

# **Town of Emmet Conditions and Issues**

**2004**

# Town of Emmet Conditions and Issues

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## List of Acronyms

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

**AADT**—Annual Average Daily Traffic

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

**ATC**—American Transmission Company

**BMPs**—Best Management Practices

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

**CCR&R**—Child Care Resource and Referral Network

**CDBG**—Community Development Block Grant

**CES**—Cropland Evaluation System (Marathon County)

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

**CRP**—Conservation Reserve Program

**CTH**—County Trunk Highway

**CWA**—Central Wisconsin Airport

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

**DWD**—Department of Workforce Development

**EMS**—Emergency Medical Services

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

**FCL**—Forest Crop Law

**FEMA**—Federal Emergency Management Agency

**FIRM**—Flood Insurance Rate Maps

**HOME**—Home Investment Partnerships Program

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

**LHOG**—Local Housing Organization Grant

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

**MFL**—Managed Forest Law

**MPO**—Wausau Area Metropolitan Planning Organization

**NCHC**—North Central Health Care

**NCWRPC**—North Central Wisconsin Regional Planning Commission

**NRHP**—National Register of Historic Places

**NTC**—Northcentral Technical College

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

**PASER**—Pavement Surface Evaluation Rating

**PMP**—Pavement Management Plan

**PSCW**—Public Service Commission of Wisconsin

**SHPO**—State Historic Preservation Office

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

**STH**—State Trunk Highway

**TIP**—Transportation Improvement Program (Marathon County)

**USDA**—United States Department of Agriculture

**UW-MC**—University of Wisconsin—Marathon County

**WDA**—Wisconsin Department of Agriculture

**WDNR**—Wisconsin Department of Natural Resources

**WDOA**—Wisconsin Department of Administration

**WDOT**—Wisconsin Department of Transportation

**WHEDA**—Wisconsin Housing and Economic Development Authority

**WISLR**—Wisconsin Information System for Local Roads

**WPS**—Wisconsin Public Service Corporation

# 1. Introduction and Summary

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

- The Town of Emmet is located in the west central portion of Marathon County, Wisconsin. The Town has decreased in total population by 1 percent since 1970, though there was a 15 percent increase during the last decade, the total population for the Town was 842 in 2000.
- The landscape of the Town is rural with over 75 percent of the total land area covered by cropland or forest. The Town regulates zoning within its borders.
- Major highways within the Town include STH 107 on the eastern border, and STH 153 that bisects the Town running east and west. Overall, roads are in good condition, though in a community survey 30 percent of residents listed roads as their major concern.
- The Town of Emmet does not provide public sewer or water service. All development is on private wells and

septic systems. The Town, which has its own zoning, requires a minimum lot size of 1 acre for installation of individual septic systems and wells.

- Recent housing growth from the 1990s added 41 homes to the total housing stock for a total of 285 units. Housing stock in the Town is virtually all single-family. The growth of rural non-farm housing is a concern for the Township.
- The Town's economy relies primarily upon agriculture. In the coming years, it is predicted that the agricultural economy will continue to decline in the Town, as well as the State as a whole.
- The Town has a good relationship with the surrounding communities, and shares fire and Emergency Medical Services (EMS) with the Village of Edgar.

## 2. Demographics

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

### Population and Households

#### Historical Trends

The total population for the Town of Emmet decreased by 1 percent between 1970-2000. From 1990-2000, population increased by 15 percent. Total households increased by 22 percent during this same period.

The increase in total households over the past 30 years was substantially higher than the increase in population. This is likely due to a decrease in household size of 45%, which reflects the national trend toward more households comprised of singles, couples without children, and widows or widowers.

**Table 2-1: Demographic Change, 1970-2000**

	1970	1980	1990	2000	% Change 1970 to 2000	% Change 1990 to 2000
<b>Total Population</b>						
<b>Emmet</b>	850	757	732	842	-1%	+15%
<b>County</b>	97,457	111,270	115,400	125,834	+29%	+9%
<b>State</b>	4417821	4705767	4891769	5363675	+21%	+10%
<b>Total Households</b>						
<b>Emmet</b>	187	206	220	269	+43%	+22%
<b>County</b>	29,771	37,865	41,534	47,402	+59%	+14%
<b>State</b>	1328804	1652261	1822118	2084544	+57%	+14%
<b>Average Household Size</b>						
<b>Emmet</b>	4.54	3.67	3.33	3.13	-45%	-6%
<b>County</b>	3.27	2.9	2.75	2.6	-20%	-5%
<b>State</b>	3.22	2.35	2.68	2.50	-22%	-7%

Source: Wisconsin Department of Administration, 2000

The population of Marathon County grew from 115,400 in 1990 to 125,834 in 2000, an increase of 9% compared to an 10% increase in the State and 8.7% in the U.S. The most recent estimates (Wisconsin Department of Administration [WDOA], Demographic Services, 2002) show an annual growth rate of 0.7% in all three jurisdictions. Population growth in Marathon County has been concentrated in the urbanized area surrounding Wausau.

Table 2-2 shows the Median age for the Town is 34.7, which is slightly lower than the State overall, at 36.0 years and the County at 36.3 years.

**Table 2-2: Population by Age Group, 2000**

Age Group	Percent of Population		
	Town	County	State
Under 5 years	8.8	6.4	6.4
5 to 9 years	8.3	7.5	7.1
10 to 14 years	8.4	8.0	7.5
15 to 19 years	7.2	7.7	7.6
20 to 24 years	5.1	5.4	6.7
25 to 34 years	12.5	13.0	13.2
35 to 44 years	17.1	16.5	16.3
45 to 54 years	13.8	13.9	13.7
55 to 59 years	4.6	4.8	4.7
60 to 64 years	3.0	3.8	3.8
65 to 74 years	5.7	6.4	6.6
75 to 84 years	4.4	4.8	4.7
85 years and over	1.1	1.7	1.8
<b>Median Age</b>	34.7	36.3	36.0

Source: Wisconsin Department of Administration, 2000

**Population Forecasts**

The following population projections were determined by the North Central Wisconsin Regional Planning Commission (NCWRPC) in 2003. The projections are based upon the percentage change (growth) in total population between 1980-2000 for each planning sub-area (Highway 51, Eastern Municipalities, North-Western, South-Central, and South-Western). Table 2-3 below illustrates population projections for the Town and the County using a moderate growth rate.

Looking at Table 2-3, the Town is expected to increase in total population by 152 persons by year 2030. This is an 18 percent increase. The County is expected to increase by 13 percent overall.

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

	Total Population by Year							
	2000	2005	2010	2015	2020	2025	2030	% change
<b>Emmet</b>	842	867	893	918	943	969	994	18
<b>County</b>	125,834	128,632	131,430	134,217	137,022	139,820	142,618	13

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

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

	Total Population by Year							
	2000	2005	2010	2015	2020	2025	2030	% change
<b>Emmet</b>	842	908	972	1,037	1,102	1,116	1,191	+41%
<b>County</b>	125,834	130,242	134,504	138,836	143,308	147,112	150,255	+19%

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

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

The NCWRPC projections provide a baseline to determine trends in the sub-area. They are useful in identifying future population beyond the borders of individual communities. The WDOA projections are more useful at the local municipality level.

### Household Forecasts

Like population, household projections were completed in 5-year increments between 2000 and 2030. The number of households was calculated by dividing the average persons per household into the total population for each 5-year increment. In the South-Central sub-area, the average persons-per-household was estimated to be 2.57, based on an average density of 0.83 dwelling units per acre. Persons-per-household for the County was calculated to be 2.59 based on the average persons-per-household for all five planning sub-areas.

Assuming a moderate rate of growth, the number of households is estimated to increase by 49, or 18 percent between 2000 and 2030. This is slightly higher than the County increase of 13 percent. As shown in Table 2-1, the average household size was estimated to be 2.87 persons in 2000.

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

	Total Households by Year							
	2000	2005	2010	2015	2020	2025	2030	% change
<b>Emmet</b>	269	277	285	293	301	310	318	18
<b>County</b>	48,585	49,665	50,745	51,821	52,904	53,985	55,065	+13

*Source: Derived from data in Marathon County 2030 Population and Employment Projections Methodology Report, NCWRPC, 6/10/03*

Like the population projection, the WDOA household projections are recognized as Wisconsin’s official population projections in accordance with Wisconsin Statue 16.96. and are based on the historical population trends of individual communities. Table 2-4b includes household projections completed by the WDOA.

