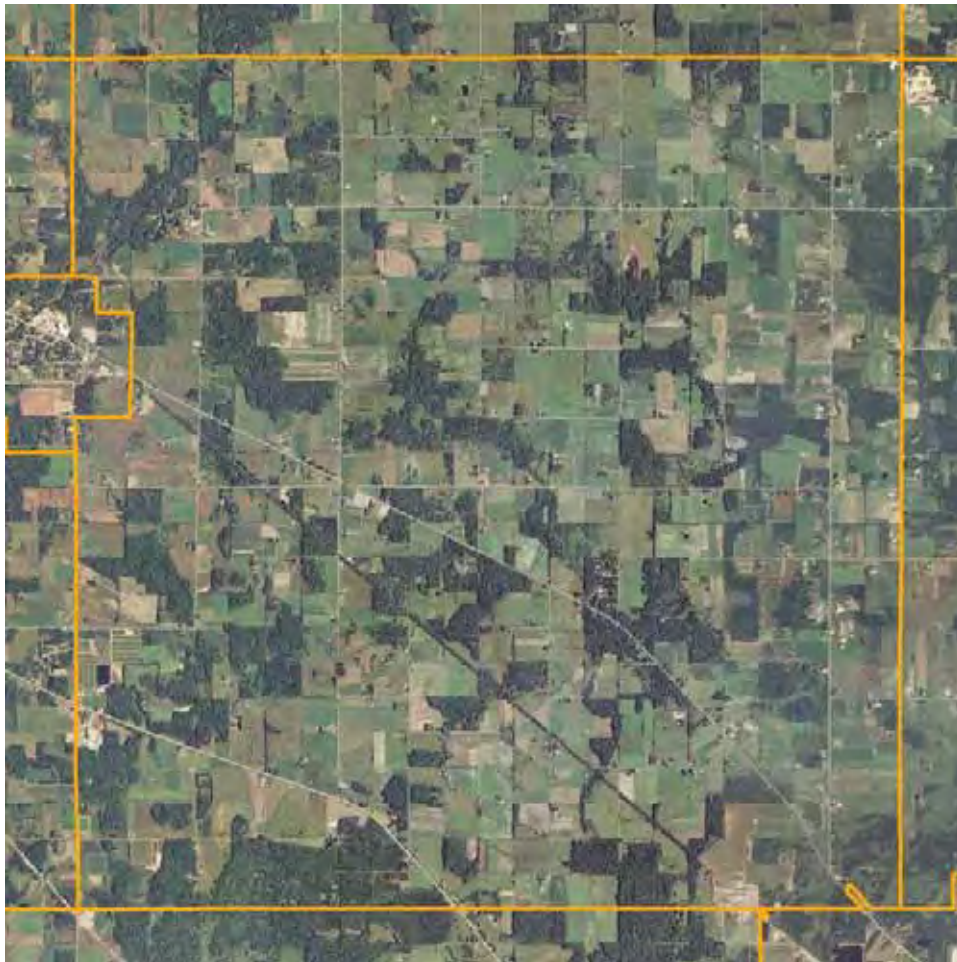


**TOWN OF SIGEL
WOOD COUNTY, WISCONSIN
COMPREHENSIVE PLAN**

Adopted 2009



**Prepared by:
Town of Sigel Plan Commission**

With Assistance of the:
North Central Wisconsin Regional Planning Commission

This plan was prepared at the request of the Town of Sigel under the direction of the Town of Sigel Plan Commission by the North Central Wisconsin Regional Planning Commission.

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Public Participation Plan & Resolution
Plan Commission Resolution Recommending Adoption
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Chapter 1: Issues & Opportunities

Section 1

CHAPTER 1: ISSUES AND OPPORTUNITIES

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

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

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

A. BACKGROUND INFORMATION

1. POPULATION TRENDS AND FORECASTS

In 2000, 1,130 people lived in Sigel. Between the 1990 and the 2000 Censuses, the Town of Sigel's population decreased by 5.2%, while surrounding towns either gained or did not decline as much; see Table 1. Both the County and the State grew slightly, with growth rates of 2.6 and 9.6 percent, respectively. Sigel's population declined by 42 people from 1990 to 2005. According to the 2008 population estimate of 1,140 people living in Sigel, the population declined by another 10 people since the 2005 estimate.

Table 1 displays the total population for the Town of Sigel, the neighboring towns, the County, and the State. Although Sigel has declined while both the County and the State have grown, towns surrounding Sigel have mostly grown at very different rates. The Towns of Seneca and Sherry both grew faster than the County, at 6.1% and 2.8% respectively from 1990 to 2000. Arpin, Carson, and Rudolph declined from 1990 to 2000.

**Table 1:
Population Trends**

	1990	2000	Estimate 2005	% Change 1990-00	% Change 2000-05	% Change 1990-05
Town of Sigel	1,192	1130	1150	-5.2%	1.8	-3.5%
Town of Sherry	787	809	827	2.8%	2.2	5.1%
Town of Arpin	806	786	813	-2.5%	3.4	0.9%
Town of Hansen	698	707	720	1.3%	1.8	3.2%
Town of Seneca	1,133	1202	1161	6.1%	-3.4	2.5%
Town of Rudolph	1,180	1161	1161	-1.6%	0	-1.6%
Town of Carson, Portage Co.	1,327	1299	1356	-2.1%	4.4	2.2%
Wood County	73,605	75555	76644	2.6%	1.4	4.1%
Wisconsin	4,891,769	5,363,675	5,580,757	9.6%	4.0%	14.1%

Source: U.S. Census, and WDOA Demographic Services Center

Population projections in Table 2 show the Town of Sigel declining by 5.9 percent over the next 20-year period between 2010-2030. Seneca and Rudolph are also expected to decline in population (9.1% and 7.6%, respectively), with the other towns and the County expected to grow under 5 percent each. Wisconsin's population is projected to grow by 13.3 percent over the next 20-year period between 2010-2030.

**Table 2:
Population Forecasts to 2030**

	Projection 2010	Projection 2015	Projection 2020	Projection 2025	Projection 2030
Town of Sigel	1,138	1,127	1,113	1,094	1,071
Town of Sherry	841	854	865	873	874
Town of Arpin	829	842	854	862	864
Town of Hansen	732	741	748	752	752
Town of Seneca	1,191	1,170	1,146	1,118	1,083
Town of Rudolph	1,148	1,132	1,113	1,090	1,061
Town of Carson, Portage Co.	1,362	1,376	1,389	1,399	1,402
Wood County	77,721	78,613	79,359	79,773	79,713
Wisconsin	5,772,370	5,988,420	6,202,810	6,390,900	6,541,180

Source: WDOA Demographic Services Center

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

2. HOUSEHOLD TRENDS AND FORECASTS

The 1,130 (year 2000) residents of the Town of Sigel formed 410 households. Total households are projected to increase to 436 by 2030; see Table 3. This does not reflect population growth as projected in Table 2, but fewer people in each house with people moving into their own place. Average household size in Sigel was 2.76 people in 2000, which is higher than the 2.50 State average. Projected average household size of 2.18 in Wood County is much lower than 2.47 in 2000, and Sigel is likely to follow the decline in average household size. Table 3 reflects an overall trend of more households based upon fewer people per household, and projected population changes.

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

**Table 3:
Households**

	Total 2000	<i>Estimate 2005</i>	Projection 2010	Projection 2015	Projection 2020	Projection 2025	Projection 2030
Town of Sigel	410	429	439	444	445	442	436
Town of Sherry	270	284	298	310	318	324	328
Town of Arpin	267	285	299	311	320	326	330
Town of Hansen	255	268	280	290	298	302	305
Town of Seneca	408	406	430	431	428	422	413
Town of Rudolph	423	437	444	448	447	442	434
Town of Carson, Portage Co.	475	507	522	539	552	561	565
Wood County	30,135	31,492	32,855	33,979	34,775	35,307	35,596
Wisconsin	2,084,556	2,208,571	2,322,062	2,442,354	2,557,504	2,654,905	2,738,477

Source: U.S. Census, and WDOA Demographic Services Center

3. AGE DISTRIBUTION

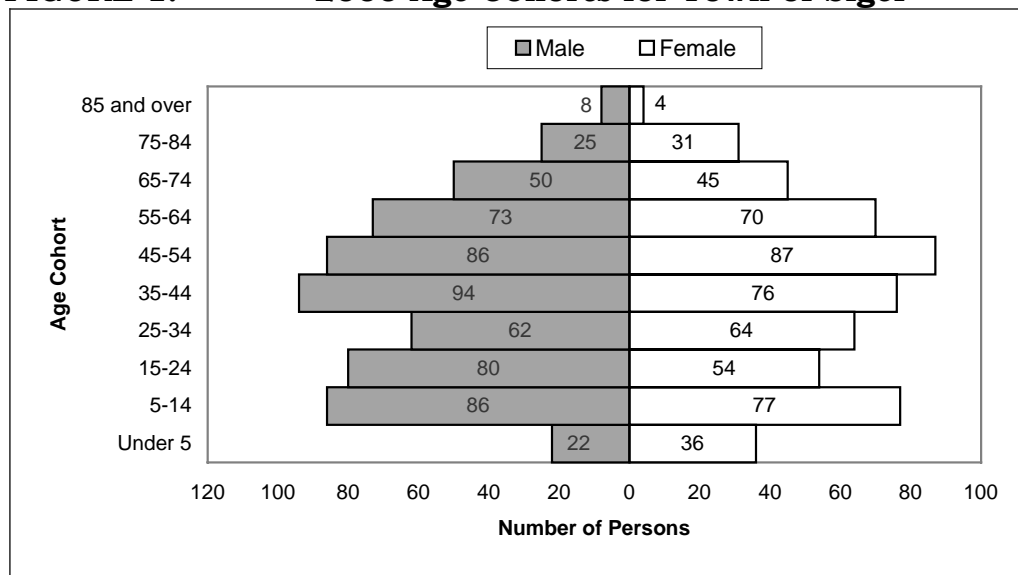
Population distribution by age is important in the planning process. Two age groups are examined here: 1) people 5 to 17 years old, and 2) people 65 years and older. These two age groups are often referred to as dependent populations and have different needs. The younger group requires schools, and the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

In 1990, the median age of Sigel's population was 34.6 years. At that time, residents of the County had a lower median age (33.3 years). Both the Town and the County had populations older than the State (32.9 years) as a whole. The Town of Sigel had a higher proportion of population (24.9%) in school (5-17 age class) than the County (20.4%), and the State (19.0%). Sigel's older

population (65+ age class) percentage of 11.3 is lower than both the County (14.2%), and the State (13.3%).

By 2000, the median age of Sigel's population had advanced by 5.5 years to 40.1; which is more than the County (4.7 years) and State (3.1 years). Many of the surrounding towns have higher median ages than the State, but Arpin and Sherry both have lower median ages. The Town of Sigel's school age population (5-17 age class) decreased to 19 percent in 2000, which is about the same proportion of the population as the County (19.5%), and the State (19.1%); both of which remained about even from 1990 to 2000. Sigel's older population (65+ age class) percentage of 14.4 is lower than the County (15.3%), both of which rose slightly between 1990 and 2000; and the State stayed almost even at 13.1 percent.

FIGURE 1: 2000 Age Cohorts for Town of Sigel



Source: U.S. Census Bureau

A shifting age structure affects a variety of services and needs within the community including transportation, housing, elderly care, and schools. It will become increasingly important to retain or attract younger age groups in order to provide for service demands and maintain the workforce.

The Town of Sigel population pyramid (FIGURE 1) shows a generally balanced male to female population of all the age groups. Sigel has a large school age population (5-14 years), and only a slightly smaller 15 to 34 age group, indicating that residents do not leave town to seek a higher education or employment after high school. Another bulge shows a large 35-44 year age group that represents the school children's parents. The rest of the pyramid tapers off as the population matures in age.

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

		Percent of Population				Median Age
		<5	5-17	18-64	65+	
Town of Sigel	1990	5.6%	24.9%	58.1%	11.3%	34.6
	2000	5.1%	19.0%	61.4%	14.4%	40.1
Town of Sherry	1990	8.3%	24.3%	59.0%	8.5%	30.5
	2000	6.8%	24.0%	60.0%	9.3%	35.4
Town of Arpin	1990	8.1%	27.8%	54.3%	9.8%	29.3
	2000	6.9%	23.8%	61.8%	7.5%	35.0
Town of Hansen	1990	8.7%	23.2%	57.3%	10.7%	31.5
	2000	5.2%	21.8%	60.1%	12.9%	38.0
Town of Seneca	1990	7.2%	23.6%	59.6%	10.9%	32.4
	2000	6.2%	22.5%	60.1	11.1%	36.9
Town of Rudolph	1990	6.4%	23.7%	59.6%	10.3%	33.6
	2000	5.8%	20.3%	60.2%	13.7%	38.9
Town of Carson, Portage Co.	1990	6.5%	23.1%	58.8%	11.7%	32.9
	2000	5.7%	20.5%	62.7%	11.1%	38.0
Wood County	1990	7.5%	20.4%	57.9%	14.2%	33.3
	2000	6.1%	19.5%	59.0%	15.3%	38.0
Wisconsin	1990	7.4%	19.0%	60.3%	13.3%	32.9
	2000	6.4%	19.1%	61.4%	13.1%	36.0

Source: U.S. Census Bureau

4. EDUCATION LEVELS

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

In 1990, 76.6% of the Town of Sigel's population age 25 and over were high school graduates, compared to 78.3% in the County and 78.6% in the State. By 2000, the percentage of high school graduates had risen significantly to 84.6% in the Town, and also rose significantly in both the County at 84.8% and the State at 85.1%; see Table 5 for details.

