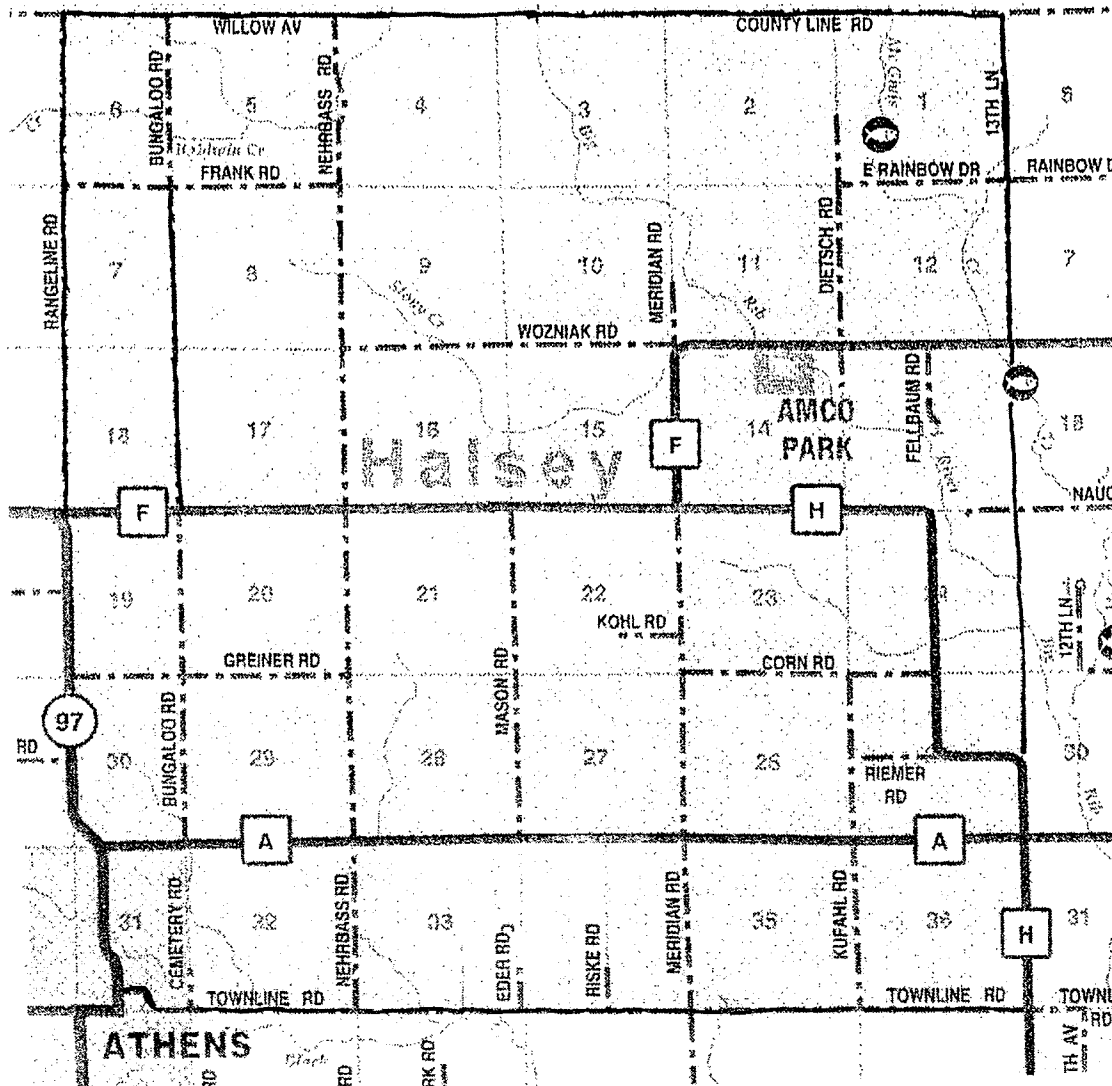


TOWN OF HALSEY COMPREHENSIVE PLAN

Adopted 2017

History of the Town of Halsey (Taken from the 1883-1983 Halsey Centennial Booklet)

The town of Halsey is part of the thousands of acres purchased by Fredrick Rietbrock, head of Rietbrock Land and Lumber Company. The settlement of the towns of Rietbrock and Halsey began in 1878. On November 15, 1883, the town of Halsey was incorporated from the town of Hamburg. The first chairperson was elected, and the town was named after Pierson L Halsey.



INTRODUCTION

Comprehensive Plan for the Town of Halsey, Marathon County, Wisconsin

RECOMMENDED FOR ADOPTION by the Town Plan Commission,

APPROVED AND ADOPTED THIS _____ day of _____, 2017.

Chairperson Scott Roesler

Supervisor Joe Schreiner

Supervisor Allan Riemer

The Town of Halsey has studied the issue of planning for the future of our community. Pursuant to Wis. Stat. § 66.1001, the nine (9) elements of this comprehensive plan are:

1. Issues and Opportunities,
2. Housing Element,
3. Transportation Element,
4. Utilities and Community Facilities Element,
5. Agricultural, Natural and Cultural Resources Element,
6. Economic Development Element,
7. Intergovernmental Cooperation Element, a key component to Coordination,
8. Land Use Element,
9. Implementation Element.

From this point on in this document the word “Town” refers to the Town of Halsey.

Each element may be a combination of maps, charts, goals and programs to guide the future development of the Town. The elements may require amendment as soon as more current data is made available.

INDEX

Subject	Page
Cover	1
Introduction	2
Index	3
Issues and Opportunities Element	4
Demographics	4
Population	4-5
Households	6
Age	7
Education Levels	7-8
Income Levels	8
Employment Characteristics	8-9
Housing Element	10
Transportation Element	11-12
Utilities and Community Facilities Element	13-14
Agricultural, Natural and Cultural Resources Element	15
Land Resources	15
Natural Resources	15-17
Soil Resources	17
Biological Resources	17
Cultural Resources	17-18
Economic Development Element	19
Intergovernmental Cooperation Element	22
Land Use Element	24
Pattern of Current Land Use	24
Forestry	24-25
Agriculture	25-27
Soil Type Cable	25-26
Soil Type Fenwood	26
Soil Type Mangor	26
Soil Type Rietbrock	26
Soil Type Rozellville	26
Nonmetallic Mines	27
Commercial	27
Implementation Element	28
Closing Comments	28
Maps	29-36
A: Town of Halsey Roads	29
B: 100 Year Floodplain Halsey	30
C: Wetland Types Halsey	31
D: Soil Associations Halsey	32
E: Prime Farm Land Halsey	33
F: Snowmobile Trails in Halsey	34
G: Big Rib River Fishery Area	35
H: 2000 Land use/Landcover Halsey	36
I: Businesses in Halsey by Section	37

I. ISSUES AND OPPORTUNITIES ELEMENT

DEMOGRAPHICS

The Town is about 33.1 square miles, with an elevation of 1,468 feet and has one (1) river; the Big Rib River with many named and unnamed tributaries. Halsey has a longitude 90.03 W and latitude 45.08 N. According to the Wisconsin Department of Natural Resources, the Rib River is a medium sized river, with gravel, rock and cobble substrate, offering trout fishing in the northern area. Halsey is part of the Upper Wisconsin watershed. The landscape is generally rolling hills for farming and wooded areas along the river and wetlands.

POPULATION

As of the 2000 census, there were 645 people in the town. **Table 1-1** below shows the 30-year trend with a 12% increase from 1970 to 2000 and a 26% increase from 1990 to 2000.

Table 1-1: Demographic Change

	1970	1980	1990	2000	% Change 1970 to 2000	% Change 1990 to 2000
Total Population						
Halsey	576	548	512	645	+12%	+26%
County	97,457	111,270	115,400	125,834	+29%	+9%
State	4,417,821	4,707,767	4,891,769	5,363,675	+21	+10

Source: WDOA, 2000

The population change in Halsey was less than the county and the state in the period of 1970 to 2000. However, the population change for Halsey was greater than the county and state from the total 10-year period of 1990 to 2000.

The population projection from the years 2000 through 2030 indicate how the population is predicted to change +23% according the Wisconsin Department of Administration; see **Table 1-2:**

Table 1-2: Population Projections 2000-2030

Total Population by Year								
	2000	2005	2010	2015	2020	2025	2030	% Change
Halsey	645	683	720	758	796	834	852	+23%
County	125,834	130,242	134,504	138,836	143,308	147,112	150,255	+19%

Source: Wisconsin Department of Administration

2030 number projected from 2005 DOA estimates based on countrywide growth rate rates.

The chart shows that Halsey's population growth is projected to be much larger than that of Marathon County.

The following table shows the population trends for the Town in comparison to the adjacent towns, county and state in the years of 1990 through 2005. See **Table 1-3a**.

Table 1-3a Population Trends (# of people in Halsey and adjacent towns)

Population Trends (# of people)						
Location	1990	2000	2005 Estimate	% Change 1990-2000	% Change 2000-2005	% Change 1990-2005
Halsey	512	645	672	7.9	9.6	7.6
Hamburg	768	910	955	18.5	9.5	8.0
Rietbrock	888	927	994	8.4	9.3	8.9
Rib Falls	860	907	986	9.0	9.2	8.7
Johnson	923	993	1025	9.0	9.7	9.0
Bern	550	562	581	9.7	9.7	9.5
Corning	795	826	855	9.6	9.7	9.3
Goodrich	454	487	496	9.0	9.8	9.2
Marathon County	115,400	125,834	128,632	9.0	9.8	8.9
Wisconsin	4,891,769	5,363,675	5,580,757	10.0	4.0	14.1

Source WDOA Demographic Service Center, US Census 2000, 1990

The trends in population show that Halsey may have a smaller percentage of growth than any of the other towns listed.

The following table shows the estimated population for the Town in comparison to the adjacent towns, county and state. See **Table 1-3b**.

Table 1-3b Population Estimate & Projections (# of people in Halsey and adjacent towns)

Population Estimates and Projections (# of people)							
Location	2005 Estimate	Projection 2010	Projection 2015	Projection 2020	Projection 2025	Projection 2030	% of change 2005-3030
Halsey	672	706	743	781	817	849	31.6
Hamburg	955	1,004	1,056	1,110	1,160	1,206	32.5
Bern	581	596	614	632	649	663	18
Rib Falls	986	1,034	1,087	1,140	1,190	1,236	36.3
Rietbrock	994	1,028	1,066	1,105	1,141	1,172	26.4
Johnson	1,025	1,052	1,083	1,115	1,144	1,168	17.6
Corning	855	865	879	893	902	907	9.8
Goodrich	496	507	519	528	536	542	11.3
Athens	1,112	1,142	1,178	1,215	1,248	1,275	16.4
Marathon County	130,242	134,504	138,836	143,308	147,112	150,255	19
Wisconsin	5,580,757	5,751,470	5,931,386	6,110,878	6,274,867	6,345,107	12.1

Source: WDOA Demographic Service Center, U.S. Census 2000, 1990

The trends in population show that Halsey may have a larger percentage of growth than most of the other towns listed.

HOUSEHOLDS

According to the 2000 census, there were 192 households, and 168 families residing in the Halsey, **Table 2-1** shows 30-year trend with a 28% increase from 1970 to 2000 and a 25% increase from 1990 to 2000.