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

	Total Households by Year							
	2000	2005	2010	2015	2020	2025	2030	% change
<b>Emmet</b>	269	295	324	351	379	406	418	+55%
<b>County</b>	47,702	50,109	52,902	55,589	58,181	60,283	62,035	+30%

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

### Education and Income Levels

According to 2000 Census data, 78.8 percent of Town residents have a high school education or higher. This compares to 83.8 percent for the County, and 85.1 percent for the State. In the Town, 8.1 percent of residents have a bachelor’s degree or higher. This is slightly lower than the number of persons with a bachelor’s degree or higher in the County and State with 18.3 percent and 22.4 percent respectively.

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

Educational Attainment	Emmet		County	State
	Number	Percent	Percent	Percent
Less than 9th Grade	57	11.0	8.2	5.4
9th to 12th Grade, No Diploma	53	10.2	8.0	9.6
High School Graduate	249	47.9	38.0	34.6
Some College, No Degree	80	15.4	18.3	20.6
Associates Degree	39	7.5	9.2	7.5
Bachelor's Degree	33	6.3	12.6	15.3
Graduate or Professional Degree	9	1.7	5.7	7.2
Percent high school graduate or higher		78.8	83.8	85.1
Percent bachelor's degree or higher		8.1	18.3	22.4

*Wisconsin Department of Administration, 2000*

Median household income for Town residents was \$47,031 in 2000. This compares slightly higher than Marathon County with a median of \$45,165, and higher than the State overall at \$43,791. Income distribution among all income levels is approximately proportionate to levels observed County and Statewide.

**Table 2-6: Household Income Levels, 2000**

Income Level	Emmet		County	State
	Number	Percent	Percent	Percent
Households	280	100.0	100.0	100.0
Less than \$10,000	21	7.5	5.9	7.1
\$10,000 - \$14,999	13	4.6	5.4	5.8
\$15,000 - \$24,999	36	12.9	12.3	12.7
\$25,000 - \$34,999	32	11.4	13.1	13.2
\$35,000 - \$49,999	54	19.3	19.4	18.1
\$50,000 - \$74,999	74	26.4	25.2	22.7
\$75,000 - \$99,999	35	12.5	10.5	10.9
\$100,000 - \$149,000	9	3.2	5.4	6.4
\$150,000 - \$199,999	2	0.7	1.3	1.5
\$200,000 or More	4	1.4	1.6	1.5
<b>Median Household Income</b>		47,031	45,165	43,791

Source: Wisconsin Department of Administration, 2000

### Employment Characteristics

Table 2-7 illustrates the breakdown of the employed population of the Town in 2000 by occupation. The “employed population” is defined as people living in the Town who are 16 years and older and had a job at the time of the Census. In

2000, the Town had an employed population of 434. Most residents were employed in production, transportation, and material moving with over 27%. Management, professional and related was second, and sales and office third.

**Table 2-7: Occupation by Sector, 2000**

Sector	Number	Percent
Management, professional, and related occupations	109	25.1
Service occupations	48	11.1
Sales and office occupations	86	19.8
Farming, fishing, and forestry occupations	18	4.1
Construction, extraction, and maintenance occupations	54	12.4
Production, transportation, and material moving occupations	119	27.4
<b>Total Employed*</b>	434	

Source: Wisconsin Department of Administration

\* “Total Employed” represents employed civilian population 16 years and over

An employment forecast completed by the NCWRPC in 2003 indicates a decrease in total employment for the Town. By the year 2030, it is estimated that the Town will lose 58 workers. This estimate is based on the rate of change in employment between 1990-2000 for non-farm employment. Data on farm employment is collected by the Census of Agriculture and consists of hired farm labor and operators. In 1987, farm employment in Marathon County was estimated to be 11,643 and in 1997 it was estimated to be 8,298. This represents a decrease of almost 29 percent.

**Table 2-8: Employment Projections – 2000-2030**

	Total Population by Year							
	2000	2005	2010	2015	2020	2025	2030	% Change
<b>Emmet</b>	312	302	293	283	273	264	254	-19%
<b>County</b>	72,508	75,625	78,742	81,859	84,976	88,093	91,210	26%

Source: North Central Wisconsin Regional Planning Commission (Final, 5-15-03)

## Demographic Trends

- The total population for the Town of Emmet decreased by 1 percent between 1970-2000. From 1990-2000, population increased by 15 percent.
- Median age for the Town is 34.7, which is slightly lower than the State overall, at 36.0 years.
- The Town is expected to increase in total population by 152 persons by year 2030. This is an 18 percent increase.
- 78.8 percent of Town residents have a high school education or higher. This compares to 83.8 percent for the County, and 85.1 percent for the State.

## Issues

**Employment** – Employment projects indicate that the Town will lose jobs over the next 30 years.

### 3. Natural Resources

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

Maps for the Natural Resources element include Figures: 3-1, Rivers and Floodplains; 3-2, Wetland Types; 3-3, Soil Associations; 3-4, Prime Farm Soils; 3-5, Slopes. All Figures are located at the end of this section.

#### Recent Planning Efforts Related to Natural Resources

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

- **Marathon County Land and Water Resource Management Plan (LWRMP)** - In 2001, Marathon County adopted a LWRMP in accordance with Wisconsin Statutes (Wisconsin Act 27, Chapter 92.10). The primary intent of this plan is to identify a vision for natural resource management in Marathon County and outline strategies to protect the quality and quantity of soil and water resources. Marathon County encompasses portions of 22 watersheds. The Wisconsin Department of Natural Resources (WDNR) has ranked these watersheds according to water pollution impacts and designated five as “priority” watersheds to receive special planning and funding through the voluntary, State-funded Priority Watershed Program. The County’s Department of Conservation, Planning and Zoning (DCPZ) works with the WDNR to implement the program. Program funding is used to hire staff to assist in developing management plans for each watershed and to provide cost sharing to landowners for implementation of “best management practices” (BMPs) to achieve the program objectives.
- **Marathon County 2001 Groundwater Protection Guide** – This guide is an extension of the efforts established with adoption of the Marathon County Groundwater Plan in 1988. It is intended to guide local and County officials in setting policy. It also serves as a resource of information about groundwater and other natural resources and recommends strategies to address issues related to groundwater protection.

- **Marathon County Forest Ten-Year Comprehensive Land Use Plan, 1996-2005** – This plan includes recommendations to guide management of forest land in Marathon County in accordance with the County Parks, Recreation, and Forestry Department’s mission to manage and protect the County forest on a sustainable basis for ecological, economic, educational, recreational, and research needs of present and future generations. It provides substantial information on existing forest resources and as well as information regarding the roles of the various agencies and regulatory framework related to forest management.

## Water Resources

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

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

There are no ORW or ERW in the Town of Emmet.

Water resources that have been significantly degraded are identified as “impaired waters”. Four of the 22 watersheds in Marathon County have been identified as “impaired waters” on the “303 (d) list” of the U.S. Clean Water Act. The list identifies waters that do not meet current water quality standards and merit water quality improvement and protection. Impaired waters located in the Town of Emmet include:

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

**Streams/Rivers** – The Big Eau Pleine Reservoir is located in the far southwestern corner of the Town. Freeman, Burns and Rocky Run creeks pass through the Town of Emmet. The Town is part of the Big Eau Pleine River Watershed, which is considered an Impaired Waters.

**Floodplains** – Floodplains consist of land likely to be covered by floodwater during the regional (100-year) flood. Floodplain areas are based on information compiled by the Federal Emergency Management Agency (FEMA) on Flood Insurance

Rate Maps (FIRM). The floodplain includes the floodway and the flood fringe. In the Town of Emmet, floodplains are located adjacent to the creeks and the Big Eau Pleine Reservoir.

**Other Water Resources** – The wetlands are located adjacent to the creeks and their tributaries, as well as the Big Eau Pleine Reservoir.

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

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

- **Aquatic Bed** wetlands contain plants growing entirely on or in a water body no deeper than 6'. Plants may include pondweed, duckweed, lotus and water-lilies.
- **Marshes** are characterized by standing water and dominated by cattails, bulrushes, pickerel-weed, lake sedges and/or giant bur-reed
- **Sedge or "Wet" Meadows** wetlands may have saturated soils, rather than standing water, more often than not. Sedges, grasses and reeds are dominant, but look also for

blue flag iris, marsh milkweed, sneeze-weed, mint and several species of goldenrod and aster.

- **Scrub/Shrub** wetlands include bogs and alder thickets and are characterized by woody shrubs and small trees such as tag alder, bog birch, willow and dogwood.
- **Forested** wetlands include bogs and forested floodplain complexes. They are characterized by trees 20 feet or more in height such as tamarack, white cedar, black spruce, elm, black ash, green ash and silver maple.