The number of residents in Town who are 25 and older and have four or more years of college has declined from 60 people in 1990 to 49 in 2000. Both the County and State percentages of residents with a bachelors degree or higher increased between 1990 and 2000, as shown in Table 5.

**Table 5:
Education Levels**

	Town of Sigel		Wood County		State of Wisconsin	
	1990	2000	1990	2000	1990	2000
Less than 9 th Grade	117	60	5,442	3,049	294,862	186,125
9-12 Grade / No Diploma	56	60	4,715	4,613	367,210	332,292
High School Diploma	351	413	19,986	20,618	1,147,697	1,201,813
College / No Degree	112	142	6,514	9,443	515,310	715,664
Associate Degree	43	56	3,824	4,050	220,177	260,711
Bachelor Degree	40	30	4,170	5,937	375,603	530,268
Graduate/Professional Degree	20	19	2,145	2,549	173,367	249,005
Total Persons 25 & Over	739	780	46,796	50,259	3,094,226	3,475,878
Percent high school graduate or higher	76.6%	84.6%	78.3%	84.8%	78.6%	85.1%
Percent with bachelors degree or higher	8.1%	6.3%	13.5%	16.9%	17.7%	22.4%

Source: U.S. Census Bureau

5. INCOME LEVELS

In 1990, the median household income for the Town was 16% higher than the County, and about 17% higher than the State. On a per capita basis, the income of Sigel's residents was 5.5% lower than that of the County, and about 6.6% lower than the state in 1990.

Between 1990 and 2000, the Town of Sigel's median household income expanded nearly 63%, which is now 15.5% higher than the County. On a per capita basis, Sigel's income grew 58%, but continues to trail the County by 2.7% and the State by 8.1%, see Table 6.

**Table 6:
Income Levels**

	1990			2000		
	Town of Sigel	Wood County	State of Wisconsin	Town of Sigel	Wood County	State of Wisconsin
Median Household Income	\$35,441	\$29,735	\$29,442	\$49,226	\$41,595	\$43,791
Per Capita Income	\$12,451	\$13,130	\$13,276	\$19,676	\$20,203	\$21,271

Source: U.S. Census Bureau

6. EMPLOYMENT CHARACTERISTICS, TRENDS AND FORECASTS

According to the U.S. Census, the civilian labor force (population 16 and over) living in the Town of Sigel was approximately 576 workers in 2000. Of these, 23 were unemployed for an unemployment rate of 2.6%. The unemployment rate for the County was 3.4% in 2000.

Tables 7 & 8 display employment related information. The primary occupation of Sigel residents in the labor force in year 2000 was: *Management, professional, & related*, while the leading industry sectors of employed Town residents in year 2000 was: *Manufacturing*; with about 190 people.

Historically, *manufacturing* has been the strongest industry sector county-wide, with over 9,000 workers in both 1990 and 2000. The next two leading industries countywide had different trends. *Education, Health and Social Services* grew by about 23 percent from 1990 to 2000; but *Retail trade* declined by 18 percent. When *Education* employment rose countywide, less Town residents were employed in this sector, but the number of employed Town residents in the *Retail Trade* followed the countywide and declined too.

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

**Table 7:
Occupation of Employed Workers**

	Town of Sigel		Wood County	
	1990	2000	1990	2000
Management, professional & related	77	157	8,258	10,011
Service	71	66	4,399	5,598
Sales & office	106	107	8,299	8,991
Farming Fishing & Forestry	66	6	1,610	471
Construction, extraction & maintenance	37	56	2,086	3,900
Production, transportation & material moving	226	161	9,642	8,374

Source: U.S. Census Bureau

Employment forecasts are difficult to come by and not available at the town level. However, the Wisconsin Department of Workforce Development (WDWD) prepares workforce projections by industry for its multi-county service regions. The current projections, released August 2006, cover 2004-2014. The projections for the North Central Workforce Development Area cover Wood County and include eight other counties. These projections show increases in all occupations. *Production*; and *Farming, fishing, & forestry* occupations both

are projected to gain less than 30 positions each for the whole region. The following occupations are all projected to need over 600 replacement workers each: *Production; Office & administration; Sales; and Food preparation & serving*. Town residents commute to jobs, of which 12% travel out of Wood County for employment, so the Town of Sigel can expect to take advantage of some of this projected employment.

Another way to look at future employment is to examine the labor force and unemployment rates. In 1990, the labor force in the Town was 616 people with an unemployment rate of 4.1%. By 2000 the labor force had decreased 6.5% to 576 with 4.0% unemployment. The degree to which this available workforce is actually employed is dependent on external economic factors reflected in the unemployment rate.

**Table 8:
Industry Sectors**

	Town of Sigel		Wood County	
	1990	2000	1990	2000
Ag., Forestry, Fishing, Hunting & Mining	82	68	1,686	1,321
Construction	36	27	1,560	2,333
Manufacturing	183	189	9,284	9,144
Wholesale Trade	11	13	1,115	929
Retail Trade	82	49	6,282	5,150
Transportation, Warehousing & Utilities	44	35	1,844	1,685
Information	N/A	10	N/A	581
Finance, Insurance, Real Estate & Leasing	19	27	1,225	1,471
Professional, Scientific, Management, Administrative & Waste Mgmt Services	24	19	1,607	1,288
Education, Health and Social Services	76	58	6,984	8,558
Arts, Entertainment, Recreation, Accommodation and Food Services	0	28	347	2,537
Public Administration	7	9	725	980
Other Services	24	21	1,514	1,368
Totals:	588	553	34,173	37,345

Source: U.S. Census Bureau

B. ISSUE IDENTIFICATION

1. REVIEW OF DEMOGRAPHIC TRENDS

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

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

- ✓ The Town of Sigel is currently in a period of declining population, while most surrounding towns are growing.
- ✓ Household formation in Sigel is driven by declining average household size.
- ✓ Sigel has an aging population.
- ✓ Median household income of Town residents continues to be higher than both the County and State.
- ✓ Many residents reside in the Town, but work elsewhere.

2. PLANNING ISSUES

Citizens, Plan Commissioners, and Town Board members have identified a variety of issues during the planning process. These include:

- Desire to maintain agriculture in the community.
- The landfill needs to be monitored as it continues operation and expansion.
- The preservation of Prairie Chickens may impact future land use in the town.
- Agricultural Zoning and subdivision ordinance are working well in the town.

C. GOALS, OBJECTIVES, POLICIES, & PROGRAMS

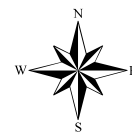
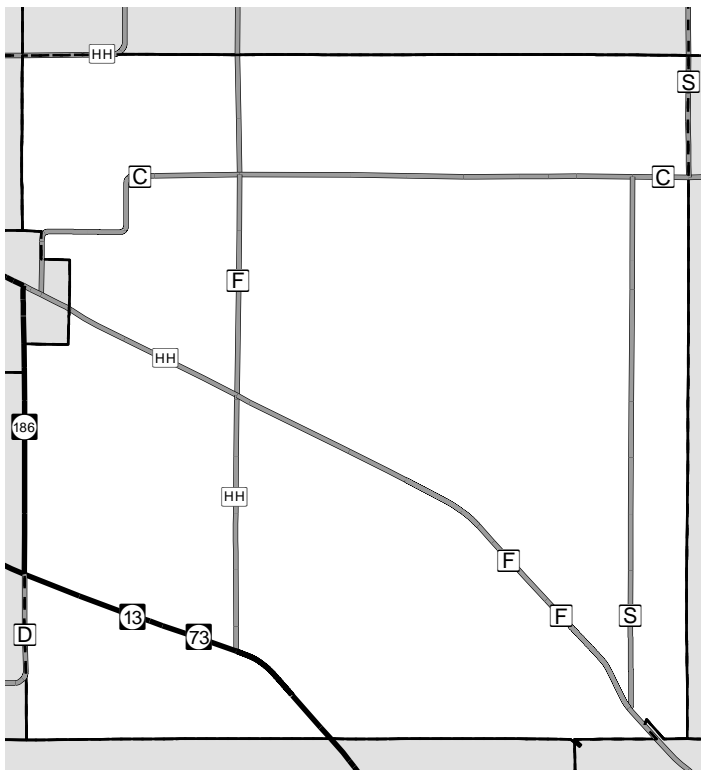
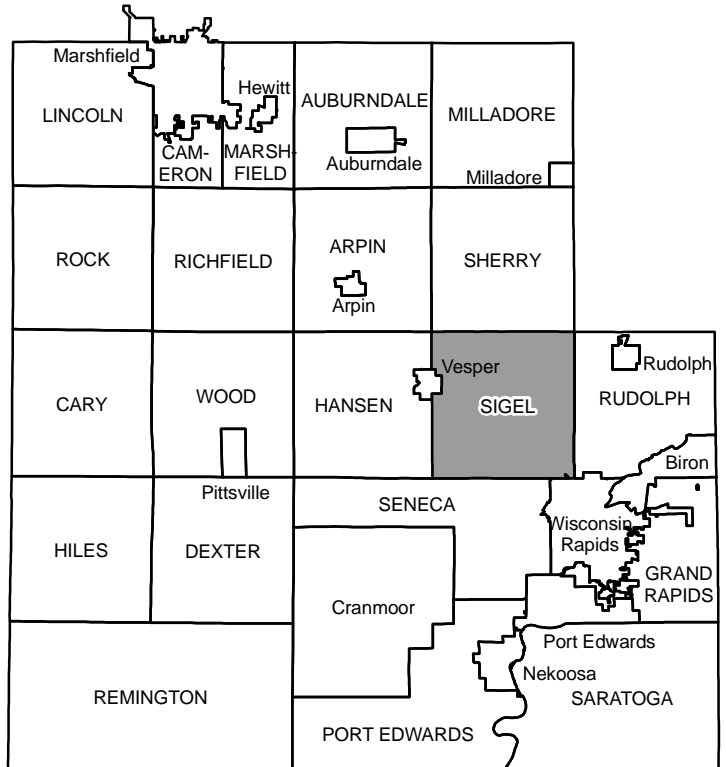
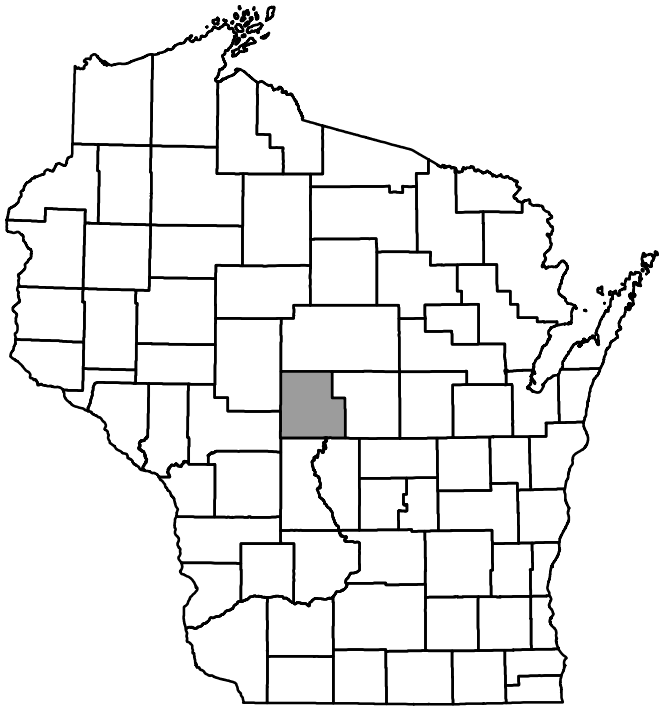
Each of the following chapters of this comprehensive plan includes a set of goals, objectives and policies, which the Town Board will use to guide the future development of the Town over the next 20 years.

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

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

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

Map 1-1
Town of Sigel
Planning Context
 Wood County, Wisconsin



Source: WI DNR, NCWRPC

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

Prepared By:



**North Central
 Wisconsin Regional
 Planning Commission**

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Chapter 2: Natural Resources

Section 2

CHAPTER 2: NATURAL, AGRICULTURAL AND CULTURAL RESOURCES

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

A. BACKGROUND

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

1. Wood County Land and Water Resource Management Plan, 2007-2012

This Plan provides a framework for local/state/federal conservation program implementation efforts. Implementation of this plan will help protect and improve the valuable water and soil natural resources in Wood County. Some of the plan's recommendations include reducing sediment and animal waste delivery to surface waters, protect and develop wetlands and uplands for wildlife habitat, and maintain prime farmland by minimizing urban sprawl. A copy is available in the Wood County Land and Water Conservation Department.

