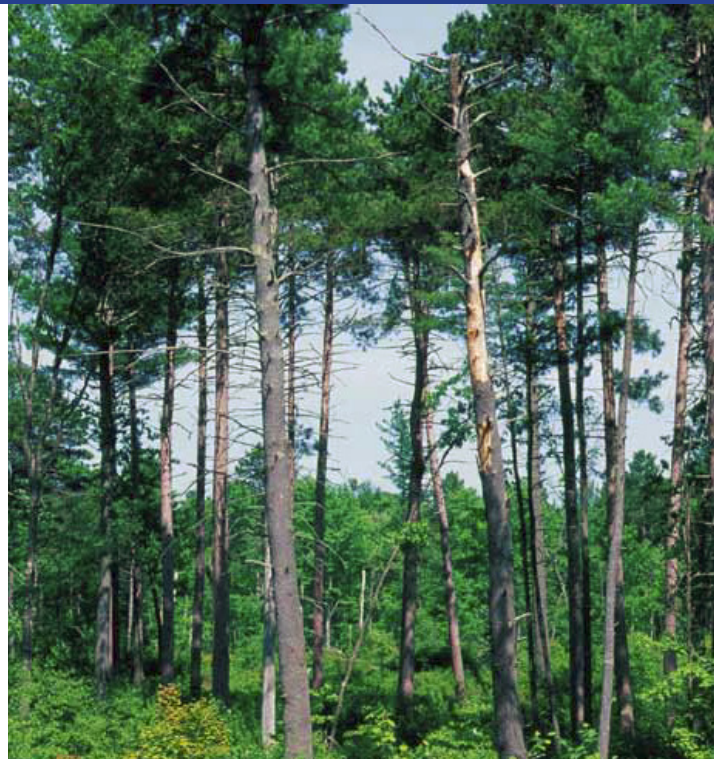




Town of Mosinee Comprehensive Plan 2017



Town of Mosinee, Marathon County

Town Board

Steve Hagman - Chair

Jerry Kurth - Supervisor

Gary Sulzer - Supervisor

Bill Bruening - Clerk

Julie Kurth - Treasurer

Plan Commission

Gary Sulzer

Amy Baumann

Allen Cihlar

Bob Fochs

Cory Tomczyk

Adopted July 2017

Prepared by: North Central Wisconsin Regional Planning Commission

Cover Images: Town of Mosinee, Marathon County Parks, Recreation and Forestry, and Wisconsin DNR

TABLE OF CONTENTS

| | |
|--|-----------|
| List of Maps | iv |
| 1. Plan Introduction | 1 |
| 2. Demographics | 5 |
| 3. Natural and Agricultural Resources | 11 |
| 4. Cultural Resources..... | 19 |
| 5. Housing..... | 21 |
| 6. Utilities and Community Facilities | 27 |
| 7. Transportation | 33 |
| 8. Economic Development | 41 |
| 9. Land Use | 47 |
| 10. Intergovernmental Cooperation | 53 |
| 11. Implementation | 55 |
| Maps | 63 |
| Appendix A: Plan Resolution and Ordinance | 83 |
| Appendix B: Public Participation Plan | 87 |
| Appendix C: <i>2016 Community Survey Executive Summary</i>..... | 89 |
| Appendix D: State Comprehensive Planning Goals | 93 |

LIST OF MAPS

Map 1: Location

The planning area and locational context of the Town.

Map 2: Natural Resources

Floodplains, wetlands, and topographic contour lines.

Map 3: Prime Farmland

Land with prime soils for farming, divided into three classes: prime farmland, prime farmland if drained, and prime farmland of statewide importance (land did not have the characteristics necessary for the other two designations but was still determined to be important farmland).

Map 4: Soil Limitations for Septic

Shows the general soil ratings for their suitability to support a traditional on-site waste disposal system.

Map 5: Utilities and Community Facilities

Utilities and community facilities in the Town, such as former landfills, electrical transmission lines, oil and gas pipelines, emergency services, and the town hall.

Map 6: Transportation

Highways and roads by jurisdiction, traffic counts, and airports.

Map 7: Existing Land Use

Generalized existing land use in Mosinee in 2015.

Map 8: Future Land Use

Generalized potential pattern of future land uses based on the trends, issues, goals and objectives identified throughout the comprehensive plan.

Map 9: Zoning

The 2008 zoning map for the Town, current as of the adoption of the Comprehensive Plan.

1. PLAN INTRODUCTION

Introduction

The Town of Mosinee Comprehensive Plan is intended to guide town and county decision makers on a variety of issues over the next twenty years. This plan documents existing conditions in the Town and identifies primary issues or concerns to address in the future and identifies policies and actions to address those concerns. It includes information that assists in making decisions about such topics as natural resources, agriculture, future development, land use, transportation, housing, and economic development.

Some key findings include:

- The Town of Mosinee is located in south-central Marathon County, Wisconsin. It has seen rapid population increase (+49%) over the past 30 years. However, from 2000 to 2010, the Town's population increased only 1.3%.
- The landscape of the Town is still relatively rural in nature with some scattered residential development, but sections have seen more clustered residential development. The Town of Mosinee adopted a comprehensive plan in 2005, and land use is regulated through Town zoning.
- Town roads are generally in good repair. Many Town residents believe that traffic on Town roads has been increasing.
- Residents within the Town use septic systems for on-site wastewater treatment. The nearest municipal sewer and water system is located in the City of Mosinee and the Rib Mountain sanitary district, located on the Town's eastern border.
- Housing within the Town consists primarily of single family, detached residences. These homes are scattered throughout the Town along highways and in rural subdivisions.
- The Town of Mosinee is bordered on the east by the Wisconsin River and Half Moon Lake.
- The Town's economy relies primarily upon employment outside of the town.
- The Town has agricultural land that is primarily concentrated in the central portion of the town.
- The Town of Mosinee is concerned about annexation from the surrounding municipalities; primarily the City of Mosinee.

Public Participation

Public participation is an important part of the planning process. Allowing and encouraging public involvement in the planning process provides the citizens of the town an opportunity to express their views, ideas, and present issues that they would like addressed of the future development of the town. Local officials should use this input to guide the policies and decisions made. A robust public engagement strategy will lead to a better plan that has broader support from the people of the town. During the development of this plan, public meetings were held that allowed the public to provide their input. The plan was available for anyone to view at various draft stages throughout the process on the North Central Wisconsin Regional Planning Commission (NCWRPC) website. NCWRPC staff members were also available to receive comments throughout the process.

2016 Community Survey

A community survey was sent out to residents in the Town in 2016. The results of this survey can be seen in the *Town of Mosinee Resident Survey Report, 2016*. The summary from this survey report is included in Appendix C. According to the survey, nearly all of respondents are satisfied or very satisfied with the Town as a place to live. The primary reason respondents choose to live in the Town is the country atmosphere, and nearly all believe it is a safe place to live. Nearly four in 10 respondents are dissatisfied or very dissatisfied with road maintenance. A large majority of respondents do not support increasing the tax levy to pay for more blacktopped or seal coated roads.

Almost all of respondents believe the Town should preserve as much farmland as possible, and at least half are concerned about groundwater contamination and the reduction of wildlife habitat. Respondents are also concerned about the increasing cost of Town services and increased road traffic. Six in 10 respondents are concerned about tree disease, and eight in 10 favor a voluntary program with residents to ensure the future of the forestry resources in the Town.

A large majority of respondents believe caged chickens or ducks should be allowed in residential districts. A large majority also believes that a limited number of non-farm residences should be allowed in the exclusive agriculture zone.

The most common sources of information about the Town of Mosinee are word of mouth and the Mosinee Times newspaper.

Town of Mosinee 20 Year Vision

Maintain and protect the rural character and natural resources of the Town, while concentrating development near existing development on the east side of the Town.

Goals, Objectives, Policies

Goals and objectives have been developed relative to each of the plan chapters. For each of the goals and objectives, specific policies, strategies and/or actions are recommended to enable the community to achieve them. Definitions are provided below to clarify the purpose and intent of each category.

Definitions:

Goal: A goal is a statement that describes a desired future condition. The statement is broad in scope and describes general concepts or things the community hopes to accomplish.

Objective: An objective is a statement that describes a specific course of action to achieve a goal or address an issue.

Policy: A policy is a general course of action or rule of conduct to be followed to achieve community goals and objectives.

List of Acronyms

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

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

ATC—American Transmission Company

BMPs—Best Management Practices

CCC—Civilian Conservation Corps (a 1930s construction and conservation program).

CCR&R—Child Care Resource and Referral Network

CDBG—Community Development Block Grant

CES—Cropland Evaluation System (Marathon County)

Comm 83—Chapter 83 of the Wisconsin Administrative Code under the Department of Commerce, setting standards for regulation of private sewage systems. This was renumbered in 2013 to SPS 383 as administration

transferred from the Department of Commerce to the Department of Safety and Professional Services.

CPI—Consumer Price Index

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

CRP—Conservation Reserve Program

CTH—County Trunk Highway

CWA—Central Wisconsin Airport

DWD—Department of Workforce Development

EMS—Emergency Medical Services

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

ETZ—Extra-Territorial Zoning

FCL—Forest Crop Law

FEMA—Federal Emergency Management Agency

FIRM—Flood Insurance Rate Maps, the official source of flood data from FEMA.

HOME—Home Investment Partnerships Program

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

LHOG—Local Housing Organization Grant

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

MFL—Managed Forest Law

NCHC—North Central Health Care

NCWRPC—North Central Wisconsin Regional Planning Commission

NRHP—National Register of Historic Places

NTC—Northcentral Technical College

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

PASER—Pavement Surface Evaluation Rating

PMP—Pavement Management Plan

PSCW—Public Service Commission of Wisconsin

SHPO—State Historic Preservation Office

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

STH—State Trunk Highway

TIP—Transportation Improvement Program (Marathon County)

USDA—United States Department of Agriculture

UW-MC—University of Wisconsin—Marathon County

Wausau MPO—Wausau Area Metropolitan Planning Organization

WDA—Wisconsin Department of Agriculture

WDNR—Wisconsin Department of Natural Resources

WDOA—Wisconsin Department of Administration

WEDC—Wisconsin Economic Development Corporation

WisDOT—Wisconsin Department of Transportation

WHEDA—Wisconsin Housing and Economic Development Authority

WISLR—Wisconsin Information System for Local Roads

WPS—Wisconsin Public Service Corporation

2. DEMOGRAPHICS

This analysis describes the existing demographics of the Town of Mosinee and identifies the major demographic trends impacting Mosinee over the next few decades. Both Marathon County and the State of Wisconsin are also listed for comparison.

Population and Households

Historical Trends

Population

The 2015 population estimate of the Town of Mosinee provided by the Wisconsin Department of Administration is 2,189 people. The total population of the town has increased by 48 percent between 1980-2010, with a 2010 population of 2,174. Growth has not occurred uniformly over the decades. A high rate of growth occurred between 1970 and 1980, followed by a slow growth period until 1990. The population grew quickly again between 1990 and 2000, but between 2000 and 2010 growth was dramatically slower, only 1.3 percent, see [Figure 2-3](#).

While growth in Marathon County as a whole was slower over the 30 year period, at 20.5%, it has maintained a steadier pace than the Town of Mosinee. The population of Marathon County grew from 125,834 in 2000 to 134,063 in 2010, an increase of 6.5%, compared to a 6.0% increase in the State and 9.7% in the U.S.

Households

During this same period, the growth rate of total households was higher than population. The increase in total households over the past 30 years was 68.5%, compared to the 48.5% increase in population. This was a decrease in household size of 12%, which reflects the national trend toward smaller households.

Age

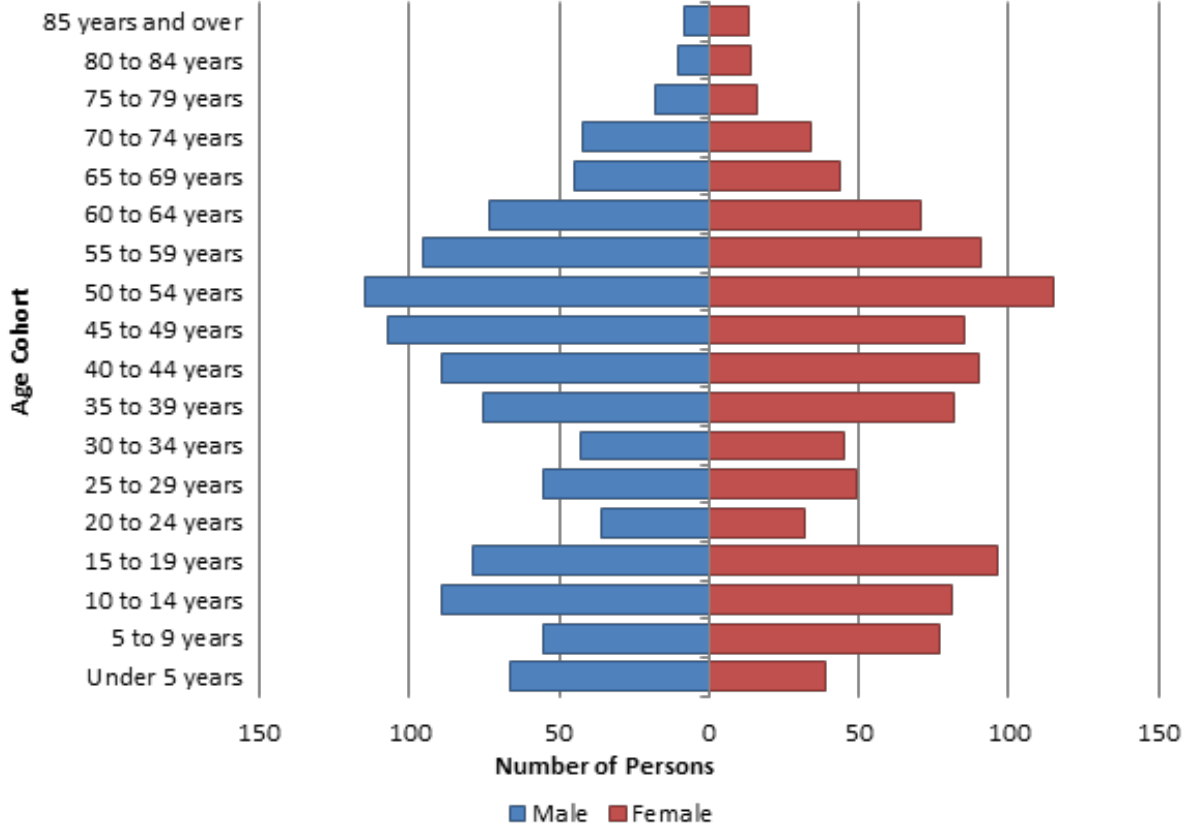
The median age of the Town's population is 42 years, up significantly from the median age of 35.7 years in 2000. The median age is high compared to the state and county, which are 38.5 years and 39.4 years, respectively. Despite the higher median age, the Town of Mosinee has a smaller proportion of residents over the age of 65 years old. While the median age has increased faster in the Town of Mosinee than in other jurisdictions, an aging population is a demographic change that many communities in Wisconsin are experiencing. [Figure 2-1](#) shows age cohorts in the Town of Mosinee broken down by sex. The presence of both a large proportion of children and a large proportion of adults between ages 35 and 64 suggests that the town has been particularly attractive to families with children, but not younger adults or older adults.

Table 2-1: Demographic Change, 1970-2010

| Minor Civil Division | 1970 | 1980 | 1990 | 2000 | 2010 | 1980 - 2010 % Change | 2000 - 2010 Net Change |
|-------------------------------|-----------|-----------|-----------|-----------|-----------|-------------------------|---------------------------|
| Total Population | | | | | | | |
| Mosinee | 910 | 1,464 | 1,638 | 2,146 | 2,174 | 48.5% | 1.3% |
| County | 97,457 | 111,270 | 115,400 | 125,834 | 134,063 | 20.5% | 6.5% |
| State | 4,417,821 | 4,705,767 | 4,891,769 | 5,363,675 | 5,686,986 | 20.9% | 6.0% |
| Total Households | | | | | | | |
| Mosinee | 257 | 483 | 538 | 760 | 814 | 68.5% | 7.1% |
| County | 29,771 | 37,865 | 41,534 | 47,402 | 53,176 | 40.4% | 12.2% |
| State | 1,328,804 | 1,652,261 | 1,822,118 | 2,084,544 | 2,279,768 | 38.0% | 9.4% |
| Average Household Size | | | | | | | |
| Mosinee | 3.54 | 3.03 | 3.02 | 2.82 | 2.66 | -12.2% | -5.7% |
| County | 3.27 | 2.9 | 2.75 | 2.6 | 2.49 | -20.0% | -4.2% |
| State | 3.22 | 2.35 | 2.68 | 2.5 | 2.43 | -22.0% | -2.8% |

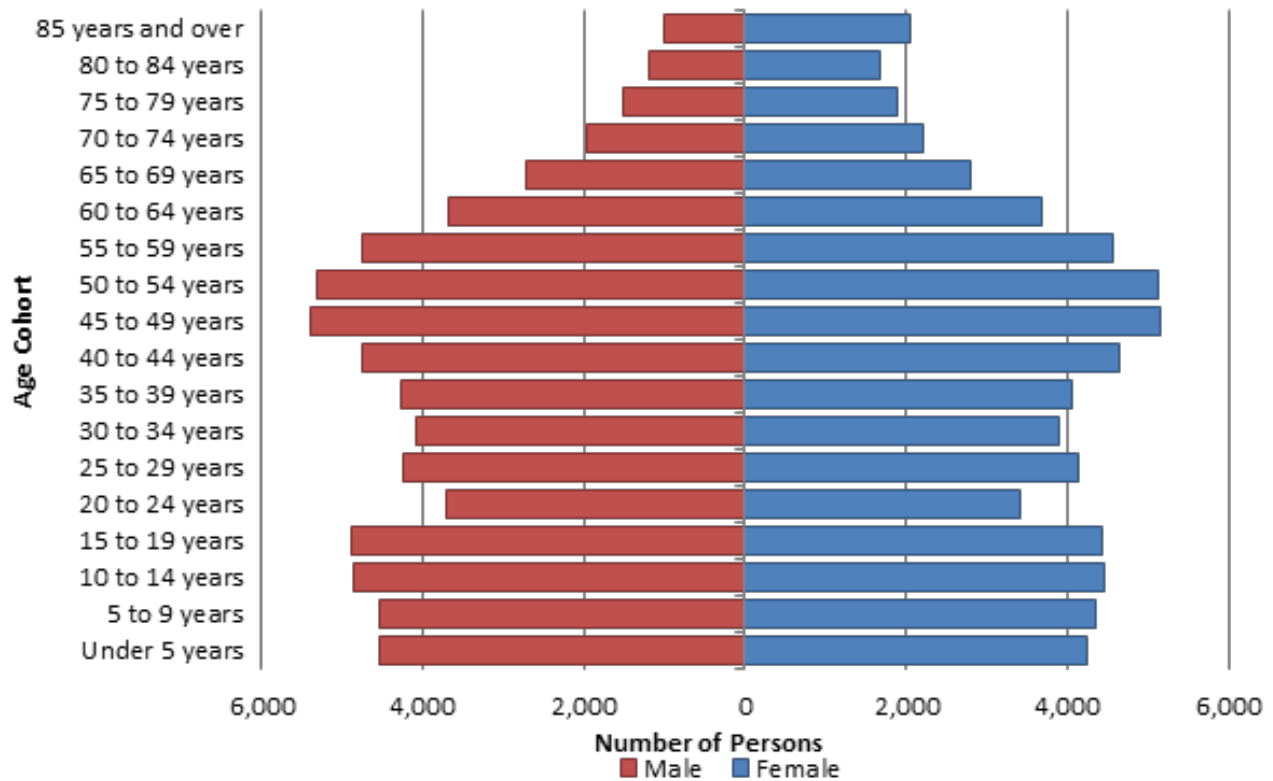
Source: Wisconsin Department of Administration, 2010. 2010 U.S. Census DPDP1

Figure 2-1: 2010 Mosinee Town Age Cohorts



Source: 2010 Census, DPDP1

Figure 2-2: 2010 Marathon County Age Cohorts



Source: 2010 Census, DPDP1

Projections

Population

Table 2-2 and **Figure 2-3** show population projections completed by the Wisconsin Department of Administration, Demographic Services Center. The WDOA population projections are recognized as Wisconsin’s official population projections in accordance with Wisconsin Statute 16.96. These projections are based on historical population and household growth in the community, with more recent years given a greater weight.

