

**Town of Hamburg  
Comprehensive Plan**

**2013**

# Hamburg Conditions and Issues

## Elements

Introduction and Summary .....	1
Demographics .....	3
Agriculture, Natural and Cultural Resources .....	5
Land Use.....	8
Transportation .....	10
Utilities.....	11
Housing.....	13
Economic Development.....	14
Intergovernmental Cooperation .....	15

Maps Index

Appendix - WISLR

# Hamburg Goals and Implementation

## Element

Implementation.....	16
---------------------	----

## Introduction and Summary

The town of Hamburg is a 36 square mile civil township located in northwestern Marathon County. It was organized as a town on February 10, 1876, fracturing from the Town of Berlin and originally was comprised of three civil towns; T30N - R3,4 & 5 East (including present day towns of Bern and Halsey).

“During the 1840's, 1850's, and 1860's, the County existed primarily on the logging industry. Heavy German immigration beginning in the 1850's helped to develop the area. At one time, 75 percent of the County's population was of German descent.

Large tracts of land were cleared of the stumps left by the loggers, rocks were picked, and the first farms were developed. Wild ginseng was found growing in the woods by the pioneer settlers. The Indians dug the root for medicinal purposes. By 1900, experimentation in growing domestic ginseng gardens was started by J. H. Koehler in Hamburg. The Fromm brothers became famous for ginseng, as well as silver fox fur Farming.” (Excerpted from the “*History of Marathon County*” Tom Schleif, Former Director of the Marathon County Historical Museum).

Lumbering and farming in various forms are important elements of Hamburg’s past and the township is still largely rural. Louis Marchetti writes in the “History of Marathon County Wisconsin and Representative Citizens” (1913) in reference to Hamburg “The splendid white pine stood all through the hardwood forest of that town and furnished the logs which kept the several mills running in this town for years, and there is a good supply of white pine standing in this township yet, although at this time the whole township is settled and big farms are on every section. The pioneers have nearly all gone to the long rest, but their children occupy and own the lands and fine farms which they helped make.” Dairy operations make up the majority of the agricultural enterprise today but the Fromms by their fur and ginseng farming endeavors employed many town residents in the past.

The vision for Hamburg’s future is rooted in its past. Many want little to change regarding the look of Hamburg or the independence of its citizenry. Maintaining the rural atmosphere of the town has been expressed as important to the town residents yet there is a hesitancy to pursue additional regulations that may trespass upon rights of private property owners, which, ironically, may protect the rural property from fragmentation and development. This seeming contradiction is largely expressed by the residents and is perhaps rooted within the independent nature of many of their pioneer ancestors.

The purpose of this plan as expressed in the following chapters is to articulate the general consensus of the residents of the Town of Hamburg relative to its future. This consensus has been garnered through tabulation of survey responses, thoughts expressed at an open house conducted by the Plan Commission and at recent annual meetings of the Town Board.

Generally town residents deemed the following issues important:

- Ensuring good local roads through adequate maintenance
- Keeping water sources clean
- Maintaining larger tracts of agricultural and wooded lands
- Maintaining local control with minimum regulation
- Promotion and support for local businesses

## Existing Conditions - Demographics

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

### Major Demographic Characteristics

#### Population and Households

The Town of Hamburg saw rapid population growth over the decade from 1990 to 2000 but growth has stabilized in the last decade as shown in the following table:

**Table 2-1: Demographic Change, 1970-2010**

	1970	1980	1990	2000	2010	Percent Change 1970 to 2010	Percent Change 1990 to 2010	Percent Change 2000 to 2010
<b>Total Population</b>								
Town	760	749	768	910	918	+21%	+20%	+9%
County	97,457	111,270	115,400	125,834	134,063	+38%	+16%	+7%
State	4417821	4705767	4891769	5363675	5686986	+29%	+16%	+6%
<b>Total Households</b>								
Town	214	237	242	285	341	+33%	+18%	
County		37,865	41,534	47,402	57,734		+39%	+22%
State	1328804	1652261	1822118	2084544	2624358	+97%	+44%	+26%
<b>Average Household Size</b>								
Town	3.55	3.16	3.17	3.19	2.85	-20%	-10%	-11%
County		2.9	2.75	2.6	2.52		-5%	-3%
State	3.22	2.35	2.68	2.50	2.49	-22%	-7%	-.4%

*Source: Wisconsin Department of Administration, 2010*

This confirms a continuation of the trend of population fluctuation from 1970 – 1990. The general trend for a decrease in the household size, and an increase in the number of total households also supports the predicted increase in the demand for developable land.

