalks in Stettin and pedestrians generally use road shoulders for walking.

Bicycle – There are no designated bicycle facilities in Stettin. However, there is a partial trail along 28th Avenue to the east of Menards that connects to a trail on CTR R, in the Town of Rib Mountain. Despite the lack of designated lanes, some roads, particularly Stettin Drive and Packer Drive, are experiencing increasing bicycle traffic.

The *Bicycle & Pedestrian Plan for the Non-Urbanized Area of Marathon County, Wisconsin*, 1996 identified suggested bicycle routes in Marathon County. These routes were based on traffic counts and condition of pavement. Formal action has not occurred to adopt these as designated bicycle routes. Figure 5-4 illustrates recreational trails in the vicinity.

Transit – There is no general public transit service in Stettin. Elderly, needy, and disabled transit service is provided throughout the County through North Central Health Care (NCHC). The services include semi-fixed routes that are scheduled, and demand services available with a 48-hour notice. Information and services are available by calling 848-4555.

Railroads – There are no rail lines in the Town of Stettin.

Airports – Area airports are shown on Figure 5-5 and described below.

- **Central Wisconsin Airport (CWA)** - The CWA is a joint venture of Marathon and Portage Counties. It is the only airport within Marathon County or neighboring counties that provides scheduled air passenger services. The CWA is located east of Mosinee and accessible via I-39.

The terminal has been modernized and highway access reconstructed to be more convenient. Since 1982 more than \$24,000,000 has been spent to keep the airport ready to serve the needs of the region. Service is provided through Mesaba/Northwest, United/United Feeder Service and Skyway/Midwest Express, offering 24 flights per day that connect through Minneapolis, Chicago, Detroit and Milwaukee. There are also nine air freight and express flights daily.

- **Wausau Municipal Airport** – The Wausau Municipal Airport, located in the City of Wausau, provides general aviation services and is fully equipped to receive large corporate jets, charters, and privately owned aircraft. Air charter, flight instruction, aircraft rental, scenic rides, as well as aviation line services such as refueling, transportation, lodging and catering are some of the services available.

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Future Land Use – The Town of Stettin Future Land Use map, shown in Figure 3-1 illustrates the anticipated future pattern of land uses. The map includes seven land use categories to guide where new residential and non-residential development would be encouraged to locate or where development would be discouraged. Descriptions of each land use category and the number of acres within each category are provided in Table 3-1. Figure 3-3 shows areas with development constraints due to environmental conditions such as wetlands and floodplains, or policy constraints such as restrictive zoning or other programs (i.e., Exclusive Agriculture, Forest Crop Law). Areas where existing development precludes additional development are also shown.

As shown by the acreage breakdown on Table 3-1, Transitional Agricultural land uses occupy the most land area in the Town and account for over 41 percent of the Town’s total land area. Land in the Transitional Residential category also covers a fairly large amount of acreage, representing over 32 percent of the total land area. The Residential category represents over 13 percent of the total land area. Approximately 6 percent of the land area is designated for Commercial or Industrial land uses. Most of these areas are located along major roads or intersections, including the area around the STH 29/107 interchange and along the STH 29 corridor.

Table 3-1: Future Land Use

Land Cover	Description	Acres	% Total
Residential	Primarily for single family residential development, permitting under certain circumstances facilities such as churches, schools, playgrounds, parks and appropriate institutions, with the intent of protecting the residential character of neighborhoods against non-compatible uses.	3007.7	13
Transitional Residential	Serves as a bridge between rural zones and residential planned areas. It encourages development of neighborhoods and rural compounds that set aside natural vistas and landscape features for permanent conservation. These areas are primarily residential in nature, although can include farms, sub divisions, low intensity offices and light commercial.	7595	32
Transitional Agricultural	Recognized as functioning agricultural areas. However, in the future these areas may be suitable for development, responding to economic trends and housing demands. These areas provide existing agricultural properties the ability to continue their present agricultural uses along with flexibility to respond to future land use changes.	9717	41
Commercial	Establishes a range of commercial and light industrial establishments. It may include retail and personal service activities that cater to frequently recurring needs, as well as manufacturing and industrial operation that would not be detrimental to surrounding areas.	1139	5
Industrial	Intended for any manufacturing or industrial operation which, on the basis of actual physical and operational characteristics would not be detrimental to the surrounding area or the town.	184	1
Recreational	Serves to accommodate recreational oriented activities such as: Public and private parks, trails, ball fields, golf courses, playgrounds, camp grounds, etc.	918	4
Transportation	Town Roads, Highways, etc.		
Total		23,470	100%

Source: Future Land Use map, 2010

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Land Needs – Projections of future population and employment growth in Stettin are provided in the *Conditions and Issues* report and are based on projections compiled by the North Central Wisconsin Regional Planning Commission and Marathon County. These were used to estimate the amount of land needed to accommodate future residential and non-residential development over the next 25 years. Acreage projections were based on assumptions about density of houses per acre and employees per acre.

It is estimated over the next 25 years, 117 acres will be needed to accommodate future residential development and 59 acres are needed for future non-residential development. It is noted that since the 2000 Census, growth has occurred at a higher rate than projections might indicate. Data provided in the *Conditions and Issues* report estimate that there are currently about 18,446 acres of land that could be developed within the existing Town borders. However some of this acreage could have environmental or other constraints that limit development potential.

Table 3-2 indicates estimated acreage in land use categories with land considered “developable”. For purposes of this acreage breakdown, the 2000 acreage was taken from the Existing Land Use Map (Figure 4-1) in the *Issues and Conditions* report. “Residential” includes land designated for Single Family and Multiple Family Residential land uses, “Commercial” includes land designated for Commercial Service land uses, “Industrial” includes land designated for Industrial, and Quarry land uses, and “Agricultural” includes land designated as Cropland, Specialty Crops, Other Agriculture, Barren, or Woodlands.

The estimated increase in acreage needed for new growth is assumed to occur evenly over the next 25 years, with Residential

acreage increasing by about 20 acres every 5 years, Commercial acreage increasing by about 5 acres every 5 years, and Industrial acreage increasing by about 5 acres every 5 years. It is also assumed that Agricultural acreage will decrease proportionate to the increase in Residential, Commercial, and Industrial acreage, as land is developed and converted from Agricultural land uses. Thus, the amount of land in Agricultural land use will decrease by 30 acres every 5 years.

Table 3-2: Acreage Projections, 2000-2030

	Estimated Total Acreage					
	2000	2005	2010	2015	2020	2030
Agricultural	17,955	17,925	17,895	17,865	17,835	17,775
Residential	1,209	1,229	1,249	1,269	1,289	1,329
Commercial	114	119	124	129	134	144
Industrial	77	196	201	206	221	231

Source: Acreage based on estimates compiled by NCRPC, 2003 and Marathon County.

Comparing the estimated acreage needed shown in Table 3-2 and the acreage allotted on the Figure 3-1, Future Land Use Map, it appears sufficient acreage to meet estimated demand for new residential, commercial, and industrial development has been provided in the appropriate land use categories.

Consistency between Land Use and Zoning – Land use and zoning designations are related, but not necessarily identical. Land use categories tend to be fairly general whereas zoning districts regulate specific land uses and development requirements. Because the land use categories are general it is common for more than one zoning district to correspond to each land use category. It is also possible that some zoning districts might be consistent with more than one land use designation.

Town of Stettin

Comprehensive Plan

Conditions and Issues

April 2010

Town of Stettin Conditions and Issues

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List of Acronyms

303 (d) list—waters designated as “impaired” under section 303 (d) of the U.S. Clean Water Act.

AADT—Annual Average Daily Traffic

AHI—Architecture & History Inventory (a database of the Wisconsin Historical Society).

BMPs—Best Management Practices (as determined by the Town of Stettin)

CCR&R—Child Care Resource and Referral Network

CDBG—Community Development Block Grant

CES—Cropland Evaluation System (Marathon County)

CIP—Capital Improvement Program

Comm 83—Chapter 83 of the Wisconsin Administrative Code under the Department of Commerce, setting standards for regulation of private sewage systems.

CRP—Conservation Reserve Program

CTH—County Trunk Highway

CWA—Central Wisconsin Airport

DCPZ—Department of Conservation, Planning and Zoning (Marathon County)

DWD—Department of Workforce Development

EMS—Emergency Medical Services

ERW—Exceptional Resource Waters, a designation by the Wisconsin Department of Natural Resources.

FCL—Forest Crop Law

FEMA—Federal Emergency Management Agency

FIRM—Flood Insurance Rate Maps

HOME—Home Investment Partnerships Program

HUD—U.S. Department of Housing and Urban Development

LHOG—Local Housing Organization Grant

LWRMP—Land and Water Resource Management Plan (Marathon County)

MFL—Managed Forest Law

MPO—Wausau Area Metropolitan Planning Organization

NCHC—North Central Health Care

NCWRPC—North Central Wisconsin Regional Planning Commission

NRHP—National Register of Historic Places

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NTC—Northcentral Technical College

ORW—Outstanding Resource Waters, a designation under the U.S. Clean Water Act.

PASER—Pavement Surface Evaluation Rating

PMP—Pavement Management Plan

SHPO—State Historic Preservation Office

STF Data—Summary Tape File, referring to data files of the 2000 U.S. Census.

STH—State Trunk Highway

TDP—Transit Development Plan (Wausau Area Transit System)

TIF—Tax Incremental Financing

TIP—Transportation Improvement Program (Marathon County)

USDA—United States Department of Agriculture

USH—U.S. Highway

UW-MC—University of Wisconsin—Marathon County

WATS—Wausau Area Transit System

WDA—Wisconsin Department of Agriculture

WDNR—Wisconsin Department of Natural Resources

WDOA—Wisconsin Department of Administration

WDOT—Wisconsin Department of Transportation

WHEDA—Wisconsin Housing and Economic Development Authority

WISLR—Wisconsin Information System for Local Roads

WPS—Wisconsin Public Service Corporation

1. Introduction and Summary

The Town of Stettin Conditions and Issues Report documents existing conditions in the Town and identifies primary issues or concerns the Town may need to address in the future. It includes information on the Town's demographics, natural resources, land use, transportation, utilities, housing, cultural resources, community facilities, parks, economic development, and intergovernmental cooperation. This report provides a backdrop for the development of the final plan, which will outline policies and actions the Town can take to address identified issues and guide future growth in Stettin. Some key findings include:

- The Town of Stettin is located in the north central part of Marathon County, west of the City of Wausau. Over the past 30 years the population has declined significantly (48%), mostly due to annexation into the City of Wausau.
- The landscape of the Town consists of a mix of rural and suburban character. The southeast portion of the Town, particularly in the "pan handle" area that extends east of 72nd Avenue, is fairly developed and suburban in character. Much of the rest of the Town has remained fairly agricultural with scattered low-density residential uses.
- Stettin has its own zoning and recently updated its zoning and subdivision ordinances. The new codes allow for development of conservation or cluster-type subdivisions, which is a tool the Town is interested in using to retain its natural and rural character.

- Town roads are generally in good repair and most local roads are paved. Stettin has a Capital Improvement Program (CIP) for scheduling road maintenance and improvements.
- Residents and businesses in Stettin use private septic systems for on-site wastewater treatment.
- Housing in the Town consists primarily of single-family, detached residences. The median value of single-family homes in Stettin in 2000 was \$132,900, which was significantly higher than average values for the County or State.
- While County and State park facilities are readily accessible there are no local parks in Stettin. Demand for local parks and playgrounds might increase as more residential development occurs.
- Agriculture remains important to the economy of Stettin, but commercial and manufacturing businesses are growing in importance. In addition, many Stettin residents commute to jobs in Wausau and other metro area communities.
- Annexation and the resulting loss of tax base and population is an ongoing threat to Stettin and will continue to be a primary intergovernmental concern.

2. Demographics

This analysis is intended to describe the existing demographics of the Town of Stettin and identify the major demographic trends impacting Stettin over the next few decades. Demographic data for both Marathon County and the State of Wisconsin are also listed for comparison.

Population and Households

Historical Trends

Over the past 30 years, the population of the Town of Stettin has declined by 48 percent. This is largely due to annexation of land into the City of Wausau, particularly between 1980 and 1990. As shown on Table 2-1, during the same period population increased in both Marathon County (29%) and the State (21%). The lack of change in population reported between the 1990 and 2000 Census is likely the result of population growth being off-set by loss through annexation.

The decline in total households over the past 30 years was similar to the decline in population; again, mostly the result of annexation. As with the County and the State, household size in the Town is decreasing, which reflects the national trend toward more households comprised of singles, couples without children, and widows or widowers.

Table 2-1: Demographic Change, 1970-2000

	1970	1980	1990	2000	% change 1970 to 2000	% change 1990 to 2000
Total Population						
Stettin	4,199	4,436	2,191	2,191	-48%	0%
County	97,457	111,270	115,400	125,834	+29%	+9%
State	4,417,821	4,705,767	4,891,769	5,363,675	+21%	+10%
Total Households						
Stettin	1,278	1,661	772	805	-37%	+4%
County	29,771	37,865	41,534	47,402	+59%	+14%
State	1,328,804	1,652,261	1,822,118	2,084,544	+57%	+14%
Average Household Size						
Stettin	3.29	2.67	2.82	2.72	-17%	4%
County	3.27	2.90	2.75	2.60	-20%	-5%
State	3.22	2.35	2.68	2.50	-22%	-7%

Source: Wisconsin Department of Administration

The population of Marathon County grew from 115,400 in 1990 to 125,834 in 2000, an increase of 9 percent compared to a 10 percent increase in the State and 8.7 percent in the U.S. The most recent estimates (Wisconsin Department of Administration [WDOA], Demographic Services, 2002) show an annual growth rate of 0.7 percent in all three jurisdictions. Population growth in Marathon County has been concentrated in the urbanized area surrounding Wausau.

Table 2-2 illustrates the distribution of population by age group. In Stettin, the age groups with the most population include those between 35-54 years old, with the median age being 40.3 years. The median age and distribution of population across age groups in Stettin is slightly older than that of the County and State.

Table 2-2: Population by Age Group, 2000

Age Group	Percent of Population		
	Stettin	County	State
Under 5 years	5.1	6.4	6.4
5 to 9 years	7.8	7.5	7.1
10 to 14 years	7.3	8.0	7.5
15 to 19 years	7.2	7.7	7.6
20 to 24 years	4.7	5.4	6.7
25 to 34 years	9.4	13.0	13.2
35 to 44 years	16.6	16.5	16.3
45 to 54 years	17.1	13.9	13.7
55 to 59 years	8.0	4.8	4.7
60 to 64 years	5.0	3.8	3.8
65 to 74 years	6.9	6.4	6.6
75 to 84 years	4.3	4.8	4.7
85 years and over	--	1.7	1.8
Median Age	40.3	36.3	36.0

Source: Wisconsin Department of Administration, 2000

Population Forecasts

Table 2-3 shows population projections for Stettin completed in 5-year increments between 2000 and 2030. Projections were computed by the North Central Wisconsin Regional Planning Commission (NCWRPC) and are based on a historical growth rate between 1980 and 2000.

These projections assume a moderate rate of growth, resulting in a population increase of 307, or 14 percent between 2000 and 2030. This is slightly higher than the County increase of 13 percent. However, these estimates do not factor in potential annexations and resulting loss of population.

Table 2-3: Population Projections, 2000-2030

	Total Population by Year						
	2000	2005	2010	2015	2020	2025	2030
Stettin	2,191	2,242	2,293	2,344	2,396	2,447	2,498
County	125,834	128,632	131,430	134,217	137,022	139,820	142,618

Source: Marathon County 2030 Population and Employment Projections Methodology Report, NCWRPC, 2003

Table 2-3a shows population projections completed by the WDOA, Demographic Services Center. The WDOA population projections are recognized as Wisconsin’s official population projections in accordance with Wisconsin Statute 16.96. These projections are based on the same historical time period as those developed by NCWRPC, however more recent years carry a greater weight in the WDOA’s projected populations. Additionally, the WDOA projections are based on the historical population trends of individual communities, whereas the NCWRPC projections are based on trends in the planning sub-areas.

The NCWRPC projections provide a baseline to determine trends in the sub-area. They are useful in identifying future population beyond the borders of individual communities. The WDOA projections are more useful at the local municipality level.

Table 2-3a: WDOA Population Projections, 2000-2030

	Total Population by Year						% change
	2000	2005	2010	2015	2020	2025	
Stettin	2,191	2,162	2,155	2,150	2,147	2,144	2,189
County	125,834	130,242	134,504	138,836	143,308	147,112	150,255
							+19%

Source: Wisconsin Department of Administration
2030 numbers projected from 2025 DOA estimates based on countywide growth rate rates

Household Forecasts

Like population, household projections were completed in 5-year increments between 2000 and 2030 and are shown in Table 2-4. The number of households was calculated by dividing the average persons per household into the total population for each 5-year increment shown in Table 2-3. As shown on Table 2-1, the average persons-per-household in Stettin was estimated to be 2.72 in 2000. Persons-per-household for the County was calculated to be 2.59 based on the average persons-per-household for all five planning sub-areas.

Assuming a moderate rate of growth, the number of households is estimated to increase by 112, or 14 percent between 2000 and 2030. This is slightly higher than the County increase of 13 percent.

Table 2-4: Household Projections – 2000-2030

	Total Households by Year						% change
	2000	2005	2010	2015	2020	2025	
Stettin	806	824	843	872	881	900	+14
County	48,585	49,665	50,745	51,821	52,904	53,985	+13

Source: Derived from data in Marathon County 2030 Population and Employment Projections Methodology Report, NCWRPC, 2003

Like the population projections, household projections were also calculated using both NCWRPC and WDOA data. The same methodology used to calculate household projections based on NCWRPC data was used in Table 2-4a and is based on the average persons-per-household in 2000, as noted above. Table 2-4a includes household projections based on population projections completed by the WDOA shown in Table 2-3a.

Table 2-4a: WDOA Household Projections, 2000-2030

	Total Households by Year						% change
	2000	2005	2010	2015	2020	2025	
Stettin	805	808	825	838	849	858	+1%
County	47,702	50,109	52,902	55,589	58,181	60,283	+30%

Source: Wisconsin Department of Administration (2030 numbers projected from 2025 WDOA estimates based on countywide growth rate rates)

Education and Income Levels

According to 2000 Census data, 88.3 percent of Town residents have a high school education or higher (see Table 2-5), which is higher than the County (83.8 %) and the State (85.1 %). In Stettin 21 percent of residents have a bachelor’s degree or higher, which is higher than the number in the County (18.3%) but slightly lower than the State (22.4 %).

**Table 2-5: Educational Attainment, 2000
(population age 25 and over)**

Educational Attainment	Stettin		County		State Percent
	Number	Percent	Percent	Percent	
Less than 9th Grade	113	7.0	8.2	5.4	
9th to 12th Grade, No Diploma	77	4.7	8.0	9.6	
High School Graduate	647	39.8	38.0	34.6	
Some College, No Degree	191	11.8	18.3	20.6	
Associates Degree	256	15.8	9.2	7.5	
Bachelor's Degree	252	15.5	12.6	15.3	
Graduate or Professional Degree	89	5.5	5.7	7.2	
Percent high school graduate or higher		88.3	83.8	85.1	
Percent bachelor's degree or higher		21.0	18.3	22.4	

Source: Wisconsin Department of Administration, 2000

As shown on Table 2-6, the median household income of Stettin residents was \$60,221 in 2000. This compares significantly higher than both Marathon County with a median of \$45,165 and the State overall at \$43,791. Likewise, income distribution among all income levels is higher than levels observed County- and statewide.

Table 2-6: Household Income Levels, 2000

Income Level	Stettin		County		State Percent
	Number	Percent	Percent	Percent	
Less than \$10,000	23	3.1	5.9	7.1	
\$10,000 - \$14,999	12	1.6	5.4	5.8	
\$15,000 - \$24,999	45	6.1	12.3	12.7	
\$25,000 - \$34,999	64	8.7	13.1	13.2	
\$35,000 - \$49,999	104	14.1	19.4	18.1	
\$50,000 - \$74,999	213	28.9	25.2	22.7	
\$75,000 - \$99,999	146	19.8	10.5	10.9	
\$100,000 - \$149,000	65	8.8	5.4	6.4	
\$150,000 - \$199,999	22	3.0	1.3	1.5	
\$200,000 or More	43	5.8	1.6	1.5	
Total Households	737	100.0	100.0	100.0	
Median Household Income	\$60,221	-	\$45,165	\$43,791	

Source: Wisconsin Department of Administration, 2000

Employment Characteristics

Table 2-7 illustrates the breakdown, by occupation, of the employed population of Stettin in 2000. The “employed population” is defined as people living in the Town who are 16 years and older. In 2000, Stettin had an employed population of 1,172. Most Stettin residents were employed in sales and office, and management, professional and related occupations. It is likely that many residents commute to jobs in the Wausau metro area outside of Stettin.

Table 2-7: Occupation by Sector, 2000

Sector	Number	Percent
Management, professional, and related occupations	323	27.6
Service occupations	142	12.1
Sales and office occupations	406	34.6
Farming, fishing, and forestry occupations	--	--
Construction, extraction, and maintenance occupations	102	8.7
Production, transportation, and material moving occupations	199	17.0
Total Employed Population	1,172	100

Source: Wisconsin Department of Administration

The North Central Wisconsin Regional Planning Commission (NCWRPC) computed employment projections, based on the assumption that historical growth rates would continue through 2030. These projections are shown in Table 2-8, however they do not reflect the pending loss of Kmart and Menards. If accurate

information on jobs lost can be obtained, the projections will be amended.

By the year 2030, it is estimated that Stettin will provide employment to about 2,137 workers. This represents an employment increase of 425 or 25 percent assuming a moderate growth rate based on the rate of change in employment between 1990 and 2000 for non-farm employment. However, the NCWRPC projections do not factor in annexation, which could result in eventual loss of some employment gains. For the County overall, an employment increase of 25.8% is projected.

Table 2-8: Employment Projections – 2000-2030

	Total Employment by Year						
	2000	2005	2010	2015	2020	2025	2030
Stettin	1,712	1,790	1,860	1,929	1,998	2,068	2,137
County	72,508	75,625	78,742	81,859	84,976	88,093	91,210

Source: Marathon County 2030 Population and Employment Projections Methodology Report, NCWRPC, 2003

Demographic Trends

- Over the past 30 years, Stettin has experienced a significant loss of population (-48%) and households (-37%). Most of the losses are due to annexations into the City of Wausau.
- The population of Stettin is slightly older, on average than the general population of the County or State, with a median age of 40.3 years compared to 36.3 and 36.0 for the County and State, respectively.

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- Stettin has a fairly high percent (88.3%) of residents with high school diplomas or higher, compared to 83.8 percent for the County, and 85.1 percent for the State.
- The median household income in Stettin was \$60,221 in 2000, which was significantly higher than median incomes in the County (\$45,165) or State (\$43,791).
- Both population and employment are expected to grow at a moderate rate between 2000 and 2030. However, growth will continue to be off-set by loss of population and employment through annexation. A significant pending employment loss is anticipated with the demolition of Menards Plaza in conjunction with reconstruction of the US 51/STH 29 interchange.

Issues

- **Loss of Population through Annexation** – Over the past two decades, Stettin has lost about half its population through annexation into the City of Wausau. This has resulted in a loss of population and tax base in the Township.

3. Natural Resources

Because natural resource features do not follow geo-political boundaries, it is important to consider their patterns and inter-relationships on a broader scale. In addition, many of the programs for protecting or mitigating impacts to natural resources are administered at the County, State or Federal level. Thus, an overview of recent countywide natural resource planning efforts is described below, followed by a description of local natural resource conditions. Of particular interest are geographic areas of the landscape encompassing valued natural resources features grouped below by resource type, including water, soil and biological resources.

Recent Planning Efforts Related to Natural Resources

In the last decade, several plans were prepared by the County specifically 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. In addition to the plans listed below, Marathon County and several local communities have adopted park and outdoor recreation plans that discuss natural resource based recreational facilities and protection strategies. These are described in more detail in the Parks section.

- **Marathon County Land and Water Resource Management Plan (LWRMP)** - In 2001, Marathon County adopted a LWRMP in accordance with Wisconsin Statutes (Wisconsin Act 27, Chapter 92.10). This plan was updated in

2005. The primary intent of this plan is to identify a vision for natural resource management in Marathon County and outline strategies to protect the quality and quantity of soil and water resources. Marathon County encompasses portions of 22 watersheds. The Wisconsin Department of Natural Resources (WDNR) has ranked these watersheds according to water pollution impacts and designated five as "priority" watersheds to receive special planning and funding through the voluntary, State-funded Priority Watershed Program. The County's Land Conservation Department works with the WDNR to implement the program. Program funding is used to hire staff to assist in developing management plans for each watershed and to provide cost sharing to landowners for implementation of "best management practices" (BMPs) to achieve the program objectives.

- **Marathon County 2001 Groundwater Protection Guide** – This guide is an extension of the efforts established with adoption of the Marathon County Groundwater Plan in 1988. It is intended to guide local and County officials in setting policy. It also serves as a resource of information about groundwater and other natural resources and recommends strategies to address issues related to groundwater protection.
- **Marathon County Forest Ten-Year Comprehensive Land Use Plan, 2006-2021** – This plan includes recommendations to guide management of forest land in Marathon County in accordance with the County Forestry Department's mission to manage and protect the County forest on a sustainable basis for ecological, economic, educational, recreational, and research needs of present and future generations. It provides substantial information on existing

forest resources and as well as information regarding the roles of the various agencies and regulatory framework related to forest management. This plan was updated in 2006 and will cover a 15-year time frame.

Water Resources

Marathon 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. Outstanding Resource Waters (ORW) and Exceptional Resource Waters (ERW) designations are derived from an amendment to the U.S. Clean Water Act, which directed states to identify waters that were largely unaffected by pollution and should remain that way. States were required to develop “anti-degradation” policies to protect these waters from pollution. As a result, wastewater entering an ORW must be as clean as the water in the “outstanding” water body. The anti-degradation policies only apply to point sources of pollution, such as an industrial discharge pipe. However, Wisconsin has other programs in place to control non-point source pollution, such as animal waste and pesticides in farm runoff, urban runoff, and failing septic systems.

The Wisconsin Natural Resources Board also wanted to extend higher levels of protection to top trout waters. As such, the WDNR established a second category of waterways to be protected under the anti-degradation policy; these are the “Exceptional Resource Waters”. Wastewater entering ERW’s must meet minimum clean water standards, although higher standards are encouraged where feasible. There are no designated ORW or ERW in the Town of Stettin.

Water resources that have been significantly degraded are identified as “impaired waters”. Four of the 22 watersheds in Marathon County have been identified as “impaired waters” on the “303 (d) list” of the U.S. Clean Water Act. The list identifies waters that do not meet current water quality standards and merit water quality improvement and protection. There are no “impaired” watersheds in the Town of Stettin. However, a resource management plan is currently being prepared for the Lower Big Rib River watershed as part of the Priority Watershed Program, a State-funded, voluntary program administered by the County. The County’s resource management planning efforts are described in more detail in the *Marathon County Land and Water Resource Management Plan* (2001).

Streams/Rivers – As shown on Figure 3-1, the Little Rib River flows through the northeast corner of Stettin and the Big Rib River meanders along the southern border of the Town. There are numerous small creeks and tributaries located throughout the Town.

Floodplain - Floodplains consist of land likely to be covered by floodwater during the regional (100-year) flood. Floodplain areas are based on information compiled by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Maps (FIRM). The floodplain includes the floodway and the flood fringe. Most areas in the 100-year floodplain are associated with the Little Rib River and Big Rib River as shown on Figure 3-1.

Wetlands – Wetlands in Wisconsin were defined by the State Legislature in 1978 as: “*an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic*

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or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions."

Programs in three levels of government - local, State and Federal - regulate activities in wetlands. There are dozens of wetland types in Wisconsin, characterized by vegetation, soil type and degree of saturation or water cover. Some of the more prominent wetland types are:

- **Aquatic Bed** wetlands contain plants growing entirely on or in a water body no deeper than 6'. Plants may include pondweed, duckweed, lotus and water lilies.
- **Marshes** are characterized by standing water and dominated by cattails, bulrushes, pickerel-weed, lake sedges and/or giant bur-reed
- **Sedge or "Wet" Meadows** wetlands may have saturated soils, rather than standing water, more often than not. Sedges, grasses and reeds are dominant, but look also for blue flag iris, marsh milkweed, sneezeweed, mint and several species of goldenrod and aster.
- **Scrub/Shrub** wetlands include bogs and alder thickets and are characterized by woody shrubs and small trees such as tag alder, bog birch, willow and dogwood.
- **Forested** wetlands include bogs and forested floodplain complexes. They are characterized by trees 20 feet or more in height such as tamarack, white cedar, black spruce, elm, black ash, green ash and silver maple.

Most wetlands in Stettin are associated with rivers and creeks as shown on Figure 3-2. Wetland types include forested, scrub/shrub, and emergent/wet meadow.

Groundwater – As shown on Figure 3-3, depth to groundwater varies from shallow to moderately deep and groundwater supply is limited in certain areas. High bedrock in some areas can limit access to groundwater. Figure 3-4 indicates depth to bedrock.

Soil Resources

Soil Types – As shown on Figure 3-5, the majority of soils in Stettin are in the Fenwood-Rietbrock-Rozellville association. Chetek-Rosholt-Oesterle soils are located along the Little Rib River and Mahtomedi-Fordum-Sturgeon soils are located along the Big Rib River.

Susceptibility for soil erosion is similar to the average soil loss experienced by Marathon County as a whole and is not a major concern. However, areas along the Little and Big Rib Rivers are susceptible to erosion during periods of high water. There are no dams or flood control devices on these rivers to control water flows and the rivers meander naturally.

