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# **Town of Monico Comprehensive Plan**

**2010-2030**

**Adopted  
January 2010**

**Prepared by:  
North Central Wisconsin Regional Planning Commission**

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## **Town of Monico**

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**Adopted: January 2010**

Photos: NCWRPC

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This plan was prepared as part of the Oneida County Comprehensive Plan process under the direction of the Town of Monico Plan Commission by the North Central Wisconsin Regional Planning Commission.

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- A. Public Participation Plan
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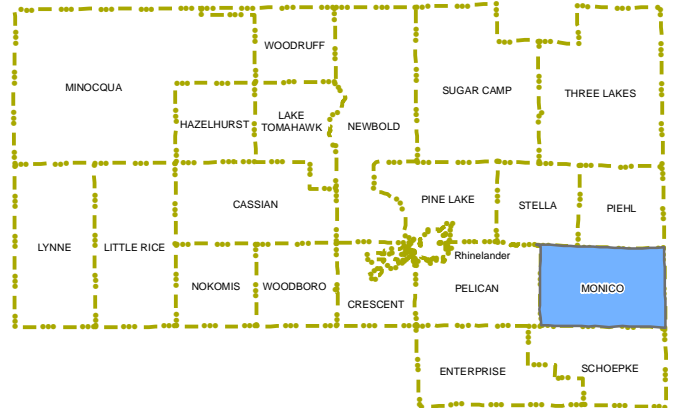
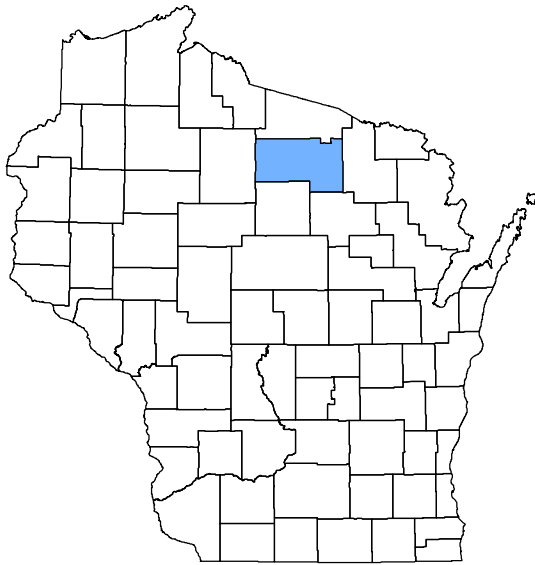
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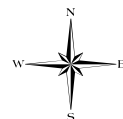


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Source: WI DNR, NCWRPC

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## **CHAPTER 1: ISSUES AND OPPORTUNITIES**

This chapter, the first of nine chapters of the Town of Monico Comprehensive Plan, explores potential issues that may have an effect on the development of the Town over the 20-year planning period of the plan. As required by the state's comprehensive planning law [§66.1001(2)(a) Wis. Stats.], this chapter contains trends and forecasts with jurisdictional comparisons for some basic demographics including: population, households, employment, age, education, and income. Although forecasts should typically cover the 20-year planning period, in some cases, the only acceptable sources had lesser time periods for their forecasts. Official sources are used for data and forecasting, including the WDOA Demographic Service Center, and the U.S. Census Bureau.

In addition to this review of basic town statistics, a variety of tools are utilized to identify issues, including a review of past plans, brainstorming by the town plan commission, a public hearing, and observations of the NCWRPC professional planning staff.

This chapter closes with a discussion of goals, objectives, and policies. Goals, objectives, and policies are developed in each chapter of this plan as a blueprint for the Town to follow when guiding future development over the 20-year plan horizon.

Plans are required to be updated every 10 years, roughly corresponding to the decennial census with fresh community data. This is the minimum amount of time between extensive review and update of issues and related objectives, policies, and goals.

### **A. BACKGROUND INFORMATION**

#### **1. POPULATION TRENDS AND FORECASTS**

In 2000, 364 people lived in Monico. Between the 1990 and the 2000 Censuses, the Town of Monico's population increased by 23.8%, see TABLE 1. Both the county and the state grew slower than Monico, with growth rates of 16.1 and 9.6 percents respectively. Monico added 27.2 people from 1990 to 2005. According to the 2007 population estimate of 376 people living in Monico, another 12 people were added since the 2000 Census.

TABLE 1 displays the total population for the Town of Monico, the neighboring towns, the county, and the state. Although Monico has grown faster than the county and the state, towns surrounding Monico have grown at very different rates.



**Table 1: Population Trends**

	1990	2000	Estimate 2005	% Change 1990-00	% Change 2000-05	% Change 1990-05
Town of Monico	294	364	374	23.8%	2.7%	27.2%
Town of Pelican	3,198	2,902	2,628	-9.3%	-9.4%	-17.8%
Town of Stella	525	633	668	20.6%	5.5%	27.2%
Town of Piehl	66	93	94	40.9%	1.1%	42.4%
Town of Crandon, Forest Co.	529	614	629	16.1%	2.4%	18.9%
Town of Schoepke	378	352	354	-6.9%	0.6%	-6.3%
Oneida County	31,679	36,776	38,073	16.1%	3.5%	20.2%
Wisconsin	4,891,769	5,363,675	5,580,757	9.6%	4.0%	14.1%

Source: US Census, and WDOA Demographic Services Center

**Table 2: Population Estimate 2005 and Population Forecasts to 2025**

	Estimate 2005	Projection 2010	Projection 2015	Projection 2020	Projection 2025	% Change 2005-2025
Town of Monico	374	386	394	401	408	9.1%
Town of Pelican	2,628	2,418	2,382	2,342	2,306	-12.3%
Town of Stella	668	715	750	781	810	21.3%
Town of Piehl	94	101	105	108	111	18.1%
Town of Crandon, Forest Co.	629	662	681	694	707	12.4%
Town of Schoepke	354	330	319	307	297	-16.1%
Oneida County	38,073	38,284	38,846	39,254	39,674	4.2%
Wisconsin	5,580,757	5,751,470	5,931,386	6,110,878	6,274,867	12.4%

Source: WDOA Demographic Services Center

Population projections in TABLE 2 show the Town of Monico growing over the next 20-years (2005-2025) by 9.1% as compared with its 23.8% growth between 1990-2000. Pelican and Schoepke are both projected to decline from their existing populations by 2025, and this continues a trend from 1990-2000. Both Stella and Crandon are projected to continue the strong growth they had in the 1990's.

Further analysis of population change can be found in the other chapters of this Plan, particularly in the Housing chapter and the Land Use chapter.

## 2. HOUSEHOLD TRENDS AND FORECASTS

The 364 (year 2000) residents of the Town of Monico formed 128 households. Total households are projected to increase by 31 in 2025, see TABLE 3. This reflects the population growth projected in TABLE 2. Average household size in Monico was 2.77 people in 1990, and 2.84 people in 2000. TABLE 3 reflects an overall trend of fewer people per household, and projected population changes. Monico and Piehl's average household size increased from 1990 to 2000.

Further analysis of housing unit change can be found in other chapters of this Plan, particularly in the Housing chapter and the Land Use chapter.

**Table 3: Households**

	Total 2000	Projection 2005	Projection 2010	Projection 2015	Projection 2020	Projection 2025
Town of Monico	128	135	143	150	155	159
Town of Pelican	1,167	1,005	1,025	1,036	1,034	1,026
Town of Stella	236	257	281	302	319	333
Town of Piehl	39	42	45	48	50	52
Town of Crandon, Forest Co.	238	254	273	289	301	312
Town of Schoepke	156	154	154	153	149	146
Oneida County	15,333	15,992	16,809	17,469	17,934	18,265
Wisconsin	2,084,556	2,190,210	2,303,238	2,406,789	2,506,932	2,592,462

Source: US Census, and WDOA Demographic Services Center

## 3. AGE DISTRIBUTION

Population distribution by age is important in the planning process. Two age groups are examined here: 1) people 5 to 17 years old, and 2) people 65 years and older. These two age groups are often referred to as dependent populations and have different needs. The younger group requires schools, and the older group is retiring from the workforce. TABLE 4 shows each of these groups in 1990 and 2000.

In 1990, the median age of Monico's population was 32.6 years. At that time, residents of the County had a higher median age (38.7 years). The Town of Monico had a much higher proportion of population (21.1%) in school (5-17 age class) than the County (17.4%), and the State (19.0%). Monico's older population (65+ age class) percentage of 13.3 is much lower than the County (18.1%), and is equal to the State (13.3%).

By 2000, the median age of Monico's population had advanced by 4.6 years to 37.2; which is more than the County (3.7 years) and State (3.1 years). The Town's median age is now slightly higher than the State's. The Town of

Monico's school age population (5-17 age class) increased to 27.2 percent in 2000. This is a much higher proportion of the population than the County (17.6%), and the State (19.1%); both of which remained about even from 1990 to 2000. Monico's older population (65+ age class) percentage dropped to 9.6 in 2000, and now is lower than both the County, which rose slightly (18.7%), and the State, which stayed almost even (13.1%).

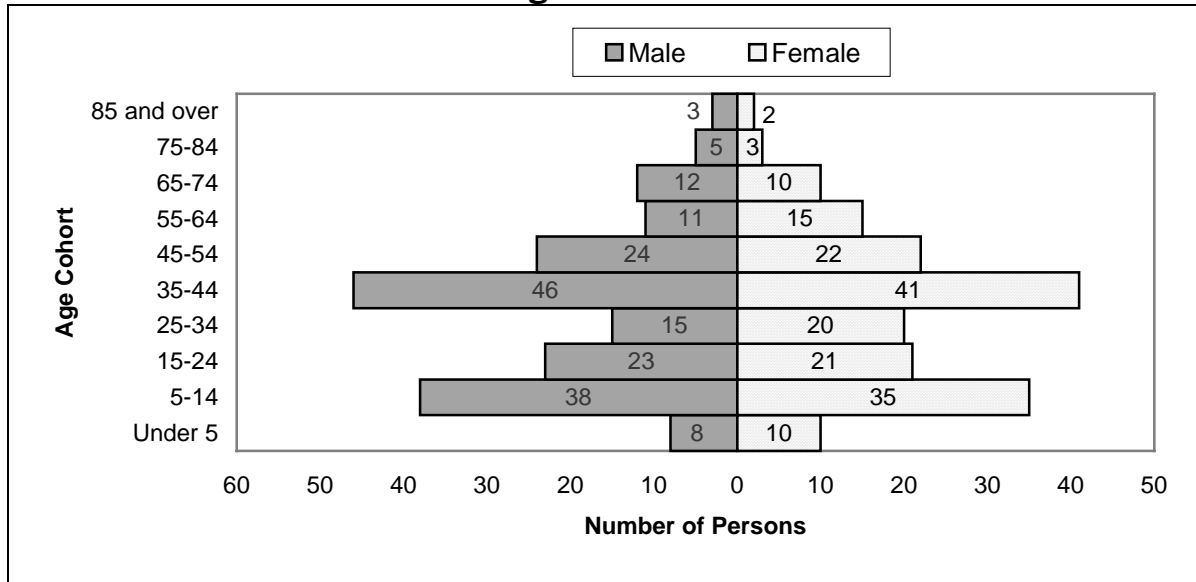
**Table 4: Age Distribution 1990 to 2000**

		Percent of Population				Median Age
		<5	5-17	18-64	65+	
Town of Monico	1990	8.2%	21.1%	57.5%	13.3%	32.6
	2000	4.9%	27.2%	58.2%	9.6%	37.2
Town of Pelican	1990	6.9%	17.8%	58.2%	17.0%	36.8
	2000	5.8%	19.5%	61.3%	13.5%	40.1
Town of Stella	1990	6.3%	22.9%	60.4%	10.5%	35
	2000	5.1%	20.5%	61.9%	12.5%	39.3
Town of Piehl	1990	6.1%	13.6%	71.2%	9.1%	32.9
	2000	6.5%	14.0%	68.8%	10.8%	42.2
Town of Crandon, Forest Co.	1990	9.1%	18.1%	60.1%	12.7%	32.6
	2000	5.4%	21.5%	59.1%	14.0%	37.9
Town of Schoepke	1990	5.0%	13.0%	53.4%	28.6%	46.6
	2000	3.4%	14.8%	56.5%	25.3%	46.6
Oneida County	1990	6.3%	17.4%	58.2%	18.1%	38.7
	2000	4.7%	17.6%	59.0%	18.7%	42.4
Wisconsin	1990	7.4%	19.0%	60.3%	13.3%	32.9
	2000	6.4%	19.1%	61.4%	13.1%	36.0

Source: U.S. Census Bureau

The Town of Monico population pyramid, in FIGURE 1, shows a population heavily skewed toward the younger age groups. Almost half of all households have someone under 18 years old, and about 20 percent of households contain individuals 65 years and older.

**FIGURE 1 2000 Age Cohorts for Town of Monico**



Source: U.S. Census Bureau

#### 4. EDUCATION LEVELS

The educational attainment level of persons within a community is often an indicator of the overall income, job availability and well being of a community.

In 1990, 68.3% of the Town of Monico's population age 25 and over were high school graduates, compared to 77.6% in the County and 78.6% in the State. By 2000, the percentage of high school graduates had increased by 10 points to 78.3% in the Town, and also rose significantly in both the County (78.5%) and the State (85.1%); see TABLE 5 for details.

The number of residents in Town who are 25 and older and have four or more years of college has remained constant at 9 people in 1990 and 2000. Both the County and the State also had rising college graduate levels in the 1990's, as shown in Table 5.

**Table 5: Education Levels**

	Town of Monico		Oneida County		State of Wisconsin	
	1990	2000	1990	2000	1990	2000
Less than 9 <sup>th</sup> Grade	26	8	2,167	1,160	294,862	186,125
9-12 Grade / No Diploma	34	43	2,796	2,791	367,210	332,292
High School Diploma	77	107	8,379	9,648	1,147,697	1,201,813
College / No Degree	33	50	3,952	5,733	515,310	715,664
Associate Degree	10	18	1,558	1,837	220,177	260,711
Bachelor Degree	8	9	2,199	3,444	375,603	530,268
Graduate/Professional Degree	1	--	1,102	1,836	173,367	249,005
Total Persons 25 & Over	189	235	22,153	26,449	3,094,226	3,475,878
Percent high school graduate or higher	68.3%	78.3%	77.6%	85.1%	78.6%	85.1%
Percent with bachelors degree or higher	4.8%	3.8%	14.9%	20.0%	17.7%	22.4%

Source: U.S. Census Bureau

## 5. INCOME LEVELS

In 1990, the median household income for the Town was 6.9% lower than the County, and about 24% lower than the State. On a per capita basis, the income of Monico's residents was 23.6% lower than that of the County, and about 32.8% lower than the State in 1990.

Between 1990 and 2000, Town of Monico's median household income expanded 49.6%, but the County was still 11.5% higher in 2000. On a per capita basis, Monico's income grew 45.5%, trails the County by 34.3%, and continues to trail the State by 39% in 2000, see TABLE 6.

**Table 6: Income Levels**

	1990			2000		
	Town of Monico	Oneida County	State of Wisconsin	Town of Monico	Oneida County	State of Wisconsin
Median Household Income	\$22,250	\$23,901	\$29,442	\$33,281	\$37,619	\$43,791
Per Capita Income	\$8,919	\$11,681	\$13,276	\$12,973	\$19,746	\$21,271

Source: U.S. Census Bureau

## 6. EMPLOYMENT CHARACTERISTICS, TRENDS AND FORECASTS

According to the 2000 Census, the population aged 16 years and older was 282, and 96 of these people were not in the labor force. The civilian labor force (population 16 and over) living in Monico was 186 people in 2000, with 17 people unemployed for an unemployment rate of 9.1%. The unemployment rate for the County was 6.1% in 2000.

TABLE 7 shows that the primary occupation of Monico residents in the labor force as of 1990 was *Production, transportation & material moving*; but by 2000 *Management, professional, & related* was the leading occupation of Town residents.

TABLE 8 shows that the leading industry sector in the Town was *Manufacturing*, followed far behind by *Retail Trade* in 1990. By 2000, most industry sectors had gained significant numbers of employees, with *Retail Trade* becoming the leader.

Historically, *Retail Trade* has been the strongest industry sector county-wide, with 3,064 workers in 1990, but declined by 8.1% to employ only 2,815 people in 2000. *Education, Health and Social Services* has jumped ahead 38.2% as the dominant industry sector in 2000 by employing 1,093 people county-wide, and many of Monico's residents were employed in this sector.

These figures are all based on the number of workers residing in the Town and what they do for employment not where they are actually employed. Information regarding the number of jobs available in the Town of Monico itself is not readily available.

	Town of Monico		Oneida County	
	1990*	2000	1990*	2000
Management, professional & related	15	37	3,791	5,117
Service	15	40	2,294	2,747
Sales & office	25	34	3,443	4,465
Farming Fishing & Forestry	20	3	410	268
Construction, extraction & maintenance	4	31	495	1,998
Production, transportation & material moving	42	24	3,352	2,604

Source: U.S. Census Bureau

\*Adjusted for differences between 1990 and 2000 Census Categories.

Employment forecasts are difficult to come by and not available at the town level. However, the Wisconsin Department of Workforce Development (WDWD) prepares workforce projections by industry for its multi-county service regions. The current projections, released August 2006, cover 2004-2014. The

projections for the North Central Workforce Development Area cover Oneida County and include eight other counties. These projections show increases in all occupations. *Production*; and *Farming, fishing, & forestry* occupations both are projected to gain less than 30 positions each for the whole region. The following occupations are all projected to need over 600 replacement workers each: *Production*; *Office & administration*; *Sales*; and *Food preparation & serving*. Town residents commute to jobs, of which 29.4% travel out of Oneida County for employment, so the Town of Monico can expect to take advantage of some of this projected employment.