The Town of Hamburg has a younger population than Marathon County and the State of Wisconsin in general, as shown in Table 2-3. There are more children residing in households within the town than the average within the county or the state and a larger percentage of people within households falling within the 35 to 49 year bracket. However, the

percentage of population whose age lies between 18 and 34 (college age and young professionals) is less than both the county and the state. Senior age groupings fall in line with both.

**Table 2-2: Population by Age Group – Town of Hamburg**

Age Group	Percent of Population		
	Town	County	State
Under 18 yrs	26.1	24.5	23.5
18 to 24	5.9	7.8	9.6
25 to 34	10.8	12.2	12.7
35 to 49	24.0	21.1	20.5
50 to 64	20.0	20.2	20.0
65 & older	13.2	14.2	13.7
Median Age	32.4	36.3	36.0

Source: Wisconsin Department of Administration, 2010

**Population Forecasts**

Population projections are made on an assumed moderate growth rate in the county but the northwest area of Marathon County has seen population decline over time, and will most likely continue to see decline. The County’s population is projected to grow by 13% over the next 30 years.

**Table 2-3: Population Projections – 2000-2030**

	Total Population by Year							
	2000	2005	2010	2015	2020	2025	2030	% change
Hamburg	910	908	918*	906	904	903	901	-1%
County	125,834	128,632	131,430	134,217	137,022	139,820	142,618	+13%

Source: Marathon County 2030 Population and Employment Projections Methodology Report, NCWRPC, 6/03\* depicts actual # from 2010 census

**Household Forecasts**

Like population, household projections were completed in 5-year increments between 2000 and 2030. The number of households was calculated by dividing the average persons per household into the total population for each 5-year increment. The average number of households was calculated by the NCWRPC for each of the sub-area groups participating in the comprehensive planning process and relates to the average density in the sub-area. In the Northwest sub-area, the average persons-per-household was estimated to be 2.85, based on an average density of 2.01 dwelling units per acre. 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 decrease by 3, or 1 percent between 2000 and 2030. This is lower than the County increase of 13 percent.

**Table 2-4: Household Projections – 2000-2030**

	Total Households by Year							
	2000	2005	2010	2015	2020	2025	2030	% change
Town	285	284	341*	284	283	283	282	-1
County	48,585	49,665	50,745	51,821	52,904	53,985	55,065	+13

Source: Marathon County 2030 Population and Employment Projections Methodology Report, NCWRPC, 6/03 \* depicts actual # from 2010 census

Note – projections are dated and seem inaccurate based upon actual census data from 2010. The Department of Administration will be updating projections to incorporate trends identified by the new census, but they are not yet completed for Marathon County or Hamburg. The new projections will be incorporated after they become available.

## Agriculture, Natural & Cultural Resources

**The Town of Hamburg values its agriculture, natural and cultural resources. Regulations protecting them as enforced by the county, state and federal governments are deemed adequate at this time. Maps for this element are labeled as figures 3-1 through 3-7**

In the last decade, several plans were prepared by the County specifically to address protection and management of natural resources. To view additional information about these plans please visit "<http://www.co.marathon.wi.us/>"

**Floodplains** - 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. Floodplain in the Town of Hamburg is primarily located around the Big Rib River.

**Streams/Rivers** – Waterways in Hamburg include the Big Rib River, the West Fork of the Little Rib River and McGinnis and Grass Creeks. A large stretch of Grass Creek is considered an Exceptional Resource Water (ERW). Limited floodplain issues are associated with the Little Rib River within Hamburg.