Prime Farm Soils - Areas most suitable for agricultural production, with minimal limitations and requiring minimal inputs for successful production have been identified as "prime farm lands" by the United States Department of Agriculture (USDA). The USDA further defines prime farmlands into land capability classes. Land Capability Classification (LCC) is a system of grouping soils primarily on the basis of their capability to produce common cultivated crops and pasture plants without deteriorating

over a long period of time. Prime farm lands in Marathon County have been classified into the USDA Land Capability Class II.

Figure 3-6 illustrates soils in Stettin that have been identified as prime farm soils according to the USDA. Group 1 soils represent the best farmland in Marathon County and Group 2 soils, while also very good, have some restrictions due to poor soil drainage. It should be noted that not all prime farm soils are used for farming; some have been developed with residential or other uses. The “prime farm soils” designation simply indicates that these soils are good productive farmland.

Steep Slopes – Steep slopes are defined as slopes with gradients over 12 percent. Figure 3-7 illustrates where steep slopes exist and separates them into two categories. Category D includes areas with slopes between 12 and 20 percent. Category E includes areas where slopes are all greater than 15 percent.

There are a few areas with steep slopes in Stettin, mostly along creeks or rivers. There are also steep slopes in the eastern end of the “panhandle” where residential subdivision have been developed. Generally, development is restricted or prohibited on steep slopes.

Non-Metallic Mining - There are about 400 operating or abandoned sand, gravel, decomposed (“rotten”) granite and stone excavation sites in Marathon County. In 1989 the County adopted a Non-metallic Mining Ordinance that requires reclamation of these sites to a purposeful and acceptable landscape appearance and use. The program is administered by the Marathon County Conservation, Planning and Zoning Department and includes incentives to reclaim abandoned excavations.

Biological Resources

Vegetation –Most woodlands are located in pockets along river and creek corridors. Most of the undeveloped areas of Stettin are otherwise dominated by cropland vegetation. In the developed areas, vegetation consists primarily of urban type landscaping of trees, shrubs and private gardens.

Wildlife Resources and Habitat – Wildlife resources include a variety of game and non-game species of birds, mammals, fish, reptiles and amphibians that typically live in Marathon County. Common types of wildlife include bear, deer, badger, wolf, wild turkeys, raccoon, squirrels, songbirds, waterfowl and raptors. Wildlife resources are abundant in the many undisturbed sanctuaries, refuges, reserves, and scattered habitats located throughout the County. Numerous other species of migrating birds use habitat in Marathon County for food, shelter, and resting stops during seasonal migration.

There is a significant amount of wildlife habitat in Marathon County. In addition to County parks and forest units, major wildlife habitat areas include the George W. Mead Wildlife Area,

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the McMillan Marsh State Wildlife Management Area, and Rib Mountain State Park.

Threatened and Endangered Species - Both aquatic and terrestrial endangered, threatened, or special concern species are present within Stettin. However, except as noted below, specific information is not available at the local community level. A list of endangered species for Marathon County is provided in the County comprehensive plan.

Communities: One category of special ecological community has been identified in Stettin:

- **Fast; Hard; Cold Stream Community** - This community generally includes cold-water streams that run fast and have rocky bottoms. These streams are well suited for trout as long as they are not too steep.

Issues

- **Flooding and River Bank Erosion** - Concerns have been expressed about erosion resulting from seasonal high water levels and the meandering path of the Little and Big Rib Rivers. Seasonal flooding and stream meandering are natural phenomenon and there are currently no dams or other forms of flood control along these rivers that might help protect against excessive erosion.

It is noted that residents place a high value on the natural resources and character of Stettin and consider preserving and protecting these resources a priority.

4. Land Use

Located to the immediate west of the City of Wausau, development in Stettin is greatly influenced by growth in Wausau. This is reflected in the concentration of development in the southeast portion of Stettin, in close proximity to Wausau, and the irregular shape of the Town's eastern boundary in the "panhandle" area resulting from annexations. The "panhandle" generally consists of a band of land area extending east of 72nd Avenue, between Wausau Avenue and the Big Rib River.

Current Pattern of Land Use

Residential, commercial and industrial land uses are generally concentrated in the eastern and southern portions of Stettin, close to the City of Wausau. Development is densest in the "panhandle" area and along STH 29. The area west of CTH O is predominantly agricultural.

Stettin is mostly square in shape although there is a "panhandle" along the southern border that extends to the east. The Town boundary is highly irregular in the "panhandle" area as a result of annexations over the years to the City of Wausau, in large part to create the Wausau West Industrial Park. Land on the north and south edges of the "panhandle" remains in the Town. However, much of the area south of STH 29, was acquired by the State for highway right-of-way to accommodate reconstruction of the US 51/STH 29 interchange.

Existing Land Use – For purposes of this report, tax assessment data and land cover data from aerial photos was used to describe

existing land use categories. Table 4-1 describes the various land use categories and Figure 4-1 illustrates the existing land use pattern. It is noted that some of the acreage and percent of land shown on Table 4-1 were determined from aerial photos and are not intended to be accurate to the parcel level. Land cover data, although rough, was used to achieve consistency in describing existing land uses in the various municipalities in the Highway 51 Sub-Area group participating in the Marathon County comprehensive planning effort.

Table 4-1: Land Use Cover Classification (2000)

Land Cover Category	Description	Acres	% of Total Land Area
Single Family Residential	One family structures, farm residences, mobile homes	1,197	5.03
Multi-Family Residential	Multiple family structures with three or more households, condos, duplexes, apartments	12	0.05
Commercial Services	Retail stores, taverns, restaurants, truck stops, gas stations, farm coops, farm implement dealerships, automobile dealerships, business offices, motels/hotels, offices, telephone/gas company	114	0.48
Industrial	Saw/paper/lumber mills, dairies, industrial parks, trucking operations, distribution centers	72	0.30
Quarries/Gravel Pits	Mining operations	5	0.02
Cropland	Tilled agriculture, prime farmland	9,366	39.36
Specialty Crops	Ginseng, orchards, vineyards, nurseries, groves, cranberries, etc.	377	1.58
Other Agriculture	Fallow, pasture and undetermined agriculture, power lines and towers, water towers, municipal wells	2,450	10.30
Public/Quasi-Public	Schools, churches, cemeteries, town halls, fire departments, National Guard	9	0.04
Recreation	Ball fields, golf courses, playgrounds, parks, trails, camp grounds, shooting ranges	152	0.64
Woodlands	Forested land	5,762	24.22
Water and Wetlands	Open waters, such as lakes, ponds, streams, rivers, creeks, reservoirs, etc.	2,897	12.17
Transportation	Airports, highways, road right-of-ways, railroads, logging roads	890	3.74
Barren Land	Unused open land in wooded areas, along streams, along roadsides	492	2.07
Total Land Area		23,794	100%

Source: *Marathon County Land Use Cover and Tax Assessment Code Database*

Current Land Use Plans and Regulations

Land Use Plan – The *Town of Stettin Land Use Plan 1998-2017* documents the process and outcomes of a planning process undertaken by the Stettin Town Plan Commission with assistance from the Marathon County University of Wisconsin-Extension Office beginning in early 1997. The plan served as a starting point for the preparation of this comprehensive plan.

The plan described the Town’s vision for managing growth and recommended a desired future land use pattern and related zoning ordinance amendments. The Plan designated the north and west portions of the Town mostly for agricultural land use and included two land use districts for areas transitioning from agricultural to either residential or commercial land uses. The transitional designation functioned as a buffer between developed or developing areas and those intended to be preserved for agricultural uses. The Plan identified areas for future commercial and industrial land uses. Some scattered commercial and industrial land uses are also shown along 136th Avenue.

The plan sets forth the following key objectives:

- Encourage commercial and industrial development to areas adjoining existing development of this type, as well as the Highway 29 corridor, and the intersection of STH 29 and 107 to prevent conflicts with agricultural and residential land use in the town.
- Encourage residential development in those areas adjoining existing residential development for which the township has already developed and maintains the necessary infrastructure.

- Manage a rational transition from agricultural to residential land use by balancing the rights of private property owners with the community's need to both protect the environment and keep taxes as low as possible.
- Encourage farmland preservation.
- Encourage the preservation of environmental corridors (i.e., woodlands, wetlands, and open spaces) and designation of park land for the future recreational needs of town residents.

Zoning - The Town of Stettin has its own zoning and Figure 4-2 illustrates the existing zoning pattern. Stettin recently updated its zoning and subdivision codes to conform to the Land Use Plan. The new codes allow for a variety of residential lot sizes ranging from 40,000 s.f. to 35 acres (agricultural preservation). The new codes also allow conservation or cluster-type development through a planned unit development (PUD) process. The Town is open to exploring innovative techniques, such as best management practices (BMPs) as determined by the Town of Stettin, to achieve the stated objectives in the Land Use Plan.

Shoreland Zoning - Shoreland, shoreland wetlands, and floodplain regulations are applicable in all geographic areas of the County. Wisconsin law mandates Counties 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 a 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 land ward side of a floodplain, whichever distance is greater.

Farmland Preservation Program – The State of Wisconsin has a Farmland Preservation Tax Credit Program. The goals of the program are twofold: to preserve Wisconsin farmland by means of local land use planning and soil conservation practices and to provide property tax relief to farmland owners. Landowners keeping land in agricultural use can claim a credit on their State income tax by obtaining a zoning certificate, if the land is zoned “exclusive agriculture” or sign a contract with the State. The program requires that a landowner be a Wisconsin resident, own a minimum of 35 or more acres of contiguous land, and produce gross farm receipts of \$6,000 or more in the last year, or \$18,000 in the last three years. The income requirement can be satisfied with having 35 acres or more enrolled in the Conservation Reserve Program (CRP). Landowners must also comply with County soil and water conservation standards. Contracts can range from 10 to 25 years, and remain in effect regardless of change in ownership.

As shown on Figure 4-3, there is a significant amount of land in Stettin zoned Exclusive Agriculture, which is intended to encourage agricultural land uses and restrict non-farm land uses.

Forest Crop Law (FCL) and Managed Forest Law (MFL) - In the State, over 2.6 million acres are enrolled under the FCL and the MFL. Because high taxes had encouraged the cutting of timber for revenue, the laws were developed to encourage better forest management and provide tax relief to the woodland owners. Land set aside under the FCL (which was combined into the MFL in 1986) required at least 40 acres in one quarter-quarter section, set aside under a 25- or 50-year contract, and public access for

hunting and fishing activities. Current contracts will continue until their expiration dates. This land is typically shown in plat books to identify locations. Land set aside under the FCL in Marathon County is often owned by forest products companies, although many individuals also own large enough parcels to participate.

The MFL was enacted in 1985 and requires at least 10 acres of contiguous forest land. Because of the smaller acreage requirement, many individual landowners take advantage of the MFL. Landowners may close to the public up to 80 acres of their forest lands set aside under MFL. The remaining program acres must be open to public access for hunting, fishing, hiking, sightseeing and cross-country skiing. Landowners must choose a 25- or 50-year contract. The landowner pays an Acreage Share Amount as part of their tax bill in lieu of taxes. Current rates through 2007 are \$0.83 per acre for land open to the public and \$1.95 per acre for closed land.

Table 4-2 indicates land in Stettin currently estimated to be enrolled in the FCL and/or MFL programs. There is one 38-acre parcel, located off CTH O that is enrolled in the FCL program. In 2002 there were over 1,000 acres enrolled in MFL programs. While the Town recognizes that these programs provide incentives to preserve forest land, there are some concerns about the potential loss of tax base if too much land is enrolled in these programs.

Table 4-2: Land in Forest Preservation Programs (in acres), 1998 – 2002

Year	Forest Crop Law (FCL)	Managed Forest Law (MFL) open	Managed Forest Law (MFL) closed
1998	38.4	177.4	756.3
2002	38.4	133.4	910.3
Change	0	-44	+154
% Change	0	-24.8	+20.4

Source: Data compiled by local assessors with Municipal Board of Review

Development Trends

Land Supply – The primary factor affecting supply of land suitable for development in Stettin is loss of land through annexation.

Land potentially available for future development (residential and non-residential) between 2000 and 2030 was estimated by the North Central Wisconsin Regional Planning Commission (NCWRPC) based on the land cover categories shown in Table 4-1. Land categorized as barren, crop land, forest land, other agriculture, and specialty crop was considered “available” for future development. On the other hand, land categorized as already developed, such as industrial, or areas that cannot easily be developed, such as wetlands or waterways, were considered “unavailable” for future development. In Stettin 18,446 acres are identified as available for future development and 5,348 are considered unavailable.

It is noted that some of this “available” land may be in public ownership, thus making it essentially “unavailable” for

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development. As shown in Table 4-3, only about 300 acres are currently in public ownership in Stettin.

Table 4-3: Public Owned Land (in acres), 1998-2002

Year	County Owned	State Owned	Federal Owned
1998	293.1	0	0
2002	293.1	0	0
Change	0	0	0
% Change	0	0	0

Source: Data compiled by local assessors with Municipal Board of Review

As noted above in Table 4-2, with about 1,000 acres of forest land in Stettin under preservation programs, forest tax laws can have a major effect on land uses. Because these tax laws require 25- to 50-year contracts, they are also a good indicator of the amount of land that is effectively kept from development for the near future.

Land Demand – An estimate of land needed for future residential development was based on projected new dwelling units between 2000 and 2030 derived from WDOA household projections and the average density of dwelling units per acre in the community. The average density was calculated using the total acres of residential land on the 2000 land use/cover map divided by the number of households according to the 2000 Census. It was assumed that the density would remain constant between 2000 and 2030. Future acres needed for residential development were then estimated by multiplying the projected number of households in 2030 by the average density. In the Town of Stettin, it is estimated that 117 acres of land will be needed to accommodate new residential development through 2030, or about 4 acres per year.

It is also noted that between 1990 and 2002, 250 sanitary permits were approved in Stettin for residential development. This represents an average of almost 21 new homes constructed each year. Assuming an average lot size of 2 acres, about 40 acres of land would be needed each year to accommodate demand for residential development. This is significantly higher than the WDOA estimates and reflects the continual interest the Town receives from developers for new, mostly residential development in Stettin.

The NCWRPC estimated land demand for future non-residential development based on projected changes in local employment and an estimated current average density of 8.20 employees per acre in the Highway 51 planning sub-area. In the Town of Stettin, it is estimated that 59 acres will be needed to accommodate new non-residential development through 2030.

Land Values – Table 4-4 indicates the change in assessed land values between 1998 and 2002 for various types of land use in the Town of Stettin. It also indicates percent change in land value for Stettin compared to Marathon County. Between 1998 and 2002 the assessed value of residential land increased by almost 152 percent. The value of commercial land also experienced an increase of over 200 percent while manufacturing land experienced a more modest 38 percent increase. However, the greatest increase in land values occurred in the swamp and wasteland and forest categories, with 545 percent and 229 percent increases, respectively. Land values for all of these categories increased significantly more in Stettin than in the County overall. The only category in Stettin that lost value was agriculture, which declined in value by about 64 percent. While agriculture land

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values also declined in the County overall, the decline was less (47.6%) than in Stettin.

In Marathon County, land classified as Swamp & Waste Land had the highest percent increase of all categories in acreage (almost 75%) and value (137%). This was followed by land classified as Forest, which had a percent increase in value per acre of almost 92 percent.

Major Opportunities and Constraints

Several factors that could affect the location, amount and type of development in Stettin are described below.

- **Annexation** – According to the *Major Amendment to the Wausau Sewer Service Area Boundary* approved in November 1992, the proposed future City of Wausau sewer service district boundary will encompass approximately 1,019 acres in the Town of Stettin. Most of this land is located adjacent to the Wausau West Industrial Park, east of 72nd Avenue and some of it consists of wetlands.
- The City's policy is to not extend public utilities beyond its borders prior to annexation. Given the immediate adjacency of the City and the Town's lack of sufficient tools to oppose annexations, future loss of land to Wausau appears inevitable. When land is annexed, a town typically loses population, tax base and land area. The constant threat of annexation can also create a disincentive to investing in planning or provision of services to areas vulnerable to annexation.

- **High Bedrock** –All new development in Stettin uses private septic systems and wells. Access to public utilities is a primary factor prompting petitions for annexation into the City. Recent updates to State requirements for septic systems allow more system options, which might work better in these areas. Various types of on-site waste disposal systems, regulation and permitting are discussed in greater detail in the Utilities section of this document.
- **Roads** –The State is planning to close all at-grade access to STH 29 between US 51 and STH 107; including five in the Town of Stettin.

Issues

- **Preserve Farm Land** –The north and west parts of Stettin are predominantly agricultural and the Town currently has a fairly large, but aging, farm population. While recognizing that the number of farms is decreasing, the Town wants to retain active agriculture as well as the current rural character in those areas. Currently, there are many acres of land enrolled in the Farmland Preservation program, which presents tax incentives to keep land in active agricultural production. Given the reduction in active farming, it may no longer make sense to have so much land in this program and there may be better tools the Town can use to preserve rural character, if not active farming.
- **Transition from Agriculture to Urban Residential** – Close proximity to the City of Wausau and an aging farm population contribute to the increasing pressure to convert

farmland to new residential development. The Town wants to make sure that development is done in an orderly manner that balances private property rights with the community goals of protecting the environment and keeping taxes as low as possible. Key to this is balancing new development with the Town's ability to provide adequate services (fire, police, etc.). The *Land Use Plan 1998-2017* identifies areas to accommodate the transition from agriculture to residential land uses.

- **Development Aesthetics** – Given increasing pressure for new development, the Town is concerned about their ability to protect the appearance of Stettin. While a high value is placed on the rights of individual property owners, the Town is also interested in achieving more attractive and environmentally sensitive development.
- **Loss of Tax Base** – Land, population, and tax base will continue to be lost, primarily to the City of Wausau. In addition, the loss of the Menards Plaza complex to make way for improvements to the US 51/STH 29 interchange significantly decreased the Town's tax base.
- **Non-Conforming Uses** – There are several non-conforming commercial uses in Stettin, including home occupations. However, the Town is working towards compliance with their non-conforming commercial and industrial land uses.

Table 4-4: Per Acre Assessed Land Values (in dollars), 1998 – 2002

Year	Residential		Commercial		Manufacturing		Agriculture		Swamp & Waste Land		Forest	
	Acres	Land Only (\$)	Acres	Land Only (\$)	Acres	Land Only (\$)	Acres	Land Only (\$)	Acres	Land Only (\$)	Acres	Land Only (\$)
1998	1,962	\$5,570	361	\$16,548	75	\$8,988	13,077	\$629	1,028	\$113	4,863	\$530
2002	2,138	\$14,020	246	\$50,576	82	\$12,398	12,795	\$224	354	\$729	5,292	\$1,745
Chg.	+176	\$8,450	-115	\$34,028	+8	\$3,410	-281	\$-405	-674	\$616	+429	\$1,215
Percent Change Comparison												
	Acres	Land (\$)	Acres	Land (\$)	Acres	Land (\$)	Acres	Land (\$)	Acres	Land (\$)	Acres	Land (\$)
Stettin	+9.0	+151.7	-31.9	+205.6	+10.7	+37.9	-2.1	-64.4	-65.6	+545.1	+8.8	+229.2
County	+21.2	+5.6	+38.4	-4.0	-0.5	+34.4	-11.2	-47.6	+74.8	+137.0	+1.0	+91.8

Source: Data compiled by local assessors with Municipal Board of Review

5. Transportation

The transportation system in a community consists of a variety of roads; some are owned and maintained by local officials, others are part of the County or State road systems. In addition to roads, the transportation system consists of facilities for pedestrians (e.g., sidewalks), bicyclists (e.g., trails), railroads, airports, and in more urban areas, public transit. This section describes the transportation system in the Town of Stettin and related improvements or issues affecting the system.

Background

The Town of Stettin conducted citizen surveys in 1996 and again in 2003 to help gauge community concerns, likes and dislikes. Both surveys were intended to provide input for planning processes, first, in preparation of the *Land Use Plan 1998-2017*, and now in conjunction with this comprehensive planning effort.

A summary of transportation related survey results suggest:

- A significant number of Town of Stettin residents work in the Wausau area.
- An overwhelming majority of respondents (88%) feel existing roads and highways meet the needs of citizens and businesses.
- A majority of respondents (78.4%) are not willing to pay higher taxes to increase the level of maintenance on Town roads.

Existing Transportation Planning Efforts

Transportation planning in Marathon County is coordinated between Marathon County Planning Department staff and the Marathon County Metropolitan Planning Commission; the Wausau Area Metropolitan Planning Organization (MPO) designated by the Federal Department of Transportation to be responsible for transportation planning in the Wausau area. Marathon County provides staff for the Wausau Area MPO. The County's planning department also does transportation planning for areas outside the Wausau metropolitan area.

County transportation planning efforts are presented in various plans and studies. Findings and recommendations presented in these plans should be integrated into local community planning efforts when relevant and appropriate. Recent transportation plans prepared by Marathon County include:

- **Transportation Improvement Program (TIP) –** The TIP includes all programmed transportation projects receiving Federal and/or State funds. The TIP for 2003-2005 was adopted in October 2002 and is updated very two years.
- **State Trunk Highway 29 Corridor Land Use Review (1997) –** This plan was prepared by a multi-departmental team working with communities along the STH 29 corridor in the western part of Marathon County. The primary goal was to identify recommendations to allow local communities to protect STH 29 from impacts related to unplanned growth.

- **Marathon County Functional / Jurisdictional Highway Classification Study (1998)** – This plan identifies and groups classes of roadways that provided similar levels of service. The plan recommended that the unit of government having the greatest basic interest in the roadway’s function would carry out the operation, maintenance, and improvement of the classified roadways.

The Wausau Area MPO in conjunction with the Marathon County Planning Department have developed the following transportation plans for the Wausau metropolitan area:

- **Long Range Transportation Plan for the Wausau Metropolitan Area (1996)** – This plan was produced by Barton-Aschman Associates, Inc. for the MPO. This plan considers the transportation system and its relationship to land use. The plan was reaffirmed in 2001 and is currently being updated by URS Corporation. The new plan is anticipated to be adopted in spring 2006.

- **Local Arterial Circulation Plan (2000)** – This plan was produced by the Marathon County Planning and Highway Departments for the MPO. This plan is intended to guide public and private sector decisions concerning improvements to the local arterial transportation system over the next two to three decades.

- **Transit System Management Performance Audit Wausau Area Transit System (WATS) (2001)** – The Wisconsin Department of Transportation (WDOT) is required by statute to conduct a management performance review of all urban transit systems receiving State aid.

Performance reviews are conducted at least once every five years.

- **WATS Development Plan (TDP) (1999)** – The TDP was prepared by Abrams-Cherwoniy & Associates with Urbitran Associates. It is updated every five years and provides a five-year capital improvement program (CIP) and service recommendation plan.
- **Marathon County Paratransit Study (2001)** – The study, prepared by Urbitran Associates, Inc. with Abrams-Cherwoniy & Associates, reviewed paratransit services within the Wausau area provided primarily by WATS Plus (WATS+).

Road Network

Functional Classification of Roads/Jurisdiction

(Source: *WDOT Facilities Development Manual*)

Functional Classification – A functionally classified road system is one in which streets and highways are grouped into classes according to the character of service they provide, ranging from a high degree of travel mobility to land access functions. At the upper limit of the system (principal arterials, for example), are those facilities that emphasize traffic mobility (long, uninterrupted travel), whereas at the lower limits are those local roads and streets that emphasize access.

The functional classifications are generally defined as:

Principal Arterials serve corridor movements having trip length and travel density characteristics of an interstate or interregional nature. These routes generally serve all urban areas with populations greater than 5,000 or connect major centers of activity. They carry the highest traffic volumes and are designed to accommodate longer trips.

Minor Arterials, like principal arterials, minor arterials also serve cities, large communities, and other major traffic generators providing intra-community continuity and service for trips of moderate length, with more emphasis on land access than principal arterials.

Collectors provide both land access service and traffic circulation within residential neighborhoods, commercial areas, and industrial areas. The collector system distributes trips from the arterials through the area to the local streets. The collectors also collect traffic from the local streets and channel it onto the arterial system.

Local Streets comprise all facilities not on one of the higher systems. They serve primarily to provide direct access to abutting land and access to higher order systems. Local streets offer the lowest level of mobility, and through-traffic movement on this system is usually discouraged.

Jurisdiction – Roads are commonly classified in one of two ways: by ownership or by purpose. Jurisdictional responsibility refers to ownership of a particular road, while functional classification, as describe above, identifies the road by the level of service it provides.

Jurisdiction refers to governmental ownership, not necessarily responsibility. For example, some State owned roads are maintained by local jurisdictions. Additionally, the designation of a public road as a “Federal-aid highway” does not alter its ownership or jurisdiction as a State or local road, only that its service value and importance have made that road eligible for Federal-aid construction and rehabilitation funds.¹

Ownership is divided among the Federal, State, and local governments. States own over 20 percent of the national road network. The Federal Government has responsibility for about five percent, primarily in national parks, forests, and Indian reservations. Over 75 percent of the road system is locally controlled.

In some cases, local municipalities are responsible for conducting routine maintenance and minor repairs on State and Federal highways within their jurisdictional boundaries. In return, the State generally provides financing to those jurisdictions. However, major repairs and reconstruction are generally still the responsibility of the State Department of Transportation. Roadway jurisdictions (i.e. U.S., State, and County highways) and functional classification are shown in Figure 5-1.

Major Road Facilities

Following is a brief description of the major road facilities located in Stettin. All major roads are summarized by

¹ U.S. Department of Transportation, Federal Highway Administration Conditions and Performance Report.

Town of Stettin

functional classification, jurisdiction, and Annual Average Daily Traffic² (AADT), when available.

- **STH 29** is a four-lane divided principal arterial that extends along the south border of Stettin. East of the STH 107 interchange, STH 29 had an AADT volume of 13,500 in 1998 and 15,300 in 2001, a 13 percent increase. The AADT volume east of CTH O was 13,300 in 1998 and 16,200 in 2001, a 22 percent increase.

At-grade intersections along STH 29 have been a significant safety concern. WDOT plans to eliminate some at-grade crossing and construct a grade-separated crossing at CTH O. The elimination of five local road at-grade crossings will create some inconvenience for drivers and alter access to some properties. However, a new frontage road is proposed adjacent to STH 29 with access at STH 107 and/or CTH O. This road will provide access to properties fronting on STH 29 and is viewed as an opportunity to foster potential development, particularly at the intersection of STH 29 and STH 107. While eliminating existing access points will concentrate traffic at the interchanges, safety should be greatly enhanced.

The reconstruction of the US 51 and STH 29 west interchange is a concern for Stettin because it resulted in the loss of Menards Plaza, which provided a significant amount of Stettin's tax base.

² 1998 and 2001 Wisconsin Highway Traffic Data, Wisconsin Department of Transportation, May 1999 and 2002.

- **STH 107** is designated as a major collector and serves as the western boundary of Stettin, shared with the Town of Rib Falls. The STH 107 interchange provides grade-separated access to STH 29. North of this interchange STH 107 had an AADT volume of 2,200 in 1998 and 2,300 in 2001. In the segment between west and east-bound CTH U, STH 107 had an AADT of 1,700 in 1998 and 1,800 in 2001. South of Woodland Drive the AADT volume was 1,300 in 1998 and 1,200 in 2001.

- **CTH U** is a major collector running east-west through Stettin. The segment through the Town of Rib Falls is south of the segment through Stettin. The two segments connect via a stretch of STH 107. East of STH 107, CTH U had an AADT volume of 660 in 1998 and 530 in 2001.

- **Stettin Drive** is designated as a major collector located south of and parallel to CTH U. West of STH 107, Stettin Drive becomes CTH U in the Town of Rib Falls. Stettin Drive east of STH 107 had an AADT volume of 350 in 1998 and 390 in 2001. East of CTH O, Stettin Drive had an AADT of 470 in 1998 and 480 in 2001.

- **CTH O** is a minor collector running north-south through Stettin. North of the intersection with STH 29, CTH O had an AADT volume of 640 in 1998 and 460 in 2001. The CTH O intersection with STH 29 is programmed to be converted to a grade-separated interchange.

Only STH 29 indicated significant traffic increases between 1998 and 2001. All other traffic volumes remained relatively stable.

Road Maintenance and Improvements

County Trunk Highways – CTH U and CTH O have both been resurfaced and are good access roads.

Town Roads – While most local roads are paved, there are gravel roads in the north and west parts of Stettin. Establishing parameters for paving roads and prioritizing road improvements may be something the Town wants to consider.

The Town provides snowplowing service, grading, and paving on local roads. The Town has a CIP for scheduling road maintenance and improvements.

Pavement Surface Evaluation Rating (PASER) – The WDOT requires all incorporated communities to prepare a Pavement Management Plan (PMP) using a pavement rating system for their local roads. These plans were to be submitted for review by December 2001. The data from these plans is intended to provide the foundation for the Wisconsin Information System for Local Roads (WISLR), which is a computer resource that will enable communities and the State to begin to assess Wisconsin’s local roadway system.

The PASER system, which was designed by the Transportation Information Center of the University of Wisconsin-Madison, is the rating system used most by Wisconsin communities. PASER rates road surfaces on a scale of 1 to 10. This scale is broken down as follows:

- “1” and “2” = very poor condition
- “3” = poor condition
- “4” and “5” = fair condition
- “6” and “7” = good condition
- “8” = very good condition
- “9” and “10” = excellent condition

In addition to its use in the new WISLR, the rating system gives communities a detailed assessment of the appropriate maintenance method for each road segment under their jurisdiction. This assessment is then incorporated into the community’s PMP.

Figures 5-2 and 5-3 and Table 5-1 below illustrate the WISLR road assessment done in 2004 by surface type and condition rating. As shown, the majority of roads in the Town are paved with either asphalt or concrete. Roads exhibiting a surface condition rating at or below “Fair” should be examined to determine what type of reconstruction or strengthening is necessary. Roads that display a surface rating of “Good” or better will only require minimal preventative maintenance to maintain safe travel conditions. Those roads without data should be examined to ensure safe travel conditions exist along these routes.