Table 2-2 shows that the town is expected to increase in total population by 301 persons by year 2030, a 12 percent increase. The growth rate over the entire 30 year period is shown at 15 percent, close to the projection given for the county of a 14 percent increase. Given the Town’s variable growth rate over the past

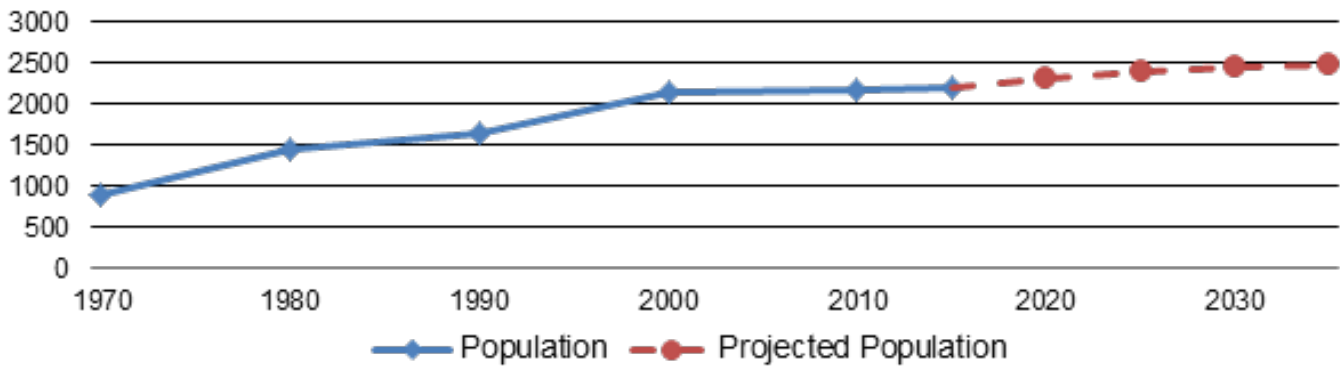
15 years, it is possible that growth could exceed or fall short of the projections provided.

Households

Like population, household projections were completed in 5-year increments between 2010 and 2040. The number of households was calculated by dividing the projected average persons per household in the community into the total population projection for each 5-year increment.

The WDOA household projections are recognized as Wisconsin’s official population projections in accordance with Wisconsin Statute 16.96 and are based on the historical population trends of individual communities. **Table 2-3** shows household projections completed by the WDOA. This shows that the number of households in Town of Mosinee is expected to grow at approximately the same rate as Marathon County.

Figure 2-3: Town of Mosinee Population



Source: U.S. Census, WI DOA

Table 2-2: Population Projections, 2010-2040

| Total Population by Year | | | | | | | | |
|--------------------------|---------|---------|---------|---------|---------|---------|---------|-------------------------|
| | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | % change 2010 - 2040 |
| Mosinee | 2,174 | 2,210 | 2,310 | 2,385 | 2,440 | 2,475 | 2,490 | 15% |
| County | 134,063 | 136,510 | 142,200 | 146,595 | 150,130 | 152,120 | 152,790 | 14% |

Source: Wisconsin Department of Administration Population Projections, 2013

Table 2-3: Household Projections, 2010-2040

| Total Households by Year | | | | | | | | |
|--------------------------|--------|--------|--------|--------|--------|--------|--------|-------------------------|
| | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | % change 2010 - 2040 |
| Mosinee | 814 | 836 | 881 | 918 | 948 | 973 | 988 | 21% |
| County | 53,176 | 54,657 | 57,394 | 59,611 | 61,524 | 62,958 | 63,730 | 20% |

Source: Wisconsin Department of Administration Household Projections, 2013

Households are growing faster than population, indicating households will continue to be smaller.

Education and Income Levels

Education

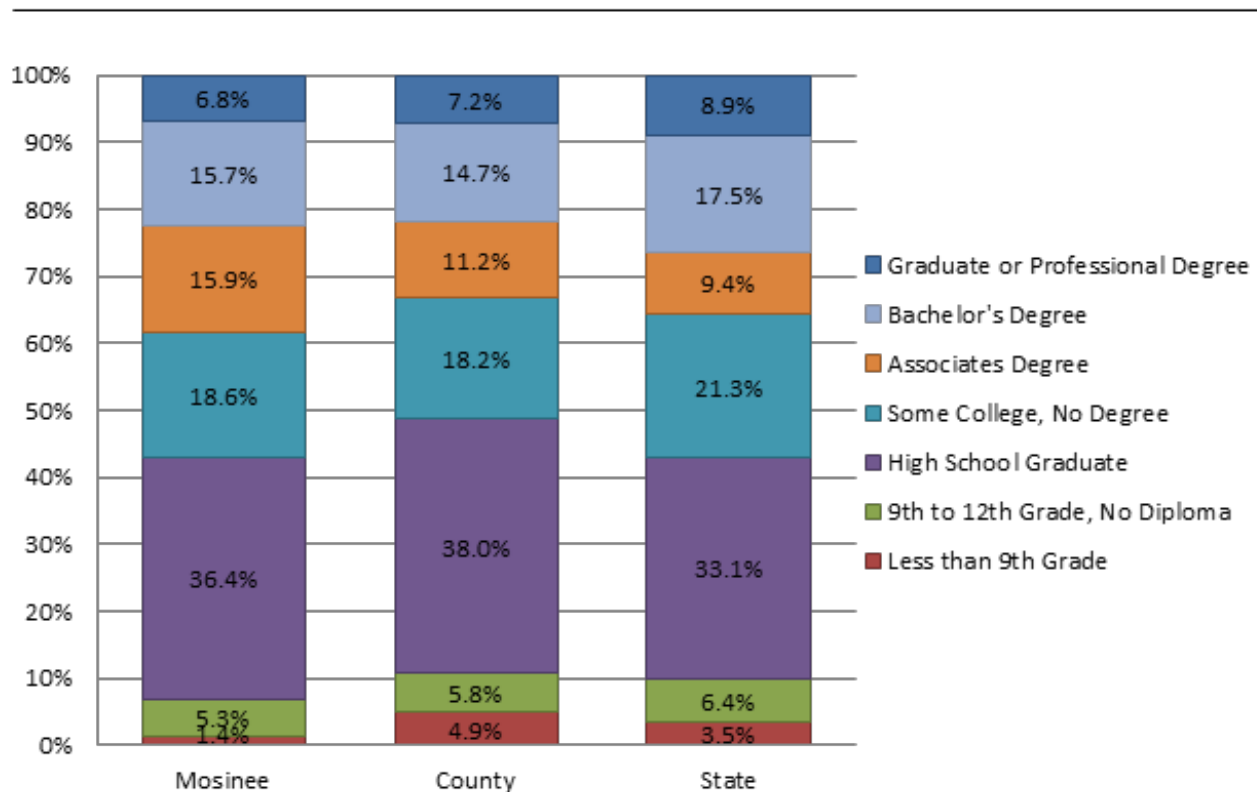
According to 2008-2012 American Community Survey data, 93.4 percent of town residents 25 and older have at least a high school education, up from 89.9 percent in 2000. The 2010 proportion compares to 89.2 percent for the County, and 90.2 percent for the State. In the Town, 22.5 percent of residents have a bachelor's degree or higher. This is lower than the number of persons with a bachelor's degree or higher

in the state with 26.4 percent, but higher than the county at 21.9 percent. **Figure 2-4** further breaks down the educational attainment of Town, County, and State residents. It also shows that the town has a higher proportion of residents with associate's degrees than both the state and the county.

Income

Median household income for Town residents was \$65,114 in 2010, as shown in **Table 2-4**. This compares higher than Marathon County with a median of \$53,762, and higher than the State overall at \$52,627. Per capita income in Mosinee is slightly higher than both the State and the County, as shown

Figure 2-4: Educational Attainment, Age 25 and Older, 2010



Source: 2008-2012 American Community Survey S1501

Table 2-4: Median Household Income

| Minor Civil Division | 2000 | 2010 | *Net Change | *% Change |
|----------------------|----------|----------|-------------|-----------|
| Town of Mosinee | \$55,094 | \$65,114 | -\$8,343 | -11.36% |
| Marathon County | \$45,165 | \$53,762 | -\$6,456 | -10.72% |
| Wisconsin | \$43,791 | \$52,627 | -\$5,759 | -9.86% |

Source: U.S. Census, 2008-2012 ACS & NCWRPC.
*Adjusted for inflation in 2012 dollars.

Table 2-5: Per Capita Income

| Minor Civil Division | 2000 | 2010 | *Net Change | *% Change |
|----------------------|----------|----------|-------------|-----------|
| Town of Mosinee | \$21,930 | \$28,422 | -\$817 | -2.80% |
| Marathon County | \$20,703 | \$27,173 | -\$430 | -1.56% |
| Wisconsin | \$21,271 | \$27,426 | -\$935 | -3.30% |

Source: U.S. Census, 2008-2012 ACS & NCWRPC.
*Adjusted for inflation in 2012 dollars.

Table 2-6: Household Income Distribution, 2010

| Income Level | Mosinee | Marathon County | Wisconsin |
|-----------------------|---------|-----------------|-----------|
| Less than \$10,000 | 3.1% | 4.3% | 5.9% |
| \$10,000 - \$14,999 | 5.8% | 4.5% | 5.3% |
| \$15,000 - \$24,999 | 4.5% | 10.8% | 10.8% |
| \$25,000 - \$34,999 | 8.7% | 11.1% | 10.8% |
| \$35,000 - \$49,999 | 13.9% | 15.8% | 14.8% |
| \$50,000 - \$74,999 | 21.6% | 20.7% | 20.1% |
| \$75,000 - \$99,999 | 19.0% | 15.3% | 13.6% |
| \$100,000 - \$149,000 | 16.9% | 12.0% | 12.4% |
| \$150,000 - \$199,999 | 4.5% | 3.0% | 3.5% |
| \$200,000 or More | 2.1% | 2.5% | 2.9% |

Source: U.S. Census, 2008-2012 ACS & NCWRPC.
*Adjusted for inflation in 2012 dollars.

in **Table 2-5**. Both **Table 2-4** and **Table 2-5** show the change in income between 2000 and 2010 after adjusting for inflation. Adjusting for inflation using the Consumer Price Index (CPI) shows real income changes in relation to the prices of goods and services. Median household income and per capita income in all jurisdictions declined over the last ten years, after adjusting for inflation.

The decline of adjusted median household income may be partially explained by the reduction in average household sizes, leading to less earning power per household, but not necessarily per person. **Table 2-6** shows that the distribution of incomes is skewed slightly higher in the Town of Mosinee, with more households making between \$75,000 and \$199,999 than the county and state. Just over 8 percent of people in Mosinee are below the Federal poverty threshold as of 2012. Poverty thresholds in 2012 were \$11,170 for an individual, \$15,130 for a household of two, \$19,090 for three and \$23,050 for four.

Employment Characteristics

Table 2-7 illustrates the breakdown of the employed population and labor force of the Town in 2010. The “employed population” is defined as people living in the Town who are 16 years and older and had a job at the time of the Census. According to the 2008-2012 American Community Survey, the Town had an employed population of 1,072, which is a decrease

Table 2-7: Employment and Labor Force

| Minor Civil Division | Civilian Labor Force | Labor Force Participation Rate | Employment | Unemployment Rate |
|----------------------|----------------------|--------------------------------|------------|-------------------|
| Town of Mosinee | 1,166 | 70.3% | 1,072 | 8.1% |
| Marathon county | 74,779 | 71.1% | 69,248 | 7.3% |
| Wisconsin | 3,090,671 | 68.5% | 2,856,318 | 7.5% |

Source: U.S. Census, 2008-2012 American Community Survey

from the 2000 employed population of 1,283. The self-reported unemployment rate according to the ACS has increased from 1.6 percent to 8.1 percent between 2000 and 2010. The most recent ACS data, 2010-2015, shows an unemployment rate in the Town of 6.1 percent. It is important to note this data is not comparable to the official unemployment estimates used at county, state, and national levels.

The labor force participate rate is the percent of the population 16 or over that is working or searching for work. The labor force participation rate in 2010 was just over 70 percent for residents of the Town, which is lower than the County, but higher than the State. This rate declined slightly from 72 percent in 2000. Labor force participation rates are expected to continue declining into the future as more Baby Boomers retire and there are fewer workers to replace them.

Demographic Trends

- Total population increased by 1.3 percent between 2000 and 2010.
- Total households increased by 7.1 percent between 2000 and 2010.
- Population and household growth has been highly variable over the last 40 years.
- Average household sizes are larger than the average in the State and County.
- Incomes are generally higher than the State and County.
- High school and associate's degree educational attainment are higher than the State and County, while college education attainment levels are lower than the State.
- The median age of the population is higher than the State or County, but the proportion of the 65 and older cohort is lower.

Issues

- Population Increases - The Town of Mosinee has seen large population increases over the last 30 years. Even during periods of low population growth, household growth continues, increasing demand for new housing and services.
- Rural Residential Development - There are concerns about the environmental impacts of development in environmentally sensitive areas, such as forestland and low lying areas.

3. NATURAL AND AGRICULTURAL RESOURCES

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

Recent Planning Efforts Related to Natural and Agricultural Resources

In the last decade, several plans were prepared by the County specifically to address protection and management of natural resources. These plans may be used as resources to guide local policy and decision making regarding resource management and protection. In addition to the plans listed below, Marathon County and several local communities have adopted park and outdoor recreation plans that discuss natural resource based recreational facilities and protection strategies.

Marathon County Land and Water Resource Management Plan, 2010

The Marathon County Land and Water Resource Management Plan outlines a comprehensive strategy for the implementation of soil and water conservation in Marathon County from 2010 to 2020. The Land Conservation and Zoning Committee identified the following long-term program outcomes for the natural resource protection efforts in Marathon County:

- Land use activities are well planned to enhance community development, minimize conflicts, maximize infrastructure investments, and protect rural character.
- Maintain the soil and water resources as productive assets through topsoil and organic matter conservation.
- Marathon County agriculture and woodlot producers are economically strong.

Marathon County encompasses portions of 22 watersheds. The Wisconsin Department of Natural Resources (WDNR) has ranked these watersheds according to water pollution impacts and designated

five as “priority” watersheds to receive special planning and funding through the voluntary, State-funded Priority Watershed Program. The County’s Department of Conservation, Planning and Zoning (CPZ) works with the WDNR to implement the program. Program funding is used to hire staff to assist in developing management plans for each watershed and to provide cost sharing to landowners for implementation of “best management practices” (BMPs) to achieve the program objectives.

Marathon County Groundwater Protection Guide, 2001

This guide is an extension of the efforts established with adoption of the Marathon County Groundwater Plan in 1988. It is intended to guide local and County officials in setting policy. It also serves as a resource of information about groundwater and other natural resources and recommends strategies to address issues related to groundwater protection.

Marathon County Forest Ten-Year Comprehensive Land Use Plan, 2006-2020

The Marathon County Forest Comprehensive Land Use Plan is a management guide for the Marathon County Forest and is updated every fifteen years. The mission of the plan is to manage and protect natural resources on a sustainable basis for the ecological, economic, educational, recreational, and research needs of present and future generations. The report includes a number of recommendations for:

- Multi-Use Trail Management
- Timber Management
- Wildlife Habitat and Game Management
- Public Information and Education
- Land Acquisition and Forest Boundary Management
- Biodiversity Management
- Forest Administration, Budgets, Intergovernmental Relationships
- Watershed Management
- Tourism, and
- Staffing and Personnel Management.

Marathon County Farmland Preservation Plan, 2013 - 2028

The Marathon County Farmland Preservation Plan is required under Chapter 91 of the Wisconsin Statutes. The purpose of this plan is to guide and manage growth and development in a manner that will preserve the rural character; protect the agricultural base and natural resources; and contribute to the County's overall goal of promoting public safety, health and prosperity within the County. This plan is the primary policy document in directing preservation of agricultural production capacity, farmland preservation, soil and water protection, and future land development while respecting private property rights and individual units of government.

Natural Resources

Water Resources

Marathon County contains abundant water resources. Many have remained in a fairly pristine state and others are in need of focused efforts to improve water quality. The Outstanding Resource Waters (ORW) designation are derived from an amendment to the U.S. Clean Water Act, which directed states to identify waters that were largely unaffected by pollution and should remain that way. States were required to develop "anti-degradation" policies to protect these waters from pollution. As a result, wastewater entering an ORW must be as clean as the water in the "outstanding" water body. The anti-degradation policies only apply to point sources of pollution, such as an industrial discharge pipe. However, Wisconsin has other programs in place to control non-point source pollution, such as animal waste and pesticides in farm runoff, urban runoff, and failing septic systems.

The Wisconsin Natural Resources Board also wanted to extend higher levels of protection to top trout waters. As such, the WDNR established a second category of waterways to be protected under the anti-degradation policy; these are the ERW. Wastewater entering ERW must meet minimum clean water standards, although higher standards are encouraged where feasible.

There are no ORW or ERW located in the Town of Mosinee.

Water resources that have been significantly degraded are identified as "impaired waters". Four of the 22 watersheds in Marathon County have been identified as impaired waters on the "303 (d) list" of the U.S. Clean Water Act. The list identifies waters that do not meet current water quality standards and merit water

quality improvement and protection. Impaired waters in the Town of Mosinee include:

- Wisconsin River in central Marathon County
- Upper Big Eau Pleine in western Marathon County; and
- Lower Big Eau Pleine in the south-central part of the County.

Resource management plans for these watersheds and the Lower Big Rib River watershed have been completed as part of the Priority Watershed Program, a State-funded, voluntary program administered by the County. The County's resource management planning efforts are described in more detail in the Marathon County Land and Water Resource Management Plan (2010). The Marathon County Land and Water Resource Management Plan identifies the Town of Mosinee as one area where soil erosion occurs at high rates and manure handling practices warrant conservation assistance to help protect the Big Eau Pleine River Watershed.

Streams/Rivers

The Wisconsin River forms much of the eastern border of the Town. Half Moon Lake, created by the damming of the River is located north of the City of Mosinee and east of CTH KK. Several creeks and tributaries associated with the Wisconsin River run through the Town. These include Fourmile Creek in the north, Roberts Creek in the center and Hog Creek in the south. Freeman Creek, located along the western Town border flows into the Big Eau Pleine Reservoir. A small area in the western portion of the Town is located within the Big Eau Pleine River Watershed, which is designated as an "Impaired Water" of the U.S. Clean Water Act.

Floodplains

Floodplains consist of land likely to be covered by floodwater during the regional (100-year) flood. Floodplain areas are based on information compiled by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Maps (FIRM). The floodplain includes the floodway and the flood fringe. Floodplains in Mosinee are generally located along parts of the Wisconsin River, Hog Creek, and Fourmile Creek. The natural resources map shows floodplains within the Town of Mosinee.

Wetlands

Wetlands serve vitally important ecological functions as well as functions that directly benefit humans. Once damaged, wetlands are difficult and costly to replace. Wetlands protect the quality of surface waters by reducing erosion and intercepting and filtering sediment, excess nutrients, heavy metals and other pollutants. Wetlands provide natural flood control and damage prevention by reducing flood peaks. Wetlands are also important sources of food, shelter, breeding, spawning, nesting, and wintering habitats for fish and wildlife. Development in wetlands should be avoided to prevent the loss of these valuable functions. If development in wetlands is unavoidable, existing wetland functions should be replaced in the same sub-watershed through the restoration or creation of additional wetlands or in-lieu-fee mitigation.

Some wet environments are universally perceived as wetlands while others can be recognized and delineated only by trained experts. Wetlands in Wisconsin were defined by the State Legislature in 1978 as: "an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions."

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

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

trees 20 feet or more in height such as tamarack, white cedar, black spruce, elm, black ash, green ash and silver maple.

Most wetlands in Mosinee are located adjacent to the creeks and the Wisconsin River as shown on the natural resources map. There is a fairly large wetland complex located north of Hog Creek between CTH O and the City of Mosinee border. Most wetlands are classified as forested, scrub/shrub and emergent/wet meadow type wetlands.



A forested wetland in Wisconsin
Photo Source: Wisconsin DNR

Groundwater

Depth to groundwater varies from shallow to moderately deep through the Town. In several rocky areas, wells must be very deep to reach potable water. Areas in the western portion of the town are generally in short supply where the bedrock is close to the surface. Quantities and availability in the eastern half of the Town generally are ample for the current level of development and land uses. Marathon County groundwater usage has increased recently, mostly due to increases in irrigation and industrial use.