**Wetlands** – 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 or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions.*" Programs in three levels of government - County, 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
- Marshes
- Sedge or "Wet" Meadows wetlands
- Scrub/Shrub wetlands
- Forested wetlands

**Groundwater** – Groundwater is variable from shallow to deep within the town and is relatively available with current land uses throughout Hamburg.

### Soil Resources

**Soils Types** – The Town of Hamburg is covered by the Magnor-Cable and Fenwood-Rietbrock-Rozelville soil groups. Erosion is high in the western half and very high in the eastern half of the Town with a soil loss of 2.0 – 4.0 tons/acre/year

**Prime Farm Soils** – Figure 3-6 illustrates soils that have been identified as prime farm soils according to the Marathon County Cropland Evaluation System (CES). This system establishes a basis from which one parcel of land can be compared to another. It rates soils on their ability to produce food, feed, forage, and fiber crops. It is based upon the knowledge that soil properties affect yields. The system is non-biased, defensible, and can be consistently applied. Additional information on Marathon County CES can be

obtained from Marathon County Department of Conservation, Planning and Zoning.

Much of the land (60 to 70%) in Hamburg has Class 2 and some Class 1 prime farmland soils. These class designations refer to the quality of soils for growing crops and are based on USDA classifications. Class 1 soils are the best soils in Marathon County for growing all crops. Class 2 soils are also very good agricultural soils, however, they may be prone to wetness and are therefore less desirable than Class 1 soils. 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.

Over 1,200 acres of land held in Farmland Preservation Contracts in Hamburg provide certain tax incentives to encourage land to be kept in active farming. This program has been replaced with Agriculture Enterprise and Purchase of Development Rights programs within the Wisconsin Department of Agriculture, Trade and Consumer Protection. As such, existing Farmland Preservation Contracts will not be renewed upon their expiration and the number of farms receiving this credit will continue to dwindle. Use valuation continues to protect development of farmland to a certain extent by keeping taxes upon tilled land low in comparison to other land classes.

**Vegetation** – 50% of the town is woodland, most often associated with waterways and feeder wetlands. The rest of the wooded areas are separated by larger areas of cropland. At this time 2,249 acres are enrolled in the Managed Forest Land (MFL) program within the town: broken out as 253 acres in

open and 1,996 acres in closed. An additional 478 acres are still enrolled in the now delinquent Forest Crop Law program. These acres will need to be enrolled with the MFL program once the contracts expire in 2017 in order to continue to receive tax incentives. For more information about the program visit: <http://www.dnr.wi.gov/> or call or contact the Wisconsin Department of Natural Resources Forester at: 5301 RIB MOUNTAIN DR, WAUSAU, WI 54401 715-359-5863

**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 deer, wild turkeys, raccoon, squirrels, songbirds, waterfowl, bear, badger, coyote and raptors. Wolves have been occasionally sited as well and these named wildlife resources are abundant in the many undisturbed habitats located within the township.

## **Cultural Resources**

The “Fromm Complex” is likely the best-known local cultural resource within the township. The rags to riches story of the Fromm Family, who gambled upon a quest to raise a unique strain of red fox with a silver color phase and other enterprises including ginseng domestication, is well known and widely told. The office building is currently identified as the “Fox Tail Inn” inside of the larger Silver Fox Retreat. Due to the determination and private financial investments of the two most recent owners, many of the original buildings have been restored or preserved for company tours and retreats. Efforts are currently underway to list the property on the national register of historic places which will make it available for more preservation funding opportunities.

Adjacent to the retreat property is the **Walter and Mabel Fromm House** –built in 1928; it is significant as an architect-designed Mediterranean Revival dwelling. Unusually elaborate for a rural dwelling, the house was enhanced by interior decorative work completed by Friedrich Estenfelder and is listed on the National Register of Historic Places.

Other buildings located within the town with historical significance include the Bletsoe Cheese Factory, the Heartland Coop feed mill, the Saint Paul Lutheran Church, Saint Peter Lutheran Church and the Maple Grove Charter School; all which date to the late 19<sup>th</sup> or early 20<sup>th</sup> centuries.

### **Issues**

- Concerns about agriculture’s impact on local water quality.
- Fragmentation of agriculture and wooded lands by development.
- Heavy equipment’s impact on local roads.