**Groundwater** – Depth to groundwater varies from shallow to deep within the Town. Quantities are considered limited at current levels of development and land uses.

## **Soil Resources**

**Prime Farm Soils** – With the exception of the water bodies and the associated wetlands and floodplains, the entire Town is considered prime farmland soils. Several parcels are under Farmland Preservation Contracts. The bordering municipalities of Mosinee and Day are zoned exclusive agriculture.

Figure 3-4 illustrates soils that have been identified as prime farm soils according to the Marathon County Cropland Evaluation System (CES). This system establishes a basis from which one parcel of land can be compared to another. It rates soils on their ability to produce food, feed, forage, and fiber crops. It is based upon the knowledge that soil properties affect yields. The system is non-biased, defensible, and can be

consistently applied. Additional information on CES can be obtained from Marathon County DCPZ.

These class designations refer to the quality of soils for growing crops and are based on United States Department of Agriculture (USDA) classifications. Class 1 soils are the best soils in Marathon County for growing all crops. Class 2 soils are also very good agricultural soils, however, they may be prone to wetness and are therefore less desirable than Class 1 soils. It should be noted that not all prime farm soils are used for farming; some have been developed with residential or other uses. The “prime farm soils” designation simply indicates that these soils are good productive farmland.

**Steep Slopes** -- Steep slopes are defined as slopes with gradients over 12 percent. Figure 3-5 illustrates where steep slopes exist and separates them into two categories. Category D includes areas with slopes between 12 and 20 percent. Category E includes areas where slopes are all greater than 15%. A few areas of steep slopes are adjacent to the creek in the northeast. Susceptibility for soil erosion is similar to the average soil loss experienced by Marathon County as a whole and is not a major concern.

**Granite Pits** – There are several granite pits in the Town primarily located in the portion of the Town that extends into Range 6.

## **Biological Resources**

**Vegetation** –Cropland vegetation is predominant in the eastern and northern portion of the Town. Woodlands are concentrated along the creeks and wetlands. Vegetation in developed areas consists of private landscaping of trees, shrubs and gardens.

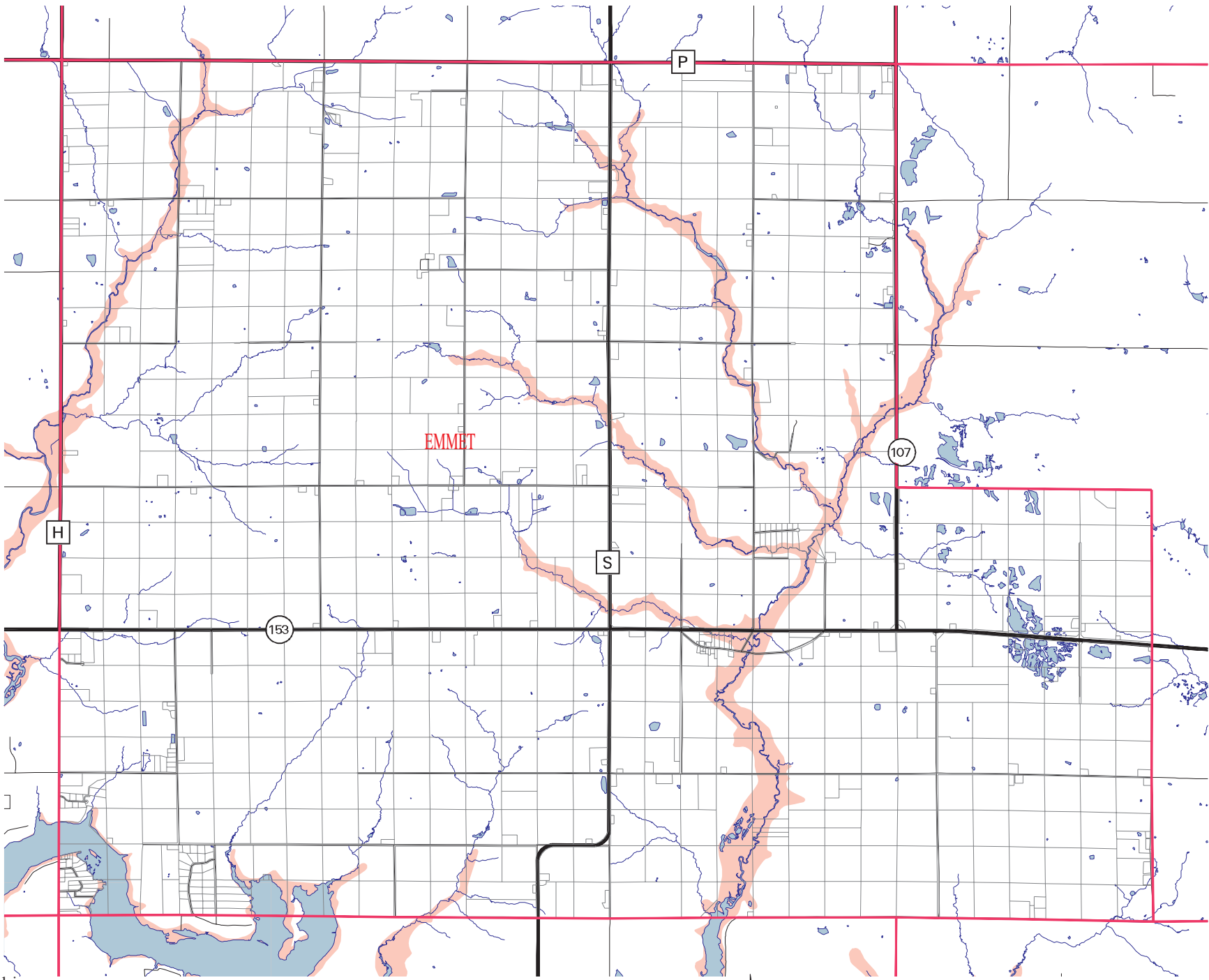
**Wildlife Resources and Habitat** – Wildlife resources include a variety of game and non-game species of birds, mammals, fish, reptiles and amphibians that typically live in Marathon County. Common types of wildlife include bear, badger, wolf, deer, wild turkeys, raccoon, squirrels, songbirds, waterfowl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

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

**Threatened and Endangered Species** – There are no identified endangered, threatened, or special concern species present within the Town. A list of endangered species for Marathon County is provided in the County’s comprehensive plan.