Soil Resources

Soil Types

There are various soil types throughout the town. These include:

- Marathon-Mylrea-Moberg – Soils of this association are predominant in the Town.
- Mahtomedi-Graycalm-Meehan – Soils of this association are concentrated along the Wisconsin River and Fourmile Creek.
- Fenwood-Rietbrock-Rozelville – A small area of these soils is located south of STH 153.
- Mosinee-Meadland-Dancy – A small area of these soils is located around Hog Creek.

- Cathro-Seelyeville – These soils are only located in the northeast corner of the Town, north of CTH KK.

Steep Slopes

There are very few areas with steep slopes in the Town. Most are located adjacent to the Wisconsin River. Steep slopes are defined as slopes with gradients over 12 percent.

Granite Pits

There are several granite pits in the Town, mostly located in the western half. Some were abandoned prior to the reclamation laws and have been left idle. While the Town does not recognize granite mining as a major industry, the crushed granite is used for road construction. In addition, the appearance and noise associated with active mines can create conflicts with adjacent residents. The setbacks required by the zoning code for mines should be reviewed to ensure they protect adjacent residents from noise, pollution, dust, and water contamination or runoff. Three-quarters of respondents opposed nonmetallic mining in their part of the Town in the 2016 community survey, and had multiple concerns over the impacts of mining.

Biological Resources

Vegetation

Over half of the township is wooded in small to large blocks of land associated with the creeks or within the 9 Mile Recreation Area or Burma Road Forest Unit, while the rest generally in cropland or other agriculture. There are large blocks of forest and open space that remain undeveloped.

Wildlife Resources and Habitat

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

There is a significant amount of wildlife habitat in Marathon County. In addition to County parks and forest units, major wildlife habitat areas include: the George W. Mead Wildlife Area, the McMillan Marsh State Wildlife Management Area, Burma Road Forest

Unit, Nine Mile Recreation Area, School Forest, and Rib Mountain State Park. Private undeveloped land and even urban park systems serve as important habitat and corridors for wildlife, and it is essential for these features to be connected to serve as habitat and migration corridors.



The Red-shouldered Hawk is a bird listed as threatened that is highly associated with the Floodplain Forest natural community present in Mosinee

Image Source: Jim Woodford, Wisconsin DNR

Threatened and Endangered Species

Endangered, Threatened, and Special Concern species must be considered when analyzing the feasibility of a development proposal. Resources are available for project specific data from the Wisconsin DNR. There are some endangered, threatened, or special concern species within the Town. These include:



Blanding's Turtle, a Special Concern species present in Mosinee

Image Source: Wisconsin DNR

- Redside Dace (*Clinostomus elongatus*)
- Purple Clematis (*Clematis occidentalis*)
- Blandings Turtle (*Emydoidea blandingii*)
- Missouri Rock-cress (*Boechera missouriensis*)
- American Bittern (*Botaurus lentiginosus*)
- Peregrine Falcon (*Falco peregrinus*)
- Floodplain Forest
- Greater Prairie-Chicken (*Tympanuchus cupido*)
- Wood Turtle (*Glyptemys insculpta*)

2016, which is necessary for landowners to be eligible for farmland preservation tax credits. The Town of Mosinee had five or fewer farmland preservation tax credit claimants for tax year 2014. Farmland Preservation Contracts provide tax incentives to encourage land to be kept in active farming.

Agricultural Resources

Marathon County ranks first among Wisconsin's 72 counties for the value of milk and dairy products, second for the value of crops and hay, and third in total value of agricultural products sold.

Nearly 20,000 acres of farmland have been converted to other uses since 2000 in Marathon County. The number of farms has declined while the average farm size has increased. The number of dairy herds and total number of cows has decreased. As farmland has been fragmented and converted to residential uses, more conflicts occur between rural residents and farm operators.

Prime Farm Soils

Slightly less than half of the Town contains Class 1 or 2 prime farmland soils. Most are concentrated around the intersection of CTH O and B, south of STH 153 and in the northwest corner of the Town. These class designations refer to the quality of soils for growing crops and are based on United State Department of Agriculture (USDA) classifications. Class 1 soils are the best soils in Marathon County for growing all crops. Class 2 soils are also very good agricultural soils, but prone to wetness and are therefore less desirable than Class 1 soils.

It should be noted that not all prime farm soils are used for farming; some have been developed with residential or other uses. The "prime farm soils" designation simply indicates that these soils are good productive farmland. Prime farm soils are shown on the Prime Farmland map.

Farmland Preservation

The Town of Mosinee has a certified farmland preservation zoning district that was recertified in

Issues

- Groundwater Contamination - The old landfill in the eastern portion of the Town (CTH KK, CTH B) has caused groundwater contamination of private wells, but is currently in the final stages of remediation. Other land uses, such as auto repair, gasoline stations, and agriculture have the potential to contaminate groundwater supplies. The east side of the Town near the Wisconsin River is more susceptible to groundwater contamination.
- Mine Reclamation – Several granite mines were abandoned prior to enactment of reclamation laws and thus have not been cleaned up or improved for sanctioned recreational use. In addition, the mines in the Town that are subject to the reclamation laws may not be reclaimed for a long time. The law only requires a minimal amount of mining activity to occur for a mine to be considered “active.” Reclamation is not required until all active mining ceases.
- Environmental Protection – There is a desire to protect woodlands, wetlands, and open space from haphazard and fragmented development.
- Changes in Climate – Local impacts of a changing climate may include changes in the growing season, increased likelihood of droughts and fires and higher frequency of strong storms and flooding. These changes may impact the health of the community by changing agriculture, diseases borne by food, water, and wildlife, and affecting levels of some air pollutants. It is important for the Town to adapt to these changes.
- Invasive Species - Diseases and non-native invasive pests such as Emerald Ash Borer and Oak Wilt have the potential to devastate vegetation in the Town. While Emerald Ash Borer has not yet been found in Marathon County, it has been found in the nearby Counties of Portage, Wood and Oneida and has spread rapidly.

Goals, Objectives and Policies

Goal 1: Protect groundwater supplies.

Objective

- Evaluate local, county, and state ordinances related to non-metallic mining to ensure local groundwater and surface water is protected from negative impacts. Update local ordinances if needed.

Policies

- Support the concept of “polluter pays” to cover the impacts of pollution and contamination.
- Ensure non-metallic mines do not adversely affect groundwater or surface water quality.
- Ensure all mines have the appropriate state and county permits, such as pollution discharge permits, air permits.
- Evaluate the groundwater impacts of any potentially harmful land uses, and plan for mitigation and liability in the case of any future contamination.
- Encourage well testing to detect contaminants.

Goal 2: Reclaim abandoned mine sites, based upon regulatory measures.

Objective

- Work with Marathon County, the WDNR, property owners, and other appropriate agencies to identify a long-term plan to reclaim existing abandoned mine sites.

Policies

- Encourage former quarry and mine owners and operators to develop and implement rigorous reclamation programs.
- Ensure all mines meet the applicable state, county and town standards, including financial assurance to guarantee site reclamation in the event of a default.
- Work with mine operations to maintain and beautify the boundaries of their extraction areas to keep down dust, noise, land use conflicts, and for safety reasons as well as reclaim the spent portions of their pits according to NR 135.

Goal 3: Preserve and protect sensitive environmental areas in the Town, including wetlands, wildlife habitats, woodlands, and groundwater resources.

Objectives

- Identify natural resources that residents of the community wish to preserve, such as the Wisconsin River and the Mosinee Flowage.
- Develop an environmental protection plan.
- Establish buffer zone criteria for existing streams, wetlands, open space, and wood-lot areas and update ordinances to require buffers for sensitive environmental areas.
- Evaluate development codes and revise to discourage development in areas that that would be most affected by extreme weather events, such as surface water, floodplains and wetlands.
- Consider using tools, such as transfer of development rights and purchase of development rights, to protect sensitive natural areas and areas that are subject to hazards such as flooding and erosion.
- Create and maintain public access to navigable water.

Policies

- Discourage development from occurring in and around sensitive environmental areas, including floodplains, wetlands, and steep slopes.
- Encourage future growth and development to locate in close proximity to existing developed areas to minimize the impacts on natural resources and lower the cost of providing services to these developments.
- Direct future growth to areas contiguous to existing developed areas.
- Monitor the spread and threat of diseases and pests and inform residents and landowners of the potential impacts and methods to counter these threats.

Goal 4: Protect natural resources that are economically productive, such as farmlands and commercial forests.

Objective

- Ensure that concentrated animal feeding operations are located within agricultural areas and maintain a 1/4 mile buffer from existing residential subdivisions, municipal boundaries, and Environmentally Sensitive Areas (ESAs).

Policies

- Existing agricultural uses and buildings should be taken into consideration when locating new development to minimize conflicts.
- Support the diversification of farming types and practices to maintain agriculture as a viable economic activity.
- Encourage local farmers to participate in the Farmland Preservation Program to preserve farmland for long-term agricultural use.
- Encourage and support owners of woodlands to develop forest management plans and enroll in the Managed Forest Law program.

4. CULTURAL RESOURCES

Cultural resources may encompass many components of a community. Cultural resources can include a community's heritage, archaeological sites and cemeteries, historic buildings and landscapes, historic transportation routes, or traditional cultural properties important to indigenous peoples or other cultural groups. Cultural resources also include arts and the way of life in a community. Cultural resources are those elements around us that signify our heritage and evoke the sense of place that makes an area distinctive.

Brief History of the Town of Mosinee

The Town of Mosinee was created in 1856 and originally included a much larger portion of central Marathon County. As various towns were settled, portions were established as separate towns. The Town of Mosinee, along with Emmet and Cleveland to the west, was locally known as an Irish settlement. Many people left Ireland in the late 1840s as a result of the potato blight and resulting famine, and some of those immigrants made their way to Marathon County by the 1850s. The Irish were joined by Bohemians (Czechs) by the 1890s. This group moved into the Rocky Ridge area of Mosinee, enticed by land promoters who recruited them with advertisements and pamphlets in the Czech language. Many of these Czechs came from other Midwestern states, including Iowa, Kansas and Nebraska.

The land was covered with timber when first settled and logging and nearby sawmills provided early economic activity. Sawmills were located at Halder (in nearby Emmet), Moon, and Little Bull Falls. The primary settlement in the Town of Mosinee was Little Bull Falls, later to become the City of Mosinee, located at the treacherous location on the Wisconsin River. Joseph Dessert, a Canadian fur trader, arrived in 1844 and soon took over a mill at the Falls. Dessert's mill became the primary economic focus of Mosinee, as well as the surrounding towns, for the next 40 years, with logging camps in Mosinee and Emmet. The Town of Moon was on the southern edge of the Town, bordering Bergen. Moon was first settled in 1887 by Ed O'Connor. A sawmill was established in Moon in 1889, and by the mid-1890s the settlement had 33 families and 160 loggers working in the vicinity.

Historic Properties and Sites

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

The Wisconsin Historical Society maintains the Wisconsin Architecture & History Inventory (AHI) that identifies any properties that may have been surveyed in the past; the Inventory does not convey special status and may not be current. There are no historic properties in the Town of Mosinee that have been previously surveyed and included in the AHI.

The State Historic Preservation Office (SHPO) has identified five archaeological sites and historic cemeteries in the Town of Mosinee.

Cemeteries, Burial Mounds, Other Burials

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

The known Cemetery in the Town of Mosinee is St. Pauls Cemetery, located at CTH KK and CTH B in Section 24.

Issues

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

Goal, Objectives and Policies

Goal 1: Maintain historically significant structures and places in the community.

Objectives

- Identify and protect historically significant buildings and sites that are unique in the town. Work with Marathon County and other appropriate agencies.
- To identify historic grounds such as cemeteries.

Policies

- Support the preservation of historical sites and structures.
- Promote programs to encourage the preservation of historic sites and structures in the town.

5. HOUSING

Housing is a significant aspect of any comprehensive planning effort. This section is an inventory and analysis of housing conditions in the Town of Mosinee.

Data from the 2000 Census: SF [Summary File]-1 or 2010 Census are collected through a household-by-household census and represents responses from every household within the country. To get more detailed information in 2000, the U.S. Census also randomly distributed a long-form questionnaire to 1 in 6 households throughout the nation. Tables utilizing this sample data are identified in the footnote below each table and are labeled “SF-3”. The third method was employed by the Census Bureau to replace the long form in 2010, called the American Community Survey. These numbers are a sample of the population similar to the long form, but data is collected annually and compiled into a 5 year rolling average, which is represented by the label, i.e. 2008-2012 American Community Survey. Numbers may differ for similar statistics between each method, due to survey limitations, non-response, or other attributes unique to each form of data collection.

Recent Plans and Studies Related to Housing

Regional Livability Plan

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

type of housing stock and housing affordability. The housing goal of the Plan is as follows:

- Goal 1: Promote a variety of safe and affordable housing options that meet the needs of all community members.

Wisconsin State Consolidated Housing Plan

The Consolidated Housing Plan is required by the Department of Housing and Urban Development (HUD) in the application process required of the State in accessing formula program funds of Small Cities Community Development Block Grants (CDBG), HOME Investment Partnerships, Emergency Shelter Grants, and Housing Opportunities for Persons with AIDS. The State Consolidated Housing Plan (CHP) is primarily focused on how government action can address special needs, not on the workings of the private housing market.

Housing Inventory

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

Housing Type and Tenure

The 2010 Census shows the Town of Mosinee had 864 occupied housing units, up from 760 in 2000. 716 (or 88%) of these units are owner-occupied, which is significantly higher than the proportion in the State and the County. The Town has an average household size of 2.66 persons. 15% of all households are one person households. Approximately 20% of town households have a member 65 years or older, up significantly from 12% in 2000, but still lower than the County and State.

Table 5-1: Number of Housing Units by Type and Tenure

| Area | Mosinee | Marathon County | Wisconsin |
|---|---------|-----------------|-----------|
| Total Housing Units | 864 | 57,734 | 2,624,358 |
| Total Occupied Housing Units | 814 | 53,176 | 2,279,768 |
| Owner Occupied Units | 716 | 39,090 | 1,551,558 |
| Renter Occupied Units | 98 | 14,086 | 728,210 |
| Average Household Size | 2.66 | 2.49 | 2.43 |
| % Owner Occupied | 88.0% | 73.5% | 68.1% |
| % 1 Person Households | 15.1% | 25.8% | 28.2% |
| % With Someone 65 years or older | 19.9% | 24.4% | 24.0% |

Source: 2010 Census DPDP1

Changes in Housing Stock

Table 5-2 shows changes in the housing stock between 2000 and 2010 according to U.S. Census Data. Total housing units have increased by 80 while the number of occupied housing units rose by 54. Overall vacancy increased by 2.7 percentage points, which is within the margin of error. As of the 2010 Census, the vacancy rate among units that were for rent was 19 percent and the rate among units for sale was one percent. The proportion of owner-occupied housing units decreased by one percentage point, also within the margin of error.

Housing Age

The age of a community's housing stock may reflect several important factors including size, amenities, and overall maintenance costs. The age of the home often also reflects different regional and national trends in housing development. Housing predating the 1940s was typically smaller and built on smaller lots.

In subsequent decades, both average lot and home sizes have increased. Average homes constructed in the 1980s and 1990s are typically much larger than housing built in previous decades. Additional bedrooms, bathrooms, and attached garage space are among the amenities typically found in newer housing units.

Table 5-3 shows housing age. In the Town of Mosinee, a greater proportion of the housing is from the 1970s and later. Recent housing growth from the 1990s makes up approximately 31% of the total housing stock. That is significantly higher than the proportion for the County. The Census reports that homes built in the 1990s make up only 14% of the County's overall housing stock. Despite minimal population growth between 2000 and 2010, nearly 18 percent of the housing stock was built during that time period.

Table 5-2: Changes in Housing Stock

| | 2000 | 2010 | # Change | % Change |
|---|------|------|----------|----------|
| Total Housing Units | 784 | 864 | 80 | 10% |
| Occupied Housing Units (Households) | 760 | 814 | 54 | 7% |
| Vacancy % | 3.1% | 5.8% | 0.027 | 87% |
| Owner Occupied Housing Units | 679 | 716 | 37 | 5% |
| Renter Occupied Housing Units | 81 | 98 | 17 | 21% |
| Owner Occupied Housing Units as percent of Total | 89% | 88% | -0.01 | -1% |
| Number of Homes for Seasonal/Rec Use | 5 | 8 | 3 | 60% |
| Number of Single Family Homes | 686 | 729 | 43 | 6% |
| *Detached | 667 | 729 | 62 | 9% |
| **Attached | 19 | 0 | -19 | -100% |
| Number of Duplexes | 28 | 6 | -22 | -79% |
| Multi Family Units 3-9 units | 3 | 27 | 24 | 800% |
| Multi Family Units 10+ | 0 | 0 | 0 | -- |

2000 Census SF-3, 2008-2012 American Community Survey DP04

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

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

Table 5-3: Age of Housing Stock

| Total Units | Year Built | | | | | | | | |
|-------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------|
| | 2010 or later | 2000 to 2009 | 1990 to 1999 | 1980 to 1989 | 1970 to 1979 | 1960 to 1969 | 1950 to 1959 | 1940 to 1949 | 1939 or earlier |
| 808 | 0 | 142 | 253 | 130 | 129 | 44 | 23 | 11 | 76 |
| | 0.0% | 17.6% | 31.3% | 16.1% | 16.0% | 5.4% | 2.8% | 1.4% | 9.4% |

2008-2012 American Community Survey DP04

Table 5-4: Physical Housing Stock Characteristics

| Community | Median Rooms | Characteristic (% of Total Units) | | | |
|-----------------|--------------|-----------------------------------|------------------------------------|--------------------------------------|-------------------------------------|
| | | 1 unit, detached or attached | In buildings with 10 or more units | Lacking complete plumbing facilities | Lacking complete kitchen facilities |
| Mosinee | 6.3 | 90.2% | 0.0% | 0.0% | 0.0% |
| Marathon County | 5.9 | 76.8% | 6.5% | 0.5% | 0.8% |
| Wisconsin | 5.5 | 70.9% | 9.9% | 0.5% | 0.9% |

Source: 2008-2012 American Community Survey DP04

Physical Housing Characteristics

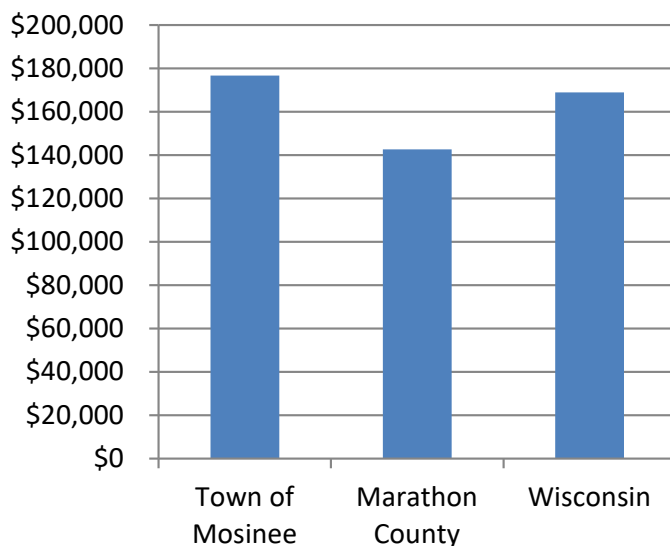
Table 5-4 shows several select measures of physical condition and compares them to figures for Marathon County and Wisconsin. The median home size in the Town of Mosinee, as measured by number of rooms, is slightly larger in size compared to the overall figures for the county, which is slightly larger than the state. Just over 90% of the community’s housing stock is classified as being a single family home, higher than overall figures for the County or State. At the time of the 2008-2012 American Community Survey, no homes within the Town were in structures with more than 10 units. Census data indicates that the Town does not have any homes lacking complete kitchen or plumbing facilities.

Housing Values

Median Value

Figure 5-1 shows the median (middle) home value statistics for the Town, County and State. This value includes only single-family houses that are located on less than 10 acres. Additionally, this statistic only

Figure 5-1: Median Home Value (dollars)



Source: 2008-2012 American Community Survey DP04

considers homes without a business or medical office on the property. Census data indicates that the Town of Mosinee has a median home value higher than that of the County or State of Wisconsin.

Range of Values

Table 5-5 shows the range of housing values that exist in the community. Compared to overall percentages for Marathon County, the Town of Mosinee has a higher proportion of units that are \$300,000 or more and a much lower proportion of units that are \$50,000 to \$99,999. The majority of units in the Town are valued between \$100,000 and \$300,000.