Another way to look at future employment is to examine the labor force and unemployment rates. In 1990, the labor force in the Town was 131 people, with an unemployment rate of 7.6%. By 2000 there were 186 people in the civilian labor force with 9.1% unemployment. The degree to which this available workforce is actually employed is dependant on external economic factors reflected in the unemployment rate.

	Town of Monico		Oneida County	
	1990*	2000	1990*	2000
Ag., Forestry, Fishing, Hunting & Mining	3	7	422	526
Construction	3	25	1,013	1,455
Manufacturing	47	18	2,265	2,080
Wholesale Trade	9	4	320	425
Retail Trade	22	31	3,064	2,815
Transportation, Warehousing & Utilities	9	5	768	689
Information	N/A	2	N/A	434
Finance, Insurance, Real Estate & Leasing	0	--	566	636
Professional, Scientific, Management, Administrative & Waste Mgmt Services	10	17	1,089	898
Education, Health and Social Services	4	22	2,860	3,953
Arts, Entertainment, Recreation, Accommodation and Food Services	0	24	136	1,694
Public Administration	3	5	715	733
Other Services	11	9	740	861

Source: U.S. Census Bureau

\*Adjusted for differences between 1990 and 2000 Census Categories.

## **B. ISSUE IDENTIFICATION**

### **1. REVIEW OF DEMOGRAPHIC TRENDS**

Demographic change is a principle factor in predicting future community growth. Population characteristics relate directly to the community's housing, education, utility, recreation, and facility needs, as well as future economic development. Over time, fluctuations in local and regional economies can influence population change.

From Part A—Background Information—a number of issues and opportunities facing the Town of Monico can be identified:

- ✓ The Town of Monico is in a period of increasing population growth from young families.
- ✓ Average household size is increasing because of more children added to families.
- ✓ School age population percentage of town residents has risen, and the retirement population has declined.
- ✓ Monico has a young population with a lower high school attainment rate among residents 25 years and older than Oneida County.
- ✓ Income levels are low because few residents have college educations compared with Oneida County.
- ✓ The unemployment rate among Town residents increased to 9.1 percent in 2000.

### **2. PLANNING ISSUES**

A variety of issues have been identified by the citizens, land owners, Town Plan Commission, and Town Board during the planning process. The issues identified are:

- Parts of the village area are within the shoreland zoning district, but because they are along the Highway 8/45 right of way the setback exemption does not apply. This makes reuse of existing structures more difficult.
- A mix of residential and commercial development is envisioned for the area along the highways that bisect the town (8 & 45).



## D. GOALS, OBJECTIVES, POLICIES, & PROGRAMS

Each of the following chapters of this comprehensive plan includes a set of goals, objectives and policies, which the Town Board will use to guide the future development of the Town over the next 20 years.

For purposes of this plan, goals, objectives, and policies are defined as follows:

- ✓ **Goals:** Broad statements that express general public priorities about how the Town should approach development issues during the next 20 years. These goals are based on key issues, opportunities and problems that affect the community.
- ✓ **Objectives:** More specific than goals and are usually attainable through planning and implementation activities. Accomplishment of an objective contributes to the fulfillment of a goal.
- ✓ **Policies:** Rules or courses of action used to ensure plan implementation and to accomplish the goals and objectives. Decision-makers use policies on a day-to-day basis.

Each chapter also includes a listing of possible programs that the Town might implement in order to advance the goals and objectives of this plan. The listing does not imply that the Town will utilize every programs shown, but only that these programs are available to the Town and may be one of many possible ways of achieving the Town's goals.

## **CHAPTER 2: NATURAL, AGRICULTURAL AND CULTURAL RESOURCES**

This chapter, the second of nine chapters of the Town of Monico Comprehensive Plan, is based on the statutory requirement [§66.1001(2)(e) Wis. Stats.] for a compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under §295.20(2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

### **A. PAST PLANS**

Monico is about 35,000 acres and has eight lakes. Most of the town is forested. Monico is part of the Northern Highland geomorphic region with a glacial landscape that includes gently rolling, rounded, forested hills rising above adjacent marshy areas.

All planning efforts need to examine relevant previous plans about the community and the surrounding county. Those plans are discussed below:

#### **1. Oneida County Land and Water Resource Management Plan 2006-2011**

This Plan provides a framework for local/state/federal conservation program implementation efforts. Implementation of this plan will help protect and improve the valuable water and soil natural resources in Oneida County. Some of the plan's recommendations include protecting shoreland areas, reducing nonpoint source pollution, replace failing septic systems, and reduce wildlife conflicts. A copy is available in the Oneida County Land Conservation Department.

#### **2. Oneida County Outdoor Recreation Plan 2009-2013**

Creation of this plan is in process. The primary purpose of this recreation plan is to provide continued direction in meeting the current and future recreation needs of the County. This direction takes the form of an inventory and analysis of outdoor recreational facilities followed by establishing recommendations to meet identified needs. Adoption of this plan and its subsequent acceptance by the Wisconsin Department of Natural Resources (WisDNR) allows for continued eligibility for financial assistance from the Land and Water Conservation Fund

(LAWCON), the Stewardship Fund, and many other federal and state funding programs. A copy is available in the Oneida County Forestry Department.

### 3. Oneida County Forest Comprehensive Land Use Plan 2006-2020

The mission of the County Forest is to manage, conserve and protect the natural resources within the county forest on a sustainable basis for present and future generations. The Plan contains information about forest resource planning, outdoor recreation planning, silvicultural practices, aesthetic management zones, trails and access control, biological communities, and wildlife species that exist within the county forest. A copy is available in the Oneida County Forestry Department.

## **B. WATER RESOURCE INVENTORY**

### 1. SURFACE WATER

Surface water resources support the area's economy by drawing tourists, and providing a good quality of life for residents. Oneida County contains one of the highest concentrations of natural lakes in the world.

Monico is in part of two watersheds and two major drainage basins. About  $\frac{3}{4}$ 's of the Town lies in the Pelican River Watershed. The southeast corner of Town lies within the Upper Wolf River and Post Lake Watershed. The subcontinental surface-water divide splits the Town into its two watersheds. All streams east of the subcontinental surface-water divide flow into Lake Michigan. All streams west of the subcontinental surface-water divide flow into the Mississippi River.

Oneida County Shoreland Zoning is in effect. Actual shoreland jurisdiction measurements are coordinated through the County Zoning Department. Refer to Natural Resources Map for water bodies in the Town.

#### Outstanding and Exceptional Resource Waters

Outstanding Resource Waters (ORWs) and Exceptional Resource Waters (ERWs) share many of the same environmental and ecological characteristics. The primary difference between the two is that ORWs typically do not have any direct point sources discharging pollutants directly to the water. In addition, any pollutant load discharged to an ORW must meet background water quality at all times. Exceptions are made for certain types of discharge situations to ERWs to allow pollutant loads that are greater than background water quality when human health would otherwise be compromised.

One area water body is listed as an ORW—The Wolf River travels through the southeast corner of Town. Another area water body is listed as an ERW—Palm Creek (T36N R11E Sec 35) drains into the Wolf River.

### Impaired Waters

Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the "303(d) list." A water body is considered impaired if a) the current water quality does not meet the numeric or narrative criteria in a water quality standard or b) the designated use that is described in Wisconsin Administrative Code is not being achieved. A documented methodology is used to articulate the approach used to list waters in Wisconsin. Every two years, states are required to submit a list of impaired waters to EPA for approval.

There are no impaired water bodies in Town.

### Invasive Aquatic Species

Surface water resources in Oneida County are threatened by the introduction of invasive aquatic species. These species out compete native species and degrade habitats possibly by decreasing biodiversity from having less plant and animal species. Venus Lake has an infestation of rusty crayfish (*Orconectes rusticus*). Contact the County Land Conservation Department for public outreach education strategies.

## 2. WETLANDS

Wetlands perform many indispensable roles in the proper function of the hydrologic cycle and local ecological systems. In terms of hazard mitigation, they act as water storage devices in times of high water. Like sponges, wetlands are able to absorb excess water and release it back into the watershed slowly, preventing flooding and minimizing flood damage. As more impermeable surfaces are developed, this excess capacity for water runoff storage becomes increasingly important.

Wetland plants and soils have the capacity to store and filter pollutants ranging from pesticides to animal wastes. Calm wetland waters, with their flat surface and flow characteristics, allow particles of toxins and nutrients to settle out of the water column. Plants take up certain nutrients from the water. Other substances can be stored or transformed to a less toxic state within wetlands. As a result, the lakes, rivers and streams are cleaner.

Wetlands that filter or store sediments or nutrients for extended periods may undergo fundamental changes. Sediments will eventually fill in wetlands and nutrients will eventually modify the vegetation. Such changes may result in the loss of this function over time. Eradication of wetlands can occur through the use of fill material. This can destroy the hydrological function of the site and open the area to improper development. The WDNR has promulgated minimum standards for managing wetlands.

The wetlands shown for the Town of Monico were mapped from the WisDNR Wetlands Inventory, see MAP 2.

### 3. FLOODPLAINS

A floodplain is generally defined as land where there is a one percent chance of flooding in any year. The primary value of floodplains is their role in natural flood control. Flood plains represent areas where excess water can be accommodated whether through drainage by streams or through storage by wetlands and other natural detention/retention areas. Specific areas that will be inundated will depend upon the amount of water, the distance and speed that water travels, and the topography of the area. If uninterrupted by development, the areas shown on a map as floodplains should be able to handle the severest (regional) flood, i.e. those that have a probability of occurring once every one hundred years.

The 100-year floodplain was digitized by the NCWRPC from FEMA Flood Insurance Rate Maps, for planning purposes only, see MAP 2.

### 4. GROUNDWATER & GEOLOGY

Groundwater is water that occupies void spaces between soil particles or cracks in the rock below the land surface. It originates as precipitation that infiltrated into the ground. The type of soil and bedrock that a well is drilled into often determines water's pH, saturation index, and the amount of hardness or alkalinity in water. The type of soil and bedrock in a region also determines how quickly contaminants can reach groundwater.

The majority of the Town lies within a glacial drift aquifer, which is the major source of ground water in most of the county. The fractured crystalline bedrock underlying the county is not considered a significant source of water, although locally it provides a small amount for domestic uses.

The thin deposits of glacial drift overlying the bedrock in the Monico area, generally yield only a few gallons of water per minute.

Aquifers in the moraines of the southeastern and southwestern parts of the county, generally yield 5–50 gallons of water per minute. Most of this groundwater is in thin lenses of sand and gravel within the glacial till.

Yields from wells in areas of glacial outwash range from a few gallons to 2,000 gallons per minute. A well at Rhinelanders yields more than 1,000 gallons per minute.

Groundwater quality in Oneida County and the Town of Monico is generally good. The aquifer water principally contains calcium, magnesium, and

bicarbonate ions, and a high concentration of iron also exists, but it is not considered a health hazard. In areas with moraines, the aquifer water is hard.

Susceptibility of groundwater to pollutants is defined here as the ease with which a contaminant can be transported from the land surface to the top of the groundwater called the water table. Many materials that overlie the groundwater offer good protection from contaminants that might be transported by infiltrating waters. The amount of protection offered by the overlying material varies, however, depending on the materials. Thus, in some areas, the overlying soil and bedrock materials allow contaminants to reach the groundwater more easily than in other areas of the state.

Groundwater contamination susceptibility in the Town of Monico is "more susceptible, level 3" based upon a scale of 1-5, with level 5 being "most susceptible." This rating was determined by reviewing soil characteristics, surficial deposits, depth to water table, depth to bedrock, and type of bedrock.

Many land use activities have the potential to impact the quality of groundwater. A landfill may leach contaminants into the ground that end up contaminating groundwater. Gasoline may leak from an underground storage tank into groundwater. Fertilizers and pesticides can seep into the ground from application on farm fields, golf courses, or lawns. Leaking fluids from cars in junkyards, intentional dumping or accidental spills of paint, used motor oil, or other chemicals on the ground can result in contaminated groundwater.

## **C. LAND RESOURCE INVENTORY**

### **1. FORESTS**

Forests play a key role in the protection of environmentally sensitive areas like steep slopes, shorelands, wetlands, and flood plains. Expansive forests provide recreational opportunities, aesthetic benefits, and economic development.

The pre-settlement composition of forestland in the Town of Monico was a mixed conifer and deciduous forest of tree species that included hemlock, aspen, sugar maple, and yellow birch, with white and red pine throughout.

All forests are dynamic, always changing from one stage to another, influenced by natural forces and humans. Changes can be subtle and occur over long periods, or can happen in seconds from a timber harvest, windstorm, or fire.

A significant portion of the land in the town is owned by private investors.

Some private woodlands in the county are enrolled in Managed Forest Law (MFL). This program provides a low annual tax rate per acre and requires a

management plan for the property that must include some harvesting along with allowing some public uses based on acreage thresholds. When timber is harvested from MFL properties, a harvest tax is also assessed. This provides an incentive to keep woodlots in active production and allows some community access to the site in exchange for greatly reduced taxes. See the programs section at the end of this chapter for more detail on this program.

## 2. METALLIC & NON-METALLIC MINERAL RESOURCES

The Wisconsin Department of Natural Resources estimates that there could be no more than five metallic mineral mines developed in Wisconsin over the next twenty years (1997-2017). This includes the Flambeau Mine now in operation, the Crandon Project now owned by two tribes, the Lynne Project no longer being considered, the Bend Project known but not yet under consideration, and one additional ore body not now known. This estimate is based on the current state of knowledge about the geology of northern Wisconsin and the steps necessary to discover an ore body and the time it takes to complete the regulatory requirements.

There are a number of quarries throughout the Town of Monico. All quarries are shown on MAP 4.

## 3. SOILS & PRODUCTIVE AGRICULTURAL AREAS

According to the *Wisconsin Land Use Databook*, the Town of Monico between 1991-1993 was 6.6 percent agricultural, 56.4 percent forested, and 32.7 percent wetlands. The town's total land area is 46 square miles, of which 0.5 percent was used for row crops, 1.0 percent was used for foraging, and 5.1 percent was grassland.

In terms of farming trends, the town has lost 21.5 percent of farmland acreage on tax rolls between 1990 and 1997. According to the *Wisconsin Land Use Databook* there were 4 farms (a 100% increase from 1990), and no dairy farms in 1997. Although there was a 100% increase in the number of farms from 1990 to 1997, there was no increase in the acres of farmland in Town.

Prime farmland produces the highest yields with minimal inputs and results in the least damage to the environment, see Natural Resources Map.

#### 4. ENVIRONMENTALLY SENSITIVE AREAS

Environmentally sensitive areas are typically defined by the local jurisdiction and often include many of the areas referred to in this section such as special groundwater protection areas, threatened or endangered species habitat, floodplains, wetlands and other unique or special resources where encroachment or development could have negative consequences. Some potentially sensitive areas are discussed below.

**Monico Forest** is a DNR Legacy Place that was identified to meet future conservation and outdoor recreation needs for the next 50 years. The DNR Land Legacy report recommends protection of such places. Each place is summarized by a table of current status with 5 stars representing the highest level for that category:

<b>MF</b> <u>Monico Forest</u>	
Size	Medium
Protection Initiated	Limited
Protection Remaining	Substantial
Conservation Significance	☆
Recreation Potential	☆☆

This large block of woods sits between the Nicolet National forest, Northern Highland-American Legion State Forest, and a large block of county forest. These and adjoining woods support a diverse set of forest interior birds, many of which are uncommon. Although many large wetlands are present, the area could support a range of recreation activities.

The Town of Monico recognizes the importance of the DNR Legacy, however, the Town of Monico also recognizes private landowner rights and we encourage potential future development in all appropriate areas.

Potentially contaminated sites might fall under the environmentally sensitive designation in part because they may need special care or monitoring to prevent further environmental degradation or hazard to human life. The WDNR Internet database known as the Bureau of Remediation and Redevelopment Tracking System (BRRTS) lists 18 sites.

The following sites were listed as “closed”:

- Lust Site: US Oil, 1692 HWY 8
- Lust Site: CPI-Timberlands Div., 1825 USH 8 E
- Lust Site: Vans Bar & Grill, 1691 HWY 8
- Lust Site: CPI-Monico, 1825 USH 8 E
- Lust Site: Oneida Co. Hwy Shop, 1572 LAKE RD
- Lust Site: Property at CTH V



- Lust Site: Former Monico town Shop, 2381 CTH V
- Spill Site: Hwys 8 & 45
- Spill Site: Monico CTH V
- Spill Site: Gunville Trucking Spill, 1890 USH 8
- Spill Site: Black Iron & Supply, Hwys 45 & HWY 8
- Spill Site: Scotts Helicopter Service, Stora Enso Forest Rd (Spill #1)
- Spill Site: Scotts Helicopter Service, Stora Enso Forest Rd (Spill #2)
- Spill Site: Otto Transfer Spill, Hwys 45 & 8
- Spill Site: New Page Corp, Hwys 45 & 8
- Spill Site: D.J. Express Trucking Spill, Hwys 45 & 8

**LUST (leaking underground storage tank)** sites have contaminated soil and/or groundwater with petroleum, which includes toxic and cancer causing substances.

**Spill** sites are a discharge of a hazardous substance that may adversely impact, or threaten to impact public health, welfare or the environment.

**ERP (environmental repair)** sites are sites other than LUSTs that have contaminated soil and/or groundwater.

All these sites were remediated to DNR standards, and are available for use.

## 5. RARE SPECIES & NATURAL COMMUNITIES

The Town of Monico has 5 sections with occurrences of endangered resources (rare, threatened, or endangered species of plants & animals, and high-quality natural communities) as identified in the Wisconsin Natural Heritage Inventory.