2. Wood County Outdoor Recreation Plan, 2001-2006

The primary purpose of this document is to provide continued direction in meeting the current and future recreation needs of the County. This direction takes the form of an inventory and analysis of outdoor recreational facilities followed by establishing recommendations to meet identified needs. Adoption of this plan and its subsequent acceptance by the Wisconsin Department of Natural Resources (WisDNR) allows for continued eligibility for financial assistance from the Land and Water Conservation Fund (LAWCON), the Stewardship Fund, and many other federal and state funding programs. A copy is available in the Wood County Forestry Department.

B. INVENTORY

WATER RESOURCES:

1. SURFACE WATER

The Town of Sigel is included in three watersheds. Most of the central and eastern parts of the Town are located in the Wisconsin Rapids watershed, while a portion of the Town near Vesper lies in the Hemlock Creek watershed, and the southwestern 1/3rd of the Town is located in the Cranberry Creek watershed. All of these watersheds drain into the Mississippi River. See the Natural Resources Map.

Wood County Shoreland Zoning is in effect. The county has authority over lands 300 feet from a river or stream and 1,000 feet from a lake. Actual shoreland jurisdiction measurements are coordinated through the County Zoning Department.

Outstanding and Exceptional Resource Waters

No area water bodies are listed as either ORWs or ERWs. Outstanding Resource Waters (ORWs) and Exceptional Resource Waters (ERWs) share many of the same environmental and ecological characteristics. The primary difference between the two is that ORWs typically do not have any direct point sources discharging pollutants directly to the water. In addition, any pollutant load discharged to an ORW must meet background water quality at all times. Exceptions are made for certain types of discharge situations to ERWs to allow pollutant loads that are greater than background water quality when human health would otherwise be compromised.

Impaired Waters

No water bodies in Town are listed as not meeting the standards set under the U.S. Clean Water Act, Section 303(d). Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the "303(d) list." A water body is considered impaired if a) the current water quality does not meet the numeric or narrative criteria in a water quality standard or b) the designated use that is described in Wisconsin Administrative Code is not being achieved. A documented methodology is used to articulate the approach used to list waters in Wisconsin. Every two years, states are required to submit a list of impaired waters to EPA for approval.

Invasive Aquatic Species

Surface water resources in Wood County are threatened by the introduction of invasive aquatic species. These species out compete native species and degrade habitats possibly by decreasing biodiversity from having less plant and animal species. Contact the County Land Conservation Department for public outreach education strategies.

2. WETLANDS

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

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

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

3. FLOODPLAINS

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

4. GROUNDWATER & GEOLOGY

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

hardness or alkalinity in water. The type of soil and bedrock in a region also determines how quickly contaminants can reach groundwater.

The source of all drinking water in Wood County is groundwater, and it supplies many agricultural and industrial processes as well. Groundwater is a limited resource, and both its quality and quantity are important factors. These factors are primarily influenced by local geology and local land use. Groundwater in Wood County is generally abundant and of good quality.

Susceptibility of groundwater to pollutants is defined here as the ease with which a contaminant can be transported from the land surface to the top of the groundwater called the water table. Many materials that overlie the groundwater offer good protection from contaminants that might be transported by infiltrating waters. The amount of protection offered by the overlying material varies, however, depending on the materials. Thus, in some areas, the overlying soil and bedrock materials allow contaminants to reach the groundwater more easily than in other areas of the state. Groundwater contamination susceptibility in the northern half of Wood County, including all of Sigel is "less susceptible" based upon soil characteristics, surficial deposits, depth to water table, depth to bedrock, and type of bedrock.

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

The depth to bedrock within the whole Town is 0-5 feet. Depth to groundwater is 0-20 feet in half of Sigel, and 20-50 feet in the remainder of Town. Soils are generally loamy, which can be good for agriculture.

According to the Soil Survey of Wood County, the county lies in two geographic provinces of Wisconsin. The northern one-third is part of the Northern Highland, and the rest of the county is part of the Central Plain.

In general, the Northern Highland region has underlying bedrock that consists of Precambrian crystalline rocks. The western half of this region has a mantle of heavy loam glacial till over bedrock, while the rest of this region has, over the bedrock, a layer, that varies in thickness; this layer is loamy residuum weathered from Precambrian rock. A two feet thick layer of wind-deposited silt cover the entire region.

The central plain region has underlying bedrock that consists of Cambrian sandstone interbedded with varying amounts of shale. These shale layers are

generally absent in parts of Sigel and Hansen Townships, but are thick and very prominent in the western part of the county. Glacial till covers the sandstone and shale in the northwestern part of the county and on a few broad, low ridges south of Powers Bluff, but the rest of the Central Plain in Wood County is residual. One to two feet of loess cover the entire region except the lake plain and outwash parts.

LAND RESOURCES:

1. FORESTS

Forests play a key role in the protection of environmentally sensitive areas like steep slopes, shorelands, wetlands, and flood plains. Expansive forests provide recreational opportunities, aesthetic benefits, and economic development. All forests are dynamic, always changing from one stage to another, influenced by natural forces and humans. Changes can be subtle and occur over long periods, or can happen in seconds from a timber harvest, windstorm, or fire. No county forest land exists in the town. See the Land Use Map in Chapter 8.

The pre-settlement composition of forestland in the Town of Sigel was a mix of conifer and deciduous tree species that included sugar maple, yellow birch, white pine, red pine, bur oak, white oak, and black oak.

Today, some private woodlands are enrolled in Managed Forest Law (MFL). This program provides a low annual tax rate per acre and requires a management plan for the property that must include some harvesting along with allowing some public uses based on acreage thresholds. When timber is harvested from MFL properties, a harvest tax is also assessed. This provides an incentive to keep woodlots in active production and allows some community access to the site in exchange for greatly reduced taxes. See the programs section at the end of this chapter for more detail on this program.

2. METALLIC & NON-METALLIC MINERAL RESOURCES

There are no known metallic deposits in the Town. However, there is one permitted non-metallic mine operation in the Town of Sigel. It is on CTH C.

3. SOILS & PRODUCTIVE AGRICULTURAL AREAS

According to the *Wisconsin Land Use Databook*, the Town of Sigel between 1991-1993 was 71percent agricultural, 15.2 percent forested, and 13.3 percent wetlands. The town's total land area is 35.5 square miles. Of the total land area, 21.3 percent was used for row crops, 24.4 percent was used for foraging, and 25.3 percent was grassland. See the Natural Resources Map.

In terms of farming trends, the town has lost 2.1 percent of farmland acreage on tax rolls between 1990 and 1997. According to the *Wisconsin Land Use Databook* there were 166 farms, 24 of which were dairy farms in 1997.

Prime farmland produces the highest yields with minimal inputs and results in the least damage to the environment. Prime agricultural soils are identified on the Natural Resources Map.

4. ENVIRONMENTALLY SENSITIVE AREAS

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

Areas which might fall under the environmentally sensitive designation is contaminated or potentially contaminated sites in part because they may need special care or monitoring to prevent further environmental degradation or hazard to human life. The WDNR Internet database known as the Bureau of Remediation and Redevelopment Tracking System (BRRTS) lists 6 sites. The following sites were listed as “closed”:

- LUST Site: Amelia Troyanoski Property, 6851 Nelson Lane
- Spill Site: Watkins Trucking, STH 13 & STH 186
- Spill Site: Veolia Cranberry Creek Landfill, Lone Pine Road

LUST sites have contaminated soil and/or groundwater with petroleum, which includes toxic and cancer causing substances.

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

ERP sites are sites other than LUSTs that have contaminated soil and/or groundwater.

All of these sites were remediated to DNR standards, and are available for use. Based upon the sites listed, it appears that all of the sites are in continuous use.

5. RARE SPECIES & NATURAL COMMUNITIES

The Town of Sigel has 3 sections with occurrences of endangered resources (rare, threatened, or endangered species of plants & animals, and high-quality natural communities) as identified in the Wisconsin Natural Heritage Inventory. Prairie Chickens are a primary species that exist in the Town of Sigel.

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

6. HISTORICAL & CULTURAL RESOURCES

There are several original farm homes and farm buildings in the town. However, none of these are officially registered on the historic registry.

There are also seven registered Century Farmsteads within the town. A Century Farmstead has been maintained in family ownership for at least 100 years.

Sigel Century Farmsteads (Family Name and Section Number)

- Fisher Family Section 27
- Hanifin Family Section 22
- Heiser Family Sections 29-30
- Henke Family Section 28
- Jagodzinski Family Section 15
- Kobza Family Section 25
- Raubal Family Sections 3-23-5

7. NATURAL, AGRICULTURAL & CULTURAL RESOURCES PROGRAMS

Natural, agricultural, and cultural resource programs available to the town are identified below. The following list is not all-inclusive. For specific program information, the agency or group that offers the program should be contacted.

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

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

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

Wisconsin Fund is a program by the Wisconsin Department of Commerce, Safety and Buildings Division. Grants are provided to homeowners and small commercial businesses to help offset a portion of the cost for the repair, rehabilitation, or replacement of existing failing Private Onsite Wastewater Treatment Systems (POWTS). Eligibility is based upon several criteria, including household income and age of the structure. 66 counties out of Wisconsin's 72 counties, the City of Franklin, and the Oneida Tribe of Wisconsin participate in the program. County government officials assist interested individuals in determining eligibility and in preparation of grant applications. A portion of the money appropriated by the state government for the program is set aside to fund experimental POWTS with the goal of identifying other acceptable technologies for replacement systems.

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

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

Forest Management Program:

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

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

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

Nonpoint Source Pollution Abatement Program: This WDNR program is currently undergoing restructuring and being gradually replaced by short-term grants that will address specific projects rather than focusing on entire watersheds. The goal of this voluntary program is to improve and protect the water quality of surface waters and groundwater within the watershed. Landowners are encouraged to control nonpoint pollution on their properties through cost sharing of Best Management Practices. This program will be replaced by Targeted Runoff Management projects (TRM). These are projects that are more specific in nature and may last up to three years. They are scored on a competitive basis, based on the amount of pollutant control they

will achieve and the degree of impairment of the location. One nonpoint source coordinator is located in the Rhinelander WDNR Service Center. This coordinator administers and oversees the priority watershed program and will also assist with the TRM grants. The coordinator also provides nonpoint source pollution advice to counties that are implementing their land and water plans.

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

Stewardship Grants for Nonprofit Conservation Organizations:

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

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

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

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

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

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

C. GOALS, OBJECTIVES & POLICIES

Goals:

1. Protect natural areas, including wetlands, water bodies, woodlands, wildlife habitats open spaces and groundwater resources.
2. Protect economically productive areas, including farmland and forest areas.
3. Preserve scenic, cultural, historic, archaeological and recreational sites.

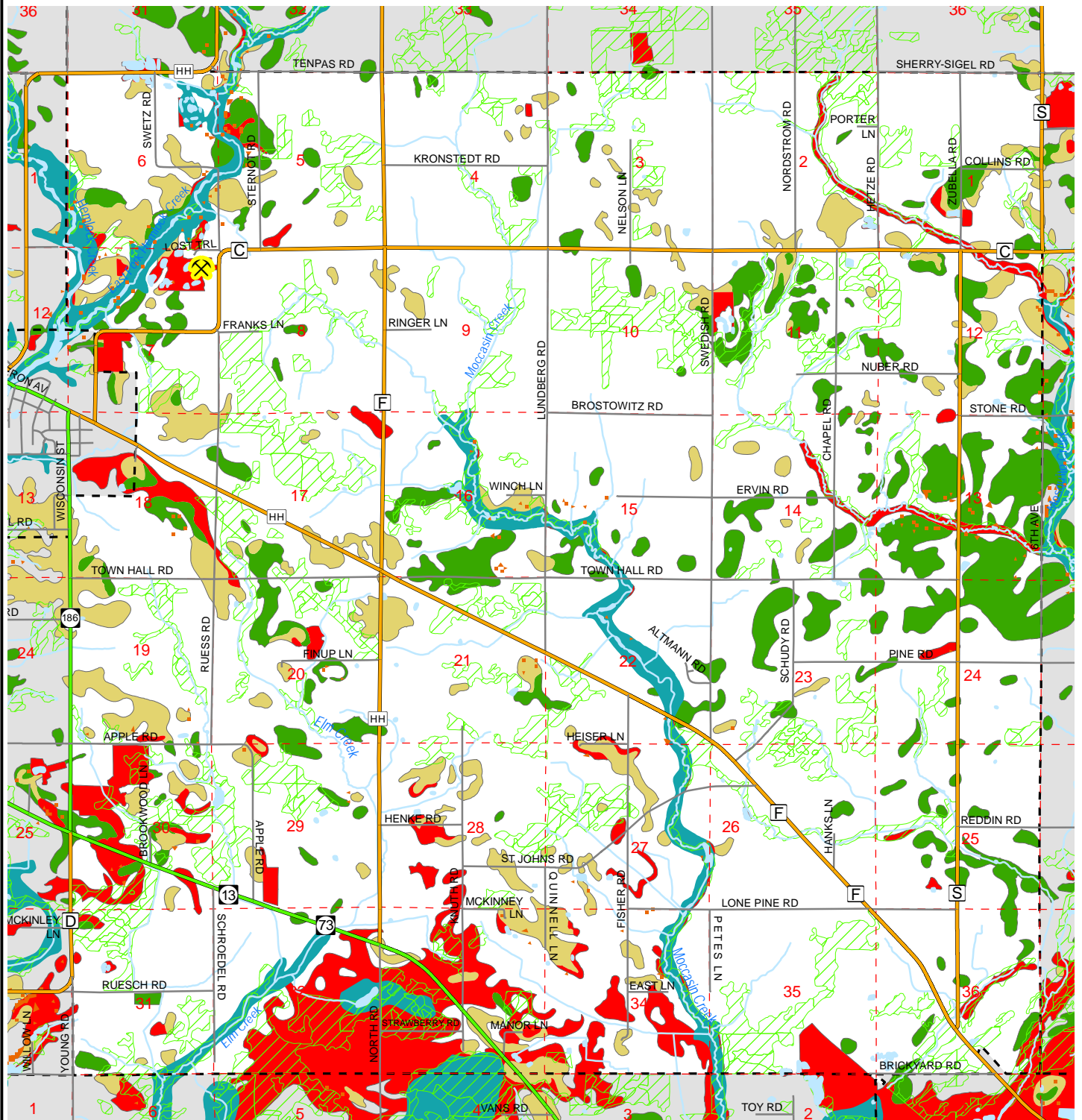
Objectives:

1. Preserve the land now in agricultural use.
2. Prevent new development in the Town from negatively impacting natural resources.
3. Minimize impacts to the Town's natural resources from metallic or non-metallic mining.
4. Promote development that minimizes groundwater impacts from on-site septic systems and other sources.