Table 5-1: Summary of Pavement Conditions (miles)

		Surface Type Code				
Unimproved Road	Graded Earth Road	Gravel Road	Wearing Surface	Cold Mix Asphalt on Concrete	Cold Mix Resurfacing with < 7" Base	Cold Mix Resurfacing with > 7" Base
		24.03		0.30		
Cold Mix Asphalt Base < 7" 0.67	Cold Mix Asphalt on Concrete Base > 7" 15.80	Hot Mix Asphalt on Concrete	Hot Mix Resurfacing	Hot Mix Asphalt Pavement	Concrete Pavement	Brick or Block Pavement
		42.75		0.18		

Surface Condition Rating						
No Data	Failed	Poor	Fair	Good	Very Good	Excellent
1.61		1.21	27.59	19.69	29.09	4.54

Source: WDOT (WISLR), 8/10/04

Most roads in Stettin are rated as Good or Very Good condition and should only require preventative maintenance. However, roughly thirty miles of roadway are in Poor or worse condition and will require some sort of reconstruction in the foreseeable future.

Land Use and Transportation

Land use and transportation have a reciprocal relationship. Land use affects the demand for transportation to and from a given geographic area. Likewise, improved transportation facilities can affect land use decisions.

Travel Patterns – Stettin likely benefits from the close proximity to the Wausau West Industrial park and other nearby

commercial areas. These areas provide employment and shopping opportunities for residents. As noted in the citizen survey, many Stettin residents commute to jobs in the Wausau area. Given limited employment and retail development within Stettin, residents will continue to travel outside Stettin, for many of their daily trips.

Projected household growth suggests that traffic volumes will remain relatively stable throughout most of Stettin. However, new development along and near STH 29 may create more traffic on STH 29 and connecting roadways.

Access Management – Wisconsin was one of the first states to recognize the relationship between highway operations and the use of abutting lands. Under Chapter 233, the WDOT was given the authority to establish rules to review subdivision plats abutting or adjoining State trunk highways or connecting highways. Regulations enacted by WDOT establish the principles of subdivision review. They require new subdivisions to: (1) have internal street systems; (2) limit direct vehicular access to the highways from individual lots; (3) establish building setbacks; and (4) establish access patterns for remaining unplatted land.

Marathon County issues driveway permits and implements access restrictions on all properties fronting a lettered County road. The *County Trunk Highway Access-Driveway Policy* addresses the requirements regarding culverts, access width, slope, visibility and spacing. The policy is available through the Marathon County Highway Department.

On local roads, the Town reviews culvert installation to make sure it is done correctly.

Other Transportation Modes

Pedestrian – There are no public sidewalks in Stettin and pedestrians generally use road shoulders for walking.

Bicycle – There are no designated bicycle facilities in Stettin. However, there is a partial trail along 28th Avenue to the east of Menards that connects to a trail on CTR R, in the Town of Rib Mountain. Despite the lack of designated lanes, some roads, particularly Stettin Drive and Packer Drive, are experiencing increasing bicycle traffic.

The *Bicycle & Pedestrian Plan for the Non-Urbanized Area of Marathon County, Wisconsin*, 1996 identified suggested bicycle routes in Marathon County. These routes were based on traffic counts and condition of pavement. Formal action has not occurred to adopt these as designated bicycle routes. Figure 5-4 illustrates recreational trails in the vicinity.

Transit – There is no general public transit service in Stettin. Elderly, needy, and disabled transit service is provided throughout the County through North Central Health Care (NCHC). The services include semi-fixed routes that are scheduled, and demand services available with a 48-hour notice. Information and services are available by calling 848-4555.

Railroads – There are no rail lines in the Town of Stettin.

Airports – Area airports are shown on Figure 5-5 and described below.

- **Central Wisconsin Airport (CWA)** - The CWA is a joint venture of Marathon and Portage Counties. It is the only airport within Marathon County or neighboring counties that provides scheduled air passenger services. The CWA is located east of Mosinee and accessible via I-39.

The terminal has been modernized and highway access reconstructed to be more convenient. Since 1982 more than \$24,000,000 has been spent to keep the airport ready to serve the needs of the region. Service is provided through Mesaba/Northwest, United/United Feeder Service and Skyway/Midwest Express, offering 24 flights per day that connect through Minneapolis, Chicago, Detroit and Milwaukee. There are also nine air freight and express flights daily.

- **Wausau Municipal Airport** – The Wausau Municipal Airport, located in the City of Wausau, provides general aviation services and is fully equipped to receive large corporate jets, charters, and privately owned aircraft. Air charter, flight instruction, aircraft rental, scenic rides, as well as aviation line services such as refueling, transportation, lodging and catering are some of the services available.

Issues

- **STH 29 At-Grade Intersections** – Many existing at-grade intersections will be closed in conjunction with the planned reconstruction of STH 29 from the City of Wausau west to STH 107. Closing at-grade intersections will also enhance safety.
- **Road Capacity** – As new development occurs, existing roads may not be adequate to handle increased traffic. Many Town roads are not designed to handle heavier commercial traffic and may need to be improved in conjunction with new development.
- **Road Names** – The names of roads often change at jurisdictional borders. This creates confusion and could be problematic for the emergency and public protection response system.
- **Lack of Bike/Ped Facilities** – The Town transportation system is very automobile oriented. There is some desire by the community to improve (e.g., increase) facilities for pedestrians and bicycles.

6. Utilities

This section describes the existing conditions and issues relative to utilities in the Town of Stettin, including sewage disposal, water supply, power supply, telecommunication facilities and services, surface water management, solid waste management and recycling.

Private Utilities

The Town of Stettin does not provide public sewer or water service, however, about 25 properties in the Town are currently served by the City of Wausau; a requirement of the City's annexation of much of Stettin Sanitary District in 1986. All other development is on private wells and septic systems. A minimum lot size of 40,000 s.f. is required for installation of individual septic systems and wells.

About 1,000 acres in the Town of Stettin are located within the 208 Sewer Service Area defined in the *Wausau Urban Area Sewer Service Plan for the Year 2000* and subsequent amendments. Thus, some portions of Stettin are identified as areas where public sewer service may be extended, as shown on Figure 6-1. However, the City of Wausau has a policy to not extend sewer service without annexation. Therefore, when and if sewer service is provided, the property would likely no longer be under the jurisdiction of the Town of Stettin.

On-Site Waste Disposal Systems

Chapter 15 of the *General Code of Ordinances for Marathon County* requires private sewage systems on all premises intended for human habitation or occupancy that are not served by public sewer. The County Code incorporates by reference rules, regulations, and laws in the Wisconsin Statutes and Wisconsin Administrative Code governing private sewage systems, including:

- **Comm 83** – This refers to Chapter 83 in the Wisconsin Administrative Code under the Department of Commerce. It sets standards for regulation of private sewage systems. This code was updated in 2000 and now allows the use of new concepts and technologies through a system of individual component approval. Standards for effluent are based on a drinking water standard, although nitrates are generally exempted.

Types of Systems – Under the revised Comm 83 standards, property owners have a wider array of system options than previously available. Septic tanks can be steel, concrete, fiberglass or plastic, but they all must now be equipped with a filter to prevent the movement of solids out into the soil absorption component. In addition, rock in drain fields may now be substituted with specifically engineered foam peanuts bound in mesh or plastic chambers.

On-site waste disposal systems generally fall into four categories:

- **Conventional Systems** – these systems include an absorption field that is buried under the natural ground level. These systems cannot be built in areas where soils do not allow percolation due to high clay content or bedrock where groundwater is too near the surface, or where soils percolate too rapidly and thus pose problems for groundwater contamination.
- **Mound Systems** – these systems include an absorption field that is constructed above ground, creating a “mound”. This type of system is generally used where clay soils, groundwater, rapid permeability or bedrock prevent construction of conventional systems.
- **Mechanical Treatment Components** – these generally replace or augment the septic tank component and may include aerobic treatment tanks and/or self -contained artificial media or sand filters to clean the effluent prior to its discharge into the soil absorption component.
- **Holding Tanks** - Holding tanks are considered the system of last resort and are only allowed if other types of septic systems cannot be used. Temporary holding tanks (e.g., less than 2 years) are sometimes allowed in areas where public sewer is approved for installation in the near future.

Permit Requirements – The Marathon County Department of Conservation, Planning and Zoning (DCPZ) reviews and issues permits for private sewage systems. Soil and site

evaluations are required to determine if the proposed septic system is suitable for the specific property and location before a permit will be issued. If deemed necessary, floodplain and/or wetland delineation may also be required prior to permit issuance. In addition, a maintenance agreement must be submitted prior to permit issuance. All septic tanks installed on or after July 1, 1980, are required to be pumped at least once every three years.

Most development in Stettin has private septic systems. As noted above, there are a few areas that are served by the City of Wausau. Most private on-site septic systems consist of mound type systems because of high bedrock in several locations. Figure 6-2 illustrates depth to bedrock in Stettin and Figure 6-3 illustrates areas with soils generally suitable for conventional septic systems.

Water Supply

All development in Stettin receives water from private wells.

Surface Water Management

The Town requests installation of detention ponds with new subdivisions to manage surface water runoff.

On a regional scale, surface water management is done at the watershed level. In 2001, Marathon County adopted a Land and Water Resource Management Plan (LWRMP) in accordance with Wisconsin Statutes (Wisconsin Act 27, Chapter 92.10). The primary intent of this plan is to identify a vision for natural resource management in Marathon County and outline strategies to protect the quality and quantity of soil and water resources.

The County is particularly concerned about non-point sources of pollution, including failing septic systems, urban runoff, and issues often identified with rural areas such as soil erosion, animal waste and pesticides. Non-point pollution is best addressed by watershed. Marathon County encompasses portions of 22 watersheds as shown on Figure 6-4. The Wisconsin Department of Natural Resources (WDNR) has ranked these watersheds according to water pollution impacts and designated five as "priority" watersheds to receive special planning and funding through the voluntary, State-funded Priority Watershed Program. Preparation of resource management plans for the following watersheds is currently underway:

- Springbrook in the Town of Harrison;
- Upper Yellow River in the Town of Spencer
- Upper Big Eau Pleine in western Marathon County; and

- Lower Big Eau Pleine in the south-central part of the County.
- Lower Big Rib River, which extends west from the City of Wausau and north and south of STH 29 to just west of the Village of Edgar.

Electrical and Gas Utilities

The Town of Stettin receives electricity and gas from Wisconsin Public Service Corporation (WPS).

Telecommunication Facilities and Services

- Television/Cable providers – only a portion of the southeast quadrant of Stettin receives cable service, which is provided by Charter Communications.
- Telephone/Fiber Optics – Telephone service is provided by Verizon.
- Cell towers – The Town has adopted a Tower and Antenna Ordinance and currently has one cell tower located at the corner of 120th Avenue and Stettin Drive.

Solid Waste Management

Stettin residents can join a town-wide refuse and recycling program and business owners contract with private companies for waste management, which typically occurs on a weekly basis. Municipal, commercial and industrial waste is accepted at the Marathon County Landfill in Ringle. User fees collected at the landfill defray the cost of landfill operations.

Town of Stettin

The Marathon County Solid Waste Management Department is in charge of waste management for non-hazardous solid waste. It consists of the 575-acre landfill, recycling programs, composting, and waste-to-energy. The Department opened a Household Hazardous Waste Collection Facility in May 1997, where County residents can drop off hazardous waste free of charge.

Recycling

Recycling pick-up is provided to Town residents by a private contractor (currently IROW) on a weekly basis. There is a monthly pick-up at the Town Hall.

Issues

- **Annexation to Obtain City Water and Sewer** – Most annexation petitions occur when property owners have problems with private septic systems or wells. Because the Town does not have public sewer and the City of Wausau does not extend utilities without annexation, property owners with failing private septic systems and/or wells near the border with Wausau often seek annexation to obtain City sewer and water.

7. Housing

Housing is a significant aspect of any comprehensive planning effort. This section describes existing housing conditions in Stettin. Housing in Stettin is predominantly single family, with over 90 percent owner-occupied. Over 60 percent of the Town's housing units were constructed since 1970, and housing values are significantly higher than median values for Marathon County as a whole.

Data contained in this section reflect two methodologies of data collection employed by the U.S. Census. The source of data collected for the first table is from 2000 Census, Summary Tape File (STF)-1 Data, which was collected through a household-by-household census and represents responses from every household within the country. To get more detailed information, the U.S. Census also randomly distributes a long-form questionnaire to 1 in 6 households throughout the nation. Tables utilizing this sample data are identified in the footnote below each table and are labeled "STF-3 Data". It should be noted that STF-1 and STF-3 data may differ for similar statistics, due to survey limitations, non-response, or other attributes unique to each form of data collection.

Housing Inventory

The following information provides a summary overview of the type, character and conditions of the housing stock in the Town of Stettin.

Housing Type and Tenure

As shown in Table 7-1, Census data indicate Stettin had 805 occupied housing units in 2000. The majority of these units (92%) are owner-occupied. The Town has an average household size of 2.72 persons, which is slightly larger than the County or State household size. Only 15 percent of all households are classified as "1 person households" and about 21 percent of Stettin households are headed by a person over 65 years old.

Table 7-1: Number of Housing Units by Type and Tenure

Area	Stettin	Marathon County	Wisconsin
Total Occupied Housing Units	805	47,702	2,084,544
Owner Occupied Units	737	36,091	1,426,361
Renter Occupied Units	68	11,611	658,183
Average Household Size	2.72	2.6	2.50
% Owner Occupied	91.6	75.7	68.4
% 1 Person Households	14.7	23.6	26.8
% With Householder 65 years or older	20.9	21.7	21.5

Source: 2000 Census, STF-1 Data

Changes in Housing Stock

Table 7-2 notes changes in the housing stock between 1990 and 2000 according to U.S. Census data. Total housing units have increased by only 5 and the number of occupied housing units rose by 6. Vacancy rates remained constant at 4 percent. The census reports a slight increase in the number of single-family units while duplex and multi-family units decreased. As a

result, in 2000 there do not appear to be any multi-family units located in Stettin.

It is noted that between 1990 and 2002, 250 residential septic permits were approved. This suggests that while new housing is being built in Stettin, the overall increase has been off-set by loss of existing housing through annexation into the City of Wausau.

Table 7-2: Changes in Housing Stock

	1990	2000	# Change	% Change
Total Housing Units	796	801	5	1%
Occupied Housing Units (Households)	766	772	6	1%
Vacancy %	4%	4%	--	--
Owner Occupied Housing Units	709	715	6	1%
Renter Occupied Housing Units	57	57	0	0%
Owner Occupied Housing Units as percent of Total	93%	93%	--	--
Number of Homes for Seasonal/Rec Use	6	0	-6	-100%
Number of Single Family Homes	723	749	26	4%
*Detached	706	734	28	4%
**Attached	17	15	-2	-12%
Number of Duplexes	8	6	-2	-25%
Multi Family Units 3-9 units	18	0	-18	-100%
Multi Family Units 10+	0	0	0	--

Source: U.S. Census: 1990, 2000 STF 3 Data

* 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. For example, average homes constructed in the 1980s and 1990s are typically much larger than housing built in previous decades. This can be seen in both the rural and more urban environments of Marathon County. Additional bedrooms, bathrooms, and attached garage space are among the amenities found in newer housing units.

Table 7-3: Age of Community Housing Stock

Total Units	1999 to March 2000	Year Built							
		1995 to 1998	1990 to 1994	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1939 or earlier	
801	31	58	29	150	223	119	31	32	128
100%	4%	7%	4%	19%	28%	15%	4%	4%	16%

Source: U.S. Census: 1990, 2000 STF 3 Data

Table 7-3 shows housing age in Stettin and how growth has varied by decade. To date, the largest increase in the number of homes occurred in the 1970s with an increase of 28%. Housing growth in the 1990s makes up approximately 15% of the total housing stock. That is slightly higher than housing built in the County during the 1990s, which according to census data, make up 13% of the County's overall housing stock.

Physical Housing Stock

Table 7-4 looks at several select measures of physical condition and compares them to figures for Marathon County and Wisconsin. The median home size in the Town of Stettin is larger in size compared to the County and State, as measured by number of rooms. Nearly 94 percent of the housing stock in Stettin is classified as being a “single family” home. That is higher than overall figures for the County or State. At the time of the 2000 census, no homes in Stettin were located in structures with more than 10 units, reflecting the lack of apartment buildings. Census data indicates that all homes in Stettin have complete plumbing facilities and only a very small percentage of homes lack complete kitchen facilities.

Table 7-4: Physical Housing Stock

Community	Median Rooms	Characteristic (%)		
		1 unit, detached or attached	In buildings with 10 or more Units	Lacking complete plumbing facilities
Stettin	6.7	93.51%	0.00%	0.62%
Marathon County	5.8	76.10%	4.50%	0.90%
Wisconsin	5.4	69.30%	9.40%	1.50%

Source: U.S. Census, 1990, 2000 STF 3 Data

Housing Values

Median Value

Table 7-5 shows home value statistics for the Stettin, Marathon County and the State. Specifically, the column to the right shows the median (or middle value) of select owner-occupied homes for each specified area. This value includes only single-family houses that are located on less than 10 acres.

Additionally, this statistic only considers homes without a business or medical office on the property. Census data indicates that the Town of Stettin has a median home value of \$132,900, which is well above that of the County or State.

Table 7-5: Median Housing Value

	Median Value (dollars)
Stettin	\$132,900
Marathon County	\$95,800
Wisconsin	\$112,200

Source: 2000 U.S. Census, STF 3 Data

Range of Values

Table 7-6 shows the range of housing values that exist in Stettin. Compared to overall percentages for Marathon County, the Town of Stettin has a higher percentage of homes valued above \$100,000.

Table 7-6: Range of Housing Values

Number of Houses per Housing Value Category	Stettin	Marathon County
< \$49,999	22	1,459
%	5%	5%
\$50,000 to \$99,999	73	13,405
%	16%	49%
\$100,000 to \$149,999	236	8,220
%	51%	30%
\$150,000 to \$199,999	76	2,368
%	16%	9%
\$200,000 or more	57	1,714
%	12%	6%

Source: U.S. Census, 1990, 2000 STF 3 Data

Housing Affordability

Several factors impact the varied levels of housing affordability in Marathon County. These factors include rent and mortgage payments, maintenance expenses, lot size, and required or desired amenities for the home. Household size and income are also key factors contributing to what housing options are available and accessible to residents.

Statistically speaking, those spending in excess of 35 percent of their total household income on housing costs may be facing

affordability difficulties. The U.S. Department of Housing and Urban Development (HUD) recommends that rental-housing costs not exceed 30 percent of monthly income. HUD also indicates that mortgage lenders are more willing to make loans if the scheduled mortgage payment is less than 29 percent of the monthly household income. The percentage of households in Stettin that pay more than 35 percent of their income on housing costs is similar to that of the County and State among owner-occupied households. Additionally, Table 7-7 shows that select median owner-occupied costs in Stettin, both with and without a mortgage, are higher than figures for the County or State.

Table 7-7: Housing Affordability

	Owner Occupied			Renter Occupied		
	With mortgage	No mortgage	% ²	Median Contract rent	Median gross rent	% ²
Stettin	\$1,045	\$357	9%	\$569	\$690	0%
Marathon County	\$916	\$295	10%	\$423	\$484	20%
Wisconsin	\$1,024	\$333	9%	\$473	\$540	25%

¹In dollars

²Percent paying over 35% of household income on housing

Source: 2000 U.S. Census, STF 3 Data

Median renter costs also appear to be higher in Stettin than the County or State. Technical documentation from the Census defines contract rent as the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. For vacant units, it is the monthly rent asked for the rental unit at the time of

enumeration. Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by or for the renter. (*U.S. Census STF 3 Technical Documentation Guide*)

Special Housing

Senior Housing

In Marathon County, housing for seniors and populations with special needs is primarily provided in the urbanized areas in and around Wausau. The Marathon County Aging and Disability Resource Center, the Wisconsin Department of Health and Family Services, and the Marathon County United Way 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 Marathon County, the State of Wisconsin, and the Nation.

The Highway 51 area is the center of Marathon County for population, jobs, and housing opportunities. As such, most of Marathon County's senior housing opportunities are centered in and around this area as well. There are approximately 110 different senior and special needs housing programs and facilities in and around the Wausau metropolitan area. However, none of these facilities is located in Stettin.

Assistance Programs

There are a variety of State and Federal housing programs geared at addressing a variety of housing issues. Grants and low interest loans are available for counties, communities, or individual homeowners. The following housing resources are available to participants as specified by program.

- **Community Development Block Grant-Small Cities Housing (CDBG)**
- **Home Investment Partnerships Program (HOME)**
 - Rental Rehabilitation Program
 - Home Owner and Accessibility Rehabilitation Program
 - Home Ownership Program
 - Wisconsin Fresh Start Initiative provides at-risk young people with education, skills, and career direction leading to economic self-sufficiency.
- **Homeless Programs (Wisconsin Department of Administration [WDOA])**
 - HUD Emergency Shelter Grants
 - State Shelter Subsidy Grants
 - Transitional Housing
- **Local Housing Organization Grant (LHOG)**
 - State grants are available to enable community-based organizations, tribes and housing authorities to increase their capacity to provide affordable housing opportunities and services.

- **HOME Loans and Home Improvement Loans (Wisconsin Housing and Economic Development Authority (WHEDA))**
- **Housing-Related Consumer Protection Services (Wisconsin Department of Agriculture [WDA])**
The Trade and Consumer Protection Division is responsible for the investigation of unfair and deceptive business practices and handles individual consumer complaints involving landlord/tenant complaints, and home improvement transactions.

Housing Issues

- **Design of New Residential Developments - Demand**
for new residential development is strong and is expected to remain so in the future. Stettin officials prefer that new development be done in a planned, attractive manner. Some concerns have been raised about whether 5-acre lot developments are fostering scattered rural development and if lot size requirements should be changed to discourage haphazard development patterns. The Town has provisions to allow conservation and cluster-type subdivisions as an option via planned unit developments (PUD). However, to date, no developers have utilized these provisions. The Town has also expressed an interest in exploring other techniques to contain scattered rural development as well.

8. Cultural Resources

Cultural resources is a broad term that can encompass many aspects of our heritage. 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. Cultural resources are those elements around us that signify our heritage and help to evoke the sense of place that makes an area distinctive. Cultural resources include buildings, sites and landscapes that help communities retain their sense of identity in an increasingly homogenized society.

Brief History of the Town of Stettin

Among the earliest activity in Stettin was construction of a sawmill by Benjamin Single on the Little Rib River in 1844. Located about four miles west of Wausau, the mill was operated by waterpower. By 1851, Single abandoned his first mill and constructed a steam-powered mill nearby that he operated for the next two decades. Saw milling continued for some time, with three mills still in operation by 1912.

The Town of Stettin was organized in 1860 as the ninth township in Marathon County. Although it originally encompassed a larger area extending west to the County line, the present boundaries were established soon after.

Farmers arrived by the mid-1850s, most of whom were of German descent. Among the early settlers was John Artus, who purchased 80 acres in 1856. Despite the continuation of

sawmills, farming assumed a major role in the economy of the community. By 1912, Stettin had four cheese factories. Even as late as the 1950s, Stettin had 159 farms, covering over 25,000 acres of land, and 81 percent of the total land area.

Stettin was strategically located to experience the effects of urban development. By the 1960s, the intersection of STHs 51 and 29 was scheduled for upgrades resulting in the creation of a highway interchange located in Stettin. At the same time, Wausau had begun growing westward. The D.J. Murray Company had purchased a large tract of land in Stettin and in 1964 the company constructed a new foundry to supplement their Wausau facility. In May 1964, Employer Mutual Insurance (Wausau Insurance) announced the purchase of almost 200 acres in Stettin for their new corporate complex, which was completed in 1967. The following year, 150 acres were annexed by Wausau for creation of the Wausau West Industrial Park. The annexations of both the industrial park and Wausau Insurance took large sections of Stettin, a process that has continued over the years with increasing urbanization.

Properties Listed on the National Register of Historic Places (NRHP)

There are no properties in Stettin listed on the NRHP. The Town does not have a local historic preservation commission.

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. The inventory may be reviewed at

www.wisconsinhistory.org/ahi/index.html. There are 15 historic properties in Stettin that have been previously surveyed and included in the AHL. The State Historic Preservation Office (SHPO) has identified six archaeological sites and historic cemeteries in Stettin.

Cemeteries, Burial Mounds, Other Burials – Wisconsin Statute 157.70 provides for the protection of all human burial sites, including all marked and unmarked burials and cemeteries. There are currently 133 cemeteries and burial areas identified in Marathon County, and it is likely that other cemeteries and burials may be present. Suspected burial mounds or unmarked burials must be reported to the State Burial Sites Preservation Office. If human remains are uncovered during excavation, all work must cease pending review of the Burial Sites Preservation Office. All cemeteries and burials in Marathon County should be catalogued under Wis. Stat. 157.70 to provide maximum protection of these sites. Known cemeteries in Stettin are listed in Table 8-1.

Table 8-1: Known Cemeteries

Cemetery Name	Location	Section
Rib View/Evangelical Lutheran	Co. O, north of Woodland Dr.	3W
Redetzke Family	152 North Ave.	6W
St. John Lutheran	Woodland Dr.	7W
Zion/Brandt/St. John Lutheran	Woodland Dr.	8W
Stettin Township	120 th Ave.	21W
Stettin/Spring Valley School	Highland Dr.	31W

Source: www.rootsweb.com/~wimarath/CenLocations.htm

Cultural Resources Opportunities and Constraints

- Lack of Current Information --** Although a brief countywide historic properties survey was carried out in 1975-77, there has been no update. Many properties identified at that time may be gone, while other properties not previously surveyed may now be evaluated in a new context. It is necessary for the Town to have current information about cultural resources in order to maximize planning and make the best use of historic properties.
- No Recognition Process --** Outside the City of Wausau, there is no process to recognize historic buildings or begin to plan for their protection. Once historic properties are identified, towns and villages do not have an established mechanism for recognizing them or integrating them into ongoing planning processes.
- Rural Character and Historic Resources --** In Marathon County, residents have expressed a strong desire to preserve the rural character of the County and raised concerns about increasing ex-urban development and the decline of working farms. An important part of rural character is the rural landscape and the buildings that convey that sense of place. While it is important to address the location and type of new development, there is also a need to preserve some visible reminders of rural character, including working farms. Without preserving some of the existing resources, including farmsteads and farmlands, the very characteristics that attracted residents will increasingly be lost.

- **Protection of Archaeological Sites and Cemeteries –** Cultural resources planning includes identification and protection of archaeological sites and historic cemeteries. The Wisconsin Historical Society maintains a list of reported sites and cemeteries, representing a fraction of sites that are actually present. This information is often overlooked and should be incorporated into the planning process for local communities.

Issues

No issues are identified.

9. Community Facilities

Community facilities include an array of services and facilities associated with schools, libraries, public protection, and health care. This section describes the existing community facilities and services located in or used by the Town of Stettin.

Schools

Primary and Secondary Schools

The Town of Stettin is served by two public school districts: the western half of Stettin is served by the Marathon School District, and the eastern half is served by the Wausau School District. Recent year enrollment statistics for both districts are provided in Tables 9-1 and 9-2. Figure 9-1 illustrates the location of area public schools and district boundaries.

The Marathon School District operates a K-8 elementary school and a high school. There is also a parochial school in Marathon City for first through eighth grade. Based on current census data analysis the Marathon School District expects a gradual decline in student population. This does not assume any major housing development. The current facilities owned by the Marathon School District are adequate, and their current focus is on maintenance and upgrades. The district has some students whose families speak Spanish as a first language. The district has been sending students to Abbotsford for English as a Second Language classes. Open enrollment allows families to live in Wausau and send their children to Marathon district schools. Some families living in the district also send their

children to the Wausau district, mainly because they moved from Wausau and want to continue in that district.

The Wausau School District has a pre-school center, 13 elementary schools (grades K-5), 2 middle schools (grades 6-8), and 2 high schools (9-12). One of the district's facilities is located near the current boundary between the Town of Stettin and the City of Wausau, that being the newly constructed Stettin Elementary School at the corner of Stettin Drive and 56th Avenue. The district reports that most students attend the middle and high school on the side of the Wisconsin River where they reside; therefore, Stettin residents attend John Muir Middle School at 1400 Stewart Avenue and Wausau West High School at 1200 West Wausau Avenue. The Wausau School District undertook a number of major projects in the 1990s to upgrade, expand, and build schools as ratified by citizens through public referenda in 1991, 1995, and 1999. An addition to Wausau West High School was one of the projects funded and completed.

Table 9-1: Marathon School District Enrollment

Year	Enrollment PreK-12
1996-1997	752
1997-1998	762
1998-1999	718
1999-2000	713
2000-2001	718
2001-2002	691

Source: State of Wisconsin, Department of Public Instruction

Table 9-2: Wausau School District Enrollment

Year	Enrollment PreK-12
1996-1997	9,300
1997-1998	9,386
1998-1999	9,267
1999-2000	9,208
2000-2001	9,015
2001-2002	8,944

Source: State of Wisconsin, Department of Public Instruction

While there are no private schools physically located in Stettin, but there are several in the City of Wausau and other surrounding communities.

Post-Secondary Educational Facilities

- **University of Wisconsin – Marathon County (UW-MC)** - UW-MC, located in Wausau, 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) offered in Business Administration, General Studies, and Nursing. Enrollment in 2002-2003 was approximately 1,300 students.
- **Northcentral Technical College (NTC)** - NTC, located in Wausau, offers 40 one- and two-year programs and certificates in business, technical, health and industrial fields. Approximately 2,300 full- and part-time students attend classes, although more than 16,000 people take at least one class annually.