Housing Affordability

Several factors impact the varied levels of housing affordability in Marathon County. These factors include

Table 5-5: Range of Housing Values

| Number of Houses per Housing Value Category | Mosinee | Marathon County |
|---|---------|-----------------|
| < \$50,000 | 57 | 1,970 |
| % | 8.3% | 5.0% |
| \$50,000 to \$99,999 | 25 | 7,476 |
| % | 3.6% | 19.1% |
| \$100,000 to \$149,999 | 137 | 11,699 |
| % | 19.9% | 30.0% |
| \$150,000 to \$199,999 | 182 | 8,117 |
| % | 26.4% | 20.8% |
| \$200,000 to \$299,999 | 169 | 6,346 |
| % | 24.5% | 29.9% |
| \$300,000 or more | 120 | 3,438 |
| % | 17.4% | 8.8% |

Source: 2008-2012 American Community Survey DP04

rent and mortgage payments, maintenance expenses, lot and home size, and required or desired amenities for the home. Household size and income are also key factors contributing to what housing options are available and accessible to residents.

Those spending in excess of 30% of their total household income on housing costs may be facing affordability difficulties. The U.S. Department of Housing and Urban Development (HUD) recommends that rental-housing costs not exceed 30% of the monthly income. HUD also indicates that mortgage lenders are more willing to make loans if the scheduled mortgage payment is less than 29% of the monthly household income. Severely cost-burdened households are at a higher risk of becoming homeless.

The percentage of households in the Town of Mosinee that pay more than 30% of their income on housing costs is less than that of the County and State among owner and renter-occupied households. However, **Table 5-6** also shows that although fewer than the State and County, there are still a high proportion of owner households with a mortgage and renter households that pay more than 30% of their income towards housing expenses.

Additionally, **Table 5-6** shows that the median owner-occupied costs for units with mortgages in the Town are slightly higher than median figures for Wisconsin and Marathon County, while median costs are slightly lower for units without mortgages. **Table 5-7** shows that median renter costs are higher in the Town than the County and State. Technical documentation from

the Census states that contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. For vacant units, it is the monthly rent asked for the rental unit at the time of enumeration. Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by or for the renter. (U.S. Census STF 3 Technical Documentation Guide)

Special Housing

Senior and Special Needs Housing

In Marathon County, housing for seniors and populations with special needs is primarily provided in the urbanized areas in and around Wausau. The Marathon County Aging and Disability Resource Center, the Wisconsin Department of Health Services, and the Marathon County United Way all maintain a list of these housing options throughout the County. As the number of elderly persons increases in the coming years, there will most likely be an increased need for these types of housing options. This trend will be seen throughout Marathon County, the State of Wisconsin, and the Nation.

The senior housing needs in the South-Central region of Marathon County are met in several areas throughout the County. The Wausau region (including Mosinee, Wausau, Rothschild, Weston, and Schofield), has senior housing options that help meet the senior

Table 5-6: Owner Occupied Housing Affordability

| | Median selected monthly owner costs (in dollars) | | | |
|------------------------|--|------------------|-------------|------------------|
| | With mortgage | % cost burdened* | No Mortgage | % cost burdened* |
| Mosinee | \$1,549 | 26.4% | \$447 | 10.7% |
| Marathon County | \$1,313 | 28.8% | \$474 | 12.5% |
| Wisconsin | \$1,460 | 33.2% | \$523 | 16.3% |

Source: 2008-2012 American Community Survey

*Cost burdened means a household is paying more than 30% of their income towards housing costs.

Table 5-7: Renter Occupied Housing Affordability

| | Median Selected monthly renter costs (in dollars) | | |
|------------------------|---|-------------------|------------------|
| | Median Contract rent | Median Gross rent | % cost burdened* |
| Mosinee | \$672 | \$783 | 41.5% |
| Marathon County | \$562 | \$685 | 42.4% |
| Wisconsin | \$624 | \$749 | 48.2% |

Source: 2008-2012 American Community Survey

*Cost burdened means a household is paying more than 30% of their income towards housing costs.

housing needs of South-Central region of Marathon County.

According to research by the Department of Housing and Urban Development, the overwhelming majority of seniors prefer to “age in place,” or remain in their home throughout retirement. This can be difficult in rural areas for many residents that are no longer able to access the necessary goods and services or keep up with the property maintenance of larger parcels.

Strategies that promote and allow aging in place can reduce the need for senior housing by allowing seniors to stay in their homes longer. These strategies include strengthening transportation access to services and goods such as health care, assistance with household care and maintenance, and designing housing to serve the needs of the resident throughout their life, such as visitable design and universal design. For new housing these standards may be incorporated into the zoning code, or negotiated in a developer agreement. For retrofitting existing housing, the Town can provide assistance to residents that need to upgrade their homes to continue living in them. There are a variety of personal care assistance providers that serve Marathon County that can help residents age in place. More support for these programs can also help seniors in the Town.

Homeless Services

It is difficult to know how prevalent homelessness is because it is often hidden from view, as homeless citizens often live in vehicles or temporarily stay with friends or family members. Therefore shelter counts and point in time counts of people living on the streets miss a large portion of the homeless population. Populations of homeless students are estimated by school districts in Wisconsin, and in 2015-2016 it is estimated that the Mosinee School District has approximately 17 homeless students, and the Marathon City School District estimated four homeless students.

There are several services for homeless citizens of Marathon County. Most of these shelters are located in the Wausau metro area, with some services also located in Marshfield. Catholic Charities operates a shelter in Wausau that serves about 10 persons per night. The Salvation Army and The Women’s Community provide emergency shelter as well.

The efforts of most organizations working on homeless issues in Marathon County are directed towards preventing people from becoming homeless. Preventing homelessness is the preferred means of

intervention, as it is less costly to all involved, and it helps maintain household stability. It is also widely recognized that homelessness is often the result of other problems such as unemployment, mental illness, domestic abuse, housing discrimination and drug addictions. As such, providing an integrated network of support is essential to address this complex issue. In some cases, better quality basic services such as schools, employment services, and transportation can prevent homelessness. To address these issues the Marathon County Housing and Homelessness Coalition was created in 2012. Their mission is to raise awareness, find solutions, and eradicate homelessness.

Assistance Programs

There are a variety of State and Federal housing programs geared at addressing a variety of housing issues. Grants and low interest loans are available for counties, communities, or individual homeowners and renters. The following are some housing resources administered through the State using State or Federal funds that are available to participants.

Wisconsin Housing and Economic Development Authority (WHEDA)

- Low Income Housing Tax Credit (LIHTC)
- Rental Assistance (Section 8) Programs
- Multifamily Loan Fund
- National Foreclosure Mitigation Counseling
- WHEDA Advantage
- FHA Advantage
- First-Time Home Buyer Advantage
- WHEDA Tax Advantage
- WHEDA Foundation Grant Program

Wisconsin Department of Administration, Division of Housing

- Housing Grants and Loans
- Shelter for Homeless and Transitional Housing Grants
- Wisconsin Fresh Start
- Projects for Assistance in Transition from Homelessness
- Homebuyer and Rehabilitation Program

- Rental Housing Development Program
- Tenant-Based Rental Assistance Program
- Emergency Solutions Grant Program
- Continuum of Care Supportive Housing Program
- Housing Rehabilitation Program – Small Cities Community Development Block Grant (CDBG)
- CDBG Emergency Assistance Program
- Neighborhood Stabilization Program
- Housing Opportunities for Persons with AIDS Program (HOPWA)

Wisconsin Department of Administration, Division of Energy Services

- Home Energy Assistance Program
- Low Income Weatherization Program

Wisconsin Department of Agriculture, Trade and Consumer Protection

The Trade and Consumer Protection Division is responsible for the investigation of unfair and deceptive business practices and handles individual consumer complaints involving landlord/tenant complaints, and home improvement transactions.

Trends

- Owner occupancy rates have remained high in the Town relative to the County and State.
- Between 2000 and 2010, total housing units have increased by less than 100 units, indicating a slowing of the growth that occurred in the previous decades. Vacancy increased from 3% to 6%.
- Relatively recent housing growth from the 1990s makes up approximately 31% of the total housing stock.
- Census data indicates that the home values and housing costs in the Town of Mosinee are higher than that of the County or State of Wisconsin, but a slightly smaller proportion of Town residents are cost burdened. Cost burdens among renter households are still high at over 40%.
- Homes in the Town are generally larger and house more people than the County or State.

Issues

- Starter Home Supply – Housing supply in the town is generally larger and more expensive than elsewhere in Marathon County. Housing supply is limited for new homebuyers. This drives up costs and increases pressure for development.
- Lack of Local Housing Programs - The Town does not have any local housing programs for rehabilitation or first-time buyers. The town would like to develop these types of programs and make them available to residents.
- Senior Housing – An aging population requires different housing characteristics. Group living quarters are not suitable for many seniors and often need the services offered by urban areas, so the Town needs resources to allow for “aging in place.”
- Affordable Rental Housing – There is a need for more affordable rental housing options for the high proportion of cost burdened renters in the Town.

Goal, Objectives and Policies

Goal 1: Develop a range of housing choices in the Town of Mosinee.

Objectives

- Identify and zone sites in the Town that are best suited for multi-family housing.
- Identify sites for future multi-family housing, using existing residential areas.
- Evaluate and consider revising ordinances that affect housing development, such as minimum lot and unit sizes, to allow a range of housing choices that are appropriate for a rural environment, without fragmenting prime farmland or important wildlife habitat.

Policies

- Support the development of a range of housing options to serve the needs of the Town’s residents.
- Encourage the use of universal design in new housing.
- Encourage aging in place through the encouragement of retrofitting existing homes with accessible features.

6. UTILITIES AND COMMUNITY FACILITIES

This section describes the existing conditions and issues relative to utilities, community facilities and parks available to the Town of Mosinee. Utilities include sewage disposal, water supply, power supply, and telecommunication facilities and services. Community facilities include schools, libraries, parks, and other community facilities. It also describes existing conditions with regard to surface water management.

Previous Plans Related to Utilities

2025 Wausau Urban Area Sewer Service Plan

The sewer service area plan helps communities look at wastewater collection systems to adequately accommodate growth, to protect the communities' water supply through sound planning, and to ensure that growth occurs in a cost-effective manner. The plan was written in 2007 and is currently being updated.

Utilities

Private Utilities

Most unincorporated areas of Marathon County use private on-site waste disposal systems for sewage disposal and obtain potable water from private wells. The Town of Mosinee does not provide public sewer or water service. All development utilizes private wells and private waste management systems. The Town, which has its own zoning, requires a minimum lot size of two acres for installation of individual septic systems and wells.

On-Site Waste Disposal Systems

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

Comm 83/SPS 383 – This refers to Chapter SPS 383 in the Wisconsin Administrative Code under the Department of Safety and Professional Services, formerly Chapter Comm 83 in the Wisconsin Administrative Code under the Department of Commerce. It sets standards for regulation of private sewage systems. This code was last updated in 2013 and allows the use of new concepts and technologies

through a system of individual component approval. Standards for effluent are based on the standards for drinking water, except nitrates and chlorides are partially exempted for effluent.

Septic tanks can be steel, concrete, fiberglass or plastic, but they all must now be equipped with a filter to prevent the movement of solids out into the soil absorption component. In addition, rock in drainfields may now be substituted with engineered foam peanuts bound in mesh or plastic chambers.

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

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

Permit Requirements – The Marathon County Department of Conservation, Planning and Zoning (DCPZ) reviews and issues permits for private sewage systems. Soil and site evaluations are required to determine if the proposed septic system is suitable for the specific property and location before a permit will be issued. If deemed necessary, floodplain and/or wetland delineation may also be required prior to permit issuance. In addition, a maintenance agreement

must be submitted prior to permit issuance. All septic tanks installed on or after July 1, 1980, are required to be pumped at least once every three years.

Water Supply

All development in Mosinee receives water from private wells. According to the Wisconsin DNR groundwater contamination susceptibility map, the eastern portion of the Town near the Wisconsin River is most susceptible to groundwater contamination. There has been contamination of some private wells in the past. Well testing data between 1985 and 2004 reported by the Wisconsin DNR, Wisconsin DATCP, and the Central Wisconsin Groundwater Center show very high (greater than 20 mg/l) nitrate and nitrogen concentrations in the southeast corner of the Town. Most nitrate comes from agricultural sources, but some septic systems can also be a significant nitrate source.

All but one polluted site identified by the Wisconsin DNR Bureau for Remediation and Redevelopment Tracking System (BRRTS) within the Town of Mosinee has been cleaned and closed. The remaining site, an eight acre privately owned landfill that operated until 1976, is in the final stages of remediation. This open site has contributed to private well contamination, groundwater contamination, soil contamination, and surface water contamination. The BRRTS system only tracks reported contamination, so it is possible that other unreported contamination exists within Mosinee, and there may be potential for remediation and redevelopment of contaminated properties.

Surface Water Management

In 2010, Marathon County adopted an updated Land and Water Resource Management Plan (LWRMP) in accordance with Wisconsin Statutes (Wisconsin Act 27, Chapter 92.10). The primary intent of this plan is to identify a vision for natural resource management in Marathon County and outline strategies to protect the quality and quantity of soil and water resources.

The County is particularly concerned about nonpoint sources of pollution, including failing septic systems, urban runoff, and issues often identified with rural areas such as soil erosion, animal waste and pesticides. While nonpoint pollution is best addressed at the watershed, government jurisdictions do not often follow watershed boundaries. The North Central Wisconsin Stormwater Coalition was formed from communities in North Central Wisconsin to better utilize a regional approach to managing stormwater.

Marathon County is a member of the North Central Wisconsin Stormwater Coalition.

Marathon County encompasses portions of 22 watersheds. The Wisconsin Department of Natural Resources (WDNR) has ranked these watersheds according to water pollution impacts and designated five as “priority” watersheds to receive special planning and funding through the voluntary, State-funded Priority Watershed Program. These priority watersheds include:

- Springbrook in the Town of Harrison
- Upper Yellow River in the Town of Spencer
- Upper Big Eau Pleine in western Marathon County
- Lower Big Eau Pleine in the south-central part of the County.
- Lower Big Rib River



Constructed Wetlands
Source: Wisconsin DNR

Electrical Utilities

The Town of Mosinee receives electric power from Wisconsin Public Service Corporation (WPS). American Transmission Company (ATC) operates a high voltage transmission line that goes through the Town of Mosinee.

Gas Utilities

The Town of Mosinee is within the Wisconsin Public Service (WPS) service area. Households within the Town do not necessarily have access to natural gas service.

Magellan Pipeline operates a pipeline that goes through the Town of Mosinee that can carry gasoline

and distillates. This pipeline is idle as of January of 2017, according to the National Pipeline Mapping System.

Telecommunication Facilities and Services

- Television/Cable providers: Charter
- Telephone/Fiber Optics: Frontier North, TDS
- Cellular: There are two communications towers in Mosinee. Provider coverage varies.
- Broadband: There are numerous broadband providers and a patchwork of speeds throughout the Town, ranging from 3 Mbps to 25+ Mbps. The highest wireline download speeds are provided near the Wisconsin River, with a patchwork of areas throughout the rest of the town with varying speeds. Some western portions of the Town are within the Federal Communication Commission’s (FCC) “Connect America Fund” subsidized area. There is a very small area of the western portion of the Town that has fixed wireless download speeds of 10 – 25 Mbps, while the rest of the town is between .1 and 10 Mbps. Mobile download speeds are similar to the rest of the county, with 3-10 Mbps through most of the town, and patches where no speed is reported.

Solid Waste Management

The Town contracts with a private company for waste management. Municipal, commercial and industrial waste is accepted at the Marathon County Landfill in Ringle. User fees collected at the landfill defray the cost of landfill operations.

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

Recycling

Recycling pick-up is provided by a private contractor on a bi-weekly basis.

Community Facilities and Services

This section describes the schools, libraries, parks and other community facilities for the Town of Mosinee.

Schools

Primary and Secondary Schools

The Town of Mosinee is served by two public school districts: the northwest corner of the Town is served by the Marathon School District, and the rest of the Town is served by the Mosinee School District. The Mosinee School District has an elementary school (K – 3), a middle school (4-8), and a high school. All three schools are located in the City of Mosinee. As shown in **Table 6-1** enrollment in the district has remained steady for the past 10 years and is predicted to remain the same in the future. Current facilities are deficient due to outdated infrastructure, including the use of portable buildings to house classroom space. The district recently completed a facility audit and is still seeking to make facility improvements.

The Marathon School District operates a K-8 elementary school and a high school. There is also a first grade through eighth grade parochial school in Marathon City. Based on current census data analysis,

Table 6-1: Mosinee School District Enrollments

| Year | Enrollment Pre-K - Grade 12 |
|-----------|-----------------------------|
| 2008-2009 | 2,174 |
| 2009-2010 | 2,176 |
| 2010-2011 | 2,143 |
| 2011-2012 | 2,109 |
| 2012-2013 | 2,085 |
| 2013-2014 | 2,096 |
| 2014-2015 | 2,011 |
| 2015-2016 | 2,080 |

Source: State of Wisconsin, Department of Public Instruction, WISEdash Portal

Table 6-2: Marathon City School District Enrollments

| Year | Enrollment Pre-K - Grade 12 |
|-----------|-----------------------------|
| 2008-2009 | 679 |
| 2009-2010 | 668 |
| 2010-2011 | 658 |
| 2011-2012 | 683 |
| 2012-2013 | 696 |
| 2013-2014 | 653 |
| 2014-2015 | 676 |
| 2015-2016 | 694 |

Source: State of Wisconsin, Department of Public Instruction, WISEdash Portal

Table 6-3: Local Private Schools

| Name | Location | Level |
|----------------------------------|----------|-------------------|
| St. Mary's School | Marathon | Other |
| Northland Lutheran High School | Mosinee | High |
| Boulevard School | Mosinee | Elementary |
| St. Paul's School | Mosinee | Other |
| Maple Ridge Lutheran High School | Mosinee | High |
| AC Kiefer Education Center | Wausau | Special education |

Marathon expects a gradual decline in student population. This does not assume any major housing development. As shown in **Table 6-2** enrollment has remained relatively flat between 2008 and 2015. The current facilities owned by the Marathon School District are adequate, with a focus on maintenance and upgrades.

Post-Secondary Educational Facilities

The University of Wisconsin – Marathon County (UW-MC), located in Wausau, offers lower level (freshman/sophomore) college classes, leading to a baccalaureate degree. Associate Degrees are offered in Arts & Sciences, and Bachelor's Degrees (through collaborative degree programs with UW Oshkosh and UW Stevens Point) offered in Business Administration, General Studies, and Nursing. Enrollment in 2014-2015 was approximately 1,100 students.

Northcentral Technical College (NTC), located in Wausau, offers 40 one and two-year programs and certificates in business, technical, health and industrial fields. Enrollment in 2013-2014 was approximately 17,000 people.

Libraries

The Town of Mosinee is served by the Marathon County Public Library system. The Mosinee Branch-Joseph Dessert Library is 18,913 square feet, containing over 18,900 volumes, including books, magazines, and other materials. The Wausau Headquarters Library, located on First Street in downtown Wausau, completed an expansion to 82,000 square feet in 1995. The main Wausau Library is open seven days a week and offers over 555,800 volumes, as well as facilities including internet access.

Police

Police protection is provided by the Marathon County Sheriff's Department.

Fire/ Emergency Response

The Town operates a joint Fire / Emergency Medical Services (EMS) service with the City of Mosinee and the Towns of Bergen and Knowlton. The Town is satisfied with the current arrangement.

E-911 Dispatch Service

The Marathon County Sheriff's Department Communications Division provides E-911 Dispatch for all Police, Fire, and EMS agencies in Marathon County. The Communications Division services 85 user agencies and also provides alert paging support for the Emergency Management Office, District Attorney, and Medical Examiner's Office.

The users are served by a microwave linked voted repeater radio system, consisting of a control center at the Sheriff's Department, and nine remote radio tower sites spread throughout the County. The system is also utilized by the Marathon County Highway Department and the Wausau Fire Department to support their radio communications.

Hospitals

There are two major hospitals in Marathon County, Aspirus Wausau Hospital at 425 Pine Ridge Boulevard in Wausau and Ministry St. Clare's Hospital in Weston. Wausau Hospital was created in the 1970s from a merger of St. Mary's Hospital and Memorial Hospital. The Wausau Hospital is a multi-specialty regional health center.

Child Care

According to the Wisconsin Department of Children and Families there is one licensed child care provider in the Town of Mosinee, on CTH KK. There is one licensed child care provider in the City of Mosinee, and numerous licensed providers in the Wausau urbanized area.

Parks, Trails, and Open Space

Local Parks, Trails and Open Space

The Town of Mosinee does not own or operate any public parks. The Town of Mosinee owns a 5 acre parcel on the east end of Burma Road, but this is not operated as a park.