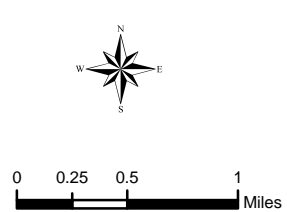
Policies:

1. Make residents, developers and potential landowners aware of Wisconsin's Right to Farm law and other aspects of living in a rural agricultural area.
2. Work with the county to enforce existing regulations of septic systems to protect groundwater quality.

Map 2-1 Town of Sigel Natural Resources Wood County, Wisconsin



- - - Minor Civil Divisions
- - - Section Lines
- State Highways
- County Highways
- Local Roads
- Water
- Flood Plain
- Steep Slopes
- DNR Wetlands
- All areas are prime farmland
- Farmland of statewide importance
- Not prime farmland
- Prime farmland if drained
- Non-Metallic Mine



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



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Source: WI DNR, NCWRPC, Wood Co
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**CHAPTER 3:
HOUSING**

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

A. HOUSING STOCK ASSESSMENT

1.) STRUCTURAL CHARACTERISTICS

The vast majority of housing units in the Town of Sigel are single-family homes (detached single-family type); see Table 1. There are a few multiple unit housing buildings. Mobile homes are a second major housing component in Sigel and surrounding towns, with 4.3% of the housing in Sigel, and similar percentages in adjacent towns. Sherry and Arpin both have about 12 percent of their respective housing stock as mobile homes, and countywide there are about 6 percent.

Table 1:
Housing Units by Structural Type, 2000

	1, detached	1, attached	2	3 or 4	5 or more	Mobile Home	Other	Total
Town of Sigel	390	3	6	0	0	18	0	417
Town of Sherry	252	0	0	0	0	34	0	286
Town of Arpin	246	2	0	0	0	34	0	282
Town of Hansen	262	0	0	0	0	15	0	277
Town of Seneca	399	3	0	0	0	18	0	420
Town of Rudolph	407	3	0	4	0	32	0	446
Town of Carson, Portage Co.	464	4	0	0	0	26	0	494
Wood County	23,727	514	1,963	717	2,918	1,838	14	31,691

Source: U.S. Census Bureau

2.) AGE CHARACTERISTICS

Table 2 indicates the age of the housing stock in the Town of Sigel area that is based on the year the structures were built as reported in the 2000 Census. Sigel, Hansen, Seneca, Rudolph, and Carson all have similar housing stock ages. A large amount of homes from earlier than 1940 exist (~34% in Sigel). Less than 23 percent of total housing stock in Sigel was built in three decades—1940s, 1950s, and 1980s. A gradual increase in home construction in the 1960s (12% of existing homes in Sigel) peaked at just over 20 percent of the existing housing stock being built in Sigel during the 1970s. The county and state both generally followed this trend. About 20 percent of housing in Wood County was built before 1940, and another 20 percent in the 1970s. Housing in all of Wisconsin was built before 1940 (23%), and also peaks in the 1970s and 1990s (17% per decade).

Table 2:
Year Structure Built, 2000

	1939 or earlier	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-2000
Town of Sigel	142	32	30	51	86	33	43
Town of Sherry	97	23	21	17	37	41	50
Town of Arpin	94	32	7	18	37	23	71
Town of Hansen	120	14	20	14	38	39	32
Town of Seneca	41	23	56	71	93	46	90
Town of Rudolph	135	36	39	62	81	36	57
Town of Carson, Portage Co.	154	33	34	62	86	44	81
Wood County	6,585	2,666	3,750	4,095	6,164	3,955	4,476
Wisconsin	543,164	178,914	291,948	276,188	391,349	249,789	389,792

Source: U.S. Census Bureau

3.) OCCUPANCY CHARACTERISTICS

Table 3 breaks down the occupancy status of housing units in the Town of Sigel. Very few homes in Sigel are seasonally used, vacant, or are renter occupied. Owner occupied housing is over 88 percent in Sigel, with similar rates at or above 85 percent in all surrounding towns, about 71 percent countywide, and about 62 percent statewide.

Table 3:
Residential Occupancy Status, 2000

	Total Housing Units	Owner Occupied	Renter Occupied	Vacant Units	
					Seasonal (Part of Vacant Units)
Town of Sigel	428	379	31	18	4
Town of Sherry	280	245	25	10	5
Town of Arpin	280	239	28	13	3
Town of Hansen	272	229	26	17	6
Town of Seneca	422	375	33	14	5
Town of Rudolph	438	371	52	15	4
Town of Carson, Portage Co.	499	434	41	24	10
Wood County	31,691	22,385	7,750	1,556	244
Wisconsin	2,321,144	1,426,361	658,183	236,600	142,313

Source: U.S. Census Bureau

4.) VALUE CHARACTERISTICS

The year 2000 median value of housing stock in the Town of Sigel is the same as Wood County's median; see Table 4 for more details. About 60 percent of Sigel house values are from \$50,000 to \$100,000, with surrounding towns also having a majority of housing in this price range.

Table 4:
Housing Values, 2000

	<\$50,000	\$50,000 to 99,999	\$100,000 to 149,999	\$150,000 to 199,999	\$200,000 to 299,999	\$300,000 and up	Median Value
Town of Sigel	22	103	42	2	3	0	\$81,400
Town of Sherry	18	72	15	6	3	0	\$78,700
Town of Arpin	17	51	11	3	4	1	\$78,100
Town of Hansen	12	47	15	2	0	0	\$74,200
Town of Seneca	13	120	95	27	11	0	\$100,000
Town of Rudolph	29	104	36	11	6	1	\$84,300
Town of Carson, Portage Co.	12	103	51	23	16	10	\$96,600
Wood County	2228	10152	3725	1050	446	88	\$81,400
Wisconsin	6.5%	35.4%	30.6%	15.5%	8.5%	3.5%	\$112,200

Source: U.S. Census Bureau

B. HOUSING PROGRAMS

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

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

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

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

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

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

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

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

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

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

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

C. GOALS, OBJECTIVES & POLICIES

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

Goals:

1. Promote housing development that provides a variety of housing choices for residents of all income levels, age groups, and people with special needs.
2. Promote the availability of land for the development or redevelopment of low and moderate income housing.

Objectives:

1. Direct residential development to areas designated on its Future Land Use Plan Map and discourage residential development in agricultural or silvicultural areas except for related uses (i.e.: farm family or worker).
2. Maintain and rehabilitate the existing housing stock as appropriate.

Policies:

1. The Town will maintain adequate areas for residential development on its Future Land Use Map.
2. The Town will promote, via this Plan, programs to assist residents in maintaining or rehabilitating existing housing units.

**Chapter 4: Utilities & Community
Facilities**

Section 4

CHAPTER 4 UTILITIES AND COMMUNITY FACILITIES

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

A. BACKGROUND

Providing public infrastructure, such as roads, parks, sewer and water service, and services, such as police, fire, and ambulance protection are the major functions of local government. In addition to these public services, both public and private entities provide electricity and telephone service as well as such specialized services as child-care, health-care, and solid-waste disposal. They also represent a large investment of public and private resources.

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

B. INVENTORY OF EXISTING FACILITIES

As a community anticipates future growth it is important that the necessary infrastructure and services are inventoried. See the Community Facilities Map.

1. Water and Wastewater Facilities

The town does not operate a water or wastewater system. Therefore, residents rely on private on-site wells for their water needs, and on-site waste treatment systems. All septic systems must be approved by the State Department of Commerce for both installation and maintenance. The County Planning & Zoning Office administers the program locally and issues permits, as well as

inspection. Both the Village of Vesper and the City of Wisconsin Rapids have water and wastewater facilities.

2. Solid Waste Disposal and Recycling Facilities

Private haulers provide container pick up of garbage and recycling for businesses and residents in town. The town maintains a transfer station for solid waste and recycling, which is available to all town residents.

3. Power and Telecommunications Facilities

Electric and natural gas service are provided by WE Energies and Alliant. Both Solarus and Charter Communications provide telephone, television, and internet service in the town. TDS and Waterworks & Lighting provide some service within the town.

Communications towers are located within the town.

4. Park and Open Space Facilities

The town does not maintain any outdoor recreation facilities.

5. Child Care

No childcare providers are listed within the Town according to the Wisconsin Department of Health and Human Services. However, the Wisconsin Rapids area has approximately 35 regulated child care providers: 18 family child care centers, and 17 group child care centers.

6. Schools

The Town is included in the Wisconsin Rapids School District. The Wisconsin Rapids School District has eight elementary schools, including one in Vesper, two junior high schools, and a senior high school. In addition, the district operates an alternative Charter High School for at risk students. Overall district enrollment is about 5,700.

Within the area there are six parochial schools. These are: Assumption (both Middle and High School), Immanuel Lutheran (Elementary), Our lady Queen of Heaven (Elementary), St. Lawrence (Pre-4K), St. Paul's Evangelical Lutheran (Elementary), St. Vincent De Paul (Elementary).

7. Emergency Services

Law Enforcement

The Wood County Sheriff's Department provides police protection in the Town of Sigel. They patrol all county roads and respond to 911 calls. In addition, the Wisconsin State Patrol provides some patrol, mainly on state and federal highways.

Fire

The Town does not maintain its own fire department, but contracts with Vesper and Rudolph Volunteer Fire Departments. Fire stations are located in both of those communities.

Ambulance

The town is part of a multi-town consortium that has contracted with a private provider for this service.

8. Medical Services

The nearest medical facility is Riverview Hospital located in Wisconsin Rapids. The 70-bed facility provides full medical services. In addition, the Marshfield Clinic and St. Joseph's Hospital are located less than one hour away in Marshfield.

9. Cemeteries

Cemeteries serve as unique and tangible links to communities past. There are nine cemeteries in the town. See the Community Facility Map.

Minimum acreage requirements exist for cemeteries established on or after November 1, 1991 unless the cemetery is owned by a religious association, or the Town enacts an ordinance allowing new cemeteries of less than 20 acres to be constructed.

10. Library

McMillan Library located in Wisconsin Rapids serves the town. Wood County provides some financial support of that organization. There is also a Library in Vesper.

11. Government Facilities

The Town Hall/Garage is located on Town Hall Road. The town also owns the old dump site.

There are no other town, county, state or federal facilities within the town.

C. GOAL, OBJECTIVES, AND POLICIES

Goal:

- 1. Provide adequate infrastructure and public services to meet existing and future demand for agricultural, residential, and other uses.