Table 2-1: Demographic Change

	1970	1980	1990	2000	% Change 1970 to 2000	% Change 1990 to 2000
Total Households						
Halsey	149	169	153	192	+28%	+25%
County	29,771	37,865	41,534	47,402	+59%	+14%
State	1,328,804	1,652,261	1,822,118	2,084,544	+57%	+14%

Source: WDOA, 2000

The table shows that Halsey has a larger increase in the percentage of household growth versus the county or the state.

The following **Table 2-2** shows the average household size in comparison to the county and the state.

Table 2-2 Demographic Changes in Average Household Size

	1970	1980	1990	2000	% Change 1970 to 2000	% Change 1990 to 2000
Average Household Size						
Halsey	3.86	3.24	3.65	3.36	-14%	+0.2%
County	3.27	2.9	2.75	2.6	-20%	-5%
State	3.22	2.35	2.68	2.5	-22%	-7%

Source: WDOA, 2000

In 2000, the average household size in Halsey was larger in comparison to Marathon County and the State of Wisconsin.

The following chart indicates the household projections. See **Table 2-3**.

Table 2-3: Household Projections 2000-2030

Total Households by Year								
	2000	2005	2010	2015	2020	2025	2030	% Change
Halsey	192	207	223	240	255	270	278	+45
County	47,702	50,109	52,902	55,589	58,181	60,283	62,035	+30

Source: Wisconsin Department of Administration

2030 number projected from 2005 DOA estimates based on countrywide growth rate rates.

According to the Wisconsin Department of Administration, Halsey reflects a larger increase in the number of households than the county.

AGE

Understanding population distribution by age can be important in the planning process. Two age groups 1) people 5 to 17 years old, and 2) people 65 years and older, are often referred to as dependent populations and have different needs. **Table 3-1** lists the age distribution of Halsey in comparison to the county and state.

Table 3-1 Population by Age Group

Population by Age Group			
Age Group	Percent of Population		
	Halsey	County	State
under 5 years	10.5	6.4	6.4
5-9 years	9.3	7.5	7.1
10-14 years	7.8	8.0	7.5
15-19 years	9.9	7.7	7.6
20-24 years	3.4	5.4	6.7
25-34 years	14.0	13.0	13.2
35-44 years	17.1	16.5	16.3
45-54 years	14.1	13.9	13.7
55-59 years	2.8	4.8	4.7
60-64 years	2.8	3.8	3.8
65-74 years	5.0	6.4	6.6
75-84 years	3.1	4.8	4.7
85 and over	0.3	1.7	1.8
Median Age	31.2	36.3	36.0

Source: WDOA 2000

According to the median age group, the dependent ages of people have an aggregate of more than 25% of the total population.

EDUCATION LEVELS

Table 4-1 compares levels of education attainment in Halsey to the county and state.

Table 4-1 Education Attainment (population age 25 and over)

Educational Attainment (population age 25 and over)				
Educational Attainment	Halsey		County	State
	Number	Percent	Percent	Percent
Less than 9th grade	72	17.7	8.2	5.4
9th to 12th grade with no diploma	44	10.8	8.0	9.6
High School Graduate	194	47.8	38.0	34.6
Some College, no degree	65	16.0	18.3	20.6
Associates Degree	19	4.7	9.2	7.5
Bachelor's Degree	10	2.5	12.6	15.3
Graduate or Professional Degree	2	0.5	5.7	7.2
Percent high school graduate or higher		71.4	83.8	85.1
Percent bachelor's degree or higher		3.0	18.3	22.4

Source: WDOA, US Census 2000

According to the 2000 census, 71.4 % of the town residents have a high school education or higher. It compares to 83.8% for the county and 85.1% for the state. In the Town, there are 3% of residents that have a bachelor's degree or higher.

INCOME LEVELS

Income levels in Halsey have a median household income of \$44,625.00, which is less than the county but higher than the state. See **Table 5-1**.

Table 5-1 Income Levels, 2000

Household Income Level, 2000				
Income Level	Halsey		County	State
	Number	Percent	Percent	Percent
> \$10,000	12	5.9	5.9	7.1
\$10,000 - \$14,999	12	5.9	5.4	5.8
\$15,000 - \$24,999	18	8.9	12.3	12.7
\$25,000 - \$34,999	27	13.3	13.1	13.2
\$35,000 - \$49,999	49	24.1	19.4	18.1
\$50,000 - \$74,999	62	30.5	25.2	22.7
\$75,000 - \$99,999	12	5.9	10.5	10.9
\$100,000 - \$149,000	7	3.4	5.4	6.4
\$150,000 - \$199,999			1.3	1.5
\$200,000 or more	4	2	1.6	1.5
Total Households	203		100	100
Median Household Income	\$44,625.00		\$45,165.00	\$43,791.00

Source: WDOA, 2000

EMPLOYMENT CHARACTERISTICS

Table 6-1a illustrates the breakdown of the employment population by occupations in the year 2000 for the Town.

Table 6-1a Occupation by Sector, 2000

Occupation by Sector, 2000		
Sector	Number	Percent
Management, professional and related occupations	64	20.4
Service occupation	28	8.9
Sales and office occupations	57	18.2
Farming, fishing and forestry occupation	15	4.8
Construction, extraction and maintenance occupations	33	10.5
Production, transportation and material moving occupations	116	37.1
Total Employment*	313	

Source: WDOA, 2000

*Total Employment represents civilian employment age 16 and over

The following chart, **Table 6-1b**, depicts the occupations for the town residents as taken from the US Department of Commerce, Census Bureau, 2000 census.

Table 6-1b Occupation by Sector

Occupations Town of Halsey compared to Wisconsin by Percentage	Halsey	Wisconsin
Agriculture, forestry, fishing and hunting	22	4
Food and beverage store	12	3.5
Construction	11	10
Truck Transportation	10	4
Wood Products	7	1
Paper Industry	5	2
Motor Vehicle and Parts dealers	4	3
Healthcare	11	18
Social assistance	7	4
Finance and insurance	8	7

Source: U.S. Census 2000

Agriculture is the largest occupation by percentage. Motor vehicle and parts dealers have the smallest percentage of employees.

In conclusion, the charts indicate Halsey's rate of growth is steady and acceptable to the residents. The projected charts for the next 30-years will be further affected by economic trends which fluctuate unpredictably.

II. HOUSING ELEMENT

Housing is a significant aspect of any comprehensive planning effort. This section is an inventory and analysis of housing conditions in the Town. Housing is predominantly single family, with over 91% owner-occupied. Almost 22% of the housing units were constructed over the last two decades, and housing values are higher than the median values for the county as a whole.

Table 7-1 shows the number of housing units by tenure and type, based on the 2000 census.

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

Area	Halsey	Marathon County	Wisconsin
Total Occupied Housing Units	192	47,702	2,084,544
Owner Occupied Units	175	36,091	1,426,361
Renter Occupied Units	17	11,611	658,183
Average Household Size	3.36	2.6	2.5
% Owner Occupied	91.1	73.7	68.4
% Single Person Household	10.9	23.6	26.8
% with Householder 65 years and older	17.2	21.7	21.5

Source: 2000 Census: STF-1 Data

Analysis shows the average household size and percent of owner-occupied households is larger than the county or the state.

The following points describe conditions for housing structures that are encountered in the Town.

- A. Residential Single Family Dwelling and Manufactured Housing: This is a six (6) year average of four (4) new homes built per year, excluding replacement homes. Mobile homes will be allowed with the same provisions as for constructed single-family homes. Currently, the minimum acreage allowed for new single-family home is one (1) acre. All new homes may be placed in any area, except a floodplain or wetland.
- B. Multi-family dwellings will be allowed in the Town, but will be examined on a case-by-case basis.
- C. Senior Housing and special needs individuals. Presently, there are no separate dwellings for senior residents, persons with special needs or affordable housing. If the need arises, the issue will be brought before the Town Board.
- D. Subdivisions: There is presently one (1) subdivision in Halsey. If the need or desire for more subdivisions arises, approval must be obtained from the Town and County.
- E. Recreational/Cabin Buildings: The Town may allow Recreational/cabin buildings.

In conclusion, our housing needs are sufficient at the present time, and will be addressed as the needs or conditions arise.

III. TRANSPORTATION ELEMENT

There are three (3) County Highways, A, F, H, and one (1) State Highway 97, running through the Town of Halsey. There are numerous local roads totaling 38 miles. See **Map A: Town of Halsey Roads**, see page 29.

State Highway 97 is a major collector. County A, H, and F are minor collector highways. They collect traffic from local roads and provide links to all remaining smaller communities.

Miles for major collector, minor collector and local roads are indicated in Table 8-1.

Table 8-1 Road Mileages by Jurisdiction and Functional Class

Road Mileage by Jurisdiction and Functional Class				
	Functional Classes			
Jurisdiction	Major Collector	Minor Collector	Local	Totals
State	2.0	-	-	2.0
County	-	13.33	4.0	17.33
Town	-	-	38.0	38.0
Totals	2.0	13.33	42.0	57.33

Transit and Transportation Systems

1. **Bicycling and Walking**
Walking and bicycling are legally allowed on all state and county highways and local roads within the Town.
2. **For seniors and persons with special needs.**
At this time, they are served by the Aging and Disability Resource Center of Central Wisconsin. When the need arises, the issue may be brought before the Town Board.
3. **Railroads**
The Amtrak station near Halsey is in Tomah and Portage, Wisconsin, at 80 and 100 miles respectively from the center of the Town. Trucks provide access to commercial shipping by state, county and local roads.
4. **Air**
The Central Wisconsin Airport located in Mosinee, Wisconsin is the closest major airport at approximately 41 miles from the center of Town. There are minor airport hubs located within a 40-mile radius of the Town, including Medford, Merrill, Wausau, and Marshfield.

5. Trucking.

Trucking is allowed to transport vital goods and services to local businesses without temporary weight restrictions. All state, county and local roads are maintained year around. All county highways and local roads in the Town do have temporary weight restrictions and may limit hauling capacity during the spring of each year.

6. Water.

There are no harbors or ports in the Town, so there is no significant water transport of passengers or freight. Wisconsin lakes and rivers are public resources, owned in common by all Wisconsin citizens under the state's Public Trust Doctrine.

7. Construction, maintenance and plowing.

The Town Board reviews local road conditions. They address any transportation concerns that may arise to keep local roads safe for all travel. The Town owns and maintains equipment to keep the roads in repair for year-round travel.

Issues

Roads were not built to withstand the heavy trucks and equipment of today.

Goals

Work together with the Department of Transportation and Marathon County to find viable solutions to local issues with transportation.

IV. UTILITIES AND COMMUNITY FACILITIES ELEMENT

Residents have their own private wells and sanitation systems. Companies outside our Town provide electricity and telephone services. Future development may require consideration of municipal water and waste water systems. At this time, recycling and disposal services are available at the Town garage. Processors for items such as used oil is recycled through local garages for substitute heating, batteries & appliances—Clean Up America, which is available upon appointment, etc., that are not accepted at the Town garage are available elsewhere.

Cemetery

Halsey has one public cemetery. There is one private cemetery, located in section 25.

Power Generating Plants

There is no power generating plant in Halsey, as Wisconsin Public Service, Excel Energy and Taylor Electric produce power and American Transmission Company (ATC) coordinates planning and construction.