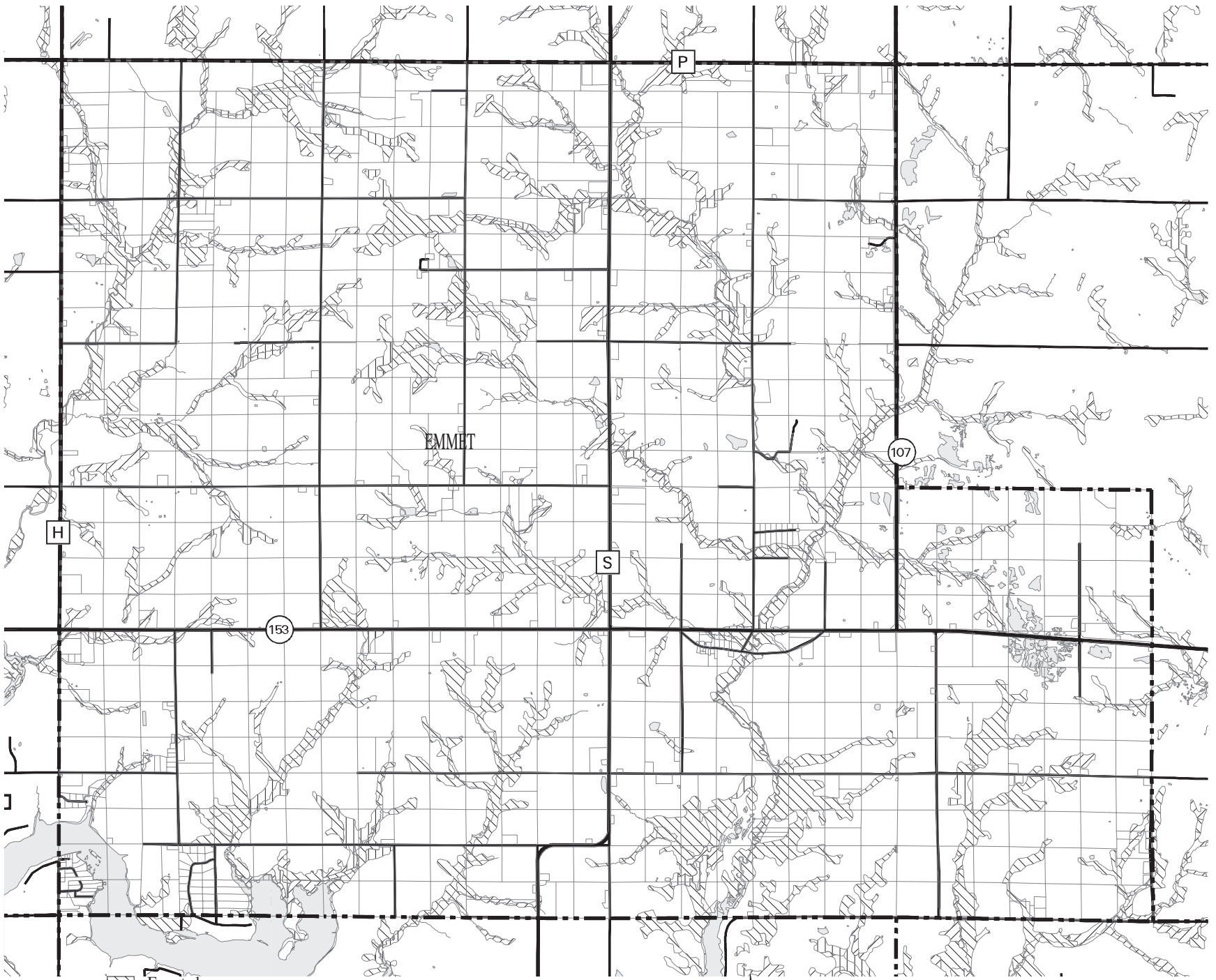
## **Issues**

**Gravel Pits** - Several issues regarding gravel pits were raised in the Community Survey. Concerns included reclamation of pit sites, possibility of groundwater contamination, and the hours of operation (noise, traffic).



FEMA Floodplain

Figure 3-1  
100 Year Floodplain  
EMMET









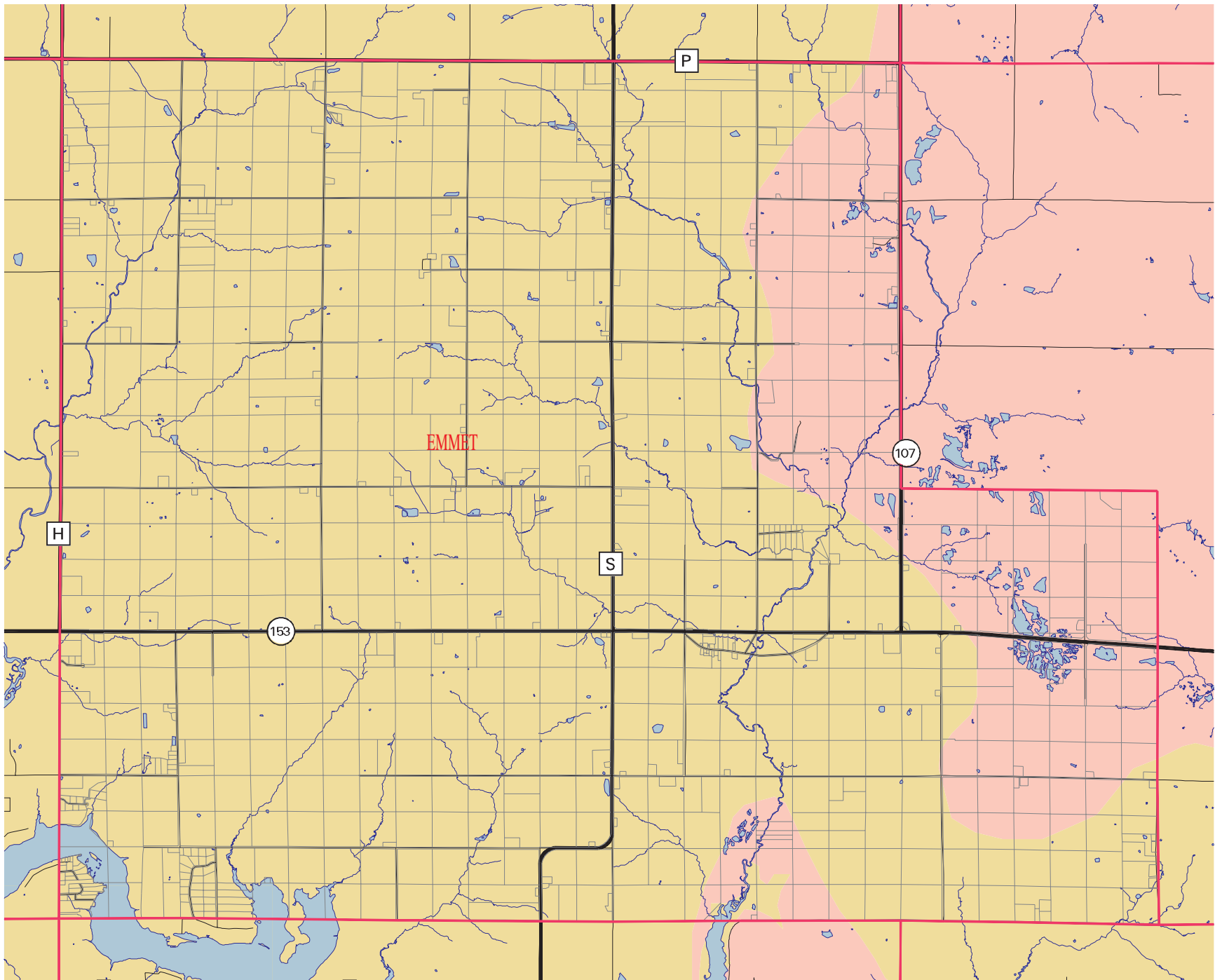
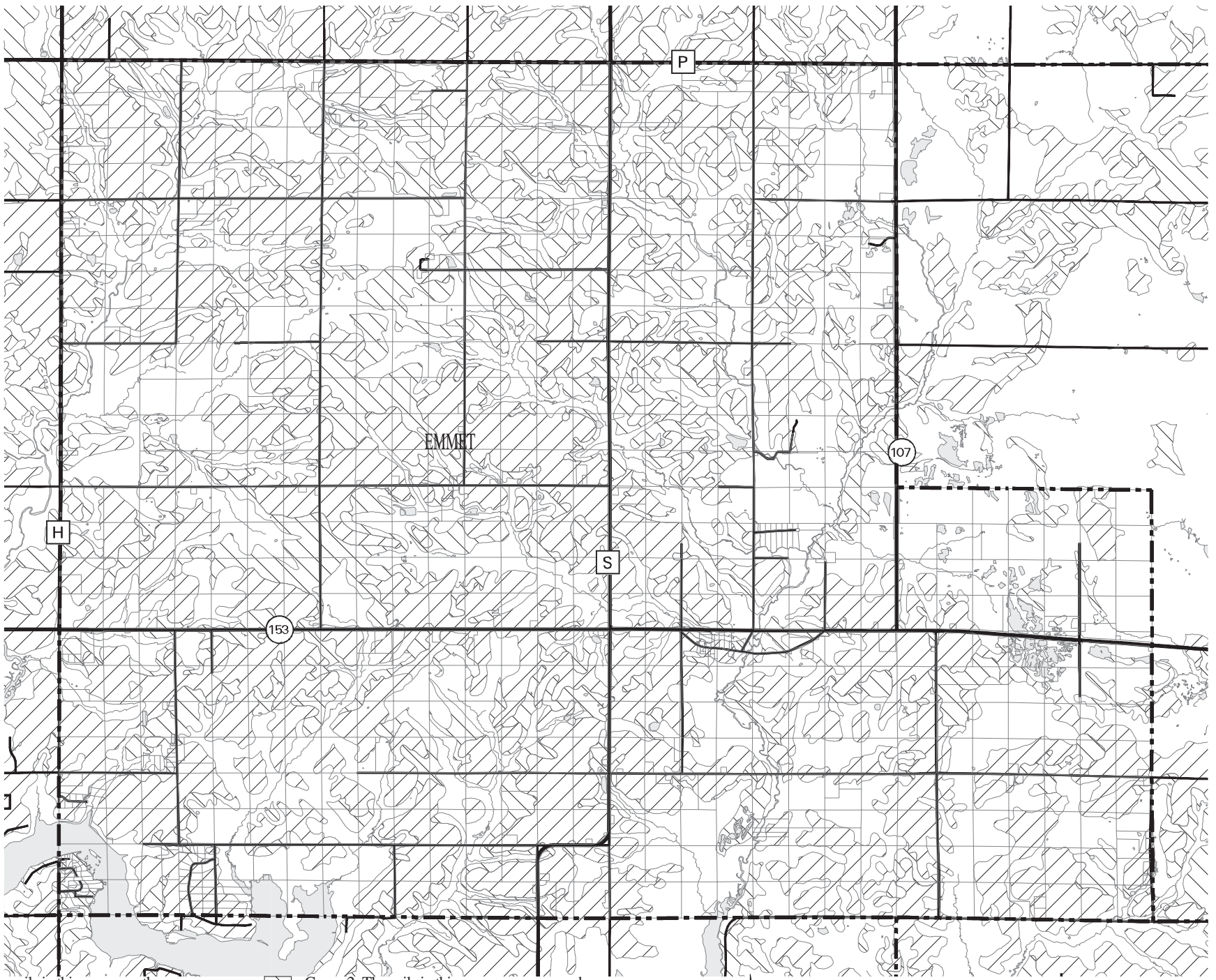
-  Aquatic beds
-  Emergent/wet meadow
-  Filled/drained wetland
-  Flats/unvegetated wet soil
-  Forested
-  Scrub/shrub