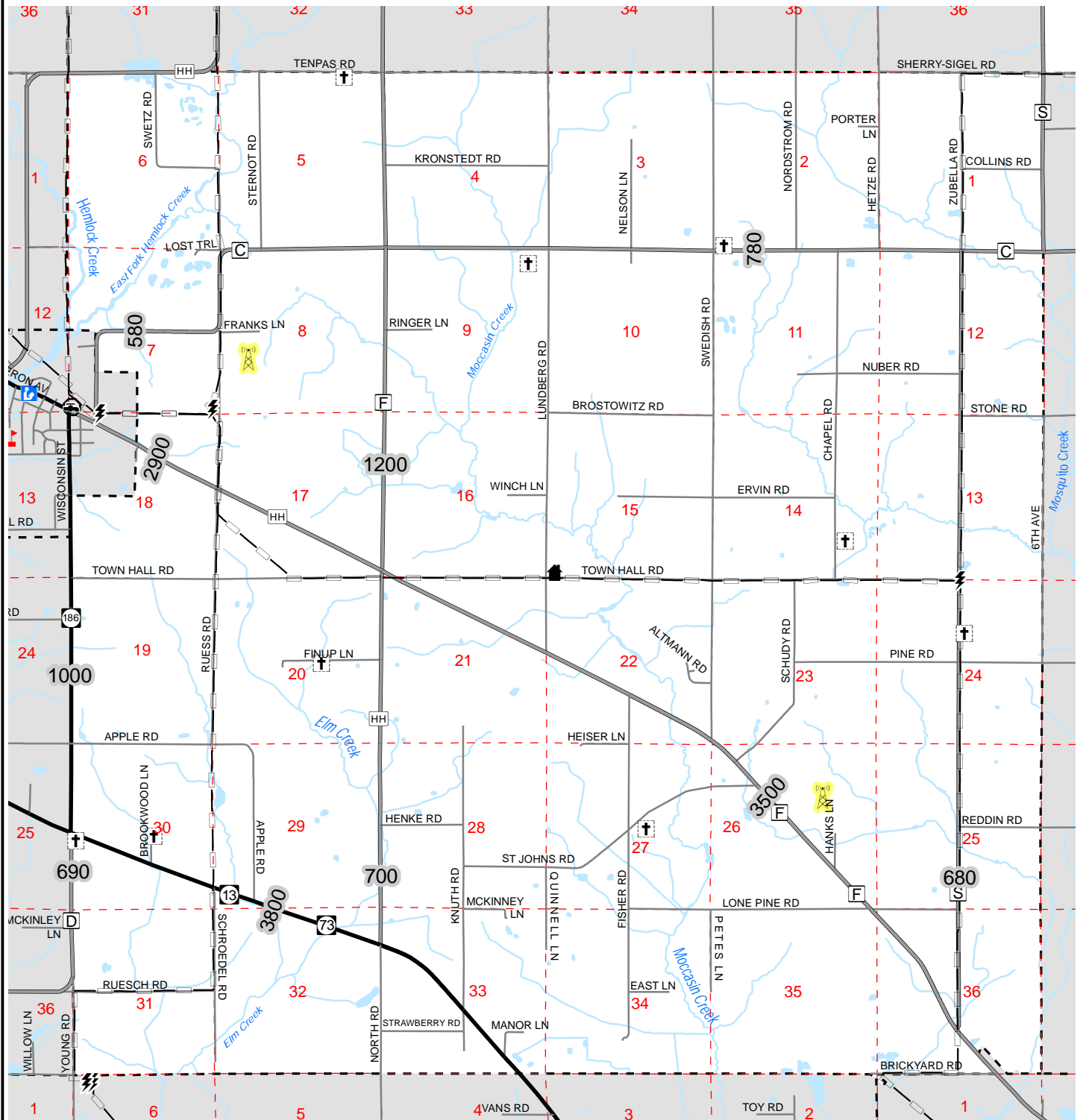
Objectives:

- 1. Share equipment and services across Town boundaries, whenever possible.
- 2. Consider the potential impacts of development proposals on numerous issues, such as compatibility with adjoining uses, groundwater quality and quantity, and traffic impacts.

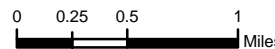
Policies:

- 1. Meet with the city and surrounding towns to discuss common issues.
- 2. Develop and maintain a Capital Improvements Plan for major equipment purchases.

Map 4-1 Town of Sigel Community Facilities Wood County, Wisconsin



- Minor Civil Divisions
- Section Lines
- State Highways
- County Highways
- Local Roads
- Water
- † Cemetery
- 📖 Library
- 🏫 School
- 🏛️ Town Hall
- ⚡ Substations
- 🚰 Public Water Supply
- Waste Water Treatment Plant
- High Voltage Powerline
- 📡 Communication Towers
- 1200 Annual Average Daily Traffic Count, 2005



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

Prepared By:



**North Central
Wisconsin Regional
Planning Commission**

Source: WI DNR, NCWRPC, Wood Co ATC, WI DOT 2005

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CHAPTER 5: TRANSPORTATION

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

A. REVIEW OF STATE PLANS

1. Corridors 2020

Corridors 2020 was designed to enhance economic development and meet Wisconsin's mobility needs well into the future. The 3,200-mile state highway network is comprised of two main elements: a multilane backbone system and a two-lane connector system. All communities over 5,000 in population are to be connected to the backbone system via the connector network. Within Wood County, several highways are designated as part of the Corridors 2020 system, including Highways 10, 34 & 54.

This focus on highways was altered in 1991 with the passage of the federal Intermodal Surface Transportation Efficiency Act (ISTEA), which mandated that states take a multi-modal approach to transportation planning. Now, bicycle, transit, rail, air, and other modes of travel need to be incorporated in the planning process.

2. TransLinks 21

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

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

3. Connections 2030

Connections 2030 is a 25-year statewide multi-modal transportation plan that is policy-based. The policies will be tied to “tiers” of potential financing levels. One set of policy recommendations will focus on priorities that can be accomplished under current funding levels. Another will identify policy priorities that can be achieved if funding levels increase. Finally, WisDOT may also identify critical priorities that we must maintain if funding were to decrease over the planning horizon of the plan.

B. TRANSPORTATION INVENTORY

1. Road Network

The road network provides for the movement of people and products within the town with connections to county, state and federal highways. Highway 13/73 and 186 and County Highways C, D, F, HH, N and S are the primary roads in addition to the local town roads. See the Community Facilities Map in Chapter 4.

a. Jurisdictional and Functional Classification

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

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

Principal Arterials – The principal function is to provide the most efficient movement for relatively large volumes of traffic at increased speeds. Movement to and from other road facilities is limited to controlled interchanges. Regional movement of traffic contributes an increasing portion of the traffic counts.

Minor Arterials – The principal function is to provide efficient traffic movement for larger volumes of traffic. Little or no direct access is strived for with non-local destinations comprising a major portion of the traffic.

Major Collectors – The principal function is to provide an intermediary link between efficient movement of arterials and accessibility of local roadways. They serve to funnel or collect traffic from local roadways to arterials. More efficiency of movement is strived for in favor of accessibility.

Minor Collectors – The principal function is to provide traffic with access to and from property. It is the grass roots classification where accessibility for vehicles and pedestrians is emphasized and efficiency of movement is secondary.

Local Roads – provide direct access to residential, commercial, and industrial developments.

Within the town the state highways would be seen as principal arterials, while county roads would be minor arterials, town roads would be either major or minor collectors. Table 5-1 displays mileage for both the jurisdictional and functional classification of roads within the town.

**Table 5-1:
Road Mileage by Jurisdiction and Functional Class**

Jurisdiction	Functional Classification			Totals
	Arterial	Collector	Local	
Federal/State	5.21			5.21
County	0.05	23.95	0.41	24.41
Town			53.29	53.29
TOTALS	5.26	23.95	53.70	82.91

Source: WisDOT & NCWRPC.

In addition to these main classifications, a road or segment of road may hold a number of other designations, such as forest road, rustic road, emergency or evacuation route, truck route, bike route, etc.

b. Average Annual Daily Traffic (AADT) Counts

Annual average daily traffic (AADT) counts are measured and calculated on selected high traffic roads and highways every three, six, or ten-years (depending upon functional classification) by the Wisconsin Department of Transportation (WisDOT). Monitoring these counts provides a way to gauge how traffic volume is changing in the town.

There are ten count sites located throughout the town. Count data from 2002 and 2005 is listed below for each site. The Community Facilities Map identifies the site locations.

Site 1:	CTH C, West	580 / 580
Site 2:	CTH C, East	780 / 780
Site 3:	CTH HH, West	2900/2900
Site 4:	CTH F, North	1200/1200
Site 5:	CTH F, South	3500/3500
Site 6:	CTH HH, South	700 / 700
Site 7:	CTH S, South	680 / 680
Site 8:	CTH D	690 / 690
Site 9:	STH 186	1100/1000
Site 10:	STH 13/73	4500/3800

The traffic counts in the town have remained steady, with only decreases on STH 13/73 and 186. In general traffic generated and attracted by any new land use can increase congestion on the roadway system. Even without creating new access points, changes in land uses can alter the capacity of the roadway. Uncontrolled division of land tends to affect highways by increasing the amount of turning traffic into and out from intersecting driveways, therefore impairing safety and impeding traffic movements.

c. Road Improvements

WisDOT requires all local units of government to submit road condition rating data every two years as part of the Wisconsin Information System for Local Roads (WISLR). The Pavement Surface Evaluation and Rating (PASER) program and WISLR are tools that local governments can use to manage pavements for improved decision making in budgeting and maintenance. Local governments can use this information to develop better road budgets and keep track of roads that need repair. The Town participates in this program to maintain WisDOT funding for local roads.

There are no planned state road improvements in the town from WisDOT's 6-year highway improvement program.

d. Trucking

The WisDOT truck operator map identifies Wisconsin highways for operation of vehicles and combinations of vehicles where the overall lengths of which cannot be limited. County trunk highways limit semi-truck travel when they are posted with weight limits in spring. When county trunk highways do not have posted weight limits, then basic semi-trucks are allowed.

Local truck routes often branch out from these highways to link local industry with the official designated state highways as well as for the distribution of commodities within the local area. Local issues such as safety, weight restrictions, and noise impacts play significant roles in the designation of local truck routes.

2. Transit and Transportation Facilities for the Disabled

There is no fixed route or on-call transit available to the general public. A taxi service is available for a fee. The Aging & Disability Resource Center of Central Wisconsin provides transportation services (bus) to seniors and disabled persons. Priorities include trips for medical appointments, nutrition, shopping, and social events.

3. Bicycling and Walking

All roads in the town are available for bicycle and pedestrian travel. Currently, there are no trails in the town, although there are several in the area. Wood County coordinates trail planning throughout the county.

4. Rail

There is rail in close proximity to the town. According to the 2008, DOT Rail Map, Canadian National owns all rail tracks through the City of Wisconsin Rapids.

5. Air Transportation

Two airports serve the town. One is the South Wood County Airport (Alexander Field) and the other is Central Wisconsin Airport in Mosinee. Alexander Field is a general aviation airport with two paved runways. No commercial service is available. The Central Wisconsin Airport in Mosinee provides commercial air service to the area. Currently, three airlines have daily scheduled flights from this facility.

6. Water Transportation

There are no harbors or ports within the Town.

C. TRANSPORTATION PROGRAMS

The Wisconsin Department of Transportation is the primary provider of programs to assist local transportation systems. Below is a listing of programs most likely to be utilized:

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

More information on these programs can be obtained by contacting the WisDOT region office in Wisconsin Rapids Office or on the Internet at <http://www.dot.wisconsin.gov>.

D. GOAL, OBJECTIVES, AND POLICIES

Goal:

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

Objectives:

1. Land uses that generate heavy traffic will be avoided on local roads that have not been constructed or upgraded for such use.
2. Future road locations, extensions or connections will be considered when reviewing development plans and proposals.
3. Promote the development of multi-use trails, trail linkages, and wide shoulders on roads as part of new developments or road projects.
4. Support specialized transit that serve the Town's elderly and handicapped residents.

Policies:

1. Roadway access will be spaced along the existing Town, County, and State road networks to increase safety and preserve capacity.
2. Prepare and update a 5-year Road Improvement Plan.
3. Require all Town roads to accommodate access requirements for emergency vehicles as well as school busses and snowplows.
4. Cooperate with the county and the state on any project that affects the Town.

CHAPTER 6

ECONOMIC DEVELOPMENT

This is the sixth of nine chapters of the Town of Sigel Comprehensive Plan. It is based on the statutory requirement for a compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion of the economic base and quality employment opportunities in the Town. As required by the state's comprehensive planning law [§66.1001(2)(f) Wis. Stats.], this chapter reviews the economic base, labor force, and identifies select county, regional, state, and federal economic development programs.

A. BACKGROUND

Economic development is an organized process to expand the number and types of business, increase employment levels and opportunities, and increase the tax base. A part of the process to prepare for economic development is to identify local strengths and weaknesses and develop strategies to promote strengths and address weaknesses.

1. Residential Strengths and Weaknesses

The Town's strengths for attracting and retaining residential development is its rural atmosphere. In addition, the town provides the basic services needed to support residential growth, such as emergency services and roadways.

The primary weaknesses for attracting development are environmental features, such as wetlands, as well as the lack of services such as sewer and water. Scattered residential development is desired in the town as long as it does not conflict with the agricultural uses in the town.

2. Business Strengths and Weaknesses

The town is dominated by agricultural uses and some home occupation related business. No major commercial or industrial uses exist, however, there are some scattered uses in the town. The town is in a very productive agricultural area and this is its economic strength.

Weaknesses in attracting commercial or industrial uses are lack of municipal sewer and water, and lack of suitable land. Commercial and Industrial growth are not desired uses in the town, and are more appropriate in nearby communities, such as Wisconsin Rapids.

B. ECONOMIC BASE, LABOR FORCE AND FORECASTS

1. Economic Base

In 1990, Manufacturing was the largest employer by sector in both the town and the county. By 2000, Manufacturing continued to be the largest sector, followed by Agriculture & Forestry sector, and Education, Health & Social Services. Over that period total employment declined, lead by several sectors, including Retail Trade and Education, Agriculture & Forestry, and Health and Social Services. Table 6-1 displays the thirteen major sectors for the town and county. This table is also presented in Chapter 1.