Onsite wastewater treatment technologies

There are no onsite wastewater facilities in Halsey, as residents have their own private wells and sanitation systems.

Telecommunication facilities

There is one cellular telephone tower, located in section 19, which has emergency management capabilities.

Transmission Lines

There are no major transmission lines in Halsey. Future plans shall be coordinated with the county, ATC and other appropriate authorities.

Healthcare facilities

There are five hospitals that service the Town; they include Aspirus Hospital in Wausau, St Claire Hospital in Weston, St Joseph's Hospital in Marshfield, Memorial Hospital in Medford and Good Samaritan Hospital in Merrill, Wisconsin.

There are many clinics that service the area: Marshfield Clinic, and its subsidiaries; the Aspirus Clinics, and its subsidiaries. Athens also has the Hope Clinic.

Childcare

There are no private or public childcare facilities in Halsey at this time. Public childcare is available Christian Care Daycare located in the town of Hamburg approximately 10 miles from the center of Halsey.

Library

The county provides library services and the closest branch is located in Athens.

Parks

Halsey has one (1) county park, AMCO Park located in section 14.

Public Facilities

We have a Town Hall for meetings, which also can be rented for private occasions, with established rules and specified fees.

Schools

Halsey is serviced by the Athens School District. There are several home and private schools located within the Town.

There are several universities and technical colleges that are within a thirty-mile radius of Halsey; they include the University of Wisconsin branches in Wausau and Marshfield; Upper Iowa University in Wausau; Cardinal Stritch University in Rothschild; Northcentral Technical College in Wausau, with branches in Medford, Spencer and Stratford; and Rasmussen College, which is in Wausau.

Other public facilities

The Athens Area Fire and Ambulance Department services the Town of Halsey, as does the Marathon County Sheriff's Department. Both are presently sufficient for the Town's needs.

Goals:

Work together with federal, state, county and local governments to keep services and aid available to all residents and landowners of the Town.

V. AGRICULTURAL, NATURAL AND CULTURAL RESOURCES ELEMENT

Most of the community consists of small and large farms. Our Town would like to maintain the rural farming atmosphere.

Land Resources

Halsey is about half farmland and half forest. There are aquatic, agricultural and dairy farms; and also, several nonmetallic mining operations in the Town. See the Land Use Element for agricultural, forestry and nonmetallic mines.

Natural Resources

Water Resource

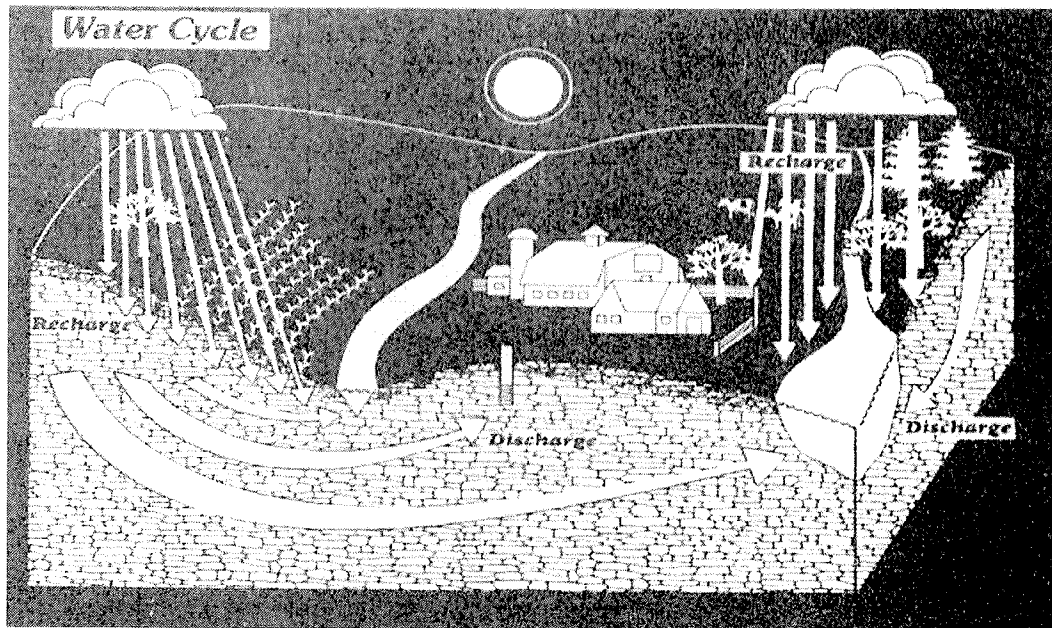
Rivers/Streams. The primary river is the Big Rib River, which is part of the impaired water system. It is also part of the County's Watershed Program. Creeks and streams found in the Town are: Stoney, Black, McGinnis, Dwerek, Baldwin, Pearson and unnamed tributaries.

Floodplain. A floodplain is an area that experiences flooding during a 100-year storm event; typically, adjacent to rivers, creeks and streams. The floodplain is located along the Big Rib River according the Federal Emergency Management Agency (FEMA). Future amendment to flood plan designation will be coordinated with the Town after early notification. See **Map B: 100 Year Floodplain, Halsey**, on page 30.

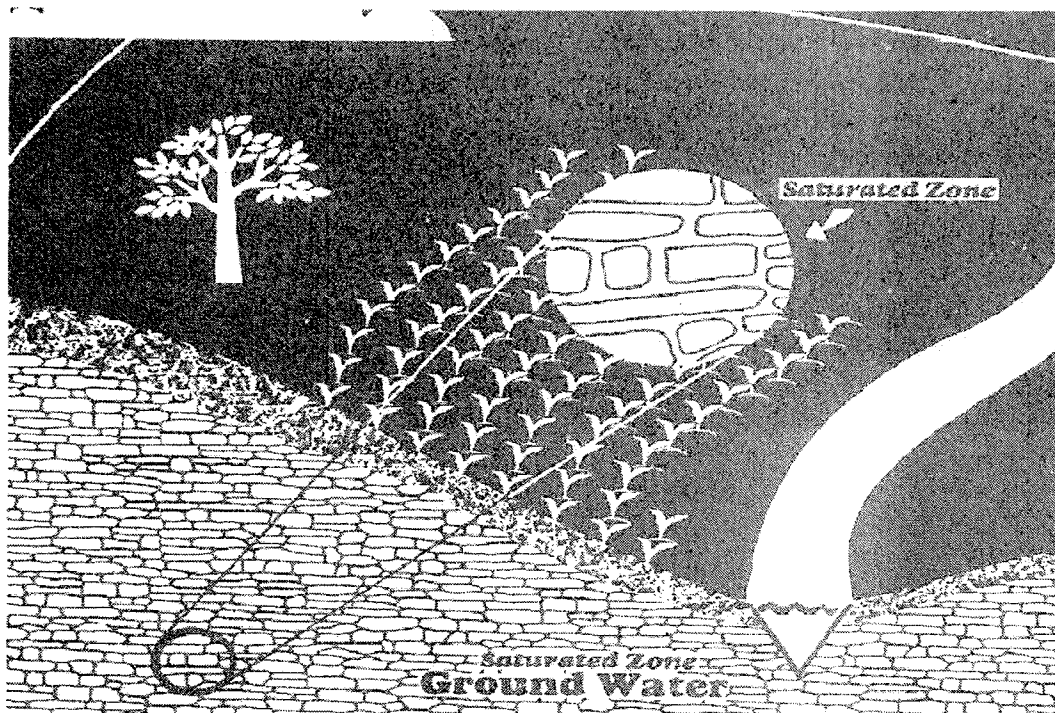
Wetlands. Wetlands are defined by the state as a transitional area between open water and upland, many types characterized by amount and type of vegetation, soils and degree of water cover. Halsey has some wetlands that are classified as forested, filled/drained, emergent/wet meadow and scrub/shrub. Refer to **Map C: Wetland Types, Halsey**, see page 31.

Groundwater. Water seeps through the soil into the underlying rocks. It moves slowly, but continuously through pores and fractures. The rate of flow varies from several feet per day to just a few inches per year. Generally ground water travels faster through porous rock with small pores like crystalline rock. Ground water flows faster if there are fractures in rock structures. See the diagram on the next page for a description of the water cycle flow system, as from the Department of Administration, Groundwater and Radioactive Waste in Wisconsin.

Air Quality. Air pollution control is regulated by the EPA (Environmental Protection Agency) and DNR. Refer to the following website:
<http://dnr.wi.gov/topic/AirQuality/rules.html>.



Ground water flows from upland recharge areas to lowland discharge areas, such as lakes, streams, springs, rivers and many wetlands where the water table meets the land surface. The groundwater from the Town is part of the Upper Wisconsin Central and Mississippi watersheds. Photo taken from WISCOM Dept of Administration.



The diagram above indicates the saturation zones for ground water and their effects on the aquifer systems. Photo taken from WISCOM Dept of Administration.

Most of Wisconsin is underlain by several aquifers. The Big Rib River is part of the dendritic drainage system along with the rivers in the forest transition area of Wisconsin according to the DNR.

Groundwater quality is determined by minerals that are naturally contributing to the aquifers through the saturation of those waters. Some of those minerals could include iron, zinc, nitrogen compounds, lead and phosphorus.

The challenging issue is that the pollution of water can come from the air, on land or underground and each kind risks leaching into the ground water.

Soil Resources

Soil types--- Halsey is primarily of Magno-Cable soils, with a smaller area of Fenwood-Rietbrock-Rozellville soil associations. Refer to **Map D: Soil Associations, Halsey**, see page 32.

Soil erosion— Water quality is affected by the potential loss of productive farmland and impact of sediment and nutrient runoff. However, soil erosion can also result from mining, building, road construction, and forest clearing. Erosion is approximately 2.0 to 3.0 tons/acre per year.

See **Map E: Prime Farm Land, Halsey**, on page 33, for the soil types for Marathon County that shows the land that is used for farming is very good, especially for food and forage crops and ginseng.

Biological Resources

Vegetation

The original vegetation of the town was deciduous and evergreen forest. Approximately 50% of the town is still forestland, especially in the northeastern region along the Big Rib River.

Wildlife

There are wide variety of game and non-game wildlife species in the Town.

Cultural Resources

“Cultural resource” is a phrase used to describe archaeological sites, historical buildings and landscapes, historic transportation cultural properties important to American Indians or cultural groups. Those resources can include items around us to signify our heritage.

Historical Land Marks--Halsey has no historical landmarks that are registered by the Federal government. However, there are four historical properties in Halsey that have been previously surveyed and included in the Wisconsin Architecture & History Inventory (AHI).

Cemeteries, Burial Mounds, Other Burial

The State Historic Preservation Office (SHPO) has identified historical cemeteries in both Halsey and in the Village of Athens nearby.

Parks

Marathon County's AMCO Park is located in section 14 in the Town.

Recreational

There are several seasonal usage trails, including snowmobile and limited ATV trails. Refer to **Map F: Snowmobile Trails in Halsey**, see page 34.

Also, there is trout and rough fishing in the Big Rib River and its tributaries. Refer to **Map G: Big Rib River Fishery Area**, see page 35, indicating the trout streams in the Town.

Metallic and non-metallic mines

There are several nonmetallic mines in the Town, near the Big Rib River. See the Land Use Element.