County and State Parks, Forest and Trails

There are several County and/or State park and recreation areas within the vicinity, including:

- Big Eau Pleine Park - Half of this park is in the Town of Green Valley and the other half in Bergen. Big Eau Pleine is the County's largest park, at 1,450 acres. It is located on a peninsula on the north shore of the Big Eau Pleine Reservoir. Active recreation areas are concentrated in two main sites on the shores of the reservoir. Park facilities include: campgrounds, picnic tables, grills, restrooms, Civilian Conservation Corps (CCC)-era shelters, drinking fountains, boat launches, swimming beaches, play equipment. The extensive trail system allows for cross-country skiing, mountain biking, horseback riding, hiking, and nature walks. Fishing is a popular activity.
- Nine Mile Forest - A portion of Nine Mile Forest Unit owned by Marathon County is located in the northeast of the Town of Mosinee, with the rest in Rib Mountain. Nine Mile is known as a recreation area with many miles of hiking, mountain biking, and cross-country ski trails. Skiing is promoted with a ski chalet, over 25 kilometers of one-way loops and some trails that are lighted at night. The forest is open to camping, hunting and



Burma Road Forest Unit

Source: Marathon County Parks, Recreation and Forestry

snowmobiling. Nine Mile has 4,755 acres of mixed uplands, marshes, and water impoundments.

- Duane L. Corbin Shooting Range - This County Park is located on the north end of the Town adjacent to the Nine Mile County Forest.
- Burma Road Forest Unit – The Burma Road Forest Unit is located in the towns of Mosinee and Emmet. The 1,473-acre forest is a mix of aspen and northern hardwood, with opportunities including an ATV trail, hunting, snowmobiling, and camping.
- George W. Mead Wildlife Area - The George W. Mead Wildlife Area is a very large Wisconsin Department of Natural Resources (WDNR) conservation and recreation area, which is comprised of most of the land south of CTH C in Green Valley and in the Town of Bergen. The WDNR's land extends across Green Valley and into the Town of Day, creating a conservation area of approximately 30,000 acres. Much of the area is wetland surrounding a series of lakes and flowages connected by the Little Eau Pleine River. Portions of the Mead Wildlife Area are open for hiking, hunting, and fishing.
- Rib Mountain State Park - This park is located within the Town of Rib Mountain. The park's main feature is Rib Mountain, which at 1924 feet above sea level is one of the highest elevations in the State of Wisconsin. The park surrounds the mountain and has the following facilities: a picnic area with 65 tables, hiking trails, a nature trail, an enclosed shelter available for rent, and a private downhill skiing area (Granite Peak).

Park System Needs

- Town residents have expressed a desire to have linear parks with walking/hiking and bicycling trails through the community.

Issues

- Well Contamination – An old landfill has caused the contamination of multiple offsite private wells as well as groundwater. The landfill is in the final stages of remediation, but there are concerns regarding the prevention of additional well contamination.
- Hiking Trails – Town residents would like to have a walking/hiking trail through the community. There are parks within or near the Town that could be ideal destinations or nodes for a walking, hiking, or bicycling trail, such as Nine Mile Recreation Area and Big Eau Pleine County Park.

Goals, Objectives and Policies

Goal 1: Protect groundwater supplies and ensure a sufficient supply of potable water.

Objectives

- Secure funding to clean up sites that won't be cleaned up by the private sector, such as mines abandoned prior to reclamation requirements (2001).
- Identify areas vital to maintaining the Town's groundwater supply and discourage development from occurring in these locations.

Policy

- Support the concept of "polluter pays" to protect groundwater.

Goal 2: Provide effective public safety services.

Objectives

- Work with the Marathon County Sheriff's Department, the Towns of Bergen and Knowlton, and the City of Mosinee to continue to provide effective police and EMS services.
- Continue and expand Mosinee Fire and Ambulance Services.

Policies

- Support the continued provision of effective public safety services.
- Coordinate with existing service providers in the region to develop methods of providing enhanced services, while keeping expenditures to a reasonable level.

Goal 3: Develop multi-use trail facilities.

Objectives

- Coordinate with surrounding municipalities; Marathon County; and local bicycle, snowmobile, ATV, and hiking groups to develop a long-term trail plan and map for the region.
- Work with Marathon County and WisDOT to assist with the development and improvement of bicycle routes in the Town of Mosinee. Coordinate with other agencies to identify and acquire funds to complete and maintain bicycle facilities in the Town of Mosinee.
- Work with appropriate agencies, such as the WDNR, WisDOT, Marathon County, and others, to identify possible trail routes in Mosinee and to identify and acquire funds to complete and maintain multi-use trails.
- Coordinate with the Marathon County Highway Department to improve CTH KK and CTH B as bicycle routes.

Policy

- Encourage and work toward the development of multi-use trail facilities.

7. TRANSPORTATION

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

Recent Plans and Studies Related to Transportation

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

The area of the Town east of CTH O is within the planning boundary of the Wausau metropolitan area, although the MPO boundary will be changed slightly in 2017. State, regional, MPO and County transportation planning efforts are presented in various plans and studies. Findings and recommendations presented in these plans should be integrated into local community planning efforts when relevant and appropriate. Recent transportation plans prepared for Marathon County include:

Connections 2030

Connections 2030 is the Wisconsin Department of Transportation's (WisDOT) long-range transportation plan for the state. Adopted in 2009, the plan addresses all forms of transportation over a 20-year planning horizon: highways, local roads, air, water, rail, bicycle, pedestrian, and transit.

Regional Livability Plan

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

The Regional Livability Plan addresses three issues: the modes of transportation to work, the age of drivers in the region, and the high transportation maintenance cost. The three transportation goals of the Plan are as follows:

- Goal 6: Provide and improve transportation access to people of all ages and abilities to ensure lifelong mobility and accessibility.
- Goal 7: Fund the maintenance and expansion of the transportation system.
- Goal 8: Enhance the regional economy by supporting airports and freight rail.

Transportation Improvement Program 2016-2019

The TIP includes all programmed transportation projects receiving Federal and/or State funds. The TIP is updated every two years.

Marathon County Functional/Jurisdictional Highway Classification Study

This plan identifies and groups classes of roadways that provided similar levels of service. The plan recommended that the unit of government having the greatest basic interest in the roadway's function would carry out the operation, maintenance, and improvement of the classified roadways.

Wausau Area Bicycle and Pedestrian Plan

This plan analyzes and makes recommendations for improving bicycling and walking in the Wausau Metropolitan Planning Organization boundaries. This plan incorporates the 5 E's concept of planning for non-motorized transportation in the Wausau metro area, they are: Education, Encouragement, Engineering, Enforcement, and Evaluation. The plan also uses a perceived cyclist stress factor for the roads to help determine which roads are more desirable for people to ride on. These then are used to create a list of infrastructure improvements for the metro communities to develop and enhance their non-motorized transportation network.

Coordinated Public Transit – Human Services Transportation Plan

This plan analyzes service gaps and needs in public transit and human services transportation then proposes strategies to address the gaps and needs. A

five-year work plan was written to cover 2014 through 2018.

Long Range Transportation Plan for the Wausau Metropolitan Area

The plan considers all transportation modes that make up the transportation system and the relationship to land use. The plan was last updated in 2016.

Local Arterial Circulation Plan

This plan was produced by the Wausau Metropolitan Planning Organization in conjunction with the Marathon County Planning and Highway Departments. The purpose of this plan was to guide public and private sector decisions concerning the infrastructure, right-of-way, level of service, land use compatibility, and safety needs the local arterial transportation system over the next two to three decades.

Metro Ride Transit Development Plan (TDP)

The TDP was prepared by AECOM Technical Services, Inc. with AJM Consulting in 2012. The TDP is updated every five years and provides a five-year capital improvement program and service recommendation plan for the Wausau Metropolitan Area transit system. This update is in progress to be completed in 2017.

Marathon County Transportation Program Needs Assessment

The study, prepared by the North Central Wisconsin Regional Planning Commission, was completed in October 2014. The study looked at transportation services for elderly and disabled residents within the Wausau area provided by the Marathon County Transportation Program and MetroRide. This study identified numerous issues and deficiencies with regard to providing demand responsive services for persons in the Greater Wausau Area and Marathon County. The study also provides a plan and recommendations for enhancing paratransit services over a five-year period primarily.

Public Input

Community surveys were conducted in April 2002 and October 2016. For the 2002 survey, of the 935 surveys mailed, 424 were returned. The 2016 survey was mailed to 888 residential addresses, with 318 responses returned. 2016 Survey respondents listed the following employment locations:

| | |
|-----------------------|-----|
| Wausau | 27% |
| Mosinee, City or Town | 19% |

| | |
|---------------|-----|
| Marshfield | 1% |
| Stevens Point | 3% |
| Retired | 33% |
| Other | 18% |

2002 Survey respondents also listed their miles traveled to work:

| | |
|--------------------|-----|
| Less than 1 mile | 30 |
| 2 to 10 miles | 136 |
| 11 to 19 miles | 138 |
| 20 to 44 miles | 27 |
| More than 45 miles | 18 |
| Work at home | 21 |

In the 2002 community survey, 151 survey respondents felt that the Town should plan for the future development of bike trails and 179 felt the Town should plan for walking/jogging/nature trails. One hundred eighty respondents thought that more blacktopped roads are needed and 148 did not. Seventy-three reported not being sure. Of those that felt more black topped roads were needed, 100 said that they would be willing to pay a higher Town tax levy to pay for them. Two hundred and sixty respondents said that there were blacktopped or seal coated roads where they lived and 122 said there were not.

When asked if there is an increase in traffic on roads and highways, 298 responded “yes” with only 76 responding “no.” When asked if roads in the Town meet your needs, 249 survey respondents answered “yes” with 92 answering “no.”

The 2016 community survey asked if the Town’s roads meet their needs, which 72 percent of respondents agreed or strongly agreed, which is up from the nearly 60 percent who stated that Town roads met their needs in 2002. Only 36 percent of respondents stated the Town needs more blacktopped roads, which is down slightly from 43 percent in the 2002 survey, while 21 percent are willing to pay a higher tax levy for more blacktopped roads.

Road Network

Classification

A functionally classified road system is one in which streets and highways are grouped into classes according to the character of service they provide, ranging from a high degree of travel mobility to land access functions.

At the upper limit of the system (principal arterials, for example), are those facilities that emphasize traffic mobility (long, uninterrupted travel), whereas at the lower limits are those local roads and streets that emphasize access.

The functional classifications are generally defined as:

- Principal Arterials serve corridor movements having trip length and travel density characteristics of an interstate or interregional nature. These routes generally serve all urban areas greater than 5,000 population or connect major centers of activity, the highest traffic volumes and the longest trip desires.
- Minor Arterials, in conjunction with principal arterials, serve cities, large communities, and other major traffic generators providing intracommunity continuity and service to trips of moderate length, with more emphasis on land access than principal arterials.
- Collectors provide both land access service and traffic circulation within residential neighborhoods, commercial areas, and industrial areas. The collector system distributes trips from the arterials through the area to the local streets. The collectors also collect traffic from the local streets and channel it onto the arterial system.
- Local Streets comprise all facilities not on one of the higher systems. They serve primarily to provide direct access to abutting land and access to the higher order of systems. Local streets offer then highest level of access, but the lowest level of mobility.



Burma Road, shown here, serves primarily as a local street.
Image Source: Google Street View

Jurisdiction

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

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

Ownership is divided among the Federal, State, and local governments. States own over 20 percent of the national road network. The Federal Government has responsibility for about 5 percent, primarily in national parks, forests, and Indian reservations. Over 75 percent of the road system is locally controlled.

In some cases, local municipalities are responsible for conducting routine maintenance and minor repairs on State and Federal highways within their jurisdictional boundaries. In return, the State generally provides financing to those jurisdictions. However, major repairs and reconstruction are generally still the responsibility of the State Department of Transportation.

Major Road Facilities

There are several County roads that serve the Town, including O, KK, and B. Increasing traffic volumes on CTH KK are a concern due to the importance of CTH KK as one of the only direct routes between the Town of Mosinee and the Wausau Metropolitan Area. Functional classification, jurisdiction, and Annual Average Daily Traffic (AADT) are summarized for all major roads, when available.

- STH 153 is an east-west minor arterial connecting to the City of Mosinee to the east and Stratford and STH 97 to the west. West of CTH O, STH 153 had an AADT volume of 1,400 in 1998, 2,100 in 2001, and 2,900 in 2013. East of CTH O, STH 153 had an AADT volume of 2,700 in 1998, 2,900 in 2001, and 3,400 in 2013. Traffic volumes through the Town do not suggest any capacity issues at this time.
- STH 107 is a major collector and a portion of the Town’s western border. STH 107 provides a connection to Marathon City to the north and STH 153 to the south. STH 107 had an AADT north

of STH 153 of 2,900 in 1998, 1,100 in 2001, and 1,300 in 2010.

- CTH B is a major collector that runs diagonally from northwest to southeast between Marathon City and the City of Mosinee. West of CTH O, CTH B had an AADT volume of 680 in 1998, 890 in 2001, and 1,100 in 2010. East of CTH O, the AADT volume for CTH B was 840 in 1998, 970 in 2001, and 1,300 in 2010. South of CTH KK the AADT volume was 2,900 in 1998, 3,300 in 2001, and 3,700 in 2010.
- CTH O is considered a local road for functional classification purposes north of CTH B and a major collector south of CTH B. CTH B provides a connection to STH 153 to the south. CTH O had an AADT volume south of STH 153 of 1,100 in 1998, 1,200 in 2001, and 1,300 in 2010. North of STH 153, CTH O had an AADT volume of 450 in 1998 and 460 in 2001.
- CTH KK is designated as a major collector connection between CTH B to the south and CTH N in the Town of Rib Mountain. CTH KK reported an AADT volume south of Springbrook Road of 1,900 in 1998, 1,600 in 2001, and 3,600 in 2010. This was the only traffic count site available.
- Roberts Road and W. Burma Road east of Roberts Road are designated as major collectors. AADT volumes were not available for these roadways.
- Moon Road along the Town's southern boundary is designated as a minor collector. West of CTH O, Moon Road had an AADT volume of 250 in 1998, 160 in 2001, and 120 in 2010.
- Rangeline Road between Moon Road and CTH B is designated as a major collector with an AADT of 2,600 in 1998 and 2,000 in 2001.

Land Use and Transportation

Land use and transportation have a reciprocal relationship. Both the use and the pattern of land use affects the demand for transportation to and from a given geographic area and the viability of the various modes of transportation. Likewise, improved transportation facilities affect land use decisions. Scattered development can make public transportation inefficient and can isolate vulnerable populations that are unable to drive.

Land Use and Development

Most development in the Town consists of low-density residential development, which is primarily located

along CTH KK and CTH B in the eastern third of the Town. On average, single-family residential uses generate about ten trips per dwelling unit per day. The US Census Bureau indicated that there were 814 households in 2010, for a total trip generation of 8,140 trips per day in the town. By 2040, another 174 households are projected.

The amount of traffic generated from new households and employment will depend on the location of new development in relation to typical trip destinations. The Town expects many of the 174 new households to be located on the eastern side of the Town, further increasing potential traffic on CTH KK. Town roads should be connected running parallel to CTH KK to reduce the number of local trips utilizing CTH KK and reduce the increase in traffic on CTH KK. Other improvements, such as adding public access points to the Wisconsin River on the north end of the Town, may reduce traffic on KK as well.



County Road KK Heading North near Shurwood Lane.
Source: Google Street View

Access Management

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

Marathon County issues driveway permits and implements access restrictions on all properties

fronting a lettered County road. The County Trunk Highway Access-Driveway Policy addresses the requirements regarding culverts, access width, slope, visibility and spacing. The policy is available through the Marathon County Highway Department.

Trip Patterns

According to the 2010-2014 American Community Survey, a significant percentage (89%) of employed Mosinee residents work outside of the Town, while about 91% remain in the County for work. Most residents who do not farm work in the nearby urban areas. The ACS also found that the average travel time to work in the Town is 21.5 minutes. Twenty-one percent of payroll employed residents traveled 30 minutes or more to work. The majority, 52 percent, commute less than 10 miles to work, while 31 percent travel between 10 and 24 miles.

Twenty five percent of payroll residents travel to Wausau, 19 percent to Mosinee, eight percent to Weston and most of the remainder travel to other areas in the Wausau Metro area or nearby cities and villages. Three percent remain in the Town for work. Other significant trip generators are recreational, social, and shopping destinations.

Other Transportation Modes

Pedestrian

There are no separate pedestrian facilities in the Town, so pedestrians are required to travel on the road. This can be problematic for people without the ability to drive a motor vehicle, due to age, temporary or permanent disability, or inability to get a license. Wide paved shoulders can make it more comfortable and safer for pedestrians to travel on the road in the Town. CTH KK has five foot paved shoulders north of Shurwood Lane, but the shoulders are not paved south of this point.

Bicycle

Bicycling is a very economical and efficient mode of transportation for people without access to a motor vehicle or those who choose to bicycle instead of drive. All roads within the town are open to bicycles. CTH KK has been identified as part of the Wausau Area Bike Route #5, administered by the Wausau Area Metropolitan Planning Organization (Wausau MPO). Wide paved shoulders in the Town improve the safety of travelling by bicycle, and in rural areas like the Town of Mosinee, can serve both bicyclists and pedestrians. Local bicyclists have identified

several County highways that run through the Town of Mosinee where paved shoulders are desired.

Part of CTH KK in the northern part of the Town of Mosinee has five foot paved shoulders, but those shoulders end south of Shurwood Lane. The Bicycle & Pedestrian Plan for the Non-Urbanized Area of Marathon County, Wisconsin, 1996 identified suggested bicycle routes in Marathon County. Routes identified within the Town include CTH B and CTH KK. These routes were based on traffic counts and condition of pavement. The most recent version (2015) of the WisDOT developed Wisconsin Bicycle Suitability Map show a portion of CTH KK south of Burma Road as “undesirable” and CTH B as “moderate” conditions for bicycling.

There have been three bicyclist deaths on CTH KK since 2001. The death that occurred in 2001 occurred in the Town of Rib Mountain near CTH N, while the other two deaths occurred further south in the Town of Mosinee. There have also been a number of motorist deaths on CTH KK. The Rib Mountain Outdoor Recreation Plan 2015-2019 identifies a potential off-road bicycle path along CTH KK as well as bicycle friendly rumble strips between the shoulder and the travel lanes as potential treatments to increase the safety of CTH KK.

Transit

There is no fixed route transit service currently available in the Town of Mosinee. There is limited elderly and disabled transport service available through the Marathon County Aging and Disability Resource Center. Elderly, needy, and disabled transit service is also provided throughout the County through North Central Health Care (NCHC). The services include semi-fixed routes that are scheduled, and demand services available with a 48-hour notice. Demands for these services will increase as the population ages and residents are no longer able to drive themselves.

Rail

There is no rail access within the Town of Mosinee.

Airports

The Central Wisconsin Airport (CWA) is a joint venture of Marathon and Portage Counties. It is the only airport within Marathon County or neighboring counties that provides scheduled air passenger services. The CWA is located in the east of the City of Mosinee and accessible to the Town via STH 153.

Issues

- **Connectivity** – Connectivity of Town roads is an important issue as more development occurs. Currently many Town roads dead end, which forces all traffic onto collector and arterial roads, increasing the likelihood of congestion and delays due to traffic volumes, road closures, or incidents. The Town should plan new road segments to connect existing roads as development occurs, to reduce the dependence on arterial highways and provide alternative routes for road users.
- **General Funding** – Determining, prioritizing, and funding additional blacktopping and other maintenance of roads is a key transportation issue.
- **Paving Gravel Roads** – Many miles of roads within the Town remain unpaved. When paving gravel roads, there are many factors that should be taken into consideration. While the 2002 community survey reported some support for more blacktop roads, costs for road paving are a concern. The 2016 community survey showed that most Town residents are not willing to pay more for roads. The Town should develop criteria for road paving that to ensure decision-making is cost-efficient, transparent and equitable. In addition, due to declining funding for roads, many communities have considered reverting paved roads back to gravel.
- **Increased Traffic on CTH KK** – This is a major route to and from the Wausau urban area and increasing traffic volumes are a concern. Most residents travel to the City of Mosinee or the Wausau Metro Area for work, goods and services, so CTH KK will continue to serve a vital role in the Town. Traffic will likely continue to increase on CTH KK if residential development continues on the east side of the Town. Future development locations and the connectivity of corresponding Town road networks will also affect traffic volume on CTH KK.
- **Bike and Pedestrian Routes and Trails** – There is a concern that bike routes are not well marked and thus, pose public safety concerns. The 2002 community survey indicated community interest in developing both bicycle and hiking trails.
- **Changing Transportation Systems** – New technologies including electric vehicles (EVs), plug-in hybrids, and autonomous (driverless) vehicles have been rapidly advancing and growing in popularity. It is necessary to adapt to these changes by updating ordinances and road standards to reflect the needs of these new technologies.
- **Weight Limits** – Weight limits on county highways can create some difficulties for farmers and other users with heavy loads.