Figure 3-2  
**Wetland Types**  
**EMMET**



- |  |  |  |
|--|--|--|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #C8A27C; border: 1px solid black; margin-right: 5px;"></span> Magnor-Cable            | <span style="display: inline-block; width: 15px; height: 10px; background-color: #F0E68C; border: 1px solid black; margin-right: 5px;"></span> Fenwood-Rietbrock-Rozellville | <span style="display: inline-block; width: 15px; height: 10px; background-color: #4682B4; border: 1px solid black; margin-right: 5px;"></span> Mahtomedi-Graycalm-Meehan |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #D2691E; border: 1px solid black; margin-right: 5px;"></span> Loyal-Withee-Marshfield | <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> Mosinee-Meadland-Dancy        | <span style="display: inline-block; width: 15px; height: 10px; background-color: #DC143C; border: 1px solid black; margin-right: 5px;"></span> Cathro-Seelyeville        |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> Kennan-Hatley           | <span style="display: inline-block; width: 15px; height: 10px; background-color: #66CDAA; border: 1px solid black; margin-right: 5px;"></span> Mahtomedi-Fordum-Sturgeon     |  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #F0E68C; border: 1px solid black; margin-right: 5px;"></span> Marathon-Mylrea-Moberg  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> Chetek-Rosholt-Oesterle       |  |

Figure 3-3  
Soil Associations  
EMMET




 Group 1: The soils in this group are the very best in Marathon County. They are all included in the states as prime farmlands. In the USDA classification they are a Class 2 due to climate and growing season length. They are well suited for growing all crops.


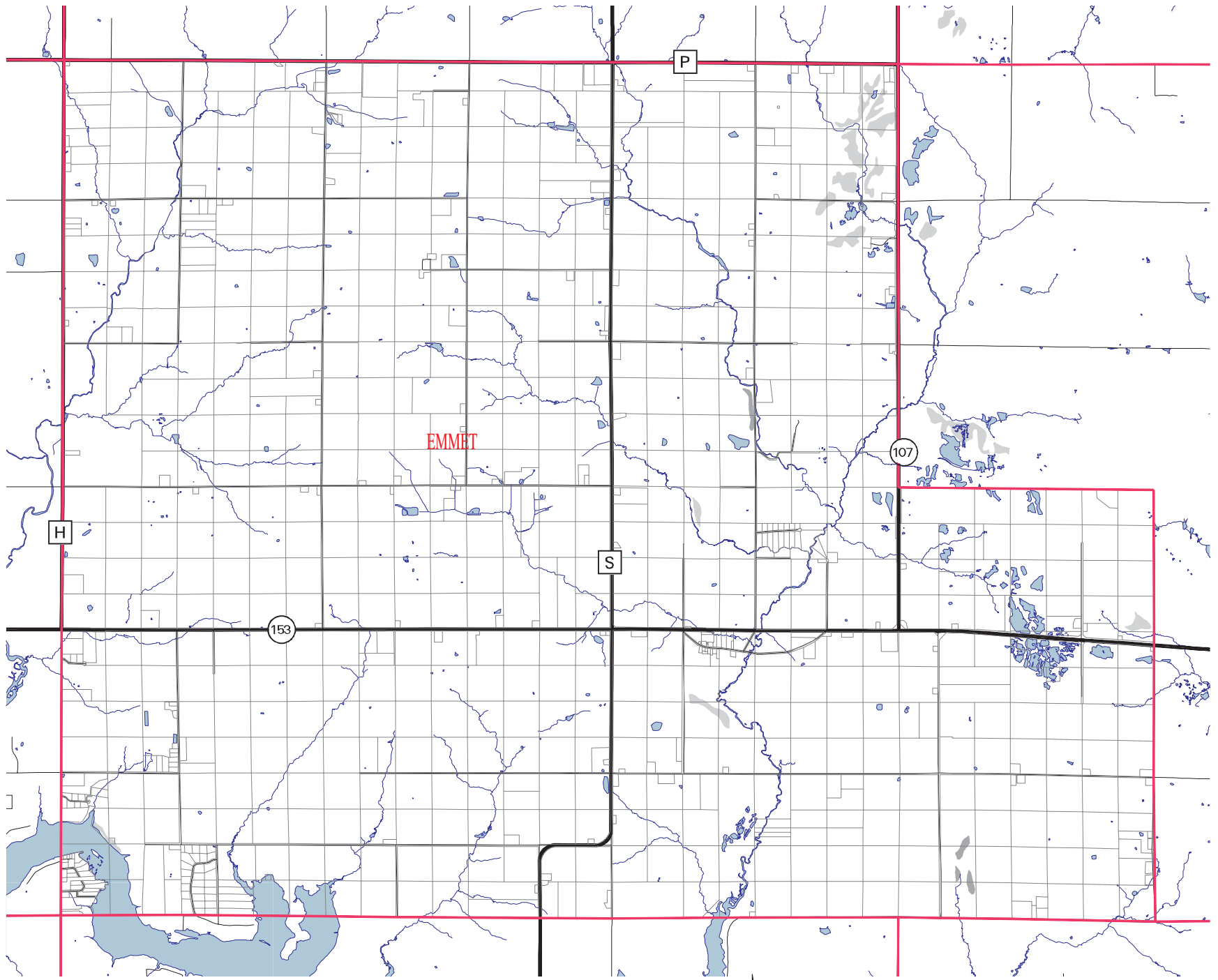

 Group 2: The soils in this group are very good agricultural soils. They also are designated as prime farmland Class 2. These soils differ from the preceding group by having restricted drainage. In wet years they are more difficult to work and crops needing well drained condition (alfalfa, ginseng) do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

Figure 3-4  
 Prime Farm Land  
 EMMET



- D - generally 12-20% slopes
- E - generally greater than 15% slopes.

Figure 3-5  
Slopes  
EMMET

## 4. Land Use

### Boundaries:

The Town of Emmet is bordered to the east by the Town of Mosinee, to the west by the Town of Cleveland, to the north by the Town of Cassel, and finally to the south by the Town of Green Valley and the Town of Bergen. No municipalities lie within Emmet's borders.

Maps for the Land Use element include Figures: 4-1, Existing Land use/Land cover; 4-2, Existing Zoning; 4-3, Farm Preservation Contracts and Exclusive Agricultural Zoning. All Figures are located at the end of this section.

### Current Pattern of Land Use

The Town of Emmet is made up primarily of agricultural lands, located mainly in the west, and woodlands, located mainly in the east. Residences are scattered throughout the Town. Large quarry operations are located north of STH 153, east of STH 107.

#### *Residential*

Residential development within the Town of Emmet is exclusively single family. A concentration of residences lies in the eastern section of the Town along Maple Leaf Road. Another borders STH 153 and Halder Drive, in proximity to a recreational area, a commercial parcel, and publicly owned development. The largest grouping of residential is sited

around the Big Eau Pleine Reservoir in the southwestern most corner of the Town.

#### *Commercial*

There are seven commercial areas in the Town of Emmet. Four are located in the eastern segment of the Town, along STH 107 and Springbrook Road. The two centrally located commercial developments border Halder Road and STH 153. The westernmost commercial area is at CTH H and Fairview Road.

#### *Industrial and Office*

No industrial or office areas are located in the Town of Emmet.

#### *Parks and Recreational Open Space*

A recreation site is located in the Town of Emmet, along Halder Road.