Libraries

The Town of Stettin is served by the Marathon County Public Library system (see Figure 9-1). The Marathon Branch Library, located on Third Street in Marathon City, has 1,050 square feet of space, holding nearly 11,500 volumes. The new Edgar Branch Library, located on Third Street in Edgar, has 2,046 square feet of space and approximately 14,800 volumes, including books, magazines, and other materials. The Wausau Headquarters Library, located on First Street in downtown Wausau, completed an expansion to 82,000 square feet in 1995. The main Wausau Library is open seven days a week and offers over 555,800 volumes, as well as facilities including internet access.

Public Protection

Police – Stettin relies on the Marathon County Sheriff’s Department for law enforcement and police protection. Figure 9-2 illustrates law enforcement districts.

Fire/Emergency Response – Stettin contracts with the Town of Rib Mountain for ambulance service and the towns of Maine, Hamburg, Rib Mountain and the Village of Marathon City for fire and First Responder service. Charges for service are billed per incident. Figure 9-3 illustrates fire districts.

E-911 Dispatch Service - The Marathon County Sheriff’s Department Communications Division provides E-911 Dispatch for all Police, Fire, and Emergency Medical Services (EMS) agencies in Marathon County. The Communications Division services 85 user agencies and also provides alert

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paging support for the Emergency Management Office, District Attorney, and Medical Examiners Office.

The users are served by a microwave linked voted repeater radio system, consisting of a control center at the Sheriff's Department, and nine remote radio tower sites spread throughout the County. The system is also utilized by the Marathon County Highway Department and the Wausau Fire Department to support their radio communications. The 37 base radio transmitters and 479 mobile radios that make up the integrated system are maintained and serviced by the Sheriff Department's radio technician.

Hospitals

One of the major hospitals in Marathon County is Aspirus Hospital at 425 Pine Ridge Boulevard in Wausau. Aspirus Hospital was created in the 1970s from a merger of St. Mary's Hospital and Memorial Hospital. A new building was completed in 1979 and expansions followed in 1982 and 1992. The 321-bed facility is a multi-specialty regional health center serving a 12-county region in north central Wisconsin. Annual admissions in 2001 totaled 13,631. Area hospitals are shown on Figure 9-4.

Aspirus Hospital and its parent corporation, Community Health Care, and other nearby hospitals are part of the Wisconsin Valley Health Network. Hospitals nearby that are part of the network and may serve Marathon County residents include:

- Good Samaritan Health Center
- Langlade Memorial Hospital
- Memorial Health Center

Merrill, WI
Antigo, WI
Medford, WI

St. Joseph's Hospital in Marshfield and St. Michael's Hospital in Stevens Point are both operated by Ministry Health Care. St. Joseph's Hospital is located at 611 Saint Joseph Avenue in Marshfield and offers a full array of services, specialty services and a complete rehabilitation unit. St. Michael's is a fully accredited acute care facility with 181 beds and nearly 200 doctors on staff. It is located at 900 Illinois Avenue in Stevens Point.

Working in conjunction with St. Joseph's Hospital is the Marshfield Clinic. Marshfield Clinic began in 1916 when six physicians decided to join their efforts. The Marshfield Clinic has grown to over 700 physicians with 41 Regional Centers in Wisconsin and Upper Michigan. Marshfield Clinic first established satellite locations in 1976. Offices in Marathon County are located in Athens, Colby/Abbotsford, Marathon, Mosinee, Schofield (Everest Center), Stratford, and Wausau (4 locations).

Ministry Health Care announced plans in July 2002 to construct a 104-bed, \$100 million hospital and medical office complex in Weston near the intersection of STH 29 and CTH X. This facility – now called the Weston Regional Medical Center - opened in 2005.

North Central Health Care (NCHC) – In addition to the hospitals and clinics described above, Marathon County is served by NCHC, a public agency that also serves Langlade

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and Lincoln counties. The NCHC main campus is located at 2400 Marshall Street in Wausau. Additional offices are located in Antigo (Langlade Health Care Center) and Merrill and Tomahawk (Lincoln Health Care Center). According to their web site, NCHC offers 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.

NCHC operates a nursing home (Mount View Care Center) that offers skilled nursing services at the main campus in Wausau. This facility has a licensed capacity of 320 and serves persons requiring either short term or long term skilled nursing care because of complex physical needs, psychiatric and neurological diseases, dementia, or behavior problems.

Child Care

The Wisconsin Child Care Resource and Referral (CCR&R) Network is a membership organization made up of 17 community-based CCR&R agencies serving the State of Wisconsin.

CCR&R agencies assist parents in selecting quality childcare, help to increase the supply of childcare in areas that may be lacking sufficient care, offer information and technical support

to potential child care providers, and give technical assistance and support to existing childcare programs.

Each agency manages a database of existing childcare providers and programs, collects data about childcare rates, provider and teacher salaries, the number of parents and children using their services, the type of care requested and the children's ages.

The community-based CCR&R agencies that provide services to Marathon and adjacent counties are:

Table 9-3: Area Child Care Facilities

Counties	Agency	Contact Information
Langlade, Lincoln, Marathon, Taylor	Child Care Connection	http://www.childcareconnectionr.org/ (800) 848-5229
Shawano	Community Child Care Connection	800-738-8899
Portage	Mid Wisconsin Child Care Resource & Referral	715-342-0788

Issues

- **Obstruction of Ambulance Access** – The Town has concerns that construction of the new I-39/51 interchange will impede access for ambulance service, which comes from the Town of Rib Mountain. As a result, response times may increase. The Town will need to consider whether or not to continue receiving these services from Rib Mountain if these concerns bear out. It is noted that there have been some discussion about obtaining mutual aid from the City of Wausau during highway construction since the Rib Mountain back-up service is located in the Village of Weston; even further away.

10. Parks

This section describes local, County and State park and recreation facilities in Stettin and surrounding vicinity.

Existing Parks, Trails and Open Space

Local Parks, Trails and Open Space

The Town of Stettin does not own or maintain any public parks. However, in a recent survey included in the *Town of Stettin Land Use Plan* (adopted June 1998) 62 percent of respondents said that the Town should "plan for the future development of recreational facilities and park land in the township." Figure 10-1 illustrates park and trail facilities in the surrounding area.

There is a City of Wausau park located near the border with Stettin:

Brockmeyer Park – This park is located on Stettin Drive in the City of Wausau. Facilities include ball diamonds, soccer fields, and restrooms.

County or State Parks, Forest and Trails

The County and State park and recreation facilities located closest to the Town of Stettin are shown on Figure 10-1 and include:

Sunny Vale Park - Marathon County owns and maintains Sunny Vale Park in a narrow strip of the Town of Stettin and the City of Wausau south of STH 29 at 72nd Avenue. Also known as "Manmade" Park, Sunny Vale is a popular 299-acre park with facilities for swimming in Manmade Lake, picnicking, fishing, and model airplane flying. Sunny Vale Softball Complex is a 71-acre facility managed by the Wausau Area Softball Association through a contract with Marathon County. The complex has five lighted softball diamonds, each with a dugout, bleachers, and scoreboards.

Rib Falls County Park - This park is located west of Stettin in the Town of Rib Falls off CTH S at the intersection with CTH U. Rib Falls Park is 315 acres with park facilities including an open shelter, toilet, well, and children's play equipment. The majority of the park is currently undeveloped and is the temporary site of a County gravel pit and asphalt plant. The park's main feature is the Big Rib River, which flows through the park and over a dam and rapids, with an impoundment that allows for swimming. The gravel pit is currently being developed as an artificial lake for recreational use.

Other County and State park facilities in the vicinity include:

Marathon Park – Located in the City of Wausau this is a 78-acre County park that provides a large number of facilities and programs. Marathon Park is the home of the Wisconsin Valley Fair, which utilizes a number of historic exposition buildings. The park's mature stand of white pines is highly visible along Stewart Avenue. The park also contains a wide variety of

recreation facilities, including basketball and tennis courts, skating rinks, and a new grandstand area.

D.C. Everest Park - This 5.5-acre Marathon County park is located on the west bank of Lake Wausau in the City of Wausau on the tip of a small peninsula at the south end of Third Avenue. The park is one of two County access points onto Lake Wausau and receives heavy use at its two boat landings. Other facilities include restrooms, benches, picnic tables, and portable bleachers. The park is also home to the Wausau Water Ski Club.

Rib Mountain State Park – This park is located within the Town of Rib Mountain. The park's main feature is Rib Mountain, which at 1924 feet above sea level is one of the highest elevations in the State of Wisconsin. The park surrounds the mountain and has the following facilities: a picnic area with 65 tables, a camping area with 31 developed sites, 3 hiking trails, a nature trail, and a private downhill skiing area (Granite Peak).

Park System Needs

No parks needs were identified.

Issues

- **No Park Set-Aside Provisions** - Stettin does not have provisions for park dedication or set-asides in its subdivision ordinance. Demand for more local parks may increase as residential development increases. While the Town may want to consider park dedication requirements at some time, it has concerns about costs related to maintaining parks and potential liabilities associated with public parks.

11. Economic Development

The condition of the local economy directly influences local growth and development, and therefore must be considered when planning for a community's future. However, employment patterns and economic trends generally occur on a regional scale. Oftentimes residents of one community work in another. Similarly changes in a major industry can impact jobs and growth far beyond the community where the business is physically located. It is therefore important to understand a local community's economy in light of its regional context.

The following section provides a brief overview of the economy in Marathon County, in terms of key economic sectors and the regional labor force. A more specific description of employment trends, major local employers or industries, and where most residents of the Town of Stettin work follows. Potential economic development opportunities and/or issues regarding the local economy are also identified.

County Economic Environment

Originally, the Marathon County economy was based on forest resources and diversified agriculture. Increased population and infrastructure – railroads, roads and dams for power enabled the area to evolve beyond simple agricultural and logging operations. Resources that once left the area unprocessed were now transformed into finished products in the County, providing employment opportunities and adding value in forest products and agricultural processing. A number of related manufacturing operations grew up in the area, some based on

forest products and agricultural products, others supplying the existing industries with fabricated metal products. As these industries progressed, so did industries such as transportation, communications, public utilities, government, trade, finance, insurance and real estate. The County now enjoys a well-diversified economy.

Agricultural Economy - Located on the edge of the urbanized Wausau metropolitan area, the economic health and vitality of Stettin is less dependent on the economic health of the agricultural economy than some areas of Marathon County. However, a significant amount of the Town is still actively farmed, and pressure to convert farmland to residential development continues to increase. As such, the agricultural economy can influence the rate of land conversion in the Town.

The Marathon County agricultural economy is in a depressed state due to a downturn in prices for agricultural goods such as milk and ginseng. At the same time that prices for farm commodities are low, cash rents for Wisconsin farmland has increased, and the percentage of farm equity associated with real estate values have increased significantly. The average cost for agricultural land being converted to non-farm uses has increased from \$544 per acre in 1990 to nearly \$1,200 per acre in 2000. This compares with the average cost for agricultural land continuing in agricultural use, which has increased from \$612 per acre in 1990 to nearly \$1,000 per acre in 2000. When farms are not profitable, and the value of land rises farmers have a harder time competing for the land base.

Much of the following information was summarized from the Marathon County Task Force on the Rural Economy, *Agricultural Issues in Marathon County*, January 10, 2003 and *Report of the Marathon County Task Force on the Rural Economy*, April 2003.

- Net farm profits are increasingly a function of United State Department of Agriculture (USDA) support payments.
- The average age of the current agricultural owner/operator is nearly 55; a large number are nearing retirement.
- The low entry rate into agriculture reflects the high capital investment and low profit margins.
- The number of dairy herds decreased by 40% (1565 to 951 farms) in the past 13 years, and the total number of cows decreased from 77,000 in 1990 to 64,000 in 2000, a decrease of 17%.
- Dairy production is now more concentrated; the average size of dairy herds increased from 42 cows in 1990 to 62 cows in 2001. Nearly 50 dairies have over 300 animal units (200 cows), and 12 dairies have more than 1,000 animal units (more than 700 cows.)
- Local milk production is not sufficient to reliably meet the demand of local dairy processors
- The immigrant work force associated with industrial farms, impacts public services such as schools, social services and law enforcement.
- Crop land and open space are being broken up into smaller fields by rural residences.
- Crop land production is being concentrated into fewer, larger operations.
- Soil erosion is increasing and soil organic matter content is decreasing.

- Environmental regulation of farms by the State and Federal government continues to increase. Agriculture is identified as a major non-point source of water pollution (sediment and nutrients) in the U.S.
- Larger farm equipment damages local roads and farm traffic is increasing.
- Conflicts between various land uses in rural areas are increasing.

Key Economic Sectors

Key sectors of a regional economy can be identified by size; by growth or decline in employment; by a concentration of the industry in the local area exceeding the national concentration. An industry that shows a higher concentration of employment than the national average is considered a “basic industry” and is identified by a technique called “Location Quotient” analysis. Basic industries are those sectors that export a product or service from the local community into the national or international economy. They are a critical part of the “economic engine” for a region, affecting the growth and health of many dependent sectors such as retail, transportation, construction, and local services. The top industry groups in Marathon County are shown in Table 11-1.

Table 11-1: Marathon County Top 10 Industry Groups Based on Number of Employees (March 2001)

Industry Group	Employers	Employees	Numeric change	
			1-year	5-year
Health Services	139	4,646	251	-276
Lumber & Wood Products	41	4,438	-30	253
Educational Services	22	3,792	108	243
Eating and Drinking Places	192	3,554	219	335
Fabricated Metal Products	32	3,458	-184	168
Insurance Carriers	24	3,339	-171	*
Miscellaneous Retail	120	3,142	206	1,206
Paper and Allied Products	11	2,649	4	*
Industrial Machinery & Eqmt	37	2,642	41	697
Wholesale Trade - Durable	164	2,521	-89	63

*data suppressed to maintain confidentiality

Source: Wisconsin Department of Workforce Development, ES-202, December 2001

Local Economic Environment

The local economy consists of a mix of agriculture based jobs, mostly located in the western half of the Town, and commercial and industrial development concentrated near the border with Wausau. Loss of tax base through annexation and road construction is a continuing concern for Stettin. Notably, Menards Plaza and Kmart, two of the largest retail employers in Stettin, have been removed for construction of the new I-39/29 interchange.

Table 11-2 illustrates population and employment information for the Town of Stettin. In 2000, there were 2,191 people employed at jobs located in Stettin with most jobs in the commercial sector, which had 665 employees. Self-employed/Farm accounts for the second largest number of employees, with 345 workers. Manufacturing, with 312 workers, also comprises a fairly significant portion of the Town's employment base.

The high number of jobs in sales and office occupations likely reflects employment associated with Menards Plaza retail area. As noted above, this entire retail area was annexed to Wausau in 2007 and converted to public right-of-way for the new I-39/51/STH 29 interchange. However, this should not affect the employee base.

Table 11-2: Population and Employment by Sector, 2000

POPULATION	2,191
EMPLOYMENT:	
Commercial	665
Manufacturing	312
Service	172
Other	227
Self-Employed/Farm	345
TOTAL	1,721

Source: Marathon County 2030 Population and Employment Projections Methodology Report, NCWRPC, 2003

Employment Projections

Information on employment in Marathon County is gathered separately for non-farm and farm employment. The Wisconsin Department of Workforce Development (DWD) collects data on non-farm employment. The DWD estimated non-farm employment in Marathon County to be 49,407 in 1990 and 65,630 in 2000. This represents about a 33 percent increase over ten years. Data on farm employment is collected by the Census of Agriculture and consists of hired farm labor and operators. In 1987, farm employment in Marathon County was estimated to be 11,643 and in 1997 it was estimated to be 8,298. This represents a decrease of almost 29 percent.

The North Central Wisconsin Regional Planning Commission (NCWRPC) computed employment projections, based on the assumption that the historical growth rates described above would continue through 2030. These projections are shown in Table 11-3 however they do not reflect the pending loss of Kmart. If accurate information on jobs lost can be obtained, the projections will be amended.

Table 11-3: Employment Projections, 2000-2030

	Total Employment by Year						
	2000	2005	2010	2015	2020	2025	2030
Stettin	1,712	1,790	1,860	1,929	1,998	2,068	2,137
County	72,508	75,625	78,742	81,859	84,976	88,093	91,210

Source: *Marathon County 2030 Population and Employment Projections Methodology Report, NCWRPC, 2003*

By the year 2030, it is estimated that Stettin will provide employment to about 2,137 workers. This represents an employment increase of 425 or 25 percent assuming a

moderate growth rate based on the rate of change in employment between 1990 and 2000 for non-farm employment. However, the NCWRPC projections do not factor in annexation, which could result in eventual loss of some employment gains. For the County overall, an employment increase of 25.8 percent is projected.

As shown in Table 11-4, the NCWRPC estimates suggest an overall increase in employment by 2030 between 19.8 percent if a lower growth rate occurs and 32.5 percent if a higher growth rate occurs. This is slightly less than the anticipated employment growth in the County overall.

Table 11-4: Percent Change in Employment, 2000-2030

	Percent Change in Employment by Growth Rate		
	Low Growth	Moderate Growth	High Growth
Stettin	+20	+25	+32.5
Marathon County	+21	+26	+34

Source: *Marathon County 2030 Population and Employment Projections Methodology Report, NCWRPC, 2003*

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School District- Stettin is served by the Wausau and Marathon school districts. There are no schools located within Stettin.

Marathon County- The County provides several services to the Town including: law enforcement through the Sheriff's Department, 911 dispatch service, access permits, maintenance and improvement of County Highways, planning and permitting oversight regarding shoreland, wetland and floodplain regulation, private sewage system regulation, and animal waste and manure management. The County also provides oversight on compliance with County soil and water conservation policy for the Farmland Preservation Program.

Regional Agencies- The North Central Wisconsin Regional Planning Commission (NCWRPC) provides general planning and mapping assistance to the Town of Stettin. Stettin is also a participating member of the Wausau Area Metropolitan Planning Organization (MPO), whose primary function relates to coordination of regional transportation planning.

State and Federal Agencies- The Town has little direct contact with State or Federal agencies. However State agencies regulate certain activities such as access onto State roads, shoreland, floodplain and wetland zoning oversight, navigable waters protection, compliance with water quality standards, farmland preservation tax credits and managed forest tax credit programs.

Existing and Potential Conflicts

- **Annexation.** Given the immediate adjacency of the City of Wausau, Stettin is vulnerable to annexation. In Wisconsin, neither incorporated municipalities nor towns can initiate annexation. The process is driven by individual property owners (or developers) who petition for annexation into a city to receive sewer and water service. While towns often view annexation as a means to take their territory, cities and villages view annexations as a means to provide a more logical pattern of development and efficient provision of services. The Town of Stettin does not have any real authority to oppose annexations, and thus continues to lose land area, population and tax base through annexation. The Town does not currently have a formal boundary agreement with the City of Wausau, but may want to consider establishing one that identifies a joint planning area along their shared borders.
- **Inconsistent Street Naming** – It is noted that the names of streets often change as they cross Town boundaries. This can create confusion and problems, particularly with regard to emergency service access. Street naming should be coordinated between adjacent communities.

Town of Stettin

Comprehensive Plan

Goals, Objectives, Policies & Implementation

April 2010

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List of Acronyms

303 (d) list—waters designated as “impaired” under section 303 (d) of the U.S. Clean Water Act.

AADT—Annual Average Daily Traffic

AHI—Architecture & History Inventory (a database of the Wisconsin Historical Society).

BMPs—Best Management Practices(as determined by the Town of Stettin)

CCR&R—Child Care Resource and Referral Network

CDBG—Community Development Block Grant

CES—Cropland Evaluation System (Marathon County)

CIP—Capital Improvement Program

Comm 83—Chapter 83 of the Wisconsin Administrative Code under the Department of Commerce, setting standards for regulation of private sewage systems.

CRP—Conservation Reserve Program

CTH—County Trunk Highway

CWA—Central Wisconsin Airport

DWD—Department of Workforce Development

EMS—Emergency Medical Services

EMT—Emergency Medical Technician

ERW—Exceptional Resource Waters, a designation by the Wisconsin Department of Natural Resources.

FEMA—Federal Emergency Management Agency

FIRM—Flood Insurance Rate Maps

HOME—Home Investment Partnerships Program

HUD—U.S. Department of Housing and Urban Development

LHOG—Local Housing Organization Grant

L RTP—Long Range Transportation Plan (Prepared by the Wausau Metro Planning Organization for the Metro area).

LWRMP—Land and Water Resource Management Plan (Marathon County)

MPO—Wausau Area Metropolitan Planning Organization

NCHC—North Central Health Care

NCWRPC—North Central Wisconsin Regional Planning Commission

NRHP—National Register of Historic Places

NTC—Northcentral Technical College

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- ORW**—Outstanding Resource Waters, a designation under the U.S. Clean Water Act.
- PASER**—Pavement Surface Evaluation Rating
- PMP**—Pavement Management Plan
- SHPO**—State Historic Preservation Office
- STF Data**—Summary Tape File, referring to data files of the 2000 U.S. Census.
- STH**—State Trunk Highway
- TDP**—Transit Development Plan (Wausau Area Transit System)
- TIP**—Transportation Improvement Program (Marathon County)
- USDA**—United States Department of Agriculture
- USH**—U.S. Highway
- UW-MC**—University of Wisconsin—Marathon County
- WATS**—Wausau Area Transit System
- WDA**—Wisconsin Department of Agriculture
- WDNR**—Wisconsin Department of Natural Resources
- WDOA**—Wisconsin Department of Administration
- WDOT**—Wisconsin Department of Transportation
- WHEDA**—Wisconsin Housing and Economic Development Authority
- WISLR**—Wisconsin Information System for Local Roads
- WPD**—Wetland Protection District
- WPS**—Wisconsin Public Service Corporation

1. Introduction

This document represents the core of the Town of Stettin Comprehensive Plan. It outlines the community's goals and objectives to address the issues and opportunities identified in the *Conditions and Issues Report* and guide future growth. Goals and objectives have been developed relative to each of the required nine plan elements. For each of the goals and objectives, specific policies, strategies and/or actions are recommended to enable the community to achieve them. The Implementation Element at the end of this document compiles and prioritizes all the recommended action steps and identifies who is responsible for implementation.

Coordinating planning efforts with other jurisdictions was integral to the local comprehensive planning process. By working in sub-area groups, participating in county-wide planning workshops, and directly communicating with neighboring communities, all participating local municipalities have taken steps to foster intergovernmental cooperation and land use coordination. To achieve a level of broad consistency, all participating municipalities worked together to identify common likes, dislikes and concerns impacting their respective sub-areas. These were distilled into ten countywide guiding principles that describe a broad, shared vision of the future of Marathon County.

Local plans must also address the State's fourteen planning goals outlined in Wisconsin Statutes 66.1001, to the extent applicable. The sub-area concerns are summarized below and the State planning goals and countywide guiding principles are summarized in Appendix A and B, respectively.

Sub-Area Concerns

Following is a list of concerns shared by the municipalities in the Highway 51 planning sub-area. These were developed through a Strengths, Weaknesses, Opportunities, and Threats (SWOT) exercise to identify aspects of the sub-area that participants liked, disliked, or had concerns about.

Land Use and Development:

Development regulation

- Maintain local control of development regulations
- Private property rights important
- Managed development preferred

Urban fringe development

- Annexation – lack of control over where, when and what might develop
- Cooperative boundary agreements – option to manage growth at urban edge
- Planned development preferred
- Land use conflicts are a concern
- Concentrate commercial and industrial development in cities or villages

Identity and appearance

- Lack of design/aesthetics controls
- Cluttered appearance on major road corridors (signs, power lines, no landscaping, etc.)
- Housing maintenance problems in some areas
- Land use conflicts – i.e., old industrial adjacent to residential

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Infrastructure:

Traffic management

- Driveway access control needed (e.g., frontage roads)
- Street parking can be a problem in some areas
- One way streets (primarily Wausau)
- Limited river crossings
- Interchange locations – desire for new interchanges

Water supply

- Depletion or degradation due to high volume users (e.g., new high school, industry)
- Limited access in certain areas (bedrock, etc.)

Sewer and septic systems

- Interest in alternatives to centralized wastewater treatment
- “Comm83” opens more areas for septic systems
- High bedrock, steep slopes, and poor soils influence and/or limit sewer extensions and septic systems

Community services

- Shared services generally good – fragmentation an issue in some areas
- Maintain and improve services w/o increasing taxes
- Cost to provide increased level of services
- Transit services (lack of and/or desire for) in fringe communities

Fiscal/Economic:

Tax base

- Redevelopment of under-utilized lands, particularly along Wisconsin River recognized as priority

- Maintain and foster diverse mix of land uses
- Competition for development between communities not always productive
- Loss of taxable land due to public purchase

Community Vision Statement

The *Town of Stettin Land Use Plan 2009-2019* includes a vision statement that sets forth the following key objectives:

- Encourage commercial and industrial development in those areas identified on the Future Land Use Map, to prevent conflicts with agricultural and residential land use in the town.
- Encourage residential development in those areas identified on the Future Land Use Map.
- Manage a rational transition from agricultural to residential land use by balancing the rights of private property owners with the community’s need to both protect the environment and keep taxes as low as possible.
- Encourage preserving agricultural land to avoid unnecessary increases in the demand for and cost of local government services.
- Proactively work to protect our borders.
- Encourage the preservation of environmental corridors (i.e., woodlands, wetlands, and open spaces) and designation of parkland for the future recreational needs of town residents.

Goals, Objectives, Policies, Strategies & Actions

This document describes a variety of goals, objective, policies, strategies and actions the Town has identified to respond to the issues and opportunities identified in the *Conditions and Issues* report. Definitions are provided below to clarify the purpose and intent of each of these.

Definitions:

- **Goal:** A goal is a statement that describes a desired future condition. The statement is broad in scope and describes general concepts or things the community hopes to accomplish.
- **Objective:** An objective is a statement that describes a specific course of action to achieve a goal or address an issue.
- **Policy:** A policy is a general course of action or rule of conduct to be followed to achieve community goals and objectives.
- **Strategies:** As the name implies, strategies are strategic approaches that may involve a series of individual actions to achieve a specific goal or objective.
- **Actions:** An action describes a specific effort that will be undertaken to achieve a specific goal or objective.

2. Natural Resources Element

The Town of Stettin contains a variety of natural resources. Most wetlands and woodlands are associated with the Little Rib River and other streams running through the Town. One of the Town's most significant resources is an abundance of prime farm soils. Protection and enhancement of natural resources is a continuing priority of the Town. Because the Town has little regulatory authority over natural resources, it will continue to work with Marathon County and WDNR to protect and enhance natural resources, including threatened and endangered species within the Town.

Goal 1: Protect and enhance the sensitive natural resource areas in Stettin.

- **Objective:** To minimize intensive development in areas that could negatively affect the water quality and habitat of rivers and wetlands in Stettin.
- **Objective:** To support use of rip rap and restoration of native vegetation along the Little and Big Rib Rivers to minimize the potential for bank erosion.
- **Objective:** To continue working with the WDNR and Marathon County to ensure appropriate preservation of wetlands and shorelines.
- **Objective:** To provide leadership in disseminating information about natural resource preservation and management to Stettin residents.

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- **Objective: To encourage preservation of environmental corridors (i.e., woodlands, wetlands, and open spaces).**

Policies:

1. The Town places a high priority on protection of its sensitive natural resources.

Strategies/Actions:

1. Continue to serve as the liaison between private property owners in the Town and the County, WDNR, and others regarding the Managed Forest Law (MFL) and other programs aimed at protection and preservation of woodlands.
2. Consider establishing buffers around woodlands to protect them from encroachment from development.
3. Continue to work cooperatively with Marathon County and the WDNR to enforce regulations to protect and mitigate development impacts on wetlands and shorelands.
4. Identify a point person in the Town to be responsible for gathering and distributing information regarding resource protection, preservation, and management from the WDNR, UW-Extension, Marathon County and others.
5. Work with UW-Extension, Marathon County, and others to provide information regarding natural landscaping to owners of property along the Little and Big Rib Rivers. Consider initiating a program to encourage riverbank revegetation.

6. Identify and map areas in the Town where preservation of natural resources, open space, and wildlife habitat should be given priority. Provide information to property owners about techniques to protect and enhance these resources.

Goal 2: Guard against contamination of potable water resources.

- **Objective: To encourage residents to conduct regular well testing to ensure safe water supplies.**
- **Objective: To the extent possible, limit uncontrolled runoff, over use of fertilizers, and other waterway contaminants that could impact water resources.**

Policies:

1. The Town of Stettin will strive to protect and enhance the quality of its water resources.

Strategies/Actions:

1. Routinely educate residents on well testing through brochures or speakers on the subject, utilizing resources from UW-Extension, Marathon County, the WDNR and others.
2. Amend the land division and zoning ordinance to incorporate agricultural best management practices (BMPs) as determined by the Town of Stettin, regarding surface water runoff, erosion control, fertilizer use, etc.
3. Continue to report instances of possible groundwater contamination to the WDNR.

Goal 3: Protect and preserve prime farmland for agricultural production.

- **Objective: To participate in regional programs through agencies such as Marathon County and the UW-Extension that promote the preservation of prime agricultural land and assist farmers in maintaining economically viable farms.**

Policies:

1. The Town of Stettin recognizes the importance of farming to its livelihood and lifestyle and strives to preserve its productive resources.

Strategies/Actions:

1. Work with UW-Extension, Marathon County, and the NRCS to implement and monitor farmland conservation practices, including Farmland Preservation Contracts.
2. Update local ordinances as necessary to incorporate agricultural Best Management Practices (BMP) as determined by the Town of Stettin, regarding soil erosion, surface runoff, fertilizer use, etc.