Wisconsin's biodiversity goals are to identify, protect and manage native plants, animals, and natural communities from the very common to critically endangered for present and future generations. Knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems are critical to their survival and greater benefit to society.

## 6. HISTORICAL & CULTURAL RESOURCES

There are eight buildings in the Town that appear on the Wisconsin Architectural History Inventory including:

- Four houses
- St James Catholic Church
- Grace Lutheran Church
- Monico Post Office
- Brigg's Tavern

There are no Wisconsin or National Registers of Historic Places listings within

the Town.

## **D. PROGRAMS**

Programs available to the Town of Monico to achieve their goals and objectives with regard to agricultural, natural and cultural resources are identified below. The following list is not all-inclusive. For specific program information, the agency or group that offers the program should be contacted.

Use the Oneida County Land and Water Resource Management Plan, available in the County Land and Water Conservation Department, to coordinate implementation of the following land and water resource management programs preceded with an asterisk (\*). The Land and Water Resource Management Plan will show which agency is taking the lead to solve a particular resource problem.

\*Aquatic Habitat Protection Program: The WDNR provides basic aquatic habitat protection services. Staff members include Water Management (Regulation) Specialists, Zoning Specialists, Rivers (Federal Energy Regulatory Commission-FERC) Specialists, Lakes Specialists, Water Management Engineers, and their assistants (LTEs). The program assists with water regulation permits, zoning assistance, coordination of rivers, lake management, and engineering.

County Conservation Aids: Funds are available to carry out programs for fish or wildlife management projects as per §23.09 (12), Wis. Stats. and NR 50, Wis. Adm. Code. Projects related to providing improved fish or wildlife habitat or projects related to hunter/angler facilities are eligible. Projects that enhance fish and wildlife habitat or fishing and hunting facilities have priority. Contact the WDNR for further information.

Drinking Water and Groundwater Program: This WDNR program is responsible for assuring safe, high quality drinking water and for protecting groundwater. This is achieved by enforcing minimum well construction and pump installation requirements, conducting surveys and inspections of water systems, the investigation and sampling of drinking water quality problems, and requiring drinking water quality monitoring and reporting. A team of specialists, engineers, hydrogeologists, and a program expert and program assistants staff the program. WDNR staff provide assistance to public and private well owners to help solve water quality complaints and water system problems. They also provide interested citizens with informational or educational materials about drinking water supplies and groundwater.

Wisconsin Fund is a program by the Wisconsin Department of Commerce, Safety and Buildings Division. Grants are provided to homeowners and small commercial businesses to help offset a portion of the cost for the repair, rehabilitation, or replacement of existing failing Private Onsite Wastewater Treatment Systems (POWTS). Eligibility is based upon several criteria, including household income and age of the structure.

\*Endangered Resources Program: The WDNR's Endangered Resources staff provides expertise and advice on endangered resources. They manage the Natural Heritage Inventory Program (NHI), which is used to determine the existence and location of native plant and animal communities and Endangered or Threatened Species of Special Concern. The NHI helps identify and prioritize areas suitable for State Natural Area (SNA) designation, provides information needed for feasibility studies and master plans, and maintains the list of endangered and threatened species. All management activities conducted by Wildlife Management and Forestry staff must be reviewed to determine the impact on NHI-designated species. A permit for the incidental take of an Endangered or Threatened species is required under the State Endangered Species Law. The Endangered Resources Program oversees the permit process, reviews applications and makes permit decisions. Funding for the Endangered Species Program comes from a number of sources, including tax checkoff revenue, license plates, general program revenues (GPR), gaming revenue, Natural Heritage Inventory chargebacks, wild rice permits, general gifts and Pittman Robertson grants.

\*Fisheries Management Program: The WDNR funds this program primarily through the sale of hunting and fishing licenses. The program assists with fishery surveys, fish habitat improvement/protection, and fish community manipulation. This program may also be used to fund public relations events and a variety of permitting and administrative activities involving fisheries.

\*Forest Management Program:

Funding for the forestry program is supported primarily by a fixed rate mill tax on all property in the State of Wisconsin. Other support is received from the federal government, from recreation fees, from sale of forest products, from sale of state produced nursery stock, forest tax law payments, and other miscellaneous sources. All activities of the Forestry Program help support efforts to promote and ensure the protection and sustainable management of Wisconsin's forests.

Private Forestry: The WDNR's goal is to motivate private forest landowners to practice sustainable forestry by providing technical forestry assistance, state and federal cost-sharing on management practices, sale of state produced nursery stock for reforestation, enrollment in Wisconsin's Forest Tax Law Programs, advice for the protection of endangered and threatened species, and assistance with forest disease and insect problems. Each county has at least one Department forester assigned to respond to requests for private forestland assistance. These foresters also provide educational programs for landowners, schools, and the general public. Both private and industrial forest landowners have enrolled their lands under the Managed Forest Law.

Managed Forest Law (MFL): The purpose of the MFL is to promote good forest management through property tax incentives. Management practices are required by way of an approved forest management plan. Landowners with a minimum of 10 contiguous acres (80% must be capable of producing merchantable timber) are eligible and may contract for 25 or 50 years. Open lands must allow hunting, fishing, hiking, cross-country skiing, and sight-seeing, however, up to 80 acres may be closed to public access by the landowner. There is a 5% yield tax applied to any wood products harvested. Contact the WDNR for further information.

\*Nonpoint Source Pollution Abatement Program: This WDNR program is currently undergoing restructuring and being gradually replaced by short-term grants that will address specific projects rather than focusing on entire watersheds. The goal of this voluntary program is to improve and protect the water quality of surface waters and groundwater within the watershed. Landowners are encouraged to control nonpoint pollution on their properties through cost sharing of Best Management Practices. This program will be replaced by Targeted Runoff Management projects (TRM). These are projects that are more specific in nature and may last up to three years. They are scored on a competitive basis, based on the amount of pollutant control they will achieve and the degree of impairment of the location. One nonpoint source coordinator is located in the Rhinelander WDNR Service Center. This coordinator administers and oversees the priority watershed program and will also assist with the TRM grants. The coordinator also provides nonpoint source pollution advice to counties that are implementing their land and water plans.

Parks and Recreation Program: The WDNR gets its authority for administering the Parks and Recreation Program from Chapter 27 Wisconsin Statutes. This program provides assistance in the development of public parks and recreation facilities. Funding sources include: the general fund, the Stewardship Program, Land and Water Conservation fund (LAWCON), and the recycling fund, and program revenue funds.

Stewardship Grants for Nonprofit Conservation Organizations:

Nonprofit conservation organizations are eligible to obtain funding for the acquisition of land or easements for conservation purposes and restoration of wildlife habitat. Priorities include acquisition of wildlife habitat, acquisition of lands with special scientific or ecological value, protection of rare and endangered habitats and species, acquisition of stream corridors, acquisition of land for state trails including the Ice Age Trail and North Country Trail, and restoration of wetlands and grasslands. Eligible types of projects include fee simple and easement acquisitions and habitat restoration projects. All projects must be in a WDNR approved outdoor recreation plan. Contact the WDNR or NCWRPC for further information.

\*Wastewater Program: The Department of Natural Resources provides this program to address point and non-point source pollution control. Operating funds for this program come from the federal government's Clean Water Act funding as well as state general program revenues. The core work of this program involves the issuance of wastewater discharge permits that discharge directly to surface or groundwater and enforcing the requirements of these permits. The program closely monitors the impacts of industry, septic tanks, sludge, and stormwater on the environment. Pretreatment plants for wastewater are offered economic assistance and provided with plan review services before the facility is established.

\*Watershed Program: The WDNR seeks to protect wild and domestic animals, recreational activities, natural flora and fauna, agriculture, business, and other land uses through watershed management. Funds to run this program are provided by the federal government through Clean Water Act and through state general program revenues. The program assists with watershed planning, water quality monitoring and modeling, and development of water quality standards and policy.

Wetlands Reserve Program (WRP): The purpose of the WRP is to restore wetlands previously altered for agricultural use. The goal of the WRP is to restore wetland and wildlife habitats. Lands that have been owned for at least one year and can be restored to wetland conditions are eligible. Landowners may restore wetlands with permanent or 30-year easements or 10-year contracts. Permanent easements pay 100% of the agricultural value of the land and 100% cost-sharing; 30-year easements pay 75% of the agricultural value and 75% cost sharing; 10-year contract pays 75% cost share only. Permanent or 30-year easements are recorded with a property deed, however 10-year contracts are not. Public access is not required. Contact the USDA Natural Resources Conservation Service for further information.

Wildlife Management Program: The WDNR's Bureau of Wildlife Management oversees a complex web of programs that incorporate state, federal and local initiatives primarily directed toward wildlife habitat management and enhancement. Programs include land acquisition, development and maintenance of State Wildlife Areas, and other wild land programs such as State Natural Areas. Wildlife Staff work closely with staff of state and county forests to maintain, enhance, and restore wildlife habitat. Wildlife Management staff conduct wildlife population and habitat surveys, prepare property needs analysis's, develop basin wildlife management plans and collaborate with other WDNR planning efforts such as Park, Forestry or Fishery Area Property Master Plans to assure sound habitat management. Funding comes from the federal government in the form of Endangered Species grants and Pittman-Robertson grants and from state government in the form of hunting and trapping license revenues, voluntary income tax contributions, general program revenue and Stewardship funds.

Wisconsin Historical Society, Office of Preservation Planning (OPP): The OPP can provide information on how to protect and preserve your own historic property, to implement grassroots strategies for preserving and protecting historic properties, and on state or federal laws and regulations that may be applicable to a given case.

## **E. GOALS, OBJECTIVES & POLICIES**

### ***Goals:***

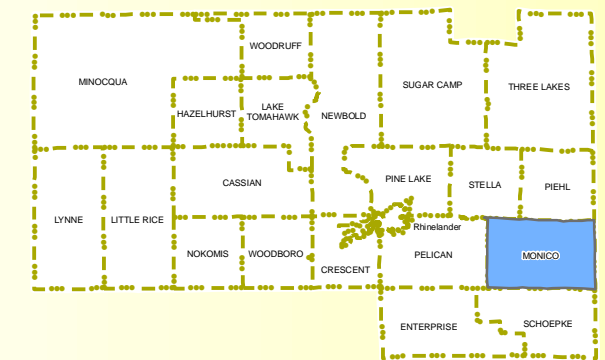
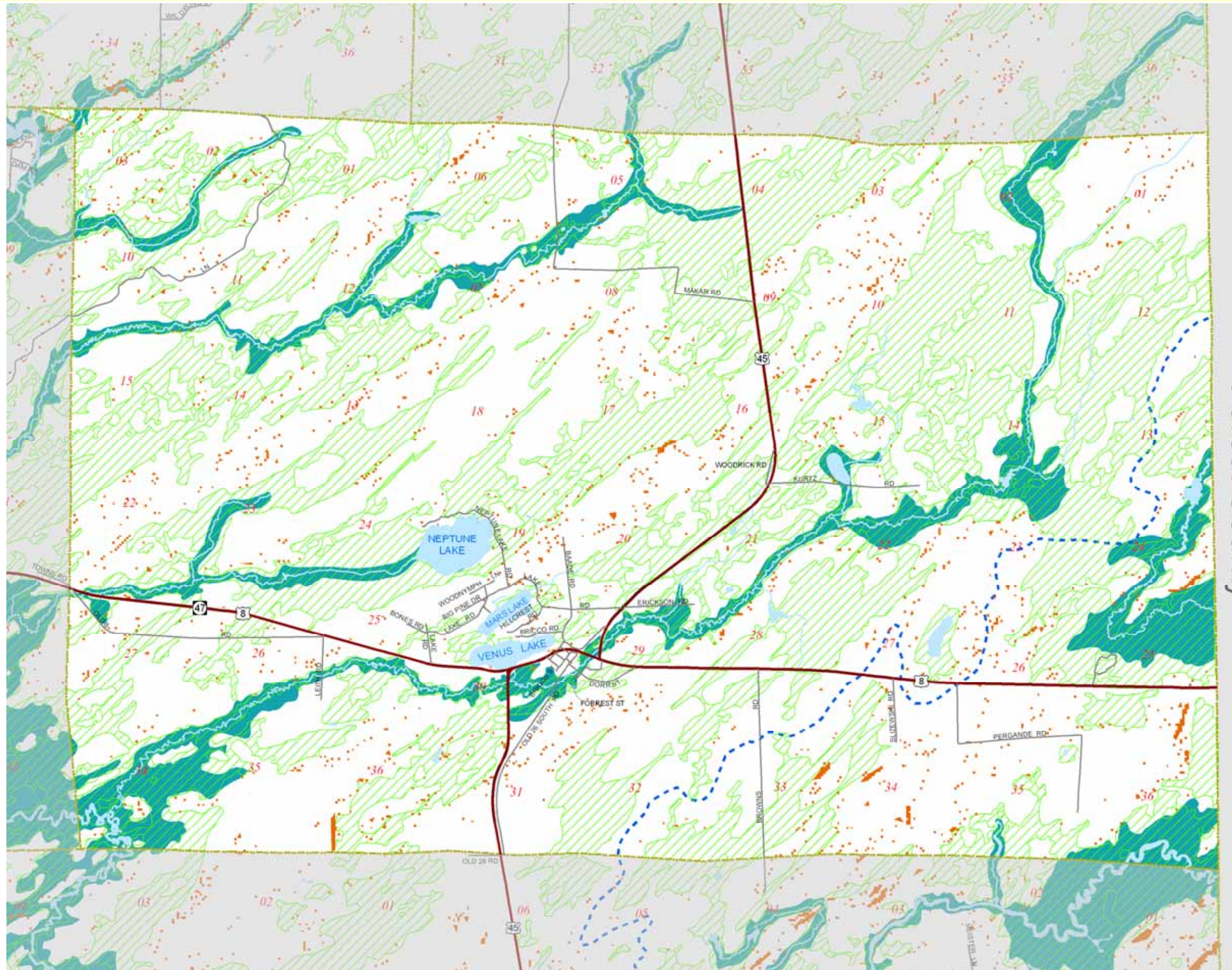
1. Protect natural areas, including wetlands, water bodies, forestlands, wildlife habitats open spaces and groundwater resources within the scope of current federal, state and local legislation.
2. Protect economically productive areas, including forests and recreational areas within the scope of current federal, state and local legislation.
3. Preserve scenic, cultural, historic, archaeological and recreational sites within the scope of current federal, state and local legislation.

### ***Objectives:***

1. Encourage the preservation of the land now in agricultural use.
2. Prevent new development in the Town from negatively impacting natural resources by working with the County to ensure all permits are in place.
3. Minimize impacts to the Town's natural resources from metallic or non-metallic mining.
4. Promote development that minimizes groundwater impacts from on-site septic systems and other sources.

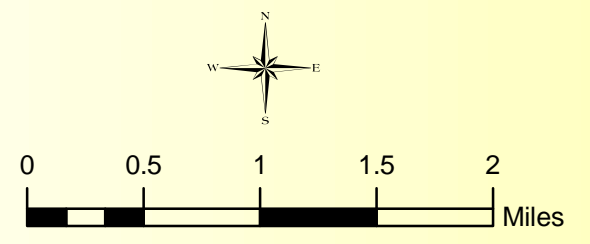
### ***Policies:***

1. Make residents, developers and potential landowners aware of aspects of living in a rural area.
2. Work with Oneida County to enforce existing regulations of septic systems to protect groundwater quality.
3. Protect wildlife habitat and natural settings within the scope of current federal, state and local legislation.



**Legend**

- Civil Division Boundaries
- Section Lines
- Federal Highway
- State Highway
- County Highway
- Local Roads
- State / County Forest Roads
- Railroad
- Water
- Steep Slopes
- Wetlands
- Flood Plain
- Watershed Boundaries



Source: WI DNR, NCWRPC, FEMA

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.



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**CHAPTER 3:  
HOUSING**

This housing chapter is based on the statutory requirement for a compilation of objectives, policies, goals, maps and programs to provide an adequate housing supply that meets existing and forecasted housing demand. As required by the state's comprehensive planning law [§66.1001 (2)(b) Wis. Stats.], this chapter provides a basic housing stock assessment and identifies policies and programs that promote the development of housing for all residents of the Town including a range of choices that meet the needs of persons of all income levels, age groups and special needs; that promotes the availability of land for low-income housing; and that maintains the existing housing stock.

**A. HOUSING STOCK ASSESSMENT**

**1. AGE CHARACTERISTICS**

TABLE 9 indicates the age of the housing stock in the Town of Monico area that is based on the year the structures were built as reported in the 2000 Census. About 19 percent of Monico's housing units were built before 1940, and 41 percent were built before 1960, compared to a third (33.7%) for the county and only 17.6 percent in Schoepke. Nearly a quarter (24.3%) of housing units were built during the 1970s, comparable to the county (22%), Stella (21.1%), Schoepke (23.8%), and Pelican (24.5%). Since 1980 31.7percent of Monico's housing units were built, comparable to the county (32%), Schoepke (33.3%), and Nashville (34.6%), but lower than Crandon (37.6%), Stella (49.2%) and Peihl (50%).

	1939 or earlier	1940-1959	1960-1969	1970-1979	1980-1989	1990-2000
Town of Monico	36	40	5	45	28	31
Town of Stella	26	37	30	66	71	83
Town of Piehl	11	19	5	11	14	32
Town of Crandon, Forest County	165	251	124	247	149	326
Town of Schoepke	36	71	152	144	82	119
Town of Pelican	164	464	169	373	155	193
Oneida County	3,806	5,176	3,263	5,851	3,357	5,174
Wisconsin	543,164	470,862	276,188	391,349	249,789	389,792

Source: U.S. Census Bureau

**2. OCCUPANCY CHARACTERISTICS**

TABLE 10 breaks down the occupancy status of housing units in the Town of Monico. Over a third of housing units in Monico are seasonal, slightly below

the county level (39.1%), but higher than Stella (22.4%) and barely half the level on Schoepke (73.5%). Owner occupancy is over ninety percent in Monico, comparable to the 89 percent in Schoepke, but higher than Pelican (84.4%) or the county (79.6%).