Big Eau Pleine Reservoir, Freeman Creek, Burns Creek and various small water bodies are located in the Town of Emmet.

#### *Agricultural*

The majority of land in the Town of Emmet is agricultural. This classification includes both cropland and other agriculture. The largest concentration of continuous agricultural land is located in the eastern segment of Town. Other large tracts are in the south and west. Ginseng fields are scattered throughout the Town.

#### *Public*

The Town owns 40 acres at the end of Town Road and 23 acres along Halder Road.

*Mineral Excavation*

Three quarries/gravel pits are located in the eastern portion of town along STH 107.

**Existing Land Use --** For purposes of this report, existing land cover was used to represent existing land use. Table 4-1 describes the various land use categories and Figure 4-1 illustrates the existing land use. Note, the acreage and percentage of land shown on Table 4-1 were determined from aerial photos and are not intended to be accurate to the parcel level.

**Table 4-1: Land Use Cover Classification, 2000**

<b>Land Cover Category</b>	<b>Description</b>	<b>Acres</b>	<b>% of Total Land Area</b>
<b>Single Family Residential</b>	One family structures, farm residences, mobile homes	642	2
<b>Multi-Family Residential</b>	Multiple family structures with three or more households, condos, duplexes, apartments	0	--
<b>Commercial Services</b>	Retail stores, taverns, restaurants, truck stops, gas stations, farm coops, farm implement dealerships, automobile dealerships, business offices, motels/hotels, offices, telephone/gas company	12	--
<b>Industrial</b>	Saw/paper/lumber mills, dairies, industrial parks, trucking operations, distribution centers	0	--
<b>Quarries/Gravel Pits</b>	Mining operations	306	1
<b>Cropland</b>	Tilled agriculture, prime farmland	10040	39
<b>Specialty Crops</b>	Ginseng, orchards, vineyards, nurseries, groves, cranberries, etc.	344	1
<b>Other Agriculture</b>	Fallow, pasture and undetermined agriculture, power lines and towers, water towers, municipal wells	2694	10
<b>Public/Quasi-Public</b>	Schools, churches, cemeteries, town halls, fire departments, National Guard	5	--
<b>Recreation</b>	Ball fields, golf courses, playgrounds, parks, trails, camp grounds, shooting ranges	3	--
<b>Woodlands</b>	Forested land	6538	25
<b>Water</b>	Open waters, such as lakes, ponds, streams, rivers, creeks, reservoirs	421	2
<b>Transportation</b>	Airports, highways, road right-of-ways, railroads, logging roads	636	2
<b>Barren Land</b>	Unused open land in wooded areas, along streams, along roadsides	270	1
<b>Total Land Area</b>		25744	100%

*Source: Marathon County Land Use Cover Database*

## Current Land Use Plans and Regulations

**Land Use Plan(s)** – The Town does not have an adopted land use plan.

**Zoning** – The Town of Emmet adopted Town zoning in 1975, with periodic amendments. Figure 4-2 illustrates the existing pattern of zoning in the Town.

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

**Farmland Preservation Program**—The State of Wisconsin has a Farmland Preservation Tax Credit Program that provides for voluntary contracts between landowners and the State. These contracts provide income tax relief to landowners who keep the land in agricultural uses. The program requires that a landowner own a minimum of 35 or more acres of contiguous land, which produced gross farm profits of not less than \$6,000 in the last year, or \$18,000 in the last three years. Alternatively, a landowner can participate with ownership of a 35-acre parcel in which at least 35 acres are enrolled in the Conservation Reserve Program (CRP). Landowners must also

comply with County soil and water conservation standards. Contracts can range from 10 to 25 years, and remain in effect regardless of change in ownership.

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

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

In the State, over 2.6 million acres are enrolled under the FCL and the MFL. Because high taxes had encouraged the cutting of timber for revenue, the laws were developed to encourage better forest management and provide tax relief to the woodland owners. Land set aside under the FCL (which was combined into the MFL in 1986) required at least 40 acres in one quarter-quarter section, set aside under a 25- or 50-year contract, and public access for hunting and fishing activities. Current contracts will continue until their expiration dates. This land is typically shown in plat books to identify locations. Land set aside under the FCL in Marathon County is often owned by forest products companies, although many individuals also own large enough parcels to participate. There are approximately 600 acres set aside in Easton. This amount is anticipated to grow, as owners take advantage of the tax relief offered through the program.

The MFL was enacted in 1985 and requires at least 10 acres of contiguous forest land. Because of the smaller acreage requirement, many individual landowners take advantage of the MFL. Landowners may close to the public up to 80 acres of

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

Table 4-2 shows current estimates of land set aside under the FCL and MFL programs. It is noted that information on MFL land is not readily available since landowners select various acreage amounts and may have both closed or open land. These acreages do not correspond with the parcel boundaries, and thus are not mapped.

As shown in Table 4-2, there are 240 acres of land estimated to be currently enrolled in the FCL program and about 1660 acres enrolled in MFL programs in the Town.

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

Year	Forest Crop Law (FCL)	Managed Forest Law (MFL) open	Managed Forest Law (MFL) closed
1998	280	295	878.1
2002	240	295	1,365.1
Change	-40	0	+487
% Change	-14.3	0	+55.5

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

## Development Trends

**Land Supply** – Estimates indicate the Town of Emmet has 19,886 acres of land available and 5,858 acres of land unavailable. This was calculated using North Central Wisconsin Regional Planning Commission (NCWRPC) data. Available land was considered to be cropland, special cropland, woodlands, and barren / vacant lands. All other types were considered “unavailable”. It is noted that some of this “available” land may be in public ownership, as shown in Table 4-3, thus making it essentially “unavailable” for development.

Development is somewhat limited by the enrollment of properties into tax incentive programs to maintain existing use/cover under the managed forest law, the forest crop law, and farmland preservation.

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

Year	County Owned	State Owned	Federal Owned
1998	0.8	0	0
2002	0	0	0
Change	-0.8	0	0
% Change	-100	0	0

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

**Land Demand** – NCWRPC projections indicate there will be a very slight need for new residential development, with 49 acres developed by year 2030. It is likely there will also be a small demand for non-residential land use.

**Land Values** – Table 4-4 indicates the change in assessed land values between 1998 and 2002 for various types of land use in the Town of Emmet. It also indicates percent change in acreage and land value for the Town compared to Marathon County. Between 1998 and 2002 the number of acres in residential land use increased by 114. At the same time, the amount of land in Agriculture decreased by 583 acres and the amount of land classified as Swamp & Waste Land increased by almost 273 acres. This likely reflects the conversion of some farmland to rural residential uses and changes made in the classification of land from Agriculture to Swamp & Waste. The acreage of land classified as Forest decreased by 346 acres, and land value for Forest decreased by \$2. In Marathon County, land classified as Swamp & Waste Land had the highest percent increase in acreage of all categories (74.8%) and land classified as Forest had the highest percent increase in value per acre (almost 92%).

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

Year	Residential		Commercial		Manufacturing		Agriculture		Swamp & Waste Land		Forest	
	Acres	Land Only	Acres	Land Only	Acres	Land Only	Acres	Land Only	Acres	Land Only	Acres	Land Only
1998	581	\$3,268	8	\$3,888	75	\$485	12,586	\$354	3,703	\$229	6,468	\$411
2002	695	\$5,013	7	\$3,757	199	\$563	12,003	\$125	3,976	\$233	6,122	\$409
Chg.	+114	\$1,745	-1	\$-131	+124	\$78	-583	\$-229	+273	\$4	-346	\$-2
Percent Change Comparison												
	Acres	Land (\$)	Acres	Land (\$)	Acres	Land (\$)	Acres	Land (\$)	Acres	Land (\$)	Acres	Land (\$)
Town	+19.6	+53.4	-12.5	-3.4	+165.3	+16.1	-4.6	-64.7	+7.4	+1.7	-5.3	-0.5
County	+21.2	+5.6	+38.4	-4.0	-0.5	+34.4	-11.2	-47.6	+74.8	+137.0	+1.0	+91.8

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

## Major Opportunities and Constraints

- **Access** – Primary access from STHs 107 and 153 is available. Additional access from CTHs H, P, and S provides secondary access to lands throughout the Town.
- **Developable Land** – The Town has an ample supply of land, much of it agricultural land, that could be considered developable.