**Table 6-1:
Employment by Sectors**

	Town of Sigel		Wood County	
	1990	2000	1990	2000
Ag., Forestry, Fishing, Hunting & Mining	82	68	1,686	1,321
Construction	36	27	1,560	2,333
Manufacturing	183	189	9,284	9,144
Wholesale Trade	11	13	1,115	929
Retail Trade	82	49	6,282	5,150
Transportation, Warehousing & Utilities	44	35	1,844	1,685
Information	N/A	10	N/A	581
Finance, Insurance, Real Estate & Leasing	19	27	1,225	1,471
Professional, Scientific, Management, Administrative & Waste Mgmt Services	24	19	1,607	1,288
Education, Health and Social Services	76	58	6,984	8,558
Arts, Entertainment, Recreation, Accommodation and Food Services	0	28	347	2,537
Public Administration	7	9	725	980
Other Services	24	21	1,514	1,368
Totals:	588	553	34,173	37,345

Source: U.S. Census Bureau, 2000

The Census data presented is based on where the person lives and not where they work. Since many town residents leave the town for employment we have added some additional information that examines the county as a whole using Wisconsin Department of Workforce Development data, where employment information is collected by location of the job. Using that county level data for 1990 and 2000, total county employment increased from about 36,000 to

almost 43,000, which is about a 19 percent increase. In 2000, the largest sectors were Services, Manufacturing, and Retail Trade. Meanwhile, according to 2006 County Business Patterns, there were 1,939 business establishments operating in the county providing 39,526 jobs. There were 335 Retail Trade firms, followed by 223 Other Services firms, and 213 Construction firms. Total payroll of these firms exceeded \$1,402,548,000 that year.

2. Labor Force

Labor force is a critical component of economic development. In 2000, the total labor force in the Town was 576 of which 553 were employed. Unemployment rate was 4 percent. County wide the workforce in 2000 was 39,339, with an unemployment rate of 5 percent.

3. Forecasts

Employment forecasts are difficult to come by and not available at the town level. However, the Wisconsin Department of Workforce Development (WisDWD) prepares workforce projections by industry for its multi-county service regions. The current projections, released in October 2004, forecast only to 2012. The projections for the North Central Workforce Development Area include Wood County and eight other counties. These projections show increases in all employment sectors except food manufacturing (0.2 percent decline) and paper manufacturing (16.4 percent decline). All other sectors increase within a range from less than a percent (overall manufacturing) to about 37 percent (ambulatory health care services).

C. ECONOMIC DEVELOPMENT PROGRAMS

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

1. Area Wide & County

Heart of Wisconsin Business & Economic Alliance:

The Heart of Wisconsin Business and Economic Alliance (HOWBEA) serves as a first contact for business resource assistance, maintains the Wisconsin Rapids revolving loan fund, provides entrepreneurial training and either sponsors or participates in several economic development workshops each year. HOWBEA receives financial support from annual membership dues, local government funding, public and private grants, sponsorships, program revenues and more.

Wood County:

There is a standing Conservation, Education, and Economic Development Committee at the county level that deals with economic development issues. In addition, the county is part of a consolidated multi-county revolving loan fund.

2. Regional

In 2009 the Town became a member of the North Central Wisconsin Regional Planning Commission (NCWRPC). Membership brings with it a variety of planning benefits and services. Among them are participation in the Economic Development District, including eligibility for a variety of grants administered by the U.S. Department of Commerce Economic Development Administration.

In addition, by way of membership in the NCWRPC, the county is a member of the North Central Wisconsin Development Corporation which manages three revolving loan funds designed to address a gap in private capital markets for long-term, fixed-rate, low down payment, low interest financing.

3. State

Wisconsin Small Cities Program: The Wisconsin Department of Commerce provides federal Community Development Block Grant (CDBG) funds to eligible municipalities for approved housing and/or public facility improvements and for economic development projects. Economic Development grants provide loans to businesses for such things as: acquisition of real estate, buildings, or equipment; construction, expansion or remodeling; and working capital for inventory and direct labor.

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

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

4. Federal

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

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

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

D. GOAL, OBJECTIVE, AND POLICY

Goal:

- 1: Support all development that maintains the town's rural agricultural character.

Objective:

1. Encourage home-based business and new businesses to locate in Town that are compatible in a rural agricultural setting.

Policy:

1. Accommodate home-based businesses that do not significantly increase noise, traffic, odors, lighting, or would otherwise negatively impact the surrounding areas.

**Chapter 7: Intergovernmental
Cooperation**

Section 7

CHAPTER 7: INTERGOVERNMENTAL COOPERATION

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

A. BACKGROUND

As discussed earlier in the plan, the Town is surrounded by the Towns of Hansen, Sherry, Seneca, and Rudolph, and the City of Wisconsin Rapids, as well as being part of Wood County. All of these are important intergovernmental relationships for the Town. Efforts should be made to maintain good working relationships with the surrounding towns, city, and County.

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

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

B. Benefits

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

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

become more aware of one another's needs and priorities. They can better anticipate problems and work to avoid them.

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

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

C. Trends

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

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

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

D. Tools of Intergovernmental Cooperation

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

1. Shared Service Agreements

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

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

2. Boundary Agreements

Under Section 66.0307, Wisconsin Statutes, municipalities may prepare cooperative boundary plans or agreements. Each city, village, or town that intends to participate in the preparation of a cooperative plan must adopt a resolution authorizing its participation in the planning process.

Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative plan must include: a plan for the physical development of the territory covered by the plan. It must also include: a schedule for changes to the boundary, plans for the delivery of services, an evaluation of environmental features and a description of any adverse environmental consequences that may result from the implementation of the plan, and it must address the need for safe and affordable housing. The participating communities must hold a public hearing prior to its adoption.

Once adopted, the plan must be submitted to the Wisconsin Department of Administration for state approval. Upon approval, the cooperative plan has the force and effect of a contract. Working with the towns, the city could use this tool to establish boundaries in certain areas where it is logical and in the best interest to do so from a planning and service delivery standpoint.

3. Municipal Revenue Sharing

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

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

E. Conflicts

The following existing and potential intergovernmental conflicts were identified in the planning process:

- ✓ DNR acquisition of lands for Prairie Chicken Habitat and related restrictions
- ✓ Potential conversion of agricultural lands to other uses
- ✓ Annexation with the City of Wisconsin Rapids

B. INVENTORY & TRENDS

The following is a summary of existing and potential intergovernmental cooperative efforts:

1. Adjacent Local Governments

All towns in the county utilize the Wood County Sheriff's Department for law enforcement protection. The Town does not maintain its own fire department, but contracts with Vesper and Rudolph. For ambulance service the town is part of a multi-town consortium that has contracted with a private provider for this service.

Mutual aid agreements exist with the surrounding communities.

2. County

Wood County provides a variety of services to the residents of Wisconsin Rapids, including 911 dispatch and health services. As the county seat, the city is the center of county government. The Courthouse is located in Wisconsin Rapids. Wood County directly and indirectly provides a

number of services to the Town and the Town enjoys a good working relationship with many of the responsible departments. These departments include Highways, Sheriff, Planning & Zoning, and Land Records.

The County Highway Department maintains and plows County, state and federal highways within the Town. The County Sheriff provides protective services through periodic patrols and on-call 911 responses. The Sheriff also manages the 911-dispatch center, not only for police protection, but also for ambulance/EMS response and dispatching. The Forestry and Outdoor Recreation Department maintains a county-wide park system and county forest system for the use and enjoyment of all residents.

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

The city regularly hosts several other south Wood County communities elected officials to discuss issues that impact everyone. The city and surrounding communities need to continue to identify and explore potential areas of cooperation. The Town as part of Wood County is active in a multi-county economic development organization called Centergy. A current project is a business retention survey. In addition, this group promotes the region and organizes outreach efforts with state elected officials.

3. North Central Wisconsin Regional Planning Commission

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

4. State and Federal Government

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

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

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

5. School Districts

The Town of Sigel is in the Wisconsin Rapids School District and the Mid-State Technical College district; refer to the Utilities and Community Facilities Chapter. The Town has little formal interaction with either district since no school facilities are located in the Town.

C. GOAL, OBJECTIVES & POLICIES

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

Goal:

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

Objectives:

1. Maintain current agreements and explore additional opportunities with adjacent communities for services.
2. Work cooperatively with the city and neighboring towns.

Policies:

1. Continue dialogue with surrounding communities and the county to review service agreements and identify opportunities to improve efficiency and cost-effectiveness.
2. Work with the city to develop long-term cooperative boundary agreements.
3. Investigate cost sharing or contracting with neighboring towns and the County to provide more efficient service or public utilities.

Chapter 8: Land Use

Section 8

CHAPTER 8: LAND USE

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

A. EXISTING LAND USE INVENTORY

The planning process requires that the existing land use information be inventoried and categorized by its general use. In this process, ten basic land use classifications are utilized. They are: Agriculture, Commercial, Governmental, Industrial, Open Lands, Outdoor Recreation, Residential, Transportation, Woodlands, and Water.

To collect this information, the process began by interpreting current air photos to create a draft existing land use map. Members of the Plan Commission were asked to review and verify that initial map. Edits were made to create the Existing Generalized Land Use Map.

Once the map was finalized, calculations were completed to identify total acres for each of the generalized land use categories using GIS software. Land uses in the town are dominated by agriculture and scattered residential.

Overall, there are about 22,700 acres of land in the Town. Table 8-1 presents the current breakdown of land-use types within the Town. The majority of the Town is in agricultural uses, in all over 10,600 acres, which is about 46% of total uses. The next most significant land use type is woodlands with about 7,800 acres, or about 35%. The other land uses combined account for about 19% of the total land area.

Table 8-1: EXISTING LAND USE		
Land Use	Acres	Percent
Agriculture*	10,646	46.5%
Commercial	13	Less than 1%
Industrial	49	Less than 1%
Governmental	9	Less than 1%
Open Land	3,387	14.9%
Residential	498	2.2%
Transportation	136	Less than 1%
Woodlands	7,850	34.6%
Water	93	Less than 1%
Total	22,681	100%

Source: Town of Sigel & NCWRPC GIS
 * Includes 119 acres of Cranberry Bogs

B. LAND USE TRENDS

1. Land Supply

As shown by the existing land use inventory, the majority of the Town is active agriculture, so the supply of land "available" for development appears to be adequate to accommodate projected future demand over the next 20 years for all use categories.

2. Land Demand

Table 8-2 shows the projected increase of commercial, industrial and agricultural land uses in 5-year increments.

Residential:

Table 8-2 shows projected residential land demand. Although the DOA population projections for the town show an overall decline in population we estimate that new construction will continue at its average current rate of 2 to 3 new units each year. Thus, an average of 10 additional acres of land will become residential each year, and 50 acres over a five-year period. Therefore, 50 acres of land is expected to be added to the Town every 5 years to accommodate anticipated development by the year 2030.

Industrial, Commercial and Agricultural:

Commercial and industrial development is subject to market forces and difficult to predict in a small rural community. There has been limited commercial development in the Town over the years. As a result, a conservative estimate of doubling the current level of commercial from 13 acres to 26 acres, and industrial from 40 acres to 80 acres, by 2030 is used.

Since it is the Town's intention to promote the preservation of agricultural land, the level of agricultural land within the Town is anticipated to remain stable over the planning period. Some lands are expected to be taken out of agriculture while new areas are likely to come under farming, resulting in minimal net change.

	2010	2015	2020	2025	2030
Residential Acreage	50	50	50	50	50
Commercial Acreage	3	3	3	3	3
Industrial Acreage	8	8	8	8	8
Agricultural Acreage	0	0	0	0	0

Source: NCWRPC

3. Land Values

Overall equalized land values have decreased over the last three years; however, not all categories decreased. Residential property values increased by over 100 percent, commercial increased drastically as the result of the expanding landfill. See Table 8-3 below.

Agricultural values decreased, but not as a result of a decrease in farm values. In 1995 the state adopted a new assessment law called use-value assessment. This was intended to help maintain the viability of farms by providing a property tax break. Thus, lowering the taxes on farms and shifting the tax burden to residential and other uses. The reduced tax valuation for agricultural lands reflects the impact of the law and not a decrease in farm values.

Table 8-3: Equalized Land Values (\$)			
Type of Property	2000	2008	% Change
Residential	1,287,400	2,739,900	113%
Commercial	135,300	5,266,700	3,793%
Manufacturing	39,400	79,700	103%
Agricultural	4,776,800	1,588,800	-67%
Undeveloped	1,440,000	2,220,000	55%
Ag. Forest		1,914,500	NA
Forest	2,390,600	4,251,400	78%
Other	1,128,700	1,538,100	37%
Total Value:	11,198,200	19,599,100	75%

Source: WI DOR, 2003 & 2008 (does not include improvements)

4. Opportunities for Redevelopment

As a rural town dominated by agricultural uses, there are no redevelopment areas.

5. Existing and Potential Land Use Conflicts

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

Other areas of land use conflict within the Town include agricultural activity versus residential development. Although the Town is a highly agricultural area, another potential future conflict could be the development of large-scale livestock operation.

C. LAND USE PROGRAMS

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

Wisconsin Comprehensive Planning Program:

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

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

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

Farmland Preservation/Working Land Initiative:

The Wisconsin Working Lands Initiative was passed as a part of the state’s 2009—2011 biennial budget process. The goal of the Working Lands Initiative is to achieve preservation of areas significant for current and future agricultural uses through successful implementation of these components. The main components include:

- Expand and modernize the state’s existing farmland preservation program
- Establish agricultural enterprise areas (AEAs)
- Develop a purchase of agricultural conservation easement matching grant program (PACE)

The Wisconsin Working Lands Initiative will require that each county update its Farmland Preservation Plan over the next few years.