Issues for Cultural Element

- Loss of barns and other farm buildings
- Protection of archaeological sites and cemeteries
- Rural character and historical resource
- No recognition of historical places in the Town

Goals:

- Encourage the Town to document and publicize local sites, structures or events that contribute to their heritage.

VI. ECONOMIC DEVELOPMENT ELEMENT

When planning for the future of our Town, the local economy directly influences the local growth and development. Some of our residents work in surrounding communities. Changes in major industries and small businesses can impact jobs and growth far beyond the Town's boundaries.

A. Town Economic Environment

Historically, Halsey's economy was based on forest resources and agriculture. The economic health and vitality of Halsey is affected by the economic health of the agricultural economy. Halsey and Marathon County's agriculture is in a depressed state due to a downturn in prices for agricultural goods such as milk and ginseng.

B. Agricultural Economy

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

- Net farm profits are increasingly a function of United States Department of Agriculture support payments.
- The low entry rate into agriculture reflects the high capital investment and low profit margins.
- Dairy production is now more concentrated; the average size of dairy herds increased from 42 cows in 1990 and 62 cows in 2001. Halsey has one (1) mega farm with more than 1,000 animals.
- The immigrant work force associated with farms impacts public services such as schools, social services and law enforcement.
- Cropland and open space are being broken up into smaller acreage for rural residential construction due to the lack of viability and need to revise land use to meet the demands of the landowners and public demand.
- Cropland production is being concentrated into fewer, larger operations.
- Environmental regulation of farms, forest and residential use by the State and Federal government continues to increase. Each is identified as a potential major non-point source of water pollution (sediment and nutrients) in the U.S.

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.

C. Local Economic Environment

In 2002, there were 243 people employed in Halsey. A breakdown of employment by industry is shown below. Data show that most people were employed in the self-employed/farm sector, with 222 employees. The "Other" sector is the second largest and only other employment industry with 21 workers. This information is provided in **Table 11-1**.

Table 11-1 Population and Employment by Sector, 2000

POPULATION	645
EMPLOYMENT	
Commercial	-
Manufacturing	-
Service	-
Other	21
Self-Employed/Farm	222
TOTAL	243

Source: Marathon County 2030 Population and Employment Projections Methodology Report, NCWRPC, 6/03

D. Employment Projections

The North Central Wisconsin Regional Planning Commission (NCWRPC) computed employment projections, based on the assumption that the historical growth rate described above would continue through 2030. These projections are shown in **Table 11-2**.

Table 11-2: Employment Projections in 5-Year Increments

Year	Total Employment by Year						
	2000	2005	2010	2015	2020	2025	2030
Halsey	243	237	230	224	218	211	205
County	72,508	75,625	78,742	81,859	84,976	88,093	91,210

Source: Marathon County 2030 Population and Employment Projections Methodology Report, NCWRPC, 6/03

By 2030, Halsey is estimated to have 205 workers.

Table 11-3: Percent Change in Employment, 2000-2030

	Percent Change in Employment by Growth Rate		
	Low Growth	Moderate Growth	High Growth
Halsey	-20	-18	+7
County	+21	+26	+34

Source: Marathon County 2030 Population and Employment Projection Methodology Report, NCWRPC, 6/03

The employment forecast in **Table 11-3** indicates decreased employment in the Town in comparison to the increase of the county's employment.

E. Major Employers by Community

Most residents in the Town are self-employed/farm sector of the economy, the balance of the residents work in Medford, Merrill, Wausau and Marshfield. For example: Aspirus Clinics and Hospitals, Weathershield Manufacturing, Marathon Cheese, Kraft Foods, Wausau Insurance, St Joseph Hospital and Marshfield Clinics, etc.

F. Issues

- a) **Employment Opportunities** - Employment opportunities are sought in the urban surrounding area within commuting distance of Halsey.

- b) Larger and heavier equipment damages local roads and all traffic is increasing. Local roads were not constructed to accommodate modern machinery.
- c) Conflicts between various land uses in rural areas possible.

Goals:

- a) The Town's goal is to support the strengthening of key economic sectors through retention and expansion.
- b) Address larger and heavier equipment with weight limits on roads, not to over burden the taxpayers
- c) Work together with the Department of Transportation and Marathon County to access funds to upgrade roads.
- d) Review and update of economic development strategies and programs.
- e) Promote and maintain farming, fisheries, forest products, nonmetallic quarries/mines and processing of those products.
- f) Encourage the retention and creation of employment opportunities.
- g) To promote or coordinate with other communities' health care services, for example, the Visiting Nurses Association (VNA), Meals on Wheels, Med-i-van, Aging and Disability Resource Center and the Loan Closet.
- h) Encourage tourism.
- i) Identify & promote local government efficiencies
- j) Encourage and develop a new generation of leadership.

VII INTERGOVERNMENTAL COOPERATION ELEMENT

Intergovernmental cooperation involves working with neighboring communities, school districts and all other local government units. Cooperation is the key element.

Adjacent Town Governments

Halsey shares municipal borders with the Towns of Hamburg, Bern, Rietbrock, Johnson, Goodrich (Taylor County) and Corning (Lincoln County), also, the Village of Athens.

The Town of Halsey and its adjoining jurisdictions share a common rural character. It is critical that our community maintain its rural environment and economy as mutually beneficial opportunities for shared services arise.

Federal Agencies

Monitor federal programs and revenues flowing through the State to facilitate development of infrastructure and economic prosperity.

Regional Governmental Agencies

The North Central Regional Planning Commission (“NCRPC”) was formed under Section 60.0309 of Wisconsin State Statutes. The NCRPC is used in an advisory capacity and for services regarding local, state and federal planning issues.

State Agencies

The Department of Natural Resources, the Department of Transportation and the Department of Revenue are a few of the primary state agencies that must have good relationships with the Town to achieve the goals and objectives of this plan.

County Agencies

Marathon County has some jurisdiction within the Town, for land use regulation pertaining to zoning and land division issues. The county must be made aware of the Town’s needs and desires when making future decisions that impact the environment or economy of the Town.

School District

The Town is in the jurisdiction of the Athens School District. That relationship with the school district can be characterized as cooperative. Regular and open communication is critical to ensure that the relationship will continue to be strengthened.

Conflict Resolution Process

Potential conflicts related to adjoining towns, village, county, state or federal agencies will be handled through appropriate channels for prompt and clear communication.

Agreements with Neighboring or Overlapping Jurisdictions

The Town has established both formal and informal agreements with adjoining and overlapping units of government. See list below:

- Fire Department Agreement with the Athens Area Fire Commission, and the Hamburg Volunteer Fire Department.

- Ambulance Service with the Athens Area Fire Commission, and the Hamburg Volunteer Fire Department.
- Snow plowing and road grading agreement with the Towns of Hamburg, Corning, Goodrich, Bern, Rietbrock and the Village of Athens.

Goal:

Open communications and participation with all levels of government decisions that may impact the Town is an important priority of intergovernmental cooperation for the future.

VIII. LAND USE ELEMENT

The Town landscape is that of a rural atmosphere, consisting mostly of farming, logging, non-metallic mining and recreation. Halsey is located in the northwestern section of Marathon County and borders both Lincoln and Taylor Counties. The Village of Athens is partially located in the southwest corner, Section 31, of the Town. Hamburg is located on Halsey's eastern border; Bern is on the western border; Rietbrock is on the southern border; Goodrich, Taylor County and Corning, Lincoln County are located on the northern border.

Agricultural, forests, recreational, residential, and commercial comprise the uses of the land in the Town.

Pattern of Current Land Use

Halsey's land consists of approximately 50 percent forests and 50 percent croplands. Forests are most prevalent in the northern half of the Town, although decreasing toward the western edge. The forests continue south along the Big Rib River, the major waterway in Halsey as it flows to the southeast into the Town of Hamburg, on its journey to the Wisconsin River. The land use categories are covered in **Table 8-1**. See **Map H, 2000 Land use/Landcover, Halsey** on page 36.

Table 8-1 : Land Use Cover Classification, 2000

Land Cover Category	Descriptions	Acres	% of Total Land Acres
Cropland	Tilled agriculture, prime farmland	7409	35
Specialty Crops	Ginseng, orchards, vineyards, nurseries, groves, cranberries, etc.	102	0
Other Agricultural	Fallow, pasture and undetermined agriculture, power lines and towers, municipal wells	2134	10
Woodlands	Forested land	7971	38
Barren Land	Unused open land in wooded areas, along streams, along roadsides	582	3
Recreation	Ball fields, golf courses, playgrounds, parks, trails, camp grounds, shooting ranges	0	0
Water	Open waters, such as lakes, ponds, streams, rivers, creeks, reservoirs	212	1
Single Family Residential	One family structures, farm residents, mobile home	479	2
Multi-Family Residential	Multiple family structures with three or more households, condo, duplexes, apartments	0	0
Commercial Services	Retail stores, taverns, restaurants, truck stops, gas stations, farm coops, farm implement dealership, automobile dealerships, business offices, motels/hotels, offices, telephone/gas company	0	0
Industrial	Saw/paper/lumber mills, dairies, industrial parks, trucking operations, distribution center	0	0
Quarries/ Gravel Pits	Mining operations	31	0
Public/Quasi-Public	Schools, churches, cemeteries, town halls, fire departments, National Guard	1	.03
Transportation	Airports, highways, road right-of-ways, railroads, logging roads	478	2
Total Land Acres		21203	100

Source: Marathon County Land Use Cover Database

Note: the acreages and percentages shown in Table 8-1 will vary because of aerial photos and are not intended to be accurate to the parcel level.

Forestry

The public benefits of managed forests dividends, regardless of public or private ownership, contribute great value. They include water conservation and stabilizations of stream flow through increased ground water storage and prevention of erosion and pollution. Also

contributed are a more attractive area for recreation, better habitat for forest game species, and clear running streams for trout. The majority of woodland owners take pride in their forests and the selected harvest of the timber. Halsey is approximately 50 percent forestland.

Table 8-2 shows the variety of tree species that grow in the town of Halsey, as found in each soil type, according to the U.S. Department of Agriculture.

Table 8-2 Woodland Management and Productivity by Soil Type

Soil Types	Fenwood	Rietbrock	Rozellville	Mangor	Cable
Wood Species					
Red Maple	X	X			X
White Pine	X				
Balsam Fir	X				X
White Ash	X	X		X	X
Black Ash	X				X
Black Spruce	X	X			X
Aspen	X	X		X	X
White Spruce	X	X			
Sugar Maple	X	X	X	X	
Basswood	X	X	X		
Red Oak	X	X	X	X	
Birch	X				

Source: US Dept of Ag, Soil Survey of Marathon County, 1989

The above chart indicates the wood species that are inhabitants of the forests in the Town according to the type of soils available. The Fenwood-Rietbrock-Rozellville soil association grows the greatest variety of trees.

The private landowners manage most forestlands in the Town.

AGRICULTURE

Halsey has one (1) mega farm in section 32 and numerous smaller family farms located primarily in the western and southern areas of the Town.

Large farms are a concern in the Town as there are conflicts between the residents and the agricultural operations. The conflicts include noise, odor, dust and others. The State severely limits local control of these issues and seems to be instituting greater limitations all the time. Fair and balanced state legislation is the only reasonable solution to this problem.

Halsey has dairy farms, aquatic and other forms of agriculture. The aquatic farms are located in section 15.