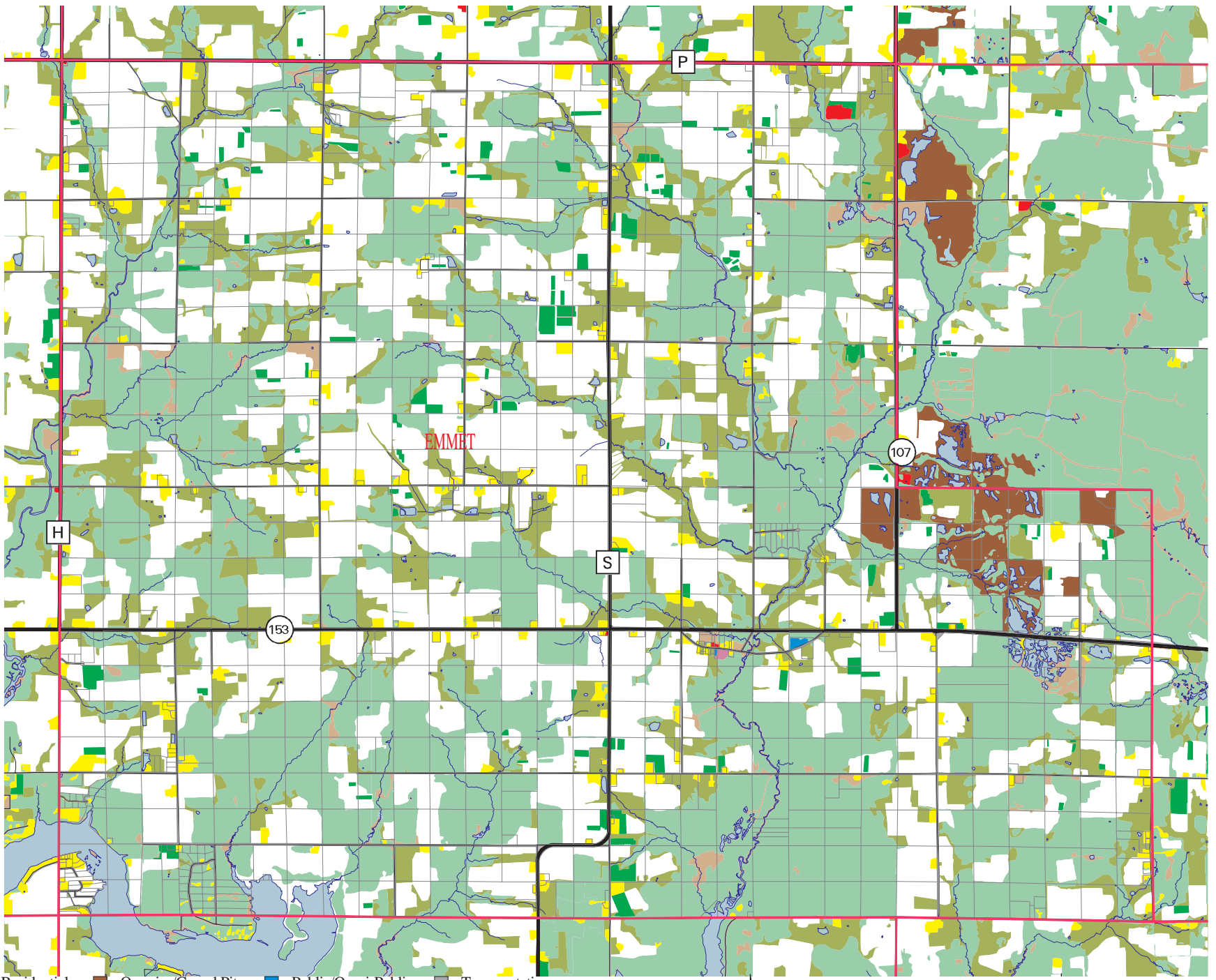
## Issues

**Loss of Farm Land** - When asked if the conversion of productive farmland to non-farm uses was a concern, 63% of respondents to a survey agreed it is a concern.

**Gravel Pits** - The Community Survey resulted in 47% of respondents voicing concerns about gravel pits in the Town.

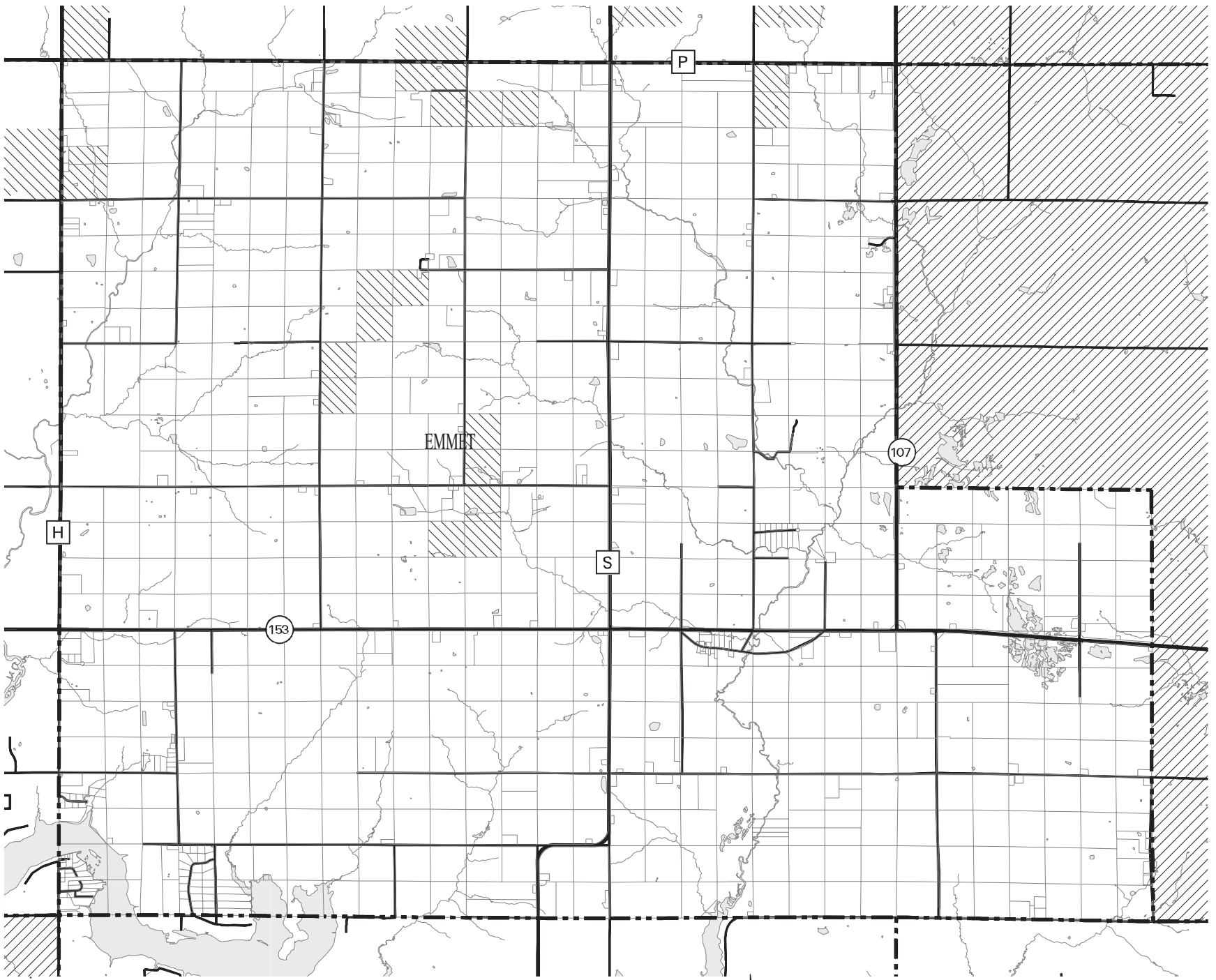
**Mega Farms** - Respondents to the survey were nearly split (50%/46%) regarding controlling the number of cattle in confined feeding operations.

**Commercial/Industrial Development** - The majority of respondents (62%) would like to see commercial or industrial development to be concentrated.



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

Figure 4-1  
 2000 Landuse/Landcover  
 EMMET



-  Exclusive ag zoning
-  Farmland pres contracts

Exclusive Ag & Farmland Preservation  
EMMET

Figure 4-3

Figure 4-3: Farm Preservation Contracts and Existing  
Agricultural Zoning

## 5. Transportation

Maps for the Transportation element include Figures: 5-1, Functional Classification; 5-2, Trails and Regional Transportation. All Figures are located at the end of this section.

### Background

**Community Survey** – A community survey was conducted in April 2002. Of the 370 surveys mailed out, 167 were returned for a 45% response rate. When asked what they liked least about their Town, roads were listed most often with 60 comments, local government was the second most noted issue with 13 comments.