## Land Use

The Town of Hamburg is mostly rural with agriculture outweighing industry. Maps for the Land Use element include Figures: 4-1 & 4-2.

### Current Land Use Plans and Regulations

#### Land Use Plan(s)

This plan constitutes the only official plan of the town. The Town of Hamburg currently has no Zoning enforced by the township. Marathon County enforces the following regulations under statutory authority:

#### County Zoning Regulations

- Shoreland: within 300 feet of a navigable river or stream and 1000 feet of lakes, flowages, sloughs and certain ponds
- Wetland: five (5) acre wetlands or larger in shorelands and floodplains
- Floodplain: floodplains along navigable streams both mapped and unmapped
- **For** more information please contact: Shoreland Program Manager  
Bureau of Watershed Management  
(608) 261-6430

Or visit: <http://dnr.wi.gov/> or <http://co.marathon.wi.us>

#### Sanitary Regulation

- Private On-site Waste Systems (septic and holding tank systems) – Marathon County regulates septic systems according to WI DSPS Administrative Codes. For more

information contact the Marathon County Planning, Zoning and Land Conservation Dept at (715) 261-6000

### Issues

- There are strong feelings both for and against zoning in the Town of Hamburg with no real consensus at this time for local adoption of a zoning ordinance.
- There is concern about potential pollution from large farms as improper disposal of liquid manure could contribute to ground water or surface water impacts.
- Farmers invest their profits back into their farming operations and land. The local feeling is that they should not be prevented from liquidating their assets by parceling or selling their farms if they so choose.

**Table 4-1 Future Land Use Prescriptions and Acreages**

<b>GENERALIZED USETYPE</b>	<b>ACRES</b>
AGRICULTURE	11889.07
COMMERCIAL	20.46
FORESTRY	9024.59
INDUSTRIAL	3.90
PUBLIC/QUASI-PUBLIC	22.38
RESIDENTIAL	689.17
TRANSPORTATION	569.37
UNDESIGNATED	234.92
WATER	161.42

Source – Marathon County Planning - 2012

**Table 4-2 Existing Land Covertypes and Acreage**

<b>2008 LANDCOVER</b>	<b>ACRES</b>
BARREN	341
COMMERCIAL	23
CROP LAND	8,699
FOREST LAND	8,991
INDUSTRIAL	3
OTHER	
AGRICULTURE	2,883
PUBLIC/QUASI-PUBLIC	22
SINGLE FAMILY RES	776
SPECIALTY CROP	144
TRANSPORTATION	569
WATER	164
<b>TOTAL</b>	<b>22,615</b>

Source: Marathon County 2008 Land use/Land cover

## Transportation

### Highways

There are four (4) County Highways: A, F, FF, S, and one (1) State Highway, 107 running through the Town of Hamburg. There are numerous local roads totaling (68.6 miles) miles. See Figure 5-1 for functional classifications of roads.

- STH 107 – a major collector that borders Hamburg to the east with the Town of Berlin. The Annual Average Daily Traffic (AADT) for STH 107 was 1,000 north of CTH A in 2010.
- CTH A – a major collector that runs east/west in the southern portion of the Town. CTH A had a 2010 AADT of 1,000 west of 7<sup>th</sup> Lane and 1,200 east of 7<sup>th</sup> Lane in 2010.
- CTH F- a major collector that runs east/west in the northern portion of the Town. CTH F had a 2010 AADT volume of 620 east of CTH S.
- CTH S – a local road north of CTH A and a minor collector south of CTH A which runs north/south. CTH S had a 1998 AADT volume of 220 north of CTH A. The 2010 AADT count was not available for this location.
- CTH FF- a local road running East to West on the Northern edge of the Town of Hamburg bordering Corning in Lincoln County CTH FF had a 2010 AADT volume of 430 east of CTH S.

### Road Maintenance

- The Town provides a snowplowing service on town owned roads.