Halsey has several ground soil associations, the Mangor-Cable and the Fenwood-Rietbrock-Rozellville. Fenwood-Rietbrock-Rozellville is located along the Big Rib River Valley and the Mangor-Cable ground soil is the balance of the Town. **See Map D: Soil Association, Halsey**, on page 32.

Cable series consist of deep, poorly drained and very poorly drained soils on ground moraines. These soils formed in silty deposits and in the underlying loamy glacial till.

Permeability is moderate to moderately slow in the substratum. Slope ranges from 0 to 3 percent. Soil classification is coarse-loamy, mixed, non-acidic, frigid Typic Haplaquepts.

Fenwood series consists of deep, well-drained, moderately permeable soils on uplands underlain by bedrock. These soils formed in silty deposits underlain by loamy glacial till or in loamy residuum derived from the underlying bedrock or both. They are underlain by igneous and metamorphic rock. Slopes range from 2 to 30 percent. Soil classification is fine loamy, mixed Typic Glossoboralfs.

Mangor series are deep, nearly level and gently sloping, somewhat poorly drained soil in convex and concave areas on broad ground moraines. Most are irregular in shape and range from 20 to 2,500 acres. Soil classification is coarse-loamy, mixed Aquic Gossoboralfs.

Rietbrock series is deep, nearly level to sloping; somewhat poorly drained soil is along the edges of drainage ways, at the base of slopes on the convex or concave tops of broad knolls and ground moraines and uplands. Soil classification is fine loamy, mixed Aquic Gossoboralfs.

Rozellville series consists of deep, well-drained, moderately permeable soils on uplands. These soils formed by silty deposits underlain by loamy glacial till or in loamy residuum derived from igneous and metamorphic bedrock or both. Slopes range from 2 to 6 percent. Soil classification is fine loamy, mixed Typic Glossoboralfs

Prime farmland, as defined by the U.S. Department of Agriculture, is the land that is best suited to food, feed, forage, fiber and oil seed. It may be cultivated land, pasture, forest, or other land, but not urban and built-up land or water areas. Prime farmland produces the highest yields with minimal inputs of energy and economic resources, and farming it results in the least damage to the environment. Prime farmlands are usually located in the land associations groups 1 and 5, see **Map D: Soil Associations, Halsey** on page 32 and **Map E: Prime Farm Land Halsey** on page 33.

A recent trend in land use in some parts of the county has seen losses to industrial and urban uses. The loss of farmland to other uses puts pressure on the marginal lands that generally are more erodible, droughty, and less productive and cannot be easily cultivated. The landowners should decide the future use of these lands.

Crops produced in 1989 in the Fenwood-Rietbrock-Rozellville association soils included corn, oats and some alfalfa hay.

8-3: Land Capability Classes and Yields per Acre of Crops

	Corn	Oats	Bromgrass- Alfalfa	Timothy & Red Clover	Soybeans
Soil Type	Bushel	Tons	Bushels	Tons	Bushel
Fenwood	70	60	4	-	-
Rietbrock	85	75	4.5	5	30
Rozellville	90	80	5	4	30
Mangor	85	75	-	4	30
Cable	-	-	-	-	-

Source: U.S. Dept of Ag, Soil Survey of Marathon County, 1989

The **Table 8-3** indicates the Fenwood-Rietbrock-Rozellville association soils are the prime farmland in the Town of Halsey, followed by the Mangor-Cable association soils.

Nonmetallic Mines:

There are three (3) active non-metallic mines, mostly on the eastern edge of the Town, in sections 13, 23, and 24. These aggregate sources provide highway and building construction materials to individuals, municipalities and contractors. Aggregate sources exist because there is a demand for these materials. Economically, they add to the Town’s tax base, and may provide employment opportunities.

The following list shows the different types of rock that are available from the non-metallic mines in the Town. They include, but are not limited to, gravel, sand, granite rock and diabase all used for road base and construction. Locations of the nonmetallic mines are found on **Map I: Businesses Located in Halsey by Sections**, see page 37.

The State’s best management practices identify potential negative effects that will require monitoring by the Town.

Commercial:

Other commercial businesses spread throughout the Town are family businesses, e.g. furniture, siding and doors, taverns, merchandise stores, implement sales, repair shops, and horse carriage repair shop. See the **Map I: Businesses Located in Halsey by Sections**, see page 37.

The heritage of the Town is agriculture and forestry. Nonmetallic quarries were used in a supporting role. Since the early 1900’s and the evolution of roads, these have been the three primary land uses. The Town residents would like to maintain this rural atmosphere and family farm heritage.

In conclusion, the private ownership of land must be the Towns’ first concern. It is important to the Town because of the variety of businesses necessary for the future prosperity of the community. The use of land needs to be done in a manner that is beneficial to the land owners and the Town’s economy and environment.

Goal:

New businesses are welcome in our Town. The Town Board encourages entrepreneurs to bring their concepts to them for help establishing a presence in the community.

IX. IMPLEMENTATION ELEMENT

This final element provides information regarding the implementation of the strategies outlined in the previous eight elements. Implementation takes the form of carrying out the objectives and reviewing the suggestions of each element. From time to time, the Town Plan Commission will review and amend the goals, policies and objectives to be consistent with demographic, economic, political and environmental changes that occur.

While the plan contains the strategy and direction, it is the efforts of the government officials, local organizations, and Town residents that actually make the plan happen. The Town Board is empowered to utilize local ordinances and policies to accomplish objectives. Town residents may refer to the plan to see how it impacts their lives and property rights to take appropriate action.

The Town Board and the Town Plan Commission will refer to this comprehensive plan as a “guidebook” for decision making as outlined more specifically in individual Town ordinances, resolutions and policies.

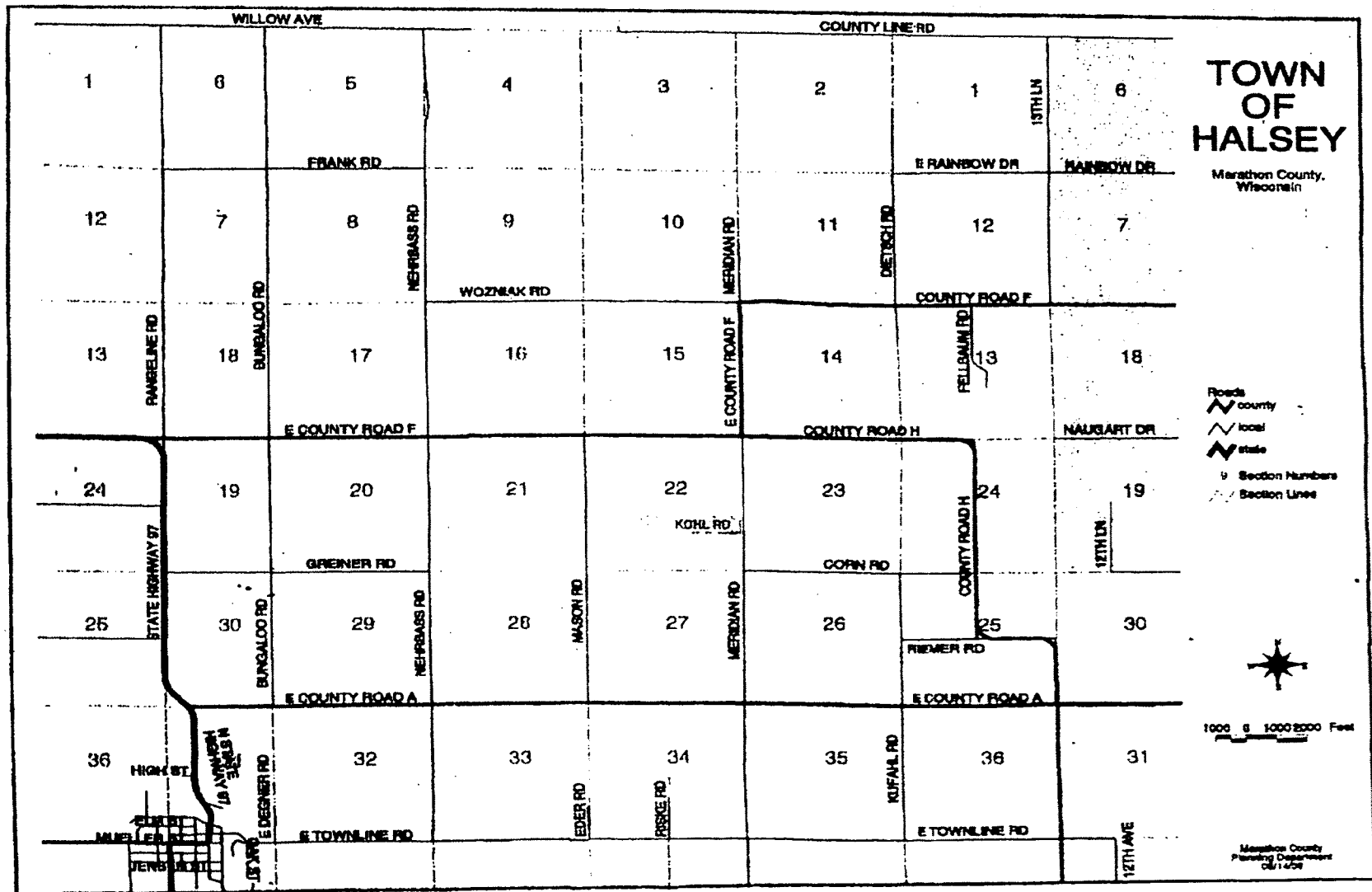
Recommended Implementation Schedule

The following schedule for implementation is recommended to achieve the goals of the plan. All items should be considered necessary to implement the goals of the comprehensive plan:

1. Adopt this comprehensive plan that satisfies the nine (9) elements listed in Wisconsin Statute § 66.1001.
2. Adopt a Town zoning code to implement and manage the goals discussed in this plan.
3. Consider the adoption of other ordinances as necessary to also assist in the implementation of this plan, such as land division and official mapping ordinances.
4. Continually review the plan’s source material and maps for updated versions that can better reflect the current data and status of the Town’s nine (9) elements.
5. At least every ten (10) years, adopt a formal amendment of the comprehensive plan in order to update it.

