

TOWN OF HEWITT

COMPREHENSIVE PLAN

2006

Town of Hewitt Town Board

Marathon County Conservation, Planning & Zoning
Department

URS, Inc.
MSA

PREFACE

The Town of Hewitt Comprehensive Plan Purpose Statement

The Town of Hewitt Planning Commission and Town Board have developed the Town of Hewitt Comprehensive Plan in accordance with Wisconsin Statutes 66.1001, with reference to the fourteen planning goals contained therein.

The purpose and intent of this comprehensive plan for the Town of Hewitt is to:

- Aid town officials in providing needed government services by the most efficient means possible.
- Preserve the natural character, community atmosphere and natural resources of the Town.
- Encourage good land stewardship.
- Manage development by utilizing appropriate and acceptable tools and methods, including county zoning.
- Encourage people who are using resources within the borders of the Town to work with neighboring property owners and with the land rather than against it.
- Respect landowners' property rights while working for community good.
- Allow opportunities for new and creative ideas.
- Meet state requirements.
- Assure local input.

The objectives recorded as part of this plan are considered subordinate to the stated purpose and intent. The objectives were created to aid town officials in fulfilling the stated purpose.

Land use is only one of the nine elements addressed in the Town of Hewitt Comprehensive Plan. That element was developed with the approach to work within the established system, including application of county zoning. Proposed changes in land use will continue to require appropriate zoning, changes to zoning through established procedures or special use exceptions as specified under the current zoning ordinance.

The Town subscribes to the ten county-wide guiding principles found in Appendix B.

The Town of Hewitt Comprehensive Plan may be amended at any time by the Town Board following the same process for initial plan adoption. This amendment process involves an evaluation of the plan by the Plan Commission. The Plan Commission then votes to recommend amendment to the Town Board. A public hearing is held before the Town Board can take final action to amend the plan. After review of public comment, the Town Board then votes to adopt the amended plan.

Town of Hewitt Conditions and Issues

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List of Acronyms

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

AADT—Annual Average Daily Traffic

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

BMPs—Best Management Practices

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.

CRP—Conservation Reserve Program

CTH—County Trunk Highway

CWA—Central Wisconsin Airport

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

DWD—Department of Workforce Development

EMS—Emergency Medical Services

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

FCL—Forest Crop Law

FEMA—Federal Emergency Management Agency

FIRM—Flood Insurance Rate Maps

HOME—Home Investment Partnerships Program

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

LHOG—Local Housing Organization Grant

LOS—Level of Service (related to amount of traffic and congestion on a roadway, measure from Level A, no congestion and freely moving traffic, to Level F, traffic gridlock).

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

MFL—Managed Forest Law

MPO—Wausau Area Metropolitan Planning Organization

NCHC—North Central Health Care

NCWRPC—North Central Wisconsin Regional Planning
Commission

NRHP—National Register of Historic Places

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

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

WDA—Wisconsin Department of Agriculture

WDNR—Wisconsin Department of Natural Resources

WDOA—Wisconsin Department of Administration

WDOT—Wisconsin Department of Transportation

WHEDA—Wisconsin Housing and Economic Development
Authority

WISLR—Wisconsin Information System for Local Roads

WPS—Wisconsin Public Service Corporation

1. Introduction and Summary

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

- The Town of Hewitt is located in northeast Marathon County with Lincoln and Langlade Counties on the north and STH 52 on the south boundary. The Town has experienced modest population growth over the past three decades, with an increase of 59 persons, or 12 percent.
- Residents anticipate increased development pressure as new development, including the construction of a new hospital and new Wausau East High School, will cause increased demand for residential lots.
- High bedrock levels along the southern edge of Hewitt make water availability unpredictable. Hewitt also has a fair amount of wetland that limits residential development locations.
- Hewitt residents are concerned about preserving the natural environment, including woodlands, wetlands and open spaces.
- Hewitt residents want to manage new development and preserve the rural character of the Town.
- Residents within Hewitt use individual on-site waste disposal systems and have private wells. High bedrock levels often require the use of holding tanks for waste disposal systems.
- Most housing in Hewitt is single family and is likely to remain that way. Scattered residential development is a concern that may require some additional regulatory options.
- Hewitt residents have noted dairy barns as important buildings in the Town and would like to identify resources and methods that might be used to preserve some barns.
- Hewitt has not identified any community facilities needs or service issues.
- Intergovernmental coordination includes fire and emergency service agreements, and road maintenance with neighboring townships.

2. Demographics

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

Population and Households

Historical Trends

As shown in Table 2-1, Hewitt has experienced only modest population growth over the past three decades, growing by 59 persons, or 12 percent. Marathon County and the State of Wisconsin both grew by over 20 percent over the same time period. Household growth over the past decade was higher than for either the County or State. The average household size declined since 1990, but still remained higher than that of the County or State.

Table 2-1: Demographic Change, 1970-2000

	1970	1980	1990	2000	% Change 1970 to 2000	% Change 1990 to 2000
Total Population						
Hewitt	486	496	508	545	+12%	+7%
County	97,457	111,270	115,400	125,834	+29%	+9%
State	4,417,821	4,705,767	4,891,769	5,363,675	+21%	+10%
Total Households						
Hewitt	143	184	163	195	+36%	+20%
County	29,771	37,865	41,534	47,402	+59%	+14%
State	1,328,804	1,652,261	1,822,118	2,084,544	+57%	+14%
Average Household Size						
Hewitt	3.40	2.70	3.12	2.79	-18%	-11%
County	3.27	2.90	2.75	2.60	-20%	-5%
State	3.22	2.35	2.68	2.50	-22%	-7%

Source: Wisconsin Dept. of Administration

Table 2-2 describes the percentage of population falling in various age groups. Hewitt varied from the County and State in several categories. Hewitt had fewer young children (under age 9) and fewer persons over age 65. Hewitt had more people in the age groups from 35 to 64, which contributed to the Town's higher median age of 39.3, as compared to 36.3 and 36.0 for the County and State, respectively.

Table 2-2: Population by Age Group, 2000

Age Group	Percent of Population		
	Hewitt	County	State
Under 5 years	5.0	6.4	6.4
5 to 9 years	5.9	7.5	7.1
10 to 14 years	7.9	8.0	7.5
15 to 19 years	7.5	7.7	7.6
20 to 24 years	5.7	5.4	6.7
25 to 34 years	11.4	13.0	13.2
35 to 44 years	19.3	16.5	16.3
45 to 54 years	16.0	13.9	13.7
55 to 59 years	5.9	4.8	4.7
60 to 64 years	4.2	3.8	3.8
65 to 74 years	6.6	6.4	6.6
75 to 84 years	3.9	4.8	4.7
85 years and over	0.9	1.7	1.8
Median Age	39.3	36.3	36.0

Source: Wisconsin Dept. of Administration, 2000

Population Forecasts

Table 2-3 indicates population projections for Hewitt and for Marathon County. These projections were completed by the North Central Wisconsin Regional Planning Commission (NCWRPC) (2003). Projections were based on the population from the 2000 Census, and projected in five-year increments until 2030. The percentage change in population growth from 1980 to 2000 was used as the basis for future growth. Table 2-3 uses the moderate growth rate. Estimates were completed for low growth (-5%), and high growth (+5%) as well. The moderate growth percent change from 2000 to 2030 for Hewitt is 13.9 percent, slightly higher than the projected State change of 13.3 percent.

Table 2-3: Population Projections – 2000-2030

	Total Population by Year						
	2000	2005	2010	2015	2020	2025	2030
Hewitt	545	558	570	583	596	608	621
County	125,834	128,632	131,430	134,217	137,022	139,820	142,618

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

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

The NCWRPC projections provide a baseline to determine trends in the sub-area. They are useful in identifying future population beyond the borders of individual communities. The WDOA projections are more useful at the local municipality level. The WDOA projections in Table 2-3b show almost the same rate of growth for Hewitt as the NCWRPC projections, with a population of 566 by 2010.

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

	Total Population by Year							
	2000	2005	2010	2015	2020	2025	2030	% change
Hewitt	545	556	566	577	589	600	613	12%
County	125,834	130,242	134,504	138,836	143,308	147,112	150,255	+19%

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

Household Forecasts

Like the population projections, household projections were also calculated using both NCWRPC and WDOA population data. Table 2-4 indicates projected households for Hewitt and for Marathon County. These projections are based on the population projections shown in Table 2-3 divided by the average household size of 2.79 (Table 2-1) in Hewitt in 2000. Hewitt shows a 14 percent change, or 28 additional households, compared to 13 percent change for Marathon County.

Table 2-4: Household Projections – 2000-2030

	Total Households by Year							
	2000	2005	2010	2015	2020	2025	2030	% change
Hewitt	195	200	204	210	214	218	223	+14%
County	48,585	49,665	50,745	51,821	52,904	53,985	55,065	+13%

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

Table 2-4b includes household projections based on population projections completed by the WDOA and assumes an average persons-per-household of 2.79 in Hewitt in 2000. Like the

population projections, the WDOA household projections show the same rate of growth with 203 households by 2010.

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

	Total Households by Year							
	2000	2005	2010	2015	2020	2025	2030	% change
Hewitt	195	202	210	219	227	234	241	+24
County	47,702	50,109	52,902	55,589	58,181	60,283	62,035	+30%

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

Education and Income Levels

According to 2000 Census data, 81.4 percent of Hewitt residents have a high school education or higher. This compares to 83.8 percent for the County, and 85.1 percent for the State. In Hewitt, 10.8 percent of residents have a bachelor’s degree or higher. This is slightly lower than the number of persons with a bachelor’s degree or higher in the County and State with 18.3 percent and 22.4 percent respectively.

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

Educational Attainment	Hewitt		County	State
	Number	Percent	Percent	Percent
Less than 9th Grade	35	9.2	8.2	5.4
9th to 12th Grade, No Diploma	36	9.4	8.0	9.6
High School Graduate	171	44.9	38.0	34.6
Some College, No Degree	60	15.7	18.3	20.6
Associates Degree	38	10.0	9.2	7.5
Bachelor's Degree	39	10.2	12.6	15.3
Graduate or Professional Degree	2	0.5	5.7	7.2
Percent high school graduate or higher		81.4	83.8	85.1
Percent bachelor's degree or higher		10.8	18.3	22.4

Source: Wisconsin Dept. of Administration, 2000

Median household income for Town of Hewitt residents was \$51,042 in 2000. This is higher than Marathon County with a median of \$45,165, and higher than the State overall at \$43,791. Hewitt showed a higher percentage of residents in the \$50,000 to \$100,000 range than either the County or the State.

Table 2-6: Household Income Levels, 2000

Income Level	Hewitt		County	State
	Number	Percent	Percent	Percent
Less than \$10,000	9	4.3	5.9	7.1
\$10,000 - \$14,999	4	1.9	5.4	5.8
\$15,000 - \$24,999	17	8.1	12.3	12.7
\$25,000 - \$34,999	40	19.0	13.1	13.2
\$35,000 - \$49,999	30	14.3	19.4	18.1
\$50,000 - \$74,999	62	29.5	25.2	22.7
\$75,000 - \$99,999	31	14.8	10.5	10.9
\$100,000 - \$149,000	11	5.2	5.4	6.4
\$150,000 - \$199,999	-	-	1.3	1.5
\$200,000 or More	6	2.9	1.6	1.5
Total Households	210	100.0	100.0	100.0
Median Household Income	\$51,042	-	\$45,165	\$43,791

Source: Wisconsin Dept. of Administration, 2000

Employment Characteristics

Table 2-7 illustrates the breakdown, by occupation, of the employed population of Hewitt in 2000. The “employed population” is defined as people living in Hewitt who are 16 years and older. In 2000, Hewitt had an employed population of 340. The largest percentage of residents were employed in management, professional and related; sales and office

occupations; or production, transportation and material moving occupations. Employment projections are included in the Economic Development section.

Table 2-7: Occupation by Sector, 2000

Sector	Number	Percent
Management, professional, and related occupations	108	31.8
Service occupations	26	7.6
Sales and office occupations	71	20.9
Farming, fishing, and forestry occupations	18	5.3
Construction, extraction, and maintenance occupations	47	13.8
Production, transportation, and material moving occupations	70	20.6
Total Employed*	340	100

Source: Wisconsin Department of Administration

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

Demographic Trends

- Hewitt has experienced only modest population growth over the past three decades, growing 12 percent while the County and State both grew by over 20 percent.
- Household growth over the past decade was higher than for either the County or State. The average household size is 2.79, higher than that of the County or State.
- Hewitt had more people in the age groups from 35 to 64, which contributed to the Town's median age of 39.3, as compared to 36.3 and 36.0 for the County and State.

- 81.4 percent of Hewitt residents have a high school education or higher, compared to 83.8 percent for the County, and 85.1 percent for the State.
- In Hewitt, 10.8 percent of residents have a bachelor's degree or higher, slightly lower than the number of persons with a bachelor's degree or higher in the County (18.3 percent) and the State (22.4 percent).
- Median Household income for Hewitt was higher at \$51,042 than either the County or State medians.
- Both population and households in Hewitt are expected to grow about 14 percent between 2000 and 2030 (NCWRPC projections).
- In 2000, the largest percentage of residents in Hewitt were employed in management, professional and related occupations.
- Hewitt's changing population — Residents noted that Hewitt is attracting some new residents, both young families with children, and middle-aged residents. More people are choosing to live in Hewitt, but fewer of them now make their living off the land.

3. Natural Resources

Because natural resource features do not follow geo-political boundaries, it is important to consider their patterns and inter-relationships on a broader scale. In addition, many of the programs for protecting or mitigating impacts to natural resources are administered at the County, State or Federal level. Thus, an overview of recent 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 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 to guide local policy and decision making regarding resource management and protection. In addition to the plans listed below, Marathon County and several local communities have adopted park and outdoor recreation plans that discuss natural resource based recreational facilities and protection strategies. These are described in more detail in the Parks section.

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

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

- **Marathon County 2001 Groundwater Protection Guide** – This guide is an extension of the efforts established with adoption of the Marathon County Groundwater Plan in 1988. It is intended to guide local and County officials in setting policy. It also serves as a resource of information about groundwater and other natural resources and recommends strategies to address issues related to groundwater protection.
- **Marathon County Forest Ten-Year Comprehensive Land Use Plan, 1996-2005** – This plan includes recommendations to guide management of forest land in Marathon County in accordance with the County Parks, Recreation, and Forestry Department’s mission to manage and protect the County forest on a sustainable basis for

ecological, economic, educational, recreational, and research needs of present and future generations. It provides substantial information on existing forest resources as well as information regarding the roles of the various agencies and regulatory framework related to forest management.

Water Resources

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

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

There are no ORW identified in Hewitt. ERW in Hewitt and nearby include:

- Little Trappe River (Town of Texas)
- Little Cain and Cain Creek (Town of Texas)
- Portion of Trappe River (Town of Hewitt)

Water resources that have been significantly degraded are identified as “impaired waters.” Four of the 22 watersheds in Marathon County have been identified as “impaired waters” on the “303 (d) list” of the U.S. Clean Water Act. The list identifies waters that do not meet current water quality standards and merit water quality improvement and protection. There are no impaired waters in Hewitt. Nearby impaired waters include:

- Springbrook in the Town of Harrison

Resource management plans for this watershed is currently being done as part of the Priority Watershed Program, a State-funded, voluntary program administered by the County. The County’s resource management planning efforts are described in more detail in the *Marathon County Land and Water Resource Management Plan* (2001).

Resources in Hewitt

Streams/Rivers – The Trappe River is the primary waterway in Hewitt, and a small segment of the river is classified as ERW. Big Sandy Creek also flows through Hewitt.

Most of Hewitt falls within the Trappe River watershed. (Figure 3-1 and Figure 3-2).

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.

In Hewitt, areas within the 100-year floodplain are located along the Trappe River and its tributaries.

Wetlands— Wetlands in Wisconsin were defined by the State Legislature in 1978 as: *"an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions."*

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

- **Aquatic Bed** wetlands contain plants growing entirely on or in a water body no deeper than 6'. Plants may include pondweed, duckweed, lotus and water-lilies.
- **Marshes** are characterized by standing water and dominated by cattails, bulrushes, pickerel-weed, lake sedges and/or giant bur-reed.

- **Sedge or "Wet" Meadows** wetlands may have saturated soils, rather than standing water, more often than not. Sedges, grasses and reeds are dominant, but look also for blue flag iris, marsh milkweed, 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.

Wetlands are located throughout Hewitt. In the western portion of Hewitt, wetlands are primarily along streams, and largely forested, or scrub/shrub wetlands. Wetlands are more extensive in the northeast, where forested, scrub/shrub and emergent wet meadow wetlands are found. Portions of this area are included within the Marathon County Forest. (Figure 3-3)

Groundwater – Depth to groundwater is shallow over Hewitt and generally available in adequate volumes for farming, irrigation and domestic use. It has been noted that groundwater may be less available in some locations, however; finding groundwater is not always predictable in Hewitt. There is a high level of bedrock that crosses the Town from southwest to northeast that may increase the difficulty of finding water. (Figure 3-4 and Figure 3-5).

Soil Resources

Soil Types— Several soil associations are present in Hewitt. The northwest section, dominated by the Trappe River, is Magnor-Cable soil, a somewhat poorly drained soil, but often used for agriculture and woodland. A large section covering much of the northeast and west central Hewitt is comprised of Loyal-Withee-Marshfield soil. Other areas in the eastern portion of Hewitt have Marathon-Mylrea-Moberg soils, while the southwest and a small section of southeast Hewitt have Fenwood-Rietbrock-Rozellville soils. (Figure 3-6)

Given that the average allowable soil loss rate for Marathon County is 4.4 tons per acre per year, susceptibility for soil erosion in Hewitt is low. Soil loss is 1.0 – 2.0 tons/acre/year in the southern half of Hewitt, and 2.0 – 3.0 tons/acre/year in the northern half of the Town.

Prime Farm Soils – Figure 3-7 illustrates soils that have been identified as prime farm soils according to the Marathon County Cropland Evaluation System (CES). This system establishes a basis from which one parcel of land can be compared to another. It rates soils on their ability to produce food, feed, forage, and fiber crops. It is based upon the knowledge that soil properties affect yields. The system is non-biased, defendable, and can be consistently applied. Additional information on the CES can be obtained from Marathon County Land Conservation Department.

Class 1 and 2 prime farm soils in Hewitt are located throughout the Town, but more concentrated in the western half. Areas

without prime farm soils are in the west central section and the northeast.

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, however, they may be prone to wetness and are therefore less desirable than Class 1 soils. It should be noted that not all prime farm soils are used for farming; some have been developed with residential or other uses. The “prime farm soils” designation simply indicates that these soils are good productive farmland.

Steep Slopes – Except for one small area near the Trappe River in western Hewitt, there are no steep slopes in the Town. Steep slopes are defined as slopes with gradients over 12 percent. Figure 3-8 illustrates where steep slopes exist and separates them into two categories. Category D includes areas with slopes between 12 and 20 percent. Category E includes areas where slopes are all greater than 15 percent.

Biological Resources

Vegetation – According to land cover maps, approximately three-quarters of the Town is classified as woodland with the remaining land area classified as cropland and specialty farmlands.

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, bear, badger, wolf, wild turkey, raccoon, squirrels, songbirds, waterfowl and raptors. Wildlife resources are abundant in the many undisturbed sanctuaries, refuges, reserves, and scattered habitats located throughout the County. Numerous other species of migrating birds use habitat in Marathon County for food, shelter, and resting stops during seasonal migration.

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

Hewitt also contains roughly one-third of the 8,424 acres encompassed by the Harrison-Hewitt Forest Unit, owned by Marathon County. Located in the forest is the Bitzke Bird Walk, completed in 1992. The Bitzke Bird Walk passes a number of wetlands and impoundments and includes interpretive displays and opportunities for viewing waterfowl.

Threatened and Endangered Species— Both aquatic and terrestrial endangered, threatened, or special concern species are found within Hewitt. Endangered species that may be identified within the Town include:

Fauna:

- **Riffle Snaketail** (*Ophiogomphus carolus*)—The Riffle Snaketail is classified as a Rare Dragonfly or Damselfly by the WDNR. It is listed as of Special Concern because it is rare or uncommon in Wisconsin.

Issues

- **Protection of the Trappe River** – Residents generally support protection of the Trappe River and its environs. In a November 2002 survey, 45 percent of respondents felt the Town should adopt more restrictive zoning to preserve the Trappe River Corridor.
- **Protection of Natural Resources** – Over half of residents responding to the November 2002 survey felt preservation of woodlands, wetlands or grasslands was very important, thus offering support for some type of preservation measures.
- **County Forest** – Hewitt residents believe that the Harrison-Hewitt Forest Unit is large enough and that the County does not need to acquire more forest land.

4. Land Use

The Town of Hewitt is located in northeastern Marathon County and bordered on the north by Lincoln and Langlade Counties. It lies east of the Town of Texas, north of Easton and is bounded on the east by Harrison. Main routes to Hewitt include STH 52 on the south, and CTH J and CTH Q.

Current Pattern of Land Use

Hewitt is located west of the glacial moraine that divided southeast Marathon County topographically from the rest of the County. Thus Hewitt is relatively flat with a concentration of wetlands on its eastern boundary and within the Harrison-Hewitt County Forest Unit. Major waterways in the Town include the Trappe River. Hewitt is characterized primarily by woodland, but with selected areas of cropland as well. Some areas in the south central area of the Town have the high bedrock levels also found in Easton to the south.

The major land uses in Hewitt are largely divided between woodlands and crop land. Approximately 2,500 acres are part of the Marathon County Harrison-Hewitt Forest Unit.

Private owners have set aside over 1,200 acres under the Forest Crop Law (FCL). Many individual owners have land set aside under the Managed Forest Law (MFL) as well (see discussion below).

The largest areas of crop land are throughout the southwest quadrant of the Town. Another major concentration is in the

northeast, just south of the Marathon County Forest Unit. Maps of prime farm land show a relatively high level in the Town, although not all the prime farm land appears to be used for agriculture, according to the land cover maps. Ginseng is a prominent specialty crop in Hewitt. There are over 1,300 acres of land in Hewitt held in Farmland Preservation Contracts, with the greatest concentration in the northwest sector.

Residential development in the Town seems to be concentrated in the western half and along County roads. The heaviest residential settlement is along STH 52, CTH Q, School Road and Landing Road.

There are no villages in Hewitt, and commercial activities are limited to occasional businesses at road intersections.

Existing Land Use – For purposes of this report, existing land cover was used as a proxy for existing land use. This was done to achieve consistency in describing existing land uses in the various municipalities participating in the Marathon County comprehensive planning effort. Table 4-1 describes the various land use cover categories and Figure 4-1 illustrates the existing land cover. The acreage and percent of land shown on Table 4-1 were determined from aerial photos and are not intended to be accurate to the parcel level or correspond directly to acreages calculated from plat maps.

Table 4-1: Land Use Cover Classification, 2000

Land Cover Category	Description	Acres	% of Total Land Area
Single Family Residential	One family structures, farm residences, mobile homes	435	1.56
Multi-Family Residential	Multiple family structures with three or more households, condos, duplexes, apartments	0	0
Commercial Services	Retail stores, taverns, restaurants, truck stops, gas stations, farm coops, farm implement dealerships, automobile dealerships, business offices, motels/hotels, offices, telephone/gas company	6	0.02
Industrial	Saw/paper/lumber mills, dairies, industrial parks, trucking operations, distribution centers	0	0
Quarries/Gravel Pits	Mining operations	0	0
Cropland	Tilled agriculture, prime farmland	7,162	25.57
Specialty Crops	Ginseng, orchards, vineyards, nurseries, groves, cranberries, etc.	113	0.40
Other Agriculture	Fallow, pasture and undetermined agriculture, power lines and towers, water towers, municipal wells	2,585	9.29
Public/Quasi-Public	Schools, churches, cemeteries, town halls, fire departments, National Guard	4	0.01
Recreation	Ball fields, golf courses, playgrounds, parks, trails, camp grounds, shooting ranges	0	0
Woodlands	Forested land	15,480	55.66
Water	Open waters, lakes, ponds, streams, rivers, reservoirs, wetlands	235	0.84
Transportation	Airports, highways, road right-of-ways, railroads, logging roads	545	1.96
Barren Land	Unused open land in wooded areas, along streams, along roadsides	1,250	4.49
Total Land Area		27,814	100%

Source: Marathon County Land Use Cover Database

Current Land Use Plans and Regulations

Land Use Plan – Hewitt does not currently have a land use plan.

Zoning – Hewitt uses the County zoning code for its zoning. Rezoning is required when a subdivision is developed, although there are no official subdivision regulations. Figure 4-2 illustrates the existing pattern of zoning in the Town.

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

Farmland Preservation Program – The State of Wisconsin has a Farmland Preservation Tax Credit Program. The goals of the program are twofold: to preserve Wisconsin farmland by means of local land use planning and soil conservation practices and to provide property tax relief to farmland owners. Landowners keeping land in agricultural use can claim a credit on their State income tax by obtaining a zoning certificate, if the land is exclusive agriculture zoned (8 towns in Marathon County), or sign a contract with the State. The program

requires that a landowner be a Wisconsin resident, own a minimum of 35 or more acres of contiguous land, and produce gross farm receipts of \$6,000 or more in the last year, or \$18,000 in the last three years. The income requirement can be satisfied by having 35 acres or more enrolled in the Conservation Reserve Program (CRP). Landowners must also comply with County soil and water conservation standards. Contracts can range from 10 to 25 years, and remain in effect regardless of change in ownership. There are over 1,300 acres of land in Hewitt held in Farmland Preservation Contracts, with the greatest concentration in the northwest section. (Figure 4-3)

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

With a large amount of forest land in the County, forest tax laws have a major effect on land uses. Because the tax laws require 25- to 50-year contracts, they are a good indicator of the amount of land that is effectively kept from development for the near future.

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 public access up to 80 acres of their forest lands set aside under MFL. The remaining program acres must be open to public access for hunting, fishing, hiking, sight-seeing and cross-country skiing. Landowners must choose a 25- or 50-year contract. The landowner pays an Acreage Share Amount as part of their tax bill in lieu of taxes. Current rates through 2007 are \$0.83 per acre for land open to the public and \$1.95 per acre for closed land.

Table 4-2 indicates land in Hewitt currently enrolled in the FCL and MFL programs. Land under the FCL has declined as those contracts expire. Land under the MFL has grown dramatically, particularly land closed to the public. Over one section of land (674 acres) has been closed under the MFL between 1998 and 2002.

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

Year	Forest Crop Law (FCL)	Managed Forest Law (MFL) open	Managed Forest Law (MFL) closed
1998	2357.2	1,031	1,801.2
2002	1292.4	1,467	2,475.5
Change	-1064.8	+436	+674.3
% Change	-45.2%	+42.3%	+37.4%

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

Development Trends

Land Supply – Land potentially available for future development (residential and non-residential) between 2000 and 2030 was estimated by the North Central Wisconsin Regional Planning Commission (NCWRPC) based on the land cover categories shown in Table 4-1. Land categorized as barren, crop land, forest land, other agriculture, and specialty crop was considered “available” for future development. Land categorized as already developed, such as residential or commercial, or areas that cannot easily be developed, such as wetlands or waterways, were considered “unavailable” for future development. In the Town of Hewitt 22,121 acres are identified as available for future development and 5,683 are considered unavailable. It is noted that some of the land classified as “available” may be in public ownership, and is not in actuality available for development. (Table 4-3) For example, Hewitt’s developable land is somewhat limited by County Forest and wetlands. Additional land could be available if farmland is sold for development.

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

Year	County Owned	State Owned	Federal Owned
1998	2246	0	0
2002	2976	0	0
Change	+730	0	0
% Change	+32.5%	0	0

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

Land Demand – An estimate of land needed for future residential development was based on projected new dwelling units between 2000 and 2030 derived from WDOA household

projections and the average density of dwelling units per acre in the community. The average density was calculated using the total acres of residential land on the 2000 land use/cover map divided by the number of households according to the 2000 Census. It was assumed that the density would remain constant between 2000 and 2030. Future acres needed for residential development were then estimated by multiplying the projected number of households in 2030 by the average density. In the Town of Hewitt, is estimated that 100 acres of land will be needed to accommodate new residential development through 2030.

Between 1990 and 2002, 71 sanitary permits for residential development were approved in the Town of Hewitt. This represents an average of 5.9 new homes constructed each year. In Hewitt, there is some expectation of residential development pressure to accommodate hospital workers from the new facility planned in Weston at the intersection of STH 29 and CTH X. The construction of a new Wausau East High School along STH 52 is anticipated to encourage further residential and commercial development in the area. The Town has recently received a proposal for a 23-lot subdivision.

The NCWRPC estimated land needed for non-residential development based on projected changes in local employment and an estimated current average density of 3.32 employees per acre in the Eastern Group planning sub-area. In the Town of Hewitt, it is estimated that only 3 acres will be needed to accommodate new non-residential development through 2030. This small acreage reflects the anticipated decline in employment, due primarily to loss of farm employment. Even though employment is estimated to decline, loss of acreage

devoted to farming or other non-residential land uses should not occur. Rather, farm acres may remain constant, while the number of farm employees decline.

Land Values – Anecdotal information from residents indicates that land values are high because of the demand for recreational property for hunting. For these activities, buyers seek out woodland, but also wasteland/swamp/ marshland or any lands that provide good wildlife habitat. In recent years, as woodland prices rose, wasteland became more attractive for recreational options.