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Policies:

1. The Town of Stettin will strive to proactively and consistently enforce its ordinances.

Strategies/Actions:

1. Identify existing illegal non-conforming uses and work with property owners to bring property into compliance.
2. Proactively enforce the Town's ordinances regarding home occupations.

Goal 5: Encourage annexations to proceed in an orderly manner.

- **Objective: To work with adjacent towns to coordinate development along common borders in order to minimize the potential for annexation.**
- **Objective: To encourage establishing boundary agreements with the City of Wausau and the Village of Marathon City.**

Policies:

1. The Town of Stettin will continue to encourage coordination of development along common boundaries.

Strategies/Actions:

1. Work with the City of Wausau and the Village of Marathon City to explore opportunities to establish cooperative boundary agreements to manage growth along common boundaries.
2. Work cooperatively with the City of Wausau and the Village of Marathon City to prepare a coordinated zoning plan if Extraterritorial Zoning authority is initiated.
3. Work with the Wisconsin Towns Association on class action law suits to prevent "balloon & string" annexations, if it becomes an issue.

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Future Land Use – The Town of Stettin Future Land Use map, shown in Figure 3-1 illustrates the anticipated future pattern of land uses. The map includes seven land use categories to guide where new residential and non-residential development would be encouraged to locate or where development would be discouraged. Descriptions of each land use category and the number of acres within each category are provided in Table 3-1. Figure 3-3 shows areas with development constraints due to environmental conditions such as wetlands and floodplains, or policy constraints such as restrictive zoning or other programs (i.e., Exclusive Agriculture, Forest Crop Law). Areas where existing development precludes additional development are also shown.

As shown by the acreage breakdown on Table 3-1, Transitional Agricultural land uses occupy the most land area in the Town and account for over 41 percent of the Town's total land area. Land in the Transitional Residential category also covers a fairly large amount of acreage, representing over 32 percent of the total land area. The Residential category represents over 13 percent of the total land area. Approximately 6 percent of the land area is designated for Commercial or Industrial land uses. Most of these areas are located along major roads or intersections, including the area around the STH 29/107 interchange and along the STH 29 corridor.

Table 3-1: Future Land Use

Land Cover	Description	Acres	% Total
Residential	Primarily for single family residential development, permitting under certain circumstances facilities such as churches, schools, playgrounds, parks and appropriate institutions, with the intent of protecting the residential character of neighborhoods against non-compatible uses.	3007.7	13
Transitional Residential	Serves as a bridge between rural zones and residential planned areas. It encourages development of neighborhoods and rural compounds that set aside natural vistas and landscape features for permanent conservation. These areas are primarily residential in nature, although can include farms, sub divisions, low intensity offices and light commercial.	7595	32
Transitional Agricultural	Recognized as functioning agricultural areas. However, in the future these areas may be suitable for development, responding to economic trends and housing demands. These areas provide existing agricultural properties the ability to continue their present agricultural uses along with flexibility to respond to future land use changes.	9717	41
Commercial	Establishes a range of commercial and light industrial establishments. It may include retail and personal service activities that cater to frequently recurring needs, as well as manufacturing and industrial operation that would not be detrimental to surrounding areas.	1139	5
Industrial	Intended for any manufacturing or industrial operation which, on the basis of actual physical and operational characteristics would not be detrimental to the surrounding area or the town.	184	1
Recreational	Serves to accommodate recreational oriented activities such as: Public and private parks, trails, ball fields, golf courses, playgrounds, camp grounds, etc.	918	4
Transport	Town Roads, Highways, Etc	1068.3	4
Total		23,629	100%

Source: Future Land Use map, 2010

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Land Needs – Projections of future population and employment growth in Stettin are provided in the *Conditions and Issues* report and are based on projections compiled by the North Central Wisconsin Regional Planning Commission and Marathon County. These were used to estimate the amount of land needed to accommodate future residential and non-residential development over the next 25 years. Acreage projections were based on assumptions about density of houses per acre and employees per acre.

It is estimated over the next 25 years, 117 acres will be needed to accommodate future residential development and 59 acres are needed for future non-residential development. It is noted that since the 2000 Census, growth has occurred at a higher rate than projections might indicate. Data provided in the *Conditions and Issues* report estimate that there are currently about 18,446 acres of land that could be developed within the existing Town borders. However some of this acreage could have environmental or other constraints that limit development potential.

Table 3-2 indicates estimated acreage in land use categories with land considered “developable”. For purposes of this acreage breakdown, the 2000 acreage was taken from the Existing Land Use Map (Figure 4-1) in the *Issues and Conditions* report. “Residential” includes land designated for Single Family and Multiple Family Residential land uses, “Commercial” includes land designated for Commercial Service land uses, “Industrial” includes land designated for Industrial, and Quarry land uses, and “Agricultural” includes land designated as Cropland, Specialty Crops, Other Agriculture, Barren, or Woodlands.

The estimated increase in acreage needed for new growth is assumed to occur evenly over the next 25 years, with Residential

acreage increasing by about 20 acres every 5 years, Commercial acreage increasing by about 5 acres every 5 years, and Industrial acreage increasing by about 5 acres every 5 years. It is also assumed that Agricultural acreage will decrease proportionate to the increase in Residential, Commercial, and Industrial acreage, as land is developed and converted from Agricultural land uses. Thus, the amount of land in Agricultural land use will decrease by 30 acres every 5 years.

Table 3-2: Acreage Projections, 2000-2030

	Estimated Total Acreage						
	2000	2005	2010	2015	2020	2025	2030
Agricultural	17,955	17,925	17,895	17,865	17,835	17,805	17,775
Residential	1,209	1,229	1,249	1,269	1,289	1,309	1,329
Commercial	114	119	124	129	134	139	144
Industrial	77	196	201	206	221	226	231

Source: Acreage based on estimates compiled by NCWRPC, 2003 and Marathon County.

Comparing the estimated acreage needed shown in Table 3-2 and the acreage allotted on the Figure 3-1, Future Land Use Map, it appears sufficient acreage to meet estimated demand for new residential, commercial, and industrial development has been provided in the appropriate land use categories.

Consistency between Land Use and Zoning – Land use and zoning designations are related, but not necessarily identical. Land use categories tend to be fairly general whereas zoning districts regulate specific land uses and development requirements. Because the land use categories are general it is common for more than one zoning district to correspond to each land use category. It is also possible that some zoning districts might be consistent with more than one land use designation.

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Achieving consistency between land use and zoning is required by State Statutes. This generally occurs when a community is considering a proposed zoning change. The decision to approve a zoning change should be based on the adopted comprehensive plan, and specifically, the future land use map. Generally, if the requested zoning is consistent with the land use designation on the property it should be approved, unless unique circumstances indicate the rezoning would negatively impact surrounding properties or the community. If a rezoning request is not consistent with the land use designation, the community could consider denying the rezoning request.

In situations where a rezoning request is not consistent with the land use designation - but the community believes the requested zoning is appropriate in the specific location and would benefit the community - the zoning change can be approved, however, the land use map should be amended accordingly to establish land use and zoning consistency. The process for amending the land use map is discussed in greater detail in the Implementation Element.

Transportation Element

County and State highways provide good access to and through the Town of Stettin. These are supplemented by a network of local roads. While the Town has ample frontage on STH 29, plans underway to close several at-grade intersections along STH 29 will restrict direct access except at a few key interchanges, in particular STH 107. This interchange area will likely become a node for commercial and industrial development in the future. The Town is also planning for commercial and industrial development along a planned frontage road along the north side of STH 29. Figure 4-1 illustrates the roadway system in the Town.

Goal 1: Improve traffic safety within the Town.

- **Objective: To work with Marathon County to investigate safety issues such as road geometry, speed limits, driveway access and other factors along county roads.**
- **Objective: To actively enforce criteria for review of driveway access on Town roads for safety, emergency vehicle access, and efficient traffic management.**
- **Objective: To look for opportunities to minimize rural/urban road usage conflicts.**
- **Objective: To develop a "toolbox" of traffic-calming methods or devices that could be implemented to better manage traffic flow and speed limits in the Town.**

Policies:

1. The Town of Stettin places a high priority on maintaining safe roadways.

Strategies/Actions:

1. Work with Marathon County Sheriff's Department to enforce speed limits and weight limits within the Town. Serve as the "eyes on the street".
2. Routinely review, and revise as necessary, road design and access standards in the Town's subdivision ordinance.
3. Establish regular meetings (or correspondence) with adjacent municipalities to discuss issues regarding road safety and maintenance and coordinate action to address the problems.
4. Continue to work cooperatively with the Towns of Berlin, Rib Falls, Marathon and Maine to coordinate development along common borders and communicate about joint interests.
5. Work with Marathon County to identify "problem" road segments and/or intersections in the Town and explore approaches to improve safety and manage traffic flow. Traffic calming techniques might include stop signs, rumble strips on paved roads, etc.

Goal 2: Maintain and improve Town roads.

- **Objective: To continue to use the Capital Improvement Program (CIP) budgeting process to prioritize and allocate funding for road maintenance and improvements.**

- **Objective: To conduct an annual road analysis, using PASER to rate local road conditions and prioritize maintenance scheduling.**
- **Objective: To continue to evaluate whether or not to blacktop new roads, based on things such as traffic volume, funding availability, and other factors.**
- **Objective: To continue to seek adequate and consistent sources of revenue to fund needed road improvements.**
- **Objective: To continue to enforce weight and speed limits on Town roads.**
- **Objective: To improve guidelines for road design and access requirements.**

Policies:

1. The Town of Stettin will strive to ensure that roads in the Town are well maintained and designed to accommodate current and anticipated traffic volumes.

Strategies/Actions:

1. Continue to utilize PASER/WISLR evaluation ratings to prioritize road improvement projects.
2. Work cooperatively with Marathon County and WDOT to seek and obtain funding for road improvements.
3. Continue to utilize and build a road maintenance fund.

Goals, Objectives, Policies, and Implementation

4. Encourage through-street connections when possible to enhance accessibility and traffic flow.

Goal 3: Ensure that new development will not have negative impacts on the local road network or create traffic issues within the Town.

- **Objective: To incorporate road planning into development review processes.**
- **Objective: To require roads in new subdivisions to be designed to accommodate future expansion where appropriate.**

Policies:

1. The Town of Stettin will strive to minimize the impacts of new development on existing development and infrastructure.

Strategies/Actions:

1. Require that roads in new subdivisions be designed to allow extensions and connections to roads in future developments on adjacent properties where possible.
2. Require developers to submit traffic studies for large developments (e.g., over 40 acres).
3. Develop and adopt guidelines that require developers to finance road improvements.
4. Coordinate review of major developments/subdivisions with adjacent municipalities and Marathon County to ensure

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potential traffic impacts on local and county roads are adequately addressed.

Goal 4: Improve access management and safety along STH 29.

- **Objective: To continue to work with surrounding communities, the County and the State to carry out improvements along STH 29, including closing of at-grade intersections, to improve safety in this road corridor.**
- **Objective: To construct a frontage road along the north side of STH 29.**
- **Objective: To ensure that adequate access is provided to properties and potential future development along STH 29.**

Policies:

1. The Town of Stettin supports improvements to the STH 29 corridor that enhance safety and foster high-quality development.

Strategies/Actions:

1. Be sure that Stettin is actively involved and represented in planning efforts regarding STH 29 west of the City of Wausau.
2. Work with the WDOT, Marathon County, and affected property owners in the Town to identify a STH 29 frontage

road alignment and to establish property access requirements along the proposed frontage road.

3. Maintain regular communication with affected property owners along STH 29 to keep them informed of plans for improvements, access closures, etc.
4. Work with the Village of Marathon City to coordinate land uses and access around the intersection of STH 107 and STH 29, including access to the proposed frontage road.

Goal 5: Enhance regional traffic movement.

- **Objective: To explore constructing a bridge crossing the Rib River on CTH O.**

Policies:

1. The Town of Stettin will continue to cooperate with Marathon County and other municipalities on regional transportation issues.

Strategies/Actions:

1. Work with Marathon County and the Town of Marathon to coordinate planning for a possible bridge crossing the Rib River at CTH O.
2. Continue to participate in regional road planning efforts through the MPO.

Goal 6: Improve pedestrian and bicycle facilities in Stettin.

- **Objective: To explore opportunities to install paved shoulders and/or trails along existing local roads.**

Policies:

1. The Town of Stettin will strive to enhance its transportation system to ensure a safe and attractive environment for pedestrians and bicyclists.

Strategies/Actions:

1. Work with Marathon County and adjacent municipalities to identify opportunities to make connections to existing or proposed trails and sidewalks and prioritize roads where paved shoulders or off-street paths could be installed. Priority should be given to roads that provide access to community facilities such as schools and parks.

Road Improvements

Planned improvements to the Wausau metropolitan area road system are identified in the *Long Range Transportation Plan for the Wausau Metropolitan Area (LRTP)*. An update to this plan is currently underway and should be completed in spring 2006. Figure 4-2 illustrates planned roadway improvements in the Wausau area.

The WDOT requires all incorporated communities to prepare a Pavement Management Plan (PMP) using a pavement rating system for their local roads. The Pavement Surface Evaluation

Rating (PASER) system is the system used most by Wisconsin communities. PASER rates road surfaces on a scale of 1 to 10. This scale is broken down as follows:

- “1” and “2” = very poor condition
- “3” = poor condition
- “4” and “5” = fair condition
- “6” and “7” = good condition
- “8” = very good condition
- “9” and “10” = excellent condition

In addition to its use in the new Wisconsin Information System for Local Roads (WISLR), the rating system gives communities a detailed assessment of the appropriate maintenance method for each road segment under their jurisdiction. This assessment is then incorporated into the community’s PMP.

Figures 4-3 and 4-4 and Table 4-1 below illustrate the WISLR road assessment done in 2009 by surface type and condition rating. As shown, the majority of roads in the Town are paved with either asphalt or concrete. Roads exhibiting a surface condition rating at or below “Fair” should be examined to determine what type of reconstruction or strengthening is necessary. Roads that display a surface rating of “Good” or better will only require minimal preventative maintenance to maintain safe travel conditions. Those roads without data should be examined to ensure safe travel conditions exist along these routes.

5. Utilities Element

Portions of Stettin are located in the Wausau Urban Service Area, which defines existing and proposed areas where public utilities may be provided (see Figure 5-1). An update to the *Wausau Urban Area Sewer Service Plan* was completed in 2006.

The Town does not provide public utilities. Much of the previous Stettin Sanitary District was annexed into the City of Wausau in 1986. The Town may explore the potential to create another sanitary district in the future; however, no specific planning for this has begun. Given shared borders with the City of Wausau and Village of Marathon City the potential for extension of public utilities – and subsequent annexation – is ever present.

The Town does not provide storm water management facilities and site specific grading is addressed in conjunction with building permit requests. Water quality and soil erosion are managed at the county level through implementation of the *Marathon County Land and Water Resources Management Plan*, which was updated in 2005.

Goal 1: Protect the Town's water resources, including groundwater sources of potable water.

- **Objective: To encourage residents to conduct regular well testing to ensure safe water supplies.**
- **Objective: To work with the City of Wausau and Village of Marathon City to identify and coordinate development in areas where future utility extensions are anticipated.**

Policies:

1. The Town of Stettin encourages proactive efforts to protect its drinking water supply.

Strategies / Actions:

1. Encourage Town residents to routinely test their private wells.
2. Routinely report instances of potential groundwater contamination to the WDNR and/or Marathon County.
3. Identify and map areas where public utilities may be provided in the future. Consider establishing lot sizes sufficient to enable further subdivision when public utilities are available. Also consider requiring ghost plats on new development to show how further subdivisions might occur.
4. Meet with the Village of Marathon City and City of Wausau to discuss establishment of cooperative boundary agreements to plan for orderly extension of public water services.
5. Coordinate with the Village of Marathon City and the City of Wausau to review proposed development within extraterritorial jurisdiction areas to evaluate impacts on groundwater.

Goal 2: Plan for efficient and environmentally sensitive on-site sanitary waste disposal.

- **Objective: To ensure that lot sizes are adequate for on-site waste disposal systems, particularly in areas with high bedrock.**
- **Objective: To ensure on-site waste disposal systems adhere to current regulations.**

Policies:

The Town of Stettin will strive to minimize environmental impacts related to on-site sanitary waste disposal.

Strategies/Actions:

1. Coordinate with Marathon County to assist residences that have failing septic systems.
2. Review zoning and related minimum lot size standards to determine if they provide sufficient protection against potential groundwater contamination.
3. Work with Marathon County, UW Extension and WDNR to compile and make information available to residents, regarding septic system maintenance and inspections.

Goal 3: Pursue creation of a new sanitary district in the Town of Stettin.

- **Objectives: To explore opportunities to provide sanitary sewer to limited areas of the Town.**

Strategies/Actions:

1. Meet with Marathon County, WDNR, and the Village of Marathon City and/or City of Wausau to discuss the potential to create a sanitary sewer district.
2. Seek to obtain our own Town of Stettin discharge permit.
3. Encourage residents to routinely inspect and pump their septic tanks, to minimize septic system failures and guard against potential negative impacts on wetlands, rivers streams in the township.

6. Housing Element

The majority of housing in the Town consists of single-family, owner-occupied dwellings, including farmsteads. The housing stock is generally in very good condition and most is less than 30 years old.

Goal 1: Improve the design of new residential developments.

- **Objective: To encourage developers to do cluster and conservation type subdivision designs.**

Policies:

1. The Town of Stettin encourages attractive, high-quality residential development.

Strategies/Actions:

1. Adopt cluster/conservation subdivision requirements to ensure sufficient design quality. These should include specific development standards regarding density, preservation and management of open space, and design (roads, landscaping, common elements, etc.).
2. Continue to provide incentives, such as density bonuses, to encourage cluster and conservation subdivisions in appropriate locations.

Goal 2: Provide information to residents on the variety of housing options and programs in the County.

- **Objective: To work with Marathon County to provide information to existing and potential Stettin residents regarding area housing agencies and programs that serve special housing needs (i.e., seniors, low-income, rehabilitation loans, etc.).**

Policies:

1. The Town of Stettin will strive to provide access to information and opportunities to meet the housing needs of Town residents.

Strategies/Actions:

1. Work with Marathon County (Housing Authority) and others, as appropriate, to pursue funding grants and administer housing improvement programs.

Goal 3: Improve property maintenance.

- **Objective: To improve property maintenance and address property maintenance concerns.**

Policies:

1. The Town of Stettin will strive to improve its property maintenance and nuisance ordinances.

Strategies/Actions:

1. Periodically distribute information on property maintenance codes to Town residents via the Town newsletter and/or website.
2. To review property maintenance and nuisance ordinances to ensure they sufficiently address property maintenance concerns.

7. Cultural Resources Element

The Town of Stettin does not have any properties listed on the National Register of Historic Places and does not have a local historic preservation commission. Efforts to preserve and enhance its historic resources and cultural history will continue to be made through cooperation with the County Historical Society.

Goal 1: Preserve historically significant buildings and sites.

- **Objective: To work with the County Historical Society to identify historic resources so they may be considered in future planning.**
- **Objective: To ensure that any known cemeteries, human burials or archaeological sites are protected from encroachment by roads or any development activities.**

Policies:

1. The Town of Stettin supports the preservation of historically significant buildings and sites.

Strategies/Actions:

1. Identify and map potential historic buildings, cemeteries/burials, and archaeological sites in the Town.
2. Work with the County Historical Society and State Historic Preservation Office to determine if structures are eligible for listing on the National Register of Historic Places.

8. Community Facilities Element

The Town provides a variety of community services and facilities, some in cooperation with the County or adjacent municipalities. Providing high-quality and cost-effective community services is a continuing goal of the Town. The Town will continue to work with Marathon County, the school districts, and other service providers to address needed service or facility expansion or improvements as needs arise.

Goal 1: Support and maintain existing community facilities.

- **Objective: To maintain the Town Hall as a seat of local government and community meeting hall.**
- **Objective: To improve and renovate the Town Hall.**

Policies:

1. The Town of Stettin recognizes the importance of the Town Hall as a community gathering place and as the center of Town government.

Strategies/Actions:

1. Identify necessary repairs and allocate funds to maintain and/or improve the Town Hall on a regular basis.

Goal 2: Maintain current provision of community services.

- **Objective: To continue to perform annual budget allocations to fund public services.**
- **Objective: To consider seeking methods of cost sharing, such as equipment sharing, with surrounding municipalities to increase the efficiency by which services are provided.**
- **Objective: To analyze future developments for their impact on the Town's tax base in relation to the cost of additional services that they would require.**

Policies:

1. The Town of Stettin supports the continued provision of cost-effective community services.

Strategies/Actions:

1. Perform annual reviews and budget allocations to fund public services. Evaluate cost-effectiveness of current agreements with adjacent municipalities regarding provision of fire and emergency response services.
2. Consider the fiscal impact of new development as part of the development review process.
3. Meet annually with surrounding municipalities to explore opportunities to enhance services, while keeping costs to a reasonable level.

Goal 3: Provide cost-effective public safety services.

- **Objective: To continue to work with the Marathon County Sheriffs Department to provide effective law enforcement services.**
- **Objective: To continue to obtain ambulance service from the Town of Rib Mountain unless community needs or response times change and more cost-effective approaches are available.**
- **Objective: To continue contracts with the towns of Maine, Rib Mountain and Hamburg and the Village of Marathon City for fire and First Responder services.**

Policies:

1. The Town of Stettin will strive to provide high-quality public safety services in a cost-effective manner.

Strategies/Actions:

1. Conduct reviews of agreements for fire and first responder services with the Towns of Maine, Rib Mountain and Hamburg and the Village of Marathon City. Use the reviews to determine the cost-effectiveness of the services.
2. Conduct reviews of agreements for ambulance services with the Towns of Rib Mountain. Use the reviews to determine the cost-effectiveness of the services.
3. Regularly record, review, and audit emergency response times to ensure time links during reconstruction of Highway 51/29.

4. Review billing for emergency services semi-annually.
5. Work with Marathon County Sheriffs Department as needed to improve communications or other efforts to enhance the efficiency and effectiveness of police protection services.

9. Parks and Recreation Element

While the Town does not have any public parks, community residents have expressed interest in development of neighborhood parks, likely through cooperative efforts with subdivision developers.

Goal 1: Support the Marathon County park and forest system that serve Stettin residents.

- **Objective: To encourage adequate funding for maintenance and improvements of Marathon County parks and forests.**

Policies:

1. The Town of Stettin recognizes and supports the Marathon County park system as an important asset to the community.

Strategies/Actions:

1. Compile and display information on Marathon County parks, recreation and forestry at the Town Hall.

Goal 2: Consider future recreational needs of Town residents.

- **Objective: To identify recreational needs and wants of Town residents.**
- **Objective: To continue to investigate opportunities to obtain funding for park development and maintenance.**

Policies:

1. The Town of Stettin encourages public input towards providing adequate recreation facilities to meet the needs of current and future residents.

Strategies/Actions:

1. Consider amending the zoning ordinance to allow organized outdoor events as a conditional use in certain zoning districts and define specific criteria related to: adequate parking, duration or time of event, allowable event signage, permits for alcohol, etc.
2. Conduct a survey to obtain input on residents needs and desires for park and recreation facilities and programs.
3. Encourage developers to provide private parks in conjunction with new subdivision developments.
4. Display and provide information regarding community and regional park and recreation programs and events at the Town Hall.

10. Economic Development Element

Most existing commercial and industrial businesses in Stettin are concentrated in the “panhandle” area abutting the City of Wausau and STH 29. It is anticipated that demand for new commercial and industrial development will occur around the STH 29/107 interchange and along the STH 29 corridor. Farming remains an important part of the Town’s economy and livelihood of many Town residents. Maintaining the viability of active farming is a continuing priority for the Town. The Town’s close proximity to the City of Wausau also makes it a desirable location for people who work in the City but want to live in a more rural setting.

Goal 1: Maintain an adequate tax base to provide vital Town services.

- **Objective: To encourage high quality residential development in the Town.**
- **Objective: To encourage and direct new commercial and industrial development to appropriate areas, such as STH 29 & STH 107 Interchange, and other major road corridors.**

Policies:

1. The Town of Stettin will strive to maintain and encourage new, high-quality development that enhances the Town’s tax base.

Strategies/Actions:

1. Provide incentives, such as density bonuses, to encourage residential cluster and conservation subdivisions.
2. Identify and zone areas along major roads for commercial and industrial development to encourage such development in those locations. These areas should have good road access and parcel sizes large enough for commercial/industrial uses.

Goal 2: Support the local agricultural economy to ensure that existing farms are able to remain in agriculture for as long as they choose.

- **Objective: To discourage intensive development in areas with large blocks of farmland and active farm operations.**
- **Objective: To support the creation of niche markets or other opportunities that will help farmers to stay in business.**
- **Objective: To encourage the use of agricultural Best Management Practices (BMPs) as determined by the Town of Stettin, to increase productivity of farmland.**
- **Objective: To support development that preserves rural character (i.e., horse riding stables, corn maze).**

Policies:

1. The Town of Stettin recognizes the importance of farming to its livelihood and lifestyle and strives to protect prime

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farmland and active farm areas from encroachment by non-farm development.

Strategies/Actions:

1. Continue to evaluate use of Exclusive Agricultural zoning in areas with prime farmland and active farms to restrict intensive uses.
2. Consider recommending larger lot sizes to minimize non-farm uses in areas with significant amounts of prime farmland and/or existing active farms.
3. Consider providing a brochure (from the Farm Bureau) to local realtors and/or potential homebuyers educating them on the characteristics of active farming activities (i.e., smells, noise, farm equipment using local roads, etc.).
4. Work with UW-Extension, Marathon County and NRCS to implement and monitor farmland conservation and Best Management Practices (BMPs), as determined by the Town of Stettin.
5. Work with UW-Extension to provide information to Town farmers regarding tools, programs, and resources available to help farmers stay in business.

New Business and Industry

The Town would like to preserve its rural character and retain its agricultural economic base to the extent practical and concentrate new commercial and industrial development to areas identified on the Future Land Use Map.

It is anticipated that development of the Interchange of HWY 29 & STH 107 will foster demand for new commercial and industrial development in this area. As such, most land designated on the future land use map for commercial and industrial land uses are located in this corridor.

Strengths and Weaknesses

Close proximity to employment opportunities in the Wausau metropolitan area have allowed Stettin to develop essentially as a “bedroom” community and retain a rural residential and agricultural character. It is also recognized that annexation of land to the City of Wausau, particularly in the eastern “panhandle” area will continue to occur. Likewise, pressure for annexation into the Village of Marathon City at the intersection of STH 29 and 107 may build as development around this interchange intensifies. As such, Stettin will continue to work with the City of Wausau and Village of Marathon City to manage development along shared boundaries.

Two of the largest employers in Stettin – Menards and Kmart have been demolished to make way for reconstruction of the US 51/STH 29 interchange. As a result, Stettin lost not only the businesses, but the land area as well and thus, any redevelopment opportunities. This resulted in a significant reduction in the local tax base. As noted above, the area of STH 29 and STH 107

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Interchange is designated for future commercial and industrial development that may offset the loss of the Menards Plaza area.

Economic Development Programs

Appendix G provides a listing of local, regional, state and federal programs relating to economic development.

11. Intergovernmental Cooperation Element

The Town of Stettin cooperates with neighboring municipalities, the County, and the State on a variety of matters ranging from delivery of services to coordination of planning along common boundaries. While challenges exist – particularly regarding annexation – the Town recognizes that cooperation with its neighbors can improve the quality and cost-effectiveness of services, foster coordinated development, and enhance its overall quality of life.

Goal 1: Coordinate development and planning activities with surrounding communities.

- **Objective: To communicate with surrounding communities when proposed development is on a boundary or could have impacts on the adjacent community.**
- **Objective: To work with surrounding communities in preservation of natural resources.**

Policies:

1. The Town of Stettin will strive to cooperate and coordinate with its neighbors and the region to manage growth and development.

Strategies/Actions:

1. Work cooperatively with adjacent municipalities to review and coordinate development along common boundaries.

Goals, Objectives, Policies, and Implementation

2. Establish a list of contacts for adjacent municipalities and routinely inform and invite them to review development proposals along shared borders.

Goal 2: Ensure that annexations proceed in an orderly manner.

- **Objective: To improve and maintain lines of communication with the City of Wausau and Village of Marathon City to discuss future growth areas and potential annexation.**
- **Objective: To investigate the possibility of developing boundary agreements.**

Policies:

1. The Town of Stettin supports coordination of development along common boundaries.

Strategies/Actions:

1. Continue to engage in regular communication with the Village of Marathon City and City of Wausau on annexation issues.
2. Continue to work towards establishing cooperative boundary agreements with the Village of Marathon City and City of Wausau.

Goal 3: Improve access management along STH 29.

- **Objective: To continue to work with surrounding communities, the County and the State to implement access management and safety enhancements along STH 29.**

Policies:

1. The Town of Stettin encourages improvements to the STH 29 corridor that enhance safety and foster high-quality development.

Strategies/Actions:

1. Continue to actively participate in planning efforts regarding STH 29 west of the City of Wausau.

Goal 4: Provide cost-efficient and effective services to residents.

- **Objective: To explore opportunities to work with adjacent communities to improve cost savings in service delivery.**
- **Objective: To continue to contract with surrounding communities for fire, first responder, and ambulance services.**
- **Coordinate an emergency response plan(i.e. natural disasters, pandemics)**

Policies:

1. The Town of Stettin supports the continued provision of cost-effective public services.

Strategies/Actions:

1. Establish regular meeting dates with surrounding municipalities to review service agreements and identify opportunities to improve efficiency and cost-effectiveness.
2. Conduct annual reviews of service agreements with neighboring municipalities.
3. Participate in discussions with neighboring municipalities and the Wausau metropolitan area regarding service consolidation and opportunities to share services and/or public facilities.

Goal 5: Encourage participation by Town officials and residents in all levels of government.