Goals, Objectives and Policies

Goal 1: Maintain and enhance the Town's transportation system

Objectives

- Continue to use an annual process of roadway analysis, such as PASER, and the Capital Improvement Plan and budgeting process to prioritize maintenance scheduling.
- Develop a policy to address the criteria needed to pave new roads, based on things such as traffic volume, expected vehicle weights, funding availability, and long term planning needs.
- Work with Marathon County to ensure County roads can accommodate new commuters.

Policies

- Support the continued maintenance and enhancement of the transportation system to meet future needs.
- Reserve right of way at the edge of new developments for future road connections between subdivisions when new developments occur.
- Support the upgrade of CTH KK and CTH B to Class A highways.

Goal 2: Develop a long-range plan for the future of County highways in the Town of Mosinee.

Objectives

- Work with Marathon County, the Town of Rib Mountain and other appropriate agencies to develop a long-range plan for CTH KK.
- Develop and adopt an official map to reserve areas where future road improvements/expansions may be needed.
- Consider developing a separated multi-use path along CTH KK and CTH B.
- Continue five foot paved shoulders south of Shurwood Lane on CTH KK.

Policies

- Support the reconstruction and improvement of CTH KK.
- Work with Marathon County to identify a route for an improved CTH KK and reserve any right of way needed for future improvements.

- Support the upgrade of CTH KK and CTH B to Class A highways.

Goal 3: Adapt to a changing transportation system.

Objectives

- Work with the City of Mosinee to investigate the location of an EV charging station in the Mosinee area.
- Update Town ordinances as more information becomes available about the needs of electric vehicles and autonomous vehicles.

Policies

- Consider the needs of autonomous vehicles and EVs as road construction occurs and as more information becomes available regarding these technologies.
- Accommodate bicycles and pedestrians with road maintenance, construction and reconstruction projects by considering expected volume of traffic, amount of truck traffic, and potential bicycle and pedestrian traffic to determine the type of accommodations.

8. ECONOMIC DEVELOPMENT

The condition of the local economy directly influences local growth and development, and therefore must be considered when planning for a community's future. Employment patterns and economic trends generally occur on a regional scale. Residents of one community often work in another, and changes in a major industry can impact jobs and growth far beyond the community where the business is physically located.

It is therefore important to understand a local community's economy in light of its regional context. The following section provides a brief overview of the economy in Marathon County, in terms of key economic sectors and the regional labor force. Included is a more specific description of employment trends, major local employers or industries, and where most residents of the Town of Mosinee work. Potential economic development opportunities and issues regarding the local economy are also identified.

Recent Plans and Studies Related to Economic Development

Following is a list of previous plans and studies related to economic development in Marathon County that will affect the Town of Mosinee:

Comprehensive Economic Development Strategy (CEDS)

Marathon County is one of ten counties included in the North Central Wisconsin Economic Development District as designated by the U.S. Department of Commerce, Economic Development Administration (EDA). The North Central Wisconsin Regional Planning Commission is the agency that is responsible for maintaining that federal designation. As part of maintaining that designation, the NCWRPC annually prepares a Comprehensive Economic Development Strategy (CEDS) report. The report summarizes and assesses economic development activities of the past year and present new and modified program strategies for the upcoming year.

Key components from this regional level plan include an inventory of the physical geography of the Region and its resident population. Labor, income, and employment data are reviewed as well as an in-depth analysis of the economic status of the Region.

Regional Livability Plan (RLP)

Economic Development is one of four elements included in the Regional Livability Report, adopted by the North Central Wisconsin Regional Planning *Town of Mosinee Comprehensive Plan 2017*

Commission (NCWRPC) in 2015. The Economic Development Assessment Report, a component of the Plan, looks in detail at the economic health of the 10-county region and identifies trends and issues facing the local economy. The Regional Livability Plan addresses three issues: the disparity between the available labor force and employment, the need for a living wage, and broadband internet access. The four economic development goals of the Plan are as follows:

- Goal 2: Ensure the future availability of a skilled and flexible workforce.
- Goal 3: Support and develop a diverse economic base ensuring economic growth and resiliency.
- Goal 4: Support infrastructure needed for economic development.
- Goal 5: Develop tourism and the knowledge-based economy into leading economic sectors.

United Way LIFE Report

The LIFE Report is a joint effort of Marathon County and the United Way. Its purpose is to provide a reference for the community to evaluate strengths and weaknesses and identify priority issues. The report, which is published every two years, serves as a tracking vehicle to show how the community has changed over time. Two of the sections of the report focus on education and on the economic environment.

The education report tracks childcare, kindergarten readiness, enrollment by racial and economic differences, school district expenditures, reading comprehension, mathematics proficiency, high school graduation rates, and higher education. Challenges facing education according to the 2013 report include limited access to child care in rural areas, school district revenue cuts, an increase in economically disadvantaged students, and fewer residents attaining post-secondary education relative to state averages.

The economic environment report tracks many economic indicators including employment, job satisfaction, income, unemployment, poverty, economic impacts of transportation, and tourism. Challenges facing the economic environment according to the 2013 report include high unemployment despite employer needs in select industries, resident concerns about jobs providing living wages and career advancement, and a strain on county services to unemployed residents.

Marathon County: A Next Generation Talent Magnet

This report, developed by Next Generation Consulting, addresses the question, “What will it take for Marathon County to be a destination for top talent?” As part of the research process, a “handprint” for Marathon County was developed to contrast the County’s assets with other communities. According to the study, Marathon County meets or exceeds the standards of its peer regions in five of the seven measured indexes – vitality, earning, cost of lifestyle, after hours, and around town. The County falls short in two categories – social capital and learning. The report also identifies nine priority areas of focus to address moving forward. The top four priority areas were: 1) Engage emerging leaders, 2) Create green economy, e.g. industries, 3) Create “next generation” businesses, and 4) Develop a long-term funded plan.

ALICE Report: Asset Limited, Income Constrained, Employed

This report, developed by the United Way of Marathon County, describes the 31 percent of households in Marathon County that are above the federal poverty level (10 percent of households are below the poverty level) but still struggle to afford basic household necessities, or ALICE households. These households are largely employed but do not earn enough in wages to meet the “household survival budget,” which does not allow for any savings. The report states that many ALICE households provide vital services, such as retail, health care, child care, and security, but cannot make ends meet on the income from these jobs. It also breaks down the data by the municipal level, and shows that 33 percent of the households in the Town of Mosinee are either below the federal poverty level or are ALICE households.

County Economic Environment

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

transportation, communications, public utilities, government, trade, finance, insurance and real estate. The County now enjoys a well-diversified economy.

Agricultural Economy

Located in the agricultural area of south central Marathon County, the economic health and vitality of the Town of Mosinee is affected by the economic health of the agricultural economy. Agricultural land makes up over 18 percent of the land use in the Town of Mosinee. However, the agricultural economy is subject to national and international pressures, creating challenges for rural areas seeking to adapt to the changing economic environment and preserve their rural agricultural heritage.

Forces that create an environment of change in the rural area:

- Net farm profits are increasingly a function of Federal United State Department of Agriculture (USDA) support payments.
- The average age of the current agricultural owner/operator is nearly 55; a large number are nearing retirement.
- The low entry rate into agriculture reflects the high capital investment and low profit margins.
- The number of dairy herds is decreasing while the size of herds is increasing, leading to more concentrated dairy production.
- Local milk production is not sufficient to reliably meet the demand of local dairy processors
- Crop land and open space are being broken up into smaller fields by rural residences.
- Crop land production is being concentrated into fewer, larger operations.
- Soil erosion is reducing the soil organic matter content.
- Environmental regulation of farms by the State and Federal government continues to increase. Agriculture is identified as a major non-point source of water pollution (sediment and nutrients) in the U.S.
- Larger farm equipment damages local roads and farm traffic is increasing.
- Conflicts between various land uses in rural areas are increasing.

* Source: Marathon County Task Force on the Rural Economy, Agricultural Issues in Marathon County, January 10, 2003 and Report of the Marathon County Task Force on the Rural Economy, April 2003.

Key Economic Sectors

Key sectors of a regional economy can be identified by size; by growth or decline in employment; and by a concentration of the industry in the local area exceeding the national concentration. An industry that shows a higher concentration of employment than the national average is considered a “basic industry” and is identified by a technique called “Location Quotient” analysis. Basic industries are those sectors that produce more than can be consumed locally and therefore export a product or service from the local community into the national or international

economy. They are a critical part of the “economic engine” for a region, affecting the growth and health of many dependent sectors such as retail, transportation, construction, and local services.

If an LQ is equal to 1, then the industry has the same share of its area employment as it does in the United States). An LQ greater than 1 indicates an industry with a greater share of the local area employment than the United States. Industries that have a high location quotient (LQ) and employ a large number of people reflect both significant size and importance as businesses that export a product or service and bring new wealth to the region.

Industries with high location quotients in Marathon County are shown on **Table 8-1**. Industries with

Table 8-1: Top 10 Economic Sectors by Location Quotient, Marathon County (2015)

| Industry Code | Industry Description | Location Quotient | Total Employment | LQ Change 2010-2015 |
|---------------|---|-------------------|------------------|---------------------|
| NAICS 321 | Wood Product Manufacturing | 10.68 | 2,471 | -3.33 |
| NAICS 322 | Paper Manufacturing | 9.49 | 2,030 | -0.94 |
| NAICS 112 | Animal Production and Aquaculture | 6.70 | 626 | -0.22 |
| NAICS 327 | Nonstore Retailers | 5.71 | 908 | 0.57 |
| NAICS 333 | Machinery Manufacturing | 5.10 | 2,282 | 0.46 |
| NAICS 332 | Nonmetallic Mineral Product Manufacturing | 5.08 | 2,586 | 0.24 |
| NAICS 524 | Fabricated Metal Product Manufacturing | 4.83 | 3,540 | 0.79 |
| NAICS 424 | Primary Metal Manufacturing | 3.19 | 2,330 | 0.59 |
| NAICS 337 | Insurance Carriers and Related Activities | 2.56 | 409 | -0.59 |
| NAICS 311 | Food Manufacturing | 2.56 | 1,578 | 0.35 |

Source: EMSI 2015.3

Table 8-2: Top 10 Economic Sectors by Employment, Marathon County (2015)

| Industry Code | Industry Description | Employment | Employment Change 2010-2015 | Location Quotient |
|---------------|--|------------|-----------------------------|-------------------|
| NAICS 903 | Local Government | 6,553 | -154 | 0.96 |
| NAICS 621 | Ambulatory Health Care Services | 4,903 | 2,177 | 1.38 |
| NAICS 722 | Food Services and Drinking Places | 4,150 | 54 | 0.76 |
| NAICS 332 | Fabricated Metal Product Manufacturing | 3,487 | 894 | 4.83 |
| NAICS 524 | Insurance Carriers and Related Activities | 3,293 | -480 | 2.56 |
| NAICS 333 | Machinery Manufacturing | 2,800 | 507 | 5.10 |
| NAICS 424 | Merchant Wholesalers, Nondurable Goods | 2,442 | 91 | 2.38 |
| NAICS 622 | Hospitals | 2,398 | -498 | 1.01 |
| NAICS 541 | Professional, Scientific, and Technical Services | 2,361 | 88 | 0.49 |
| NAICS 238 | Specialty Trade Contractors | 2,353 | 392 | 0.90 |

Source: EMSI 2015.3

high employment are shown in **Table 8-2**. The three top industry subsectors in Marathon County by location quotient are Wood Product Manufacturing, Paper Manufacturing and Animal Production and Aquaculture. However, all three industry subsectors have declined in total employment between 2010 and 2015, by 18%, 17% and 8% respectively. Other industries have grown in employment, including nonstore retailers, fabricated metal product manufacturing and primary metal manufacturing, each with over 30% growth in employment.

Comparing **Table 8-1** and **Table 8-2** demonstrates that industries with the highest location quotient do not necessarily have the highest employment. The top three industries in terms of total employment are local government, ambulatory health care services, and food services and drinking places, each with over 4,000 employees. Many of these industries are not

relatively concentrated in Marathon County, but they serve an important function as top employers. Of the top three employment industries, local government is the only industry subsector that declined between 2010 and 2015.

Local Economic Environment

Employment data is available for the zip code of 54455, which includes the Town of Mosinee. This employment data does not include many agricultural workers because sole proprietors are not included in the data. This zip code contains approximately 6,173 jobs. The industry with the most jobs is local government with 928, followed by machinery manufacturing with 436 and paper manufacturing with 431. The three most concentrated industries are paper manufacturing (LQ 29.79), mining (except oil and gas) (LQ 12.85), and animal productions and aquaculture (LQ 11.55). Both paper manufacturing and animal production and

Table 8-3: Town of Mosinee Employment Statistics, 2010

| | Town of Mosinee | Marathon County | Wisconsin |
|---------------------------------------|-----------------|-----------------|-----------|
| Population 16 and over | 1,658 | 105,138 | 4,512,525 |
| Civilian Labor Force | 1,166 | 74,779 | 3,090,671 |
| Total Employed | 1,072 | 69,248 | 2,856,318 |
| Labor Force Participation Rate | 70.3% | 71.1% | 68.5% |
| Unemployment Rate | 8.1% | 7.3% | 7.5% |

Source: 2008-2012 American Community Survey

Table 8-4: Town of Mosinee Employed Resident Industry by Sector, 2010

| Industry | Employed Residents | Percent of Total |
|---|--------------------|------------------|
| Agriculture, forestry, fishing and hunting, and mining | 17 | 1.6% |
| Construction | 28 | 2.6% |
| Manufacturing | 295 | 27.5% |
| Wholesale trade | 6 | 0.6% |
| Retail trade | 158 | 14.7% |
| Transportation and warehousing, and utilities | 24 | 2.2% |
| Information | 38 | 3.5% |
| Finance and insurance, and real estate and rental and leasing | 73 | 6.8% |
| Professional, scientific, and management, and administrative and waste management services | 101 | 9.4% |
| Educational services, and health care and social assistance | 218 | 20.3% |
| Arts, entertainment, and recreation, and accommodation and food services | 72 | 6.7% |
| Other services, except public administration | 26 | 2.4% |
| Public administration | 16 | 1.5% |
| Total Employed | 1,072 | 100.0% |

Source: 2008-2012 American Community Survey

* "Total Employed" represents employed civilian population 16 years and over

aquaculture have declined between 2010 and 2015, by 18% and 8% respectively.

The most common occupations within 54455 include office clerks at 2.7%, heavy and tractor-trailer truck drivers with 2.6%, and elementary school teachers and team assemblers, both with 2.5%. Employment located within the boundaries of Town of Mosinee are estimated by the 2008-2012 American Community Survey to be approximately 440 employees working in the town.

Table 8-3 presents American Community Survey data regarding employment. The labor force participation rate in the Town is similar to the State and County. The average commute time for residents is 21.1 minutes, comparable to the state at 21.6 minutes and the County at 18.7 minutes. Over 84 percent primarily drive alone to work, higher than the State and County. A comparable proportion of people primarily carpool, at 9 percent.

Table 8-4 shows the industries that employ Town of Mosinee residents. The highest proportions of residents work in manufacturing; second is educational services, health care, and social assistance; and third is retail trade. **Table 8-5** shows the employment breakdown by occupation. Most residents are employed in management, business, science, and arts occupations; second is sales and office; and third is production, transportation, and material moving.

Major Local Employers

The area is largely agricultural with owner operated local farms. While there are some non-farm businesses located in the Town, approximately 90 percent of residents commute to jobs outside of the Town, such as the City of Mosinee, the Wausau urban area, Stevens Point, and Marshfield.

Employment Projections

Due to the small number of jobs in the Town of Mosinee, projecting employment for the Town alone is difficult. Economic Modeling Specialists International (EMSI) produces projections to 2025, and the average growth rate between 2010 and 2025 was assumed to continue through 2040 for the purposes of this plan. Employment is projected to increase by 30 percent between 2010 and 2040 in the zip code encompassing the Town of Mosinee (54455) and 34 percent in Marathon County. **Table 8-6** shows that zip 54455 is projected to increase employment by 1,707 jobs, and Marathon County is projected to increase employment by 24,201 jobs. It is likely that most of these jobs will locate in nearby employment clusters within the zip code, such as the City of Mosinee and the Village of Kronenwetter.

Projections are based on Economic Modeling Specialists International (EMSI) software forecasts for 2010 through 2025. Projections are also based on moderate employment growth. Employment growth rates range from a low growth of 25 percent to high growth of 35 percent

Table 8-5: Town of Mosinee Employed Resident Occupation by Sector, 2010

| Occupation | Employed Residents | Percent of Total |
|--|--------------------|------------------|
| Management, business, science, and arts | 339 | 31.6% |
| Service | 123 | 11.5% |
| Sales and office | 318 | 29.7% |
| Natural resources, construction, and maintenance | 58 | 5.4% |
| Production, transportation, and material moving | 234 | 21.8% |
| TOTAL | 1,072 | 100.0% |

Source: 2008-2012 American Community Survey B08526

* "Total Employed" represents employed civilian population 16 years and over

Table 8-6: Employment Projections in 5-Year Increments for Zip Code 54455

| Year | Total Employment by Year | | | | | | |
|----------------------|--------------------------|--------|--------|--------|--------|--------|--------|
| | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 |
| Jobs in 54455 | 5,707 | 6,173 | 6,198 | 6,500 | 6,791 | 7,096 | 7,414 |
| County | 71,535 | 76,065 | 78,340 | 82,744 | 86,866 | 86,866 | 95,736 |

Source: EMSI 2015.3, 2015.4; NCWRPC

Issues

- Many residents of the Town of Mosinee are dependent upon nearby urban areas for employment. Transportation to these urban areas is important.

Goals, Objectives and Policies

Goal 1: Maintain access to local goods and services.

Objectives

- Support local commercial corridors in the regional urban community.
- Work with the City of Mosinee to develop a long-term strategy to promote local goods and services.

Policy

- Encourage the patronization of local merchants and businesses in the City of Mosinee.

Goal 2: Strengthen the viability of the local agricultural economy.

Objectives

- Explore the development of niche markets for agricultural products (e.g. organic/hydroponic).
- Encourage secondary business development, such as outdoor markets or canneries, around the agricultural economy.
- Work with Marathon County, Wisconsin DATCP, and other agencies such as the UW-Extension, to explore local and regional approaches to aiding the agricultural economy, such as training and education, regional manure digesters, grants, low interest loans, and other incentives.

Policies

- Take an active role in regionally based agricultural forums and programs.
- Encourage agricultural operators in the Town to participate in regional programs aimed at improving the agricultural economy.
- Support mechanisms that improve the viability of farming, such as farmland preservation.
- Support training, education and financing assistance for new farmers.

9. LAND USE

The Town of Mosinee is located on the west side of the Wisconsin River, north and west of the City of Mosinee. The Town is primarily rural, with most development occurring in the eastern portion of the Town, near the City of Mosinee.

Previous Studies

Regional Livability Plan

Land Use is one of four elements included in the Regional Livability Plan, adopted by the North Central Wisconsin Regional Planning Commission in 2015. The Land Use Assessment Report, a component of the Plan, looks in detail at the land uses through the 10-county region and identifies trends and issues facing land use. The Regional Livability Plan addresses two issues related to land use: housing density and farmland preservation. The two land use goals of the Plan are as follows:

- Goal 9: Preserve and protect the region's landscape, environmental resources, and sensitive lands while encouraging healthy communities.
- Goal 10: Manage and reduce vacant land and structures.

Current Pattern of Land Use

The Town of Mosinee is covered primarily by woodlands, with scattered areas of cropland located through much of the southern, central and northwestern portions of the town. Residential uses are scattered throughout the town, although rural subdivisions are mostly concentrated in the eastern portion of the town near the northern border with the Town of Rib Mountain, along the Wisconsin River and Half Moon Lake, and near the City of Mosinee.

Existing Land Use

For purposes of this report, tax assessment data and land use data from aerial photos was used to describe existing land use categories. Table 9-1 shows the breakdown of land use in the Town of Mosinee, as interpreted from 2015 aerial photos. It is noted that some of the acreage and percent of land shown on Table 9-1 were determined from aerial photos and are not intended to be accurate to the parcel level, but are designed to show general land use patterns across the community.