Table 4-4 shows the change in assessed land values between 1998 and 2002 for various types of land use in the Town of Hewitt. It also indicates percent change in acreage and land value for the Town compared to Marathon County. The largest changes in Hewitt included a decline in the amount of land assessed as agriculture (-243 acres), and decline in the land assessed as forest (- 447) acres. Land assessed as residential increased by 42 acres, and commercial land assessments grew by 38 acres. Per acre assessed values increased slightly for residential and remained steady or declined in other land assessment categories. In Marathon County, land classified as Swamp and Waste Lands had the highest percent increase in acreage of all categories (74.8 percent) and the highest percent increase in value per acre (137 percent).

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

Year	Residential		Commercial		Manufacturing		Agriculture		Swamp & Waste Land		Forest	
	Acres	Land Only	Acres	Land Only	Acres	Land Only	Acres	Land Only	Acres	Land Only	Acres	Land Only
1998	324	\$2,028	20	\$1,770	0	\$0	8,749	\$320	1,853	\$267	8,968	\$546
2002	366	\$2,077	58	\$1,321	0	\$0	8,506	\$166	1,820	\$274	8,521	\$546
Chg.	+42	\$49	+38	\$-499	0	\$0	-243	\$-154	-33	\$7	-447	\$0
Percent Change Comparison												
	Acres	Land (\$)	Acres	Land (\$)	Acres	Land (\$)	Acres	Land (\$)	Acres	Land (\$)	Acres	Land (\$)
Town	+13.0	+2.4	+190.0	-25.4	0	0	-2.8	-48.1	-1.8	2.6	-5.0	0
County	+21.2	+5.6	+38.4	-4.0	-0.5	+34.4	-11.2	-47.6	+74.8	+137.0	+1.0	+91.8

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

Major Opportunities and Constraints

- **Land Development Suitability** – There are high bedrock levels along the southern area of the Town that tend to make availability of water unpredictable. Although development does occur, water availability can be a constraint. At the same time, the Town has a fair amount of wetland that also limits residential development locations.

Issues

- **Farm Land Transition** – Although there are about 20 active dairy farms in Hewitt, farmland is increasingly being sold for recreational use or hobby farming. It is estimated that about 40 percent of landowners in the Town are non-residents. Many of the non-residents have held the land for many years and a number have larger woodland parcels.
- **Parcel Size and Development Patterns** – The Town has recently adopted a nine-acre minimum lot size. Residential development is increasingly scattered, particularly along major roads, and there was concern about providing more guidance, such as the use of cluster subdivisions, to exert some control over scattered development. Larger lots may limit the number of developed parcels.
- **Focusing Residential Development** – Hewitt residents have noted that smaller lot residential subdevelopment may be appropriate in the southwest quadrant of the Town where there is some concentration of residential uses along

the roads. In other areas, however, larger parcels may be appropriate. The Town should explore the options that may be available for future land use.

- **Preservation of Natural Resources** – The Town of Hewitt has the Trappe River and large areas of wetlands and woodlands. While the wetlands and County Forest will automatically limit development, the Town may want to consider methods to preserve the natural environment while facing increased residential development pressure.

5. Transportation

Background

In a survey conducted in November 2002, almost two-thirds of respondents felt that Hewitt's 47 miles of road did not need to be blacktopped. Of the 20 percent who supported blacktopped roads, almost half supported raising taxes to cover the cost of adding blacktop. Cost was estimated at \$70,000 to blacktop one mile of road.

Existing Transportation Planning Efforts

Recent Transportation Plans

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

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

- **Transportation Improvement Program (TIP)** – The TIP includes all programmed transportation projects receiving Federal and/or State funds. The TIP was adopted in October 2001 and is updated every two years.
- **State Trunk Highway 29 Corridor Land Use Review (1997)** – This plan was prepared by a multi-departmental team working with communities along the STH 29 corridor in the western part of Marathon County. The primary goal was to identify recommendations to allow local communities to protect STH 29 from impacts related to unplanned growth.
- **Marathon County Functional / Jurisdictional Highway Classification Study (1998)** – This plan identifies and groups classes of roadways that provide similar levels of service. The plan recommended that the unit of government having the greatest basic interest in the roadway's function would carry out the operation, maintenance, and improvement of the classified roadways.

Road Network

Functional Classification of Roads/Jurisdiction

(WDOT Facilities Development Manual)

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

travel), whereas at the lower limits are those local roads and streets that emphasize access.

The functional classifications are generally defined as:

Principal Arterials serve corridor movements having trip length and travel density characteristics of an interstate or interregional nature. These routes generally serve all urban areas with population greater than 5,000 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 intra-community continuity and service for trips of moderate length, with more emphasis on land access than principal arterials.

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

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

Jurisdiction - Roads are commonly classified in one of two ways: by ownership or by purpose. Jurisdictional responsibility refers to ownership of a particular road, while functional classification, as described above, identifies the road by the Level of Service (LOS) it provides.

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

Ownership is divided among the Federal, State, and local governments. States own over 20 percent of the national road network. The Federal Government has responsibility for about 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. Roadway jurisdictions (i.e. U.S., State, and County highways) are indicated in Figure 5-1.

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

Major Road Facilities

Following is a brief description of the major road facilities located in the Town. Functional classification, jurisdiction, and Annual Average Daily Traffic (AADT), when available, are summarized for all major roads.

- **STH 52** follows Hewitt’s southern border with Easton. STH 52 is designated as a minor arterial. Between Elm Road and Springbrook Road (in Easton) east of CTH J, STH 52 had an AADT of 2,300 in 1998 and 2,100 in 2001. Between Mill Road and Woodland Road, the AADT volume was 1,800 in 1998 and 1,700 in 2001.
- **CTH J** is north-south major collector along Hewitt’s western border with the Town of Texas. Just north of STH 52, CTH J had an AADT volume of 770 in 1998 and 920 in 2001.
- **CTH G** is an east-west minor collector through Hewitt. The AADT east of the intersection with CTH Q was 510 in 1998 and 580 in 2001.
- **CTH Q** is a north-south minor collector between CTH G and STH 52. North of the intersection with STH 52, CTH Q had an AADT volume of 590 in 1998 and 690 in 2001.

Road Maintenance

The Town Board does an annual review of roads, bridges, culverts, brush-clearing work and safety issues in order to determine each year’s transportation-related work.

All Town roads are gravel. As a result, they do get complaints from new residents about dust. Hewitt has undertaken a systematic program to control dust and carries out dust reduction activities each summer. The Town is in the process of reconstructing some roads to provide a better sub-base. A recent survey, however, showed that most residents did not want to blacktop roads. The Town will consider whether to blacktop in the future and noted that Sunrise Road is one that might be considered.

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

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

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

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

Figures 5-2 and 5-3 and Table 5-1 illustrate the WISLR road assessment done in 2004 by surface type and condition rating. As shown, the majority of roads in the Town are gravel. Roads exhibiting a surface condition rating at or below “Fair” should be examined to determine what type of reconstruction or strengthening is necessary. Roads that display a surface rating of “Good” or better will only require minimal preventative maintenance to maintain safe travel conditions. Those roads without data should be examined to ensure safe travel conditions exist along these routes. A majority of the roads in the Town (49.31 miles) are rated at “Fair” or below condition and will require some sort of reconstruction. Roughly 15 miles of roadways will require only preventative maintenance.

Table 5-1: Summary of Pavement Conditions

Surface Type Code (miles)						
Unimproved Road	Graded Earth Road	Gravel Road	Wearing Surface	Cold Mix Asphalt on Concrete	Cold Mix Resurfacing with < 7" Base	Cold Mix Resurfacing with > 7" Base
	0.76	45.19				
Cold Mix Asphalt Base < 7"	Cold Mix Asphalt Base > 7"	Hot Mix Asphalt on Concrete	Hot Mix Resurfacing	Hot Mix Asphalt Pavement	Concrete Pavement	Brick or Block Pavement
1.75	9.77		7.94			

Surface Condition Rating - WISLR Data						
No Data	Failed	Poor	Fair	Good	Very Good	Excellent
0.96	1.98	20.42	26.91	4.17	3.03	7.94

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

Land Use and Transportation

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

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

Traffic Generators – The Town has three bars and two communication towers. Otherwise, development consists of farms or residential uses.

Trip Patterns – Most residents work and shop in Wausau, which is about a 15-minute trip.

Other Transportation Modes

Pedestrian – There are no public sidewalks in Hewitt.

Bicycle - The *Bicycle & Pedestrian Plan for the Non-Urbanized Area of Marathon County, Wisconsin, 1996* identified **recommended** bicycle routes in Marathon County. These recommended routes were based on traffic counts and condition of pavement. Formal action has not occurred to adopt these as **designated** bicycle routes. Suggested bicycle routes in Hewitt are CTH Q and CTH G. (Figure 5-4)

Transit – Elderly, needy, and disabled transit service is provided throughout the County through North Central Health Care (NCHC). The services include semi-fixed routes that are scheduled, and demand services available with a 48-hour notice. Information and services are available by calling 848-4555.

Rail – There is no rail service in Hewitt.

Airports – 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 east of Mosinee and accessible via I-39. The terminal has been modernized and highway access reconstructed to be more convenient. Since 1982 more than \$24,000,000 has been spent to keep the airport ready to serve the needs of the region. Service is provided through Mesaba/Northwest, United/United Feeder Service and Skyway/Midwest Express, offering 24 flights per day that connect through Minneapolis, Chicago, Detroit and Milwaukee. There are also nine air freight and express flights daily.

Issues

- **Funding**—Future road maintenance and improvement costs and funding options may be limited, depending on State aid availability.
- **Future Road Paving** – Hewitt will likely continue to maintain its gravel roads, but may need to consider blacktop in some areas if road use and resident needs support the investment.

6. Utilities

This section describes the existing conditions and issues relative to utilities available to the Town of Hewitt, including sewage disposal, water supply, power supply, and telecommunication facilities and services. It also describes existing conditions with regard to surface water management.

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 Hewitt does not provide public sewer or water service. All development uses private wells and on-site waste disposal systems. The Town, which has County zoning, requires a minimum lot size of 9 acres for installation of individual waste disposal systems and wells. However, most development is located on much larger parcels.

On-Site Waste Disposal Systems

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

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

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

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

- **Conventional Systems** – These systems include an absorption field that is buried under the natural ground level. These systems cannot be built in areas where soils do not allow percolation due to high clay content or bedrock where groundwater is too near the surface, or where soils percolate too rapidly and thus pose problems for groundwater contamination.
- **Mound Systems** – These systems include an absorption field that is constructed above ground, creating a “mound.” This type of system is generally used where clay soils,

groundwater, rapid permeability or bedrock prevent construction of conventional systems.

- **Mechanical Treatment Components** – These components 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 waste disposal systems. Soil and site evaluations are required to determine if the proposed 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.

On-Site Waste Disposal Systems-- All development in Hewitt uses on-site waste disposal systems. To date there are no concerns about contamination. It is noted that most of the Town is identified as unsuitable for conventional system

absorption fields. As a result, mound systems or holding tanks are more typically used. Higher bedrock levels are found in the southwest and south central sections of Hewitt and may also place constraints on waste disposal options. (Figure 6-1 and Figure 6-2)

Water Wells – All development in Hewitt receives water from private wells. It has been noted that groundwater may be less available in some locations, however; finding groundwater is not always predictable in Hewitt. High bedrock levels in some areas may increase the difficulty of finding water.

Surface Water Management

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

The County is particularly concerned about 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. Nonpoint pollution is best addressed by watershed. Marathon County encompasses portions of 22 watersheds as shown on Figure 6-3. The Wisconsin Department of Natural Resources (WDNR) has ranked these watersheds according to water pollution impacts and designated five as “priority” watersheds to receive special planning and funding through the voluntary, State-funded Priority Watershed Program. Preparation of resource

management plans for the following watersheds is currently underway:

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

There are currently no watersheds identified for special planning and funding in Hewitt.

Electrical Utilities

The Town of Hewitt receives electric power from Wisconsin Public Service Corporation (WPS).

Telecommunication Facilities and Services

- Television/Cable providers—None
- Telephone/Fiber Optics—Fiber optic cable reaches to CTH J and CTH 52 at the southwest corner of Hewitt. Telephone service is provided by Verizon. The Town is served by three local telephone exchanges including Hatley, Merrill and Wausau.
- Cell towers—There are two cell towers present in Hewitt providing coverage.

Solid Waste Management

Residents in Hewitt contract with private companies 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 575-acre landfill, recycling programs, composting, and waste-to-energy. The Department opened a Household Hazardous Waste Collection Facility in May 1997, where County residents can drop off hazardous waste free of charge.

Recycling

Recycling pick-up in Hewitt is provided by a private contractor at the Town Hall on a bi-monthly basis.

Issues

No utilities issues were identified by the Town of Hewitt.

7. 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 Hewitt. Housing in the Town is predominantly single family, with over 90% owner-occupied. Almost 20% of housing units were constructed over the last decade, and housing values are slightly less than median values for Marathon County as a whole.

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

Housing Inventory

Housing Type and Tenure

As shown in Table 7-1, the 2000 Census shows the Town of Hewitt has 195 occupied housing units. 182 (or 93%) of these units are owner-occupied. The Town has an average household

size of 2.79 persons. 13% of all households are classified as being “1 person households.” Approximately 21% of Town households have a householder 65 years or older.

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

Area	Hewitt	Marathon County	Wisconsin
Total Occupied Housing Units	195	47,702	2,084,544
Owner Occupied Units	182	36,091	1,426,361
Renter Occupied Units	13	11,611	658,183
Average Household Size	2.79	2.6	2.50
% Owner Occupied	93.3	75.7	68.4
% 1 Person Households	13.3	23.6	26.8
% With Householder 65 years or older	20.5	21.7	21.5

Source: U.S. Census, 2002 STF-1 Data

Changes in Housing Stock

Table 7-2 notes changes in the housing stock between 1990 and 2000 according to U.S. Census Data. Total housing units have increased by 15 while the number of occupied housing units rose by 40. Vacancy decreased from 18% to 5%. The number of owner-occupied housing units increased by 41 or 28%. The census reported increases in the number of single-family units.

Table 7-2: Changes in Housing Stock

	1990	2000	# Change	% Change
Total Housing Units	199	214	15	8%
Occupied Housing Units (Households)	164	204	40	24%
Vacancy %	18%	5%	--	--
Owner Occupied Housing Units	145	186	41	28%
Renter Occupied Housing Units	19	18	-1	-5%
Owner Occupied Housing Units as percent of Total	88%	91%	--	--
Number of Homes for Seasonal/Rec Use	31	10	-21	-68%
Number of Single Family Homes	160	204	44	28%
*Detached	160	204	44	28%
**Attached	0	0	0	--
Number of Duplexes	0	0	0	--
Multi Family Units 3-9 units	0	0	0	--
Multi Family Units 10+	0	0	0	--

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

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

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

Housing Age

The age of a community’s housing stock typically reflects several important factors including size, offered amenities, and overall maintenance costs. Age of the dwelling often reflects different regional and national trends in housing development. Housing predating the 1940s, for example, was typically smaller and built on smaller lots. In subsequent decades, both average lot and housing sizes have increased. For example, average houses constructed in the 1980s and 1990s are

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

Table 7-3: Age of Community Housing Stock

Total Units	Year Built								
	1999 to March 2000	1995 to 1998	1990 to 1994	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
214	0	29	10	26	39	14	19	15	62
100%	0%	14%	5%	12%	18%	7%	9%	7%	29%

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

Table 7-3 shows housing age for the community. In the Town of Hewitt, data show that significant portions of the local housing stock were built prior to 1939 and in the 1970s.

Recent housing growth from the 1990s makes up approximately 19% of the total housing stock. That is higher than overall percentages for the County. The Census reports that homes built in the 1990s make up 13% of the County’s overall housing stock.

Physical Housing Stock

Table 7-4 looks at several select measures of physical condition and compares them to figures for Marathon County and Wisconsin. The median house size in the Town of Hewitt is similar when compared to the overall figures for the County

and State, when measured by number of rooms. Over 95% of the community’s housing stock is classified as single family. This is significantly higher than the overall figures for the County or State. At the time of the 2000 census, there were no housing developments in the Town with more than 10 units. Census data indicates that the Town has a higher percentage of houses lacking complete plumbing and kitchen facilities, when compared to either the County or State.

Table 7-4: Physical Housing Stock

Community	Median Rooms	Characteristic (%)			
		1 unit, detached or attached	In buildings with 10 or more units	Lacking complete plumbing facilities	Lacking complete kitchen facilities
Hewitt	5.8	95.33%	0.00%	2.00%	1.00%
Marathon County	5.8	76.10%	4.50%	0.90%	0.90%
Wisconsin	5.4	69.30%	9.40%	1.40%	1.50%

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

Housing Values

Median Value

Table 7-5 shows housing value statistics for the community, County and State. Specifically, the column to the right shows the median (or middle value) of select owner-occupied housing for each specified area. This value includes only single-family houses that are located on less than 10 acres. Additionally, this statistic only considers houses without a business or medical office on the property. Census data indicates that the Town of Hewitt has a median housing value similar to that of the County.

Table 7-5: Median Housing Value

	Median Value (dollars)
Hewitt	\$90,500
Marathon County	\$95,800
Wisconsin	\$112,200

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

Range of Values

Table 7-6 shows the range of housing values that exist in the community. Compared to overall percentages for Marathon County, the Town of Hewitt has a higher percentage of houses valued below \$150,000.

Table 7-6: Range of Housing Values

Number of Houses per Housing Value Category	Hewitt	Marathon County
< \$49,999	4	1,459
%	8%	5%
\$50,000 to \$99,999	32	13,405
%	60%	49%
\$100,000 to \$149,999	17	8,220
%	32%	30%
\$150,000 to \$199,999	0	2,368
%	0%	9%
\$200,000 or more	0	1,714
%	0%	6%

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

Housing Affordability

Several factors impact the varied levels of housing affordability in Marathon County. These factors include rent and mortgage payments, maintenance expenses, lot size, and required or desired amenities for the house. Household size and income

are also key factors contributing to what housing options are available and accessible to residents.

Statistically speaking, those spending in excess of 35% 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. The percentage of households in the Town of Hewitt that pay more than 35% of their income on housing costs is higher than that of the County and State among owner-occupied households.

Table 7-7: Housing Affordability

	Owner Occupied			Renter Occupied		
	Median selected monthly owner costs ¹			Median selected monthly renter costs ¹		
	With Mortgage	No Mortgage	% ²	Median Contract Rent	Median Gross Rent	% ²
Hewitt	\$863	\$275	21%	\$325	\$463	0%
Marathon County	\$916	\$295	10%	\$423	\$484	20%
Wisconsin	\$1,024	\$333	9%	\$473	\$540	25%

¹In dollars

²Percent paying over 35% of household income on housing

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

Additionally, Table 7-7 shows that select Town median owner-occupied costs, both with and without a mortgage, are similar

to median figures for Marathon County. Median renter costs also appear to be consistent between the Town and County. 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

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

Senior Housing

The Eastern area of Marathon County is served by the senior housing Home Sweet Home in the Village of Hatley, as well as four additional facilities in the Village of Birnamwood. This area is also served by facilities in the City of Antigo and the Wausau region. This region, along with the rest of Marathon

County, will most likely need additional senior housing in the coming years, as the senior population continues to increase.

Assistance Programs

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

- **Community Development Block Grant (CDBG)-Small Cities Housing**
- **Home Investment Partnerships Program (HOME)**
 - Rental Rehabilitation Program
 - Home Owner and Accessibility Rehabilitation Program
 - Home Ownership Program
 - Wisconsin Fresh Start Initiative provides at-risk young people with education, skills, and career direction leading to economic self-sufficiency.
- **Homeless Programs (Wisconsin Department of Administration [WDOA])**
 - HUD Emergency Shelter Grants
 - State Shelter Subsidy Grants
 - Transitional Housing
- **Local Housing Organization Grant (LHOG)**

State grants are available to enable community-based organizations, tribes and housing authorities to increase

their capacity to provide affordable housing opportunities and services.

- **HOME Loans and Home Improvement Loans (Wisconsin Housing and Economic Development Authority [WHEDA])**
- **Housing-Related Consumer Protection Services (Wisconsin Department of Agriculture [WDA])**

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

Issues

- **Scattered Residential Development**— Scattered development is a growing issue. There may be additional residential pressure once the new hospital is built. Locally, some residents feel that the northeast part of the County is the last “untouched” area and a likely location for people to move to get away from urban development.
- **Maintain Rural Character**— The Town is interested in maintaining their rural character, but want to plan for areas to accommodate anticipated residential development.
- **Mobile Home Regulation**— Hewitt has a number of mobile homes and camp trailers on recreational land. Although problems have not been major, the Town may want to look at some form of regulation to ensure that these

seasonal residences do not become a problem and that locations are clearly identified for fire and emergency services.

8. Cultural Resources

Cultural resources is a broad term that can encompass many aspects of our heritage. Cultural resources may include archaeological sites and cemeteries, historic buildings and landscapes, historic transportation routes, or traditional cultural properties important to American Indians or other cultural groups. Cultural resources are those elements around us that signify our heritage and help to evoke the sense of place that makes an area distinctive. Cultural resources include buildings, sites and landscapes that help communities retain their sense of identity in an increasingly homogenized society.

Brief History of the Town of Hewitt

The Town of Hewitt was first dominated by the logging industry. As the pine forests were becoming depleted in Marathon County by the turn of the century, the lumber business turned toward hardwoods and hemlock for harvesting. This precipitated activity in Hewitt as well as in Harrison to the east. In 1909, the Barker & Stewart Lumber Company of Wausau purchased over 9,700 acres of hardwood and hemlock in the two Towns.

The community of Glandon developed around the Barker & Stewart Lumber Company operations. Named after G. Landon, the Village peaked in the 1920s when it had stores, a dance hall, railroad service and blacksmith shops. As the boom in hemlock and hardwood declined, the community gradually did too. A cheese factory served the farmers in the area for a time, but Glandon eventually disappeared. The Town

gradually focused on dairy farming, although Hewitt retains a large amount of forest within its boundaries.

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

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

The Wisconsin Historical Society maintains the Wisconsin Architecture & History Inventory (AHI) that identifies any properties that may have been surveyed in the past; the Inventory does not convey special status and may not be current. The inventory may be reviewed at www.wisconsinhistory.org/ahi/index.html. There are no historic properties in Hewitt that have been previously surveyed and included in the AHI.

The State Historic Preservation Office has identified two historic cemeteries in Hewitt.

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.

Table 8-1: Known Cemeteries

Cemetery Name	Location	Section
Calvary/Trinity Lutheran	County J, near County G	7
St. Peter Evangelical Lutheran/Sunrise	Sunrise Road	31

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

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 community to have current information about cultural resources in order to maximize planning and make the best use of historic properties. This is particularly important in Hewitt, where few historic properties have been previously identified.
- **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.
- **Dairy Barns** — Hewitt residents have noted dairy barns as threatened buildings in the Town and would like to identify resources and methods that could be used to preserve them.

9. Community Facilities

This element describes the community facilities and services provided to the Town of Hewitt. It describes schools, libraries, public protection services, hospitals and child care services available to residents.

Schools

Primary and Secondary Schools

The Town of Hewitt is served by the Wausau School District. The Wausau School District has a pre-school center, 13 elementary schools (grades K-5), 2 middle schools (grades 6-8), and 2 high schools (9-12). Hewitt residents are within the Hewitt-Texas Elementary attendance zone. Hewitt-Texas Elementary School is located near the intersection of CTH J and Quarry Road, just across the town line from Hewitt in the Town of Texas. The district reports that most students attend the middle and high school on the side of the Wisconsin River where they reside; therefore, Hewitt residents attend Horace Mann Middle School at Sell Street and 13th Street, and Wausau East High School at 708 Fulton Street. A new Wausau East High School is under construction at North 18th Street and North 25th Street off STH 52. The new school will provide a state of the art facility, representing an investment of \$42 million, and replace the existing school. (Figure 9-1)

There are no private schools in the Town of Hewitt.

Table 9-1: Wausau School District Enrollment

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

Source: State of Wisconsin, Department of Public Instruction

Post-Secondary Educational Facilities

University of Wisconsin – Marathon County (UW-MC) - UW-MC, located in Wausau, offers lower level (freshman/sophomore) college classes, leading to a baccalaureate degree. Associate Degrees are offered in Arts & Sciences, and Bachelor’s Degrees (through collaborative degree programs with UW Oshkosh and UW Stevens Point) offered in Business Administration, General Studies, and Nursing. Enrollment in 2002-2003 was approximately 1,300 students.

Northcentral Technical College (NTC) - NTC, located in Wausau, offers 40 one- and two-year programs and certificates in business, technical, health and industrial fields. Approximately 2,300 full- and part-time students attend classes, although more than 16,000 people take at least one class annually.

Libraries

The Town of Hewitt is served by the Marathon County Public Library system. The Wausau Headquarters Library, located on First Street in downtown Wausau, completed an expansion to

82,000 square feet in 1995. This new main Wausau Library is open seven days a week and offers over 555,800 volumes, including books, magazines and other materials, as well as internet access.

Town Facilities

The Town of Hewitt has a Town Hall, located on CTH Q near the center of the community.

Public Protection

Police

Law enforcement is provided by the County sheriff. (Figure 9-2)

Fire and Emergency Response

The Town of Hewitt has its own volunteer fire department, and provides mutual aid to Easton and to Texas. The Town contracts with the City of Wausau for ambulance service. (Figure 9-3)

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

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

Hospitals

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

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

- Good Samaritan Health Center Merrill, WI
- Langlade Memorial Hospital Antigo, WI

St. Joseph's Hospital in Marshfield and St. Michael's Hospital in Stevens Point are both operated by Ministry Health Care. St.

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

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

Ministry Health Care announced plans in July 2002 to construct a 104-bed, \$100 million hospital and medical office complex in Weston near the intersection of STH 29 and CTH X. The hospital is planned to open in 2005. (Figure 9-4)

North Central Health Care (NCHC) – In addition to the hospitals and clinics described above, Marathon County is served by NCHC, a public agency, that also serves Langlade and Lincoln counties. The NCHC main campus is located at 2400 Marshall Street in Wausau. Additional offices are located in Antigo (Langlade Health Care Center) and Merrill and Tomahawk (Lincoln Health Care Center). According to their web site, NCHC offers outpatient, day hospital, community support and inpatient services for mental/emotional problems; vocational, life skill training, early intervention, housing and

care management services for the developmentally disabled; and assessment, individual and outpatient group counseling, intensive programming, day hospital, referral for residential and inpatient treatment, and education for alcohol and other drug problems. Services for detoxification and for persons suffering from problems with gambling addiction are also offered.

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

Child Care

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

CCR&R agencies assist parents in selecting quality childcare, help to increase the supply of childcare in areas that may be lacking sufficient care, offer information and technical support to potential child care providers, and give technical assistance and support to existing childcare programs.

Each agency manages a database of existing childcare providers and programs, collects data about childcare rates, provider and teacher salaries, the number of parents and

children using their services, the type of care requested and the children's ages.

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

Table 9-2: Child Care Referrals

Counties	Agency	Contact Information
Langlade, Lincoln, Marathon, Taylor	Child Care Connection	Http://www.childcareconnectionrr.org/ (800) 848-5229

Issues

The Town of Hewitt did not identify any community facilities issues.

10. Parks

Existing Parks, Trails and Open Space

Local Park and Recreation Facilities

The Town of Hewitt does not own or operate any public parks.

County or State Parks, Forest and Trails

Several County and State park facilities are within close proximity to the Town of Hewitt. (Figure 10-1) These include:

The Dells of the Eau Claire Park— Located off CTH Y in Plover, the Dells of the Eau Claire Park surrounds geologic features created by the Eau Claire River. The park is 190 acres in size, bisected by the river. A dam upstream from the falls creates an impoundment that has a swimming beach and changing rooms. A large Civilian Conservation Corps (CCC)-era shelter is located north of the falls area. Park facilities include picnic tables, grills, drinking fountains, and children's play equipment. There are extensive trails located along both sides of the river, including a portion of the Ice Age Trail.

Wisconsin River Park— Marathon County owns the undeveloped Wisconsin River Park, with roughly half of this 290-acre park located on the east bank of the Wisconsin River in the Town of Texas, the other half being in the Town of Maine. Long range plans are for the park to contain picnicking, boat launches, camping, swimming, and hiking.

Trappe River Dells County Park—Also in the Town of Texas is the Trappe River Dells County Park, which is undeveloped. The park is an 80-acre woodland, which is not accessible from other public lands or roads. The County has no current plans to develop the woods into a functioning park.

Harrison-Hewitt Forest Unit—Marathon County owns and maintains the Harrison-Hewitt Forest Unit with 8,424 acres located on both sides of the town line between Hewitt and Harrison. Roughly one-third of the forest is in Hewitt. The forest is made up of mixed upland woods, marshes, and water impoundments. Recreational opportunities include hunting, snowmobiling, and hiking. One of the forest's special features is the Bitzke Bird Walk, completed in 1992. The Bitzke Bird Walk passes a number of wetlands and impoundments, with some sections including boardwalks through wetlands. The trail includes interpretive displays and many opportunities for viewing waterfowl.