TABLE 10 Residential Occupancy Status, 2000

	Total Housing Units	Owner Occupied	Renter Occupied	Vacant Units	
					Seasonal (Part of Vacant Units)
Town of Monico	216	116	12	88	74
Town of Stella	316	222	14	80	71
Town of Piehl	85	38	1	46	39
Town of Crandon, Forest County	443	211	27	205	176
Town of Schoepke	626	139	17	470	460
Town of Pelican	1,532	985	182	365	302
Oneida County	26,627	12,213	3,120	11,294	10,429
Wisconsin	2,321,144	1,426,361	658,183	236,600	142,313

Source: U.S. Census Bureau

### 3. STRUCTURAL CHARACTERISTICS

The vast majority of housing units in the Town of Monico are of the detached single-family type, see TABLE 11. There is also a variety of multiple unit housing within the Town (2.7%), comparable to Pelican (2.3%), but considerably higher than most of the surrounding towns. Mobile homes comprise 7.5% of the housing stock in Monico. This is comparable to the level for the county, but less than half the percentage for most of the surrounding towns.

TABLE 11 Housing Units by Structural Type, 2000

	Single-family	%	Multi-family	%	Mobile Home	%	Total
Town of Monico	164	88.6	5	2.7	14	7.5	185
Town of Stella	264	84.3	0	0	47	15	313
Town of Piehl	82	89.1	0	0	10	10.9	92
Town of Crandon, Forest County	335	79.5	2	0.5	82	19.5	421
Town of Schoepke	521	86.2	0	0	83	13.7	604
Town of Pelican	1,229	79.5	36	2.3	248	16.3	1,519
Oneida County	22,156	83.2	2,061	7.7	2,179	8.2	26,627

Source: U.S. Census Bureau

#### 4. VALUE CHARACTERISTICS

The year 2000 median value of housing stock in the Town of Monico is below the median value for the county and all the surrounding towns, except Crandon. See TABLE 12 for more details. Nearly three-quarters (72.5%) percent of Monico house values are below \$100,000, compared to 43.4 percent in Stella, 46.4 percent in Schoepke and 58.7 percent for the county.

TABLE 12 Housing Values, 2000

	<\$50,000	\$50,000 - 99,999	\$100,000 to 149,999	\$150,000 to 199,999	\$200,000 to 299,999	\$300,000 and up	Median Value
Town of Monico	17.4%	55.1%	21.7%	5.8%	0	0	\$78,300
Town of Stella	13.8%	29.6%	34.9%	13.8%	6.6%	1.3%	\$107,400
Town of Piehl	37.5%	25%	37.5%	0	0	0	\$85,000
Town of Crandon	32%	40.2%	22.7%	5.2%	0	0	\$59,200
Town of Schoepke	22.7%	36%	16%	22.7%	2.7%	0	\$89,400
Town of Pelican	2.4%	46.1%	30.3%	8.3%	10.2%	2.8%	\$101,900
Oneida County	7.1%	39.3%	24.3%	12.6%	11.4%	5.3%	\$106,200
Wisconsin	6.5%	35.4%	30.6%	15.5%	8.5%	3.5%	\$112,200

Source: U.S. Census Bureau

#### B. PROGRAMS

Various organizations offer a variety of programs to assist with the purchase, rehabilitation, or construction of housing. Many of these programs are listed below:

Housing Repair and Rehabilitation Grant: This program is administered by the Rural Housing Service of the USDA Rural Development Department. Seniors aged 62 and older may obtain a grant for rehabilitating their home provided they are below 50% of the area median income and are unable to procure affordable credit elsewhere.

Housing Repair and Rehabilitation Loan: Also administered by USDA, this program is a loan for rehabilitation provided applicants meet the same standards as the grant above.

Rural Housing Guaranteed Loan: USDA also offers this loan that is used to help low-income individuals or households purchase homes in rural areas. Funds can be used to build, repair, renovate or relocate a home, or to purchase and prepare sites, including providing water and sewage facilities.

Rural Housing Direct Loan: USDA-Rural Development also offers this loan to provide financing at reasonable rates and terms with no down payment. The loan is intended for low-income individuals or households to purchase homes in rural areas. Funds can be used to build, repair, renovate or relocate a home, or to purchase and prepare sites, including providing water and sewage facilities.

Rural Housing Direct Loan: USDA-Rural Development uses this program to help very low- and low-income households construct their own homes. The program is targeted to families who are unable to buy clean, safe housing through conventional methods.

HUD's FHA Loan: This program is administered by the U.S. Housing and Urban Development Department and offers a low down payment of 3% mortgage loan for home purchase or construction for selected applicants under certain income limits.

HUD Insured Loans for Condominiums, Energy Efficiency, Special Credit Risks, and Rehabilitation: These programs are administered by the U.S. Housing and Urban Development Department. HUD will insure selected applicants under certain income limits when procuring loans for rehabilitation or for rehabilitation at the time of purchase.

FHA HUD 203(k) Home Rehabilitation Loan Program: Whereas HUD desires to see current housing stock rehabilitated, this program provides owner occupants of existing homes, or intended owner occupants who are looking to purchase a home, readily available mortgage money to refinance/rehabilitate or purchase/rehabilitate their homes, respectively.

VA Home Loans: These loans, administered by the U.S. Department of Veterans Affairs, are often made without any down payment at all, and frequently offer lower interest rates than ordinarily available with other kinds of loans. These loans may be used for purchase or construction up to \$240,000.

HOME Loans: The Wisconsin Housing and Economic Development Authority (WHEDA) offers federal HOME Investment Partnership Program loans with a low, fixed interest rate to help low- and moderate-income individuals and families buy a home.

### **C. GOALS, OBJECTIVES & POLICIES**

Although the town has not historically played a role in housing, it supports equal opportunity housing, and understands the importance of sound housing stock for its residents and the community as a whole. A review of housing stock assessment information has led to the establishment of the following housing policy statement:

#### ***Goals:***

1. Allow housing development that provides a variety of housing choices for residents of all income levels, age groups, and people with special needs.
2. Encourage the availability of land for the development or redevelopment of low- and moderate-income housing.
3. Maintain and rehabilitate the existing housing stock as appropriate.

#### ***Objectives:***

1. Encourage residential developers to provide a variety of housing types for all income and age groups.

#### ***Policies:***

1. Direct residential development to areas designated on the Future Land Use Plan Map.
2. Promote programs to assist residents in maintaining or rehabilitating existing housing units.

## **CHAPTER 4: UTILITIES AND COMMUNITY FACILITIES**

This is the fourth of nine chapters of the Town of Monico Comprehensive Plan. It is based on the statutory requirement for a compilation of objectives, policies, goals, maps and programs to guide future development of utilities and community facilities. As required by the state's comprehensive planning law [s.66.1001 (2)(d) Wis. Stats.], this element inventories existing public utilities and community facilities and assesses future needs for such services including those beyond the control of the Town located outside the community and/or under another jurisdiction.

### **A. INVENTORY & ANALYSIS OF EXISTING FACILITIES**

#### **1. WATER AND WASTEWATER FACILITIES**

The Town of Monico has no public water supply system or sanitary sewer service.

Water supply is accessed via individual private wells. The drilling, use and abandonment of private water supply wells is regulated by the Wisconsin Department of Natural Resources.

The disposal of wastewater is handled by private on-site septic systems that discharge wastewater to underground drainage fields and which may include: conventional (underground), mound, pressure distribution, at-grade, holding tank, and sand filter systems. These on-site wastewater treatment technologies are regulated by both the Wisconsin Department of Commerce and Oneida County Planning and Zoning.

#### **2. SOLID WASTE DISPOSAL AND RECYCLING FACILITIES**

The Town contracts with private waste haulers to provide "curbside" pick up of garbage and recycling for residents in the Town of Monico. The Oneida County Landfill is located in the Town of Woodboro. The landfill handles collection, recycling and composting of solid and hazardous wastes within Oneida County.

#### **3. POWER AND TELECOMMUNICATIONS FACILITIES**

Electrical service is provided by Wisconsin Public Service Corporation. Natural Gas is available in the village area and around Venus and Mars Lakes. It is drawn from the pipeline that passes through the town. Liquid petroleum (LP gas) is available for home and business delivery from several vendors. A high-voltage electric transmission line passes through the town north to south, roughly paralleling Highway 45. There is also a major substation in Monico.

Telephone service is provided by Frontier for the town. Charter Communication provides cable TV and broadband Internet service, generally along US 8 and north for a distance along US 45. There are two cellular towers in the town, in the village area.

#### 4. PARKS, RECREATION AND OTHER YOUTH FACILITIES

Park or Park-like facilities within the Town of Monico include: a swimming beach at Lake Venus with picnic tables and grills, and restroom facilities; a baseball park and pavilion with bleachers, restrooms and dugouts; a boat landing on Mars Lake; public access Neptune and Tank Lakes; and Town Hall Park with a basketball court, playground equipment and skatepark.

The Town of Monico is the Three Lakes school districts, and is also served by two parochial elementary schools in Rhinelander. The Nicolet Technical College, located in Rhinelander, serves the town. Two libraries serve the town Rhinelander Library and the Nicolet Technical College library also in Rhinelander. Monico is a member of the Rhinelander Library District

#### 5. EMERGENCY SERVICES

Police protection in the Town of Monico is provided by the Oneida County Sheriff's Department. The Town has a volunteer fire department, including rescue and first responders. EMS/ambulance service is provided by the County, in conjunction with St. Mary's Hospital using an ambulance stationed in Schoepke.

The nearest medical facility is Saint Mary's Hospital in Rhinelander, which is available to provide 24-hour emergency service and critical care.

#### 6. OTHER GOVERNMENT FACILITIES

The local road system is the most significant public facility maintained by the Town and is covered in the Transportation Element. The Town Hall is located on Forrest Street, off of US Highway 45/8. The Town Hall serves as a meeting room available for Town residents use and includes a kitchen and restrooms. There is one cemetery, owned and maintained by the Town. See Utilities and Community Facilities Map.

### **B. UTILITIES AND PUBLIC FACILITIES PROGRAMS**

Providing public infrastructure – roads, sewer and water service, schools, police and fire protection – is one of the major functions of local government. In addition to these public services, both public and private entities provide

electricity and telephone service as well as such specialized services as child-care, health-care and solid-waste disposal. Taken together these constitute the utilities and community facilities that represent much of the backbone of modern life. Beyond what these facilities do for us, they also represent a huge investment of public and private resources.

The efficient utilization of these resources is one of the basic principles of comprehensive planning. Already in-place infrastructure is a public asset that must be safeguarded for the future, both to conserve and protect environmental values and to maximize the benefits of economic growth. Development that bypasses or ignores existing infrastructure resources is wasteful of the public investment that they represent. Development patterns that require the extension of utilities and the expansion of public facilities while existing facilities go unused at other locations is probably not the best use of scarce public resources.

Both the state and federal governments offer programs that assist communities with the development of critical infrastructure and facilities. These programs are listed in more detail in the Economic Development Element of this plan.

### **C. GOALS, OBJECTIVES & POLICIES**

#### **Goals:**

1. Provide adequate public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
2. Provide ambulance, volunteer fire and first responder services to residents.
3. Consider cost effectiveness of future development proposals in covering required services, utilities and community facilities.

#### **Objectives:**

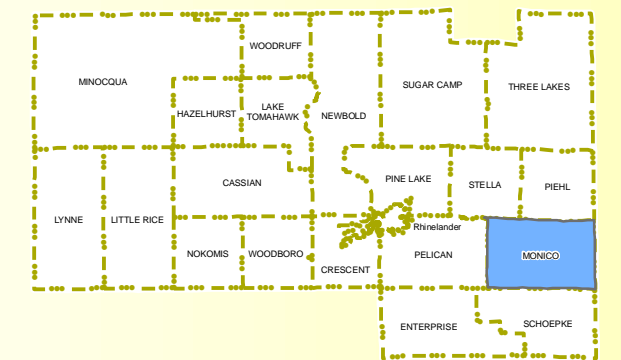
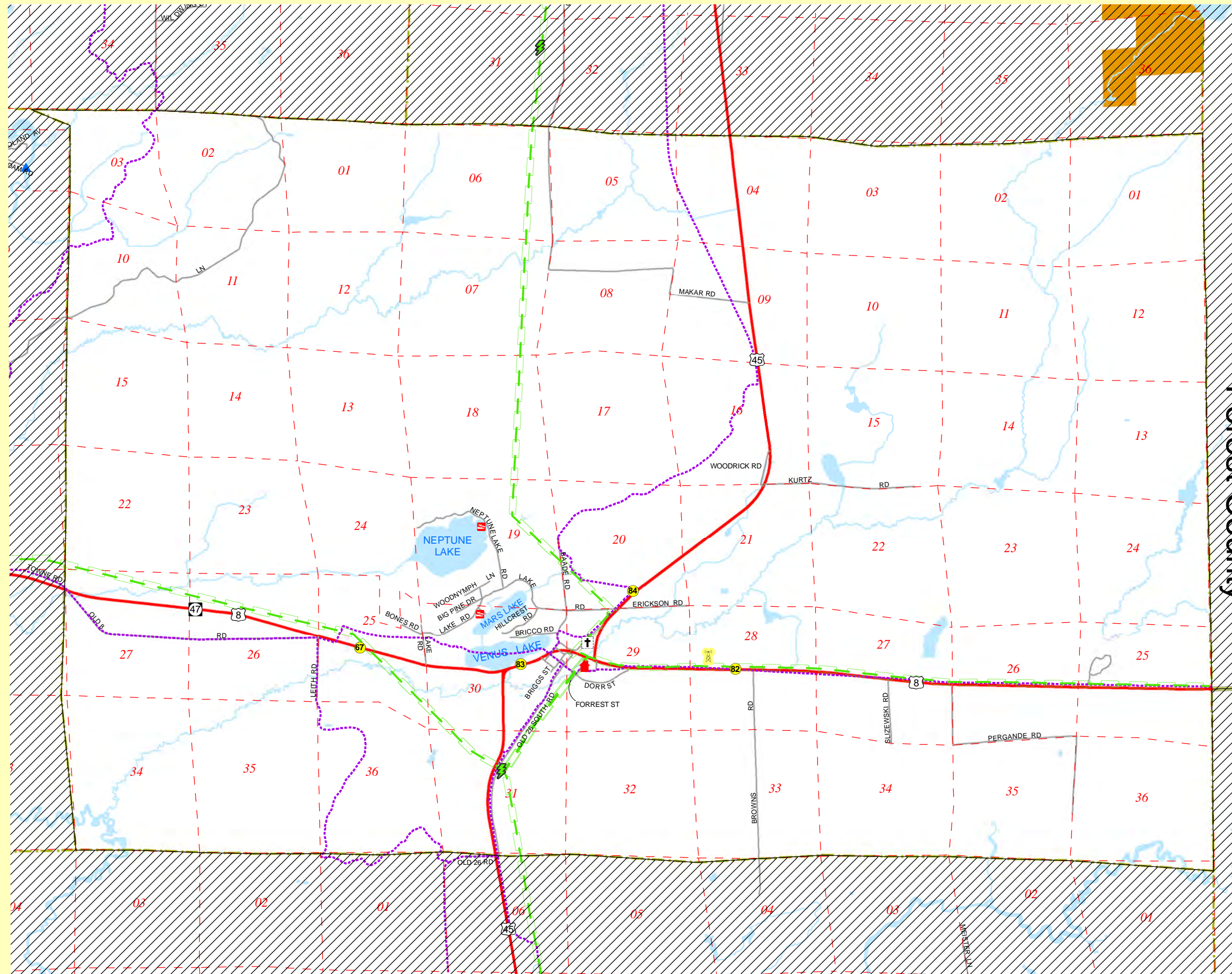
1. Consider the potential impacts of development proposals on groundwater quality and quantity.
2. Explore opportunities to develop integrated, multi-use trail systems and recreational facilities.
3. Work with adjoining Towns, the County, the State, and individual landowners to address known water quality issues.



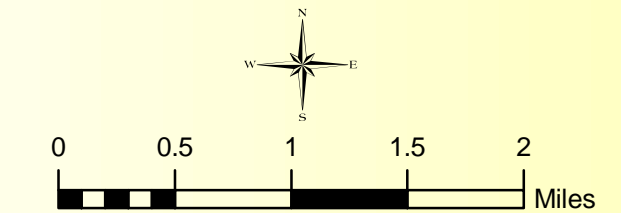
4. Share equipment and services across town boundaries, where possible.

***Policies:***

1. Assist the County in educating residents on the proper maintenance of septic systems and the benefits of recycling.
2. Develop and maintain a Capital Improvements Plan for major equipment purchases.



- Legend**
- Civil Division Boundaries
  - Section Lines
  - Principal Arterial
  - Local Roads
  - Traffic Counts\*
  - Snowmobile Trail
  - State of Wisconsin
  - Substations
  - High Voltage Powerline
  - Communication Towers
  - Parks
  - Dams
  - Cemetery
  - Town Hall / Fire Dept
  - Boat Landing
  - Gas Mains
  - Water



Source: WI DNR, NCWRPC, WI DOT 2006, Integrity Energy Services  
 \* Annual Avg. Daily Traffic Counts See Table ?  
 This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.

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## **CHAPTER 5: TRANSPORTATION**

This chapter, the fifth of nine chapters of the Town of Monico Comprehensive Plan, is based on the statutory requirement [§66.1001(2)(c) Wis. Stats.] for a compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, walking, railroads, air transportation, trucking and water transportation. This element compares the Town's objectives, policies, goals and programs to state and regional transportation plans. The element also identifies highways within the Town by function and incorporates state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the Town of Monico.