- The Town maintains a PASER system. (*PASER system is not used in the development of a Capital Improvements Plan*) The PASER system is a management tool used to rate the condition of road pavement based on a visual inspection. It provides a way to compare roads within a community and suggests the type of maintenance that may be warranted. (See Appendix for more information on WISLR and PASER)

### Transit and Transportation Systems

- Railroads – The Amtrak stations closest to the town are in Tomah and Portage, WI, at 75.4 and 129 miles respectively from center of the town.
- Air – The Central Wisconsin Airport located in Mosinee, WI is the closest major airport and is approximately 36 miles from the center of town.
- Bus – Grayhound services are located on the south side of Wausau, WI, Approximately 30 miles from the center of the Town.

### Issues

- Allowing ATVs on town roads.
- Adopt standards for the building of town roads.
- Ditching and storm water control should be planned and implemented.
- Weight limit policies should be developed and implemented.
- A road maintenance plan should be developed that includes resurfacing schedules and culvert assessment and replacement schedules.
- Snow plowing across the roads is illegal; the Town should create a broader awareness of this law amongst the residents.

## Utilities and Community Facilities Element

- **Water and Waste Water Disposal Systems-** private on-site wells and waste disposal systems are used throughout the Town of Hamburg and each landowner is responsible for their own private water supply and sewage disposal system. For more information on the Private Sewage System Code or for private sewage system permits please review county and state regulations or contact Marathon County Department of Conservation, Planning and Zoning (DCPZ).
- **Electricity-** provided by WPS
- **Telephone, Internet, and Cable Services-** available through multiple providers located outside the town.
- **Solid Waste Management and Recycling-** available through various private haulers. The Town of Hamburg offers a free recycling drop off program the 2<sup>nd</sup> and last Saturday of every month from 9am till Noon at the town garage on the corner of County Road F & 9<sup>th</sup> Lane.

Maps for this element include Figures: 6-2; Suitable Soils for Septic Tank Absorption, 6-3; Watersheds, 9-1 Marathon County School Districts, 9-2; Marathon County Law Enforcement, 9-3 Marathon County Fire Departments &

Service Areas, 9-4 Marathon County Area Hospitals, Clinics & EMS Zones.

### Community Facilities

- Schools
  - Maple Grove Elementary Charter School
  - Athens School District
  - Merrill School District
  - Marathon School District
  - NorthCentral Technical College (17m)
  - UW- Stevens Point (41m)
  - UW-Marathon County (20m)
- Healthcare Facilities
  - Good Samaritan Health CTR- Merrill (16m)
  - Wausau Hospital (19m)
  - St. Clair's Ministry Health Care Weston (29m)
- Emergency Services - Hamburg Volunteer Fire and First Responder services are available in the Town and also support surrounding communities.
  - Mutual aid agreements with Corning, Maine, Athens and Marathon
  - Ambulance services out of Athens, Edger, and Wausau.
- Library- Libraries located in Athens, Marathon, Edgar, Wausau, and Merrill.
- Public Buildings

- Town Hall for meetings which can be rented for private occasions with established rules and specified fees.
  - Town Garage located on the corner of County Road F & 9<sup>th</sup> Lane.
  
  - Cemeteries
    - St. Peter's Cemetery
    - St. Paul's Cemetery
    - St. John's Cemetery
    - Fromm's Family Cemetery
    - Ev. Lutheran Salem Cemetery
- <http://www.wisconsinhistory.org/>

Issues:

- Town of Hamburg has local community facilities. These facilities should be maintained and preserved. New facilities may be considered if a given need is identified.

## Housing

Housing in The Town of Hamburg is predominantly single family homes with the vast majority being owner occupied. Approximately 50% of the houses were built before 1970, 25% between 1970 and 1990, and 25% since 1990. With only 3.9% of the homes built since 2005.

All data contained in this section was gathered from the U.S. Census found at the following web sight.

<http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?ftp=table>

### Housing stock

- 93.2% of housing is owner-occupied
- 65.8% owned through mortgage
- 27.3% owned free and clear
- 6.8% of housing is renter-occupied
- 5.6% of all housing is vacant for various reasons
- Median house value is \$146,600

### Special Housing

- There is no local assisted living or similar housing in the area.

## Issues

- Licensure of mobile home parks
- Establishment of lot sizes - the majority of people disagree with requiring prescribed lot sizes
- Platting and subdivision rules
- Whether requiring setbacks from roads and lot lines is appropriate.