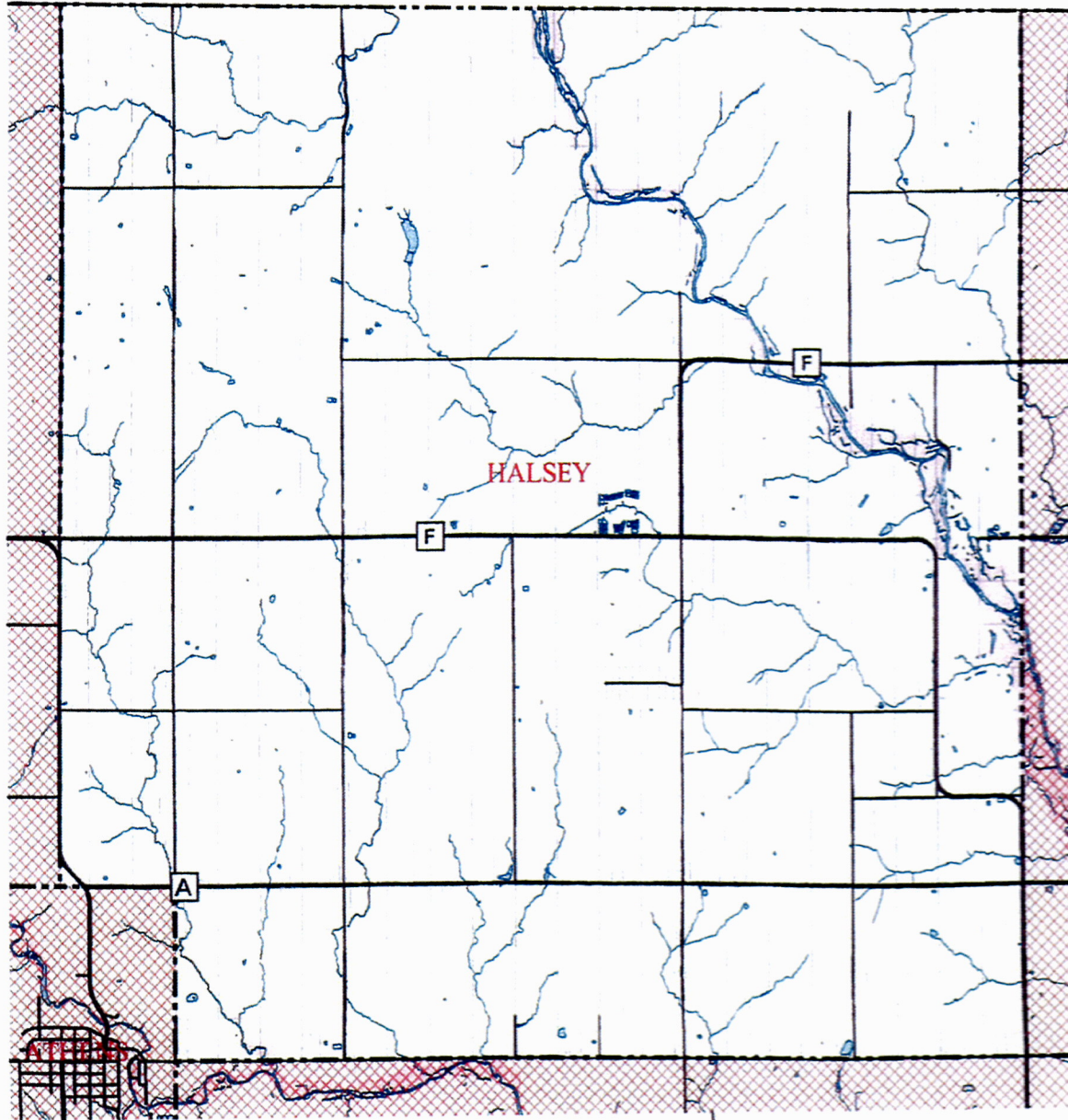
CLOSING COMMENTS:

This is the Town of Halsey’s plan for the future—but remember that it is only a PLAN. It can be amended at any time that if circumstances and/or desires warrant. In order for the plan to work, public participation is very important. Your voice can be heard by attending meetings, becoming a Town Board member, a plan commission member, other committee, board or body member, poll worker, etc. To keep our Town government, YOUR INVOLVEMENT IS NEEDED. Let’s make sure that this local control is passed on to our children and grandchildren.



These maps were created by Marathon County in 2000 and have been found to be inaccurate. As they are the only maps available, we submit these maps as a general guide subject to challenge by the Town. They should not be relied upon for any true delineation.

Map A

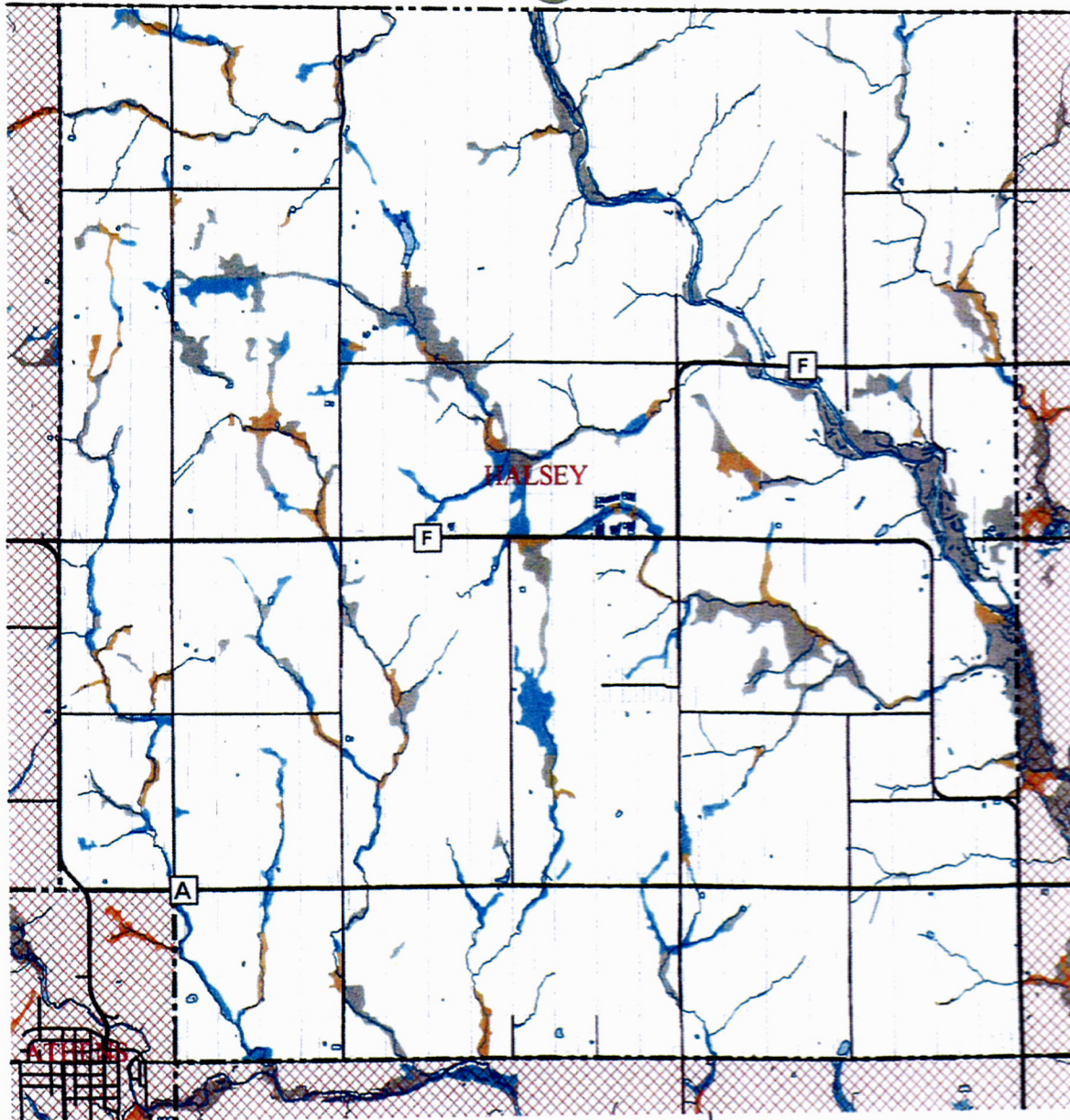


□ FEMA Floodplain

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

Map B:
100 Year Floodplain
HALSEY

These maps were created by Marathon County in 2005 and have been found to be inaccurate. As they are the only maps available, we submit these maps as a general guide subject to challenge by the Town. They should not be relied upon for any true delineation.

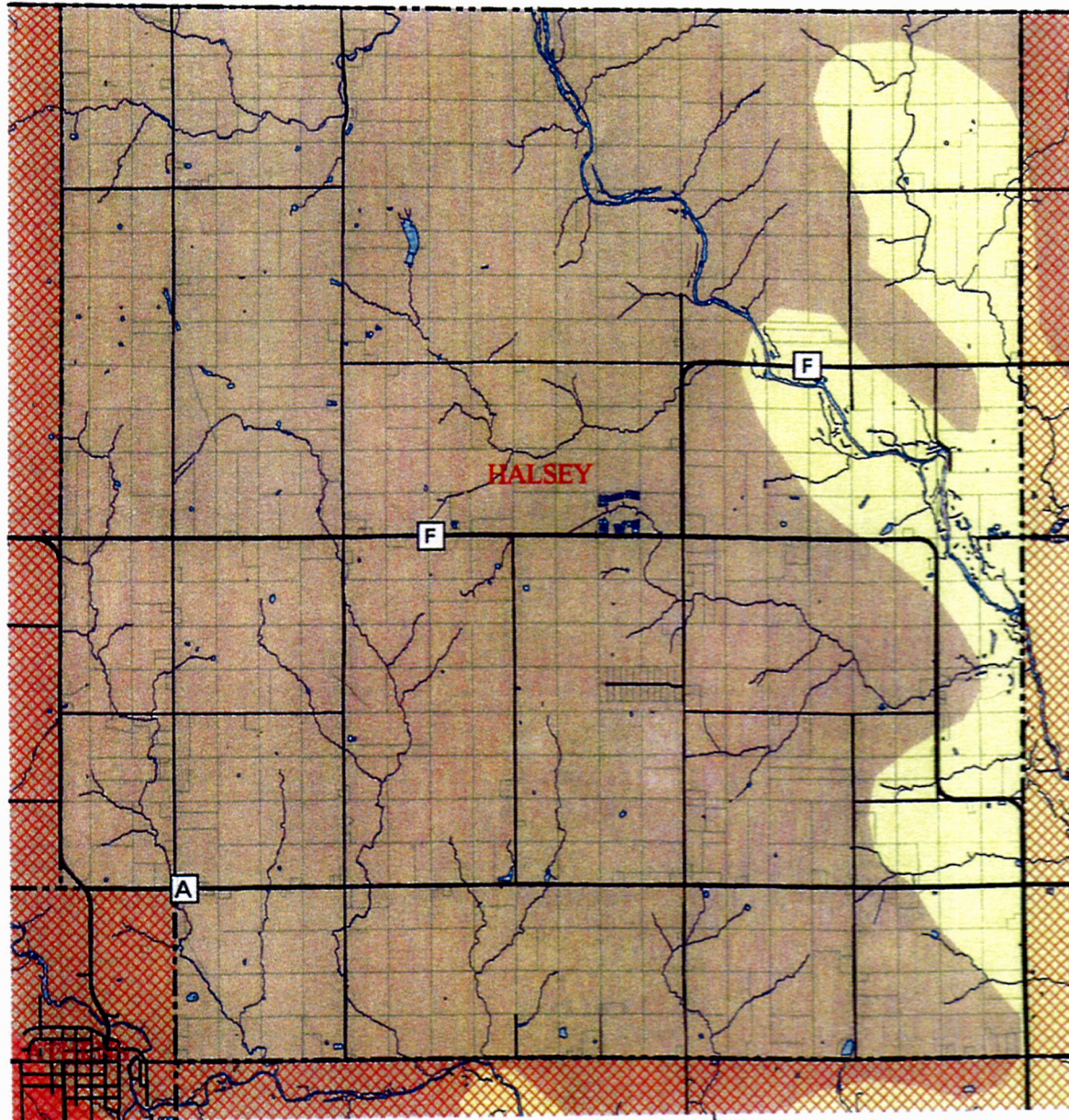


- | | |
|-----------------------|----------------------------|
| Aquatic beds | Flats/unvegetated wet soil |
| Emergent/wet meadow | Forested |
| Filled/draind wetland | Scrub/shrub |