### **A. REVIEW OF STATE & REGIONAL TRANSPORTATION PLANS & PROGRAMS**

This section contains a review of state and regional transportation plans and how they affect the Town of Monico.

#### Corridors 2020

Corridors 2020 was designed to enhance economic development and meet Wisconsin's mobility needs well into the future. The 3,200-mile state highway network is comprised of two main elements: a multilane backbone system and a two-lane connector system. All communities over 5,000 in population are to be connected with backbone & connector systems.

This focus on highways was altered in 1991 with the passage of the federal Intermodal Surface Transportation Efficiency Act (ISTEA), which mandated that states take a multi-modal approach to transportation planning. Now, bicycle, transit, rail, air, and other modes of travel would make up the multi-modal plan. The Wisconsin Department of Transportation's (WisDOT) response to ISTEA was the two-year planning process in 1994 that created TransLinks 21.

## TransLinks 21

WisDOT incorporated Corridors 2020 into TransLinks 21, and discussed the impacts of transportation policy decisions on land use. TransLinks 21 is a 25-year statewide multi-modal transportation plan that WisDOT completed in 1994. Within this needs-based plan are the following modal plans:

- State Highways Plan 2020
- Airport System Plan 2020
- Bicycle Transportation Plan 2020
- Wisconsin Pedestrian Policy Plan 2020
- Wisconsin Rail Issues and Opportunities Report
- No plans exist for transit or local roads.

## Connections 2030

Connections 2030 will be a 25-year statewide multi-modal transportation plan that is policy-based. The policies will be tied to “tiers” of potential financing levels. One set of policy recommendations will focus on priorities that can be accomplished under current funding levels. Another will identify policy priorities that can be achieved if funding levels increase. Finally, WisDOT may also identify critical priorities that we must maintain if funding were to decrease over the planning horizon of the plan. This plan will not conflict with the Town of Monico Comprehensive Plan, because the policies are based upon the transportation needs outlined in TransLinks 21. Recommendations will be presented in "multimodal transportation corridors." The Town of Monico is in part of two corridors—the North Country (USH 8) corridor and the Northwoods Connection (USH 45) corridor.

## State Trails Network Plan

The Wisconsin Department of Natural Resources (DNR) created this plan in 2001, to identify a statewide network of trails and to provide guidance to the DNR for land acquisition and development. Many existing trails are developed and operated in partnership with counties. By agreement the DNR acquires the corridor and the county government(s) develop, operate, and maintain the trail.

Three potential trails run through Monico:

**DNR Segment 15—Ashland to Rhinelander** runs from Rhinelander to Monico possibly along existing roads.

**DNR Segment 19—Langlade County to Michigan** runs parallel to USH 45.

**DNR Segment 69—Tomahawk to Crandon** comes on a strait line from Tomahawk to Monico, and then parallels USH 8 to Crandon.

## Oneida County Pedestrian and Bicycle Corridors Plan, 2002

In 2002, this plan was created to guide the development of bicycle and pedestrian facilities in Oneida County. The vision of this plan is to increase the mobility of people within the County by making walking and bicycling viable and attractive transportation choices.

Two potential trails cross in Monico:

**US Highway 45** is a proposed combination of on-road and highway right-of-way land to make a trail that parallels USH 45 from Vilas to Langlade Counties.

**US Highway 8 East (Rhineland to County Line)** is a proposed off-road route that parallels USH 8 from Rhineland to the Forest County line, which is also the same as DNR Segment 15.

### Regional Comprehensive Plan

The Regional Comprehensive Plan (RCP) titled “A Framework for the Future”, adopted by the North Central Wisconsin Regional Planning Commission (NCWRPC) in December of 2003, is an update of a plan adopted by NCWRPC in 1981. The RCP looks at transportation in all ten counties that make up the North Central Region, including Oneida. It looks at general trends within the Region and recommends how county and local government can address transportation issues.

The RCP recommends a variety of strategies to address a variety of transportation issues such as growing traffic volumes, congestion and the increase of drivers aged 65 and over. Two such strategies include corridor planning and rural intelligent transportation systems. Corridor planning is one way to relieve some of the need for additional direct capacity expansion by comprehensively managing critical traffic corridors. Rural ITS applications have the potential to make major improvements in safety, mobility, and tourist information services

## **B. TRANSPORTATION MODE INVENTORY**

### 1. HIGHWAYS AND TRUCKING

#### a.) Functional and Jurisdictional Identification

Public highways and roads are generally classified by two different systems, the functional and the jurisdictional. The jurisdictional class refers to which entity owns the facility and holds responsibility for its operations and maintenance. The functional class refers to the role the particular highway/road segment plays in moving traffic within the overall roadway system. Each is described in more detail below.

In addition to these main classifications, a road or segment of road may hold a variety of other designations including county forest road, rustic road, emergency route, truck route, etc. There are no rustic roads or county forest roads within the Town of Monico. Truck routes are discussed at the end of this section, under Trucking.

The roadway system within the Town of Monico is a network of state and county highways together with various local roads and streets, see MAP 2. The jurisdictional breakdown is shown in TABLE 13. USH 45 & 8 are Principle Arterials. The remainder of roads within the Town, including CTH V, are classified as "Local."

JURISDICTION	FUNCTIONAL CLASSIFICATION			TOTALS
	ARTERIAL	COLLECTOR	LOCAL	
State*	16.0			16.0
County			0.90	0.90
Town			20.89	20.89
<b>TOTALS</b>	16.0	0.0	21.79	37.79

Source: WisDOT & NCWRPC.

\* WisDOT has jurisdiction over interstate and US route highways.

The Town of Monico is served by U.S. Highways 45 & 8. USH 45 is the Town's primary traffic artery running north-south through the Town, while USH 8 runs east-west. USH 45 and USH 8 are designated Corridors 2020 Connector Routes by WisDOT. The significance of these corridors is to enhance economic development and mobility statewide. WisDOT records average daily traffic volumes (number of vehicles) for major state roadways. See Table 14 for more traffic counts.

Site	1994	2006	Change
USH 8 west of USH 45	4300	5100	18.6%
USH 8 east of USH 45	3300	3500	6.1%
Intersection of USH 8 & 45	4200	4800	14.3%
USH 45 north of USH 8	1500	1300	-13.3%

Source: WisDOT

Both USH 8 and USH 45 are designated as Corridors 2020 Connector Routes by WisDOT. The relative significance of these corridors is reflected in the increasing level of traffic. WisDOT records average daily traffic volumes (number of vehicles) for major state roadways. There are two recording site on each highway. According to traffic on USH 8 within the Town has increased about 54.5% between 1984 and 2003 at the site west of the intersection with USH 45 (from 3,300 to 5,100 vehicles per day), and by 45.8% east of where the two highways separate (from 2,400 to 3,500 vehicles per day). On USH 45 traffic has been stable: an increase of only 4.5% south of USH 8 (from 2,680 to 2,800 vehicles per day), and a decrease of 9.7% north of USH 8 (from 1,440 to 1,300 vehicles per day).

Corridors 2020 was designed to enhance economic development and meet Wisconsin's mobility needs well into the future. The 3,200-mile highway network was comprised of two elements: a multilane backbone system and a two-lane connector system. The backbone system is a 1,650-mile network of multilane divided highways interconnecting the major population and economic centers in the state and tying them to the national transportation network. The connector system is 1,550 miles of high-quality highways that link other significant economic and tourism centers to the backbone network. All communities over 5,000 in population are to be connected to the backbone system via the connector network. Within Oneida County, USH 51 south of USH 8 is designated as part of the Corridors 2020 Backbone system. USH 8 and USH 45 in Oneida County are part of the Corridor 2020 system as connectors.

County Highway V serves the Town of Monico, which is a road spur created when USH 8 was realigned. County highways serve rural land uses and distribute local traffic to the regional arterial system. They serve an important role in linking the area's forestry resources to the major highways and urban centers.

Town roads are an important component of the county-wide transportation system, because they serve local development, as well as the forestry areas. A particular issue of concern with Town roads is that of seasonal weight limits. In Monico, a 5-ton limit applies to all Town roads from March 15 to May 1. Forestry activities within the Town make logging trucks a significant concern.

Principal Arterials	Serve interstate and interregional trips. These routes generally serve to connect all urban areas greater than 5,000 population. The rural principal arterials are further subdivided into 1) Interstate highways and 2) other principal arterials.
Minor Arterials	In conjunction with the principal arterials, they connect cities, large communities, and other major traffic generators providing intra-regional and inter-area traffic movements.
Major Collectors	Provide service to moderate sized communities and other inter-area traffic generators and link those generators to nearby larger population centers or higher function routes.
Minor Collectors	Collect traffic from local roads and provide links to all remaining smaller communities, locally important traffic generators, and higher function roads. All developed areas should be within a reasonable distance of a collector road.
Local Roads	Provide access to adjacent land and provide for travel over relatively short distances. All roads not classified as arterials or collectors are local function roads.

Source: WisDOT

A functional classification system groups streets and highways into classes according to the character of service they provide. This character of service ranges from providing a high degree of travel mobility to providing land access functions.

The current classification system used in Wisconsin consists of five classifications divided into urban and rural categories. Functional classifications are used to determine eligibility for federal aid. For purposes of functional classification, federal regulations define urban as places of 5,000 or more population, so the rural classifications apply throughout the Town. TABLE 15 summarizes the rural functional classification system.

#### b.) Trucking

USH 8 & 45 are the principal truck routes within Monico as designated by WisDOT. This corresponds with its role as Corridors 2020 connecting route, linking to the Backbone highway system, and facilitating the movement of goods between Oneida County and the rest of the state/nation.

Local truck routes often branch out from these major corridors to link local industry with the main truck routes as well as for the distribution of commodities with the local area. Mapping these local routes is beyond the scope of this study, and local issues such as safety, weight restrictions, and noise impacts play significant roles in the designation of local truck routes.

A number of private trucking companies are available in Rhinelander.

## 2. TRANSIT AND TRANSPORTATION FACILITIES FOR THE DISABLED

The Oneida County Department on Aging coordinates driver-escort service to residents of Oneida County, which includes Monico. Escort drivers provide transportation to elderly and disabled residents of Oneida County that qualify as a priority trip purpose. Travel includes both in and out of county travel, and generous volunteers have driven any day or time necessary.

Scheduled intercity bus service is no longer available in the area since Greyhound discontinued service to Rhinelander in a cost cutting move. Private charter/tour bus companies are based in surrounding cities.

## 3. BICYCLING AND WALKING

All county forest trails, roads and fire lanes are open for recreational bicycle use. Roads within Monico are all available for bicycle and pedestrian travel.



The Wisconsin Bicycle Map shows the bicycle conditions for all state and county highways. USH 8 within the town has a paved shoulder and is rated “moderate” for bicycling

In 2002, Oneida County developed a bike route plan (Oneida County Pedestrian and Bicycle Corridors Plan, 2002) with assistance from the North Central Wisconsin Regional Planning Commission. This plan established a number of scenic, on-road bike routes throughout the County.

The County Bike Plan recommends institutionalizing bicycle needs within local schools, public health programs, local law enforcement programs, and transportation planning processes that occur in Oneida County. The potential routes were added to the Oneida County Outdoor Recreation Plan 2009-2013 to advance their chances of implementation.

The Town of Monico contains portions of multiple existing and planned bike routes as described in section A of this chapter under Oneida County Pedestrian and Bicycle Corridors Plan, 2002 on pages 2 and 3.

In 2001, the WDNR created the State Trails Network Plan to identify a statewide network of trails and to provide guidance to the DNR for land acquisition and development. Many existing trails are developed and operated in partnership with counties. By agreement the DNR acquires the corridor and the county government(s) develop, operate, and maintain the trail.

Any trails from the State Trails Network Plan are not automatically going to become bicycle and walking trails. The WDNR is more likely to create multi-use trails to provide the most access for a variety of uses.

The Town of Monico contains portions of three potential trails as described in section A of this chapter under State Trails Network Plan on pages 1 and 2.

#### 4. RAILROADS

There is no local access to rail service in Monico. Shipments needing rail service would have to be trucked to nearby cities with rail access such as Rhinelander, Tomahawk, or Wausau.

#### 5. AIR TRANSPORTATION

The Rhinelander/Oneida County Airport (RHI) in Rhinelander is the closest public airport to Monico. RHI is an air carrier / air cargo airport, which is designed to accommodate virtually all aircraft. Airports in this category are usually referenced by the type of air carrier service provided—RHI is a short haul air carrier airport. This airport serves scheduled, nonstop, airline markets and routes of less than 500 miles. Short haul air carriers typically use aircraft

weighing less than 60,000 pounds, and use primary runways with a length between 6,500 to 7,800 feet.

There were about 42,340 total aviation operations (take-offs and landings) in 2000. WisDOT projections show total aviation operations increasing at RHI to 44,040 by 2010, and 45,740 by 2020; an 8 percent increase from 2000.

## 6. WATER TRANSPORTATION

There are no harbors or ports within the Town, so there is no significant water transport of passengers or freight. Some of the streams and lakes within the Town could support a canoe or small boat potentially but such use would be primarily recreational in nature. No water trails have been designated at this time.

### C. PROGRAMS

Below is a listing of programs that may be of assistance to the Town with regard to the development of the local transportation system. The Wisconsin Department of Transportation is the primary provider of programs to assist local transportation systems. A wide variety of programs are available to serve the gamut of jurisdictions from county down to the smallest town. The programs most likely to be utilized by rural towns such as Monico include:

- General Transportation Aids
- Flood Damage Aids
- Town Road Improvement Program
- Town Road Improvement Program – Discretionary
- Local Bridge Improvement Assistance
- Local Transportation Enhancements
- Traffic Signing & Marking Enhancement Grant
- Rustic Roads

More information on these programs can be obtained by contacting the WisDOT region office in Rhinelander or on the Internet at [www.dot.wisconsin.gov/localgov/index.htm](http://www.dot.wisconsin.gov/localgov/index.htm).

## **D. GOALS, OBJECTIVES AND POLICIES**

### ***Goal:***

1. Support and maintain a safe and efficient Town road system.

### ***Objective:***

1. If possible, avoid land uses that generate heavy traffic on local roads that have not been constructed or upgraded for such use, and work with end users to upgrade local roads to meet their needs

### ***Policies:***

1. Roadway access should be spaced along the existing Town road network to increase safety and better preserve capacity.
2. Future road locations, extensions or connections should be considered when reviewing development plans and proposals.
3. Update road signage to improve visibility for all Town residents.
4. Require that Town roads serving residential areas accommodate access requirements for emergency services (fire, EMS, ambulance, etc.) as well as school busses and snowplows.

## **CHAPTER 6: ECONOMIC DEVELOPMENT**

This is the sixth chapter of the nine chapters Town of Monico Comprehensive Plan. It is based on the statutory requirement for a compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion of the economic base and quality employment opportunities in the Town. As required by the state's comprehensive planning law [§66.1001 (2)(f) Wis. Stats.], this chapter analyzes the labor force and economic base, ensures designation of adequate sites for business and industry, evaluates potentially contaminated sites for reuse, and identifies applicable county, regional and state economic development programs.

### **A. ECONOMIC ANALYSIS OF LOCAL CONDITIONS**

#### **1. Labor Force**

According to the Census, the civilian labor force (population 16 and over) living in the Town of Monico was 282 workers in 2000. Of these, 17 were unemployed for an unemployment rate of 6%. The unemployment rate for the County was 6.1% in 2000. Monico's 1990 unemployment rate was 9.6%. The County unemployment rate was about 4% (2006).

#### **2. Economic Base Analysis**

Geographically, the land within the Town is overwhelmingly dedicated to the forestry sector. Almost 97% of the land in the Town of Monico is woodland. See the Agricultural, Natural and Cultural Resources and Land Use chapters of this plan for more on the forest cover of the community.

The primary occupations of Monico residents in the labor force include: Service; Management, professional and related; Sales & office; and Construction, extraction, and materials moving; see TABLE 16. The leading economic sectors or industries in the Town are: Retail trade; Construction; Arts, entertainment, recreation, accommodation and food service; and Education, health, & social services; and Manufacturing, see TABLE 17.

Historically Retail Trade industry has been the strongest sector countywide, with 3,064 workers in 1990, but declined by 8.2% to employ only 2,080 people in 2000. Education, Health and Social Services has become the dominant industry sector in 2000 by employing 3,953 people countywide and 22 people in Town. Retail Trade employment increased by 41% in Town from 22 in 1990 to 31 in 2000.

TABLES 16 & 17 are all based on the number of workers residing in the Town. Commuting patterns provide one way to estimate the number of jobs within a community. The 2000 commuting data shows a total of 160 workers, of whom, 46 worked within the town, and 47 worked outside of Oneida County. Six residents worked at home. Of those who did not work at home 27.9% had a commute less than fifteen minutes, 53.8% traveled between 15 and 30 minutes, 11.7% traveled between 30 minutes and an hour, and 4.5% traveled over an hour.

	Town of Monico		Oneida County	
	1990*	2000	1990	2000
Management, professional & related	15	37	3,791	5,117
Service	15	40	2,294	2,747
Sales & office	25	34	3,443	4,465
Farming Fishing & Forestry	20	3	410	268
Construction, extraction & maintenance	4	31	495	1,998
Production, transportation & material moving	42	24	3,352	2,604

Source: U.S. Census Bureau

\*Adjusted for differences between 1990 and 2000 Census Categories.