Rib Mountain State Park — Rib Mountain State Park is located within the Town of Rib Mountain. The park's main feature is Rib Mountain, which at 1,924 feet above sea level is one of the highest elevations in the State of Wisconsin. The park surrounds the mountain and has the following facilities: a picnic area with 65 tables, a camping area with 31 developed sites, 3 hiking trails, a nature trail, and a downhill skiing area with 12 runs.

Park System Needs

In a recent survey, Hewitt residents indicated that no additional parks or recreational facilities were needed. No issues have been identified.

11. Economic Development

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

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

County Economic Environment

Originally, the Marathon County economy was based on forest resources and diversified agriculture. Increased population and infrastructure – railroads, roads and dams for power enabled the area to evolve beyond simple agricultural and logging operations. Resources that once left the area unprocessed were 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 eastern Marathon County, the economic health and vitality of Hewitt is affected by the economic health of the agricultural economy. 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.

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

Other 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 decreased by 10 percent (1,565 to 951 farms) in the past 13 years, and the total number of cows decreased from 77,000 in 1990 to 64,000 in 2000, a decrease of 17 percent.
- Dairy production is now more concentrated; the average size of dairy herds increased from 42 cows in 1990 to 62 cows in 2001. Nearly 50 dairies have over 300 animal units (200 cows), and 12 dairies have more than 1,000 animal units (more than 700 cows).
- Local milk production is not sufficient to reliably meet the demand of local dairy processors.
- Crop land and open space are being broken up into smaller fields by rural residences.
- Crop land production is being concentrated into fewer, larger operations.

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

** 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, or by a concentration of the industry in the local area exceeding the national concentration. An industry that shows a higher concentration of employment than the national average is considered a “basic industry” and is identified by a technique called “Location Quotient” analysis. Basic industries are those sectors that export a product or service from the local community into the national or international economy. They are a critical part of the “economic engine” for a region, affecting the growth and health of many dependent sectors such as retail, transportation, construction, and local services.

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

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

*data suppressed to maintain confidentiality

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

Local Economic Environment

The population of Marathon County grew from 115,400 in 1990 to 125,834 in 2000, an increase of 10.3% compared to an 8.5% increase in the State and 8.7% in the U.S. The most recent estimates show an annual growth rate of 0.7% in all three jurisdictions (Wisconsin Department of Administration [WDOA], Demographic Services, 2002). Population growth has been concentrated in the urbanized area surrounding Wausau.

Table 11-2 illustrates population and employment information for the Town of Hewitt. In 2000, there were 204 employed

people in the Town of Hewitt. Data show that most people in Hewitt were self-employed or in farming.

Because self-employment and farm employment are not covered under the State’s unemployment compensation law, totals in that category were estimated by the North Central Wisconsin Regional Planning Commission (NCWRPC), using the Agricultural Census and figures from Wisconsin’s Department of Workforce Development (DWD).

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

POPULATION	545
EMPLOYMENT:	
Commercial	--
Manufacturing	--
Service	--
Other	3
Self-Employed/Farm	201
TOTAL	204

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

Employment Projections

Information on employment in Marathon County is gathered separately for non-farm and farm employment. The DWD collects data on non-farm employment. The DWD estimated non-farm employment in Marathon County to be 49,407 in 1990 and 65,630 in 2000. This represents about a 33 percent increase over ten years. Data on farm employment is collected by the Census of Agriculture and consists of hired farm labor and operators. In 1987, farm employment in Marathon County

was estimated to be 11,643 and in 1997 it was estimated to be 8,298. This represents a decrease of almost 29 percent.

The NCWRPC computed employment projections, using a low, moderate, and high growth scenario, based on the assumption that the historical growth rates described above would continue through 2030. The moderate-level projections are shown in Table 11-3.

Table 11-3: Employment Projections – 2000-2030

	Total Employment by Year						
	2000	2005	2010	2015	2020	2025	2030
Hewitt	204	197	190	184	177	170	163
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

The projections indicate declining employment for the Town of Hewitt. By the year 2030, it is estimated that the Town of Hewitt will provide employment for 163 workers. This estimate reflects a 20 percent employment decline, and reflects the historical countywide decline in agricultural employment of almost 29 percent between 1987 and 1997.

Table 11-4 shows the percent change in projected employment using the low, moderate and high growth scenarios. With current employment (2000) at 204 workers, the scenarios show the number of projected workers in 2030 under each projection. The low and moderate growth percentages are similar for Hewitt because of the relatively low numbers involved in the decline.

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

	Percent Change in Employment by Growth Rate		
	Low Growth	Moderate Growth	High Growth
Hewitt	-20% (162)	-20.6% (163)	5.3% (215)
Marathon County	21%	26%	34%

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

Major Local Employers

Most Hewitt residents work in Wausau, with a few commuting to Merrill or Antigo. Employment within Hewitt is largely seasonal and consists of farming (ginseng) and logging.

Redevelopment of Environmentally Contaminated Sites

There are no known environmentally contaminated sites in the Town of Hewitt.

Issues

No economic development issues have been identified for the Town of Hewitt.

animal waste and manure management. The County also provides oversight on compliance with County soil and water conservation policy for the Farmland Preservation Program.

Regional Agencies- The North Central Wisconsin Regional Planning Commission (NCWRPC) provides 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.

Cooperative Plans or Agreements

Mutual Aid— The Town of Hewitt has its own volunteer fire department, and provides mutual aid to Easton and to Texas. The Town contracts with the City of Wausau for ambulance service.

Existing or Potential Conflicts

No existing or potential conflicts have been identified in the Town of Hewitt.

12. Intergovernmental Cooperation

This analysis presents an inventory of existing mechanisms that the Town of Hewitt 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 Hewitt 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.

Shared Public Services and Facilities

Law Enforcement – Law enforcement is provided by the County sheriff.

Fire and Emergency Response - The Town of Hewitt has its own volunteer fire department, and provides mutual aid to Easton and to Texas. The Town contracts with the City of Wausau for ambulance service.

Utilities - The Town does not provide sewer or water services; residents have private waste disposal systems and individual wells.

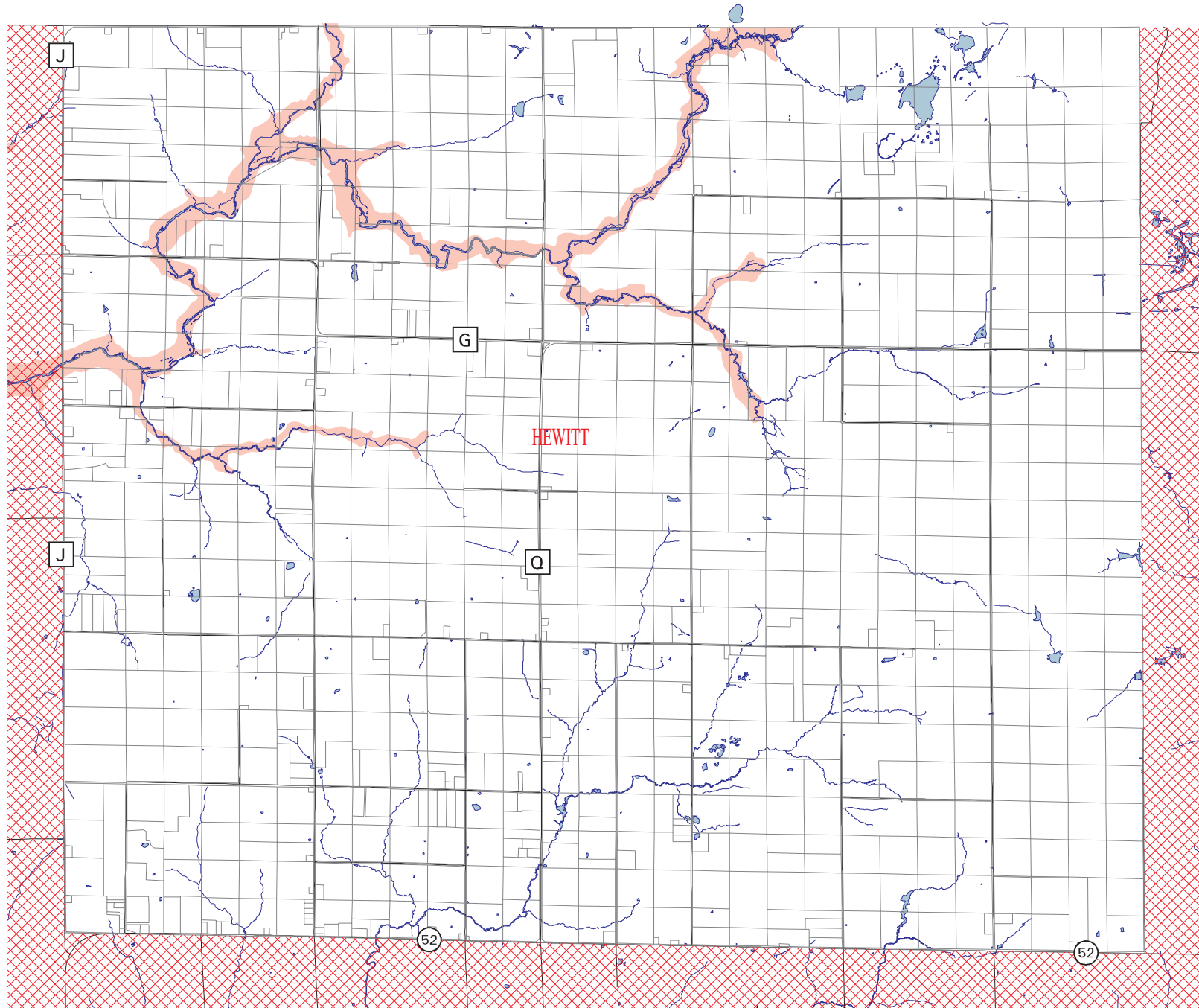
Relationships to Other Governmental Entities

Surrounding Municipalities- The Town of Hewitt is bordered by Langlade County to the north, Town of Harrison to the east, Town of Easton to the south, and Town of Texas to the west. These surrounding municipalities are concurrently preparing comprehensive plans, which will increase opportunities for coordination and cooperation on matters of common interest.

Shared Services – Hewitt should explore conversations with adjacent communities. It currently shares some road maintenance with the Town of Harrison, Ackley and Pine River.

School District- Hewitt is located in the Wausau School District.

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



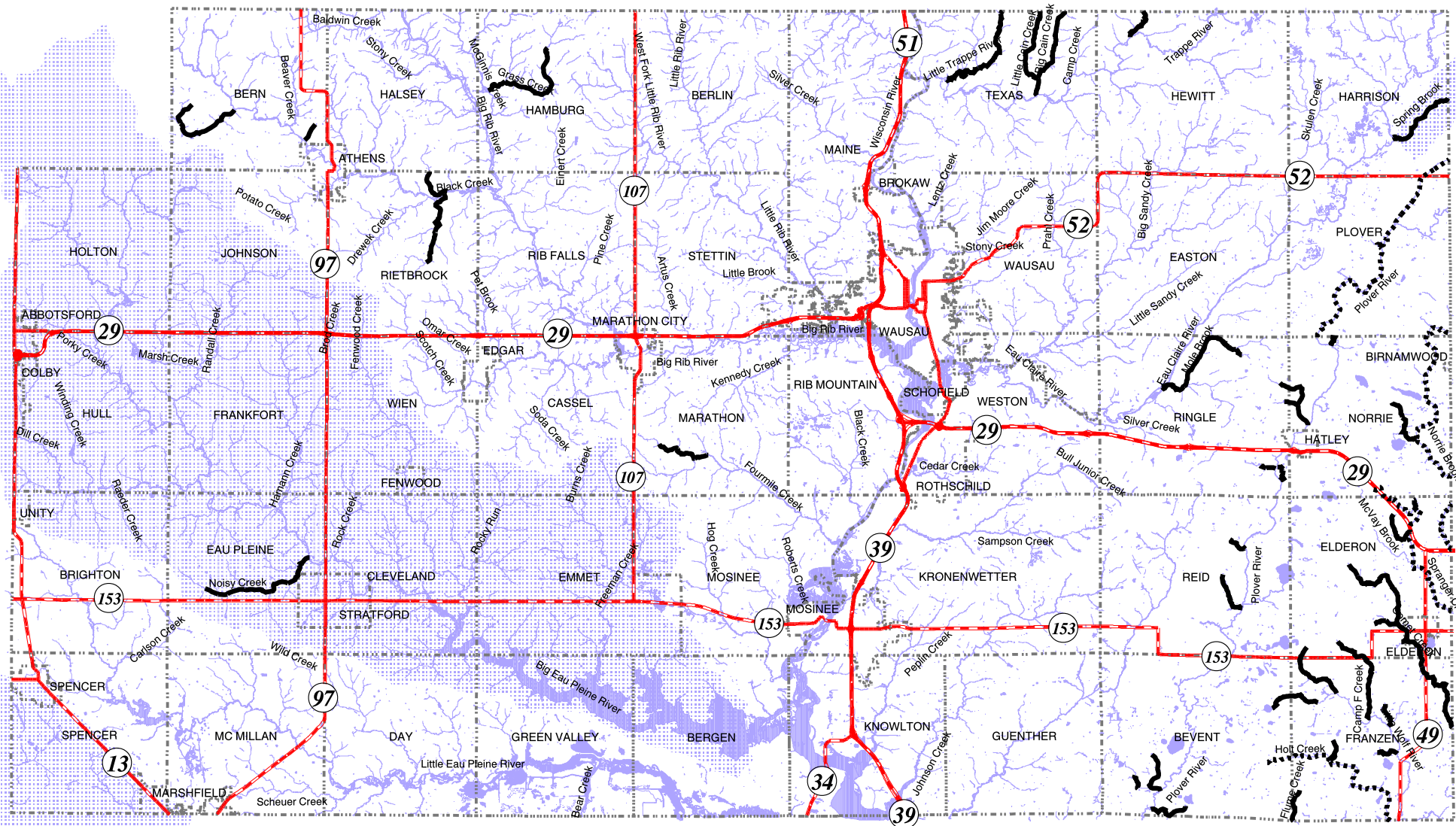
FEMA Floodplain

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

Figure 3-1
100 Year Floodplain
HEWITT

MARATHON COUNTY

OUTSTANDING & EXCEPTIONAL RESOURCE AND IMPAIRED WATERS

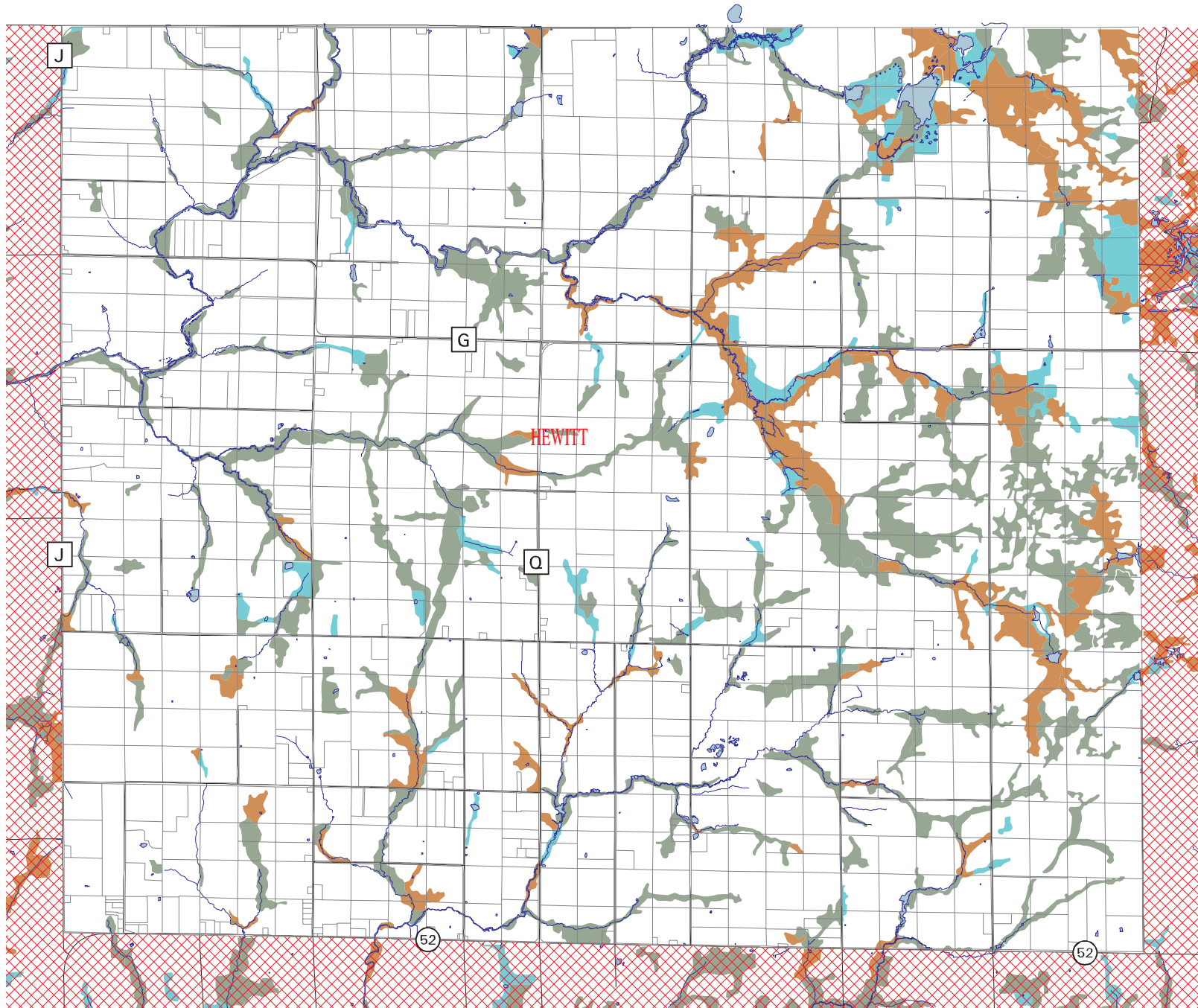


Exceptional
Outstanding
State & Us Highways
Municipal Boundary
Water Features
Impaired Waters



O & E Resource and Impaired Waters
Data from the WIDNR

Figure 3-2

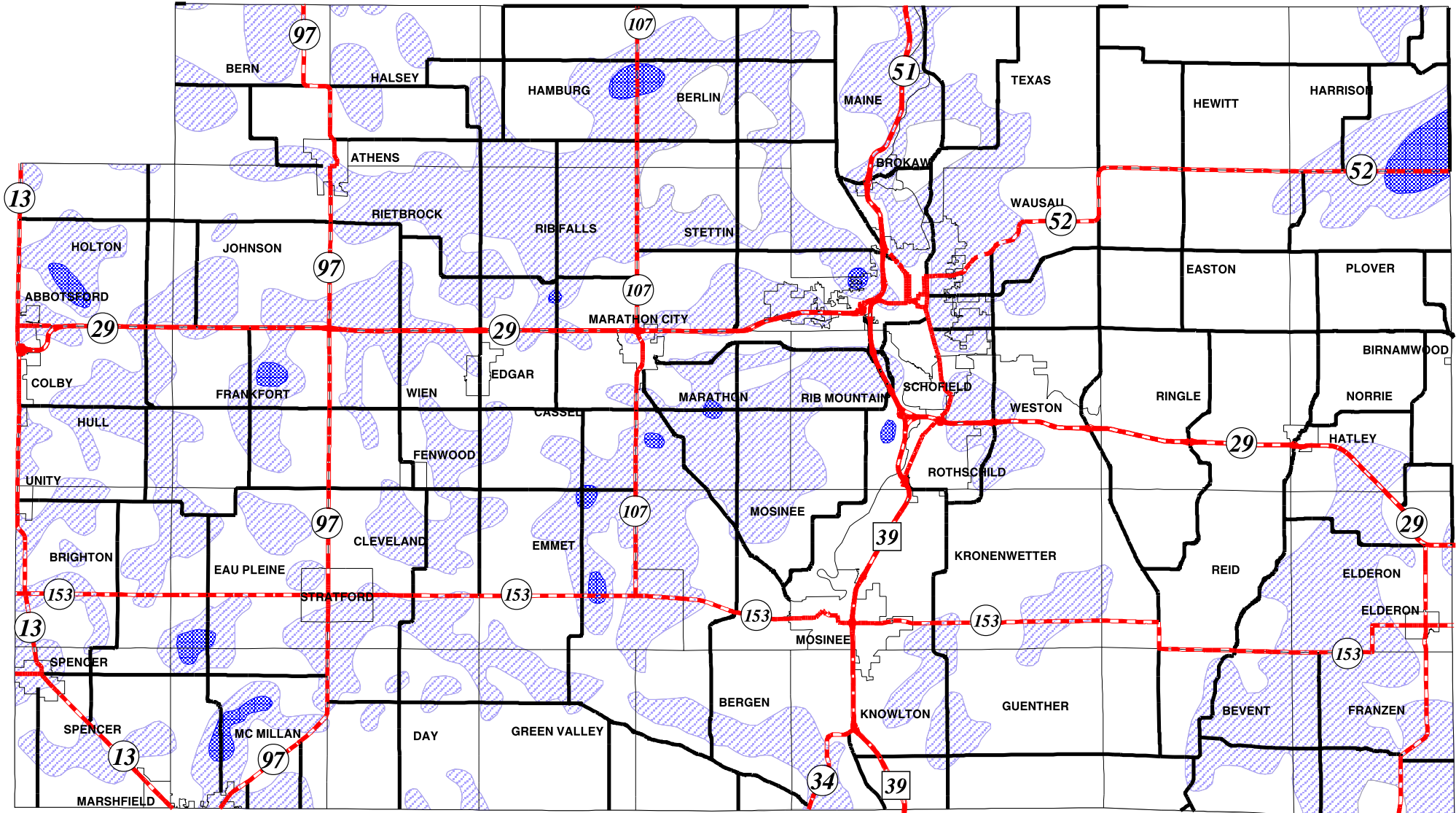


- Aquatic beds
- Emergent/wet meadow
- Filled/draind wetland
- Flats/unvegetated wet soil
- Forested
- Scrub/shrub

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

Figure 3-3
Wetland Types
HEWITT

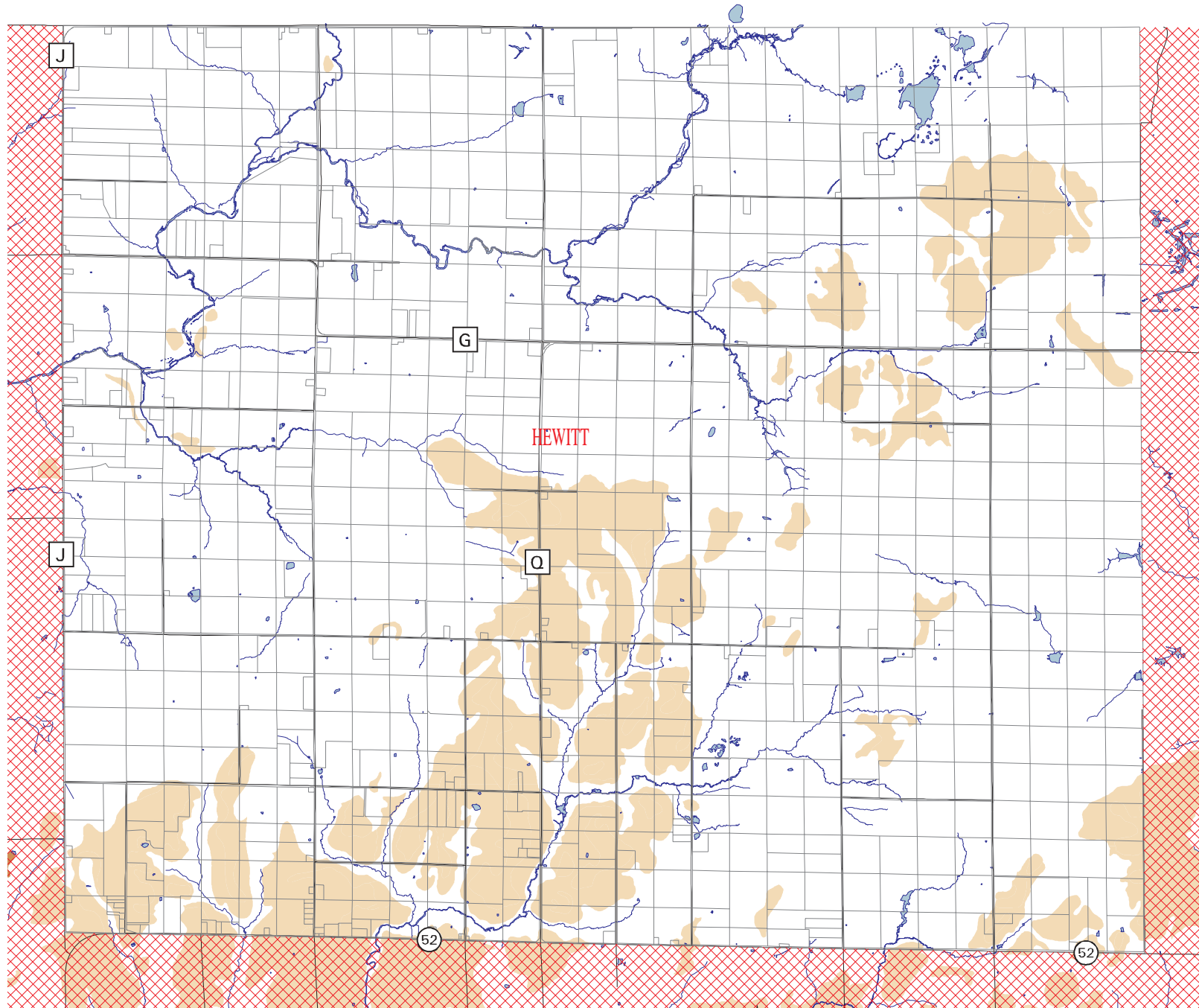
MARATHON COUNTY DEPTH TO GROUND WATER



-  State & Us Highways
-  County Roads
-  Municipal Boundary
- Ground Water Depth**
-  0-20 feet
-  20-50 feet
-  >50 feet



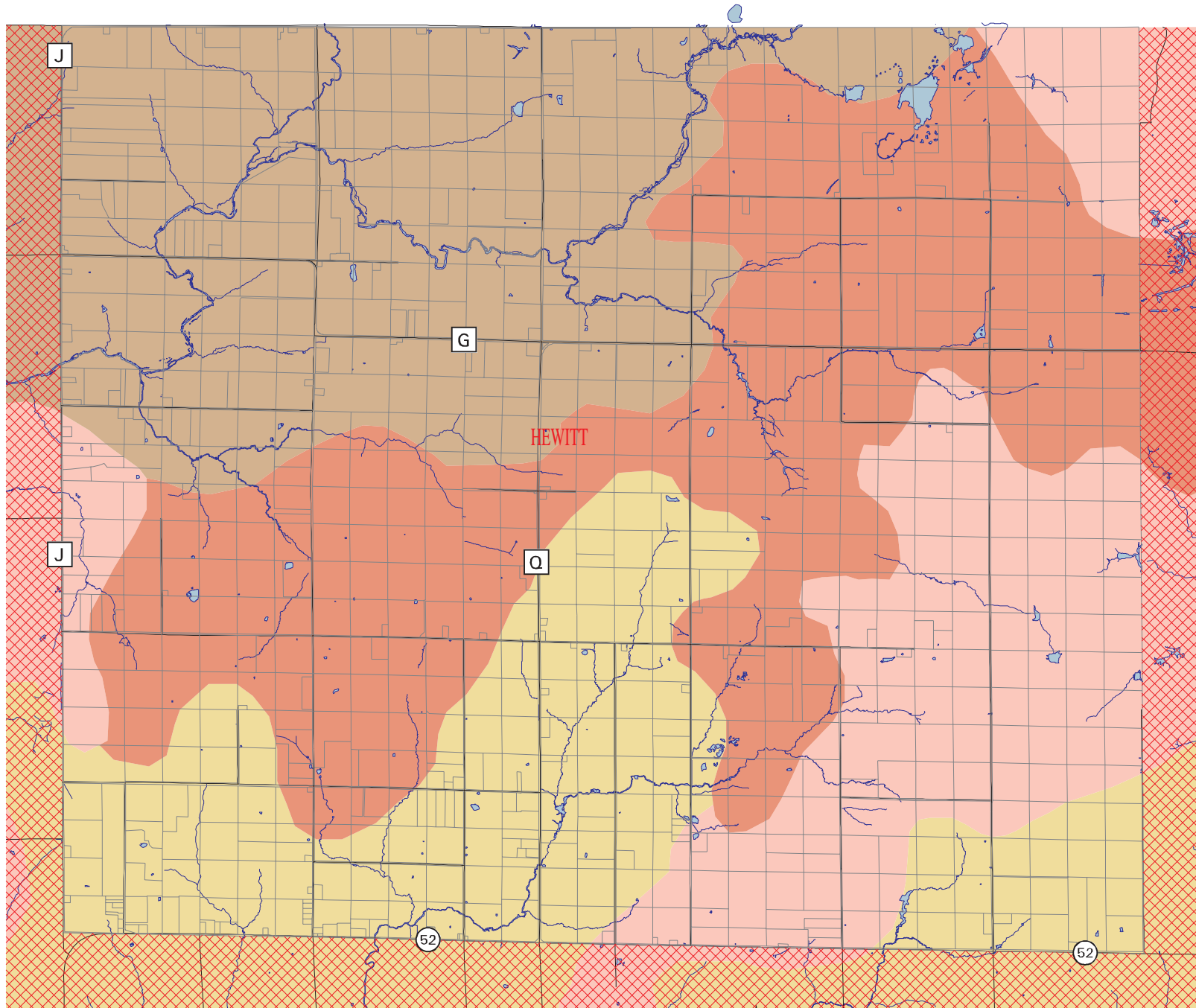
Source: "Irrigable Lands Inventory --- phase 1
Groundwater and Related Information", I.D. Lippett
and R.G. Hennings, MP -81-1, WGNHS 1981.