D. FUTURE LAND USE

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

The Town of Sigel Plan Commission members participated in a mapping exercise with NCWRPC staff to identify the desired future land uses. First, the existing land use map was used as a starting point and reviewed for changes using some basic future land use classifications. Next, Town Plan Commission members used their broad knowledge of the Town to indicate which areas were most appropriate for future development.

The goal was to produce a generalized land use plan map showing desired future land uses to guide the Town's growth. See the Future Land Use Map.

Land Use Map Classifications:

Land use classifications are groups of land uses that are compatible, and that separate conflicting uses. The classifications are not zoning districts and do not have the authority of zoning, but are intended for use as a guide when making land use and zoning decisions. A general description of each classification follows:

1. Residential

Identifies areas recommended for residential development typically consisting of smaller lot sizes. (Usually about 5 acres or less)

2. Rural Residential

Identifies areas that are recommended for less dense residential development, consisting of larger minimum lot sizes than the residential category. These areas will also allow a mixture of residential uses, and provide a good transition from more dense development to the rural countryside. (About 6 acres or more)

3. Commercial

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

4. Industrial

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

5. Governmental/Public/Institutional

Identifies existing or planned governmental/public/institutional facilities within the county, including recreational facilities.

6. Agricultural Areas

Identifies areas to be preserved for the purpose of general crop farming or the raising of livestock, and related uses.

7. Forestry Areas

Identifies areas of large woodlands within the community.

8. Transportation Corridors

Identifies the existing road network along with the recommendations for improved and safe traffic movement in the county. This also includes rail corridors and airports.

9. Preservation & Open Space

Contains sensitive environmental areas, such as 100-year floodplains as defined by the Federal Emergency Management Agency, DNR wetlands, steep slopes, and open water. This could include endangered species habitat or other significant features or areas identified by the community.

Future Land Use Map:

The Future Land Use Plan map is not the same as the Existing Land Use map. The existing land use map categorizes the way land is being used today, while the intent of the future land use map is to identify areas for future development. Often times there is overlap, but the purpose of each map is very different. See the Future Land Use Map.

Once the future land use plan map was finalized the areas were again calculated for each of the categories using GIS software. The results are not exact acreage calculations, but rather generalized areas as calculated from the lines on the map.

The Future Land Use Plan reflects no major changes in land use over the next twenty years. Agriculture will continue to be the major land use in Sigel requiring nearly 60 percent of the land, followed by Forestry with almost 23 percent, and then Preservation and Open Space (much of this is wooded wetland) with about 15 percent. See the Future Land Use Table.

Note that when comparing the Existing Land Use and the Future Land Use tables there are some changes. The increase in agriculture land is gained from adding existing open space and dissolving existing scattered residential into agriculture, which also accounts for the decline in residential. Forestry uses declined, as much of those lands were wetland and floodplains that were incorporated into Preservation and Open Space category.

Land Use Type	Acres	Percent
Agricultural	13,548	59.7%
Commercial	107	Less than 1%
Forestry	5,200	22.9%
Governmental/Public/Institutional	8	Less than 1%
Industrial	43	Less than 1%
Preservation and Open Space	3,372	14.9%
Residential	174	Less than 1%
Rural Residential	NA	NA
Transportation	136	Less than 1%
Water	93	Less than 1%
Total Acres	22,681	100%

Source: Town Plan Commission and NCWRPC GIS

The Future Land Use Plan map is not a zoning map. The Future Land Use Plan map is general in nature and was developed as a general guide for future development in the county. Although general, the future land use plan map indicates appropriate future land uses, and as the result shows where rezonings may occur. In many areas the existing zoning districts already reflect the desired future land uses; while in other areas, zoning map or text changes may be required to meet some of the desired future land uses.

The identification of desired future land use types through the map does not imply that an area is immediately appropriate for rezoning. Given service demands and a desire for controlled growth, careful consideration to the timing of zoning decisions is essential. In some places, it may be desirable to rezone

land to reflect the planned land use designations as soon as possible. In other cases, it may be appropriate to wait to rezone the area until an actual development proposal is brought forward.

One of the goals of this land use plan is to balance individual private property rights with the town's need to protect property values community-wide, minimize the conflicts between land uses and keep the cost of local government as low as possible. An essential characteristic of any planning program is that it be ongoing and flexible. Periodic updates to the plan are needed to maintain that it is reflective of current trends.

E. GOALS, OBJECTIVES, AND POLICIES

The following land use statements are a means of guiding future development within the Town towards a more orderly and rational pattern.

Goals:

1. Preserve the productive farmland in the Town for long-term use and maintain agriculture as an important economic activity and way-of-life.
2. Maintain orderly planned growth that promotes the health, safety and general welfare of Town residents and makes efficient use of land and efficient use of public services, facilities and tax dollars.
3. Promote and regulate development that preserves the rural character of the Town and minimizes groundwater impacts from on-site septic systems and other sources.

Objectives:

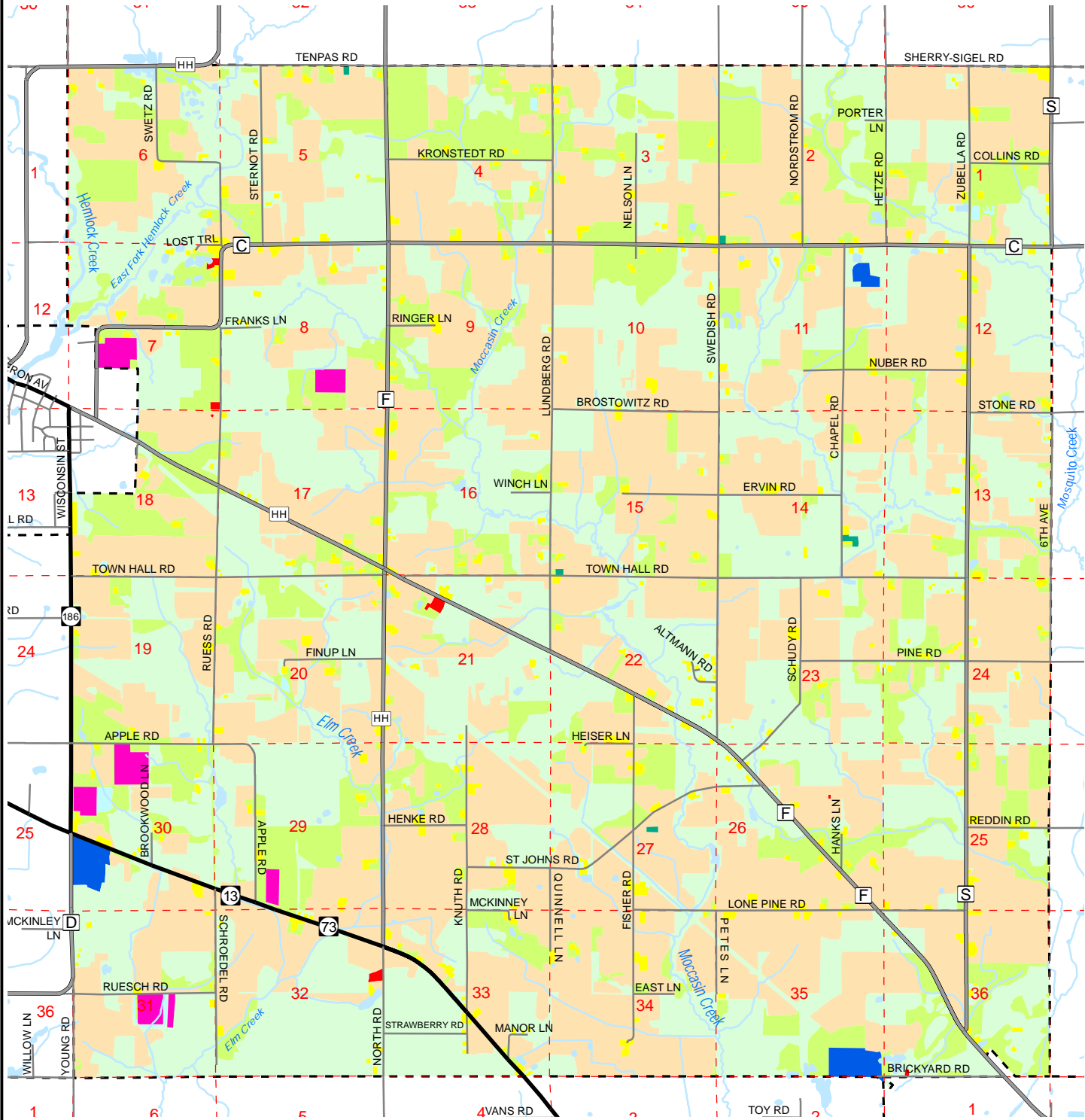
1. Maintain the agricultural focus of the Town of Sigel.
2. Land uses should be planned so that development occurs in an orderly manner and land use conflicts are avoided.
3. Planning and development of land uses that create or preserve the rural community.
4. Balance individual property rights with community interests and goals.

5. Use buffer areas to lessen the impacts of potentially conflicting land use types located in relatively close proximity; i.e. rural residential type development should be planned as a buffer between single-family and agricultural.

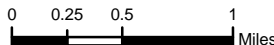
Policies:

1. Marginal lands, not suited to agricultural or forestry uses, should be the focus of development activity in the Town. Land best suited to agriculture should remain in that use, to the extent possible, and new development should be steered toward land less well adapted to productive use.
2. The Town will maintain a long-range Comprehensive Plan, which will serve as a guide for future land use and zoning decisions. New development will be permitted based on consideration of this Plan, as well as other Town, and County plans and regulations.
3. New development should not adversely affect the property value or livability of neighboring properties.
4. Future commercial development should be clustered in planned development districts rather than extended in a strip along the major highway corridors
5. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, agricultural, commercial and industrial structures.
6. Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
7. Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, agricultural, commercial and industrial uses.
8. The location of new development will be restricted from areas in the Town shown to be unsafe or unsuitable for development due to flood hazard, potential groundwater contamination, loss of farmland, highway access problems, incompatibility with neighboring uses, etc.
9. All residential development should be set back from the roads and buffered by either natural vegetation or evergreen plantings.

Map 8-1 Town of Sigel Existing Generalized Land Use Wood County, Wisconsin



- Minor Civil Divisions
- - - Section Lines
- == State Highways
- == County Highways
- == Local Roads
- Agriculture
- Commercial
- Cranberry Bog
- Governmental
- Industrial
- Open Lands
- Outdoor Recreation
- Transportation
- Residential
- Water
- Woodlands



Source: WI DNR, NCWRPC, Wood Co
2008 Airphoto Interpretation

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

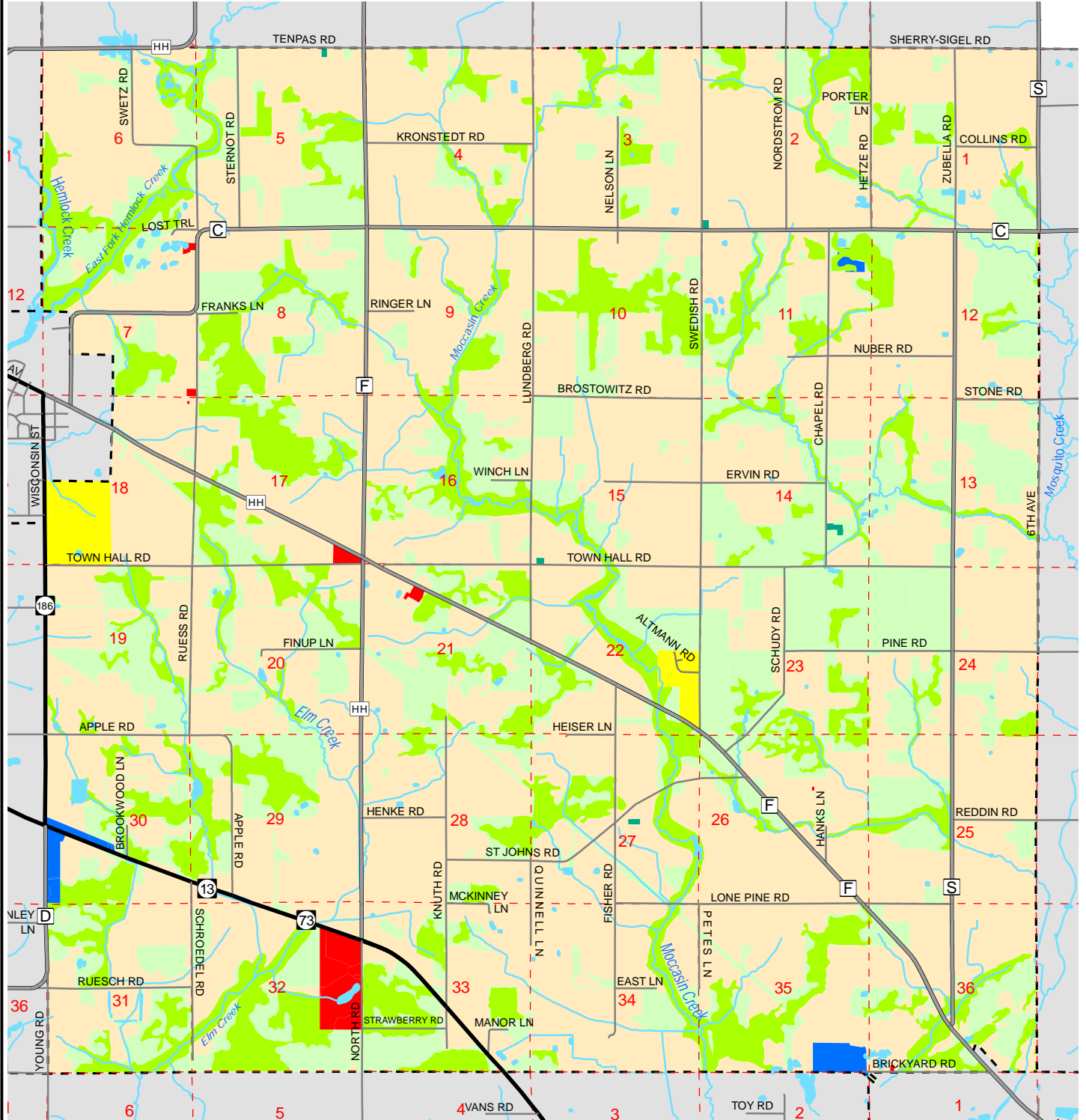
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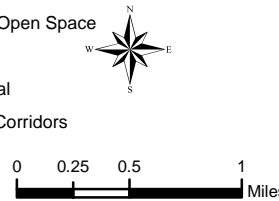
**North Central
Wisconsin Regional
Planning Commission**