	Town of Monico		Oneida County	
	1990*	2000	1990	2000
Ag., Forestry, Fishing, Hunting & Mining	3	7	422	526
Construction	3	25	1,013	1,455
Manufacturing	47	18	2,265	2,080
Wholesale Trade	9	4	320	425
Retail Trade	22	31	3,064	2,815
Transportation, Warehousing & Utilities	9	5	768	689
Information	N/A	2	n/a	434
Finance, Insurance, Real Estate & Leasing	0	--	566	636
Professional, Scientific, Management, Administrative & Waste Mgmt Services	10	17	1,089	898
Education, Health and Social Services	4	22	2,860	3,953
Arts, Entertainment, Recreation, Accommodation and Food Services	0	24	136	1,694
Public Administration	3	5	715	861
Other Services	11	9	740	733

Source: U.S. Census Bureau

\*Adjusted for differences between 1990 and 2000 Census Categories.

### 3. Assessment of Local Conditions

Based on the importance of forestry to the community, the Town supports the development of forest-related business. The forested character of the Town, along with its water resources, also lends itself to tourism and recreation based industries, which the Town is in favor of as well. Beyond that, the Town has no specific preference for categories or types of business desired.

In discussion among Monico and the surrounding Towns the major strengths of the southeastern section of Oneida County identified were: a strong recreation base with clean air and water, wildlife, lakes and streams, and large blocks of forest; these woodlands were also the basis of a forestry industry; there are mineral resources in the area; natural gas and electric service is good; two federal highways 45 & 8 provide excellent transportation connections; good schools; good people; low density development; all make for a good place to retire.

Some challenges were identified as well: the relatively remote location leads to long travel distances; there is a shortage of high-paying jobs in the area; the long, cold winters lead to a short growing season and high heating bills.

There are a number of environmentally contaminated or potentially contaminated sites located within the Town. For example, the WisDNR Internet database known as the Bureau of Remediation and Redevelopment Tracking System (BRRTS) lists approximately 18 sites in Monico. All identified sites are currently in use at the time of this writing, so there is no opportunity or need for redevelopment at this time. The Town supports the reuse of contaminated or potentially contaminated sites provided that the Town is secure of liability issues. The list of sites in Monico is located in the Natural Resources chapter of this plan.

## **B. PROGRAMS**

Various organizations at the County, Regional and State level offer a variety of programs to assist with economic development. Many of these are listed below:

*Local:*

Tax Increment Financing: In 2004, the WI State Legislature enacted changes to the state's Tax Increment Financing statutes. One significant change involved allowing townships to establish tax increment districts for specified economic development projects. Tax Increment Financing has been employed by numerous communities throughout the state to promote redevelopment in blighted areas and finance new industrial development.

*County:*

Oneida County Economic Development Corporation (OCEDC): The Oneida County Economic Development Corporation (OCEDC) was founded in 1989 as a nonprofit 501(c)(3) Corporation to act as an economic development coordinator for all of Oneida County. OCEDC assists individuals investigating the feasibility of going into business, works with existing business to expand and retain economic viability, and works to attract new business in an effort to expand our economic base and provide employment alternatives to the citizens of Oneida County. OCEDC also acts as a conduit between business and government on a local, regional, state, and federal level.

Oneida County Revolving Loan Fund: A Wisconsin Department of Commerce Economic Development Grant was awarded to Oneida County, which enabled the county to establish a revolving loan fund in order to assist local businesses. The fund is managed and administered by the OCEDC.

*Regional:*

North Central Wisconsin Development Corporation: The North Central Wisconsin Development Corporation (NCWDC) manages two revolving loan funds designed to address a gap in private capital markets for long-term, fixed-rate, low down payment, low interest financing. The fund is targeted to businesses in the ten county region.

North Central Advantage Technology Zone Tax Credits: The County has been designated a Technology Zone by the Department of Commerce. The Technology Zone program brings \$5 million in income tax incentives for high-tech development to the area. The North Central Advantage Technology Zone offers the potential for high-tech growth in knowledge-based and advanced manufacturing clusters, among others. The zone designation is designed to attract and retain skilled, high-paid workers to the area, foster regional partnerships between business and education to promote high-tech development, and to complement the area’s recent regional branding project.

*State:*

Rural Economic Development Program: This program administrated by Wisconsin Department of Commerce provides grants and low interest loans for small business (less than 25 employees) start-ups or expansions in rural areas. Funds may be used for "soft costs" only, such as planning, engineering, ad marketing assistance.

Wisconsin Small Cities Program: The Wisconsin Department of Commerce provides federal Community Development Block Grant (CDBG) funds to eligible municipalities for approved housing and/or public facility improvements and

for economic development projects. Economic Development grants provide loans to businesses for such things as: acquisition of real estate, buildings, or equipment; construction, expansion or remodeling; and working capital for inventory and direct labor.

Wisconsin Small Business Development Center (SBDC): The UW SBDC is partially funded by the Small Business Administration and provides a variety of programs and training seminars to assist in the creation of small business in Wisconsin.

Transportation Economic Assistance (TEA): This program, administered by the Wisconsin Department of Transportation, provides immediate assistance for the cost of transportation improvements necessary for major economic development projects.

Other State Programs: Technology Development grants and loans; Customized Labor Training grants and loans; and Major Economic Development Project grants and loans.

*Federal:*

U.S. Dept. of Commerce - Economic Development Administration (EDA): EDA offers a public works grant program. These are administered through local units of government for the benefit of the local economy and, indirectly, private enterprise.

U.S. Department of Agriculture - Rural Development (USDA – RD): The USDA Rural Development program is committed to helping improve the economy and quality of life. Financial programs include support for water and sewer systems, housing, health clinics, emergency service facilities, and electric and telephone service. USDA-RD promotes economic development by supporting loans to businesses through banks and community-managed lending pools. The program also offers technical assistance and information to help agricultural and other cooperatives get started and improve the effectiveness of their member services.

Small Business Administration (SBA): SBA provides business and industrial loan programs that will make or guarantee up to 90% of the principal and interest on loans to companies, individuals, or government entities for financing in rural areas. Wisconsin Business Development Finance Corporation acts as the agent for the SBA programs that provide financing for fixed asset loans and for working capital.



## **C. GOALS, OBJECTIVES & POLICIES**

Although the Town of Monico has not, historically, played a role in economic development, it supports efforts to stabilize and expand the economic base and employment opportunity for its residents and the community as a whole. A review of economic base assessment information has led to the establishment of the following economic development policy statement:

### ***Goal:***

1. Promote the stabilization of the current economic base.
2. Support forestry as a viable economic activity, a source of jobs and a central aspect of the history and life of the community.

### ***Objectives:***

1. Encourage new retail, commercial & industrial development to locate adjacent to county or state highways.
2. Discourage industrial development from negatively impacting environmental resources or adjoining property values.
3. Encourage businesses that are compatible with a rural setting.
4. Review costs and benefits of a proposed development project prior to approval.

### ***Policies:***

1. Accommodate home-based businesses that do not significantly increase noise, traffic, odors, lighting, or would otherwise negatively impact the surrounding areas.
2. Support efforts to promote economic development within the county.
3. Allow mixed-use development along the major highway corridors that pass through the town.
4. Direct commercial and industrial development to designated planned areas consistent with the Future Land Use Map.
4. Steer intensive industrial uses to areas that have the service capability to support that development.

**CHAPTER 7:  
LAND USE CHAPTER**

This is the seventh of nine chapters of the Town of Monico Comprehensive Plan. This chapter is based on the statutory requirement [§66.1001(2)(h) Wis. Stats.] for a "compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property". This chapter reviews existing land uses, trends, programs, and future land use.

**A. EXISTING LAND USE INVENTORY**

Current land use activity in the Town is characterized by the unincorporated village area located where US Highways 8 and 45 run together, surrounded by large blocks of forestland with scattered farming, and residential development, mainly along lakeshores. There are large sections of forest with limited access, most of which is privately owned. These large contiguous forest blocks are necessary to maintain economically viable forests.

The existing land use map was developed in two steps. The first was an air photo interpretation by NCWRPC. The Plan Commission then reviewed that first map and corrections were made. The intent of this map is to provide a generalized overview of land uses as they currently exist in the town. See the Existing Land Use map.

Table 18: EXISTING LAND USE		
Land Use	Acres	Percent
Agriculture	116.3	.33%
Commercial	2.7	.01%
Government/Institution	1.4	0%
Industrial	40.5	.12%
Open Land	370.3	1.1%
Outdoor Recreation	11	.03%
Residential	168.2	.48%
Transportation	100.7	.29%
Water	344	.98%
Woodlands	33,789.2	96.7%
Total	34,994.3	100%

Source: NCWRPC, Town of Monico

Once that map was completed the NCWRPC developed calculations to determine land areas by use. Table 18 presents the current breakdown of land-use types within the Town. The majority of the Town is woodlands at about 33,800 acres or 97%. The next most significant land use type is open land and water at about 1% each. Residential use takes up less than .5% of the Town's land area at about 168

acres. The other land uses combined use less than one percent of the total land area. See Table 18.

## **B. LAND USE TRENDS**

### 1. Land Supply

As shown by the existing land use inventory, the majority of the Town is "undeveloped" woodlands, so the supply of land "available" for development appears to be adequate. Much of this undeveloped area is large block industrial forest, which is most productive if roads are not cut into it and subdivided. Even under a rapid growth scenario, the supply of land in the Town of Monico is more than sufficient to accommodate projected demand over the next 20 years for all use categories.

### 2. Land Demand

#### Residential:

The overall residential demand for land in the Town of Monico results from a projected 34 increase in households (2010–2030). TABLE 19 shows projected residential land demand based on household projections. An average of 15 acres of residential land are expected to be added to the Town every 5 years to accommodate anticipated population growth by the year 2030. This does not account for seasonal home development.

About thirty of the new housing units will probably be built as single-family, since 88 percent of all housing stock in Town is single-family dwellings, as shown in Table 11 in the Housing chapter. About three of new projected housing units may be mobile home-type units.

Seasonal housing comprises about 34% of the total units within the Town. Although existing seasonal homes are being converted to full-time permanent residences, it is assumed for planning purposes that new seasonal units will remain a stable proportion over the lifespan of this plan resulting in an additional 11 seasonal homes (2010–2030).

#### Industrial, Commercial and Agricultural:

Industrial use within the Town, historically, has been limited largely to a gravel pit. By their nature, non-metallic mining operations expand overtime, and as existing pits are closed, new pits will open. As a result, the amount of industrial land attributed to non-metallic mining is anticipated to fluctuate but little expansion of this 40-acre facility is envisioned by 2030.

Commercial development is subject to market forces and difficult to predict. There has been significant commercial development in the Town, but new commercial enterprises have appeared sporadically over time. The current level of commercial will increase from 2.7 acres to 3.4 acres by 2025.

The level of agricultural land within the Town is anticipated to remain stable over the planning period. Some lands are expected to be taken out of agriculture while new areas are likely to come under farming, resulting in minimal net change. Table 19 shows the projected change of commercial, industrial and agricultural land uses in 5-year increments.

	2010	2015	2020	2025	2030
Full-Time Residential Acreage Demand	196	211	225	240	255
Industrial/Commercial Acreage Demand	42.7	43	43.2	43.3	43.4
Agricultural Acreage Demand	116	116	116	116	116

Source: NCWRPC

### 3. Land Value

Overall equalized land values in the Town have increased about 149 percent over the last eight years; however, not all categories of land increased equally. Residential property values increased by 106 percent, and forestland values increased 208 percent, while undeveloped land increased by 51 percent. Based on equalized valuation, the average value of an acre of land in Monico is \$397. See Table 20, Land Values, below.

Type of Property	2000	2008	% Change
Residential	\$2,573,600	\$5,299,100	106%
Commercial	0	\$290,400	N/A
Manufacturing	0	0	0
Agricultural	0	\$10,800	N/A
Undeveloped	\$252,500	\$380,800	51%
Ag. Forest	0	\$52,700	N/A
Forest	\$2,493,900	\$7,683,400	208%
Other	\$4,800	\$30,700	540%
<b>Total Value</b>	<b>\$5,511,400</b>	<b>\$13,747,900</b>	<b>149%</b>

Source: WI DOR, 2000 & 2008

#### 4. Opportunities for Redevelopment

There are several properties in Town that had environmental contamination on them and are still in use. For example, there was a leaking underground storage tank at the CPI-Timberlands Div., and at Vans Bar & Grill but these businesses still exist, therefore there is no site to redevelop. There are also nine listed spill sites, five of which area at the intersection of Highways 8 and 45, all have been cleaned up. See the Natural, Agricultural, and Cultural Resources and Economic Development chapters, for more details.

Quarries have a built-in redevelopment mechanism via reclamation regulations. Most existing quarries within the Town have a number of years of life left. Reclamation to a useable state is required upon closure of any quarry.

#### 5. Existing and Potential Land Use Conflicts

Monico was platted late in the 19<sup>th</sup> century, when railroads brought settlers to this unsettled corner of the county and hauled the milled products of the forests to far-away markets. The pattern developed at that time was high-density construction characteristic of the pre-automobile era. This pattern persists in the form of historic structures within the “village” area. Existing buildings in the Village of Monico Plat and the Sulfite Addition Plat are exempt from the setback requirements of the County Zoning Ordinance. {Section 9.70(A)(4)}<sup>1</sup>. This village area constitutes an existing center for the town that holds the potential for compact development within a rural setting.

As lake frontage within the Town fills in, development of back lots and increasing demands on existing Town Roads not designed to handle the load is a significant concern of the Town.

Unkempt or poorly maintained buildings and properties including accumulating junk and vehicles have been generally labeled as “eyesores” and identified as a conflict issue by the Town Plan Commission.

Another area of land use conflict within the Town includes quarry activities versus residential development.

This Plan seeks to avoid or minimize potential future land use conflicts through controlled development, planned use-buffers and public information and education components.

### **C. PROGRAMS**

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<sup>1</sup> “Existing structures and or additions must be situated at least 2’ behind R-O-W line and at least 1’ from side lot line.”

A number of different programs directly and indirectly affect land use within the Town. The principle land use programs include the County General and Shoreland Zoning ordinances, and the County Subdivision and Platting Ordinance. Official mapping authority is available but not widely used. See the Implementation Chapter of this Plan for more on these ordinances.

The principle land use programs include the Oneida County Zoning and Land Division ordinances. See implementation for more on these tools. There are two other related programs that could have some affect on land use within the Town, they are listed below:

#### Wisconsin Comprehensive Planning Program:

In October of 1999, the Governor signed into law Wisconsin Act 9, the Budget Bill, containing substantial revisions of statutes governing comprehensive planning. The law has been revised by the signing of two additional bills into law. The first is AB 872, containing “technical revisions” which was signed May 10, 2000. The second bill, signed April 13, 2004, is AB 608, which reduced the number of items that must be consistent with the plan to three, these are: official mapping, subdivision ordinances and zoning ordinances. Taken together these bills represent the most sweeping revision of the State’s planning enabling laws in half a century.

The law (§66.1001 WI Stats.) requires all jurisdictions within the state that exercise control over land-use to prepare a comprehensive plan by 2010. It lays out the nine required chapters of the plan and requires a public participation process. Jurisdictions that do not have a comprehensive plan in place by the deadline may not engage in actions that impact land-use.

The comprehensive planning law is significant in many ways. The law creates for the first time a definition of a comprehensive plan; it requires that almost all local units of government have a plan; it sets requirements for public participation; and requires that the plan be consistent with local implementations tools. Most important, is that it maintains that the process be locally driven so all local units of government decide their own future.

Farmland Preservation/Working Land Initiative:

This is a major update to an existing program. Details are outlined in the current budget and when finalized they will be summarized here.

#### **D. FUTURE LAND USE**

The Future Land Use map represents the long-term land use recommendations for all lands in the Town. Although the map is advisory and does not have the authority of zoning, it is intended to reflect community desires and serve as a guide for local officials to coordinate future development of the Town.

Town of Monico Plan Commission members participated in a mapping exercise with NCWRPC staff to identify the desired future land uses by using nine common Land Use Map Classifications, as described below. Town Plan Commission members used their broad knowledge of the Town to draw shapes on a map representing the different land uses. The goal was to produce a generalized land use plan map (future land use) to guide the Town's growth. See the Future Land Use map.

Land Use Map Classifications:

Land use classifications are groups of land uses that are compatible, and separates conflicting uses. The classifications are not zoning districts and do not have the authority of zoning, but are intended for use as a guide when making land use and zoning decisions.

1. Residential

Identifies areas recommended for residential development typically consisting of smaller lot sizes.

2. Rural Residential

Identifies areas that are recommended for less dense residential development, consisting of larger minimum lot sizes than the residential category. These areas will also allow a mixture of residential uses, and provide a good transition from more dense development to the rural forested countryside.

3. Commercial

Identifies areas recommended for commercial development, as well as existing commercial establishments located throughout the Town.

4. Industrial

Identifies areas recommended for industrial development, as well as existing industrial areas located throughout the Town.

5. Governmental/Public/Institutional  
Identifies existing or planned governmental/public/institutional facilities within the Town, including recreational facilities like parks and boat launches.
6. Agricultural Areas  
Identifies areas to be preserved for the purpose of general crop farming, the raising of livestock, orchards, or tree farms.
7. Forestry Areas  
Identifies areas of large woodlands within the Town.
8. Transportation Corridors  
Identifies the existing road network along with the recommendations for improved and safe traffic movement in the town, including airports, rail facilities, and potential recreational trails.
9. Preservation & Open Space  
Contains sensitive environmental areas, such as 100-year floodplains as defined by the Federal Emergency Management Agency, DNR wetlands, and steep slopes of 12 percent or greater. This could include endangered species habitat or other significant features or areas identified by the Town.