- 0 - 20" (Quarries)
- 20 - 40 "
- 40-60"
- >60"

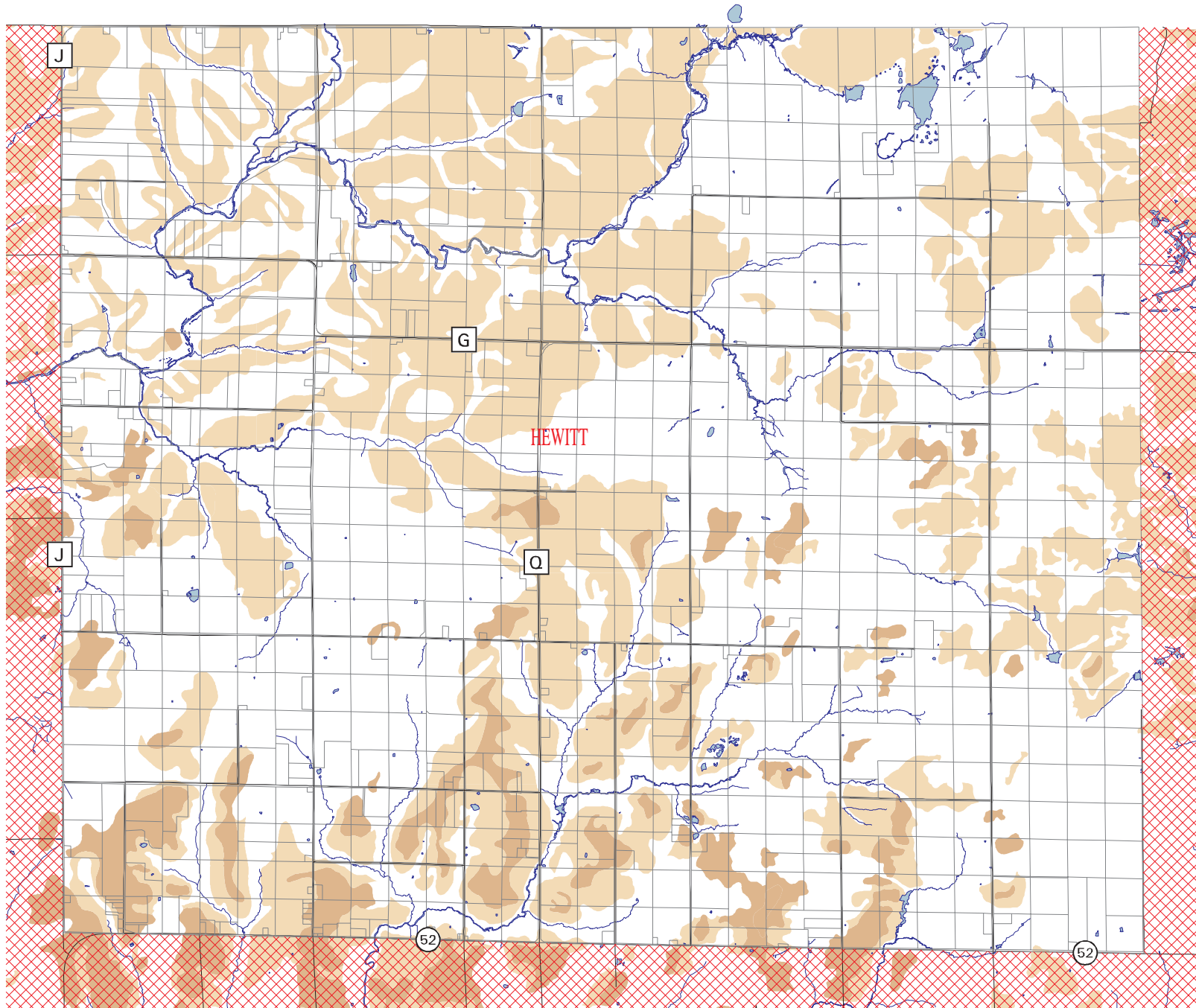
Indicates other Municipality
 Map Developed by Marathon County CPZ & GIS 2005

Figure 3-5
Depth To Bedrock
HEWITT



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

Figure 3-6
Soil Associations
HEWITT

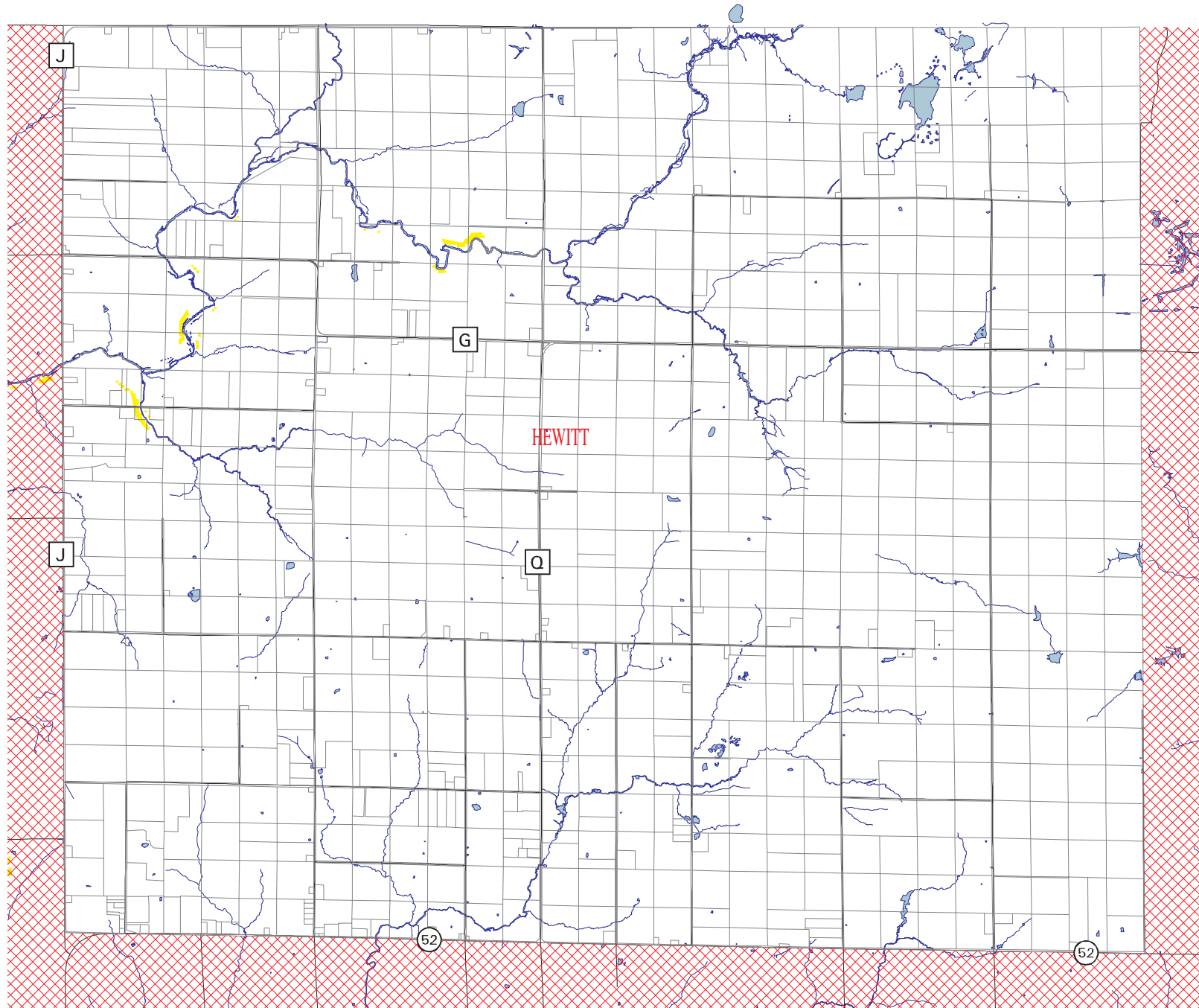


■ Group 1: The soils in this group are the very best in Marathon County. The USDA classification for these soils are prime farmland Class 2 due to climate and growing season length. They are well suited for growing all crops.

■ Group 2: The soils in this group are very good agricultural soils. They also are designated as prime farmland Class 2. These soils differ from the preceding group 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

Figure 3-7
Prime Farm Land
HEWITT

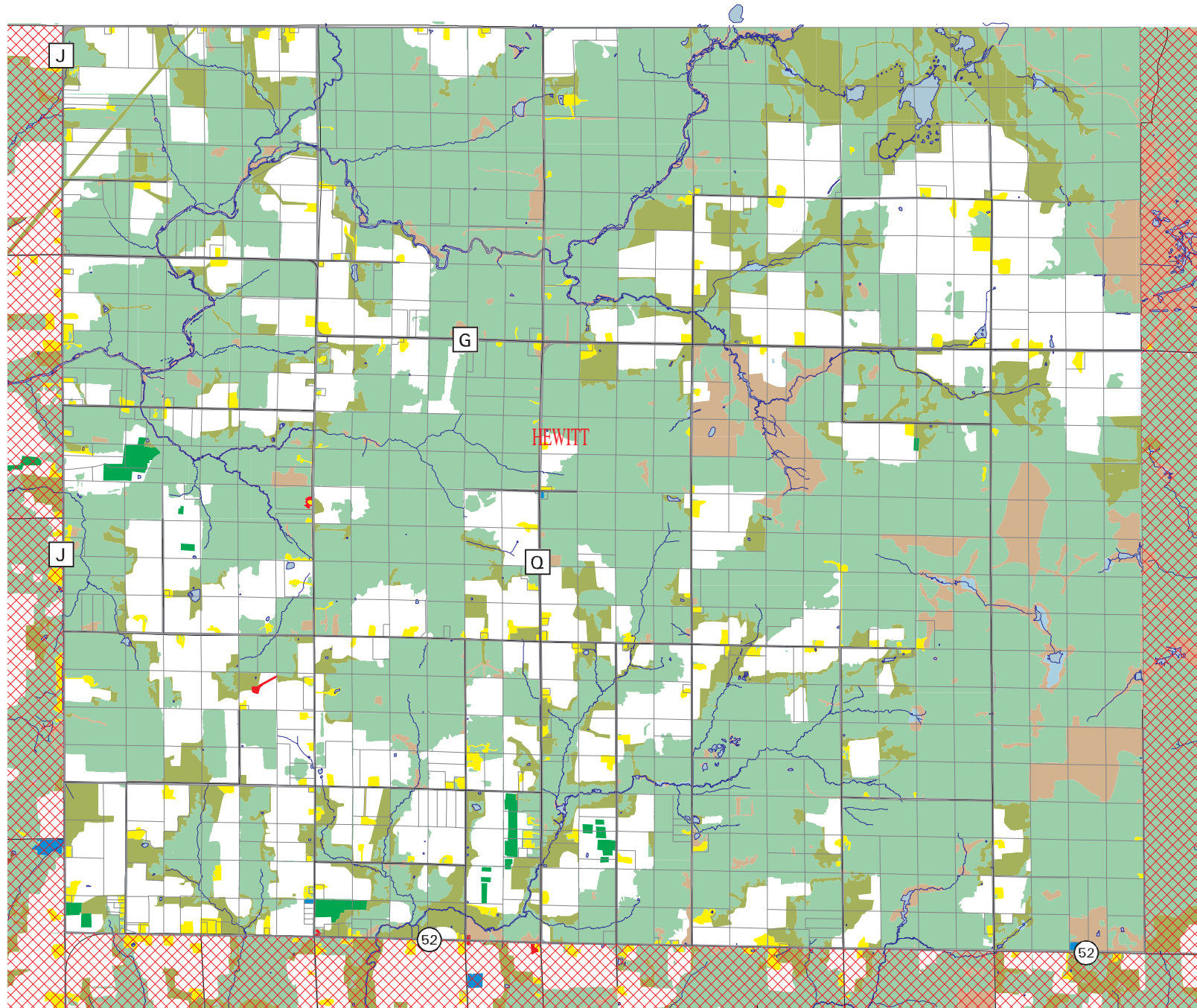


■ D - generally 12-20% slopes

■ E - generally greater than 15% slopes.

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

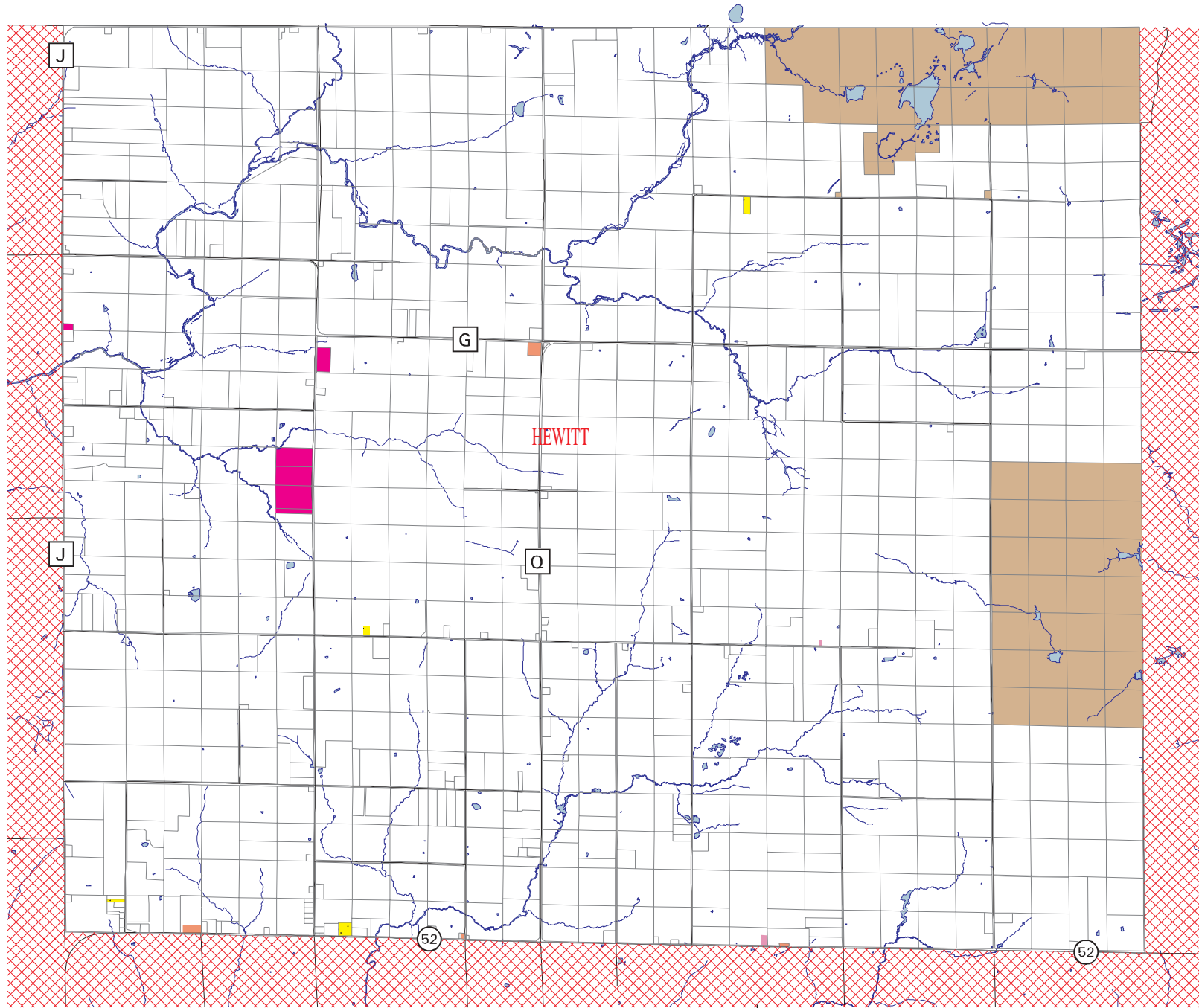
Figure 3-8
 Slopes
 HEWITT



- | | | | | |
|---------------------------|----------------------|---------------------|------------|--------------------|
| 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
 Map Developed by Marathon County CPZ & GIS 2005

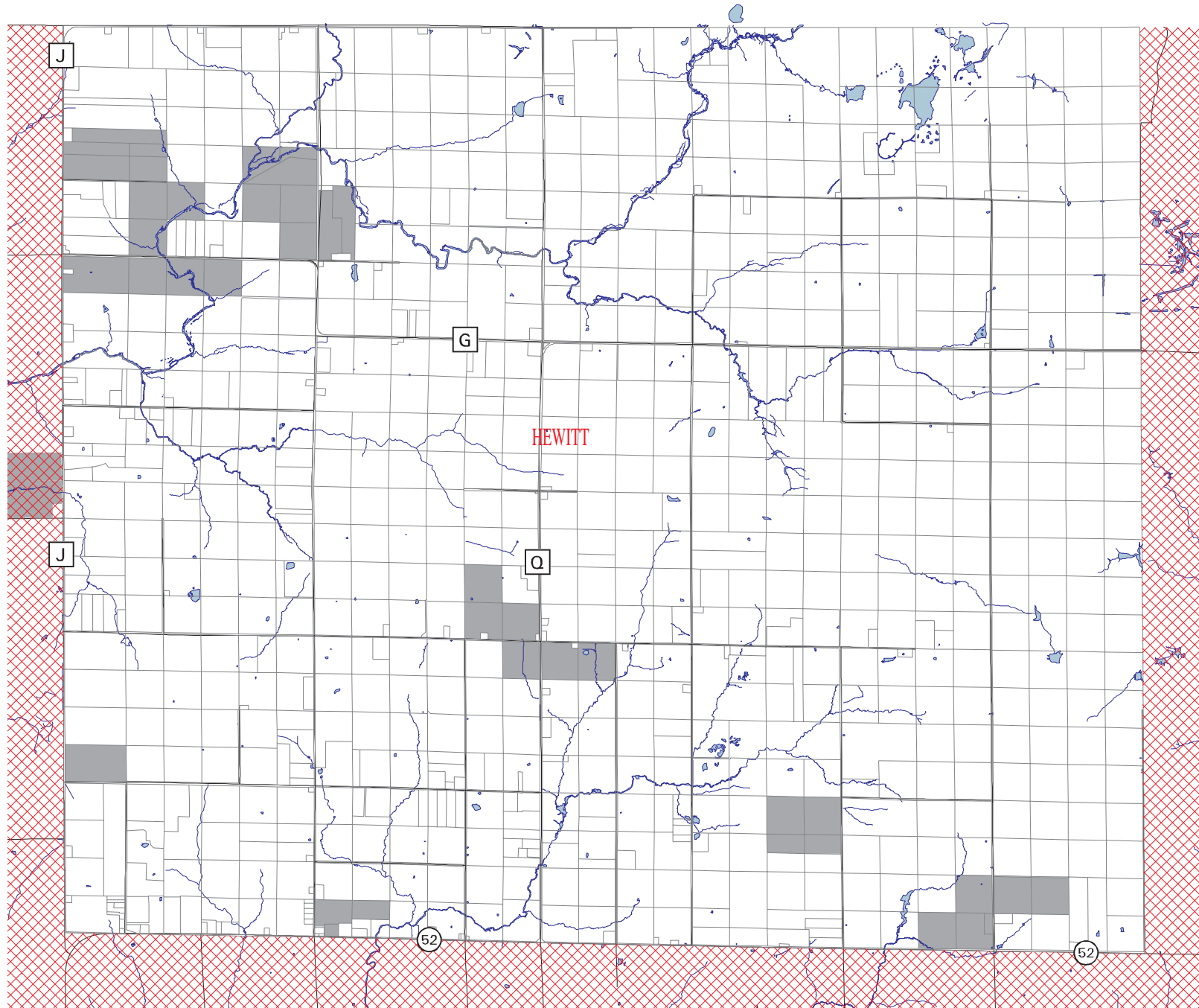
Figure 4-1
 2000 Landuse/Landcover
 HEWITT



- | | | | | | | | | |
|---------|----|-------|-------|-------|------|-----|------|------|
| RS-1/20 | RM | RC | A-3 | A-4-M | AE | C-1 | UV | WP-C |
| RS-1/40 | RP | A-1/9 | A-3-M | AR | AE/M | M-1 | WP-A | |
| RS-2 | CV | A-2/9 | A-4 | AR/M | HI | M-2 | WP-B | |

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

Figure 4-2
 County Zoning
 HEWITT

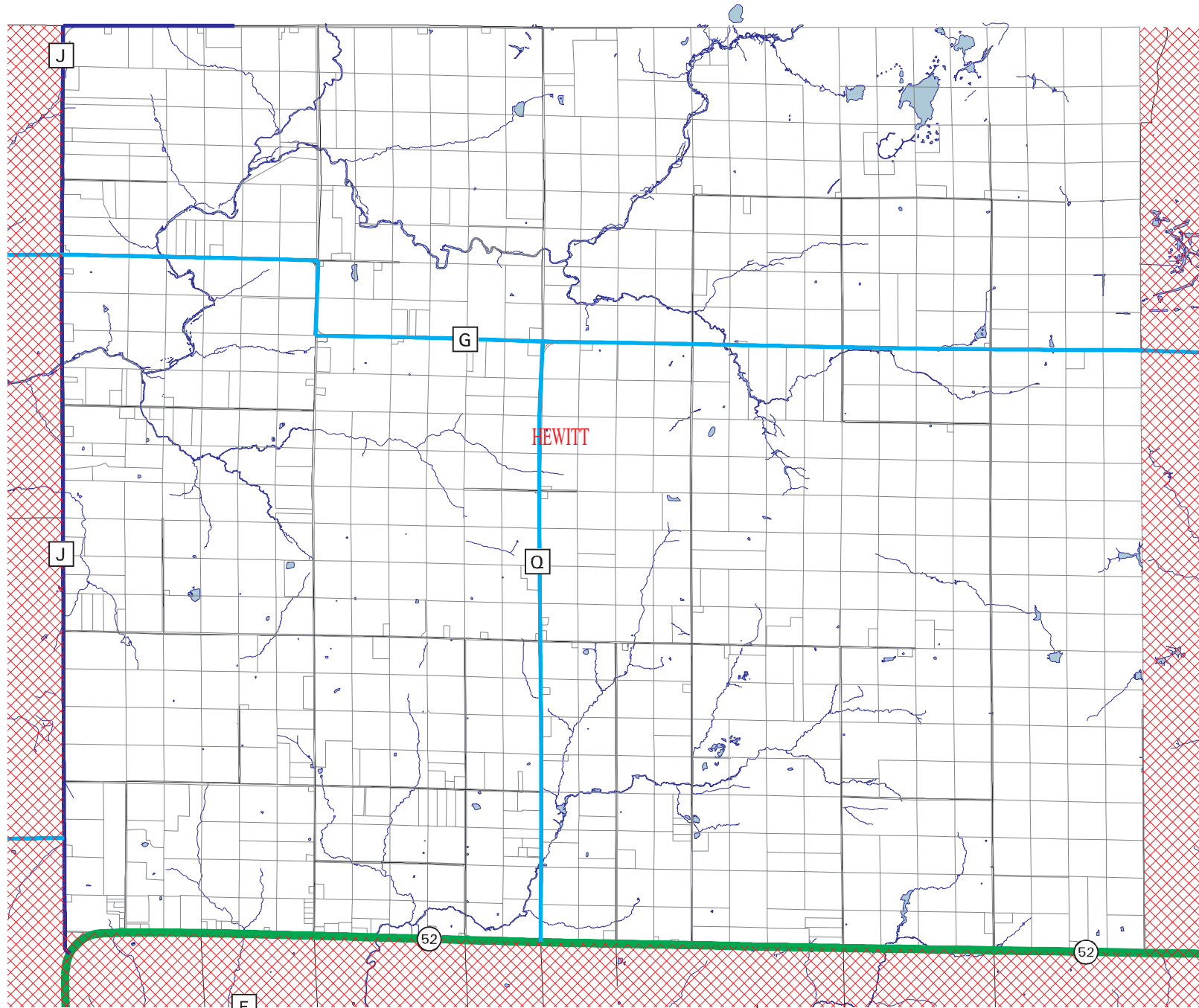


- Exclusive ag zoning
- Farmland pres contracts

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

Exclusive Ag & Farmland Preservation HEWITT

Figure 4-3



- █ Principal Arterial
- █ Minor Arterial
- █ Major Collector
- █ Minor Collector

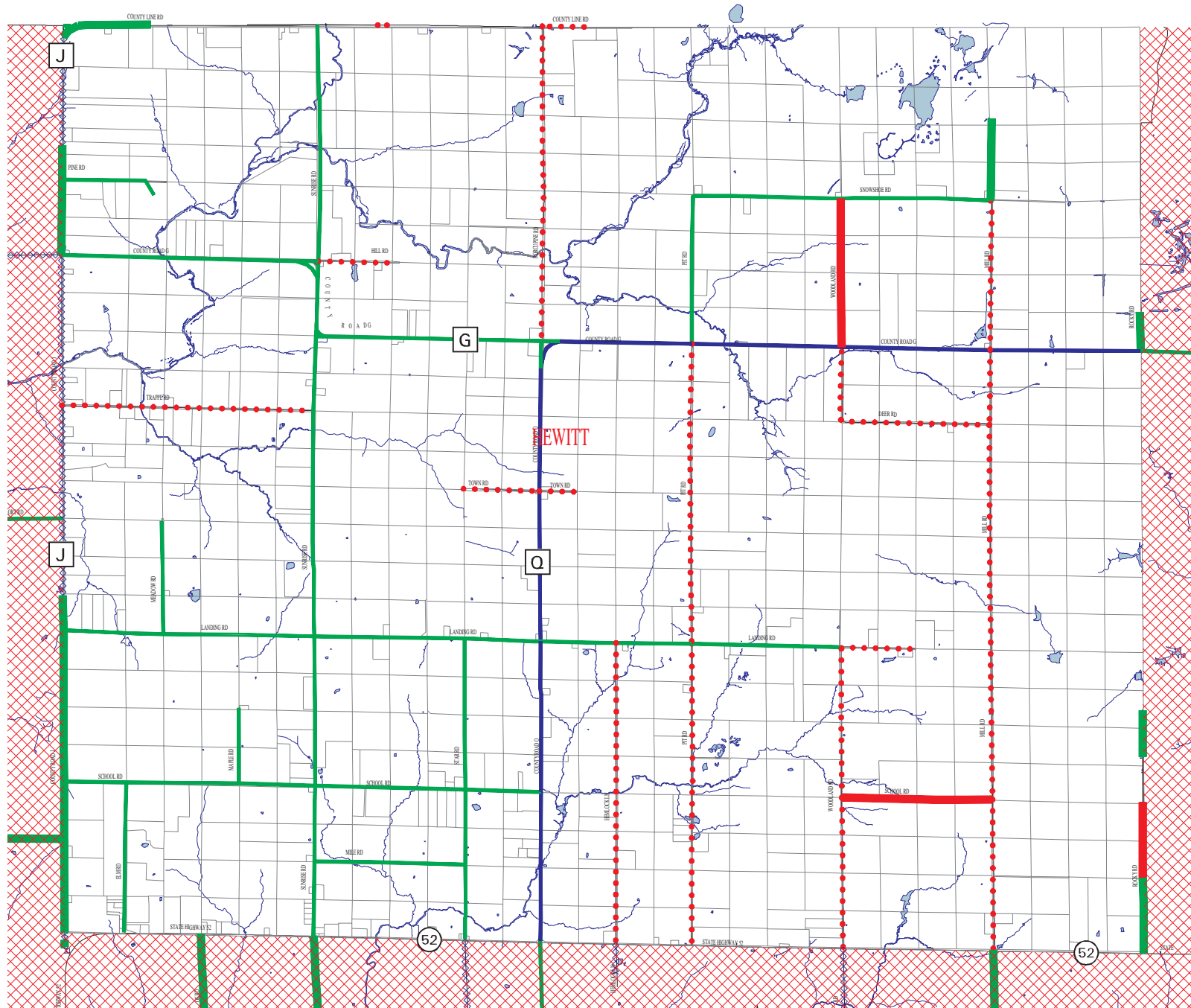
- F County Highways
- 52 State Highways
- 51 US Highways
- 39 Interstate