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

Map 8-2 Town of Sigel Future Land Use Wood County, Wisconsin



- - - Minor Civil Divisions
- - - Section Lines
- State Highways
- County Highways
- Local Roads
- Agricultural Areas
- Commercial
- Forestry Areas
- Governmental/Public/Institutional
- Industrial
- Preservation & Open Space
- Residential
- Rural Residential
- Transportation Corridors
- Water



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



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

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Source: WI DNR, NCWRPC, Wood Co
FEMA

CHAPTER 9: IMPLEMENTATION

This is the final chapter of the Town of Sigel Comprehensive Plan. This chapter outlines plan adoption, plan review, plan amendment, plan update, and implementation. This chapter also includes the recommended steps to implement this plan.

The Plan Commission, the Town Board, and its various committees, boards, and commissions should use the Comprehensive Plan to guide the physical development of the Town.

A. PLAN ADOPTION

The adoption process requires that the Plan Commission develop and review the Comprehensive Plan, and pass a “resolution” to recommend the adoption of the plan to the Town Board. That recommendation is forwarded to the Town Board who must hold a public hearing to solicit public comment prior to adoption of the Comprehensive Plan by “ordinance”. That public hearing must be advertised with at least 30 days notice.

Adoption formalizes the plan document as the framework to guide local growth and development decisions over the next 10 years or more. The adopted plan should also be recognized as a tool for communicating the community’s vision related to natural resources, housing, utilities & community facilities, transportation, economic development, intergovernmental cooperation, and land use.

B. PLAN REVIEW

Members of the Town Board, Plan Commission, and other local decision-making bodies should periodically review the plan and identify areas that might need to be amended or addressed during a future plan update.

As part of the comprehensive planning process, a number of goals, objectives, and policies were developed. These statements are intended to provide direction to local leaders and staff, as well as residents of the Town of Sigel. To measure progress towards meeting these goals, objectives, and policies, a regular plan review needs to take place. Therefore, the task to review/measure plan progress, is as simple as determining if any action was taken or not on the various goals,

objectives, and policies. Various committees and agencies would complete many of these actions at the staff level.

It should be noted that many of the policies identified in the plan are continuous or on-going and should also be monitored to measure the plan's overall success. In addition, many of the objectives and their related actions can be accomplished in the short term, say 1 to 5 years. However, some will take longer to accomplish, say 6 to 10 years or more.

It is recommended that a periodic "Plan Status" report be prepared to summarize the progress toward implementation. This report might be jointly developed by various Town departments, as related to their involvement in the implementation of the goals, objectives, and policies developed within this plan. Ultimately, the success of the planning process will be measured by the future quality of life experienced by both residents and visitors to the Town of Sigel.

C. PLAN AMENDMENTS

The plan may be amended at any time, if needed, upon the recommendation of the Plan Commission and approval from the Town Board following the same statutory process described for initial plan adoption. The procedures are the same regardless of how minor the proposed amendment.

Amendments may be appropriate throughout the lifecycle of the plan, particularly if new issues emerge or trends change, or an error is discovered. However, frequent changes to accommodate specific development proposals should be avoided. Some reasons for an amendment include:

- ✓ Plan amendment corrects an error made in the original plan
- ✓ A certain goal, objective, or policy is no longer relevant
- ✓ Future land use map is no longer reflective of community desires

The Plan Commission prior to the public hearing and adoption by the Town Board must review proposed amendments. The public should be notified of proposed plan changes and allowed an opportunity for review and comment. For major amendments, it may be desirable to solicit public opinion through surveys and/or community meetings prior to the public hearing.

D. PLAN UPDATES

According to the State's comprehensive planning law, comprehensive plans must be updated at least once every 10 years. As opposed to the more routine amendments described above, plan updates will probably involve re-writing entire chapters of the plan document. A plan update should include a thorough examination of the community's goals and objectives, based upon 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.

It is important that the public be involved in the update process. To ensure that the public is engaged in plan amendments, the same procedure used for initial plan adoption must be followed. (See State Statute 66.1001).

Upon Plan Commission review and resolution to make recommended changes to the plan, the Town Board shall call a public hearing to allow property owners and citizens time to review and comment on recommended plan changes. The public hearing shall be advertised using a Class I notice.

E. IMPLEMENTATION

The primary implementation tools for this Plan are the Town of Zoning and Land Division ordinances. These ordinances provide the underlying regulatory framework that supports many of the Plan's policies. Currently the Town Plan Commission reviews zoning and subdivision applications and makes formal recommendations to the Town Board. The Comprehensive Plan should be an important consideration in this process. Wisconsin's Comprehensive Planning Law requires that a local government's land use related decisions and actions be consistent with that unit's Comprehensive Plan.

Having the appropriate tools to implement the recommendations in this comprehensive plan is critical. These regulatory tools are used to protect existing development and guide future growth and development. There is also a non-regulatory approach to implementing the comprehensive plan; this generally involves decisions related to how the community will spend its limited financial resources on staffing and various capital improvements.

State 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 should update related ordinances as needed.

The previous chapters of this Plan contain a compilation of programs the Plan Commission may consider in working to implement the Comprehensive Plan.

F. CONSISTENCY AMONG PLAN CHAPTERS

The State of Wisconsin planning legislation requires that the Implementation section describe how each of the required chapters will be integrated and made consistent with the other chapters of the plan. Since the Town completed all planning elements simultaneously, no known inconsistencies exist. It is noted that some overlap occurs between the nine plan chapters. Where deemed appropriate, certain goals, objectives, and policies have been repeated or restated within multiple chapters of the plan.

This Comprehensive Plan also references previous and current related planning efforts to ensure they are considered in the community's planning and development decisions. Some recommendations from other plans have been summarized and incorporated in this plan, as deemed appropriate, to foster coordination and consistency between plans.

In the future, as plan amendments occur, it is important that Town staff and the plan commission conduct consistency reviews. These reviews will ensure that the plan is up-to-date. It is also critical that when the plan and/or maps are changed, that these changes do not conflict with other sections of the plan or other maps, or local implementation tools.

G. RECOMMENDED ACTION STEPS

This section outlines the steps to implement the goals, objectives, and policies contained in the comprehensive plan. These steps are:

1. The Plan Commission should pass a Resolution recommending adoption of the Comprehensive Plan.
2. The Town Board should hold a public hearing and adopt the plan by Ordinance and use it as a guide for decision-making.
3. The Town should incorporate changes to its Zoning Ordinance and other implementation tools to establish consistency.
4. The Plan Commission should become knowledgeable of the plan and use it to justify recommendations to the Town Board on development issues.
5. The Town's elected officials and staff should incorporate the goals, objectives and policies of the plan into annual work plans and budgets.
6. The Town should encourage citizen awareness of the plan. It is also important that developers are aware of the plan. An initial step would be to have the document hosted on the NCWRPC website.
7. The Town should provide copies of the plan to the surrounding communities, Wood County, School District, State of Wisconsin, and others.
8. The Plan Commission should review the Future Land Use Map at least annually and make necessary amendment recommendations to the Town Board.
9. The Town should review the plan at least every five years, and update the plan at least every ten years.

ATTACHMENTS:

Public Participation Plan & Resolution

Plan Commission Resolution Recommending Adoption

Town Board Ordinance Adopting the Comprehensive Plan

**Public Participation Resolution
Town of Sigel**

RESOLUTION 09-01

For Adoption of a Public Participation Plan

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

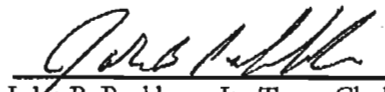
WHEREAS, public participation is critical for the development of a sound plan; and

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

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

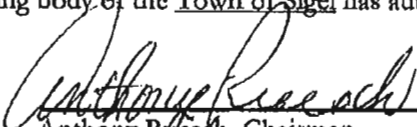
ADOPTED on the 4th day of March, 2009.

ATTEST:


John B. Peckham, Jr., Town Clerk

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

ATTEST:


Anthony Rjesch, Chairman

**Town of Sigel
Public Participation Plan
2009**

I. Background

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

The creation of the Public Participation Plan is a task required in meeting the requirements of Wisconsin's Comprehensive Planning Legislation (1999 Wisconsin Act 9 and its technical revisions). As the planning process develops, it should be expected that deviations from the plan may occur.

II. Objectives

The following is a list of objectives for the public participation plan:

- That the residents become fully aware of the importance of participating in the development of the Comprehensive Plan.
- That the public participation process be designed to engage all aspects of the Town.
- That the public have opportunities to provide their input to the Plan Commission and Town Board.
- That the public have access to all technical information and any analyses performed throughout the planning process.
- That there is input from the broadest range of perspectives and interests in the community possible.
- That input is elicited through a variety of means (electronic, printed, and oral) in such a way that it may be carefully considered and responded to.
- That this process of public involvement strengthens the sense of community.

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

III. Techniques

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

1. All meetings for the planning process will be posted and open to the public.
2. NCWRPC newsletter will be used to inform persons of the planning process and solicit input.
3. Meeting summaries and/or handouts will be placed on file for review. The public library will be provided all materials as well.
4. The draft plan will be available via the NCWRPC website,
5. The local school will be provided information about the plan.
6. Other efforts as identified along the way.

TOWN OF SIGEL PLAN COMMISSION RESOLUTION

Town of Sigel, Wood County

The Plan Commission of the Town of Sigel, Wood County, Wisconsin, by this resolution, adopted on proper notice with a quorum and by a roll call vote of a majority of the Town Plan Commission present and voting, resolves and recommends to the Town Board of the Town of Sigel as follows:

Adoption of the Town Comprehensive Plan.

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

- All maps and other materials noted and attached as exhibits to the Town of Sigel Comprehensive Plan are incorporated into and made a part of the Town of Sigel Comprehensive Plan.
- The vote of the town plan commission in regard to this resolution shall be recorded by the secretary of the town plan commission in the official minutes of the Town of Sigel Plan Commission.
- The Town of Sigel Clerk shall properly post or publish this resolution as required under s.60.80, Wisconsin Stats.

Adopted this 21st day of September 2009.

Town of Sigel Plan Commission Members

Susan Szlagowski (Chairman) Suzanne Szlagowski

Chuck Tesnow (Secretary) Chuck Tesnow

Carol Kobza Carol Kobza

Albert Heiser Albert Heiser

Jim Stellmach _____

TOWN OF SIGEL
WOOD COUNTY, WISCONSIN

SECTION I – TITLE/PURPOSE

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

SECTION II – AUTHORITY

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

SECTION III – ADOPTION OF ORDINANCE

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

SECTION IV – PUBLIC PARTICIPATION

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

SECTION V – TOWN PLAN COMMISSION RECOMMENDATION

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

SECTION VI – PUBLIC HEARING

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

SECTION VII – ADOPTION OF TOWN COMPREHENSIVE PLAN

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

SECTION VIII – SEVERABILITY

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

SECTION IX – EFFECTIVE DATE

This ordinance is effective on publication or posting.
The town clerk shall properly post or publish this ordinance as required under s. 60.809, Wis. Stats.

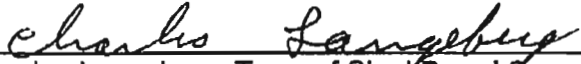
Adopted this 2 day of Dec. 2009.



Anthony Ruesch, Town of Sigel Board Chairman



Ronald Ladick, Town of Sigel Board Supervisor



Charles Langeberg, Town of Sigel Board Supervisor

Attest:



John B. Peckham, Jr., Town of Sigel Clerk