## **E. GOALS, OBJECTIVES, AND POLICIES**

The following land use policy statement is a means of guiding future development within the Town towards a more orderly and rational pattern:

### **Goals:**

1. Maintain orderly planned growth that promotes the health, safety and general welfare of Town residents and makes efficient use of land and efficient use of public services, facilities and tax dollars.
2. Promote and regulate development that preserves the rural character of the Town, and minimizes groundwater impacts from on-site septic systems and other sources.
3. Maintain forestry as important economic activities and a way-of-life.

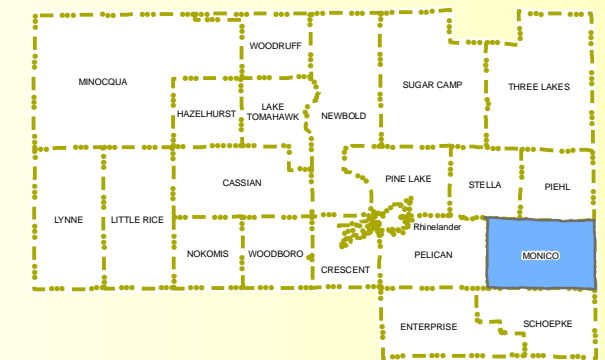
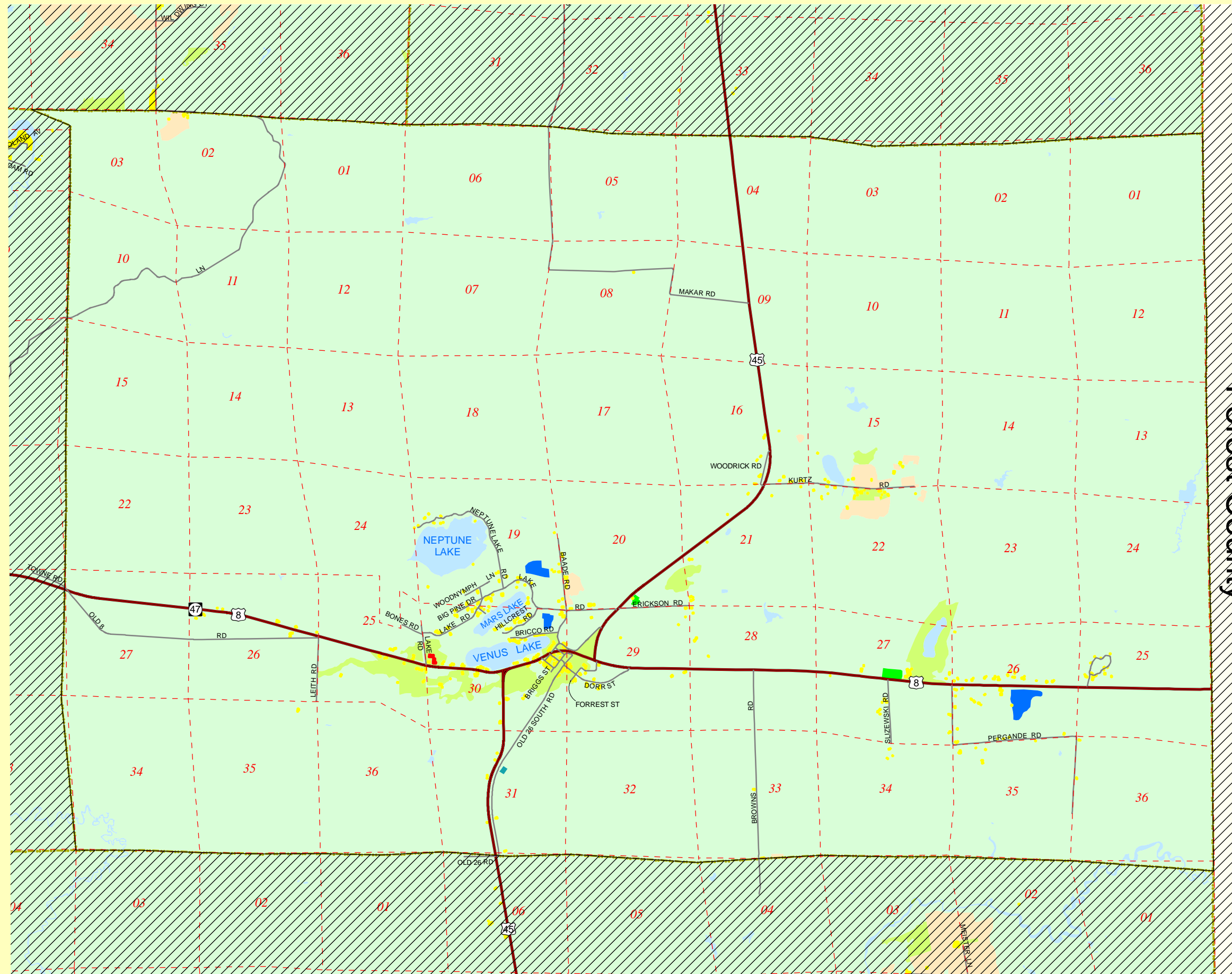


**Objectives:**

1. Encourage small or medium scale commercial development intended to serve local needs.
2. Address all industrial development proposals on a case-by-case basis.
3. Direct commercial and industrial development to main roads that are better able to handle the traffic.
4. Restrict the location of new development from areas in the Town shown to be unsafe or unsuitable for development due to flood hazard, potential groundwater contamination, loss of farmland, highway access problems, incompatibility with neighboring uses, etc.

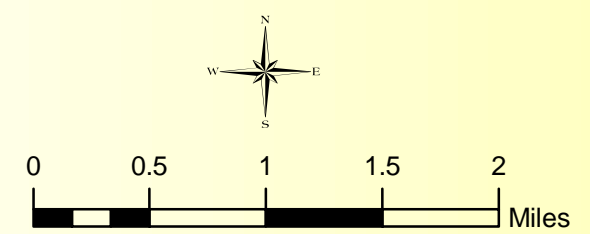
**Policies:**

1. Maintain a long-range Comprehensive Plan, which will serve as a guide for future land use and zoning decisions. New development will be permitted based on consideration of this Plan, as well as other Town, County, and state plans and ordinances.
2. Participate actively in zoning and subdivision review decisions at the County level, which affect the Town.
3. Use buffers or landscaped areas as shields to lessen the impacts of potentially conflicting land use types located in relatively close proximity.
4. Consider proposals involving the keeping or raising of livestock or other animals, fish, and fowl on a case-by-case basis in relation to the potential impact on water quality and neighboring land uses, consistent with Wis. Stat. 93.90.



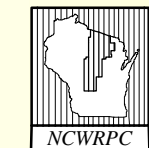
Legend

- Civil Division Boundaries
- Section Lines
- Federal Highway
- State Highway
- County Highway
- Local Roads
- State / County Forest Roads
- Railroad
- Agriculture
- Commercial
- Cranberry Bog
- Governmental
- Industrial
- Open Lands
- Outdoor Recreation
- Transportation
- Residential
- Water
- Woodlands



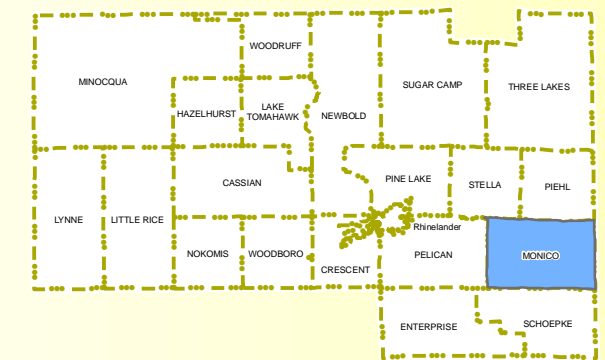
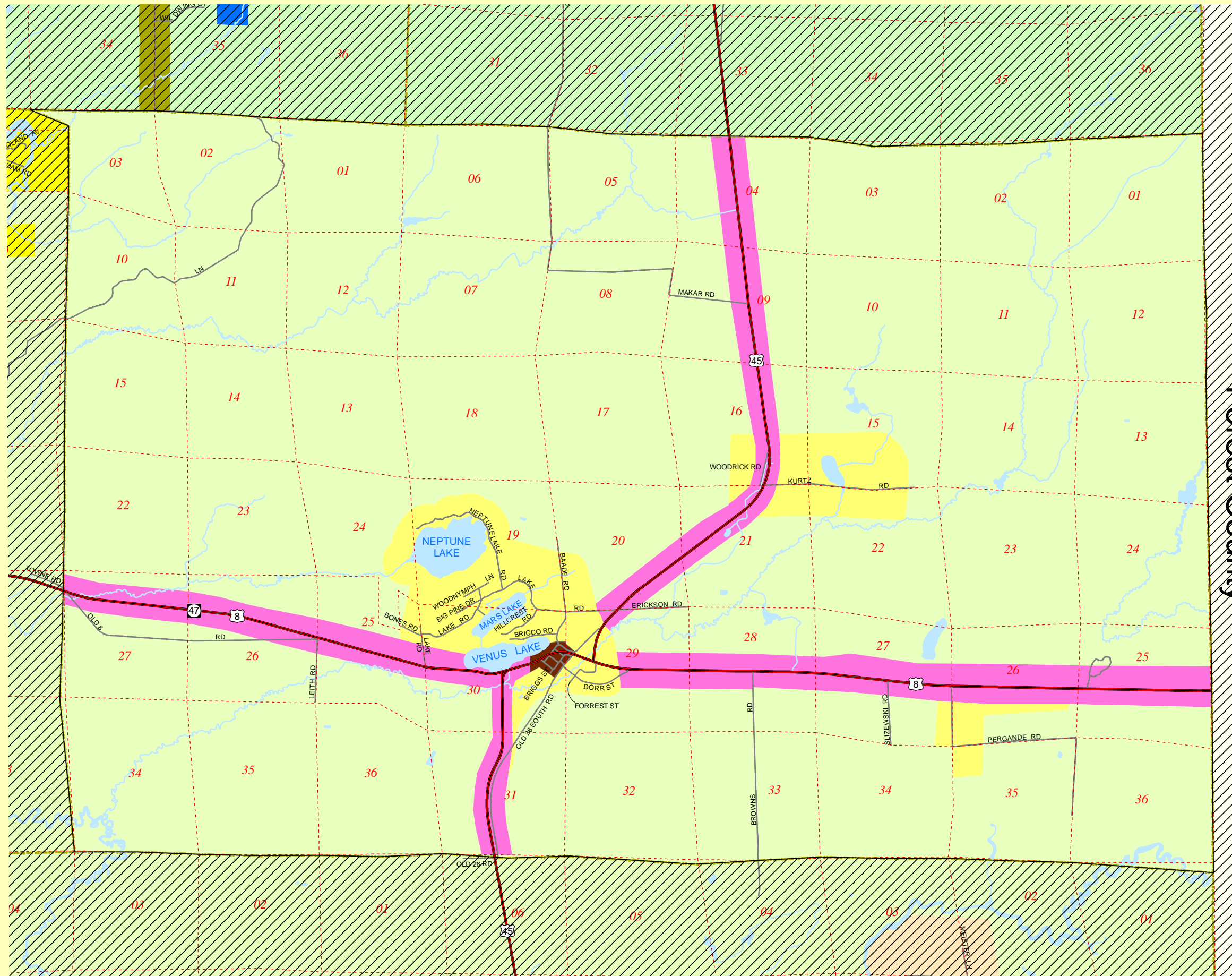
Source: WI DNR, NCWRPC, 2005 Airphoto Interpretation

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.



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**North Central  
 Wisconsin Regional  
 Planning Commission**

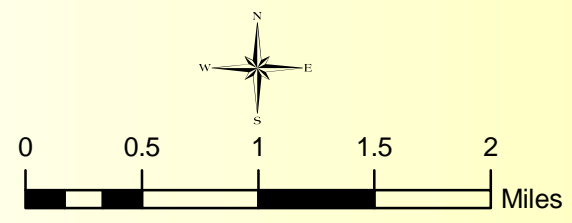
210 McClellan St., Suite 210, Wausau, WI 54403  
 715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org



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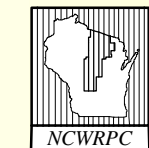
- Civil Division Boundaries
  - PLSS Boundary
  - Federal Highway
  - State Highway
  - County Highway
  - Local Roads
  - State / County Forest Roads
  - Railroad
  - Water
- Monico**
- Forestry Areas
  - Mixed Use
  - Residential
  - Transportation
  - Village Area

FOREST COUNTY



Source: WI DNR, NCWRPC

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## **CHAPTER 8: INTERGOVERNMENTAL COOPERATION**

This is the eighth of nine chapters in the Town of Monico's Comprehensive Plan. The purpose of this chapter is to overview intergovernmental cooperation, inventory existing cooperative efforts, identify potential opportunities, and establish goals, objectives, and policies to promote intergovernmental cooperation.

### **8.1 BACKGROUND**

#### **A. OVERVIEW**

As discussed earlier in the plan, the Town is surrounded by the Towns of Pelican, Stella, Peihl, Schoepke, and Crandon in Forest County, as well as being part of Oneida County. These are important intergovernmental relationships for the Town. Efforts should be made to maintain good working relationships with the surrounding towns and the County.

The issue of intergovernmental cooperation is increasingly important; since many issues cross over political boundaries, such as watersheds, labor force, commuter patterns, and housing. Communities are not independent of each other, but rather dependent on each other. The effects from growth and change on one spill over to all surrounding communities and impact the region as a whole.

Statewide, Wisconsin has over 2,500 units of government and special purpose districts. Having so many governmental units allows for local representation, but also adds more players to the decision making process. In general terms, intergovernmental cooperation is any arrangement by which officials of two or more jurisdictions coordinate plans, policies, and programs to address and resolve issues of mutual interest. It can be as simple as communication and information sharing, or it can involve entering into formal intergovernmental agreements and sharing resources such as equipment, buildings, staff, and revenue.

#### **B. BENEFITS**

There are many reasons intergovernmental cooperation makes sense. Some examples include:

- **Trust:** Cooperation can lead to positive experiences and results that build trust between jurisdictions. As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one

another's needs and priorities. They can better anticipate problems and work to avoid them.

- **Cost Savings:** Cooperation can save money by increasing efficiency and avoiding unnecessary duplication. Cooperation can enable some communities to provide their residents with services that would otherwise be too costly.
- **Consistency:** Cooperation can lead to consistency of the goals, objectives, plans, policies, and actions of neighboring communities and other jurisdictions.
- **Address Regional Issues:** Communicating and coordinating their actions, and working with regional and state jurisdictions, local communities are able to address and resolve issues, which are regional in nature.

The major beneficiary of intergovernmental cooperation is the local resident. They may not understand, or even care about, the details of a particular intergovernmental issue, but residents can appreciate their benefits, such as costs savings, provision of needed services, a healthy environment, and a strong economy.

### C. TRENDS

A variety of factors, some long-standing and others more recent have brought the issue of governmental cooperation to the forefront. Some of these factors include:

- Local governments financial situation;
- Opportunity to reduce costs by working together;
- Elimination of duplication of services;
- Population settlement patterns and population mobility;
- Economic and environmental interdependence; and

In addition, as more jurisdictions create comprehensive plans and share them with surrounding communities, new opportunities for intergovernmental cooperation will be identified.

### D. TOOLS OF INTERGOVERNMENTAL COOPERATION

There are a variety of tools that can be used in the area of intergovernmental cooperation.

## 1. Shared Service Agreements

Wisconsin Statute s.66.0301, formerly 66.30, entitled "Intergovernmental Cooperation"; does enable local governments to jointly do together whatever one can do alone. Typically, intergovernmental cooperation and coordination refers to the management and delivery of public services and facilities. It is also dependent upon a defined geographic area within which cooperation and coordination may be feasible.

Intergovernmental agreements prepared using this statute, are the most common form of agreement and have been used by communities for years, often in the context of sharing public services such as police, fire, or rescue. This type of agreement can also be used to provide for revenue sharing, determine future land use within a subject area, and to set temporary municipal boundaries. However, the statute does not require planning as a component of any agreement and boundary changes have to be accomplished through the normal annexation process. Shared service agreements are utilized to allow this type of cooperation.

## 2. Municipal Revenue Sharing

Wisconsin Statute, 66.0305, Municipal Revenue Sharing, gives authority to cities, villages and towns to enter into agreements to share revenue from taxes and special charges with each other. The agreements may also address other matters, including agreements regarding services to be provided or the location of municipal boundaries.

Boundaries of the shared revenue area must be specified in the agreement and the term of the agreement must be for at least 10 years. The formula or other means for sharing revenue, the date of payment of revenues, and the means by which the agreement may be invalidated after the minimum 10 year period.

## **8.2 INVENTORY & TRENDS**

Currently there are numerous relationships and several general agreements in place. The following is a summary of existing and potential cooperative efforts.

### A. Intergovernmental Relationships

#### 1. Surrounding Towns

The Towns of Monico has mutual aid agreements in place with the surrounding communities for fire protection.

## 2. County

Oneida County directly and indirectly provides a number of services to the Town and the Town enjoys a good working relationship with many of the responsible departments. These departments include Sheriff, Health, and Land Records. The Town contracts with the County for EMS service, provided by St. Mary's Hospital using an ambulance stationed in Schoepke.

The County Sheriff provides protective services through periodic patrols and on-call 911 responses. The Sheriff also manages the 911-dispatch center, not only for police protection, but also for ambulance/EMS response and dispatching the Town Fire Department. The Forestry, Land and Outdoor Recreation Department maintains a countywide park system and county forest system for the use and enjoyment of all residents including the Town of Monico. The County Planning & Zoning Department administers shoreland zoning in the Town.

In many cases where state and federal agencies require area-wide planning for various programs or regulations, the County sponsors a countywide planning effort to complete these plans and include individual local units in the process and resulting final plan. Examples of this include the County Outdoor Recreation plan which maintains the eligibility for Wisconsin Department of Natural Resources administered park and recreation development funding of each local unit that adopts it, and All Hazard Mitigation Plans which are required by Federal Emergency Management Agency in order for individual local units of government to qualify for certain types of disaster assistance funding.