## Economic Development

(This information was retrieved from: [www.city-data.com/work/work-Hamburg-Wisconsin.html](http://www.city-data.com/work/work-Hamburg-Wisconsin.html) Information gathered: 1/1/2011)

### Overview

The condition of the surrounding economy such as Employment patterns and economic trends which occur on a regional scale directly influences local growth and development within the town. Therefore we find it important to understand our local community's economy in light of its regional context. To view a full overview of the economy in Marathon County please visit "[www.co.marathon.wi.us](http://www.co.marathon.wi.us)". For an overview of industry, occupation, and commute trends in the Town of Hamburg please visit "[www.city-data.com/work/work-Hamburg-Wisconsin.html](http://www.city-data.com/work/work-Hamburg-Wisconsin.html)".

The Town of Hamburg supports local entrepreneurs and local business by providing a list or links to local business offerings for the Town of Hamburg at [www.townofhamburg.org](http://www.townofhamburg.org).

### Local Economic Environment

Residents are primarily employed through the "agriculture/forestry/fishing & hunting" industry, followed in order by, but not limited to; construction, food, health care, finance/insurance, wood products, educational services, metal/metal products, general merchandise store, and paper industries. 69.9% of residents are employed by privately owned businesses, 5.9% employed by a government agency, and 3.5% being self employed.

### Agricultural Economy

Located in the agricultural area of western Marathon County, the economic health and vitality of the Town of Hamburg is strongly affected by the economic health of the agricultural economy. However, the agricultural economy is subject to national and international pressures, creating opportunity challenges for rural areas seeking to adapt to the changing economic environment and preserve their rural agricultural heritage. The Marathon County agricultural economy is directly affected by fluctuations in commodity prices.

### Issues

- The Town of Hamburg understands that there are residents who are self-supporting or work out of their homes and would like them to recognize that the town has infrastructure limitations (gravel roads, poor high speed internet, primarily two phase power, no public water or sewer service, etc). The town encourages self-employment and cottage industry and generally would not stand in the way of development but the board will need to assess the potential impacts of any proposed business and how they may be mitigated.
- Hamburg should look into ways to promote local business.

## **Intergovernmental Cooperation**

The Town of Hamburg practices intergovernmental cooperation with other units of government including: Federal and State government, Marathon County, adjacent towns, various school districts, and various private sector companies.

## **Local and Regional Level Cooperation**

### **Fire and Emergency Response**

- The Town of Hamburg is under mutual aid agreements with Athens, Corning, Maine, Marathon, and Edgar for fire and emergency response. Hamburg has service agreements for Stettin, Berlin, and Rib Falls. Hamburg and Berlin has a consortium for emergency responders. Hamburg has a Contract were the Town of Athens provides ambulance services to Hamburg's fire and Emergency response.

### **Schools**

- Maple Grove Charter School – Merrill and Marathon school district formed by a cooperative effort.
- Merrill School District
- Marathon School District
- Athens School District

### **Private Sector**

- The town contracts with Northwinds Inspections for building inspection services

- The town contracts with Carl Moeller for property assessment (tax assessor).
- The town contracts for recycling services with Veolia

### **Public Sector**

- The town works cooperatively with Marathon County for addressing services
- The town purchases road salt from Marathon County
- The town works cooperatively with Marathon County for road project funding under the LRIP and TRIP programs
- The town rents some equipment from neighboring towns

### **Issues**

- The township should continue to explore opportunities for collaboration and consortium agreements that provide key services and save money.

## Implementation

action item and identify who is responsible to ensure the action item is completed. They have been tabularized below.