- **Objective: To encourage local officials to participate in county and state government activities and organizations.**
- **Objective: To encourage participation and feedback from residents and businesses through surveys, informational public meetings, newsletters or other activities.**
- **Objective: To continue to participate with the Metropolitan Planning Organization (MPO) to coordinate timing of road maintenance and improvements with surrounding communities.**

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regulation, and animal waste and manure management.

Policies:

1. The Town of Stettin encourages local officials and residents to actively participate in government, planning, and policy related activities and organizations.

Strategies/Actions:

1. Post at the Town Hall and Town Website, a calendar of monthly meetings of the various governmental agencies.
2. Review Town membership in the North Central Wisconsin Regional Planning Commission.
3. Maintain Town membership in the Wausau Area Metropolitan Planning Organization.
4. Conduct community surveys periodically to solicit public input on various issues and concerns affecting the Town.

Goal 6: Continue to communicate with Marathon County officials on issues for which they are responsible.

- Objective: To continue to work with Marathon County Sheriff's Department regarding public safety services.
- Objective: To continue to work with Marathon County on bridge and road maintenance and improvements.
- Objective: To continue to work with Marathon County on permitting oversight regarding shoreland, wetland and floodplain regulations, private sewage system

Policies:

1. The Town of Stettin will continue to cooperate with Marathon County on issues for which the County is responsible.

Strategies/Actions:

1. Maintain regular contact and timely feedback to Marathon County staff regarding concerns with road maintenance and code enforcement.
2. Work with Marathon County Sheriffs Department as needed to improve communications or other efforts to enhance the efficiency and effectiveness of police protection services.
3. Continue to participate in planning efforts to construct a bridge over the Rib River on CTH O to connect to Rib Mountain.

12. Implementation Element

The primary reason a community prepares a comprehensive plan is to establish a framework to influence decisions regarding management of growth and regulation of development to maintain the desired community character, and to set priorities for public expenditures. To be effective, this plan should be actively used as a tool to guide decisions concerning:

- The implementation and enforcement of regulatory ordinances based on the goals and objectives identified in this plan.
- The development of programs and support systems that further the goals and objectives set forth in this plan.
- The implementation of specific community improvements as identified in the comprehensive plan.
- The establishment and support of a continued planning process providing for periodic review and updates to this plan and other land use control measures.

Implementation Tools

Having the appropriate tools to implement the recommendations in this comprehensive plan is critical. The most common implementation tools are the Town's official controls or regulatory codes. In particular, the zoning ordinance and subdivision (or land division) regulations comprise the principal regulatory devices used to protect existing development and guide future growth and development as identified in this comprehensive plan. There are also non-regulatory approaches to implementing the comprehensive plan; these generally involve decisions about how the community will spend its limited funding resources on capital improvements and staffing.

The State planning law requires that by January 1, 2010 certain programs and/or actions that affect land use must be consistent with the locally adopted comprehensive plan. To meet this deadline, the Town of Stettin should update related ordinances on or before the year 2010. The Town Board officially adopts these regulatory and land use control measures as ordinances (or as revisions to the existing ordinances).

- **Zoning Ordinance and Map:** Zoning is used to manage and control how land is used and developed. Zoning ordinances typically establish detailed regulations concerning how land may be developed, including setbacks, the density or intensity of development, and the height and bulk of building and other structures. The general purpose of zoning is to minimize undesirable side effects resulting from development by segregating and/or buffering incompatible uses and by maintaining standards that ensure development will not negatively impact the community's character or environment.

The establishment of zoning districts and the zoning map indicates where specific types of development can and should be located. Zoning districts shown on the zoning map should be coordinated with the land use plan and map. While the zoning map and land use map do not need to directly match at the time the land use map is adopted, the intent is that the land use map will serve as a guide indicating how the property should eventually be zoned. Therefore, indiscriminate zoning changes may result in weakening of the comprehensive plan. In fact, changes to zoning district boundaries should only be made if they are consistent with the adopted land use map.

However, there may be situations where changing the zoning district boundary makes sense and is in the best interest of the

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community. If changing the zoning would result in a conflict with the future land use map, the land use map should also be changed. However, the future land use map should only be changed if it does not accurately reflect the community's desired land use pattern. Achieving consistency between zoning and land use designation is also discussed in the Land Use Element.

As discussed below, the comprehensive plan (and future land use map) should be periodically reviewed and updated to adjust for unforeseen changes or events that were not considered at the time the initial plan and land use map were developed.

The Town Board makes the final decisions regarding changes to the content of the zoning ordinance and the district map. These decisions are preceded by public hearings and recommendations of the plan commission.

- **Subdivision (Land Division) Ordinance:** Subdivision regulations serve as an important function by ensuring the orderly development of unplatted and/or undeveloped land. These regulations may set forth reasonable regulations for lot sizes, road access, street design, public utilities, storm water drainage, parks and open space, and other improvements necessary to ensure that new development will be an asset. The Town Board makes the final decisions on the content of the subdivision ordinance. These decisions are preceded by public hearings and recommendations of the Plan Commission.

- **Capital Improvement Plan (CIP):** This is an ongoing financial planning program that allows local communities to

plan ahead for capital expenditures and minimize unplanned expenses. A capital improvement plan consists of a list of proposed projects according to a schedule of priorities over a four-to-six year period. It identifies needed public improvements, estimates their costs, and identifies financing methods and sources. Public improvements or expenditures typically considered in a CIP include:

- Public buildings (i.e., fire and police stations)
- Park and trail acquisition and development
- Roads and highways (maintenance and new construction/paving)
- Utility system construction/expansion, treatment plants, water towers, wells, etc.
- Joint school and other community development projects
- Fire and police protection equipment

A CIP is simply a method of planning for and scheduling expenditures for public improvements over a period of several years in order to maximize the use of limited public funds. Each year the CIP should be reviewed and extended one year to compensate for the previous year that was completed. This keeps the improvement program current and allows for modifications to meet the community's changing needs.

The preparation of a CIP is normally a joint responsibility between the Town Board, Plan Commission, staff, and citizen commissions. The preparation of a capital improvement program may vary from community to community depending on local preferences, the local form of government and available staff. The proposed capital improvement plan should be reviewed in light of the priorities outlined in the comprehensive plan.

Plan Adoption, Monitoring, and Amendments

While this comprehensive plan is intended to provide a long-term framework to guide development and public spending decisions, it must also respond to the continuous stream of changes that occur in the community and/or region that may not have been foreseen when the plan was initially adopted. It is appropriate that some elements of the plan are rarely amended while others are subject to updating on a more regular basis. Plan maps should also be updated periodically. In general, key maps, such as the future land use map, should be reviewed annually to make sure they are still current.

Plan Adoption: The first step in implementing this plan involves adoption of the plan by local officials. The formal review and adoption process involves plan review by the Plan Commission (or other planning committee) who must adopt the plan by resolution of majority vote. The Plan Commission recommendation is forwarded to the Town Board who must adopt the plan by ordinance (of majority vote). A public hearing is required to allow public comment on the ordinance prior to final action to adopt the plan. Adoption formalizes the plan document as the framework to guide local development decisions over the next 20 years. The adopted plan should also be recognized as a tool for communicating the community's land use policy and goals and objectives regarding coordination of growth and development.

Plan Use, Monitoring and Evaluation: The adopted plan should be used as a tool by the Town of Stettin when making land use and development decisions. Decisions concerning private development proposals, public investments, regulations,

incentives, and other actions should be consistent with the goals, objectives, policies, and recommendations outlined in this plan.

Although this plan describes policies and actions for future implementation, it is impossible to predict the exact future condition of Stettin. As such, the goals, objectives, and actions in this plan should be monitored on a regular basis to maintain concurrence with changing conditions and respond to unanticipated events.

This plan should be evaluated at least every 5 years, and updated at least every 10 years. Members of the Town Board, Plan Commission, and any other local decision-making bodies should periodically review the plan and identify areas that might need to be updated. The evaluation should involve first reviewing the goals and objectives to ensure they are still relevant and reflect current community desires. Then the strategies and actions should be reviewed and refined to eliminate completed tasks and identify new approaches if appropriate. The evaluation should also include an updated timetable of actions to clarify priorities.

Plan Amendments: The Town of Stettin Comprehensive Plan may be amended at any time by the Town Board following the same process described above for initial Plan adoption, regardless of how minor the proposed amendment or change. Amendments may be appropriate throughout the lifecycle of the plan, particularly if new issues emerge or trends change. These amendments will typically consist of minor changes to the plan text or maps. Large-scale changes or frequent amendments to meet individual development proposals should be avoided or the plan loses integrity. A list of criteria to determine the merits of proposed amendments is included in Table 12-1.

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As noted above, proposed amendments must be reviewed by the Plan Commission prior to final action and adoption by the Town Board. The public should be notified of proposed Plan changes and allowed an opportunity for review and comment. For major amendments, the Town might consider soliciting public opinion through surveys and/or community meetings prior to the official public hearing.

Plan Updates: According to the State comprehensive planning law, comprehensive plans must be updated at least once every ten years. As opposed to the more routine amendments described above, plan updates often involve re-writing of whole sections of the plan document and significant changes to supporting maps. A plan update should include a thorough examination of the community's goals and objectives based on an analysis of current growth trends and major changes that have occurred since the plan was initially adopted or last amended. Plan updates must be formally adopted following the same procedure described above for initial plan adoption.

Table 12-1: Criteria to Consider When Reviewing Plan Changes

The change is consistent with the overall goals and objectives of the Town of Stettin Comprehensive Plan.

1. The change does not create an adverse impact on public facilities and services that cannot be mitigated.
2. Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.
3. The change allows a more viable transition to the planned uses on adjacent properties than the current land use.
4. The change does not have a significant adverse impact on the natural environment including trees, slopes and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.
5. There is a change in Town actions or neighborhood characteristics that would justify a change.
6. The change corrects an error made in the original plan.
7. There is a community or regional need identified in the comprehensive plan for the proposed land use or service.
8. The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration or dedication.
- 9.

Consistency Among Plan Elements

The State of Wisconsin planning legislation requires that the Implementation Element describe how each of the required elements will be integrated and made consistent with the other elements of the plan. Since Stettin completed all planning elements simultaneously, no known inconsistencies exist. It is noted that some overlap naturally exists between the nine plan elements. Where deemed appropriate, goals, objectives, and actions have been repeated under all applicable elements to ensure they do not get “lost”.

This Comprehensive Plan also references previous and concurrent related planning efforts (e.g., LRTP, Groundwater Study) to ensure they are considered in planning decisions in conjunction with the recommendations of this Plan. Summary descriptions of recent and concurrent planning efforts are provided in the *Conditions and Issues Report*. Recommendations from other plans have been summarized and incorporated in this plan as deemed appropriate, to foster coordination and consistency between plans. Some related plans, such as the *Marathon County Hazard Mitigation Plan*, are incorporated by reference in this plan and are essentially considered appendices of this plan even though they are separate documents. Appendix E provides a bibliography of other plans and studies relevant to comprehensive planning.

Action Plan

The table below provides a detailed list of major actions to complete in order to implement this comprehensive plan. It compiles the major short, mid, and long-term priorities described in each of the nine plan elements.

Table 12-2 is intended to be used by local officials in setting priorities for capital budgeting. It is expected that this table will be reviewed annually and revised, as necessary, to respond to changing priorities, financial limitations, and other unforeseen events. It should be noted that many of the actions require considerable cooperation with others, including the citizens of Stettin, staff, and other local/county/state agencies.

Priority ranking is defined as follows:

- Immediate = ASAP
- Short-term = 1-4 years
- Mid-term = 5-9 years
- Long-term = 10+ years
- On-going = Current activities that should continue indefinitely

Table 12-2: Implementation Actions

ACTION	PRIORITY
Natural Resources	
Continue to serve as the liaison between private property owners in the Town and the County, WDNR, and others regarding the Managed Forest Law (MFL) and other programs aimed at protection and preservation of woodlands.	Short-term
Consider establishing buffers around woodlands to protect them from encroachment from development.	Short-term
Consider identifying and mapping areas in the Town where preservation of natural resources, open space, and wildlife habitat should be given priority. Provide information to property owners about techniques to protect and enhance these resources.	Short-term
Identify a point person in the Town to be responsible for gathering and distributing information regarding resource protection, preservation, and management from the WDNR, UW-Extension, Marathon County and others.	Short-term
Routinely educate residents on well testing through brochures or speakers on the subject, utilizing resources from UW-Extension, Marathon County, the WDNR and others.	Short-term
Consider amending the land division and zoning ordinance to incorporate Best Management Practices (BMPs) as determined by the Town of Stettin, to ensure adequate surface water runoff, erosion control, fertilizer use, etc.	Short-term
Work with UW-Extension, Marathon County, and others to provide information regarding natural landscaping to owners of property along the Little and Big Rib Rivers. Consider initiating a program to encourage riverbank re-vegetation.	Mid-term
Work with UW-Extension, Marathon County, and the NRCS to implement and monitor farmland conservation practices, including Farmland Preservation Contracts.	Long-term
Continue to work cooperatively with Marathon County and the WDNR to enforce regulations to protect and mitigate development impacts on wetlands and shorelands.	On-going
Continue to report instances of possible groundwater contamination to the WDNR.	On-going
Land Use	
Consider adopting cluster/conservation subdivision standards to encourage sufficient design quality. These should include specific development standards regarding density, preservation and management of open space, and design (roads, landscaping, common elements, etc.).	ASAP
Establish buffer standards that would apply where adjacent uses are of different intensities. This will involve developing and adopting buffer standards, including buffer yards/setbacks, screening, and landscaping.	Short-term
Work with UW-Extension to provide information to Town farmers regarding tools, programs, and resources available to help farmers stay in business, develop niche markets, etc.	Mid-term

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Consider working with the City of Wausau and the Village of Marathon City to explore opportunities to establish cooperative boundary agreements to manage growth along common boundaries.	Long-term
Consider working with the City of Wausau and the Village of Marathon City to prepare a coordinated zoning plan if Extraterritorial Zoning authority is initiated.	Long-term
Consider identifying and zoning areas near existing industrial development to accommodate new industrial development.	Long-term
Consider identifying and zoning areas along major roads for commercial development to encourage such development in those locations. These areas should have good road access and parcel sizes large enough for commercial uses and should be subject to development standards for building design, landscaping, and access management.	On-going
Continue to provide incentives, such as density bonuses, to encourage cluster and conservation subdivisions in appropriate locations.	On-going
Identify existing illegal non-conforming uses and work with property owners to bring property into compliance.	On-going
Proactively enforce the Town's ordinances regarding home occupations.	On-going
Transportation	
Work cooperatively with Marathon County and WDOT to seek and obtain funding for road improvements.	ASAP
Be sure that Stettin is actively involved and represented in planning efforts regarding STH 29 west of the City of Wausau.	ASAP
Continue to work cooperatively and meet with the Towns of Berlin and Maine to coordinate development along common borders, discuss issues regarding road safety and maintenance, coordinate action to address problems, and communicate about joint interests.	Short-term
Work with Marathon County to identify "problem" road segments and/or intersections in the Town and explore approaches to improve safety and manage traffic flow. Traffic calming techniques might include stop signs, rumble strips on paved roads, etc.	Short-term
Work with the WDOT, Marathon County, and affected property owners in the Town to identify a STH 29 frontage road alignment and access requirements.	Short-term
Maintain regular communication with affected property owners along STH 29 to keep them informed of plans for improvements, access closures, etc.	Short-term
Consider working with the Village of Marathon City to coordinate land uses and access around the intersection of STH 107 and STH 29, including access to the proposed frontage road.	Short/Mid-term
Consider working with Marathon County and adjacent municipalities to identify opportunities to make connections to existing or proposed trails/sidewalk and prioritize roads where paved shoulders or off-street paths could be installed. Priority should be given to roads that provide access to community facilities such as schools and parks.	Mid/Long-term

Town of Stettin

Require developers to submit traffic studies for large developments (e.g., over 40 acres).	Long-term
Work with Marathon County and the Town of Marathon to coordinate planning for a possible bridge crossing the Rib River.	Long-term
Work with Marathon County Sheriff's Department to enforce speed limits and weight limits within the Town. Serve as the "eyes on the street".	On-going
Continue to utilize and build road maintenance fund.	On-going
Encourage through-street connections when possible to enhance accessibility and traffic flow.	On-going
Require that roads in new subdivisions be designed to allow extensions and connections to roads in future developments on adjacent properties where possible.	On-going
Develop and adopt guidelines that require developers to finance road improvements.	On-going
Routinely review, and revise as necessary, road design and access standards in the Town's subdivision ordinance.	On-going
Continue to utilize WISLR evaluation ratings to prioritize road improvement projects.	On-going
Continue to participate in regional road planning efforts through the MPO.	On-going
Utilities	
Encourage Town residents to routinely test their private wells.	Short-term
Consider meeting with Marathon County, WDNR, and the Village of Marathon City and/or City of Wausau to discuss the potential to create a sanitary sewer district.	Long-term
Consider coordinating with the Village of Marathon City and the City of Wausau to review proposed development within extraterritorial jurisdiction areas to evaluate impacts on groundwater.	Long-term
Coordinate with Marathon County to address failing septic systems.	On-going
Review zoning and related minimum lot size standards to determine if they provide sufficient protection against potential groundwater contamination.	On-going
Routinely report instances of potential groundwater contamination to the WDNR and/or Marathon County.	On-going
Housing	
Consider collecting and displaying at the Town Hall, information on the various housing agencies and programs available to Town residents.	Mid-term
Work with Marathon County (Housing Authority) and others to pursue funding and administer housing improvement programs.	Long-term
To routinely review and improve property maintenance and nuisance ordinances to ensure they sufficiently address property maintenance concerns.	On-going

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Cultural Resources	
Consider identifying and mapping potential historic buildings, cemeteries/burials, and archaeological sites in the Town.	Long-term
Work with the County Historical Society and State Historic Preservation Office to determine if structures are eligible for listing on the National Register of Historic Places.	Long-term
Community Facilities	
Identify necessary repairs and allocate funds to maintain and/or improve the Town Hall on a regular basis.	ASAP
Consider the fiscal impact of new development as part of the development review process.	ASAP
Work with Marathon County Sheriffs Department as needed to improve communications or other efforts to enhance the efficiency and effectiveness of police protection services.	Short-term
Conduct annual reviews of agreements for fire and first responder services with the Towns of Maine and Hamburg and the Village of Marathon City. Use the annual reviews to explore opportunities to enhance services, while keeping costs to a reasonable level.	Short/On-going
Conduct annual review of agreement for ambulance services with the Towns of Rib Mountain. Use the annual review to determine the cost-effectiveness of the services.	Short/On-going
Perform annual reviews and budget allocations to fund public services. Evaluate cost-effectiveness of current agreements with adjacent municipalities regarding provision of fire and emergency response services.	On-going
Review billing for emergency services.	On-going
Parks and Recreation	
Compile and display information on Marathon County parks, recreation and forestry at the Town Hall.	Long-term
Consider amending the zoning ordinance to allow organized outdoor events as a conditional use in certain zoning districts and define specific criteria related to: adequate parking, duration or time of event, allowable event signage, and permits for alcohol, etc.	Long-term
Conduct a survey to obtain input on resident's needs and desires for park and recreation facilities and programs.	Long-term
Require developers to provide private parks in conjunction with new subdivision developments.	Long-term
Display and provide information regarding community and regional park and recreation programs and events at the Town Hall.	Long-term
Economic Development	
Continue to evaluate the use of Exclusive Agricultural zoning in areas with prime farmland and active farms to restrict non-farm uses.	On-going

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Provide a brochure (from the Farm Bureau) to local realtors and/or potential homebuyers educating them on the characteristics of active farming activities (i.e., smells, noise, farm equipment using local roads, etc.)	On-going
Intergovernmental Cooperation	
Consider participating in discussions with neighboring municipalities and the Wausau metropolitan area regarding service consolidation and opportunities to share services and/or public facilities.	Short-term
Establish a list of contacts for adjacent municipalities and routinely inform and invite them to review development proposals pending in Stettin.	Short/On-going
Conduct community surveys periodically to solicit public input on various issues and concerns affecting the Town.	Mid-term
Work cooperatively with adjacent municipalities to review and coordinate development along common boundaries.	On-going
Continue to engage in regular communication with the Village of Marathon City and City of Wausau on annexation issues. Consider establishing bi-annual meetings and quarterly correspondence to touch base on potential annexations.	On-going
Maintain and post at the Town Hall and Town website, a calendar of monthly meetings of the various governmental agencies.	On-going
Consider Town membership in the North Central Wisconsin Regional Planning Commission.	On-going
Maintain Town membership in the Wausau Area Metropolitan Planning Organization.	On-going
Maintain contact and timely feedback to Marathon County staff regarding concerns with road maintenance and code enforcement.	On-going
Work with Emergency government officials to train for National Incident Management System i.e. terrorism, national disasters	On-going

Appendix A: State Comprehensive Planning Goals

Wisconsin Statutes 66.1001 requires that the goals, objectives, policies, and programs of local governmental units be consistent with the fourteen planning goals in the State planning legislation, which include:

1. Promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
2. Encourage neighborhood designs that support a range of transportation choices.
3. Protect natural areas, including wetlands, wildlife habitats, lakes and woodlands, open spaces, and groundwater resources.
4. Protect economically productive areas, including farmland and forests.
5. Encourage land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state government, and utility costs.
6. Preserve cultural, historic, and archaeological sites.
7. Encourage coordination and cooperation among nearby units of government.
8. Build community identity by revitalizing main streets and enforcing design standards.

9. Provide an adequate supply of affordable housing for all income levels throughout each community.
10. Provide adequate infrastructure and public services and a supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
11. Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local levels.
12. Balance individual property rights with community interests and goals.
13. Plan and develop land uses that create or preserve varied and unique urban and rural communities.
14. Provide an integrated, efficient, and economical transportation system that provides mobility, convenience, and safety, which meets the needs of all citizens including transit-dependent and disabled.

Appendix B: Marathon County Guiding Principles

Participants in the Marathon County comprehensive planning process worked cooperatively, through several meetings with sub-area groups, to develop a set of guiding principles that describe broad characteristics of a desired future for their communities and Marathon County. The guiding principles consist of a series of statements that reflect shared values and priorities regarding future growth and development. These principles were used to provide a general frame of reference for developing local goals and objectives. The ten guiding principles include:

- 1. Respect Local Governance** - Planning in Marathon County should build on local town, village and city government as a system that is unique, has served residents well, and is a strong component of local identity.
- 2. Preserve Working Agriculture** - Agriculture has been central to the culture and economy of Marathon County for over 100 years. Farming has been a way of life for generations of county residents and is fundamental to both community and individual identity. Efforts such as protecting prime farmland from development, exploring niche markets, and supporting cooperative practices can be implemented at the local level to help maintain and preserve working agriculture.

- 3. Maintain a Sense of Place** - As Marathon County's population grows and changes, communities will need to ensure that important physical features, buildings, and landscapes that exemplify their local identity are retained. These features provide a sense of heritage and continuity that contribute to a community's identity and sense of place.
- 4. Preserve Rural Character** - Shifts in the farm economy and urban expansion are altering the County's rural landscape characterized by working farms, woodlands, rolling hills, marsh areas, and plentiful water bodies. As open spaces, farms, and woodlands are being lost or fragmented by development, Marathon County communities will need to make some important choices in order to preserve the qualities and character of the rural landscape.
- 5. Safeguard Natural Resources** - Marathon County is graced with abundant natural resources including numerous rivers, wetlands, forests, and wildlife. Careful stewardship of natural resources is essential to protect against fragmentation and degradation and ensure these resources continue to contribute to the ecology, character, quality of life, and economy of Marathon County into the future.

6. Foster Managed Growth and Coordinated

Development - Managing growth is important to ensure that no area is overwhelmed by development, land use conflicts are minimized, and development occurs in a quality manner that minimizes impacts on natural resources. Managing growth requires coordination of land uses and infrastructure, within and between communities, and recognizes that high quality growth in any one community will benefit surrounding communities as well.

Most villages in the County grew as centers to provide goods and services for nearby farmers, but have evolved as rural activity centers including the local school, churches, and some goods and services. Just as city neighborhoods are stronger with nearby commercial services, rural areas are stronger with nearby villages that provide a central meeting place to connect with other rural residents. As more people move to rural areas, it makes sense to concentrate new development in areas that can efficiently provide utilities and other services.

7. Cost-Effective and Efficient Provision of Public

Services - Marathon County residents are clear in their desire to keep local taxes reasonable. One of the most effective means to keep taxes under control is to ensure that public services are efficiently organized to provide the best service possible for the taxpayer dollar. Communities have a responsibility to provide the highest level of services possible given limited resources. To ensure cost-effective public services, local communities may want to consider options such as greater coordination, cost-sharing and consolidation if such efforts improve access to services and service delivery.

10. Preserve and Enhance Local Tax Base - A strong tax base

allows a community to deliver needed services to residents while helping to keep taxes low. Erosion of local tax base is a concern for many communities, often as a result of annexation, increases in public land ownership, and shifting economic markets. Efforts to attract additional revenue generators and coordinate with adjacent municipalities can help communities protect and preserve their local tax base.

8. Build Social and Civic Capacity - Marathon County

residents take pride in their long tradition of local government. Ideally, participation in community affairs embraces and builds upon the diversity of cultures and values present in the community. Providing opportunities to share ideas and participate in community decision-making is essential to building and maintaining a strong sense of local community.

9. Support Rural Service Centers - Rural centers are part of a

web of services that support residents, give local identity and are part of the rural way of life that residents want to preserve.

Appendix C: Ordinance of Adoption

RESOLUTION

RE: ADOPTION OF THE RECOMMENDED COMPREHENSIVE PLAN AS PREPARED BY THE TOWN OF STETTIN PLANNING COMMISSION

WHEREAS, the Town board of the Town of Stettin established a Planning Commission for the purposes of preparing a recommended Comprehensive Plan for the Town of Stettin; and

WHEREAS, numerous persons involved in local planning provided information at regular and special meetings called by the Town of Stettin Planning Commission; and

WHEREAS, members of the public were invited to make comments at said meetings, wherein the Comprehensive Plan herein adopted was reviewed and commented upon by members of the public; and

WHEREAS, the Town of Stettin Planning Commission has reviewed the recommended Comprehensive Plan at regular monthly meetings; and

WHEREAS, members of the public, adjacent and nearby local governmental units, and Marathon County will be given a 30-day review and comment period prior to the public hearing, which will be conducted by the Town Board for the Comprehensive Plan; and

WHEREAS after said public hearing, the Town Board will decide whether to adopt by ordinance the Comprehensive Plan; and


WHEREAS, the Comprehensive Plan may be used as the basis for, among other things, updating the zoning ordinance, accomplishing extra-territorial zoning, and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of the town of Stettin; and

WHEREAS, this Comprehensive Plan may from time to time be amended, extended, or added to in greater detail.

NOW, THEREFORE, BE IT RESOLVED, by the Town of Stettin Planning Commission that the recommended Comprehensive Plan is hereby adopted as a part of the Town of Stettin's Comprehensive Plan pursuant to s62.23 and s.66.0295, Wis. Stats. and that the Planning Commission recommends said Comprehensive Plan to the Town of Stettin for adoption by ordinance, after a 30-day public review and comment period and public hearing.

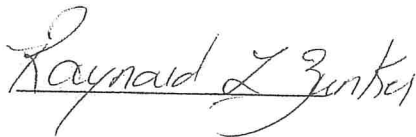
Dated this 20 day of April, 2010

APPROVED:



Bob Voigt, Chairman
Town of Stettin Planning Commission

ATTEST:



Raymond Zunker



TOWN OF STETTIN
PUBLIC PARTICIPATION PLAN
FOR THE
COMPREHENSIVE PLAN PROCESS

Draft- 4/15/03

RECEIVED

MAY 8 2003

MARATHON COUNTY
PLANNING COMMISSION



INTRODUCTION

Recognizing that the Town of Stettin Comprehensive Plan must reflect the people it serves, the Town of Stettin intends to encourage citizen input throughout the development of the Town of Stettin Comprehensive Plan through the multi-jurisdictional Marathon County Comprehensive Planning Process, a countywide cooperative effort between the County and 56 other municipalities to create individual "Smart Growth" compliant comprehensive plans. The public participation procedures, required by the state statutes, must provide for a broad dissemination of proposals and alternatives, public meetings, after effective notice, opportunity for open discussion and consideration of and response to public comments. These enhanced procedures augment the minimum public notification requirements required by law.

The Town of Stettin's Public Participation Plan forms basic framework for achieving an interactive dialogue between local decision makers, County staff, the planning consultant and the residents of the Town of Stettin. This report outlines the public participation strategy for the development, evaluation and eventual adoption of the Town of Stettin Comprehensive Plan. The creation of the Public Participation Plan is the first step in meeting the requirements of Wisconsin's Comprehensive Planning and "Smart Growth" legislation (1999 Wisconsin Act 9 and AB872 Technical Changes). This Public Participation Plan will apply throughout the local planning process leading to the adoption of the Town of Stettin Comprehensive Plan.

OBJECTIVES FOR PUBLIC INVOLVEMENT

The following is a list of objectives for public participation that the Town of Stettin would like to achieve throughout the development and subsequent adoption of the Town of Stettin Comprehensive Plan:

1. That all residents of the Town of Stettin become fully aware of the importance of participating in the development of the Town of Stettin Plan.
2. That the public participation process is designed to engage people of all races, ethnic backgrounds and income levels.
3. That the public has opportunities to provide their input (both formally and informally) to the Town of Stettin Town Board and the Town of Stettin Plan Commission.
4. That the public has access to all technical information and any analyses performed throughout the planning process.
5. That members of the Town of Stettin Plan Commission and the Town of Stettin Town Board have input from the broadest range of perspectives and interests in the community possible.
6. That such input is elicited through a variety of means (electronic, printed, and oral) in such a way that it may be carefully considered and responded to in a timely fashion.
7. That this process of public involvement strengthens the sense of community present in the Town of Stettin and the municipalities of Marathon County as a whole and furthers the vision of active and positive participation by all aspects of the community in the decision-making and civic life of the Town of Stettin over the long term.