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



Functional Classification of Roads
HEWITT

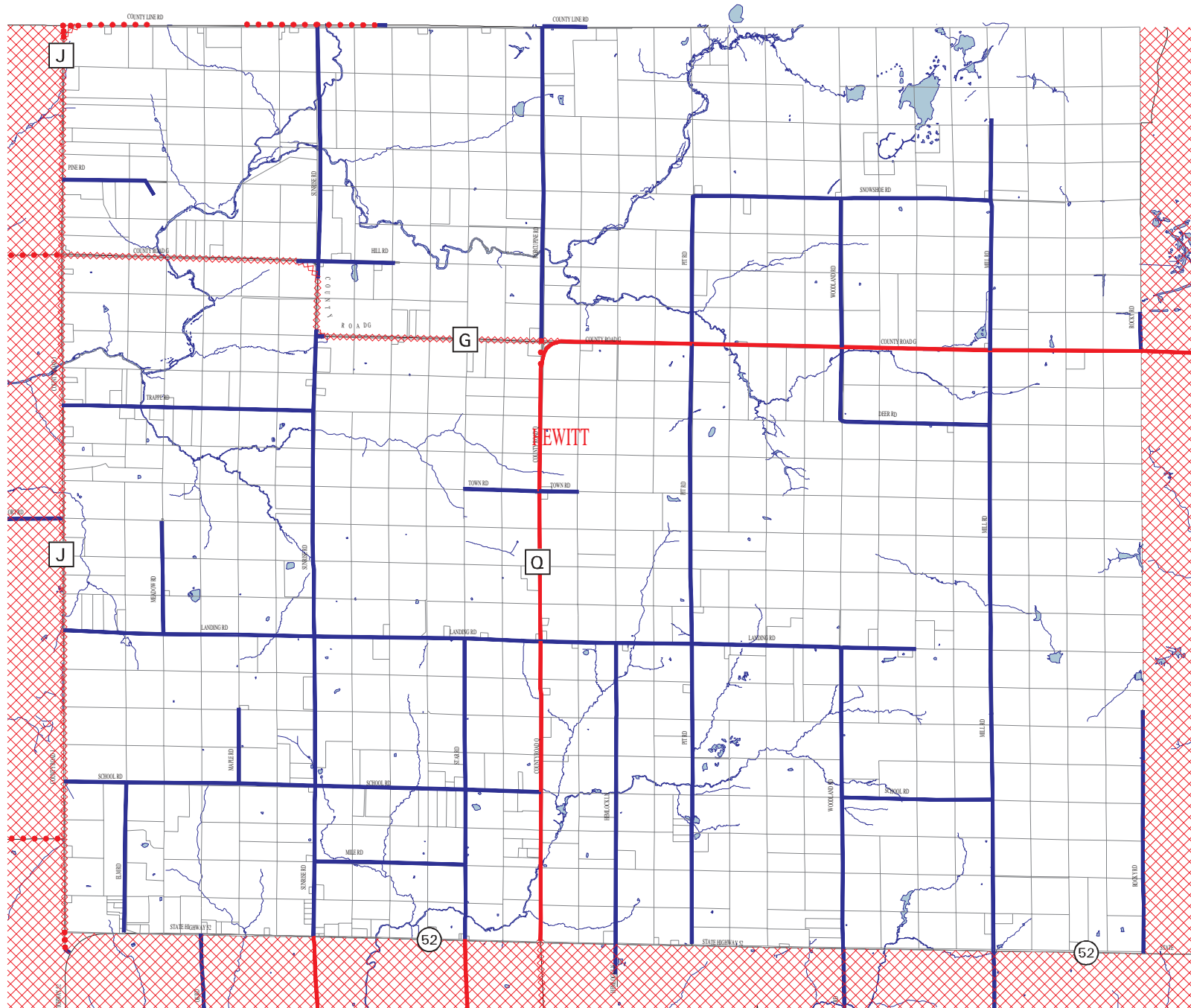
Figure 5-1



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

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

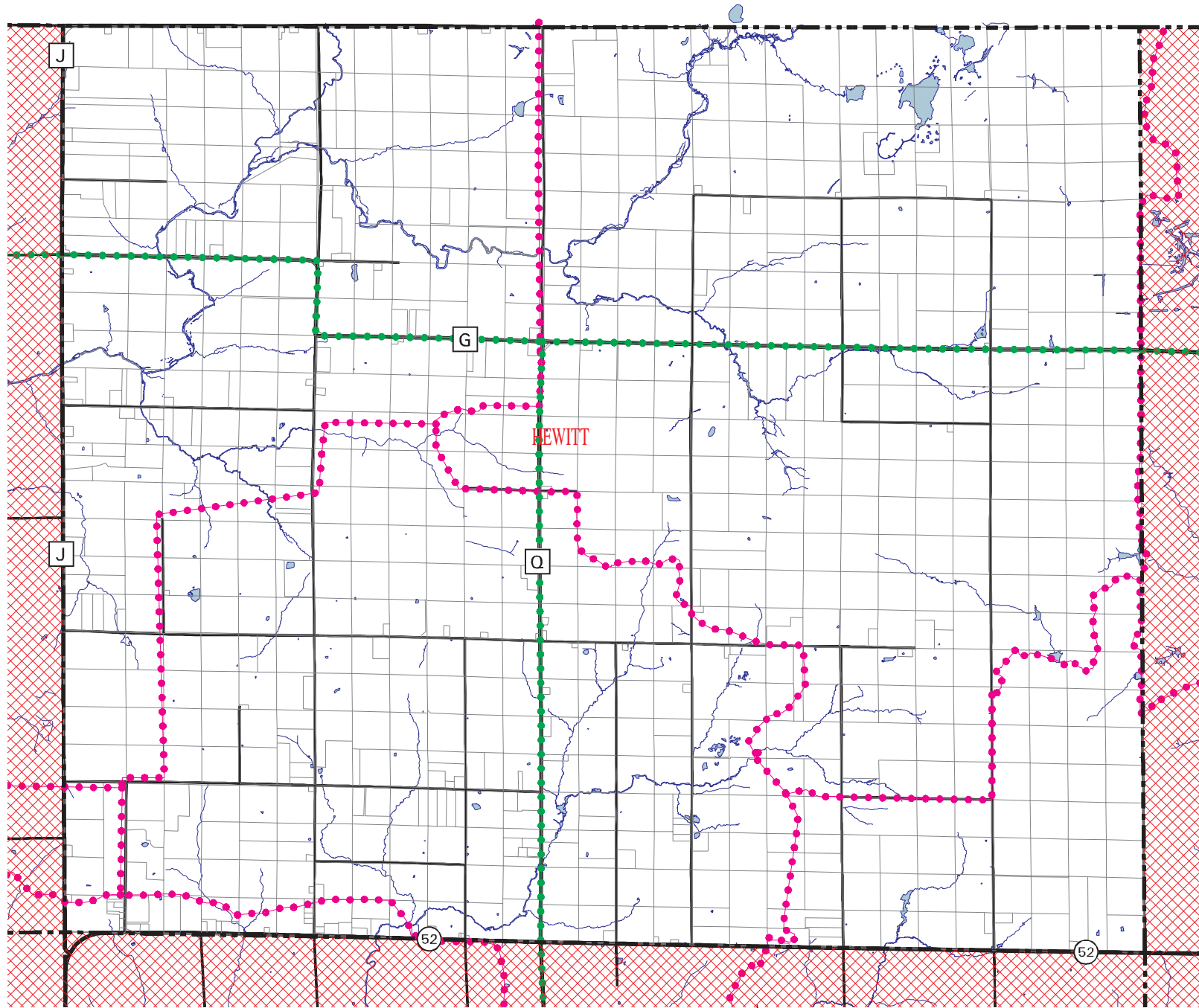
Figure 5-2
Road Surface Rating
HEWITT



- No Data
- Concrete Pavement
- <1" Wearing Surface
- Asphalt Pavement
- Asphalt Pavement on Concrete
- Asphalt Pavement with Base >7"
- Asphalt Pavement With Base <7"
- Unimproved Road
- Brick or Block Pavement

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

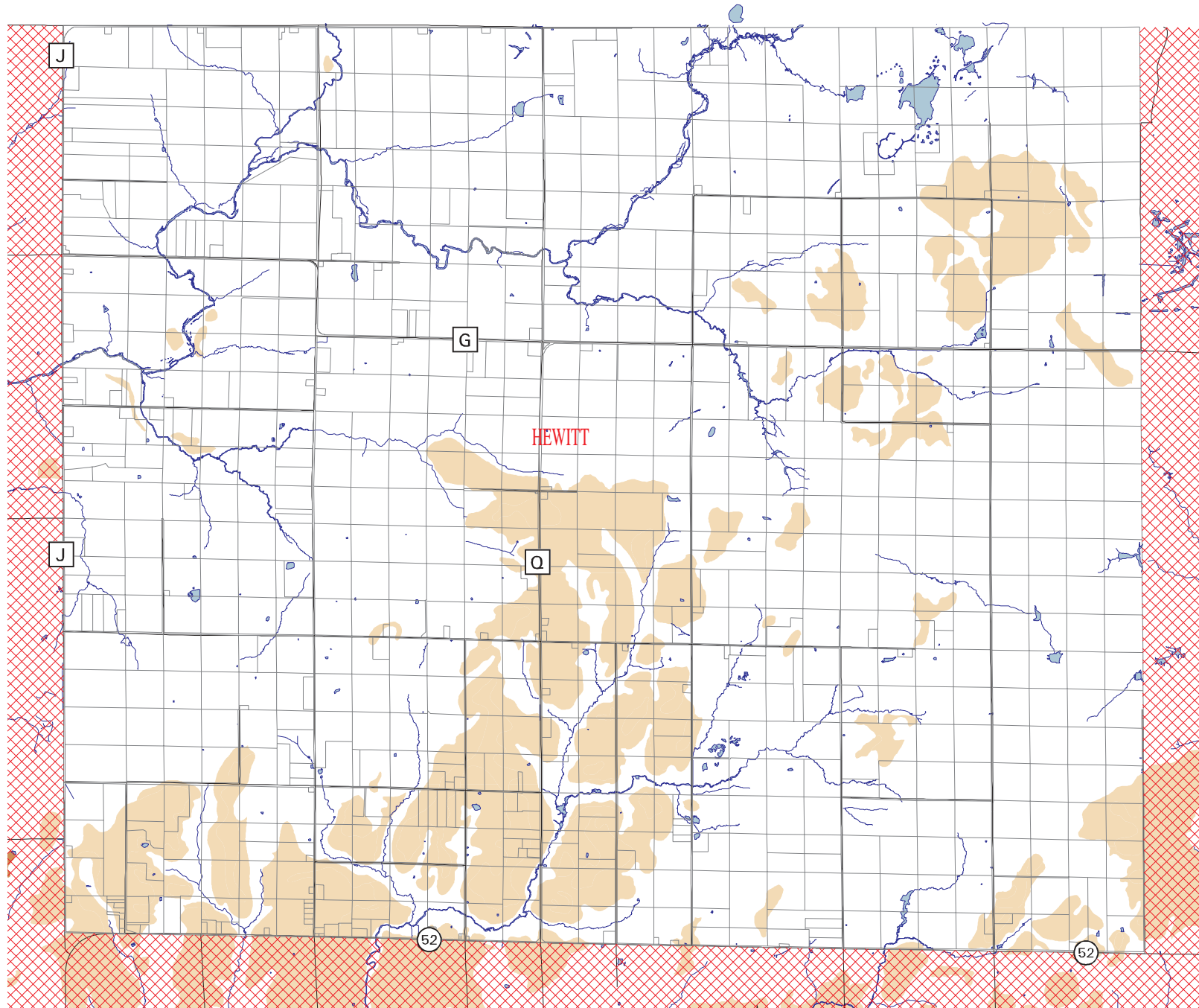
Figure 5-3
Road Surface Types
HEWITT



- 2001 Snowmobile Trails
- Mountain Bay Trail
- Ice Age Trail
- Suggested Bike Routes

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

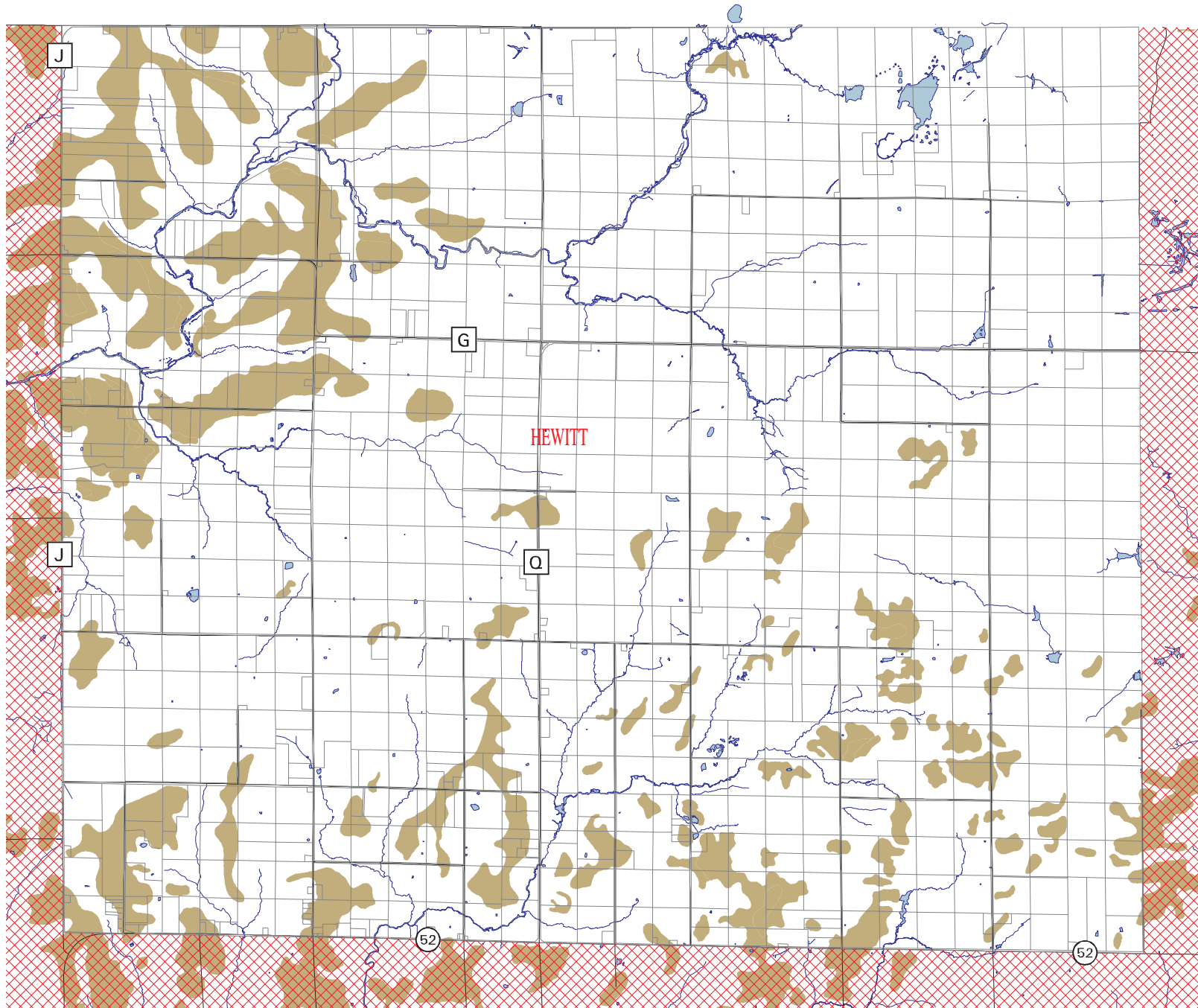
Figure 5-4
Trails
HEWITT



- 0 - 20" (Quarries)
- 20 - 40 "
- 40-60"
- >60"

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

Figure 6-1
Depth To Bedrock
HEWITT

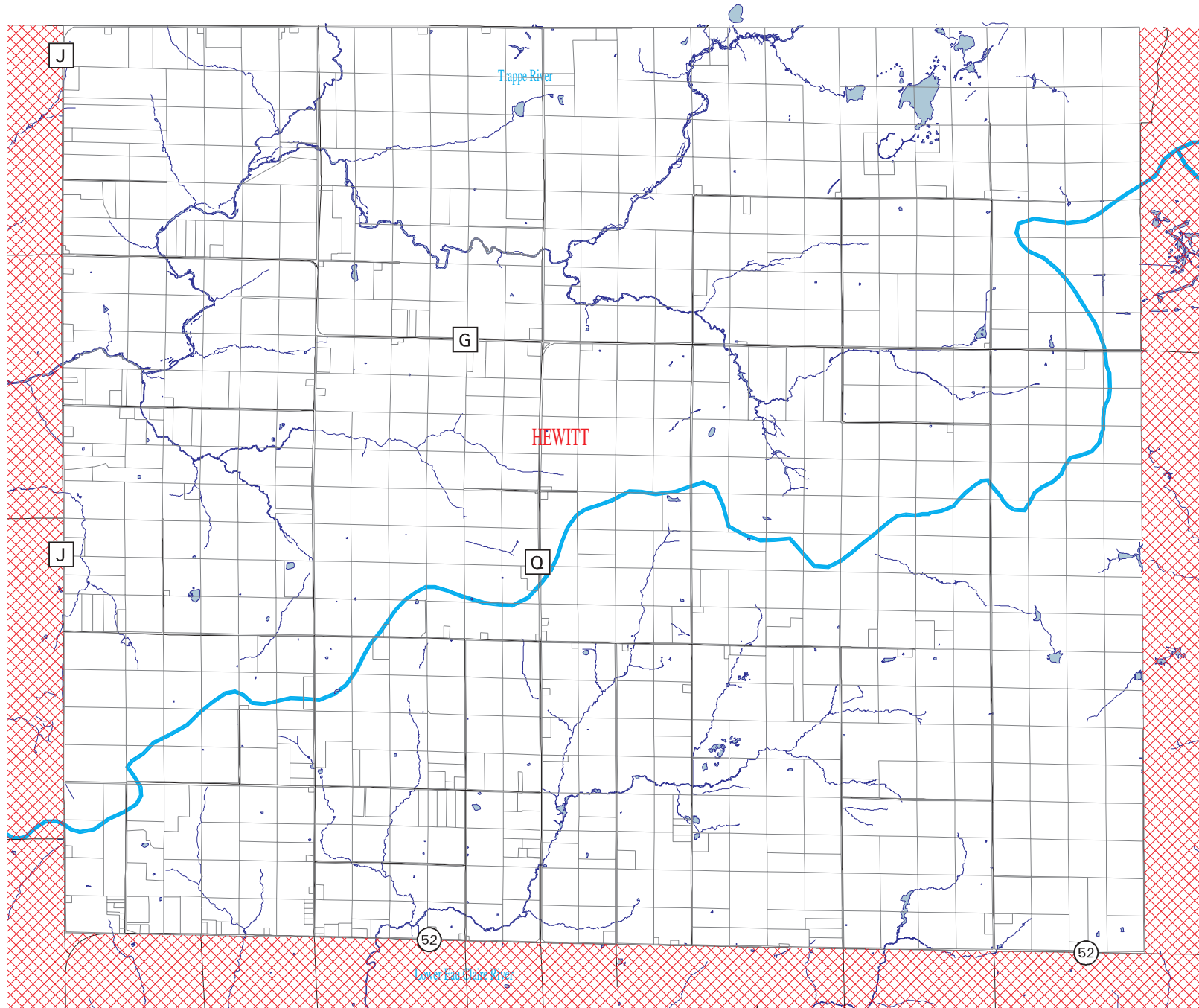


■ Soils suitable for septic systems w/soil absorption component

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

Suitable Soils-Septic Tank Absorption
 HEWITT

Figure 6-2



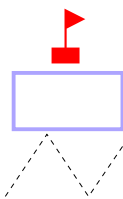
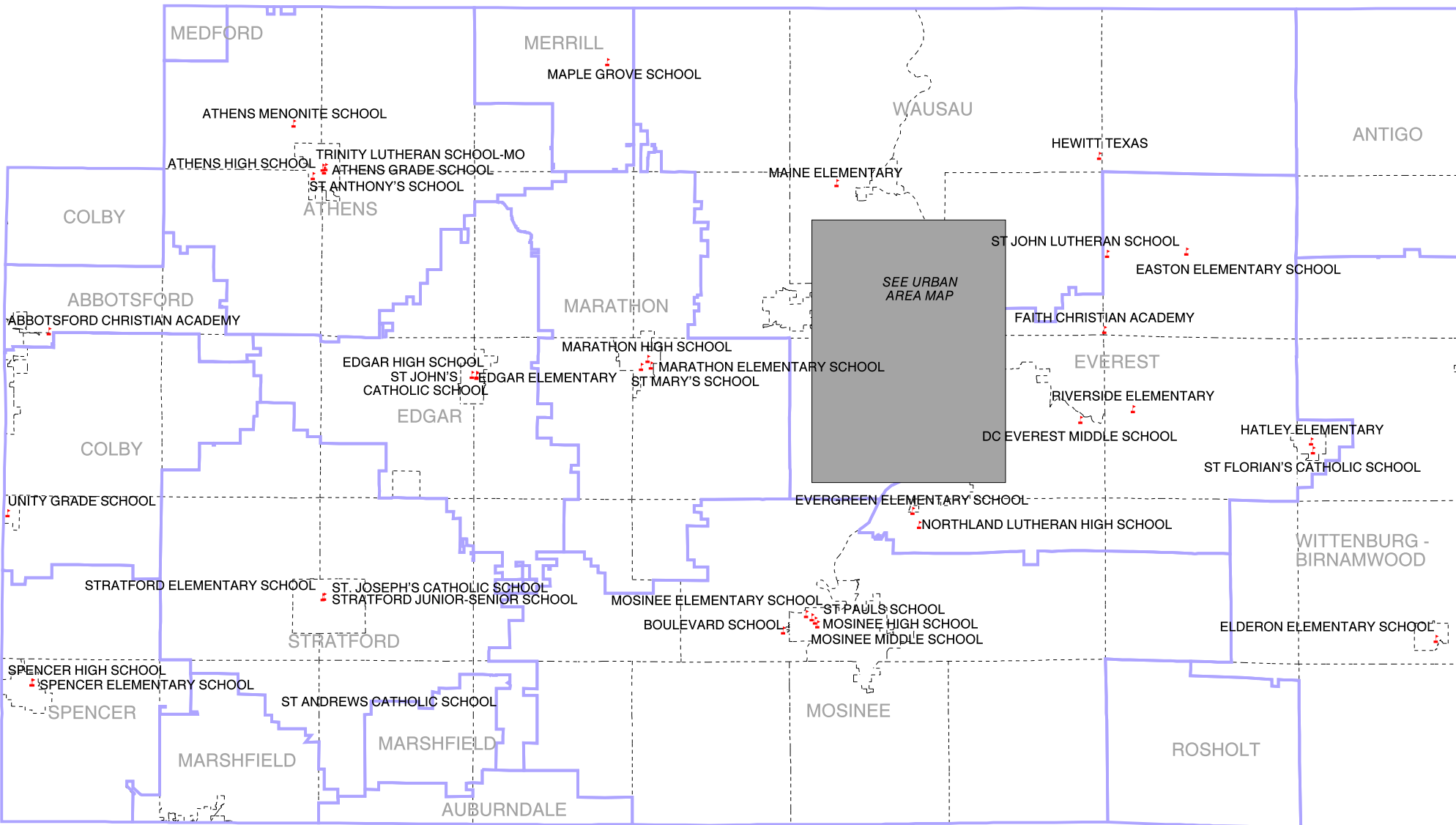
Priority Watersheds
 as identified in the Marathon County
 Land & Water Resource Management Plan

Watershed boundaries

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

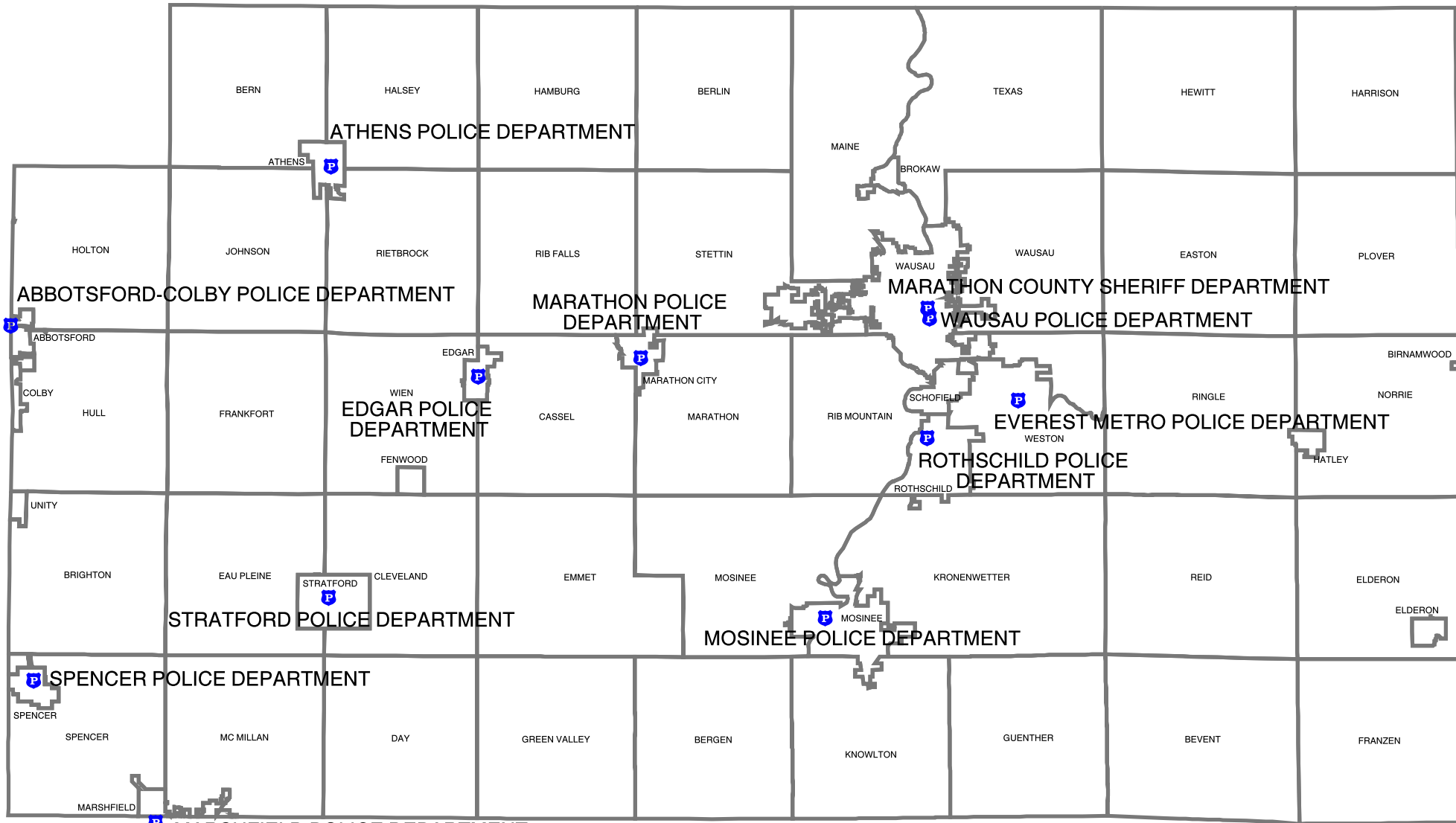
Figure 6-3
Major Watersheds
HEWITT

MARATHON COUNTY SCHOOL DISTRICTS AND SCHOOLS RURAL AREA MAP



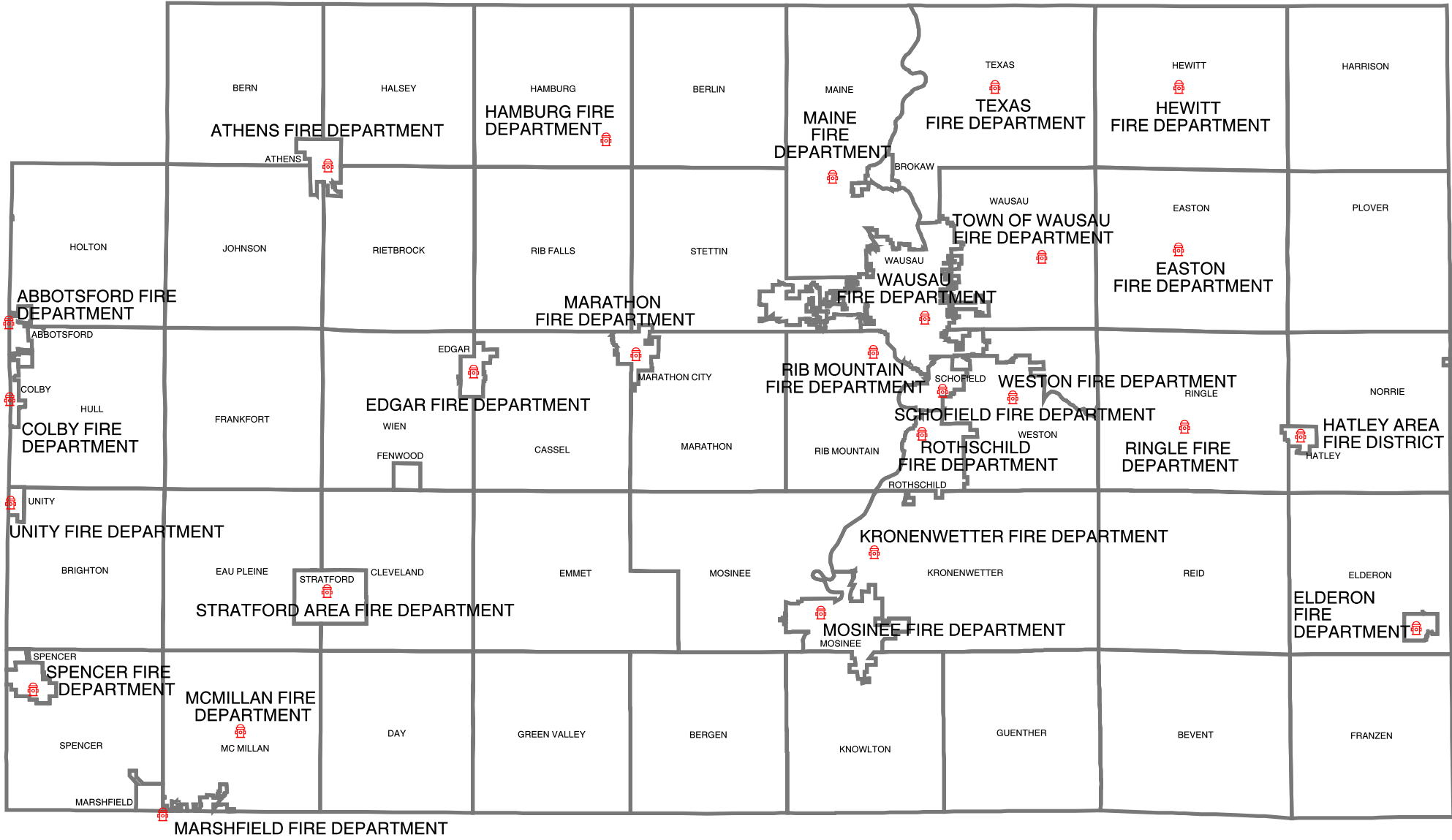
School Locations
School District Boundary
Municipal Boundary