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

Map C:
Wetland Types
HALSEY

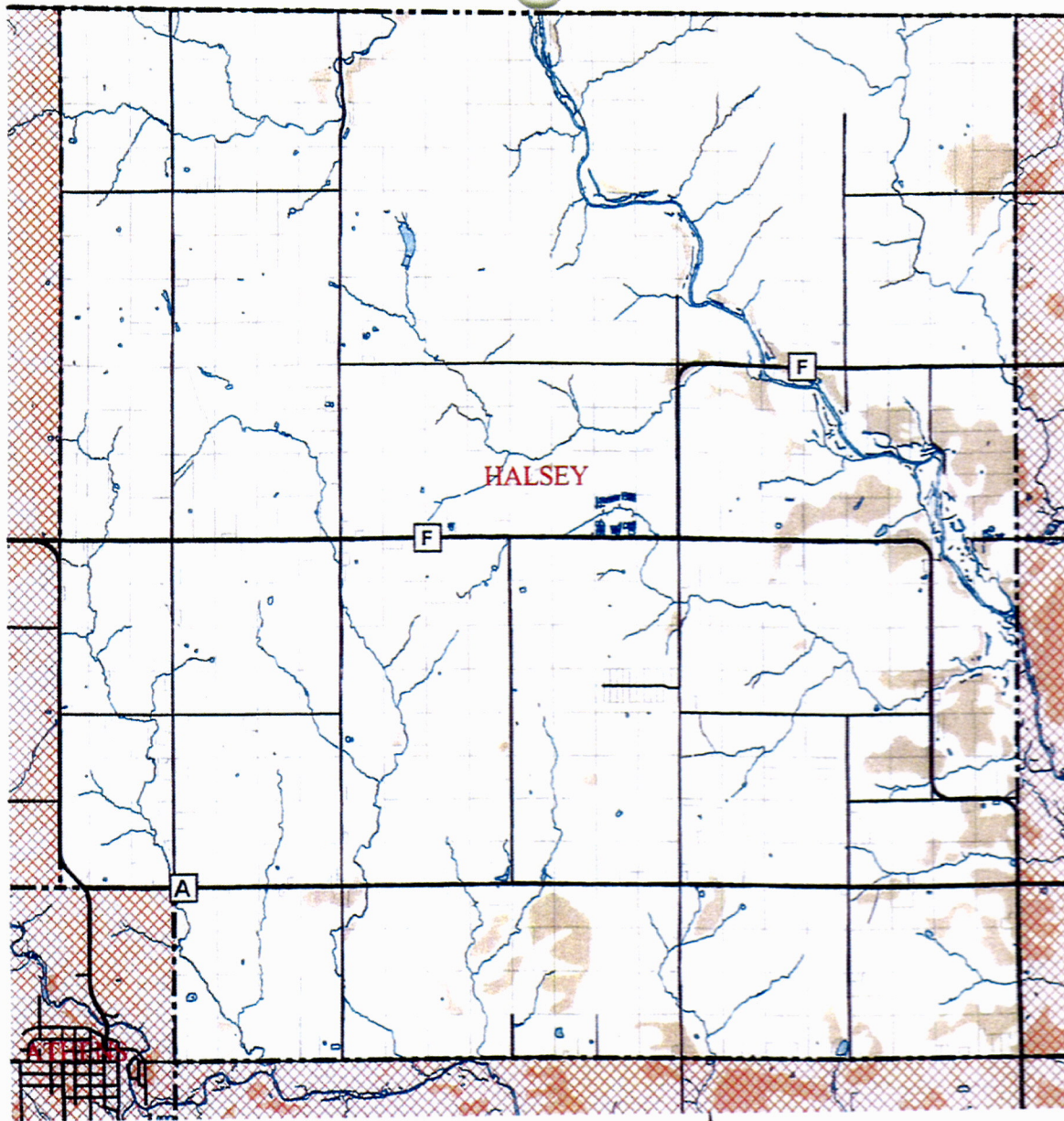
These maps were created by Marathon County in 2005 and have been found to be inaccurate. As they are the only maps available, we submit these maps as a general guide subject to challenge by the Town. They should not be relied upon for any true delineation.



- | | | | |
|-------------------------|-------------------------------|---------------------------|------------------------------|
| Magnor-Cable | Marathon-Mylrea-Moberg | Mahtomedi-Fordum-Sturgeon | Cathro-Seelyeville |
| Loyal-Withee-Marshfield | Fenwood-Rietbrock-Rozellville | Chetek-Rosholt-Oesterle | |
| Kennan-Hatley | Mosince-Meadland-Dancy | Mahtomedi-Graycalm-Meehan | Indicates other Municipality |
- Developed by Marathon County CPZ & GIS 2005

Map D:
Soil Associations
HALSEY

These maps were created by Marathon County in 2005 and have been found to be inaccurate. As they are the only maps available, we submit these maps as a general guide subject to challenge by the Town. They should not be relied upon for any true delineation.



Group 1: The soils in this group are the very best in Marathon County. The USDA classification for these soils are prime farmland Class 2 due to climate and growing season length. They are well suited for growing all crops.

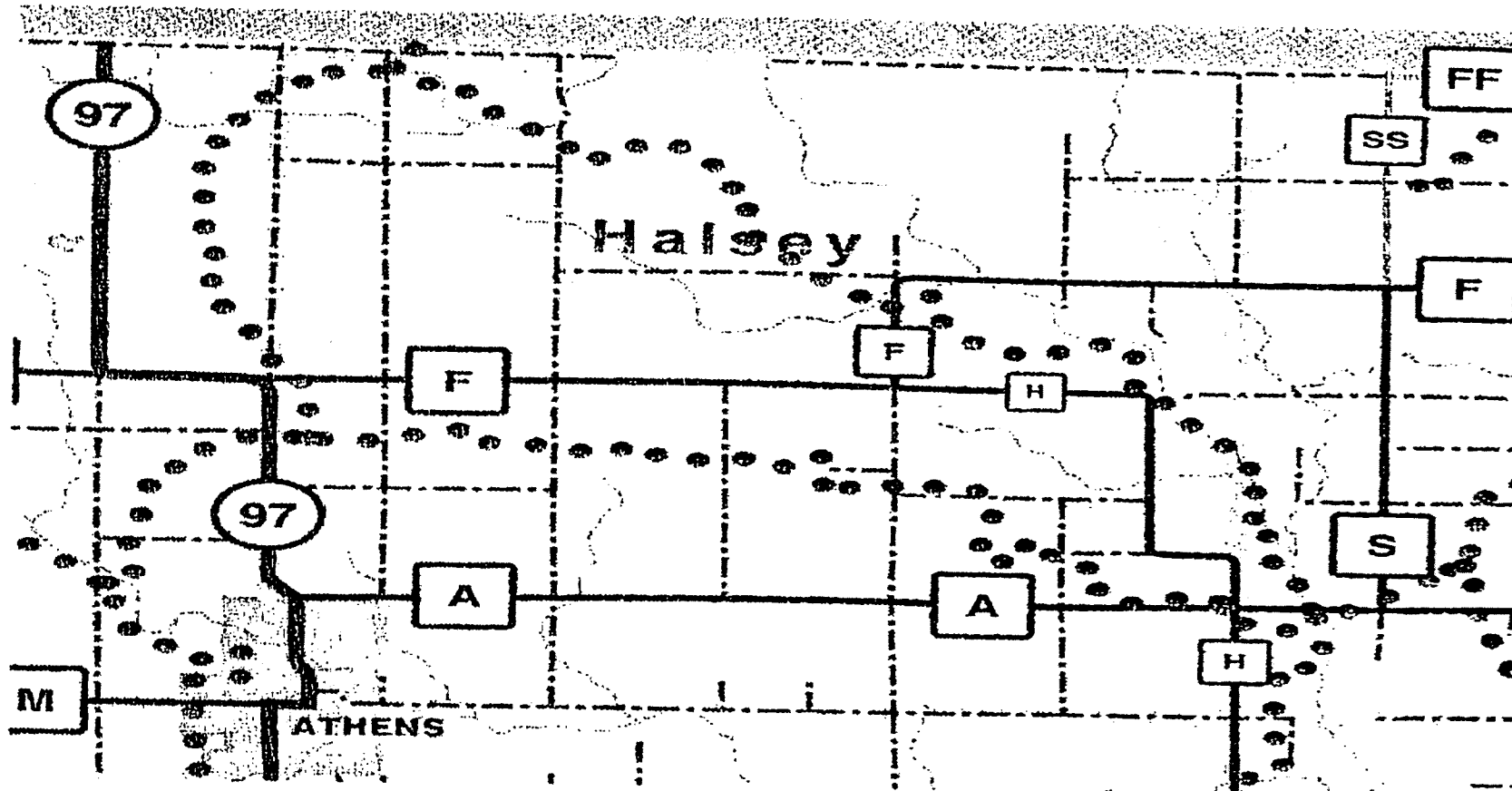
Group 2: The soils in this group are very good agricultural soils. They also are designated as prime farmland Class 2. These soils differ by having restricted drainage. In wet years they are more difficult to work and crops needing well drained condition (alfalfa, ginseng) do very poorly.

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

Map E:

Prime Farm Land
HALSEY

These maps were created by Marathon County in 2005 and have been found to be inaccurate. As they are the only maps available, we submit these maps as a general guide subject to challenge by the Town. They should not be relied upon for any true delineation.