RESPONSIBILITY FOR IMPLEMENTATION

Various Town of Stettin's elected and appointed officials have certain responsibilities for implementation of the public participation process and achieving the above objectives.

The Stettin Town Board
The Stettin Plan Commission
The Stettin Smart Growth Committee or Planning Committee

Each body shares the responsibility for implementing this plan and employing other methods that enhance public participation during the Town of Stettin comprehensive planning process. Ultimately, it is the Town of Stettin Town Board who will decide on the direction and content of policy documents and regulations that they deem to be in the best interest of the town and county as a whole.

Town of Stettin

Public Participation Plan

The following describes components of the Town of Stettin Public Participation Plan. This Plan is consistent with Wisconsin Statute 66.1001 (4) (A), which requires communities to adopt written procedures to foster public participation during the preparation of a Comprehensive Plan.

1. Public Opinion

The Town has produced and mailed an Opinion Survey regarding the land use and development issues. The data from this survey will reflect the public views about the various issues related to comprehensive planning and will be regarded as public input for consideration by the Plan Commission.

2. Public Interaction

An open house and information session will be held to convey the results of the Opinion Survey. At this time general information about the Comprehensive Planning process will be given and citizens attending the open house will be able to make comments, ask questions, and engage in a dialogue with Town Plan Commission members.

3. Plan Elements

The 1999 Comprehensive Planning legislation requires that nine elements be addressed in the planning process. They are: General Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural and Cultural Resources, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation. As the various elements of the Comprehensive Plan are drafted, open houses will be scheduled for public participation. The topics of each open house will depend on the sequence of completion of the draft elements. The open house format will be designed to feature opportunities for public education, public input, and public interaction.

4. Public Education

Plan Commission members, County Planning Department staff, consultants, and UW Extension staff will present information about the elements under consideration at each open house. Presentation may include data, trends, maps, goals, objectives, policies and programs. The Town newsletter "The Echo" will be used for public awareness, and education to provide updates on the planning process. Should a Town Internet web site be forthcoming, materials will be posted, with an e-mail response form. All meetings will be adequately and legally noticed. Town residents are encouraged to attend all meetings possible.

5. Public Input

Comments and questions may be submitted anytime during the planning process by surface mail, electronic mail, telephone or written submissions to the Town Plan Commission. Direct responses will be made to those who request it or where a response is appropriate. A record of all comments and questions will be retained and analyzed for similar content: the analysis will be presented to the Plan Commission for consideration.

6. Draft Plan

A meeting will be scheduled to present a Draft Comprehensive Plan for public input. Neighboring jurisdictions will be notified and encouraged to attend. The Draft Plan will be presented to the Town Board for public hearing. This hearing will be noticed according to proper and legal procedures, and the public will again be encouraged to comment on the Draft Plan prior to adoption. Copies of the Draft Plan materials will be available at the Town Hall. Copies will also be provided to adjacent governments as required by statutes and to members of the participating public upon request. The Town may charge for public copies an amount equal to the cost of time and materials to produce such copies. Written comments on the Comprehensive Plan may be mailed to:

Town of Stettin Plan Commission
12004 Stettin Drive
Marathon, WI 54448

The Town will respond to such written comments via mail, e-mail, telephone, and meeting and/or through consideration of appropriate changes in the Comprehensive Plan.

Successful public participation results in higher quality decisions because it taps the energies, knowledge, special insights and resources of citizens in addition to reflecting their needs, values, concerns and visions for the future of the Town of Stettin.

Appendix E – Bibliography of Planning Related Studies, Regulations and Resources

Natural Resources

- **Marathon County Land and Water Resource Management Plan (LWRMP)** - In 2005, Marathon County adopted the LWRMP in accordance with Wisconsin Statutes (Wisconsin Act 27, Chapter 92.10). The primary intent of this plan is to identify a vision for natural resource management in Marathon County, to outline strategies to protect the quality and quantity of soil and water resources and to ensure compliance of state agricultural performance standards and local ordinances.
- **Marathon County 2001 Groundwater Protection Guide** – This guide is an extension of the efforts established with adoption of the *Marathon County Groundwater Plan* in 1988. It is intended to guide local and County officials in setting policy to safeguard groundwater resources. It also serves as a resource of information about groundwater and other natural resources and recommends strategies to address issues related to groundwater protection.
- **Marathon County Forest Ten-Year Comprehensive Land Use Plan, 2006 - 2015**
This plan includes recommendations to manage and protect the county forest on a sustainable basis for ecological, economic, educational, recreational, and research needs of present and future generations. It provides substantial information on existing forest resources and information regarding the roles of the various agencies and regulatory framework related to forest management. The Marathon County Board of Supervisors will consider approval of the plan in September 2005 and the DNR will do so in December 2005.
- **Soil Survey for Marathon County**, published in 1990 by the U.S. Soil Conservation Service and updated in 2003.
- **Marathon County Cropland Evaluation System (CES)** - This system rates soils on their ability to produce food, feed, forage, and fiber crops. The system is non-biased, defensible, and can be consistently applied.
- **Farm Preservation Program** is an income tax credit program administered by the Wisconsin Department of Agriculture (WDA), Trade & Consumer Protection. The goals of the program are twofold: to preserve Wisconsin farmland by means of local land use planning and soil conservation practices and to provide property tax relief to farmland owners. Landowners keeping land in agricultural use can claim a credit on their state income tax by obtaining a zoning certificate (if the land is zoned “exclusive agriculture”) or by signing a contract with the State.
- **Marathon County Farmland Preservation Plan**, adopted in 1982, eight towns have adopted Exclusive Agriculture Zoning. These include: Stettin, Marathon, Mosinee, Hull, Brighton, Eau Pleine, McMillan, and Day. The intent of this zoning classification is to minimize fragmentation of farmland by imposing a minimum lot size of 35 acres. In order to adopt Exclusive Agriculture zoning, a municipality must be enrolled in the Farmland Preservation Program.

- **Marathon County Non-metallic Mining Ordinance**, adopted in 1989 requires reclamation of these sites to a purposeful and acceptable landscape appearance and use. The program is administered by the County DCPZ and includes incentives to reclaim abandoned excavations.
- **Natural Heritage Inventory (NHI) maps** provided by the State of Wisconsin include general information on endangered resources are appropriate for general planning and assessment purposes only. The locations of endangered resources that are not considered vulnerable to collection are identified at the town level in Marathon County. Locations of more vulnerable species are generalized to minimize the potential for collection or disruption.

Land Use

- **General Code of Ordinances for Marathon County** includes several sections that specifically address land use and various development activities. Some of these include:
 - **Chapter 11 (Animal Waste and Manure Management)** includes regulations to prevent animal waste material from entering water bodies through issuance of construction permits for new and modified manure storage facilities. The ordinance also regulates the closure of abandoned manure storage facilities, mismanaged manure storage facilities and the application of manure onto cropland.
 - **Chapter 17 (Zoning Code)** includes development restrictions in shoreland and wetland areas and a wellhead protection overlay district that encompasses recharge areas for municipal water supply wells. Local communities in Marathon County may adopt their own zoning code, adopt the County zoning code, or choose to have no zoning.
 - **Chapter 16 (County Forests)** prescribes rules and regulations for the administration of County forests in cooperation with the Department of Natural Resources. Provides for the establishment, protection, development and management of County forests to provide sustained yield of forest products for commercial use and the associated benefits of soil and water conservation, scenic and recreational values, fish and game resources, multiple-use purposes and related uses.
 - **Chapter 18 (Land Division)** The County's land division regulations apply in all unincorporated areas of the County. However, where a town has land division regulations that are more restrictive than the County's, the local regulations apply. Chapter 18 includes regulations for minimum lot sizes, street design and access requirements, land dedication, surface drainage and erosion control.
 - **Chapter 19 (Parks and Recreation)** includes regulations regarding use and management of all lands and water previously and subsequently acquired by the County for park or recreational purposes or placed under the jurisdiction of the Park Commission and including without limitation, parks, beaches, swimming pools and privately owned lands, the use of which has been granted or leased to the County for park, recreational or like public purposes.
 - **Chapter 21 (Non-metallic Mining)** includes requirements for reclamation that minimize impacts on groundwater quantity and quality.

- ***Marathon County Hazard Mitigation Plan (2005)*** – This plan, prepared in accordance with Federal Emergency Management Administration (FEMA) directives of the Disaster Mitigation Act of 2000, outlines strategies for pre-disaster planning and hazard mitigation. The intent is to minimize the effects of potential disasters and help streamline the administration of disaster relief.
- ***Forest Crop Law (FCL) and Managed Forest Law (MFL)*** - the FCL and the MFL programs were developed to encourage better forest management and provide tax relief to woodland owners. Land set aside under the FCL (which was combined into the MFL in 1986) required at least 40 acres in one quarter-quarter section, set aside under a 25- or 50-year contract, and public access for hunting and fishing activities. The MFL was enacted in 1985 and requires at least 10 acres of contiguous forest land. Landowners may close to the public up to 80 acres of their forest lands set aside under MFL. The remaining program acres must be open to public access for hunting, fishing, hiking, sight-seeing and cross-country skiing. Landowners must choose a 25- or 50-year contract. The landowner pays an Acreage Share Amount as part of their tax bill in lieu of taxes.

Transportation

Studies related to transportation are listed below under the jurisdiction who prepared the plan.

1. Marathon County (Conservation, Planning, and Zoning Department (CPZ) and/or Highway Department) is responsible for completing/updating/assisting with several plans/policies/studies relating to transportation including:

- ***State Trunk Highway 29 Corridor Land Use Review (1997)***
 - Recommends actions or measures local communities can make to protect areas within the STH 29 corridor from the negative impacts related to unplanned growth.
- ***Marathon County Functional / Jurisdictional Highway Classification Study (1988)***
 - Identifies and groups classes of roadways that provide similar levels of service. The plan recommended that the unit of government having the greatest basic interest in the roadway's function would carry out the operation, maintenance, and improvement of the classified roadways.
- ***Marathon County Program Evaluation Team (P.E.T.) Transportation Services Recommendations (2002)***
 - These recommendations, under direction of the Marathon County Human Services Committee, are intended to address issues related to specialized transportation services provided by various Marathon County Departments, including issues related to overlapping services.
- ***Bicycle & Pedestrian Plan for the Non-Urbanized Area of Marathon County, Wisconsin (1996)***
 - Identifies suggested bicycle routes in Marathon County outside the Wausau area. Routes were based on traffic counts and condition of pavement. Formal action has not occurred to adopt these as officially designated bicycle routes.
- ***Marathon County Paratransit Study (2001)***
 - Studied paratransit services within the Wausau area provided primarily by Wausau Area Transit System Plus (WATS+). Identified issues with regard to

providing demand responsive services for persons in the Greater Wausau Area and Marathon County. Provides a plan for enhancing paratransit services over a five-year period primarily geared toward controlling costs and increasing efficiency and trip sharing on the WATS+ system.

- ***County Trunk Highway Access-Driveway Policy***

- Available through the Marathon County Highway Department, addresses the requirements regarding culverts, access width, slope, visibility and spacing. Marathon County issues driveway permits and implements access restrictions on all properties fronting a lettered county road.

2. Wausau Metropolitan Area Planning Commission (MPO) - The MPO is responsible for completing/updating/assisting with several plans relating to transportation in the metropolitan area including:

- ***Long Range Transportation Plan (LRTP) for the Wausau Metropolitan Area (1996)***

- The LRTP addresses needed improvements to the transportation system serving the Wausau urbanized area. LRTP recommendations are based on the relationship between land use policy and transportation facilities and services, including roadways, transit, bikeways, pedestrian ways, air, inter-city bus, and the movement of goods by air, rail, and truck. The 1996 plan was reaffirmed in 2001 and will be updated by 2005.

- ***Local Arterial Circulation Plan (2000)***

- The purpose of this plan was to guide public and private sector decisions concerning the infrastructure, right-of-way, Level of Service (LOS), land use compatibility, and safety needs of the local arterial transportation system over the next 20 to 30 years.

- ***Transportation Improvement Program (TIP)***

- The TIP includes all programmed transportation projects receiving federal and/or state funds. The TIP for 2005 – 2007 was adopted in 2005 and is updated every two years.

- ***Wausau Area Transit System (WATS) Transit Development Plan (TDP) (1999)***

- The TDP is updated every five years and provides a five-year capital improvement program and service recommendation plan. This plan is being updated in 2005.

3. Wisconsin Department of Transportation (WDOT) – WDOT has completed several statewide plans relating to most modes of transportation, including:

- ***Wisconsin State Highway Plan 2020***

- Considers the highway system's current condition, analyzes future uses, assesses financial constraints and outlines strategies to address Wisconsin's preservation, traffic movement, and safety needs. The plan is updated every six years to reflect changing transportation technologies, travel demand and economic conditions in Wisconsin.

- ***Wisconsin Pedestrian Policy Plan 2020***

- Outlines statewide and local measures to increase walking and promote pedestrian safety. The plan also clarifies the WDOT role in addressing

pedestrian issues and meeting pedestrian needs by establishing policies for better integrating pedestrian travel into the transportation system.

- **Wisconsin Bicycle Transportation Plan 2020**
 - Presents a blueprint for improving bicycling conditions and encouraging bicycling in the state and calls for the implementation of metropolitan area bicycle plans that have been prepared by Metropolitan Planning Organizations (MPOs).
- **Wisconsin State Airport System Plan 2020**
 - Developed by WDOT, identifies information related to the state's aviation system. The plan is used by WDOT's Bureau of Aeronautics to pre-qualify airport improvement projects submitted by airport sponsors for funding consideration.
- **Wisconsin Rail Issues and Opportunities Report (2004)**
 - Developed by WDOT, summarizes critical rail transportation issues, suggests opportunities for public sector involvement, and points out areas where additional research is needed. This report reflects input and guidance from a variety of sources including a State Rail Advisory Committee and a Rail Industry and Shippers' Advisory Group. The information in this report was originally intended for a State Rail Plan 2020. WDOT decided to incorporate the rail planning efforts into *Connections 2030*, WDOT's long-range all-mode transportation plan, and release the Issues and Opportunities Report in the interim. *Connections 2030* is currently being developed by WDOT, and is scheduled to be completed by Spring 2006.

4. Federal Highway Administration:

- **Federal Highway Administration's Highway Functional Classification: Concepts, Criteria and Procedures**
 - Outlines Federal regulations that States must follow to classify roadways.

Utilities

- **Sewer Service Area "208" Plans** - Section 208 of the Clean Water Act passed in 1972 required the preparation of area-wide water quality management plans. This was translated at the State level through NR 121 of the Wisconsin Administrative Code, which requires that water quality management plans also address sanitary sewer service needs for 20 years into the future. These requirements form the basis of Sewer Service Area "208" Plans. The Wisconsin Department of Natural Resources (WDNR) has review and approval authority over Sewer Service Area plans; however, the technical work to prepare the plan is typically done by local government staff.
- Wausau Urban Area Sewer Service Plan for the Year 2000 (1981) – initial "208" Plan
- Major Amendment to the Wausau Sewer Service Area Boundary completed in 1992 (City of Wausau) and 1998 (Towns of Kronenwetter and Rib Mountain, Villages of Weston and Rothschild).
- Current amendment in progress; with all communities in the sewer service area participating. It is anticipated that the plan will be approved by the DNR in December, 2005.

- **Chapter 15 - General Code of Ordinances for Marathon County** incorporates by reference rules, regulations, and laws in the Wisconsin Statutes and Wisconsin Administrative Code governing private sewage systems.
- **Wellhead Protection Plans** - The State of Wisconsin mandates that **wellhead protection plans** be developed for any municipal well proposed after May 1, 1992. These plans must be approved by the WDNR before a community can use the new well. Section NR 811.16(5) of the Wisconsin Administrative Code defines specific requirements for required wellhead protection plans.

Parks and Recreation

- **Marathon County Comprehensive Outdoor Recreation Plan for 1999-2004**, completed in May 1999, this plan identifies several needs related to parks and recreation and outlines several actions to address those needs.
 - The plan has received a one-year extension from the State of Wisconsin, and is in the process of being updated with a completion date in spring of 2006.
- **The Rivers Edge Master Plan**, adopted in June 1995, outlines a long-range (20-30 year) framework for improving access to the riverfront and enhancing the riverfront environment and provides a master plan to establish a bicycle/pedestrian trail along the banks of the Wisconsin River through the City of Wausau.

Economic Development

- **Marathon County Workforce Profile**, Wisconsin Department of Workforce Development (DWD), annually in October.
- **Final Report**, Marathon County Task Force on the Rural Economy, April 2003.
- **Agricultural Impacts in Marathon County**, University of Wisconsin – Extension (UWEX), Ken Barnett and Steve Deller, February 2003.
- **Status of Wisconsin Agriculture**, 2003, UWEX, Mike Wildeck and Ed Jesse, April 2003.
- **Comprehensive Economic Development Strategy 2002-2003**, North Central Wisconsin Regional Planning Commission (NCWRPC), June 2002.

Appendix F: Guidelines for Paving Gravel Roads¹

When a local government considers paving a road, it is usually with a view toward reducing road maintenance costs and providing a smooth riding surface. But paving may not be the right answer. After all, paving is expensive. Municipalities should consider the following factors to help them make the most cost-effective decision. Taken together, these factors provide a framework for careful decision-making.

Traffic Demand

The number and weight of vehicles affects a road's lifespan. Generally speaking, the more vehicles using a road, the faster it will deteriorate. The average daily traffic volumes (ADT) used to justify paving generally range from a low of 50 vehicles per day (vpd) to 400 or 500 vpd. When traffic volumes reach this range, serious consideration should be given to some kind of paving. However, traffic volumes alone are merely guides.

Types of traffic should also be considered. Different types of traffic (and drivers) make different demands on roads. Will the road be used primarily by standard passenger cars or will it be a connecting road with considerable truck traffic or heavy farm equipment? Overloaded trucks are most damaging to paved roads. The functional importance of the road should also be considered. Generally speaking, a major road should probably be paved before residential or side roads are paved. On the other hand, a residential street may be economically sealed or paved while a road with heavy truck or farm equipment usage may best be surfaced with gravel and left unpaved until sufficient funds are available to place a thick load-bearing pavement on the road.

Maintenance Considerations

The following questions should be considered when assessing costs associated with maintaining existing gravel roads:

- How often must new gravel be applied to the gravel road? (Some roads require more than others do.)
- How many times per year must the gravel road be graded?
- How often and in what locations should calcium chloride or other road stabilizers be applied?
- What is the plan for ditching and shouldering?

Base and Drainage Needs

"Build up the road base and improve drainage before paving." This cardinal rule cannot be stressed enough. If the foundation fails, the pavement fails. If water is not drained away from the road, the pavement fails. Paving a road with a poor base or inadequate drainage is a waste of money. It is far more important to ask, "Does this road need strengthening and drainage work?" than it is to ask, "Should we pave this gravel road?"

¹ "When to Pave a Gravel Road" Gravel Roads Maintenance and Design Manual (2001); Kentucky Transportation Center, University of Kentucky at Lexington, KY, adapted from an article from the Vermont Local Roads Program, Saint Michael's College; posted by Local Technical Assistance Program and the National Local Technical Assistance Program Association and sponsored by the US Department of Transportation's Federal Highway Administration.

Safety and Design Considerations

Paving a road tempts drivers to drive faster. As speed increases, the road must be straighter, wider, and as free as possible from obstructions for it to be safe. Paving low volume roads before correcting safety and design inadequacies encourages speeds that are unsafe, especially when the inadequacies "surprise" the driver. In areas with a large number of miles of low volume roads, it is difficult to reduce speeds by enforcement.

Poorly designed and hazardous roads – Roads must be designed to provide safe travel for the expected traffic volume at the design speed. To do this a number of physical features must be considered:

- Sight Distance
- Design Speed
- Alignment and Curves
- Surface Friction
- Lane Width
- Superelevation

Some engineers insist that no road should be paved that is less than 22 feet wide. If this standard is accepted, gravel roads may need to be widened prior to paving. Likewise, bridges along these roads may need widening. It may also be necessary to remove trees or other obstructions such as boulders from the road edge. Considering these and other safety and design factors in the early stages of decision-making can help to achieve the most cost-effective road design that meets desired transportation needs.

Geometric Guidelines for Very Low-Volume Local Roads (< 400 ADT): The American Association of State Highway and Transportation Officials (AASHTO) publishes road design guidelines, including Geometric Guidelines for Very Low-Volume Local Roads (those with <400 ADT). Less stringent design criteria are generally acceptable on these low volume roads because:

- Lower traffic volumes present substantially reduced opportunities for multiple vehicle collisions, and
- Most drivers are familiar with the roadway design characteristics.

The guidelines offer more flexibility for road designers to maintain existing geometric features, which have not been shown to be a safety problem. Allowing less stringent design standards for very low volume roads provides an opportunity to reduce improvement costs, which may be better utilized elsewhere.

Costs

The decision to pave a gravel road involves determining when it becomes economical to pave; and ultimately when the benefits of paving exceed the costs.

Road Preparation Costs – Road preparation costs related to road bed construction activities that occur before paving actually takes place. Costs will vary greatly from project to project depending on topography, types of soils, and availability of good crushed stone or gravel, traffic demands and other factors. Road design should comply with standards in the municipality's road policy; which is one reason to carefully consider, and routinely update, what is contained in the road policy. For larger projects it may be desirable to hire an engineering consulting firm (another cost) to design the road and make cost estimations. For smaller projects construction costs can be fairly closely calculated by adding the estimated costs of materials, equipment and labor required to complete the job.

Maintenance Costs – Another financial consideration is to compare maintenance costs of a paved road to maintenance costs of a gravel road. To make a realistic comparison, estimate the years of pavement life (how long the pavement will be of service before it requires treatment or overlay) and the actual cost of paving. Then compare those costs with those associated with gravel roads as noted above.

User Costs – Not all road costs are directly reflected in a road budget. There is a significant difference in the cost to the user between driving on a gravel surface and on a paved surface. It costs more to operate vehicles on gravel surfaces than on paved surfaces, often 2 or 3 times greater than for bituminous or concrete roads in the same locations. There is greater rolling resistance and less traction, which increase fuel consumption. The roughness of the surface contributes to additional tire wear and influences maintenance and repair expenses. Dust causes extra engine wear, oil consumption and maintenance costs.

By including vehicle-operating costs with construction and maintenance costs, a more comprehensive total cost can be derived.

Public Opinion

Public opinion as to whether to pave a road can be revealing, but it should not be relied upon to the exclusion of any one of the factors already discussed. If a decision to pave is not based on facts, it can be very costly. Public opinion should not be ignored, of course, but there is an obligation by government leaders to inform the public about other important factors before making the decision to pave.

Staged Construction

Local government may consider using "stage construction design" as an approach to improving roads. This is how it works: A design is prepared for the completed road, from base and drainage to completed paving. Rather than accomplishing all the work in one season, the construction is spread out over three to five years. Paving occurs only after the base and drainage have been proven sufficient over approximately one year. Crushed gravel treated with calcium chloride serves as the wearing course for the interim period. Once all weak spots have been repaired, the road can be shaped for paving.

Following are some advantages to keeping a road open to traffic for one or more seasons before paving:

1. Weak spots that show up in the sub-grade or base can be corrected before the hard surface is applied, eliminating later expensive repair;
2. Risky late season paving is eliminated;
3. More mileage is improved sooner;
4. The cost of construction is spread over several years.

Note: Advantages may disappear if timely maintenance is not performed. In addition, the surface may deteriorate more rapidly because it is thinner than a designed pavement.

Summary

Some existing local roads are not engineered to accommodate the traffic they receive. Larger volumes of heavy trucks and other vehicles are weakening these roads at a fast rate. Paving roads as a sole means of improving them without considering other factors can be a costly mistake. Careful consideration of the factors described above will help to assure local government officials that they are making the right decision before paving a gravel road.

- **Community Development Block Grants (CDBG):** There are several CDBG programs focusing on different aspects of economic development.
 - **Economic Development Program** – grants to establish loans for business start-up, retention, and expansion.
 - **Public Facilities for Economic Development Program:** Helps underwrite the costs of necessary public infrastructure to retain or create employment opportunities.
 - **Public Facilities Program:** Helps finance infrastructure and facilities to serve low and moderate income persons.
 - **Emergency Grant Program:** Helps restore or replace critical infrastructure damaged or destroyed as a result of natural or manmade catastrophes.

- **Community Based Economic Development Program (CBED):** Provides funding assistance to local governments and community-based organizations that undertake planning, development, and technical assistance projects supporting business development.

- **Main Street Program:** Supports efforts to help communities organize to revitalize their downtowns.

- **Wisconsin Technology Zone Program:** Offers tax-credits to high-tech firms that meet certain criteria.

- **Wisconsin Development Zone Program:** Tax benefit initiative to encourage private investment and improve both the quality and quantity of employment opportunities.

- **Enterprise Zone Program:** Provides tax incentives to new or expanding businesses whose projects will enhance distressed areas.

- **Industrial Revenue Bond (IRB) Program:** Allocation of Federal tax-exempt status on bonds that will be issued by a business to finance an expansion project. Program is limited to small and mid-size manufacturers with strong financial statements.

Wisconsin Department of Workforce Development (DWD): This department offers several programs aimed at investing in the workforce, including programs in apprenticeship, vocational rehabilitation, employee training, child care, etc.

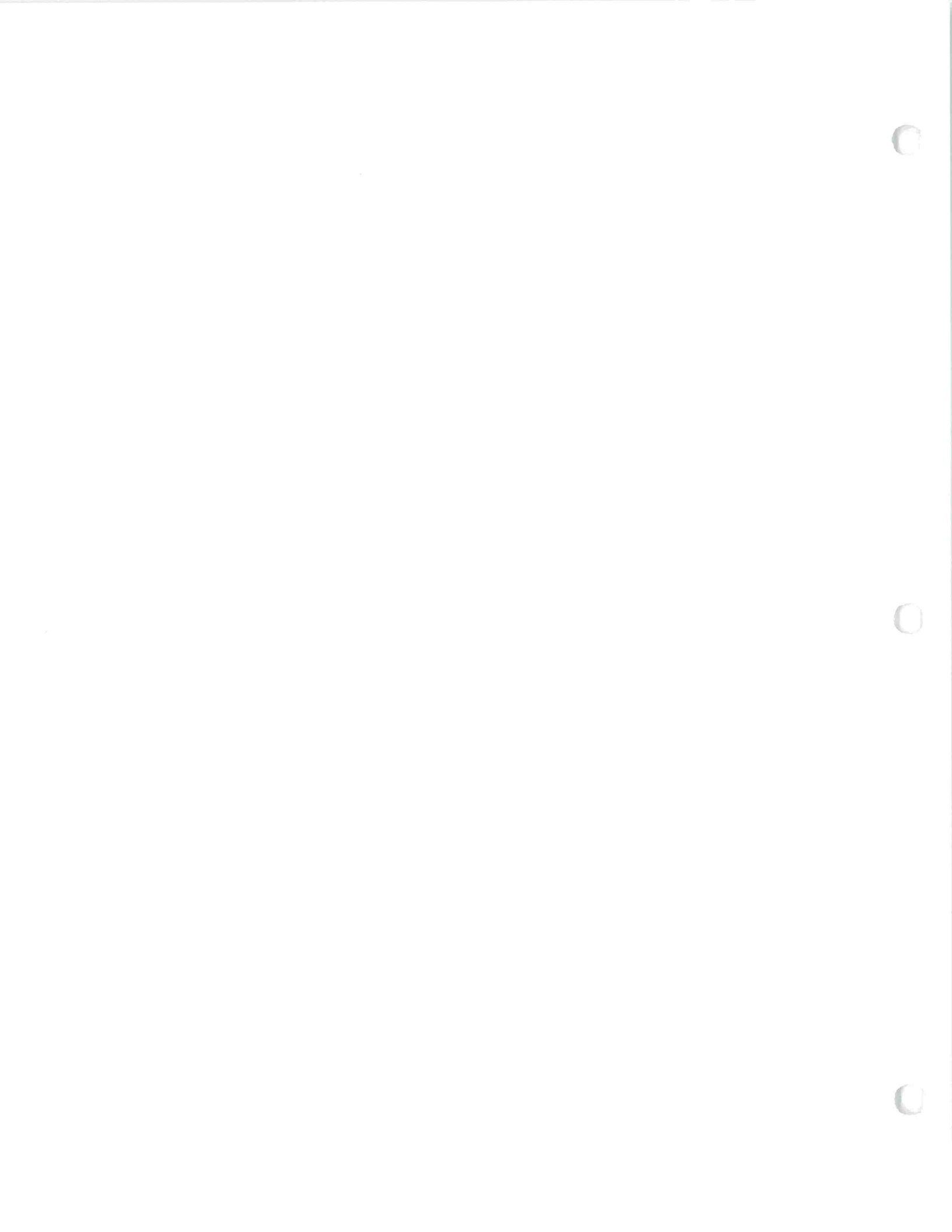
Wisconsin Department of Natural Resources (DNR): The Bureau of Remediation and Redevelopment consolidates state and federal clean up programs and provides assistance to help businesses clean up and re-use existing brown field sites.