MARATHON COUNTY LAW ENFORCEMENT



 Police Department
 Municipal Boundary

MARATHON COUNTY FIRE DEPARTMENTS



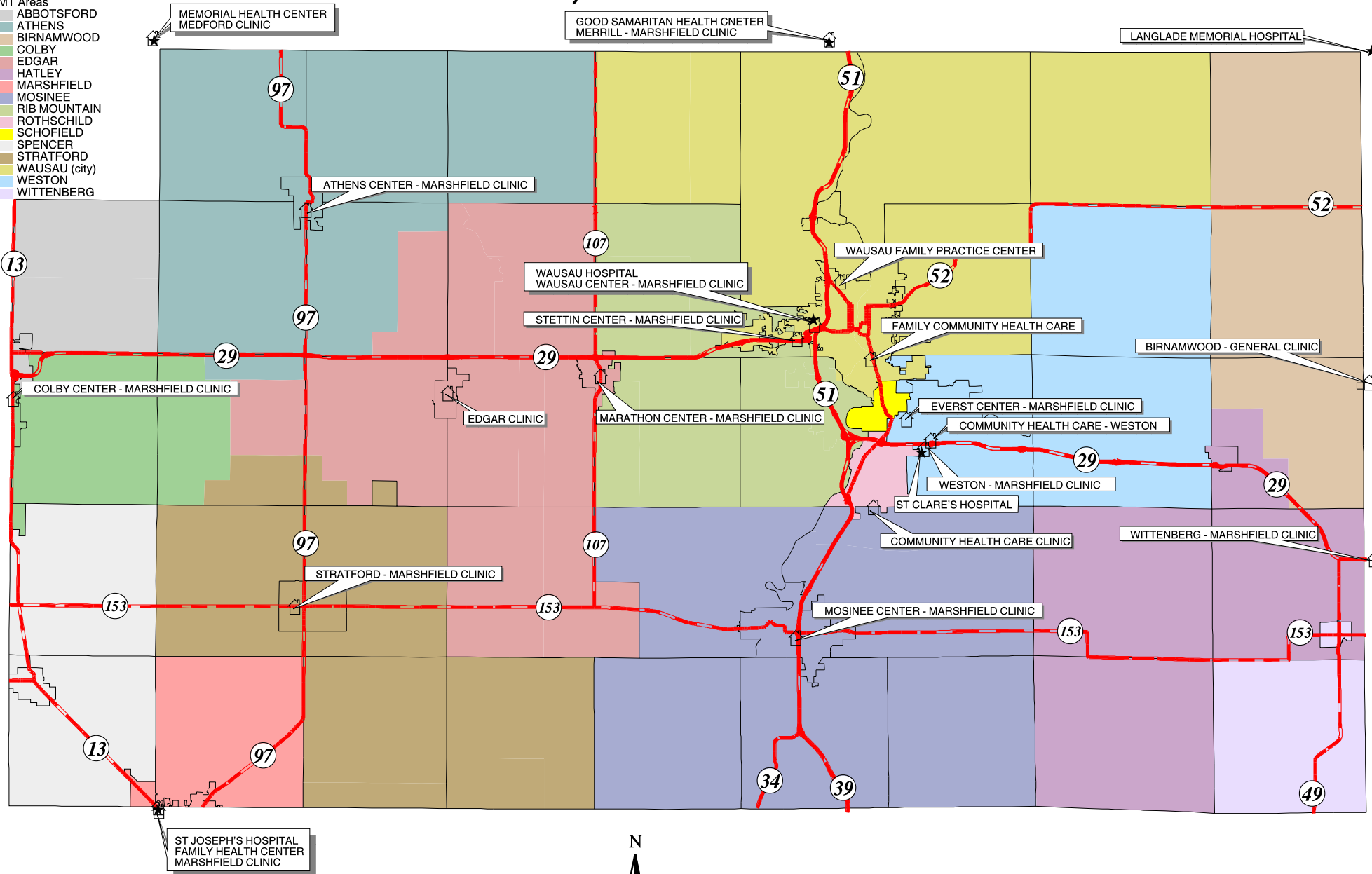
Map Developed by Marathon County CPZ & GIS 2005

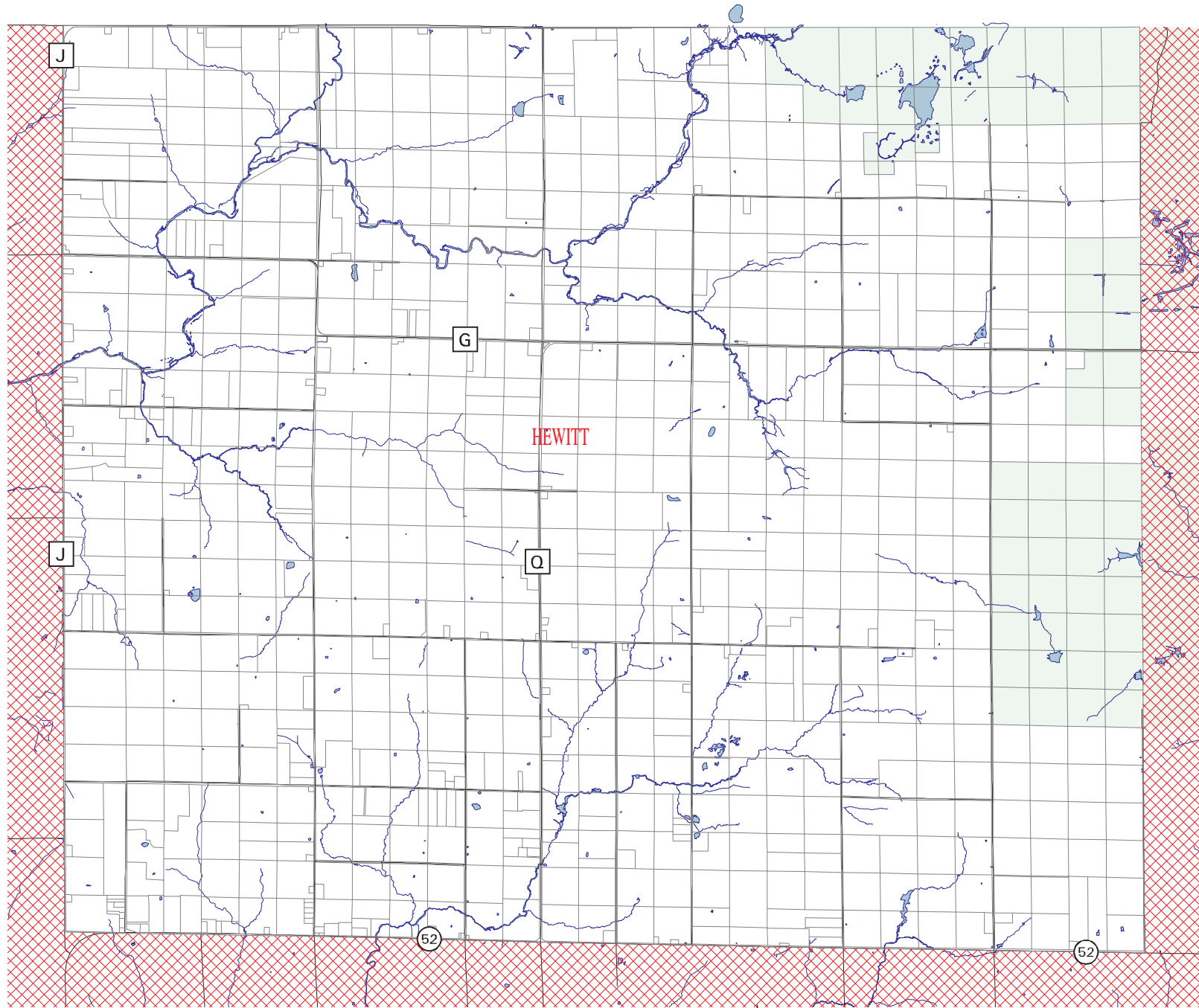
 **Fire Department**
 **Municipal Boundary**

Figure 9-3

MARATHON COUNTY AREA HOSPITALS, CLINICS & EMS ZONES

- Healthcare Facilities
- CLINIC
 - HOSPITAL
 - State & US Highways
 - Municipal Boundary
- EMT Areas
- ABBOTSFORD
 - ATHENS
 - BIRNAMWOOD
 - COLBY
 - EDGAR
 - HATLEY
 - MARSHFIELD
 - MOSINEE
 - RIB MOUNTAIN
 - ROTHSCHILD
 - SCHOFIELD
 - SPENCER
 - STRATFORD
 - WAUSAU (city)
 - WESTON
 - WITTENBERG





- Municipal Parks
- County Forest Units
- County Parks
- State Parks

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



Figure 10-1
Recreation Facilities
HEWITT

Town of Hewitt

Comprehensive Plan

Goals, Objectives, Policies & Implementation

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- B. Marathon County Guiding Principles
- C. Ordinances and Resolutions for Adoption
- D. Public Participation Plan
- E. Bibliography of Related Studies and Plans
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- Figure 3-3: Development Constraints
- Figure 4-1: Functional Classification
- Figure 4-2: WISLR Ratings
- Figure 4-3: WISLR Road Surface Type

List of Acronyms

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

AADT—Annual Average Daily Traffic

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

BMPs—Best Management Practices

CCR&R—Child Care Resource and Referral Network

CDBG—Community Development Block Grant

CES—Cropland Evaluation System (Marathon County)

CIP—Capital Improvement Program

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

CRP—Conservation Reserve Program

CTH—County Trunk Highway

CWA—Central Wisconsin Airport

DWD—Department of Workforce Development

EMS—Emergency Medical Services

EMT—Emergency Medical Technician

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

FEMA—Federal Emergency Management Agency

FIRM—Flood Insurance Rate Maps

HOME—Home Investment Partnerships Program

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

LHOG—Local Housing Organization Grant

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

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

MPO—Wausau Area Metropolitan Planning Organization

NCHC—North Central Health Care

NCWRPC—North Central Wisconsin Regional Planning Commission

NRHP—National Register of Historic Places

NTC—Northcentral Technical College

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

Town of Hewitt

PASER—Pavement Surface Evaluation Rating

PMP—Pavement Management Plan

SHPO—State Historic Preservation Office

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

STH—State Trunk Highway

TDP—Transit Development Plan (Wausau Area Transit System)

TIP—Transportation Improvement Program (Marathon County)

USDA—United States Department of Agriculture

USH—U.S. Highway

UW-MC—University of Wisconsin—Marathon County

WATS—Wausau Area Transit System

WDA—Wisconsin Department of Agriculture

WDNR—Wisconsin Department of Natural Resources

WDOA—Wisconsin Department of Administration

WDOT—Wisconsin Department of Transportation

WHEDA—Wisconsin Housing and Economic Development Authority

WISLR—Wisconsin Information System for Local Roads

WPD—Wetland Protection District

WPS—Wisconsin Public Service Corporation

1. Introduction

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

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

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

Sub-Area Concerns

Following is a list of concerns shared by the four rural planning sub-areas outside of the Wausau metropolitan area. These were developed through a Strengths, Weaknesses, Opportunities, and Threats (SWOT) exercise to identify aspects of the sub-areas that participants liked, disliked, or had concerns about. Because many of the concerns were shared by all the rural sub-areas, they were consolidated into one list as follows:

General Concerns:

Local Development Control

- Maintain local control of development regulation
- Private property rights

Degree of Regulation

- Prefer minimal development regulation, but open to some regulation to protect prime farmland, rural character, natural resources and water quality
- Managed development preferred

Land Use and Development:

Preserve Rural Character

- Rural settings (small farms dotting landscape)
- Low population density (9-acre minimum lot size)
- Ample open space, woodlands, natural areas, etc.
- Small town living – familiar, friendly, safe
- Concentrate commercial and industrial development in cities or villages

Farm/Non-farm Conflicts

- Increased demand (from new residents) for higher level of service, paved roads, etc.
- Traffic conflicts between passenger vehicles and farm equipment
- Road paving and dust control – Costs? Benefits?
- Road damage from heavy farm equipment
- Increased complaints about farm smells, dust, noise

Urban Fringe Development

- Annexation - lack of control over where, when and what might develop
- Some support for cooperative boundary agreements to manage growth at urban edge
- Planned development preferred - but wary of over regulation

Identity and Appearance

- Lack of design/aesthetics control for commercial and industrial development (buildings, landscaping, signs)
- Cluttered appearance of major road corridors (signs, power lines, no landscaping)
- Improve housing maintenance in some neighborhoods
- Land use conflicts – i.e. old industrial adjacent to residential

Preservation and Protection of Resources:

Preserve/Protect Natural Resources

- Preserve woodlands (highest ratings in survey responses), wetlands, rivers
- Protect/maintain natural character and scenic quality
- Maintain access to natural areas

Fiscal/Economic:

Strong and Diverse Tax Base

- Loss of land, jobs and population due to annexation
- Loss of taxable land due to public purchase (e.g. County Forests)
- Redevelop under-utilized land, particularly along Wisconsin River
- Maintain/foster diverse mix of land uses
- Competition for industrial development – particularly between urban and fringe areas

Farmland Preservation (primarily economic issue)

- Loss of small/family farms to development or larger farms
- Mega farms [also concerns about environmental impacts]
- Decreasing number of active farms
- Conversion of farms to non-farm development
- Land value inflation (high taxes)

Infrastructure:

Traffic and Transportation System

- Too many driveway openings on busy road corridors
- Lack of future street planning
- Limited river crossings
- New interchange locations and loss of highway access
- Highway frontage roads – access limitations

Protect Water Supply

- Depletion or degradation due to high volume users (mega farms, new high school, industry)
- Limited access to water for wells in some areas (bedrock, etc.)

Sewer and Septic System Availability

- Poor soil drainage limits suitability for on-site waste treatment systems in some areas
- “Comm83” opens more areas for on-site treatment systems
- Interest in looking at alternatives to centralized wastewater treatment

Cost Efficient Community Services

- Shared services generally good – fragmentation an issue in some areas
- Maintain and improve services w/o increasing taxes
- How/who will pay for increased services
- Lack of transit access in rural and fringe areas

Goals, Objectives, Policies, Strategies & Actions

This section is intended to address issues and opportunities as identified by the Town of Hewitt in its *Conditions and Issues Report*. These issues and opportunities are captured in the policies, strategies and actions set forth with the intent of achieving the goals identified by the community. These goals work in concert with the goals set forth by the State of Wisconsin (Appendix A) and Marathon County (Appendix B).

Definitions:

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

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

2. Natural Resources Element

Town of Hewitt residents support preservation of natural areas, including the many woodlands, wetlands and open spaces in the Town. The Trappe River is also a resource that many residents feel should be protected by more restrictive development tools. The Town has developed the following goals and actions to demonstrate its support.

Goal 1: Protect the scenic beauty of the Trappe River and enhance the quality of its Exceptional Resource Waters (ERW).

- **Objective: To minimize intensive development in areas that could affect views of, or the water quality and habitat, of the Trappe River.**
- **Objective: To support restoration of native vegetation along the Trappe River.**
- **Objective: To support private sector efforts to enhance the scenic qualities, water quality and habitat of the Trappe River.**
- **Objective: To use County zoning (A1/9) to manage development near the Trappe River.**

POLICIES

- The Town of Hewitt encourages the protection and enhancement of local ERWs.

STRATEGIES/ACTIONS

- Establish guidelines for development located near ERWs, including type and use.
- Initiate discussions with the County and WDNR to evaluate current development practices.
- Work with UW-Extension, the County, and the WDNR on how to implement conservation buffers and native vegetation along the Trappe River.
- Inform potential developers in vicinity of the Trappe River of the Town of Hewitt Comprehensive Plan, and the County zoning requirements.

Goal 2: Protect and enhance the woodlands in Hewitt.

- **Objective: To encourage prevention of fragmentation of large sections of woodland and to encourage good forest practices.**
- **Objective: To support commercial forestry businesses in forest production and management, and their provision of forest land for public hunting.**
- **Objective: To work with Marathon County to ensure appropriate use of the Harrison-Hewitt Forest Unit.**
- **Objective: To work with Marathon County to manage visitor parking and snowmobile usage related to the Harrison-Hewitt Forest Unit.**

POLICIES

- The Town of Hewitt encourages the protection and enhancement of local woodlands.

STRATEGIES/ACTIONS

- Provide information on forest lands available for hunting.
- Work with the County to develop criteria for visitor parking and snowmobile use in the Harrison-Hewitt Forest Unit.

Goal 3: Protect the Town’s water resources, including potable water.

- **Objective: Work with the WDNR and Marathon County to protect critical groundwater recharge areas.**

POLICIES

- The Town of Hewitt supports the maintenance and protection of its water supply.

STRATEGIES/ACTIONS

- Work with the DNR and the County to identify and map critical groundwater recharge areas.

Goal 4: Protect and preserve prime farmland for agricultural production.

- **Objective: To encourage use of agricultural Best Management Practices (BMPs) to reduce soil erosion, decrease sedimentation into surface**

waters, and increase proper nutrient crediting to protect surface resources.

POLICIES

- The Town of Hewitt recognizes the importance of prime farmland as an important agricultural resource, now and in the future.

STRATEGIES/ACTIONS

- Work with UW-Extension, Marathon County, and the NRCS to implement and monitor farmland conservation practices, including BMPs.

3. Land Use Element

A majority of the Town of Hewitt is currently in woodland or cropland. The County-owned Harrison-Hewitt Forest Unit takes up much of the northeast portion of the Town. The largest areas of cropland are throughout the southwest quadrant of the Town, and with another major concentration in the northeast. Residential development is concentrated in the western half and along County roads. Hewitt's goals and actions reflect its desire to maintain balance between development and a rural lifestyle.

Goal 1: Proactively plan for increased demand for rural residential land development.

- **Objective: Encourage development in areas that can be served by available infrastructure.**

POLICIES

- The Town of Hewitt encourages development in areas that can be served by available infrastructure and will not incur significant development-related costs to the Town.

STRATEGIES/ACTIONS

- Evaluate future development requests to ensure that the revenue generated from the taxes on these developments equals or exceeds the cost of providing services to the property.
- Investigate transferring some cost of new infrastructure to the developer.

Goal 2: Provide regulatory tools for managing growth.

- **Objective: To utilize County zoning regulations to provide for orderly residential development.**
- **Objective: To investigate local regulation of the external operating characteristics of animal agricultural operations of over 500 animal units. (Characteristics may include manure disposal or water and drainage conditions, based on soil considerations).**

POLICIES

- The Town of Hewitt encourages the use and adoption of regulatory tools to manage new growth.

STRATEGIES/ACTIONS

- Research state laws and regulations governing external operating characteristics of operations over 500 animal units, and develop applicable local regulations.

Goal 3: Preserve the rural character settlement pattern in appropriate areas.

- **Objective: To enforce the 9-acre minimum lot size to support Hewitt's concept of rural character.**
- **Objective: To discourage scattered, small parcel development.**

- **Objective: To direct rural residential uses away from sensitive lands such as wetlands, creeks and rivers.**
- **Objective: To support development that preserves rural character (i.e., horse riding stables).**
- **Objective: To limit animal agriculture operations to under 500 animal units.**

POLICIES

- The Town of Hewitt recognizes its rural character as an important and attractive asset.

STRATEGIES/ACTIONS

- Continually review guidelines for minimum lot size.
- Guide higher density development to areas that would not greatly compromise rural character.
- Identify types of development which are preferred to preserve rural character (i.e. horse riding stables)

Goal 4: Maintain current levels of County land ownership in Hewitt.

- **Objective: To maintain the Hewitt tax base by discouraging the County from purchasing additional land such as forest land.**

POLICIES

- The Town of Hewitt supports the maintenance of the Town tax base.

STRATEGIES/ACTIONS

- Investigate other ways to preserve forest land without having it bought by the government.

Goal 5: Determine whether nuisance uses (dilapidated buildings, abandoned junk and refuse) should be further regulated or require greater enforcement.

- **Objective: To support stronger enforcement by the County in governing nuisance uses in Hewitt.**

POLICIES

- The Town of Hewitt supports the County’s enforcement of the nuisance ordinance.

STRATEGIES/ACTIONS

- Compile a list of the types of things that are currently issues in Hewitt and should be governed via ordinance.

Goal 6: Proactively plan for non-residential, non-farm uses.

- **Objective: To limit industrial and heavy commercial uses to locations near state and county roads.**

- **Objective: To develop regulations to limit additional television towers or other utility towers in the Town.**
- **Objective: To locate commercial uses along state and county roads.**

development constraints due to environmental conditions such as wetlands and floodplains, or policy constraints such as restrictive zoning or other programs (i.e., Exclusive Agriculture, Forest Crop Law). Areas where existing development precludes additional development are also shown.

POLICIES

- The Town of Hewitt wishes to limit telecommunications towers in the Town.
- The Town of Hewitt encourages new development in areas where road access is adequate.

STRATEGIES/ACTIONS

- Carefully consider road access when reviewing development applications.
- Encourage industrial and heavy commercial uses in locations near state and county roads.
- Discourage future utility towers in the Town.

Accommodating Future Growth

The population of Hewitt experienced moderate growth between 1970 and 2000, at 12 percent. It is projected to increase another 12 percent by the year 2030 (WDOA).

Future Land Use – The Town of Hewitt Future Land Use map, shown in Figure 3-1 is very similar to the Existing Land Use map in the *Town of Hewitt Conditions and Issues Report*. Only recent land divisions with septic permits have been added as future land uses. This is reflected in the number of acres within each category as provided in Table 3-1. Figure 3-3 shows areas with

Table 3-1: Future Land Use, 2005

Land Cover Category	Description	Acres	% of Total Land Area
Single Family Residential	One family structures, farm residences, mobile homes	480	2%
Multi-Family Residential	Multiple family structures with three or more households, condos, duplexes, apartments	0	0
Commercial Services	Retail stores, taverns, restaurants, truck stops, gas stations, farm coops, farm implement dealerships, automobile dealerships, business offices, motels/hotels, offices, telephone/gas company	6	<1%
Industrial	Saw/paper/lumber mills, dairies, industrial parks, trucking operations, distribution centers	0	0
Quarries/ Gravel Pits	Mining operations	0	0
Cropland	Tilled agriculture, prime farmland	6993	25%
Other Agriculture	Fallow, pasture and undetermined agriculture, power lines and towers, water towers, municipal wells	1995	7%
Public/ Quasi-Public	Schools, churches, cemeteries, libraries, government buildings, National Guard, utility facilities.	4	<1%
Park and Recreation	Public and private parks, trails, ball fields, golf courses, playgrounds, camp grounds, shooting ranges, etc.	2545	0
Woodlands	Privately-owned forested land, including nurseries, paper mill forests, etc.	14016	50%
Water and Wetlands	Open waters, such as lakes, ponds, streams, rivers, creeks, reservoirs, etc.	154	<1%
Transportation	Airports, highways, road right-of-ways, railroads, logging roads	545	2%
Barren Land	Unused open land in wooded areas, along streams, along roadsides	1076	4%
Total Land Area		27814	100%

Source: Future Land Use map (acreage corresponds to map dated 5/20/05)

A majority of the future land use in the Town of Hewitt is anticipated to be utilized as woodland, closely followed by agricultural use (a combined 82%). Only about 2 percent of land is designated for residential use. These will be mostly single-family homes on larger lots scattered throughout the Town along County and other major roads.

Land Needs – Projections of future population and employment growth in the Town of Hewitt are provided in the *Issues and Conditions* report. These were used to estimate the amount of land needed to accommodate future residential and non-residential development over the next 20 years. Acreage projections were based on assumptions about density of houses per acre and employees per acre.

It is estimated over the next 20 years, 525 total acres will be needed to accommodate future residential development and 9 total acres are needed for future non-residential development. Sufficient acreage to meet estimated demand for new development has not been provided in the appropriate land use categories on the future land use map. Currently, the Town of Hewitt is 45 acres short of estimated future residential development needs, and 3 acres short of estimated future non-residential development needs.

The Town of Hewitt has elected not to identify specific areas for future residential and non-residential development at this time. The future land use map reflects only recent land divisions with septic permits for new residential development. Hewitt prefers to maintain the current system of reviewing development proposals on a case-by-case basis, instead of designating future areas on a map. In continuing the current development review process, Hewitt wishes to keep the following guidelines in mind:

Town of Hewitt

- Maintain rural development in patterns that reflect the current zoning map as closely as possible
- Retain the Town’s existing rural character over the long-term

It is likely that new large-lot, single-family development will continue to occur in areas currently designated as agriculture or private woodland, following existing zoning requirements and procedures. This trend is illustrated in Table 3-2 below. Requests for non-residential uses will also continue to be evaluated at the time of proposal.

The purpose and intent of the Town of Hewitt Comprehensive Plan is to preserve the rural character and atmosphere of the Township and manage development by utilizing a minimum parcel size of nine acres for residential development while allowing a two-acre minimum within a subdivision or cluster-type development rather than allowing widely scattered small building sites.

Table 3-2: Acreage Projections, 2000-2030

	Estimated Acreage Needed by Year						
	2000	2005	2010	2015	2020	2025	2030
Agricultural	9620	9602.8	9585.7	9568.5	9551.3	9534.2	9517.0
Residential	425	441.7	458.3	475.0	491.7	508.4	525
Commercial	6	6.5	7.0	7.5	8.0	8.5	9.0
Industrial	0	0	0	0	0	0	0

Source: Marathon County 2030 Population and Employment Projections Methodology Report. Commercial and industrial land uses are based upon year 2000 (ratio of commercial to industrial land uses was assumed to be constant and applied to the “non-residential” acreages).

The agricultural category includes cropland, other agriculture and barren land use categories. As much of the woodlands in the Town are County-owned and not available for development, those acres were not included. The residential category includes single-family and multi-family uses. The non-residential category includes

commercial, industrial and quarry uses. This table does not include land use categories that are generally not developable, such as public/quasi-public, recreation, water/wetlands, and transportation.

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.

Achieving consistency between land use and zoning is required by State Statutes. This generally occurs when a community is considering a proposed zoning change. The decision to approve a zoning change must be based on the adopted comprehensive plan, and specifically, the future land use map. Generally, if a 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 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.

4. Transportation Element

Most residents in Hewitt feel that gravel roads in the Town do not need to be blacktopped. Residents seek to maintain road conditions over time, and look for ways to improve safety and provide the most cost-effective services. The Town has also identified actions to reduce the impact of new development on the transportation system.

Goal 1: Maintain and improve Town roads.

- **Objective: To continue the annual review of roads, bridges, culverts and other safety issues to determine annual repairs.**
- **Objective: To continue the annual dust reduction program.**
- **Objective: To find additional sources of revenue to fund needed road improvements.**
- **Objective: To obtain financial support from road users whose heavy vehicles result in increased maintenance costs.**
- **Objective: Work with the Marathon County Sheriff's Department to enforce weight and speed limits on Town roads.**

POLICIES

- The Town of Hewitt supports programs to help maintain and improve the condition of Town roads.

STRATEGIES/ACTIONS

- Meet annually to prioritize and program road repair and improvements.
- Initiate talks with the County and the State about sources of revenue to fund road improvements.
- Meet with the County Sheriff's Department to discuss the enforcement of weight and speed limits on Town roads.
- Evaluate the dust reduction program on an annual basis.

Goal 2: Ensure that new development will not have negative impacts on the local road network.

- **Objective: To incorporate road planning into development review processes.**
- **Objective: To develop guidelines for roads and access to Town roads in new development.**
- **Objective: To establish developer contributions to road improvements that serve new developments.**
- **Objective: To develop criteria to determine when and if roads should be paved.**

POLICIES

- The Town of Hewitt encourages more planning for the relationship between roads and new development.
- The Town of Hewitt supports developer contributions for road improvements serving new developments.