Table 9-1: Town of Mosinee 2015 Land Use

| Land Use | Acres | Percent |
|--|--------|---------|
| Agriculture | 4,477 | 18.22% |
| Commercial | 32 | 0.13% |
| Governmental/ Institutional | 55 | 0.22% |
| Industrial | 277 | 1.13% |
| Open Lands | 2,272 | 9.25% |
| Outdoor Recreation | 15 | 0.06% |
| Residential | 1,230 | 5.01% |
| Transportation | 633 | 2.58% |
| Water | 1,087 | 4.42% |
| Woodlands | 14,494 | 58.98% |
| Total Acres | 24,573 | 100.00% |

Source: Marathon County Land Cover, NCWRPC modified 2015

Current Land Use Plans and Regulations

Comprehensive Plan

The Town adopted a Comprehensive Plan in 2005 and this amendment was adopted in 2017.

Zoning

The Town regulates zoning within its borders. The Town zoning code includes a Farmland Preservation zoning district that is certified by the Wisconsin Department of Trade, Agriculture, and Consumer Protection, which allows agricultural land owners to claim tax credits.

Shoreland Zoning

Shorelands, wetlands, and floodplain regulations are applicable in all geographic areas of the County. Wisconsin law mandates Counties to adopt and administer a zoning ordinance that regulates land use in shoreland/wetland and floodplain areas for the entire area of the County outside of villages and cities. With very limited exceptions, this ordinance supersedes any Town ordinance. The shoreland/wetland and floodplain area covered under this zoning is the area that lies within 1,000 feet of a lake and within 300 feet of a navigable stream or to the landward side of a floodplain, whichever distance is greater.

Farmland Preservation Program

The State of Wisconsin has a Farmland Preservation Tax Credit Program. The goals of the program are twofold: to preserve Wisconsin farmland by means of local land use planning and soil conservation practices and to provide property tax relief to farmland owners. Landowners keeping land in agricultural use can claim a credit on their State income tax by being in a certified farmland preservation zoning district and/or having land inside an Agricultural Enterprise Area and entering into a farmland preservation agreement with DATCP.

Forest Crop Law (FCL) and Managed Forest Law (MFL)

In the State, over 2.6 million acres are enrolled under the FCL and the MFL. Because high taxes had encouraged the cutting of timber for revenue, the laws were developed to encourage better forest management and provide tax relief to the woodland owners. Land set aside under the FCL (which was combined into the MFL in 1986) required at least 40 acres in one quarter-quarter section, set aside under a 25 or 50-year contract, and public access for hunting and fishing activities. Current contracts will continue until their expiration dates. This land is typically shown in plat books to identify locations. Land set aside under the FCL in Marathon County is often owned by forest products companies, although many individuals also own large enough parcels to participate.

The MFL was enacted in 1985 and requires at least 10 acres of contiguous forest land. Because of the smaller acreage requirement, many individual landowners take advantage of the MFL. Landowners may close to the public up to 320 acres of their forest lands set aside under MFL. The remaining program acres must be open to public access for hunting, fishing, hiking,

sight-seeing and cross-country skiing. Landowners must choose a 25- or 50-year contract. The landowner pays an Acreage Share Amount as part of their tax bill in lieu of taxes.

Table 9-2 shows current estimates of land set aside under the FCL and MFL programs. It is noted that information on MFL land is not readily available since landowners select various acreage amounts and may have both closed or open land. These acreages do not correspond with the parcel boundaries, and thus are not mapped.

As shown in **Table 9-2**, there are 40 acres of land currently enrolled in the FCL program and about 3,244.8 acres enrolled in MFL programs in the Town.



Managed Forests Provide Important Wildlife Habitat
Source: Jeff Martin, Wisconsin Forest Management Guidelines, Wisconsin DNR, 2011.

Development Trends

Land Supply

Considering open lands and forestland as “available,” and subtracting the land enrolled in forest preservation programs, the Town of Mosinee has 13,458.23 acres of land available. This was calculated using North Central Wisconsin Regional Planning Commission

Table 9-2: Land in Forest Preservation Programs (in acres), 2002 - 2015

| Year | Forest Crop Law | Managed Forest Law Open | Managed Forest Law Closed |
|----------|-----------------|-------------------------|---------------------------|
| 2002 | 2,404.3 | 1.0 | 0 |
| 2015 | 2,406.3 | 0.77 | 0 |
| Change | 2 | -0.23 | 0 |
| % Change | 0.08% | -23% | 0 |

Source: Local assessors with Municipal Board of Review and Wisconsin Department of Revenue, 2015 Statement of Assessment

Table 9-3: Public Owned Land, 2002 - 2015

| Year | Land Owner (in acres) | | |
|----------|-----------------------|-------|---------|
| | County | State | Federal |
| 2002 | 2,404.3 | 1.0 | 0 |
| 2015 | 2,406.3 | 0.77 | 0 |
| Change | 2 | -0.23 | 0 |
| % Change | 0.08% | -23% | 0 |

Source: Local assessors with Municipal Board of Review and Wisconsin Department of Revenue, 2015 Statement of Assessment

(NCWRPC) aerial photo interpretations. Another 4,467.14 acres of land are in agriculture and may be available for development. All other types were considered “unavailable.” It is noted that some of this “available” land may be in public ownership, as shown in **Table 9-3**, thus making it essentially “unavailable” for development.

Likewise, with over 2,500 acres of forestland in the Town, as shown previously in **Table 9-2**, forest tax laws have a major effect on land uses. Because the tax laws require 25 to 50-year contracts, the FCL and MFL programs are another good indicator of land that is effectively kept from development for the near future.

Land Demand

An estimate of land needed for future residential development was based on projected new dwelling units between 2010 and 2040 derived from WDOA household projections and an average estimated density of three acres per unit for future growth. Future acres needed for residential development were then estimated by multiplying the projected number of households in 2040 by the average density. In the Town of Mosinee, is estimated that 456 acres of

land will be needed to accommodate new residential development through 2040.

Using the expected employment growth rate for the 54455 zip code and the current amount of land used for commercial and industrial (including non-metallic mining) land in the Town of Mosinee provides an estimate in the non-residential land demand by 2040. In the Town of Mosinee, it is estimated that 95.6 acres will be needed to accommodate new commercial and industrial development through 2040; however given the nature of mining operations this will be heavily dependent on the desirability of resources within the town.

Land Values

Table 9-4 indicates the change in assessed land values between 2008 and 2015 for various types of land use in the Town of Mosinee. It also indicates percent change in acreage and land value for the Town. Between 2008 and 2015 the number of acres in residential land use increased by almost 300, and commercial land increased by over 65 acres. At the same time, the amount of land in agriculture and forest decreased by around 1,300 acres. While some agriculture and forest land was likely classified as

Table 9-4: Change in Assessed Land Value (per acre) 2013 - 2015

| Land Classification | # of Acres/Land value (dollars per acre) | 2008 | 2015 | Change 2008 - 2015 | Percent Change 2008 - 2015 |
|----------------------------|--|----------|----------|--------------------|----------------------------|
| Residential | # of Acres | 1,532 | 1,824 | 292 | 19.06% |
| | Land Only Value (per acre) | \$17,727 | \$13,416 | -4,311 | -24.32% |
| Commercial | # of Acres | 42 | 109 | 67 | 159.52% |
| | Land Only Value | \$18,840 | \$13,540 | -5,300 | -28.13% |
| Manufacturing | # of Acres | 75 | 85 | 10 | 13.33% |
| | Land Only Value | \$1,823 | \$2,740 | 917 | 50.33% |
| Agriculture | # of Acres | 5,156 | 4,990 | -166 | -3.22% |
| | Land Only Value | \$167 | \$159 | -8 | -4.93% |
| Forest | # of Acres | 4,836 | 3,768 | -1,068 | -22.08% |
| | Land Only Value | \$2,293 | \$2,422 | 129 | 5.64% |
| Agricultural Forest | # of Acres | 3,910 | 4,719 | 809 | 20.69% |
| | Land Only Value | \$1,295 | \$1,313 | 18 | 1.38% |
| Undeveloped | # of Acres | 1,616 | 1,769 | 153 | 9.47% |
| | Land Only Value | \$382 | \$342 | -41 | -10.65% |
| Other | # of Acres | 186 | 70 | -116 | -62.37% |
| | Land Only Value | \$14,922 | \$5,129 | -9,793 | -65.63% |

Source: Wisconsin Department of Revenue, Statement of Assessment

agricultural forest, other was converted to residential and commercial. The per acre value of residential and commercial land declined over the seven year period, while the value of manufacturing land increased.

Issues

- Annexation – Given its border with the City of Mosinee, growth in the City of Mosinee creates the possibility of annexation of land in the town to the city by property owners that are looking for urban services, such as sewer and water.
- Contaminated Landfill - The old landfill on the east side of the Town has contaminated the groundwater source of four homes. As of 2016, cleanup has been ongoing at this landfill and it is in the final stages of remediation, and other identified polluted sites in the Town have been cleaned up and closed.
- Maintaining Rural Character - Residents in the Town wish to maintain the rural nature of the community. This will be an issue that must be dealt with in light of residential development pressure.

Table 9-5: Future Land Use, 2015

| Land Use Category | Description | Acres | % of Total Land Area |
|---------------------------------|--|---------------|----------------------|
| Residential | Residences including farmhouses, subdivisions, mobile homes, and apartments | 4,249 | 17.29% |
| Commercial | Retail stores, taverns, restaurants, truck stops, gas stations, farm coops, farm implement dealerships, automobile dealerships, business offices, motels/hotels, offices, apartments | 45 | 0.18% |
| Industrial | Saw/paper/lumber mills, dairies, industrial parks, trucking operations, distribution centers, quarries and mining, heavy and light manufacturing | 426 | 1.73% |
| Agricultural Areas | Tilled agriculture, fallow, pasture, and livestock raising, and limited scattered rural residential or commercial | 4,614 | 18.78% |
| Government/Institutional | Schools, churches, cemeteries, libraries, government, utility facilities and other tax exempt uses | 407 | 1.66% |
| Woodlands | Privately-owned forested land, including nurseries, paper mill forests, and other wooded land, and limited scattered rural residential or commercial | 7,040 | 28.65% |
| Outdoor Recreation | Public parks and forests, trails, ball fields, golf courses, playgrounds, camp grounds, shooting ranges, etc. | 1,932 | 7.86% |
| Water | Open waters, such as lakes, ponds, streams, rivers, creeks, reservoirs, etc. | 1,087 | 4.42% |
| Transportation | Airports, highways, road right-of-ways, railroads, logging roads | 633 | 2.58% |
| Open Land | Non-wooded open land such as prairies, savannahs, and limited scattered rural residential or commercial | 14 | 0.06% |
| Environmentally Sensitive Areas | Floodplains and wetlands | 4,124 | 16.78% |
| Total Land Area | | 24,572 | |

Source: Future Land Use map

- Mine Reclamation – There are several abandoned granite mines in the Town. If reclaimed, they could become open space and recreational assets to the community. However, they were abandoned prior to passage of reclamation laws and thus are not required to be reclaimed. Others remain marginally active and are not required to be reclaimed until all mining activities cease. In addition, the appearance, noise, and dust of mining operations can be a nuisance. Nonmetallic mines also have the potential to create air and water pollution that can be hazardous to health and impact the quality of the environment.

Future Land Use

The Town of Mosinee Future Land Use map illustrates a potential future pattern of land uses. This map is not a projection of future land use, but a depiction of the best ways to use the land in the future. The map includes 11 land use categories to guide where new development should be encouraged to locate and where development should be discouraged. The future land use map should be the basis for Town development codes, such as subdivision and zoning codes, as well as decisions and development approvals by the Town. Land use categories and the number of acres within each category are provided in **Table 9-5**.

As indicated in the table, a majority of the land is used for woodlands (29%) or agricultural areas (19%). Overall, residential uses consume 17 percent (4,249 acres) of the total land area, but it is not likely that all of the areas designated as residential will be developed by 2040.

Land Needs

Projections of future population and employment growth in Mosinee are provided in the Demographics and Economic Development sections. Existing land use estimates were taken from assessment data for these calculations. Household projections were used to estimate future residential land demand, with an

assumption of an average density of three acres per unit. Past trends were used to estimate the amount of land needed to accommodate future non-residential development over the next 25 years. **Table 9-6** shows estimates for land use between 2020 and 2040.

It is estimated over the next 20 years, 456 acres will be needed to accommodate future residential development and 274 acres are needed for future non-residential development. Potential locations for these land uses are identified on the Future Land Use map.

Consistency between Land Use and Zoning

Land use and zoning designations are related, but not necessarily identical. Land use categories tend to be fairly general whereas zoning districts regulate specific land uses and development requirements. Because the land use categories are general it is common for more than one zoning district to correspond to each land use category. It is also possible that some zoning districts might be consistent with more than one land use designation. Additionally, although the Future Land Use Map shows parcel lines, the future land use categories are not expected to precisely follow parcel lines, but instead show general areas where certain land uses are appropriate. For example, the development of a single family residence within an area shown as agricultural may be appropriate based on the characteristics of the parcel. Zoning categories, on the other hand, are specific to each parcel.

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

Table 9-6: Land Use Projections, 2020-2040

| Land Use Type | Estimated Total Land Used by Year | | | | |
|-----------------------|-----------------------------------|--------|-------|-------|-------|
| | 2020 | 2025 | 2030 | 2035 | 2040 |
| Agricultural | 10,083 | 10,021 | 9,961 | 9,907 | 9,869 |
| Residential | 1,759 | 1,882 | 2,002 | 2,110 | 2,185 |
| Industrial | 70 | 85 | 100 | 115 | 126 |
| Commercial | 270 | 285 | 295 | 304 | 313 |
| Source: NCWRPC | | | | | |

Source: NCWRPC

designation, the community should consider denying the rezoning request.

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

Goals, Objectives and Policies

Goal 1: Maintain the rural character of the Town.

Objectives

- Direct future growth to areas which are contiguous to existing developed areas.
- Identify key resources in the Town, such as viewsheds and natural areas, and update ordinances to preserve them.
- Develop a conservation subdivision ordinance using model ordinances, and encourage developers to create conservation subdivisions.
- Review and update Town ordinances, such as site plan review requirements, design requirements, signage, and subdivision ordinances.
- Explore voluntary Transfer of Development Rights and Purchase of Development Rights programs to protect forestry resources in the Town.

Policies

- Direct future growth to areas contiguous with existing development.
- Discourage future developments from infringing upon view sheds and natural areas.

Goal 2: Preserve farmland.

Objectives

- Discourage rural residential development through restrictive zoning in areas identified as prime farmland or inappropriate for rural residential development.
- Balance individual property rights with the health, safety and welfare of the community as a whole.

Policies

- Discourage rural residential developments that will remove active farmland from production, unless it is adjacent to existing developed areas.
- Weigh individual property rights with the health, safety, and welfare of the community as a whole.

Goal 3: Maintain local control of growth and development issues.

Objectives

- Work with the neighboring municipalities to effectively implement extra-territorial zoning (ETZ).
- Coordinate future growth and development with the neighboring municipalities.
- Investigate the possibility of developing a boundary agreement with the neighboring municipalities.

Policies

- Maintain local control over growth management issues within its boundaries.
- Support proactive planning with neighboring municipalities.
- Maintain zoning authority with the Town and keep the zoning code updated.

10. INTERGOVERNMENTAL COOPERATION

This analysis presents an inventory of existing mechanisms that the Town of Mosinee uses to coordinate with other units of government, including: Marathon County, adjacent towns, the school district, the State of Wisconsin and the Federal government. The purpose of this analysis is to identify the existing cooperative mechanisms and summarize the major challenges and issues regarding intergovernmental cooperation and regional planning, including:

- Opportunities to reduce or eliminate duplication of services;
- Incompatible goals, policies and development;
- Mechanisms for conflict resolution;
- Opportunities for joint planning and decision-making.

Mechanisms for cooperation and coordination primarily take the form of intergovernmental agreements, leases and contracts, and regulatory authority. These can occur between the Town of Mosinee and other local, regional, state or federal entities. Following is a brief description of the various functional areas and services that require intergovernmental coordination at various levels.

Local and Regional Level Cooperation

Shared Services

Fire and Emergency Response

The Town operates a joint Fire/Emergency Medical Services (EMS) service with the City of Mosinee and the Towns of Bergen and Knowlton. The Town is satisfied with the current arrangement.

Surrounding Towns

- City of Mosinee – The City of Mosinee has extraterritorial plat review authority in the eastern portion of the Town of Mosinee. There was an extraterritorial zoning code established prior to the original 2005 Town of Mosinee Comprehensive Plan, but the zoning ordinance has since expired.
- Town of Bergen – Existing cooperative agreement
- Town of Knowlton – Existing cooperative agreement

School Districts

The Town of Mosinee has good relations with the overlapping school districts.

Marathon County

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

Regional Agencies

The North Central Wisconsin Regional Planning Commission (NCWRPC) provides planning and mapping assistance.

State and Federal Agencies

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

Existing or Potential Conflicts

Annexation - Given its adjacency to the City of Mosinee, annexation is a continual possibility to the Town of Mosinee. In Wisconsin, the annexation process is driven by individual property owners who petition for annexation into an incorporated municipality to receive urban services. While towns often view annexation as a means to take their territory, cities and villages view annexations as a means to provide a more logical pattern of development and efficient provision of services.

Goal, Objectives and Policies

Goal 1: Actively protect the Town of Mosinee's boundaries and tax base.

Objectives

- Work with the City of Mosinee to implement extra-territorial zoning.
- Coordinate future growth and development with the City of Mosinee to prevent large annexations.
- Consider developing a boundary agreement with the City of Mosinee.
- Hold meetings with the City of Mosinee to develop a long-term growth plan for both communities.

Policies

- Support the creation and implementation of an ETZ committee and process.
- Support the development of a boundary agreement with the City of Mosinee.
- Work with the City of Mosinee on extraterritorial plat review, and communicate about potential extraterritorial developments.

11. IMPLEMENTATION

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

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

Implementation Tools

Having the appropriate tools to implement the recommendations in this comprehensive plan is critical. The most common implementation tools are the Town official controls or regulatory codes. The zoning ordinance and subdivision (or land division) regulations are used to protect existing development and guide future growth and development as identified in this comprehensive plan. Other regulatory tools include purchase of development rights (conservation easements), transfer of development rights, and purchasing of ecosystem services. There are also non-regulatory approaches to implementing the comprehensive plan; these generally involve decisions about how the community will spend its limited funding resources on capital improvements, staffing and maintenance. These decisions will affect the development demand and the location of development in the Town.

The State planning law requires certain programs and/or actions that affect land use must be consistent with the locally adopted comprehensive plan. To meet this requirement, Mosinee should evaluate and update related ordinances after the adoption of the comprehensive plan update. The Town Board officially adopts these regulatory and land use control

measures as ordinances (or as revisions to the existing ordinances).

Zoning Ordinance and Map

Zoning is used to manage and control how land is used and developed. Zoning ordinances typically establish detailed regulations concerning how land may be developed, including setbacks, the density or intensity of development, and the height and bulk of building and other structures. The general purpose of zoning is to minimize undesirable externalities from development by segregating and/or buffering incompatible uses and by maintaining standards that ensure development will not negatively impact the community's environment. The zoning ordinance also controls the scale and form of development, which heavily influences how people will interact with their environment and their neighbors.

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

However, there may be situations where changing the zoning district boundary makes sense and is in the best interest of the community. If changing the zoning would result in a conflict with the future land use map, the land use map should also be changed. However, the future land use map should only be changed if it does not accurately reflect the community's desired land use pattern. Achieving consistency between zoning and land use designation is also discussed in the Land Use Element.

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

Subdivision (Land Division) Ordinance

Subdivision regulations are an important tool ensuring the orderly development of unplatted and/or undeveloped land. These regulations may regulate lot sizes, road access, street design, public utilities, storm water drainage, parks and open space, and other improvements necessary to ensure that new development will be a public asset.

Capital Improvement Plan (CIP)

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

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

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

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

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

Purchase of Development Rights

Purchase of development rights programs provide a way to financially compensate willing landowners for not developing their land. When buying development rights, the community obtains a legal easement, sometimes referred to as a conservation easement, that (usually) permanently restricts development on the land. The landowner, however, still owns the land and can use or sell it for purposes specified in the easement, such as farming, timber production, or hunting.