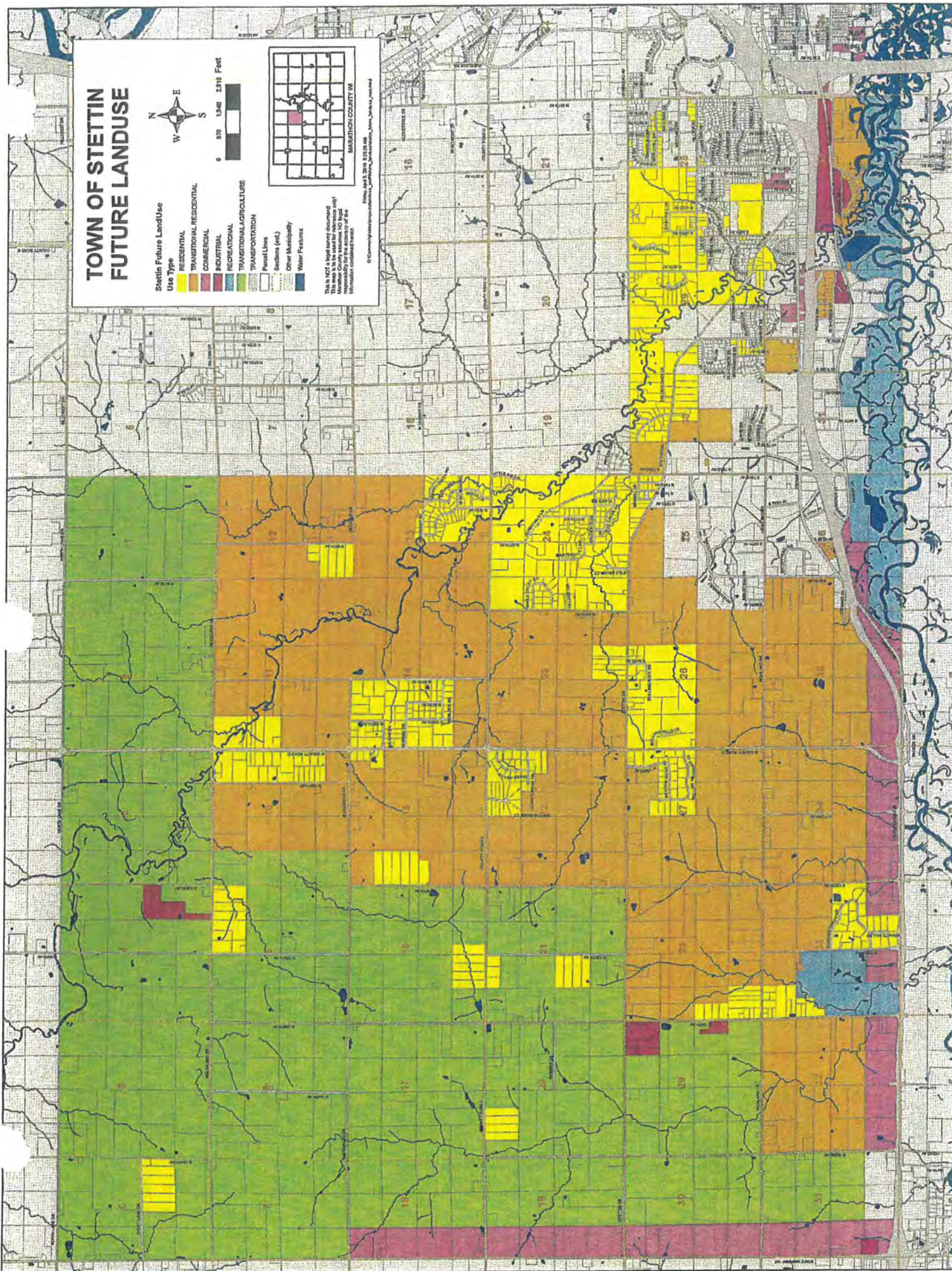
Forward Wisconsin, Inc.: This is a State public-private marketing and business recruitment organization that focuses on marketing outside Wisconsin to attract new economic development to the State.

County, Regional, and Local Programs

The primary financial assistance available at the County and local level are revolving loan funds. The primary entities in Marathon County that participate in economic development related efforts include:

- **North Central Wisconsin Regional Planning Commission (NCWRPC):** The NCWRPC is a designated Economic Development District and provides services such as economic research, marketing, financial packaging, evaluation and analysis of public infrastructure needs that support private economic development activity. The NCWRPC also works with local units of government to maintain eligibility for certain grants.
- **North Central Wisconsin Development Corporation (NCWDC):** A regional organization created for the purpose of managing a regional revolving loan fund. The NCWDC is staffed by the NCWRPC.
- **Wausau Region/Marathon County Chamber of Commerce:** The Chamber provides leadership and support for economic development efforts in the region, including a variety of networking programs, mentoring services, workshops and business counseling services.
- **Marathon County Development Corporation (MCDEVCO):** This is the economic development arm of the Wausau Area Chamber of Commerce. MCDEVCO serves all businesses and communities in Marathon County. MCDEVCO works with individual business, municipalities, and the banking community to facilitate investment in the region. Specific programs administered by MCDEVCO include a revolving loan fund, a small business incubator, and job training funds.
- **Wausau/Central Wisconsin Convention and Visitors Bureau (CVB):** The CVB promotes the area to the business and leisure traveler and provides information on the area to visitors and residents.



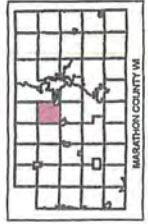


TOWN OF STETTIN FUTURE LAND USE

- Stettin Future Land Use**
- Use Type**
- RESIDENTIAL
 - TRANSITIONAL RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - RECREATIONAL
 - TRANSITIONAL AGRICULTURE
 - TRANSPORTATION
- Other Features**
- Parent Lines
 - Setbacks (incl.)
 - Other Municipality
 - Water Features



0 876 1340 2316 Feet



This is NOT a legal survey document.
 It is a planning document only.
 Marquette County retains 100% liability
 for any use of the information contained herein.

Maple Hill 2010 2020 MI
 MARQUETTE COUNTY MI

FIGURE 3-1 FUTURE LAND USE MAP

TOWN OF STETTIN - ZONING

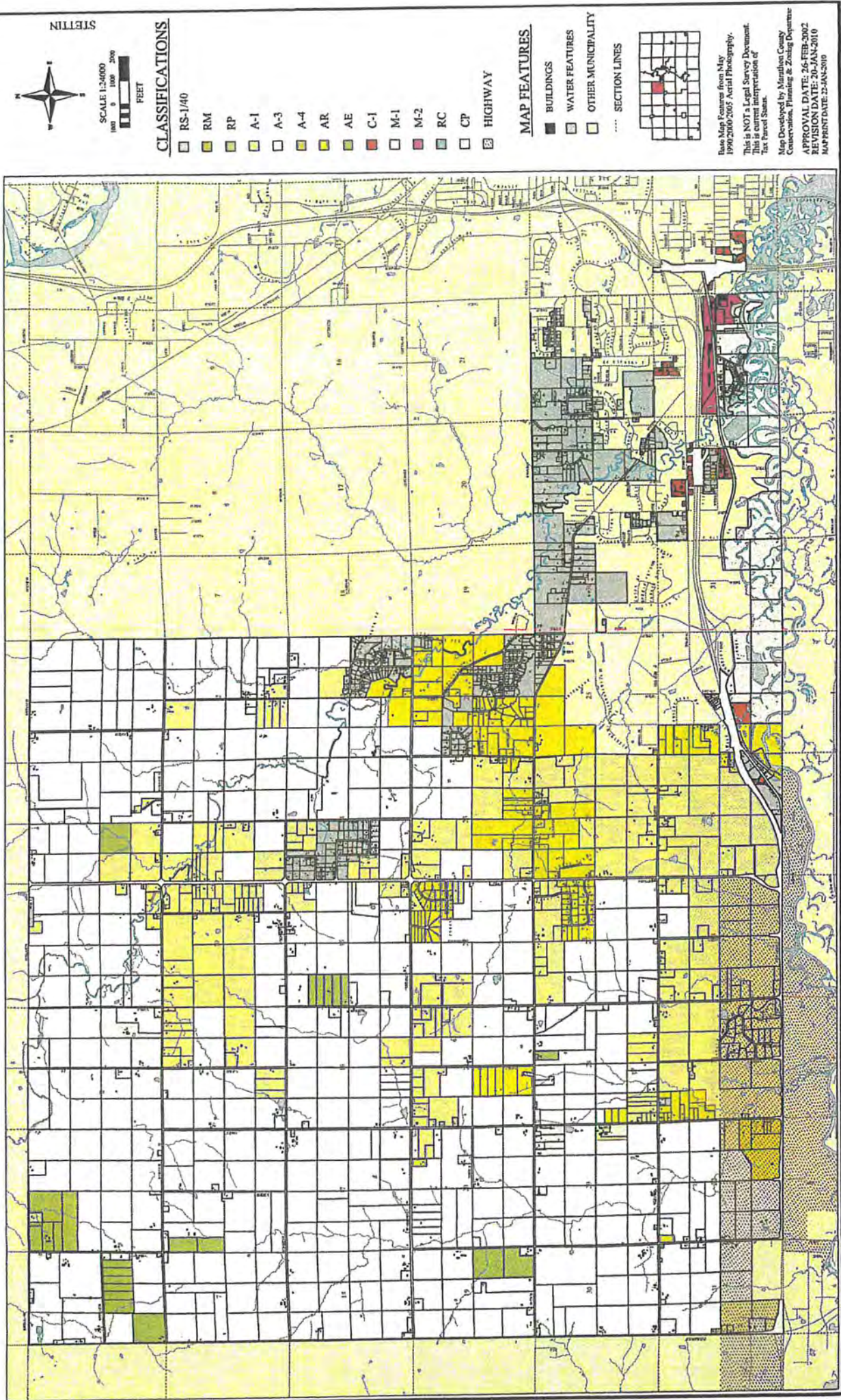
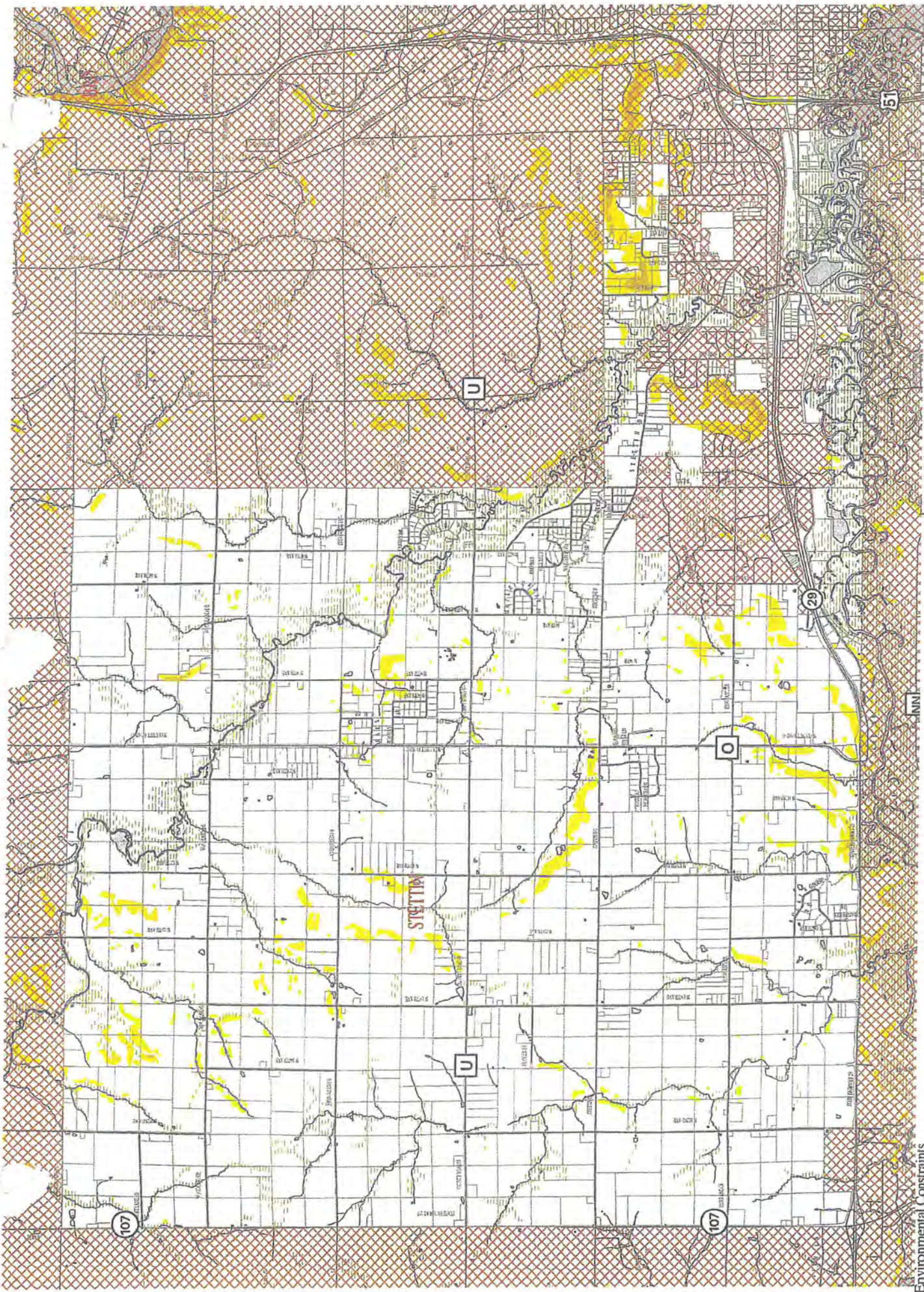





FIGURE 3-2 LOCAL ZONING MAP



-  Environmental Constraints
-  Slopes Generally 12-20%
-  Slopes generally greater than 20%

 Indicates other Municipality
 Map Developed by Marathon County CPZ & GIS 2005

Figure 3-3
 Development Constraints
 STETTIN

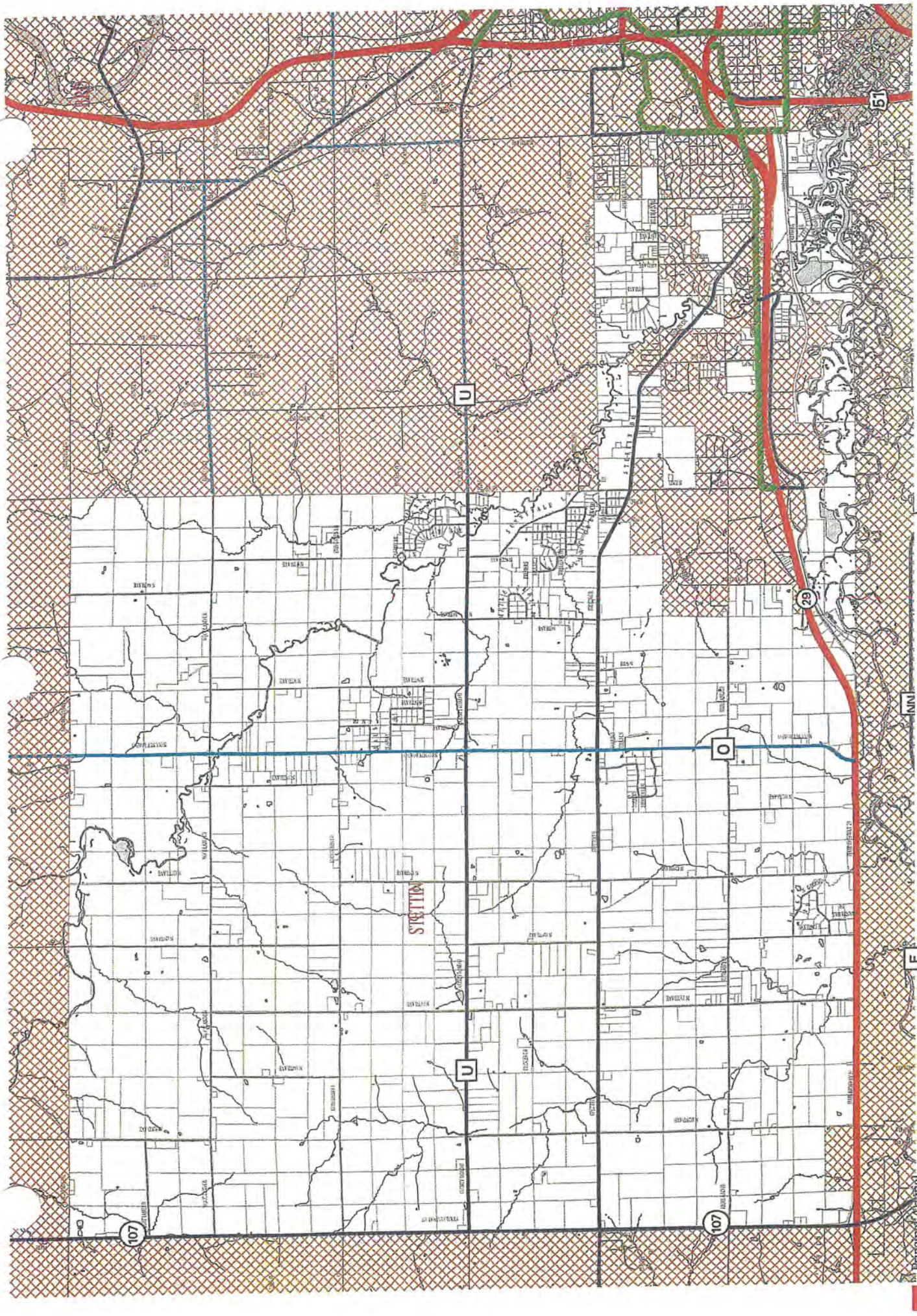


Figure 4-1
Functional Classification of Roads
STETTIN

Indicates other Municipality
 Developed by Marathon County CPZ & GIS 2005

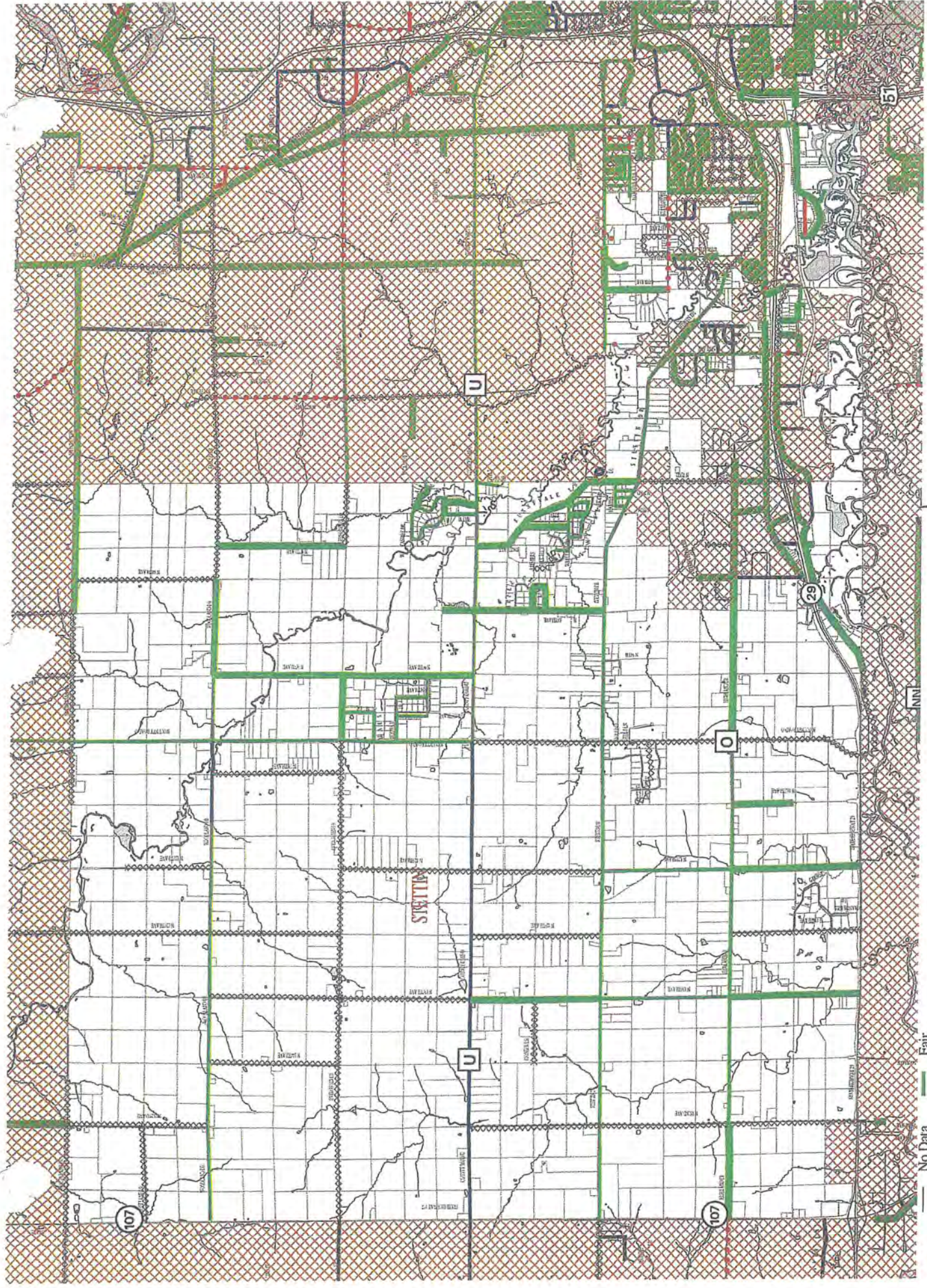
County Highways
 State Highways
 US Highways
 Interstate

Principal Arterial
 Minor Arterial
 Major Collector
 Minor Coll

F 62
 51
 39

107
 107

Figure 4-3
Road Surface Rating
STETTIN



- No Data
- Failed
- Very Poor
- Poor
- Fair
- Good
- Very Good
- Excellent

Indicates other Municipality
 Map Developed by Mammoth County CPZ & GIS 2005

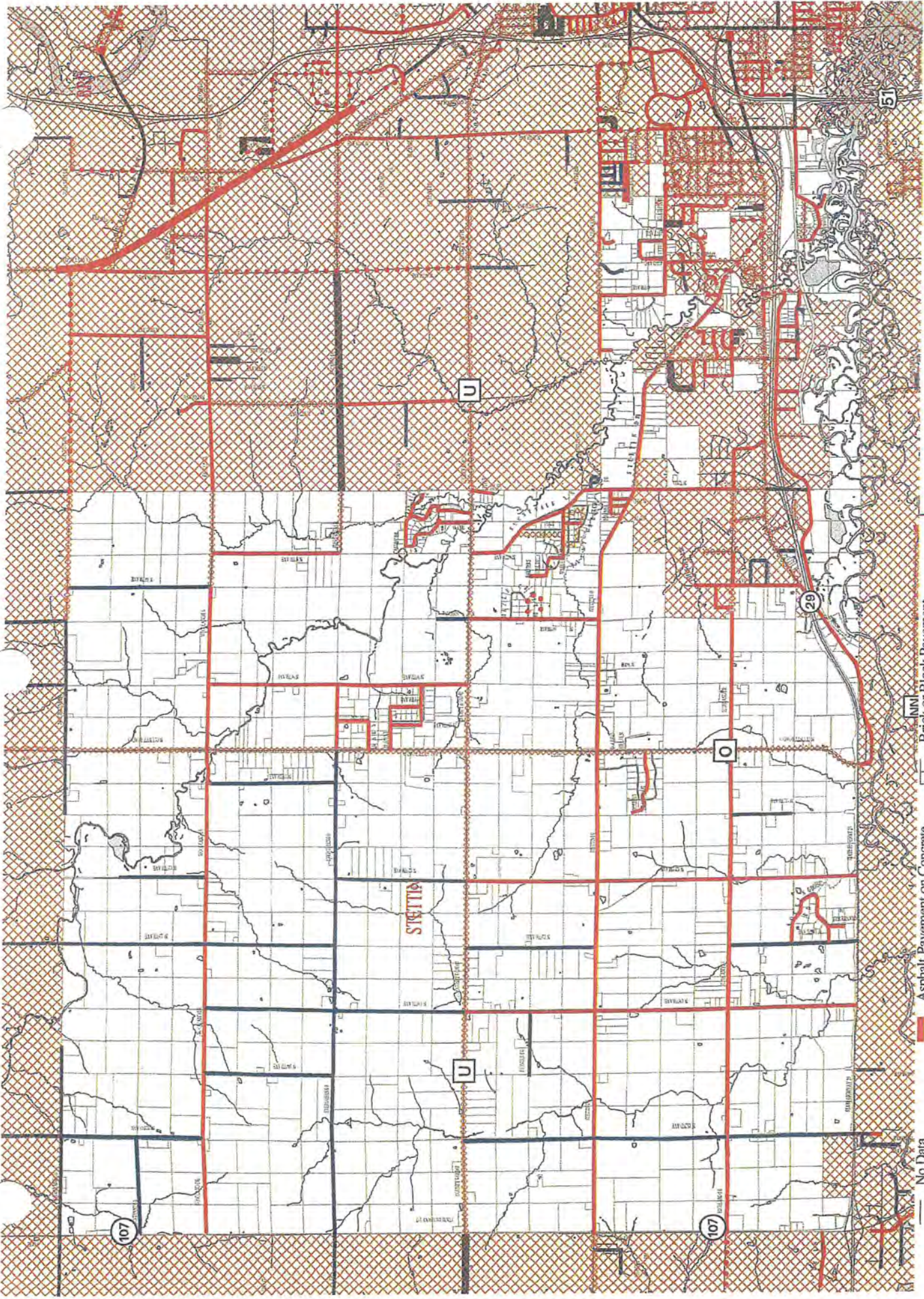
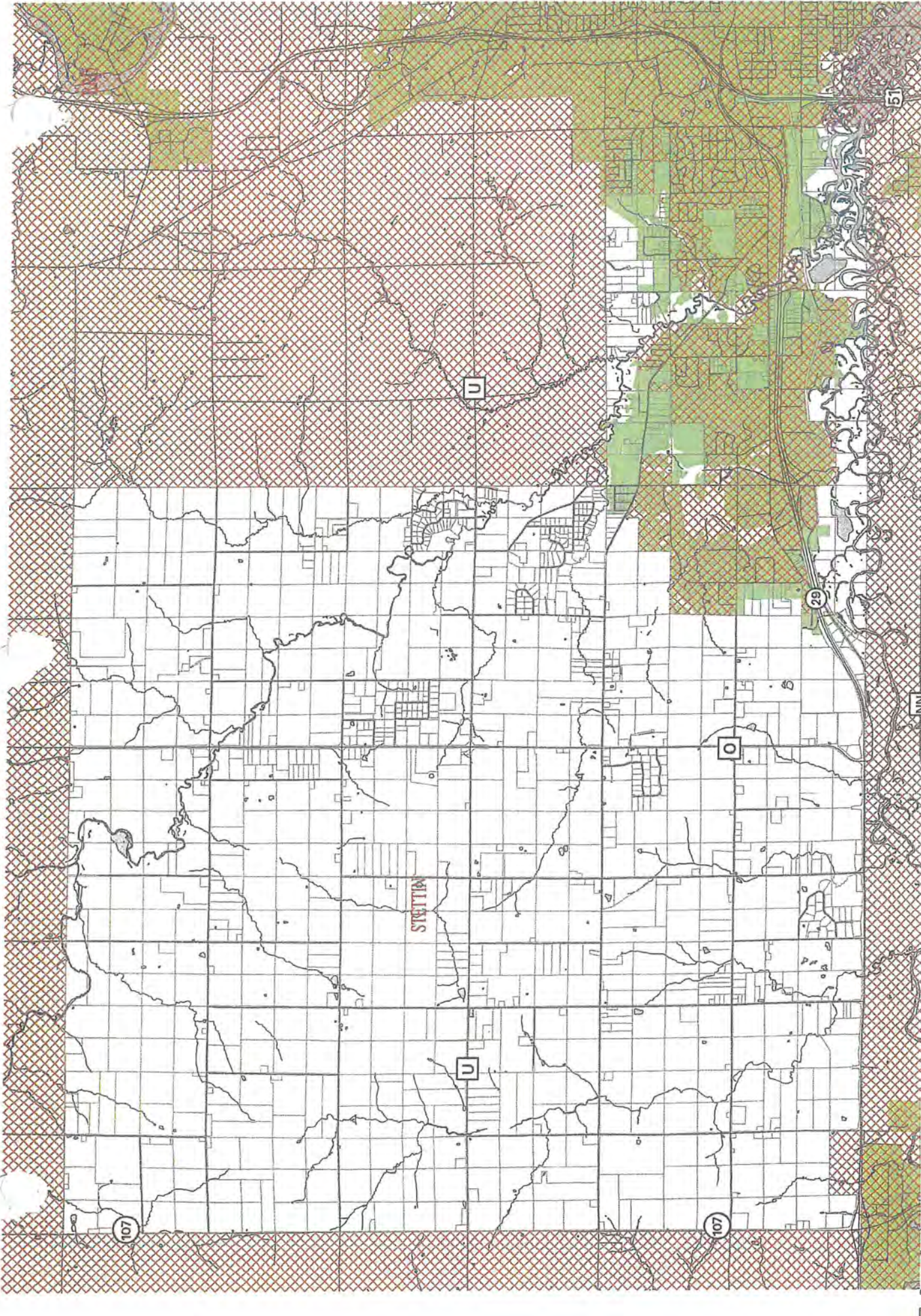


Figure 4-4
 Road Surface Types
 STETTIN

- No Data
- Concrete Pavement
- <1" Wearing Surface
- Asphalt Pavement on Concrete
- Concrete Pavement
- Asphalt Pavement with Base >7"
- Asphalt Pavement With Base <7"
- Unimproved Road
- Brick or Block Pavement
- Indicates other Municipality
- Developed by Marathon County CPZ & GIS 2005



■ Sewer Service Areas

■ Indicates other Municipality
 Map Developed by Marathon County CPZ & GIS 2005

Figure 5-1
 Sewer Service Areas
 STETTIN