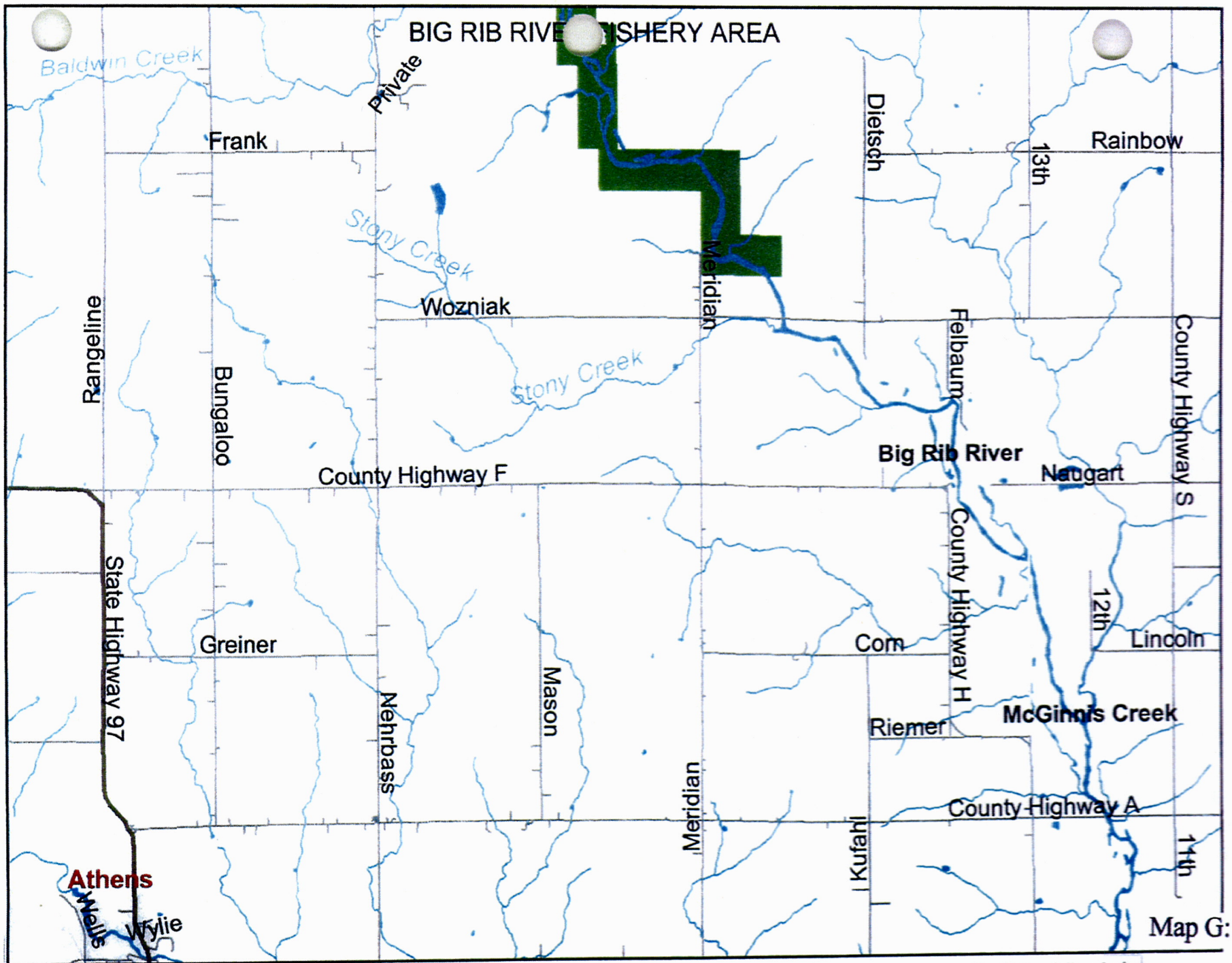


Snowmobile Trails in Halsey

Source: Marathon County Plat Book, 2003

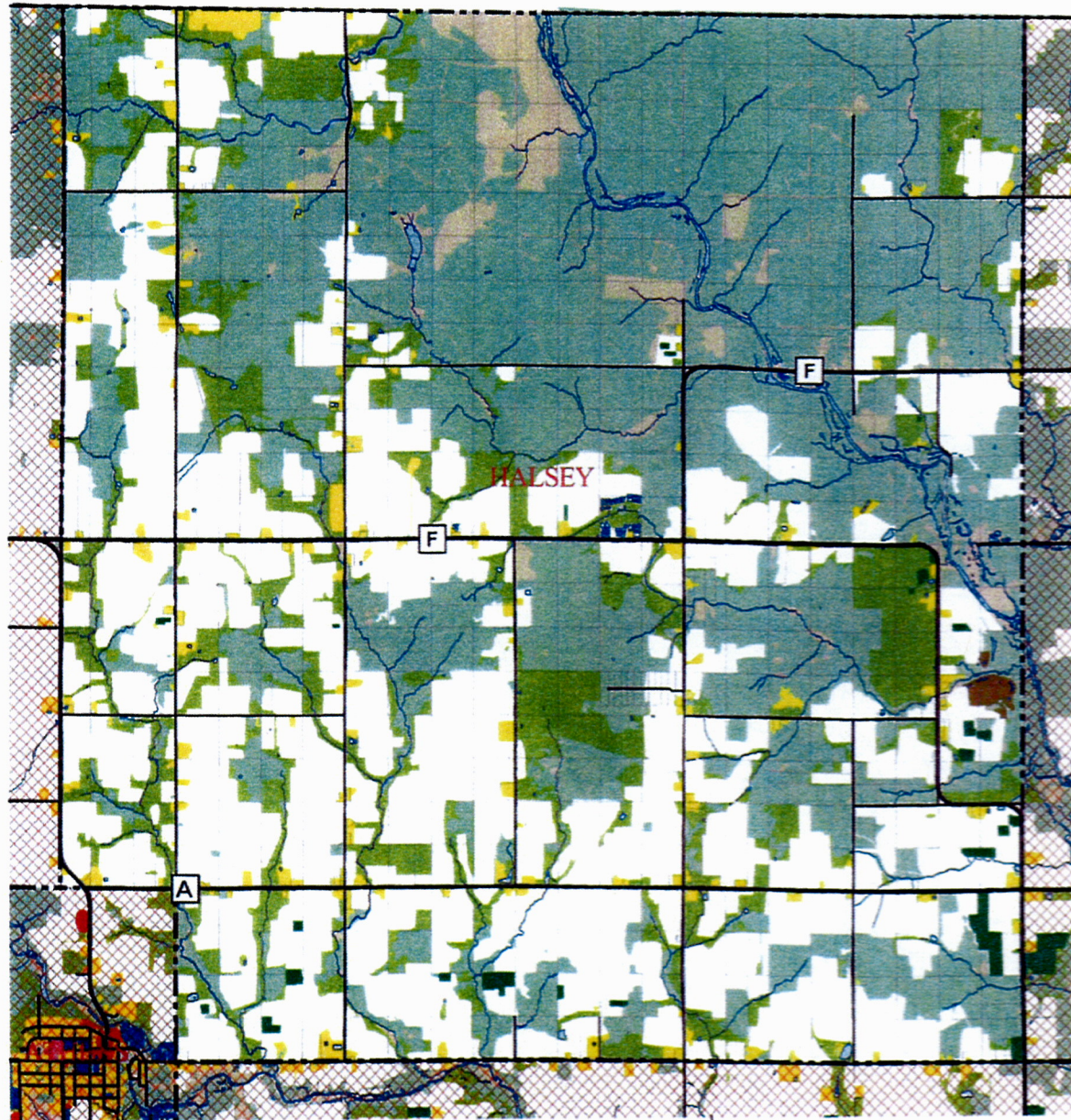
These maps were created by Marathon County and have been found to be inaccurate. As they are the only maps available, we submit these maps as a general guide subject to challenge by the town. They should not be relied upon for any true delineation.

Map F



Map G:

These maps were created by Marathon County in 2005 and have been found to be inaccurate. As they are the only maps available, we submit these maps as a general guide subject to challenge by the Town. They should not be relied upon for any true delineation.

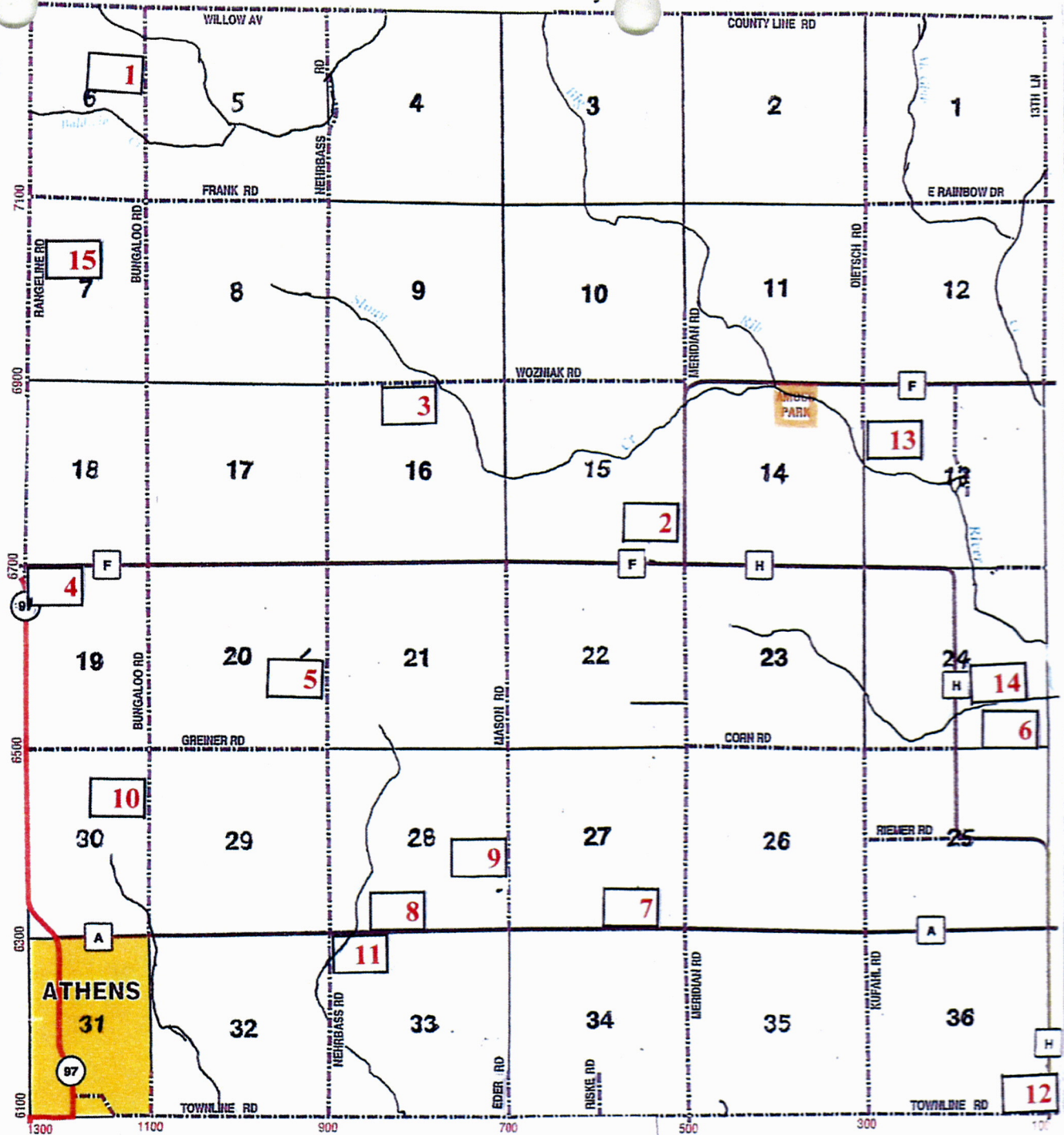


- | | | | | |
|---------------------------|----------------------|---------------------|------------|------------------------------|
| Single Family Residential | Industrial | Specialty Crops | Recreation | Transportation |
| Multi-Family Residential | Quarries/Gravel Pits | Other Agriculture | Woodlands | Vacant/Barren Land |
| Commercial Services | Crop Land | Public/Quasi-Public | Water | Indicates other Municipality |

Developed by Marathon County CPZ & GIS 2005

Map H:
2000 Landuse/Landcover
HALSEY

The maps were created by Marathon County in 2005 and have been found to be inaccurate. As the only maps available, we submit these maps as a general guide subject to challenge by the Town. They should not be relied upon for any true delineation.



Map I: Businesses in Halsey by Section

Number	Section	Description
1	6	Body Shop
2	15	Aquatic Farm
3	16	Electrician
4	19	Tavern
5	20	Furniture/Machinery
6	24	Non Metallic Mine
7	27	Body Shop
8	28	Retail Store
9	28	Buggy Repair
10	30	Steel Building Mfg
11	33	Furniture
12	36	Tractor Repair/Sales
13	13	Non Metallic Mine
14	24	Non Metallic Mine
15	7	Alternator/Electrical Repair