Since PDR programs are flexible, program administrators can customize purchases of development rights to meet the objectives of both landowners and communities. For example, an easement designed to preserve agricultural resources might allow the landowner to build an additional home or two as long as their placement does not limit the property's long-term agricultural potential.¹ The results of the 2016 community survey, including concern over the reduction of wildlife habitat, the loss of open space and scenic areas, and support for preserving farmland suggest exploring voluntary PDR programs may be feasible.

Transfer of Development Rights

Transfer of Development Rights programs enable landowners within valuable agricultural, natural and cultural resource areas to be financially compensated for choosing not to develop some or all of their lands. These landowners are given an option under municipal zoning to legally sever the "development rights" from their land and sell these rights to another landowner or a real estate developer for use at another location. The land from which the development rights have been purchased is permanently protected through a conservation easement or other appropriate form of restrictive covenant, and the development value of the land where the transferred development rights are applied is enhanced by allowing for new or special uses, greater density or intensity, or other regulatory flexibility that zoning without the TDR

1 Definition source: Gayle Miller & Douglas Krieger. Purchase of Development Rights: Preserving Farmland and Open Space. PlannersWeb. Plannersweb.com

option would not have permitted.² The results of the 2016 community survey, including concern over the reduction of wildlife habitat, the loss of open space and scenic areas, and support for preserving farmland suggest exploring voluntary TDR programs may be feasible.

Plan Adoption, Monitoring, and Amendments

While this comprehensive plan provides a long-term framework to guide development and public spending decisions, it must also respond to changes that occur in the community and region that were not foreseen when the plan was initially adopted. Some elements of the plan are rarely amended while others need updating on a more regular basis. Plan maps should also be updated periodically. In general, key maps, such as the future land use map, should be reviewed annually to make sure they are still current.

Plan Adoption

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

Plan Use, Monitoring and Evaluation

The adopted plan should be used as a tool by Mosinee when making land use and development decisions. Decisions concerning private development proposals, public investments, regulations, incentives, and other actions should be consistent with the goals, objectives, policies, and recommendations outlined in this plan.

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

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

Plan Amendments

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

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

Plan Updates

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

² Definition source: John Theilacker. Pennsylvania Land Trust. Conservationtools.org

The following criteria shall be considered when reviewing plan amendments and updates:

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

Consistency Among Plan Elements

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

This Comprehensive Plan also references previous and concurrent related planning efforts (e.g, LRTP, Groundwater Study) to ensure they are considered

in planning decisions in conjunction with the recommendations of this Plan. Summary descriptions of recent and concurrent planning efforts are provided throughout the plan. Recommendations from other plans have been summarized and incorporated in this plan as deemed appropriate, to foster coordination and consistency between plans. Some related plans, such as the Marathon County Hazard Mitigation Plan, are incorporated by reference in this plan and are essentially considered appendices of this plan even though they are separate documents.

Action Plan

Table 11-1 provides a detailed list of major actions to complete in order to implement this comprehensive plan. It compiles the major short, mid, and long-term priorities described in each of the nine plan elements. It also identifies the parties that will play key roles in implementing the actions.

Table 11-1 is intended to be used by local officials in setting priorities for capital budgeting and project assignment. It is expected that this table will be reviewed annually and revised, as necessary, to respond to changing priorities, financial limitations, and other unforeseen events. It should be noted that many of the actions require considerable cooperation with others, including the citizens of Mosinee, committees, and other local/county/state agencies.

Priority ranking is defined as follows:

- Immediate = As soon as possible
- Short-term = 1-4 years
- Mid-term = 5-9 years
- Long-term = 10+ years
- On-going = Activities to continue indefinitely

Table 11-1: Implementation Plan Actions

| Action | Who is responsible? | Priority |
|---|----------------------------|-----------------|
| Natural and Agricultural Resources Actions | | |
| Evaluate local, county, and state ordinances related to non-metallic mining to ensure local groundwater and surface water is protected from negative impacts. Update local ordinances if needed. | Town Board | Short-Term |
| Ensure all mines have the appropriate state and county permits, such as pollution discharge permits, air permits. | Plan Commission | Ongoing |
| Evaluate the groundwater impacts of any potentially harmful land uses, and plan for mitigation and liability in the case of any future contamination. | Plan Commission | Short-Term |
| Encourage well testing to detect contaminants. | Town Board | Ongoing |
| Work with Marathon County, the WDNR, property owners, and other appropriate agencies to identify a long-term plan to reclaim existing abandoned mine sites. | Town Board | Mid-Term |
| Encourage former quarry and mine owners and operators to develop and implement rigorous reclamation programs. | Plan Commission | Ongoing |
| Ensure all mines meet the applicable state, county and town standards, including financial assurance to guarantee site reclamation in the event of a default | Plan Commission | Ongoing |
| Work with mine operations to maintain and beautify the boundaries of their extraction areas to keep down dust, noise, land use conflicts, and for safety reasons as well as reclaim the spent portions of their pits according to NR 135. | Plan Commission | Long-Term |
| Identify those natural resources which residents of the community wish to preserve, such as the Wisconsin River and the Mosinee Flowage. | Plan Commission | Short-Term |
| Develop an environmental protection plan. | Plan Commission | Short-Term |
| Establish buffer zone criteria for existing streams, wetlands, open space, and wood-lot areas and update ordinances to require buffers for sensitive environmental areas. | Town Board | Mid-Term |
| Evaluate development codes and revise to discourage development in areas that that would be most affected by extreme weather events, such as surface water, floodplains and wetlands. | Town Board | Mid-Term |
| Consider using tools, such as transfer of development rights and purchase of development rights, to protect sensitive natural areas and areas that are subject to hazards such as flooding and erosion. | Town Board | Mid-Term |
| Create and maintain public access to navigable water | Town Board | Long-Term |
| Ensure that concentrated animal feeding operations are located within agricultural areas and maintain a quarter mile buffer from designated residential areas. | Plan Commission | Ongoing |

| | | |
|--|-------------------------------|-----------------|
| Encourage local farmers to participate in the Farmland Preservation Program to preserve farmland for long-term agricultural use. | Town Board | Ongoing |
| Encourage and support owners of woodlands to develop forest management plans and enroll in the Managed Forest Law program. | Town Board | Ongoing |
| | | |
| Cultural Resources Actions | Who is responsible? | Priority |
| | | |
| Identify and protect historically significant buildings and sites that are unique in the town. Work with Marathon County and other appropriate agencies. | Town Board | Mid-Term |
| To identify historic grounds such as cemeteries. | Town Board | Mid-Term |
| | | |
| Housing Actions | Who is responsible? | Priority |
| | | |
| Identify sites in the Town that are appropriate for multi-family housing and zone accordingly. | Plan Commission | Immediate |
| Evaluate and consider revising ordinances that affect housing development, such as minimum lot and unit sizes, to allow a range of housing choices that are appropriate for a rural environment, without fragmenting prime farmland or important wildlife habitat. | Town Board | Short-Term |
| Encourage the use of universal design in new housing. | Plan Commission | Ongoing |
| | | |
| Utilities and Community Facilities Actions | Who is responsible? | Priority |
| | | |
| Identify areas vital to maintaining the Town's groundwater supply and discourage development from occurring in these locations. | Plan Commission | Ongoing |
| Secure funding to clean up sites that won't be cleaned up by the private sector, such as mines abandoned prior to reclamation requirements (2001). | Town Board | Immediate |
| Coordinate with Marathon County Highway Department to improve safety on CTH KK and CTH B for bicycling. | Town Board | Mid-Term |
| Encourage local cycling, snowmobile, ATV, and hiking groups to participate in the planning process to develop trails in and around the Town. | Town Board Plan Commission | Mid-Term |
| Develop a long-term trail plan for the region. | Mid-Term | Short-Term |
| Acquire funds to complete bicycle facilities in Mosinee. | Town Board | Mid-Term |
| | | |
| Transportation Actions | Who is responsible? | Priority |
| | | |
| Continue to utilize the PASER and WISLR system and the budget process to prioritize maintenance scheduling. | Town Board | Ongoing |
| Develop a policy for paving roads | Town Board | Short-Term |

| | | |
|--|-------------------------------|-----------------|
| Coordinate with Marathon County's Highway Department to plan for the future of county roads . | Town Board | Immediate |
| Cooperate with the Town of Rib Mountain and Marathon County to develop a long-term plan for CTH KK. | Town Board | Short-Term |
| Reserve right of way at the edge of new developments for future road connections between subdivisions when new developments occur. | Plan Commission | Ongoing |
| Develop and adopt an official map to reserve areas where future road improvements/expansions may be needed. | Town Board | Short-Term |
| Update Town Ordinances to accommodate electric and autonomous vehicles | Town Board | Long-Term |
| | | |
| Economic Development Actions | Who is responsible? | Priority |
| | | |
| Develop a long-term strategy to encourage residents to purchase goods and services locally. | Town Board | Mid-Term |
| Work with Marathon County, Wisconsin DATCP, and other agencies such as the UW-Extension, to explore local and regional approaches to aiding the agricultural economy, such as training and education, regional manure digesters, grants, low interest loans, and other incentives. | Plan Commission | Short-Term |
| | | |
| Land Use Actions | Who is responsible? | Priority |
| | | |
| Develop a conservation subdivision ordinance. | Plan Commission | Short-Term |
| Identify the view sheds and natural areas the Town wishes to preserve. | Town Board | Short-Term |
| Review and update Town ordinances, such as site plan review requirements, design requirements, signage, and subdivision ordinances. | Plan Commission | Immediate |
| Explore voluntary Transfer of Development Rights and Purchase of Development Rights programs to protect forestry resources in the Town. | Plan Commission | Short-Term |
| Investigate the possibility of developing a joint boundary agreement with the City of Mosinee. | Town Board Plan Commission | Short-Term |
| | | |
| Intergovernmental Cooperation Actions | Who is responsible? | Priority |
| | | |
| Hold meetings with the City of Mosinee to develop a long-term growth plan for both communities. | Town Board Plan Commission | Short-Term |
| Work towards the development of a boundary agreement with the City of Mosinee. | Town Board Plan Commission | Short-Term |
| Communicate with the City of Mosinee regarding extraterritorial plats. | Plan Commission | Ongoing |

Map Placeholder

Map Placeholder

Map Placeholder

Map Placeholder

Map Placeholder

Map Placeholder

Map Placeholder

Map Placeholder

Map Placeholder

APPENDIX A: PLAN RESOLUTION AND ORDINANCE

PLAN COMMISSION RESOLUTION

RESOLUTION #2017-2

Town of Mosinee
Marathon County, Wisconsin

The Plan Commission of the Town of Mosinee, Marathon 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 Mosinee as follows:

Adoption of the Town Comprehensive Plan.

The Town of Mosinee 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 Mosinee Comprehensive Plan are incorporated into and made a part of the Town of Mosinee Comprehensive Plan.

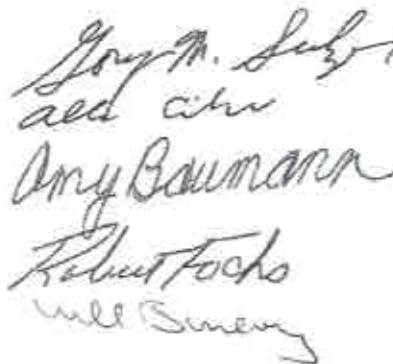
The vote of the town plan commission in regard to this resolution shall be recorded by the clerk of the town plan commission in the official minutes of the Town of Mosinee Plan Commission.

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

Adopted this 26th day of April 2017.

[Signatures of plan commission members]

[Signature of plan commission clerk]



Handwritten signatures of plan commission members and clerk. The signatures are: Gary M. Schulz, Ted Ahn, Amy Baumann, Robert Fuchs, and Will Sweeney.

ORDINANCE # 2017-03

Town of Mosinee
Marathon County, Wisconsin

SECTION I – TITLE/PURPOSE

The title of this ordinance is the Town of Mosinee Comprehensive Plan Ordinance. The purpose of this ordinance is for the Town of Mosinee 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 Mosinee 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 Mosinee 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 Mosinee, 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 Mosinee 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 Mosinee 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 Mosinee, 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 Mosinee Comprehensive Plan, which contains all of the elements specified in s. 66.1001 (2), Wis. stats.

SECTION VI – PUBLIC HEARING

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

RECEIVED

JUL 19 2017

**NORTH CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION**

SECTION VIII – SEVERABILITY

If any provision of this ordinance or 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.

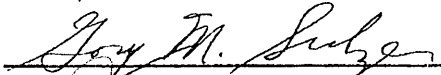
SECTION IX – EFFECTIVE DATE

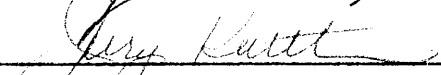
This ordinance is effective on publication or posting.

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

Adopted this 10th day of July 2017.

Stephen Hagman, Chairman 

Gary Sulzer, Supervisor 

Jerry Kurth, Supervisor 

Attest:

William Bruening, Clerk 

APPENDIX B: PUBLIC PARTICIPATION PLAN

Town of Mosinee Public Participation Plan (PPP)

The Town of Mosinee recognizes the importance of public participation in the planning process. As such, a goal during the comprehensive planning process will be to inform and involve the public in the planning process.

I. Plan Development:

Throughout the plan process, the Plan Commission will provide oversight for the update of the Comprehensive Plan. The Plan Commission will also recommend adoption of the Public Participation Plan to the Town Board.

The public participation plan will incorporate the following:

1. All meetings for the planning process will be posted and open to the public.
2. Plan related materials will be available at the Town Hall for review by the public.
3. The draft plan and maps will be available on a website for review by the public.
4. A public hearing will be held to solicit comment from the public.
5. The Comprehensive Plan will be distributed as outlined in state statute.

The Plan Commission will review and recommend adoption of the Comprehensive Plan to the Town Board.

II. Implementation, Evaluation & Update:

The Comprehensive Plan will be used as a general guideline for development in the Town. The plan will support the existing zoning and other regulations that the Town has in place.

As with all plans, it is critical for the Comprehensive Plan to be maintained and updated on a regular basis to keep it current as things change.

Any planning process is subject to change, and this public participation plan is no different. Over the planning period the process may vary from that presented.

**Resolution for the Adoption of a
PUBLIC PARTICIPATION PLAN (PPP)**

THE TOWN OF MOSINEE DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the Town is updating its Comprehensive Plan as outlined in Wisconsin Statutes; and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Town Board does approve and authorize the Public Participation Plan as attached to this resolution.

I, NAME, Clerk, do hereby certify that the foregoing resolution was duly adopted at a Town Board meeting, held at the Town Hall on the Xth day of MONTH, YEAR, at X:00 p.m.

8th February 2016 7:50 pm



Clerk

APPENDIX C: 2016 COMMUNITY SURVEY EXECUTIVE SUMMARY



Town of Mosinee Resident Survey Report, 2016

**James Janke
David Trechter**

Survey Research Center Report 2016/26
October 2016

Executive Summary

The purpose of this study was to gather resident input for the update of the Town of Mosinee's Comprehensive Plan. In August 2016, the Survey Research Center (SRC) at the University of Wisconsin-River Falls mailed surveys to 888 residential addresses, followed by a reminder postcard two weeks later to non-respondents.

The SRC received 318 useable responses (38%). Based on the number of adults in the Town of Mosinee, the confidence interval ("margin of error") for these data is plus/minus 4.9%. Many questions contained a no opinion option, and these responses were not included in the tabulation.

Nearly all (97%) respondents are satisfied or very satisfied with the Town as a place to live (Chart 1).

The primary reason respondents choose to live in the Town is the country atmosphere (Chart 2).

Respondents are also nearly unanimous in their opinion (99%) that the Town is a safe place to live (Chart 3).

At least half of respondents said they are concerned or very concerned about groundwater contamination, increased road traffic, increased cost of the Town's services, and reduction of wildlife habitat (Chart 4).

Majorities of respondents said they are satisfied or very satisfied with all Town services, but nearly four in ten are dissatisfied or very dissatisfied with road maintenance (Chart 5).

Nearly nine in 10 respondents agreed or strongly agreed that the Town of Mosinee should preserve as much farmland as possible (Chart 6). Two-thirds of respondents are concerned or very concerned if productive farmland is converted to non-farm uses (Chart 7).

Seven in 10 respondents favor allowing "a few" caged chickens or ducks in the residential district (Chart 8). About half favor allowing no more than 10 chickens/ducks (Chart 9).

Respondents have split opinions about allowing residential construction in the agricultural zone on parcels less than 35 acres that are split by natural or manmade partitions. A slight majority is in favor, but a substantial minority are opposed (Chart 10).

About seven in 10 respondents agreed or strongly agreed to allow a limited number of non-farm residences in the exclusive agriculture zone (Chart 11).

Seven in 10 respondents agreed or strongly agreed that the roads in the Town meet their needs, and about 30% disagree or strongly disagree (Chart 12).

Nearly two-thirds of respondents said the Town does not need more blacktopped or sealcoated roads, and eight in 10 oppose a higher tax levy to pay for more blacktopped or sealcoated roads (Chart 13).

More than eight in 10 respondents said their road is blacktopped or sealcoated (Chart 14).

About six in 10 respondents with an opinion think there is a groundwater contamination problem in the Town (Chart 15).

Among those who believe there is a groundwater contamination problem, by far the largest proportion, four in 10, believe that agriculture is the primary source, rather than mining, industry, home septic tanks or other sources (Chart 16).

Six in 10 respondents are concerned or very concerned about tree disease in the Town (Chart 17).

Eight in 10 respondents favor a voluntary program with residents to ensure the future of the forestry resource in the Town. Respondents have split opinions about enforcing a tree health ordinance or providing cost-sharing for an enforced tree health program (Chart 18).

Light industry was the only type of business favored by at least half of respondents. A third preferred no business growth in the Town (Chart 19).

Respondents have split opinions about development of a Town industrial park or a Town business park, with more in opposition than in favor (Chart 20).

The largest percentage of respondents prefers moderate growth management policies rather than severely limiting growth or having no limits on growth. On a five-point scale, where 1 equals no limits and 5 equals severe limits, the average value was 3.1 (Chart 21).

Three-fourths of respondents oppose or strongly oppose allowing nonmetallic mining in their part of the Town (Chart 22). Majorities of respondents had multiple concerns about the impact of nonmetallic mining. Deterioration of road surfaces and groundwater contamination were the most frequently cited concerns (Chart 23).

Respondents favor population stability or modest growth at most in the Town. Nearly six in 10 would prefer the Town's population to remain about the same as now (Chart 24).

Over six in 10 respondents agreed or strongly agreed that they favor new residential development, but more than one in three disagree or strongly disagree (Chart 25). Respondents said they favor only single family homes in the Town but they do not want single family housing to be in subdivisions (Chart 26).

Eight in 10 respondents are satisfied or very satisfied with the current zoning ordinance (Chart 27). Three-fourths of respondents think the zoning ordinance is fairly enforced (Chart 28). Eight in 10 respondents are satisfied or very satisfied with the way the current zoning regulations have managed growth (Chart 29).

The most common sources of information about the Town of Mosinee are word of mouth and the Mosinee Times newspaper, utilized by two-thirds of respondents and nearly half of respondents respectively (Chart 30).

Six in 10 have visited the new Town of Mosinee website (Chart 31), and nearly eight in ten of those who have visited the new website are satisfied or very satisfied (Chart 32).

Few respondents regularly attend Town meetings. A third of respondents never attend meetings, while four in 10 rarely do so (Chart 33). Among respondents who have attended Town meetings at least occasionally, eight in ten said they are satisfied or very satisfied with the conduct of the meetings (Chart 34).

Less than eight percent of respondents said they are interested in becoming an inspector of elections (Chart 35). Based on the Town's adult population, there are more than 120 potential inspectors.

APPENDIX D: STATE COMPREHENSIVE PLANNING GOALS

State Comprehensive Planning Goals

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

1. Promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
2. Encourage neighborhood designs that support a range of transportation choices.
3. Protect natural areas, including wetlands, wildlife habitats, lakes and woodlands, open spaces, and groundwater resources.
4. Protect economically productive areas, including farmland and forests.
5. Encourage land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state government, and utility costs.
6. Preserve cultural, historic, and archaeological sites.
7. Encourage coordination and cooperation among nearby units of government.
8. Build community identity by revitalizing main streets and enforcing design standards.
9. Provide an adequate supply of affordable housing for all income levels throughout each community.
10. Provide adequate infrastructure and public services and a supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
11. Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local levels.
12. Balance individual property rights with community interests and goals.
13. Plan and develop land uses that create or preserve varied and unique urban and rural communities.
14. Provide an integrated, efficient, and economical transportation system that provides mobility, convenience, and safety, which meets the needs of all citizens including transit-dependent and disabled.

**Town of Mosinee
Comprehensive Plan
2017**