## 3. North Central Wisconsin Regional Planning Commission

The North Central Wisconsin Regional Planning Commission (NCWRPC) was formed under §60.0309 Wis. Stats. as a voluntary association of governments within a ten county area. Oneida County is a member of the NCWRPC, which qualifies the Town of Monico for low cost local planning assistance. Typical functions of the NCWRPC include (but are not limited to) land use, transportation, economic development, intergovernmental and geographic information systems (GIS) planning and services.

The NCWRPC has prepared comprehensive plans for the towns of Cassian, Crescent, Newbold, Stella, and Woodboro and the City of Rhinelander, and is working with Oneida County to develop a county level comprehensive plan. Other countywide projects by the NCWRPC that cover the Town of Monico include a county economic development strategy, county outdoor recreation plan, county bike route plan, the human services public transit coordination plan, rural addressing and address ranging for 911 response assistance,

county all hazards mitigation plan, county public access study, and various regional project assistance that includes Oneida County.

#### 4. State and Federal Government

The Wisconsin departments of Natural Resources and Transportation are the primary agencies the Town might deal with regarding development activities. Many of the goals and objectives of this plan will require continued cooperation and coordination with these agencies.

The Wisconsin Department of Natural Resources takes a lead role in wildlife protection and sustainable management of woodlands, wetland, and other wildlife habitat areas, while Wisconsin Department of Transportation is responsible for the planning and development of state highways, railways, airports, and other transportation systems. State agencies make a number of grant and aid programs available to local units of government like the Town of Elcho. Examples include local road aids, the Local Roads Improvement Program (LRIP) and the Priority Watershed Program. There are also a number of mandates passed down from the state that the Town must comply with, such as the biannual pavement rating submission for the Wisconsin Information System for Local Roads (WISLR).

Most federal programs are administered by the states, so the Town would be dealing with the responsible state agency with regard to federal programs and regulations.

#### 5. School District

Monico is in the Three Lakes School District. The Nicolet Technical College district includes the Town of Monico and has its nearest campus in Rhinelander.

The main form of interaction with both school and college districts are through payment of property taxes, which help to fund both districts' operations. The Town has little participation in issues pertaining to administration or siting of new facilities.



### **8.3 GOAL, OBJECTIVES & POLICIES**

As in the previous chapters of this plan, a series of goals, objectives, and policies are identified.

**Goal:**

1. Seek mutually beneficial cooperation with all levels of government.

**Objective:**

1. Maintain current agreements and explore additional opportunities with adjacent communities for services.
2. Work cooperatively with the neighboring Towns to develop and guide compatible development on the Town's boundaries.

**Policies:**

1. Meet with surrounding communities and the County to review service agreements and identify opportunities to improve efficiency and cost-effectiveness.
2. Maintain a close relationship with the Three Lakes School District related to existing and new facilities.
3. Work with the surrounding Towns to develop cooperative boundary agreements.
4. Investigate cost sharing or contracting with neighboring Towns and the County to provide more efficient service or public utilities.
5. Investigate joint operation or consolidation when considering expanded or new services or facilities.

## **CHAPTER 9: IMPLEMENTATION**

This is the ninth and final chapter of the Town of Monico Comprehensive Plan. It is based on the statutory requirement for a compilation programs and specific actions to be completed in a stated sequence. As required by the state's comprehensive planning law [s.66.1001 (2)(i) Wis. Stats.], this element describes how each of each of the elements of the comprehensive plan, including a process for updating the comprehensive plan.

### **A. RECOMMENDATIONS TO IMPLEMENT THE COMPREHENSIVE PLAN**

This Plan is intended to be used as a guide by local officials, both town and county, when making decisions that affect growth and development in Monico. It is also important that local citizens and developers become aware of the Plan.

Some steps taken to implement this Plan include the adoption of written public participation guidelines, Plan Commission formation, a Plan Commission resolution recommending Plan adoption by the Town Board, a formal public hearing, Town Board approval of the Plan by ordinance, distribution of the Plan to affected government units and ongoing Plan Commission reviews and updates.

#### RECOMMENDATION 1: PLAN COMMISSION -

It is incumbent upon the Town Board that once the Plan is approved, it will be used to guide decisions that affect development in the Town.

The Town of Monico Plan Commission is to review the Plan's effectiveness on an annual basis, and make a comprehensive review of the Plan every five years.

Since Monico is not subject to County zoning, the responsibilities of the Town and the Plan Commission in land use regulation are limited. The primary implementation tool for this Plan is the Oneida County Zoning Ordinance, which provides the underlying regulatory framework that supports many of the Plan's policies. It is recommended that eventually the Monico Plan Commission be given responsibility for reviewing zoning applications and proposed land uses and for making formal recommendations to the Town Board. This would relieve political pressure on the Town Board related to zoning decisions and add credibility to Town recommendations that are forwarded to the County. In addition, the Plan Commission would be most familiar with the Monico Comprehensive Plan and better able to focus on land use issues coming before the Town. This is consistent with a large number of towns across Wisconsin.

## RECOMMENDATION 2: TOWN ROAD IMPROVEMENT PROGRAM

### a. Enhance procedures for review / acceptance of new Town Roads

The Plan Commission should be delegated the responsibility for review of development proposals involving creation/dedication of new Town roads including follow-up inspection prior to acceptance. This will improve consistency in the process and ensure that all Town roads meet state standards required for eligibility to receive road aids.

It is recommended that the Town develop and adopt a land division ordinance as one tool to facilitate this goal. A land division ordinance would reinforce the guidelines within the Town's Road Ordinance as to what standards a Town road must be built to. In addition, a land division ordinance would have secondary benefits in providing the Town with more say in how land is developed within the Town. The ordinance would be administered by the Plan Commission, however, the Town Board would have final say in all decisions.

### b. Town Road Improvement Program

The Town should undertake the development of a Town Road Improvement Plan (TRIP) to formalize the process of determining annual road improvements and establishing budget levels to meet needs. It is recommended that the Town more aggressively pursue Town Road Improvement Program (TRIP & TRIP-D) grants from Wisconsin Department of Transportation to help upgrade the Town road system.

## RECOMMENDATION 3: GROUNDWATER PLANNING

Due to the quality of the local groundwater the Town should investigate the establishment of a ground water planning effort. This would include town-wide general protection efforts. Although there are a number of policies established within the Comprehensive Plan intended for groundwater protection, a more focused effort is needed to develop a complete and effective set of groundwater protection policies and programs for the Town. The land division ordinance could also be a useful tool in groundwater protection for the Town.

## RECOMMENDATION 4: INTERGOVERNMENTAL COOPERATION -

The Town of Monico must cooperate with neighboring communities and other units of government to minimize intergovernmental conflict and ensure that the goals and objectives of this plan are fully realized. Key recommendations include the following:

- ✓ Work with Oneida County to develop and implement an All Hazards Mitigation Plan for reducing the impacts of natural disasters on the Town and County.
- ✓ Continue to build on the initial framework established in the Intergovernmental Cooperation Chapter of this Plan.

RECOMMENDATION 5: INFORMATION AND EDUCATION -

Copies of this Plan should be made available to the public and all materials, maps, programs and information mentioned in the Plan should be assembled and displayed at the Town Hall, available for anyone to review when the facility is open or upon reasonable request. In addition, the same information should be made available on the Internet.

**B. PLAN REVIEW AND UPDATE**

An annual review is to be completed by the Plan Commission, comparing how each land use decision made during the year measured up to the goals and policies of the Plan. If a pattern of land use decisions inconsistent with the goals and policies of this Plan is found, the following options are to be considered:

- ✓ Appropriate revision should be made to bring decision-making back in line with Plan goals and policies
- ✓ The goals and policies themselves should be reviewed to ensure they are still relevant and worthwhile
- ✓ New implementation tools such as a local land division ordinance or building permit/site plan ordinance should consider gaining more control over land use decisions.

Although a comprehensive plan review every 10 years is required by the State, it is recommended here that a comprehensive review of this Plan by the Plan Commission should take place every 5 years, and that statistical information should be updated when available. An essential characteristic of any planning program is that it reflects the desires of the Town’s citizens.

**C. PLAN AMENDMENT PROCEDURE**

Amendments to this Plan may include minor changes to plan text or maps or major changes resulting from periodic review. Frequent changes to accommodate specific development proposals should be avoided. The Comprehensive Planning Law (§66.1001 Wis. Stats.) requires that the same process used to adopt the Plan will also be used to amend it, specifically:

An amendment or change may be initiated by either the Town Plan Commission or the Town Board and may result from a regular review or a request from a resident.

The Town Plan Commission prepares the specific text or map amendment being considered, holds a public meeting, and votes to recommend approval or disapproval of the proposed amendment, by resolution to the Town Board.

If an amendment is approved by resolution to the Town Board, then the Town Clerk publishes a 30-day Class 1 notice announcing a Town Board public hearing on the proposed changes. At the same time, the Town Clerk also mails this notice to all owners and operators of mines within the Town.

The Town Board conducts the public hearing and votes to either approve the Plan amendment by ordinance, disapprove, or approve with changes by ordinance.

Any approved changes are sent to:

- The school district, and the technical college district that serve the Town;
- All adjacent town clerks;
- Clerks of Price, Lincoln, and Oneida counties;
- The local library;
- North Central Wisconsin Regional Planning Commission; and
- WDOA, Division of Intergovernmental Relations, Comprehensive Planning Program.

#### **D. PLAN CONSISTENCY BETWEEN CHAPTERS**

The state comprehensive planning law requires that the Implementation chapter describe how each chapter of the plan will be integrated and consistent with the other chapters. Preparing all the chapters of the Town of Monico Comprehensive Plan simultaneously has ensured that there are no known inconsistencies between the different chapters of the Plan.

**ATTACHMENT A**  
**PUBLIC PARTICIPATION PLAN**

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# **TOWN OF MONICO**

## **Public Participation Plan**

### **I. Background**

The Town recognizes the need to engage the public in the planning process. This document sets forth the techniques the Town will use to meet the goal of public participation. Therefore, this Public Participation Plan forms the basic framework for achieving an interactive dialogue between citizens, local decision makers, Town staff, and the NCWRPC.

The creation of the Public Participation Plan is a task required in meeting the requirements of Wisconsin's Comprehensive Planning Legislation (§66.1001 Wis. Stats.). As the planning process develops, it should be expected that deviations from the plan might occur.

### **II. Objectives**

The following is a list of objectives for the Public Participation Plan:

- Notify town residents, land owners, and other interested parties of the importance of participating in creating the Town Comprehensive Plan.
- Provide the public with opportunities to share their input with the Town Plan Commission and Town Board.
- Allow public access to all Town Comprehensive Plan chapters and maps created throughout the planning process on a web page available on the Internet.
- Request input from residents and land owners to represent the broadest range of perspectives and interests in the community as possible.
- Solicit public comment through a variety of means (i.e. through a web page on the Internet, printed notes in Town mailings, and orally), and in such a way that it may be carefully considered and incorporated into the comprehensive planning process.
- The process of public involvement shall strengthen the sense of community.

The goal will be to inform, consult and involve the public and the communities served during each phase of the planning process. Hopefully, this will help balance the issues related to private property rights.

### **III. Techniques**

The public participation plan for the Town's comprehensive planning process will incorporate the following:

1. All meetings for the comprehensive planning process will be posted by the Town, and will be open to the public.
2. NCWRPC will create and maintain a web page on the Internet for the Town Comprehensive Plan. All chapters and maps created will be posted to this web page throughout the planning process.
3. Comprehensive plan meeting handouts will be maintained by the Town, and available for review by the public at the town hall.
4. When the draft comprehensive plan is prepared, it will be available at the town hall, the library, and on the Town Comprehensive Plan web page.
5. NCWRPC will distribute the draft Town Comprehensive Plan to all surrounding communities and the County after the Town Plan Commission adopts a resolution in favor of the Town Comprehensive Plan.
6. Town board will hold a public hearing on the Town Comprehensive Plan after the Town Plan Commission recommends adoption of the Town Comprehensive Plan.



**TOWN OF MONICO**

**Resolution No. 2008-02  
For Adoption of a Public Participation Plan**

WHEREAS, the Town of Monico is required to prepare and adopt a Comprehensive Plan as outlined in Wisconsin State Statutes; and

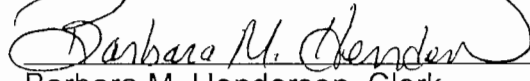
WHEREAS, public participation is critical for the development of a sound plan; and

WHEREAS, it is necessary for the Town of Monico to approve a process to involve the public in the planning process; and

NOW, THEREFORE, BE IT RESOLVED, that the Town of Monico does approve and authorize the Public Participation Plan as presented.

ADOPTED on the 3<sup>rd</sup> day of November, 2008

ATTEST:

  
\_\_\_\_\_  
Barbara M. Henderson, Clerk

The governing body of the Town of Monico has authorized this Resolution, dated today.

ATTEST:

  
\_\_\_\_\_  
Robert J. Briggs, Chairperson

**ATTACHMENT B**  
**PLAN ADOPTION DOCUMENTATION**

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STATE OF WISCONSIN  
Town of Monico, Oneida County

#### SECTION I – TITLE/PURPOSE

The title of this ordinance is the Town of Monico Comprehensive Plan Ordinance. The purpose of this ordinance is for the Town of Monico to lawfully adopt a comprehensive plan as required under s. 66.1001 (4) (c), Wis. stats.

#### SECTION II – AUTHORITY

The town board of the Town of Monico has authority under its village powers under s. 60.22, Wis. stats., its power to appoint a town plan commission under ss. 60.62 (4) and 62.23 (1), Wis. stats., and under s. 66.1001 (4), Wis. stats., to adopt this ordinance. The comprehensive plan of the Town of Monico must be in compliance with s. 66.1001 (4) (c), Wis. stats., in order for the town board to adopt this ordinance.

#### SECTION III – ADOPTION OF ORDINANCE

The town board of the Town of Monico, by this ordinance, adopted on proper notice with a quorum and roll call vote by a majority of the town board present and voting, provides the authority for the Town of Monico to adopt its comprehensive plan under s. 66.1001 (4), Wis. stats., and provides the authority for the town board to order its publication.

#### SECTION IV – PUBLIC PARTICIPATION

The town board of the Town of Monico has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by s. 66.1001 (4) (a), Wis. stats.

#### SECTION V – TOWN PLAN COMMISSION RECOMMENDATION

The Plan Commission of the Town of Monico, by a majority vote of the entire commission, recorded in its official minutes, has adopted a resolution recommending to the town board the adoption of the Town of Monico Comprehensive Plan, which contains all of the elements specified in s. 66.1001 (2), Wis. stats.

#### SECTION VI – PUBLIC HEARING

The Town of Monico has held at least one public hearing on this ordinance, with notice in compliance with the requirements of s. 66.1001 (4) (d), Wis. stats.

SECTION VII – ADOPTION OF TOWN COMPREHENSIVE PLAN

The town board of the Town of Monico, by the enactment of this ordinance, formally adopts the document entitled Town of Monico Comprehensive Plan Ordinance under pursuant to s. 66.1001 (4) (c), Wis. stats.

SECTION VIII – SEVERABILITY

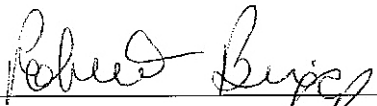
If any provision of this ordinance of its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision of application, and to this end, the provisions of this ordinance are severable.

SECTION IX – EFFECTIVE DATE

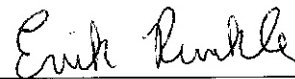
This ordinance is effective on publication or posting.

The town clerk shall properly post or publish this ordinance as required under s. 60.80, Wis. stats.

Adopted this 25<sup>th</sup> day of January, 2010.



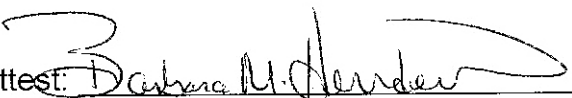
Robert Briggs, Town Chairman



Erick Runkle, Town Supervisor



Dustin Conley, Town Supervisor

Attest:  , Town Clerk

STATE OF WISCONSIN  
Town of Monico  
Oneida County

The Plan Commission of the Town of Monico, Oneida County, Wisconsin, by this resolution, adopted on proper notice with a quorum and by a roll call vote of a majority of the town plan commission present and voting resolves and recommends to the town board of the Town of Monico as follows:

Adoption of the Town of Monico Comprehensive Plan.

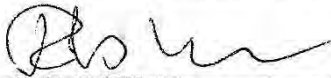
The Town of Monico Plan Commission, by this resolution, further resolves and orders as follows:

All maps and other materials noted and attached as exhibits to the Town of Monico Comprehensive Plan are incorporated into and made a part of the Town of Monico Comprehensive Plan.

The vote of the town plan commission in regard to this resolution shall be recorded by the clerk of the town plan commission in the official minutes of the Town of Monico Plan Commission.

The town clerk shall properly post or publish this resolution as required under s. 60.80, Wis. Stats.

Adopted this 17<sup>th</sup> day of December 2009



Robert J. Meyer



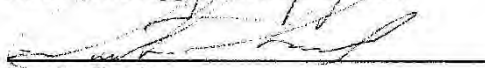
Robert Walkowski



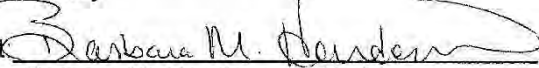
Kevin Halverson



Robert J. Briggs, Town Chairman



Dustin Conley

Attest: 

Barbara M. Henderson, Clerk

STATE OF WISCONSIN  
Town of Monico, Oneida County