STRATEGIES/ACTIONS

- Make future roadway considerations a part of the standard development review.
- Review existing subdivision and road ordinances and utilize when planning for roads and Town road access.
- Develop and adopt guidelines that require developers to finance some of the infrastructure improvements necessary for new development.

Goal 3: Improve traffic safety within the Town.

- **Objective: To develop criteria for review of driveway permits on Town roads for safety, emergency vehicle access, and efficient traffic management.**

POLICIES

- The Town of Hewitt will work with many parties to make sure that traffic safety is improved within the Town.

STRATEGIES/ACTIONS

- Formalize and adopt the criteria for driveway permit review.

Goal 4: Provide the most cost-efficient, effective services to residents in areas such as road maintenance, snowplowing, or other services.

- **Objective: To explore opportunities to work with adjacent communities where there are potential cost savings in service delivery.**

POLICIES

- The Town of Hewitt supports working with adjacent communities to provide cost savings in road maintenance and services.

STRATEGIES/ACTIONS

- Initiate meetings with surrounding Towns and the County to discuss road maintenance schedules.
- Initiate meetings with surrounding communities to discuss snow-plowing and other service activities.
- Develop a plan for any shared road maintenance, including detailed responsibilities and cost-sharing.

Road Improvements

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

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

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This scale is broken down as follows:

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

In addition to its use in the new WISLR, the rating system gives communities a detailed assessment of the appropriate maintenance method for each road segment under their jurisdiction. This assessment is then incorporated into the community’s Pavement Management Plan. WISLR ratings and surface types in the Town of Harrison are shown on Figures 4-1 and 4-2, and summarized in Table 4-1.

The roads that display a surface rating of “Good” or better will only require minimal preventative maintenance to promote safe travel conditions. Further information is necessary for those roads that display no surface rating data. This data collection effort will help ensure safe travel conditions along those routes.

Paving Gravel Roads – Approximately 46 miles of roads within the Town remain unpaved. When paving gravel roads, there are many factors that should be taken into consideration. Appendix F outlines some general guidelines to help the Town decide if or when to pave gravel roads.

Table 4-1: Summary of Pavement Conditions

Surface Type Code (miles)						
Unimproved Road	Graded Earth Road	Gravel Road	Wearing Surface	Cold Mix Asphalt on Concrete	Cold Mix Resurfacing with < 7" Base	Cold Mix Resurfacing with > 7" Base
	0.76	45.19				
Cold Mix Asphalt Base < 7"	Cold Mix Asphalt Base > 7"	Hot Mix Asphalt on Concrete	Hot Mix Resurfacing	Hot Mix Asphalt Pavement	Concrete Pavement	Brick or Block Pavement
1.75	9.77		7.94			
Surface Condition Rating - WISLR Data						
No Data	Failed	Poor	Fair	Good	Very Good	Excellent
0.96	1.98	20.42	26.91	4.17	3.03	7.94

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

5. Utilities Element

The Town of Hewitt does not provide public sewer or water service. All development relies on private wells and waste disposal systems. Hewitt residents are concerned with planning for efficient private waste disposal systems, as well as protecting the Town's water supply.

Goal 1: Ensure a sufficient supply of potable water.

- **Objective: To discourage concentrated development in areas with limited water availability.**
- **Objective: To encourage shared wells among several residential units.**
- **Objective: Work with the WDNR and Marathon County to protect critical groundwater recharge areas.**

POLICIES

- The Town of Hewitt supports the maintenance and protection of its water supply.

STRATEGIES/ACTIONS

- Zone or place development regulations on areas that have limited water supply or are within a critical groundwater recharge area.

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

- **Objective: To ensure that lot sizes are adequate for private waste disposal systems.**
- **Objective: To ensure that on-site waste disposal systems will not have negative effects on wetlands, rivers or streams.**

POLICIES

- The Town of Hewitt encourages appropriate and efficient use of on-site sanitary waste disposal systems.

STRATEGIES/ACTIONS

- Review existing guidelines for waste disposal systems at the time development is proposed, and determine if lot size is adequate.

6. Housing Element

Looking into the future, Hewitt is most concerned with the safety and variety of housing for its residents. Hewitt would also like to guide development to areas that will best utilize areas already served by public utilities.

Goal 1: Plan for rural residential development to address concerns about waste disposal systems, adequacy of water supply and to preserve rural character in the Town.

- **Objective: To encourage housing development in areas that can best be served with infrastructure including water capacity and road access.**
- **Objective: To locate new residential developments in areas that will have minimal impact on farmland and will have appropriate services.**

POLICIES

- The Town of Hewitt supports adequate and thorough planning for residential development.

STRATEGIES/ACTIONS

- Consider road and utility access when reviewing development applications.
- List criteria the Town may use to base decisions upon when residential developments are proposed.

Goal 2: Ensure enforcement of the Uniform Building Code.

- **Objective: To investigate the need for a building inspector in Hewitt to ensure safe and appropriate construction.**

POLICIES

- The Town of Hewitt wants to ensure enforcement of the Uniform Building Code.

STRATEGIES/ACTIONS

- Consider a part-time building inspector, and elevate to full-time if need is justified.

Goal 3: Ensure that residents have access to a variety of housing options.

- **Objective: To work with Marathon County to identify area housing agencies that serve housing needs and provide information to residents.**

POLICIES

- The Town of Hewitt supports the dissemination of housing information to local residents.

STRATEGIES/ACTIONS

- Contact and meet with area housing agencies.
- Summarize meetings or obtain information to provide to the public.

7. Cultural Resources Element

Although there are no properties in Hewitt listed on the National Register of Historic Places, the State Historic Preservation Office (SHPO) has identified two historic cemeteries in the Town. The Town wishes to cooperate with any future studies done by Marathon County.

Goal 1: Recognize historically significant buildings and sites.

- **Objective: To work with the local historical society and/or the County Historical Society to identify historic resources so they may be considered in future planning.**
 - **Barns**
 - **Glandon**
 - **Railroad grades**

- **Objective: To ensure that any known cemeteries, human burials or archaeological sites are protected from encroachment by roads or any development activities.**

- **Objective: To ensure appropriate maintenance of the St. Peter Evangelical Lutheran Cemetery (now being maintained by the Town in absence of any other organization).**

POLICIES

- The Town of Hewitt supports the preservation of historically significant buildings and sites.

STRATEGIES/ACTIONS

- Work with the County Historical Society and State Historic Preservation Office to determine if structures are eligible for listing on the National Register of Historic Places.
- Map historic buildings, cemeteries/burials, and archaeological sites, and make maps readily available for project planning and development review.
- Develop a local committee to maintain and periodically evaluate needs of the St. Peter Evangelical Lutheran Cemetery.

8. Community Facilities Element

The Town of Hewitt receives most of its community services through surrounding communities. There are no schools, libraries, hospitals or childcare facilities in the Town. The Town has its own fire department, and provides mutual aid to surrounding communities. The Town contracts with the City of Wausau for ambulance service. Hewitt's goals reflect the desire to support existing facilities and ensure the most cost-effective service is being provided.

Goal 1: Support and maintain existing community facilities.

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

POLICIES

- The Town of Hewitt recognizes the importance of the Town Hall as a gathering place for the community and as a government center of the Town.

STRATEGIES/ACTIONS

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

Goal 2: Ensure sufficient fire service protection.

- **Objective: To continue to support the volunteer fire department and maintain and improve fire equipment.**
- **Objective: To maintain an adequate number of trained volunteer fire department staff.**
- **Objective: To investigate whether fire services could be combined with nearby towns for more efficient and cost-effective service.**

POLICIES

- The Town of Hewitt recognizes the importance of a well-trained, well-equipped, and well-staffed volunteer fire department.

STRATEGIES/ACTIONS

- Develop a list of improvements or new equipment that is needed by the fire department. Prioritize needs.
- Initiate conversations with surrounding communities about the sharing of fire-fighting equipment and services.
- Develop criteria for the minimum number of firepeople needed on staff to adequately to serve the area.

Goal 3: Ensure adequate emergency response.

- **Objective: To maintain current contracts for ambulance service and review if community needs or response times change.**

POLICIES

- The Town of Hewitt requires the maintenance of adequate emergency response.

STRATEGIES/ACTIONS

- Regularly record, review, and audit emergency response times.
- Meet annually to determine if existing service is adequate.
- Initiate conversations with surrounding communities about service-sharing, if applicable.

Goal 4: Work with the Wausau School District to retain local schools.

- **Objective: Continue to communicate with the Wausau School District to keep the Hewitt/Texas School open.**

POLICIES

- The Town of Hewitt supports the Hewitt/Texas school remaining open.

STRATEGIES/ACTIONS

- Meet regularly with the school district.

9. Parks Element

The Town of Hewitt does not own or operate any public parks. There are also no major Marathon County parks in the Town, though several are within close driving distance. While the Town sees no need for additional park land at this time, it wishes to support the County system.

Goal 1: Support the Marathon County park and forest system that serves Hewitt residents.

- **Objective: To encourage appropriate funding for maintenance and improvements of local Marathon County parks and forests.**
- **Objective: To work with Marathon County to ensure appropriate use of the Harrison-Hewitt Forest Unit and with Langlade County on the Ackley forest unit.**

POLICIES

- The Town of Hewitt recognizes the County and local park systems as an important asset to the community.

STRATEGIES/ACTIONS

- Initiate conversations with Marathon County to learn of plans for improvements or maintenance to the Harrison-Hewitt Forest Unit.
- Initiate conversations with Langlade County to learn of plans for improvements or maintenance to the Ackley Forest Unit.

- Work with the Counties to set up local volunteer programs for the forest units, to generate local interest in it and help the Counties with small maintenance issues (i.e. trash pick-up, trail clearing, etc.)
- Work with the County to develop criteria for visitor parking and snowmobile use in the Harrison-Hewitt Forest Unit. Create ordinances or guidelines.

10. Economic Development Element

Employment opportunities within the Town of Hewitt are limited to mostly agricultural employment, as there is limited commercial and industrial use within the Town. As overall agricultural employment is anticipated to decrease in Marathon County overall, the Town of Hewitt is expected to see a decrease in overall employment through the year 2030. The Town recognizes the importance of agriculture to its economy, and has set forth goals and actions to maintain a viable agricultural base.

Goal 1: Strengthen the viability of the local agricultural economy to ensure that existing farms are able to remain in agriculture for as long as they choose.

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

POLICIES

- The Town of Hewitt supports agriculture and forestry as prime economic forces in the Town.

STRATEGIES/ACTIONS

- Take an active role in regionally-based agricultural forums and programs, and encourage local operators to participate.
- Review Town ordinances to ensure that they encourage appropriate types of secondary agricultural businesses to locate in the Town.
- Work with UW-Extension, Marathon County, and the NRCS to implement farmland conservation practices, including BMPs.

Goal 2: Encourage limited commercial development in appropriate locations.

- **Objective: To identify locations where limited commercial, such as a gas station, convenience store, or a café might be appropriate.**
- **Objective: To identify other types of commercial activities that might be appropriate in Hewitt.**

POLICIES

- The Town of Hewitt supports limited commercial development in appropriate locations.

STRATEGIES/ACTIONS

- Review infrastructure availability and identify areas suitable and desirable for commercial development.

11. Intergovernmental Cooperation Element

As outlined in the Community Facilities Element, the Town of Hewitt shares most of its services with other communities. For this reason, it is important for Hewitt to maintain good relations with those communities, while still striving for the most cost-effective solutions.

Goal 1: Coordinate development with surrounding communities.

- **Objective: To communicate with surrounding communities when proposed development is on a boundary or the development could have impacts on the adjacent community.**
- **Objective: To communicate with Towns in Marathon County and to include Pine River in Lincoln County and Ackley in Langlade County.**

POLICIES

- The Town of Hewitt encourages communication with adjacent communities when new development potentially affects those communities, or occurs on the border with those communities.

STRATEGIES/ACTIONS

- Maintain a list of the appropriate person(s) to call when development is occurring on the Town boundary or may have and impact on another community.

Goal 2: Provide the most cost-efficient, effective services to residents in areas such as road maintenance, snowplowing, or other services.

- **Objective: To investigate whether fire services could be combined with nearby towns for more efficient and cost-effective service.**
- **Objective: To explore opportunities to work with adjacent communities where there are potential cost savings in service delivery.**

POLICIES

- The Town of Hewitt supports working with adjacent communities to provide cost savings in road maintenance and services.

STRATEGIES/ACTIONS

- Initiate meetings with surrounding Towns and the County to discuss road maintenance schedules.
- Initiate meetings with surrounding communities to discuss snow-plowing and other service activities.
- Develop a plan for any shared road maintenance, including detailed responsibilities and cost-sharing.

Goal 3: Continue to communicate with Marathon County officials on issues for which they are responsible.

- **Objective: To work with Marathon County regarding any zoning issues.**
- **Objective: To work with Marathon County on bridge and road maintenance and/or replacement.**

POLICIES

- The Town of Hewitt will cooperate with Marathon County on issues for which the County is responsible.

STRATEGIES/ACTIONS

- Maintain regular contact with County staff on any issues that arise in the Town.
- Relay priority projects to the County.
- Inform the County of any violations to existing ordinances.

Goal 4: Encourage participation by Town officials and residents in all levels of government.

- **Objective: To encourage local officials to participate in county and state government activities and organizations.**
- **Objective: To encourage regular participation and feedback from residents and non-resident property owners through surveys, informational public meetings, newsletters or other activities.**

POLICIES

- The Town of Hewitt encourages local officials and residents to participate in local planning activities and organizations.

STRATEGIES/ACTIONS

- Develop a survey which can be mailed out to residents, asking for suggestions or feedback on proposed or recently constructed projects (roads, residential developments, etc.)
- Ask for progress reports from the County and State on specific issues for which they are responsible.
- Communicate important issues to residents through inserts into the budget report, tax statements, or annual report.

12. Implementation Element

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

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

Implementation Tools

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

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

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

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

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.

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

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

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

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

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

The preparation of a CIP is normally a joint responsibility between the Town Board, plan commission, staff, and citizen commissions. The preparation of a capital improvement program may vary from community to community depending on local preferences, the local form of government and available staff. The proposed capital improvement plan

should be reviewed in light of the priorities outlined in the comprehensive plan.

Plan Adoption, Monitoring, and Amendments

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

Plan Adoption: The first step in implementing this plan involves adoption of the plan by local officials. The formal review and adoption process involves plan review by the Plan Commission (or other planning committee) who must adopt the plan by resolution of majority vote. The Plan Commission recommendation is forwarded to the Town Board who must adopt the plan by ordinance (of majority vote). A public hearing is required to allow public comment on the ordinance prior to 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 the Town of Hewitt 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 the Town of Hewitt. As such, the goals, objectives, and actions in this plan should be monitored on a regular basis to maintain concurrence with changing conditions and respond to unanticipated events.

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

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

plan loses integrity. A list of criteria to determine the merits of proposed amendments is included in Table 12-1.

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

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

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

- 1.** The change is consistent with the overall goals and objectives of the Town of Hewitt Comprehensive Plan.
- 2.** The change does not create an adverse impact on public facilities and services that cannot be mitigated.
- 3.** Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.
- 4.** The change allows a more viable transition to the planned uses on adjacent properties than the current land use.
- 5.** 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.
- 6.** There is a change in Town actions or neighborhood characteristics that would justify a change.
- 7.** The change corrects an error made in the original plan.
- 8.** There is a community or regional need identified in the comprehensive plan for the proposed land use or service.
- 9.** 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 the Town of Hewitt completed all planning elements simultaneously, no known inconsistencies exist. It is noted that some overlap naturally exists between the nine plan elements. Where deemed appropriate, goals, objectives, and actions have been repeated under all applicable elements to ensure they do not get “lost”.

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

Action Plan

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

Table 12-2 is intended for use by local officials in setting priorities for capital budgeting and resource allocation. 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 Hewitt, staff, and other local/county/state agencies.

Priority ranking is defined as follows:

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

Town of Hewitt

Table 12-2: Implementation Plan Actions

Action	Priority
Natural Resources	
Establish guidelines for development located near ERWs, including type and use.	Mid-term
Initiate discussions with the County and WDNR to evaluate current development practices.	Long-term
Work with UW-Extension, the County, and the WDNR on how to implement conservation buffers and native vegetation along the Trappe River.	Mid-term
Inform potential developers in vicinity of the Trappe River of the Comprehensive Plan and County zoning requirements.	Ongoing
Provide information on forest lands available for hunting.	Ongoing
Work with the County to develop criteria for visitor parking and snowmobile use in the Harrison-Hewitt Forest Unit.	Ongoing
Work with the DNR and the County to identify and map critical groundwater recharge areas.	Mid-term
Work with UW-Extension, Marathon County, and the NRCS to implement and monitor farmland conservation practices, including BMPs.	Ongoing
Land Use	
Evaluate future development requests to ensure that the revenue generated from the taxes on these developments equals or exceeds the cost of providing services to the property.	Ongoing
Investigate transferring some cost of new infrastructure to the developer.	Ongoing
Research state laws and regulations governing external operating characteristics of operations over 500 animal units, and develop applicable local regulations.	Short-term
Continually review guidelines for minimum lot size.	Ongoing
Guide higher density development to areas that would not	Ongoing

Action	Priority
greatly compromise rural character.	
Identify types of development which are preferred to preserve rural character (i.e. horse riding stables)	Ongoing
Investigate other ways to preserve forest land without having it bought by the government.	Short-term
Compile a list of the types of things that are currently issues in Hewitt and should be governed via ordinance.	Ongoing
Carefully consider road access when reviewing development applications.	Ongoing
Encourage industrial and heavy commercial uses in locations near state and county roads.	Ongoing
Discourage future utility towers in the Town.	Ongoing
Transportation	
Meet annually to prioritize and program road repair and improvements.	Ongoing
Initiate talks with the County and the State about sources of revenue to fund road improvements.	Ongoing
Meet with the County Sheriff's Department to discuss the enforcement of weight limits on Town roads.	Ongoing
Evaluate the dust reduction program on an annual basis.	Ongoing
Make future roadway considerations a part of the standard development review.	Ongoing
Develop and adopt guidelines that require developers to finance some of the infrastructure improvements necessary for new development.	Short-term
Formalize and adopt the criteria for driveway permit review.	Short-term
Review existing subdivision and road ordinances and utilize when planning for roads and Town road access.	Immediate
Initiate meetings with surrounding Towns and the County to discuss road maintenance schedules.	Ongoing
Initiate meetings with surrounding communities to discuss snow-plowing and other service activities.	Ongoing
Develop a plan for any shared road maintenance, including detailed responsibilities and cost-sharing.	Ongoing

Town of Hewitt

Action	Priority
Utilities	
Zone or place development regulations on areas that have limited water supply or are within a critical groundwater recharge area.	Ongoing
Review existing guidelines for waste disposal systems at the time development is proposed, and determine if lot size is adequate.	Ongoing
Housing	
Consider road and utility access when reviewing development applications.	Ongoing
Consider a part-time building inspector, and elevate to full-time if need is justified.	Ongoing
Contact and meet with area housing agencies.	Ongoing
Summarize meetings or obtain information to provide to the public.	Ongoing
Cultural Resources	
Work with the County Historical Society and State Historic Preservation Office to determine if structures are eligible for listing on the National Register of Historic Places.	Ongoing
Map historic buildings, cemeteries/burials, and archaeological sites, and make maps readily available for project planning and development review.	Ongoing
Develop a local committee to maintain and periodically evaluate needs of the St. Peter Evangelical Lutheran Cemetery.	Ongoing
Community Facilities	
Identify necessary repairs and allocate funds to maintain and/or improve the Town Hall on a regular basis.	Ongoing
Develop a list of improvements or new equipment that is	Ongoing

Action	Priority
needed by the fire department. Prioritize needs.	
Initiate conversations with surrounding communities about the sharing of fire-fighting equipment and services.	Ongoing
Develop criteria for the minimum number of firepeople needed on staff to adequately serve the area.	Ongoing
Regularly record, review, and audit emergency response times.	Ongoing
Meet annually to determine if existing service is adequate.	Ongoing
Initiate conversations with surrounding communities about service-sharing, if applicable.	Ongoing
Meet regularly with the school district.	Ongoing
Parks and Recreation	
Initiate conversations with Marathon County to learn of plans for improvements or maintenance to the Harrison-Hewitt Forest Unit.	Short-term
Initiate conversations with Langlade County to learn of plans for improvements or maintenance to the Ackley Forest Unit.	Short-term
Work with the Counties to set up local volunteer programs for the forest units, to generate local interest in it and help the Counties with small maintenance issues (i.e. trash pick-up, trail clearing, etc.)	Mid-term
Work with the County to develop criteria for visitor parking and snowmobile use in the Harrison-Hewitt Forest Unit. Create ordinances or guidelines.	Short-term
Economic Development	
Take an active role in regionally-based agricultural forums and programs, and encourage local operators to participate.	Ongoing
Review Town ordinances to ensure that they encourage appropriate types of secondary agricultural businesses to locate in the Town.	Ongoing
Work with UW-Extension, Marathon County, and the NRCS to implement farmland conservation practices.	Ongoing

Town of Hewitt

Action	Priority
Review infrastructure availability and identify areas suitable and desirable for commercial development.	Ongoing
Intergovernmental Cooperation	
Maintain a list of the appropriate person(s) to call when development is occurring on the Town boundary or may have and impact on another community.	Immediate
Initiate meetings with surrounding Towns and the County to discuss road maintenance schedules.	Short-term
Initiate meetings with surrounding communities to discuss snow-plowing and other service activities.	Short-term
Develop a plan for any shared road maintenance, including detailed responsibilities and cost-sharing.	Short-term
Maintain regular contact with County staff on any issues that arise in the Town.	Ongoing
Relay priority projects to the County.	Ongoing
Inform the County of any violations to existing ordinances.	Ongoing
Develop a survey which can be mailed out to residents, asking for suggestions or feedback on proposed or recently constructed projects (roads, residential developments, etc.)	Mid-term
Ask for progress reports from the County and State on specific issues for which they are responsible.	Ongoing
Communicate important issues to residents through inserts into the budget report, tax statements, or annual report.	Short-term

Appendix A

State Comprehensive Planning Goals

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

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

Appendix B

Marathon County Guiding Principles

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

- 1. Respect Local Governance** - Planning in Marathon County should build on local town, village and city government as a system that is unique, has served residents well, and is a strong component of local identity.
- 2. Preserve Working Agriculture** - Agriculture has been central to the culture and economy of Marathon County for over 100 years. Farming has been a way of life for generations of county residents and is fundamental to both community and individual identity. Efforts such as protecting prime farmland from development, exploring niche markets, and supporting cooperative practices can be implemented at the local level to help maintain and preserve working agriculture.
- 3. Maintain a Sense of Place** - As Marathon County's population grows and changes, communities will need to ensure that important physical features, buildings, and landscapes that exemplify their local identity are retained. These features provide a sense of heritage and continuity that contribute to a community's identity and sense of place.
- 4. Preserve Rural Character** - Shifts in the farm economy and urban expansion are altering the County's rural landscape characterized by working farms, woodlands, rolling hills, marsh areas, and plentiful water bodies. As open spaces, farms, and woodlands are being lost or fragmented by development, Marathon County communities will need to make some important choices in order to preserve the qualities and character of the rural landscape.
- 5. Safeguard Natural Resources** - Marathon County is graced with abundant natural resources including numerous rivers, wetlands, forests, and wildlife. Careful stewardship of natural resources is essential to protect against fragmentation and degradation and ensure these resources continue to contribute to the ecology, character, quality of life, and economy of Marathon County into the future.
- 6. Foster Managed Growth and Coordinated Development** - Managing growth is important to ensure that no area is overwhelmed by development, land use conflicts are minimized, and development occurs in a quality manner that minimizes impacts on natural resources. Managing growth requires coordination of land uses and infrastructure, within and between communities, and recognizes that high quality growth in any one community will benefit surrounding communities as well.
- 7. Cost-Effective and Efficient Provision of Public Services** - Marathon County residents are clear in their desire to keep local taxes reasonable. One of the most effective

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

concern for many communities, often as a result of annexation, increases in public land ownership, and shifting economic markets. Efforts to attract additional revenue generators and coordinate with adjacent municipalities can help communities protect and preserve their local tax base.

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

9. Support Rural Service Centers - Rural centers are part of a web of services that support residents, give local identity and are part of the rural way of life that residents want to preserve. Most villages in the County grew as centers to provide goods and services for nearby farmers, but have evolved as rural activity centers including the local school, churches, and some goods and services. Just as city neighborhoods are stronger with nearby commercial services, rural areas are stronger with nearby villages that provide a central meeting place to connect with other rural residents. As more people move to rural areas, it makes sense to concentrate new development in areas that can efficiently provide utilities and other services.

10. Preserve and Enhance Local Tax Base - A strong tax base allows a community to deliver needed services to residents while helping to keep taxes low. Erosion of local tax base is a

RESOLUTION

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

WHEREAS, the Town Board of the Town of Hewitt established a Plan Commission for the purposes of preparing a recommended Comprehensive Plan for the Town of Hewitt; and

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

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

WHEREAS, the Town of Hewitt Planning Commission has reviewed the recommended Comprehensive Plan at a regular monthly meeting; and

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

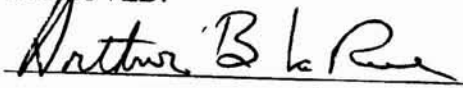
WHEREAS, after said public hearing, the Town Board will decide whether to adopt by ordinance the Comprehensive Plan; and

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Town of Hewitt Planning Commission that the recommended Comprehensive Plan is hereby adopted as a part of the Town of Hewitt's Comprehensive Plan pursuant to s.62.23 and s.66.0295, Wis. Stats. and that the Planning Commission recommends said Comprehensive Plan to the Town of Hewitt for adoption by ordinance, after a 30-day public review and comment period and public hearing.

APPROVED:


01-10-06

Chairperson
Planning Commission

ATTEST:



Ordinance No. 2-21-06

An Ordinance to Adopt the Comprehensive Plan of the Town of Hewitt, Marathon County, Wisconsin.

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

Section 1. Pursuant to section [59.69(2) and (3)(for counties)/62.23(2) and (3)(for cities, and towns exercising City powers under 60.22(3))] of the Wisconsin Statutes, the Town of Hewitt is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. The Town Board of the Town of Hewitt, Marathon County Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

Section 3. The plan commission of the Town of Hewitt, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to Town Board the adoption of the document entitled "Comprehensive Plan of the Town of Hewitt," containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

Section 4. The Town has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

Section 5. The Town Board of the Town of Hewitt, Marathon County Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "Comprehensive Plan of the Town of Hewitt," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and [publication/posting] as required by law.

Adopted this 21st ~~Hewitt~~ of February, 2006
Day of

Town Board President Arthur B. Larson

(Published/Posted): 2-21-06

(Approved, Vetoed):

Attest: Maya Sturzenegger

Town Clerk Maya Sturzenegger

PUBLIC HEARING NOTICE
COMPREHENSIVE PLAN for the
TOWN OF HEWITT, WISCONSIN

February 21, 2006

Please be advised that the Town Board of the Town of Hewitt will hold a public hearing on Tuesday, February 21, 2006 at 7:30p.m., at the Hewitt Town Hall located at H12399 County Road Q Wausau Wisconsin, to hear comments and concerns related to the proposed Comprehensive Plan for the Town of Hewitt. This Plan includes extensive data concerning existing conditions and issues, and provides goals, objectives, and actions for such elements as land use, economic development, intergovernmental cooperation, and utilities as required by 66.1001 of the Wisconsin State Statutes. Copies of the proposed Comprehensive Plan will be available for review at the Marathon County Library during regular business hours. The Town Board will meet immediately following the public hearing for possible action to adopt the Hewitt Comprehensive Plan.

For more information regarding this public hearing, or to obtain a copy of the Plan, contact Maya Sturzenegger, Town Clerk, (715) 842-8044.

All interested parties will be heard.

Town of Hewitt,
Maya Sturzenegger, Town Clerk

Published:

Town of Hewitt Comprehensive Plan Public Participation Plan

Introduction

Public participation is the process which people who will be affected by or interested in a decision by a governmental body have an opportunity to influence its content before the decision is made.

Wisconsin's Comprehensive Planning statute recognizes the necessity of effective public participation and requires the adoption of a written public participation plan as stated in Chapter 66.1001(4)(a).

"The governing body of a local government unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments".

In preparation of the Comprehensive Plan for the Town of Hewitt, the Town Board and Planning Commission are committed to providing on-going opportunities for public participation throughout the planning process. The Town of Hewitt is therefore committed to completing the following tasks in order to provide opportunities for public participation.

Posting/Notification of all planning commission meetings.

Public notification for Plan Commission meetings will be posted at the following locations:

- Hewitt Town Hall

Town Board and Plan Commission members will regularly check these sites to see that posted notifications are replaced if removed. These notifications will be posted during the entire Comprehensive Planning process until the adoption of a comprehensive plan by the Town of Hewitt.

Town Meetings

The Town of Hewitt Planning Commission will hold periodic public informational hearings/input sessions during the course of the planning process.

In addition, the Planning Commission will hold two public hearings as required by Chapter 66.1001(4)(d). These meetings will be held upon the completion of the Hewitt Comprehensive Plan and prior to Board voting to accept or deny the Comprehensive Plan. A notice of the hearing must be published at least 30 days before the hearing in a newspaper likely to give notice in the area. The notice will meet the requirements for proper notification regarding date, time, location, etc.