The issues identified in each of the previous chapters caused the Town to consider goals, action items, dates to achieve each

Goal	Action Items	Dates	Responsible Party
Ag-lands and woodlands should be maintained in larger blocks.	Developers will be encouraged to design around woodland and Ag resources when plats are submitted to the town for approval.	Ongoing	Town Plan Commission and Town Board
Surface and groundwater resources should remain clean and impacts from agriculture or business should be avoided.	The Town Board will work with regulatory agencies to keep them informed of recognized impacts or threats to these resources.	Ongoing	Town Board in reaction to citizen complaints or personal observation
ATV route designations for local roads will be carefully considered.	The town board will identify ATV routes in consultation/cooperation with the Marathon County Highway Department or neighboring towns if applicable, when petitioned to do so, only if they feel safety and personal property protections can be ensured.	Whenever a petition to designate a road as an ATV route is received	Town Board, neighboring Town Boards and/or Marathon County Highway Department (if route crosses municipal boundaries or jurisdictions)  Local ATV clubs
Town road construction standards should be written and adopted to address newly planned town roads.	Research statutory authority, generally accepted design standards and minimum prescribed standards contained within statute or administrative code. Write standards for consideration and adoption by the Town Board as ordinance.	2013 or 2014	Town Plan Commission for adoption by the Town Board
Develop a road maintenance plan	A road audit including surface conditions, culvert locations and conditions should be completed which creates a maintenance schedule for resurfacing and culvert replacement.	2013	Town Board in cooperation with Marathon County Planning Agency or the Regional Plan Commission

<b>Goal</b>	<b>Action Items</b>	<b>Dates</b>	<b>Responsible Party</b>
Any proposed mobile home parks should be approved by the Town Board	Consider adoption of a mobile home licensure ordinance	2015	Town Plan Commission to research the issue and recommend to the Town Board
Subdivision standards should be created to allow the town to have a say in how a subdivision looks and how it might affect the town.	Consider adoption of a subdivision ordinance	2014 or 2015	Town Plan Commission to research and recommend to the Town Board
Look for ways to promote local businesses.	Create a local business directory to be posted on the website or for distribution	2014	Town Plan Commission to work with MCDevCo to develop the directory
The town should collaborate with other municipalities if services can be provided at a cost savings.	Look for opportunities to collaborate through consortiums or memorandums of understanding with other municipalities to provide key or mandated services.	Ongoing	Town Board

## Maps Index

100 Year Floodplain Figure 3-1  
Wetland Types Figure 3-2  
Development Constraints Figure 3-3  
Depth to Bedrock Figure 3-4  
Soil Associations Figure 3-5  
Prime Farm Land Figure 3-6  
Slopes Figure 3-7  
Future Land Use Figure 4-1  
Existing Land Use Figure 4-2  
Exclusive Ag & Farmland Preservation Figure 4-3  
Functional Classification of Roads Figure 5-1  
Road Surface Rating Figure 5-2  
Road Surface Types Figure 5-3  
Suitable Soils – Septic Tank Absorption Figure 6-2  
Major Watersheds Figure 6-3  
School Districts Figure 9-1  
Marathon County Law Enforcement Figure 9-2  
Fire Departments & Service Areas Figure 9-3  
Hospitals, Clinics and EMS Zones Figure 9-4

## Appendix

Wisconsin Information System for Local Roads (WISLR)

## Appendix - WISLR

### Road Improvements

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.

Table 5-6 illustrates the WISLR road assessment done in 2004 by surface type and condition rating for the entire County. As shown, most roads (over 56%) in the County are paved with either asphalt or concrete. However, slightly over 40% are gravel or earth roads. Many of these are under local jurisdiction.

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. About 70% of the roads in the County are rated in “Good” or better condition and will require only preventative maintenance. However, roughly 750-miles of roadways are rates in Fair or worse condition and will require some sort of reconstruction.

**Table 5-6: Summary of Pavement Conditions**

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
4.46	24.62	1201.90	79.98	3.92	0.33	0.17
Cold Mix Asphalt Base < 7"	Cold Mix Asphalt Base > 7"	Hot Mix Asphalt on Concrete	Hot Mix Resurfacing	Hot Mix Asphalt Pavement	Concrete Pavement	Brick or Block Pavement
325.16	878.81	11.19	38.63	437.31	26.88	0.07

**Surface Type Code (miles)**

**Surface Condition Rating (Miles)**

No Data	Failed	Poor	Fair	Good	Very Good	Excellent
171.09	22.19	145.30	585.79	905.69	798.62	405.10

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