Sub-Area / Consultant Meetings

All meetings conducted Marathon County or the Consultant will be open to the public and posted similar to planning commission meetings.

Town Newsletters

The Town Board along with the Planning Commission will prepare a newsletter for property owners and residents in the Town of Cassel. This newsletter will be sent with property tax bills. The newsletter will include important news and updates about the comprehensive planning process.

Newspaper Notices

The Town of Cassel Planning Commission will prepare notices of meetings in the local paper. Notices will be published in the Record Review.

Public Comments

The Town Board and the Planning Commission will always welcome written comments regarding issues presented. Direct written responses will be made where a response is appropriate. Comments will always be addressed and discussed at meetings.

Other

Planning is a continuous process that does not end with the adoption of the plan. Unforeseen issues at the time this document was prepared, or as future issues arise, the planning commission may organize additional public participation activities or as it considers specific planning issues and amendments to the comprehensive plan. The topics of the meetings or open houses will depend on these issues and will be designed to feature opportunities for public education, input, and interaction.

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

Natural Resources

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

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

Land Use

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

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

Transportation

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

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

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

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

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

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

- **Long Range Transportation Plan (LRTP) for the Wausau Metropolitan Area (1996)**
 - The LRTP addresses needed improvements to the transportation system serving the Wausau urbanized area. LRTP recommendations are based on the relationship between land use policy and transportation facilities and services, including roadways, transit, bikeways, pedestrian ways, air, inter-city bus, and the movement of goods by air, rail, and truck. The 1996 plan was reaffirmed in 2001 and will be updated by 2005.
- **Local Arterial Circulation Plan (2000)**
 - The purpose of this plan was to guide public and private sector decisions concerning the infrastructure, right-of-way, Level of Service (LOS), land use compatibility, and safety needs of the local arterial transportation system over the next 20 to 30 years.
- **Transportation Improvement Program (TIP)**
 - The TIP includes all programmed transportation projects receiving federal and/or state funds. The TIP for 2005 – 2007 was adopted in 2005 and is updated every two years.
- **Wausau Area Transit System (WATS) Transit Development Plan (TDP) (1999)**
 - The TDP is updated every five years and provides a five-year capital improvement program and service recommendation plan. This plan is being updated in 2005.

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

- **Wisconsin State Highway Plan 2020**
 - Considers the highway system's current condition, analyzes future uses, assesses financial constraints and outlines strategies to address Wisconsin's preservation, traffic movement, and safety needs. The plan is updated every six years to reflect changing transportation technologies, travel demand and economic conditions in Wisconsin.
- **Wisconsin Pedestrian Policy Plan 2020**
 - Outlines statewide and local measures to increase walking and promote pedestrian safety. The plan also clarifies the WDOT role in addressing

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

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

4. Federal Highway Administration:

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

Utilities

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

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

Parks and Recreation

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

Economic Development

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

Appendix F: Guidelines for Paving Gravel Roads¹

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

Traffic Demand

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

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

Maintenance Considerations

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

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

Base and Drainage Needs

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

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

Safety and Design Considerations

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

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

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

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

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

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

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

Costs

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

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

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

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

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

Public Opinion

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

Staged Construction

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

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

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

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

Summary

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

Appendix G: Economic Development Programs

The following list provides a summary of the major programs and resources available to assist with economic development efforts. This is not an exhaustive list and local officials are encouraged to contact Marathon County and MCDEVCO for more complete and current information.

Federal Programs

U.S. Department of Agriculture, Rural, Development: Provides a wide range of programs aimed at farming and rural areas, including:

- **Business and Industry (B&I) Guaranteed Loan Program:** Provides financial backing for rural businesses to create and maintain employment. Assistance includes loans for working capital, machinery and equipment, buildings and real estate, and certain types of debt refinancing.
- **Rural Business Enterprise Grants (RBEG) Program:** Provides grants to public entities, private nonprofit corporations, and Federally-recognized Indian Tribal groups to finance and facilitate small and emerging private businesses located outside a city or urbanizing area.
- **Rural Business Opportunity Grant (RBOG) Program:** Provides grants to promote sustainable economic development in rural communities with exceptional needs.

Economic Development Administration (EDA): Provides a variety of assistance programs focusing on long-term economic growth targeted to areas with demonstrated need or economic distress, including:

- **Public Works Program:** Investments aimed at revitalization, expansion, and upgrades to physical infrastructure specifically to attract new businesses and generate private sector jobs. Examples: water and sewer facilities, rail spurs, port improvements, access improvements.
- **Economic Adjustment Program:** Assistance to mitigate local economic changes resulting from corporate restructuring, natural disasters, depletion of natural resources, or new federal laws or requirements.
- **Technical Assistance Program (Local):** Assistance to help fill knowledge and information gaps to help local leaders in distressed areas make informed decisions regarding economic development.

U.S. Small Business Administration (SBA): The SBA provides financial, technical, and management assistance generally aimed at business startup and growth. Some programs include:

- **Certified Development Company (504 non-profit corporation) Loan Program:** Long-term, fixed-rate financing for major fixed assets, such as land and building improvements.

Wisconsin State Programs

Most State programs are provided through the Wisconsin Department of Commerce, although other departments also offer limited programs. Primary State programs include:

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

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

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

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

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

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

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

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

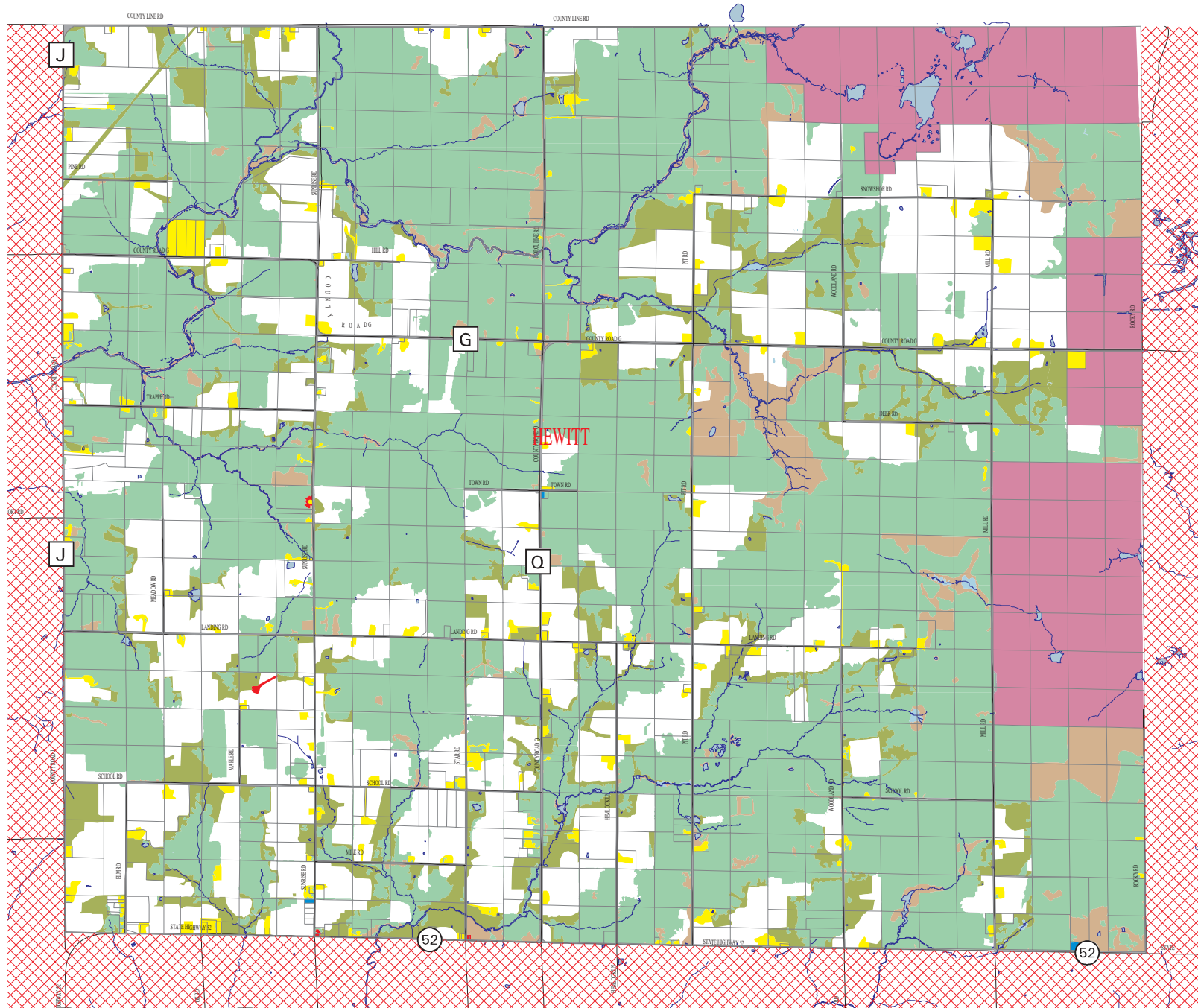
Wisconsin Department of Natural Resources (DNR): The Bureau of Remediation and Redevelopment consolidates state and federal clean up programs and provides assistance to help businesses clean up and re-use existing brownfield sites.

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

County, Regional, and Local Programs

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

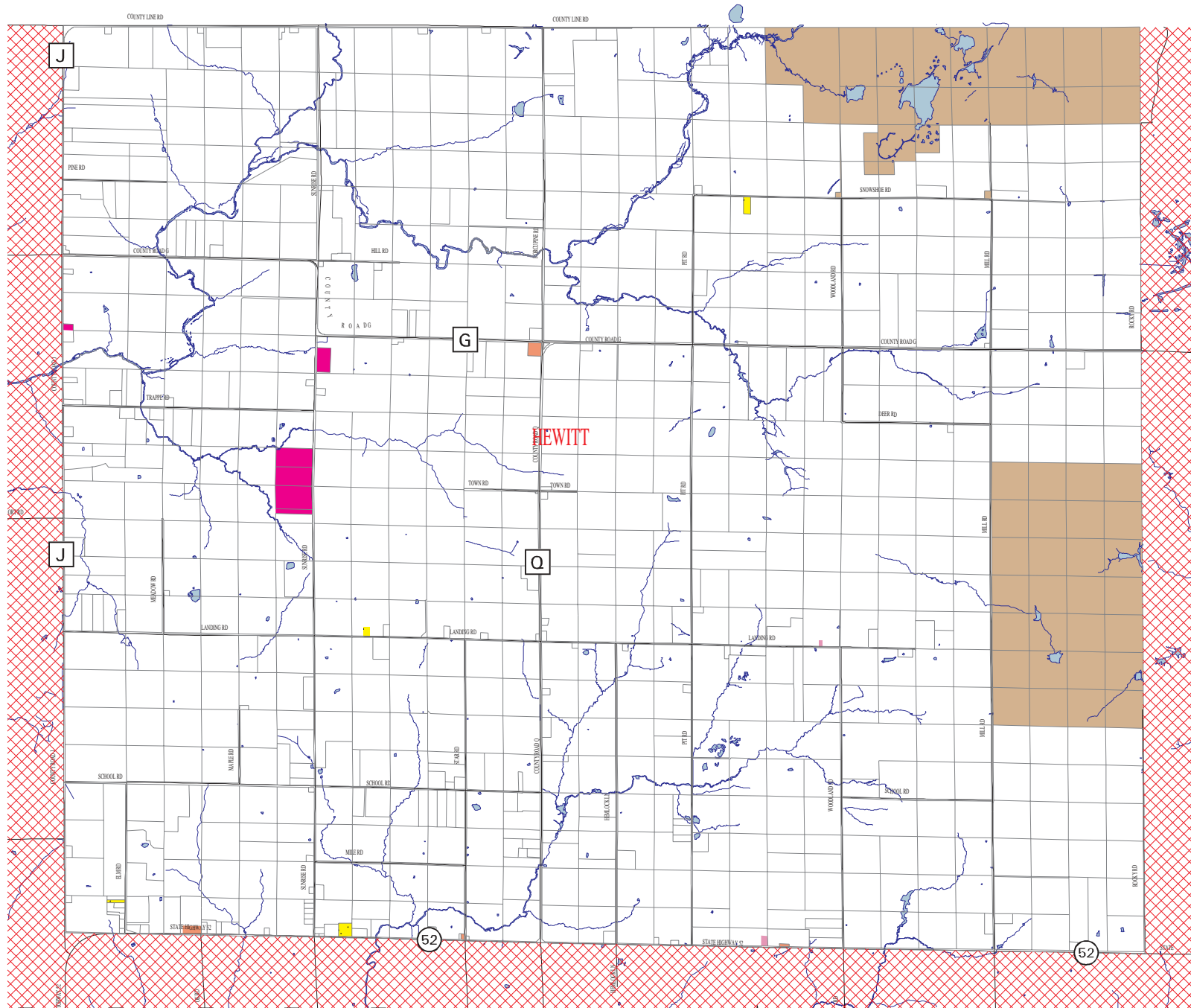
- **North Central Wisconsin Regional Planning Commission (NCWRPC):** The NCWRPC is a designated Economic Development District and provides services such as economic research, marketing, financial packaging, evaluation and analysis of public infrastructure needs that support private economic development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



- Single Family Residential
- Other Agriculture
- Forest Land
- Water
- Commercial
- Barren
- Public/Quasi-Public
- Recreational
- Crop Land
- Transportation

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

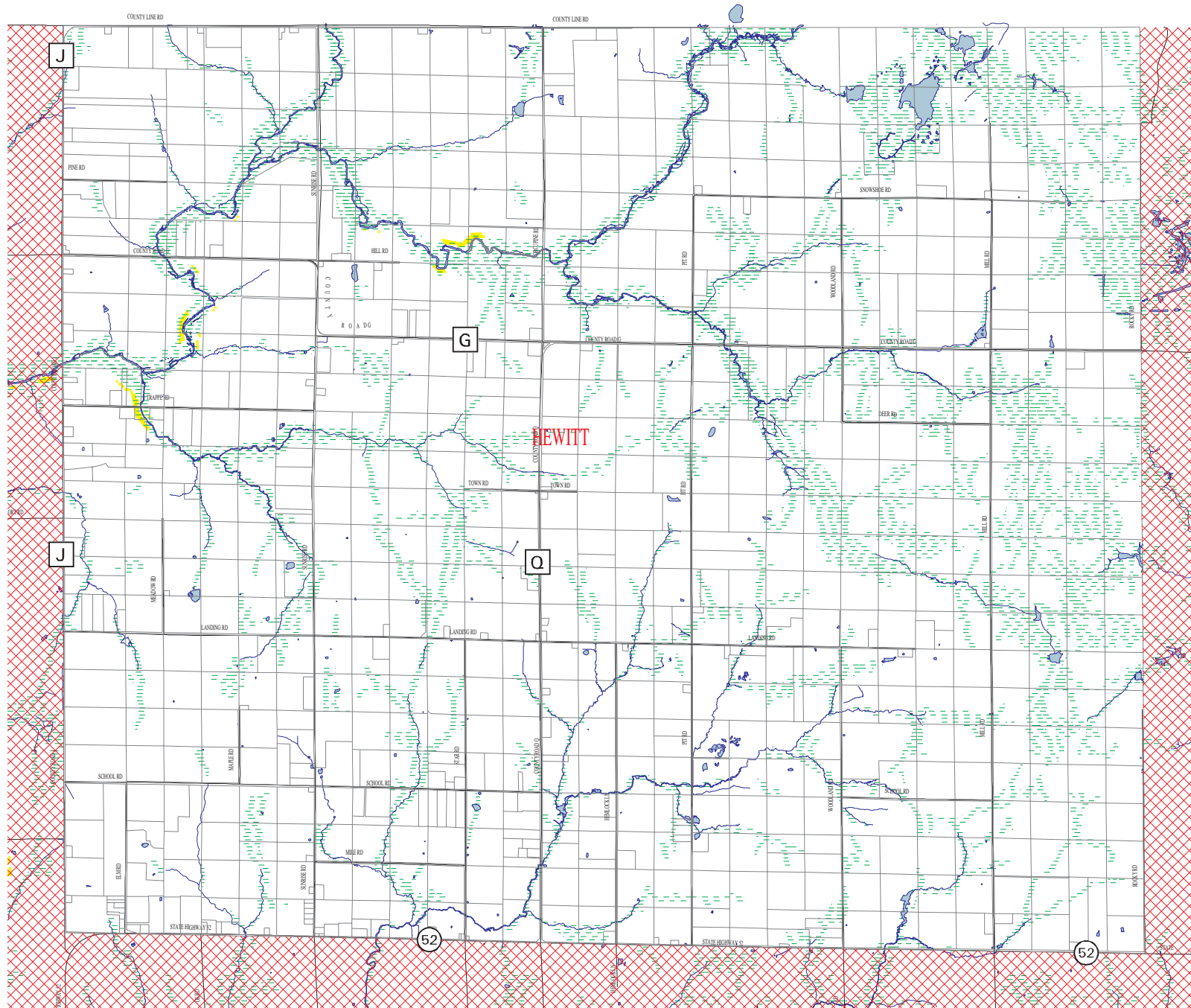
Figure 3-1
 Future Land Use
 HEWITT






- | | | | | | | |
|---------|-------|-------|-------|------|------|------|
| RS-1/20 | RP | A-2/9 | A-4-M | AE/M | M-2 | WP-C |
| RS-1/40 | CV | A-3 | AR | HI | UV | |
| RS-2 | RC | A-3-M | AR/M | C-1 | WP-A | |
| RM | A-1/9 | A-4 | AE | M-1 | WP-B | |

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

Figure 3-2
County Zoning
HEWITT



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

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

Figure 3-3
Development Constraints
HEWITT

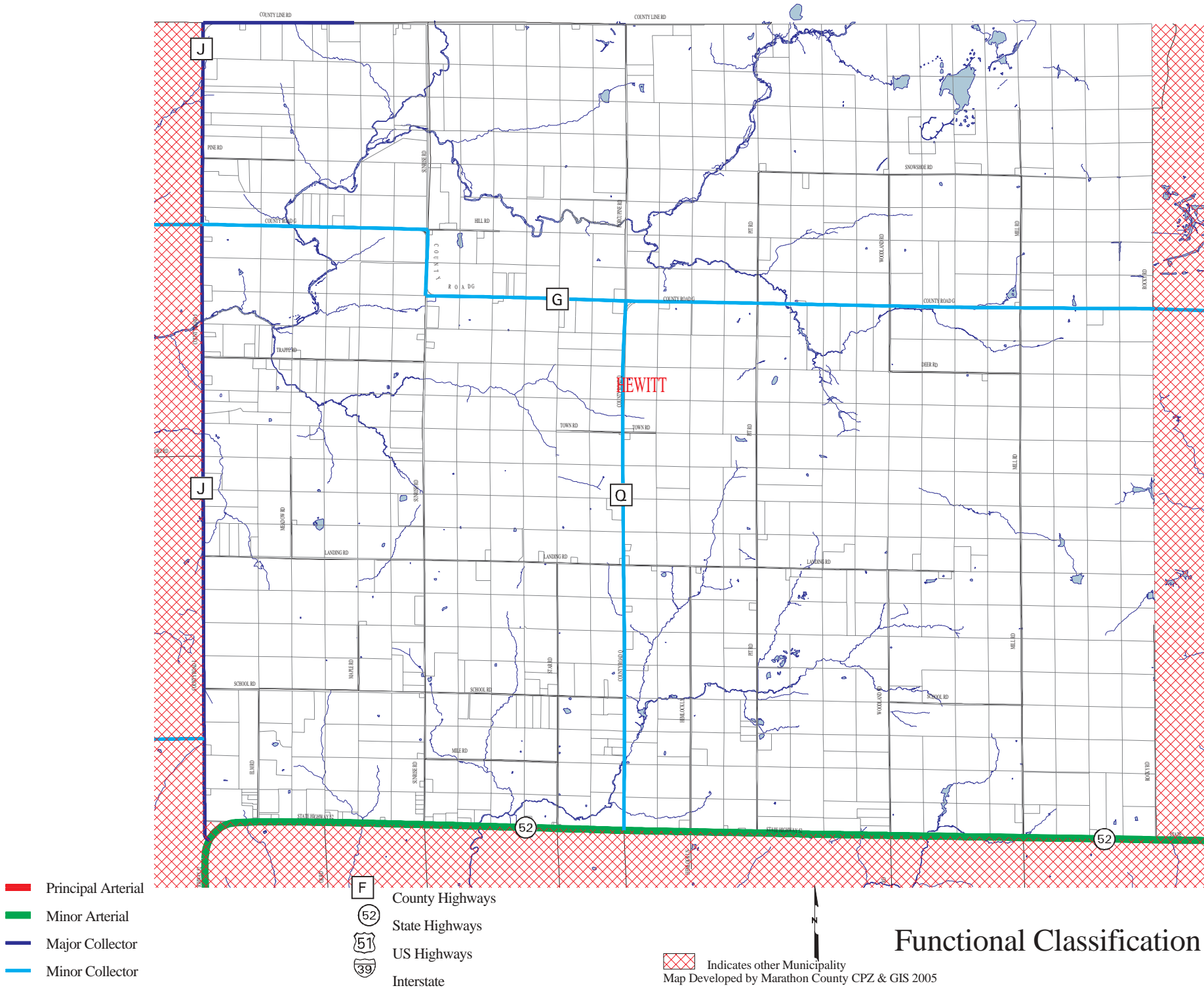
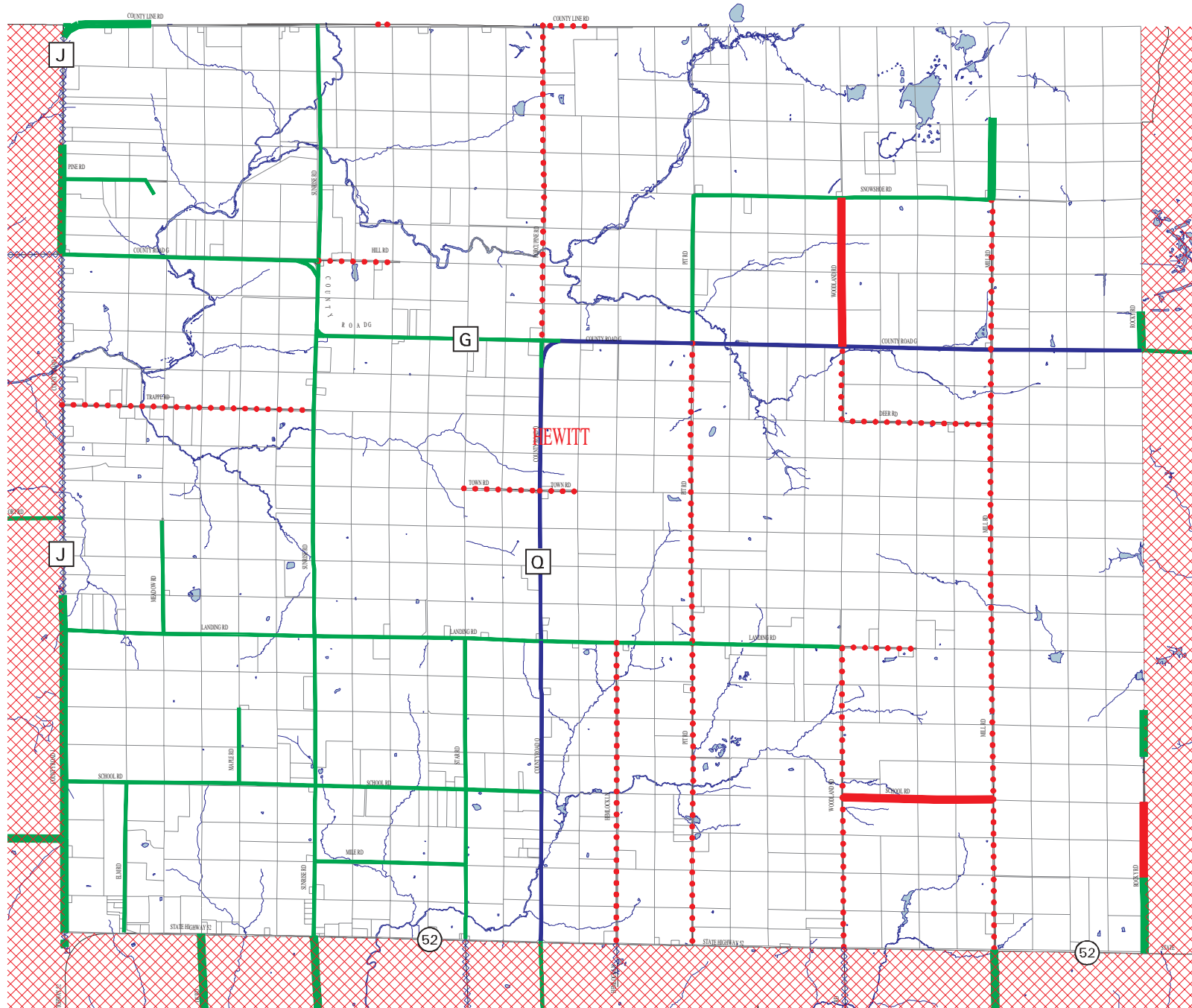


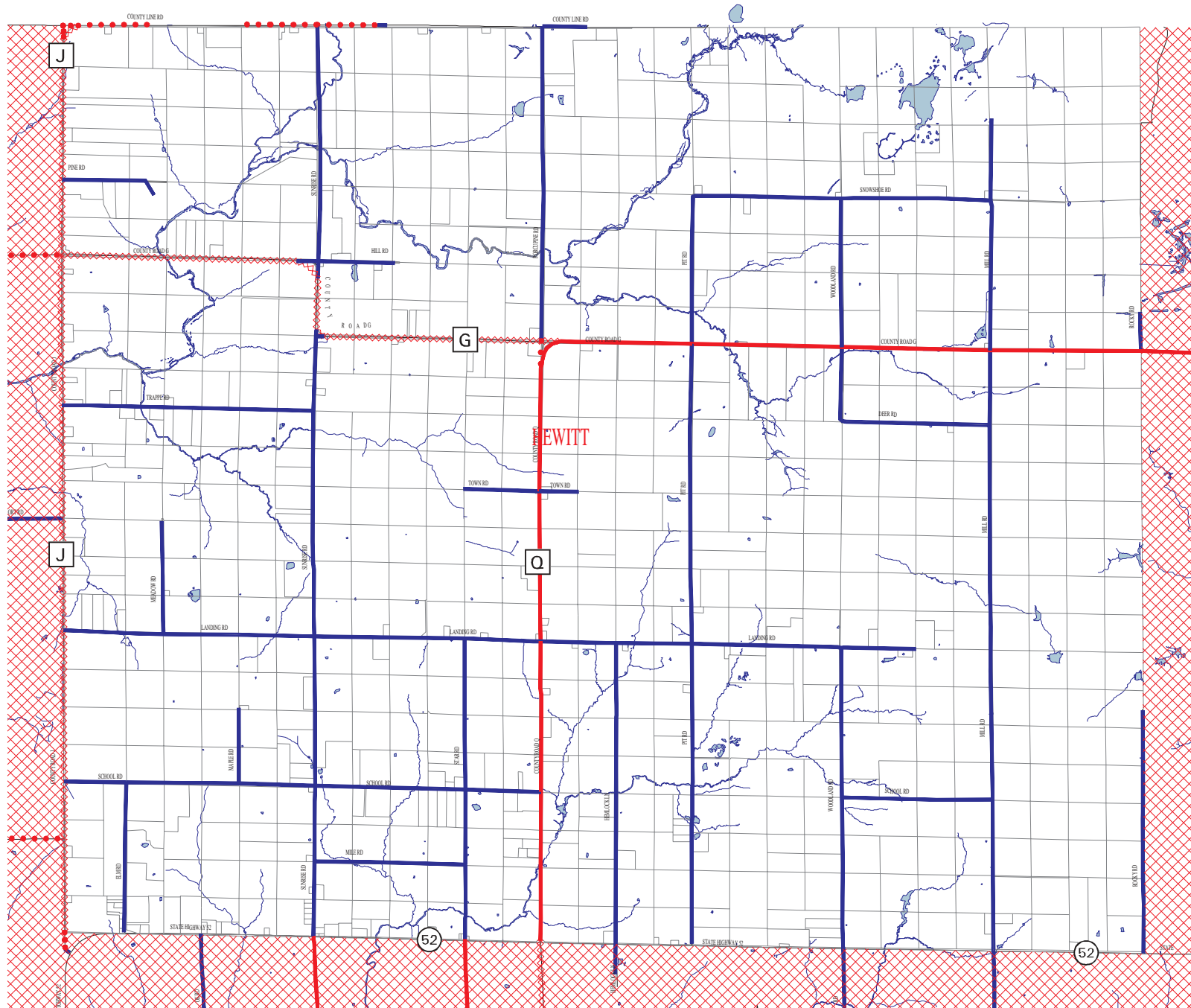
Figure 4-1
Functional Classification of Roads
HEWITT



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

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

Figure 4-2
Road Surface Rating
HEWITT



- No Data
- Concrete Pavement
- <1" Wearing Surface
- Asphalt Pavement
- Asphalt Pavement on Concrete
- Asphalt Pavement with Base >7"
- Asphalt Pavement With Base <7"
- Unimproved Road
- Brick or Block Pavement

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

Figure 4-3
 Road Surface Types
 HEWITT