When asked what improvement would be beneficial to the Town, 33 respondents listed road concerns, the most of any other issue. Government received the second most comments from 11 respondents. Fifty percent of survey respondents said the Town should not develop future recreational facilities. However, of those that did feel that the Town should develop recreational facilities, 14 suggested hiking and bicycling facilities.

### Existing Transportation Planning Efforts

**Recent Transportation Plans**–Transportation planning in Marathon County is coordinated between Marathon County Department of Conservation, Planning and Zoning (DCPZ) staff and the Wausau Area Metropolitan Planning Organization

(MPO); the body designated by the Federal Department of Transportation to be responsible for transportation planning in the metropolitan area. The County Planning provides staff for the Wausau Area MPO. The County also does transportation planning for areas outside the Wausau metropolitan area.

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

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

## Road Network

**Functional Classification of Roads/Jurisdiction** (*Source: Wisconsin Department of Transportation Facilities Development Manual*) A functionally classified road system is one in which streets and highways are grouped into classes according to the character of service they provide, ranging from a high degree of travel mobility to land access functions. At the upper limit of the system (principal arterials, for example), are those facilities that emphasize traffic mobility (long, uninterrupted travel), whereas at the lower limits are those local roads and streets that emphasize access.

The functional classifications are generally defined as:

**Principal Arterials** serve corridor movements having trip length and travel density characteristics of an interstate or interregional nature. These routes generally serve all urban areas with populations greater than 5,000 or connect major centers of activity. They carry the highest traffic volumes and are designed to accommodate longer trips.

**Minor Arterials**, like principal arterials, minor arterials also serve cities, large communities, and other major traffic generators providing intra-community continuity and service for trips of moderate length, with more emphasis on land access than principal arterials.

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

also collect traffic from the local streets and channel it onto the arterial system.

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

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

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

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

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<sup>1</sup> U.S. Department of Transportation, Federal Highway Administration Conditions and Performance Report.

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

### **Major Road Facilities**

All major roads in Emmet are summarized below by functional classification, jurisdiction, and Annual Average Daily Traffic (AADT), when available.

- **STH 153** is an east-west minor arterial connecting the Town to Mosinee to the east and Stratford to the west. Near Cedar Hedge Road, STH 153 had an AADT volume of 3,000 in 1998 and 1,200 in 2001. Just west of STH 107, the AADT volume was 3,800 in 1998 and 2,300 in 2001.
- **CTH S** is a minor collector north of STH 153 and a major collector south of STH 153. North of the STH 153 intersection, CTH S had 1998 and 2001 AADT volumes of 260 and 370, respectively. South of the STH 153 intersection, CTH S had an AADT of 920 in 1998 and 1,300 in 2001.
- **STH 107** is a major collector and serves as Emmet's eastern boundary. STH 107 provides a connection to Marathon City to the north. STH 107 had an AADT north of its intersection with STH 153 of 2,900 in 1998 and 1,100 in 2001.

- **CTH H** is a major collector that serves as the western boundary of Emmet. CTH H provides a connection to the Village of Edgar to the north. In 1998, CTH H had an AADT volume of 900 just north of STH 153. An AADT for 2001 was not available.
- **CTH P** is a major collector serving and the northern boundary to Emmet. The AADT volume west of CTH S was 500 in 1998 and 730 in 2001. The AADT volume west of STH 107 was 620 in 1998 and 1,200 in 2001.
- **Eau Pleine Park Road** is classified as a local street and had an AADT volume of 220 in 1998 and 180 in 2001.

**Road Maintenance** -- The Town has maintenance sharing agreements for boundary roads such as Townline Road. The Town does provide snowplowing service.

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

The PASER system, which was designed by the Transportation Information Center of the University of Wisconsin-Madison, is the rating system used most by Wisconsin communities.

PASER rates road surfaces on a scale of 1 to 10. This scale is broken down as follows:

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

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

## **Land Use and Transportation**

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

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

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

## **Other Transportation Modes**

**Pedestrian** – Pedestrian travel in the Town of Emmet is limited to road shoulders.

**Bicycle** -- The *Bicycle & Pedestrian Plan for the Non-Urbanized Area of Marathon County, Wisconsin, 1996* identified **recommended** bicycle routes in Marathon County. These recommended routes were based on traffic counts and condition of pavement. Formal action has not occurred to adopt these as **designated** bicycle routes. The *Marathon County Bicycle and Pedestrian Plan* identified CTH P, CTH S, Sugar Bush Road and Eau Pleine Park Road as recommended bicycle routes.

**Transit** -- There is no public transit service currently available in the Town of Emmet. Elderly, needy, and disabled transit service is provided throughout the County through North Central Health Care (NCHC). The services include semi-fixed routes that are scheduled, and demand services available with a 48-hour notice. Information and services are available by calling 848-4555.

**Rail** –There is no rail access in the Town of Emmet.

**Airports** – Central Wisconsin Airport (CWA) is a joint venture of Marathon and Portage Counties. It is the only airport

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

## **Issues**

**Funding** - Determining, prioritizing, and funding road maintenance and road improvements is a difficult process.

Figure 5-1: Functional Classification

Figure 5-2: Trails and Regional Transportation

## 6. Utilities

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

Maps for the Utilities element include Figures: 6-1, Depth to Bedrock; 6-2; Suitable Soils for Septic Tank Absorption; 6-3, Depth to Groundwater; 6-4, Watersheds; 6-5, Proposed Weston-Arrowhead Powerline. All Figures are located at the end of this section.

### Private Utilities

Most unincorporated areas of Marathon County use private on-site waste disposal systems for sewage disposal and obtain potable water from private wells. The Town of Emmet does not provide public sewer or water service. All development is on private wells and septic systems. The Town, which has Town zoning, requires a minimum lot size of 1 acre.

### On-Site Waste Disposal Systems

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

Wisconsin Administrative Code governing private sewage systems, including:

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

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

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

- **Conventional Systems** – these systems include an absorption field that is buried under the natural ground level. These systems cannot be built in areas where soils do not allow percolation due to high clay content or bedrock where groundwater is too near the surface, or where soils percolate too rapidly and thus pose problems for groundwater contamination.

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

**Permit Requirements** – The Marathon County Department of Conservation, Planning and Zoning (DCPZ) reviews and issues permits for private sewage systems. Soil and site evaluations are required to determine if the proposed septic system is suitable for the specific property and location before a permit will be issued. If deemed necessary, floodplain and/or wetland delineation may also be required prior to permit issuance. In addition, a maintenance agreement must be submitted prior to permit issuance. All septic tanks installed on or after July 1, 1980, are required to be pumped at least once every three years.

## Water Supply

All development in Emmet receives water from private wells. Water is readily accessible throughout the community.

## Surface Water Management

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

The County is particularly concerned about nonpoint sources of pollution, including failing septic systems, urban runoff, and issues often identified with rural areas such as soil erosion, animal waste and pesticides. Nonpoint pollution is best addressed by watershed. Marathon County encompasses portions of 22 watersheds as shown in Figure 6-4. The Wisconsin Department of Natural Resources (WDNR) has ranked these watersheds according to water pollution impacts and designated five as “priority” watersheds to receive special planning and funding through the voluntary, State-funded Priority Watershed Program. Preparation of resource management plans for the following watersheds is currently underway:

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

## **Electrical and Gas Utilities**

The Town of Emmet receives electric power and natural gas from Wisconsin Public Service Corporation (WPS) and Alliant Energy.

Figure 6-5 shows the potential route of the proposed Arrowhead-Weston Transmission Line. This line, proposed by American Transmission Company (ATC), would run 220-miles from Duluth, MN to Weston, WI. This is a controversial project. Supporters claim the line is necessary to prevent energy shortages that could have significant negative impacts on the area economy. Those opposed have concerns about electro-magnetic impacts on animals and humans, loss of rural and visual character, and the imposition of major structures on private land. The Public Service Commission of Wisconsin (PSCW) must approve this line. To date, Marathon County has opposed granting easements through county-wide land for the transmission line. However, if approved by the PSCW, the ATC can use eminent domain to place the line on private property.

## **Telecommunication Facilities and Services**

- Television/Cable providers: there is no cable provider
- Telephone/Fiber Optics: Verizon

## **Solid Waste Management**

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

The Marathon County Solid Waste Management Department is in charge of waste management for non-hazardous solid waste. It consists of the 575-acre landfill, recycling programs, composting, and waste-to-energy. The Department opened a Household Hazardous Waste Collection Facility in May 1997, where County residents can drop off hazardous waste free of charge.

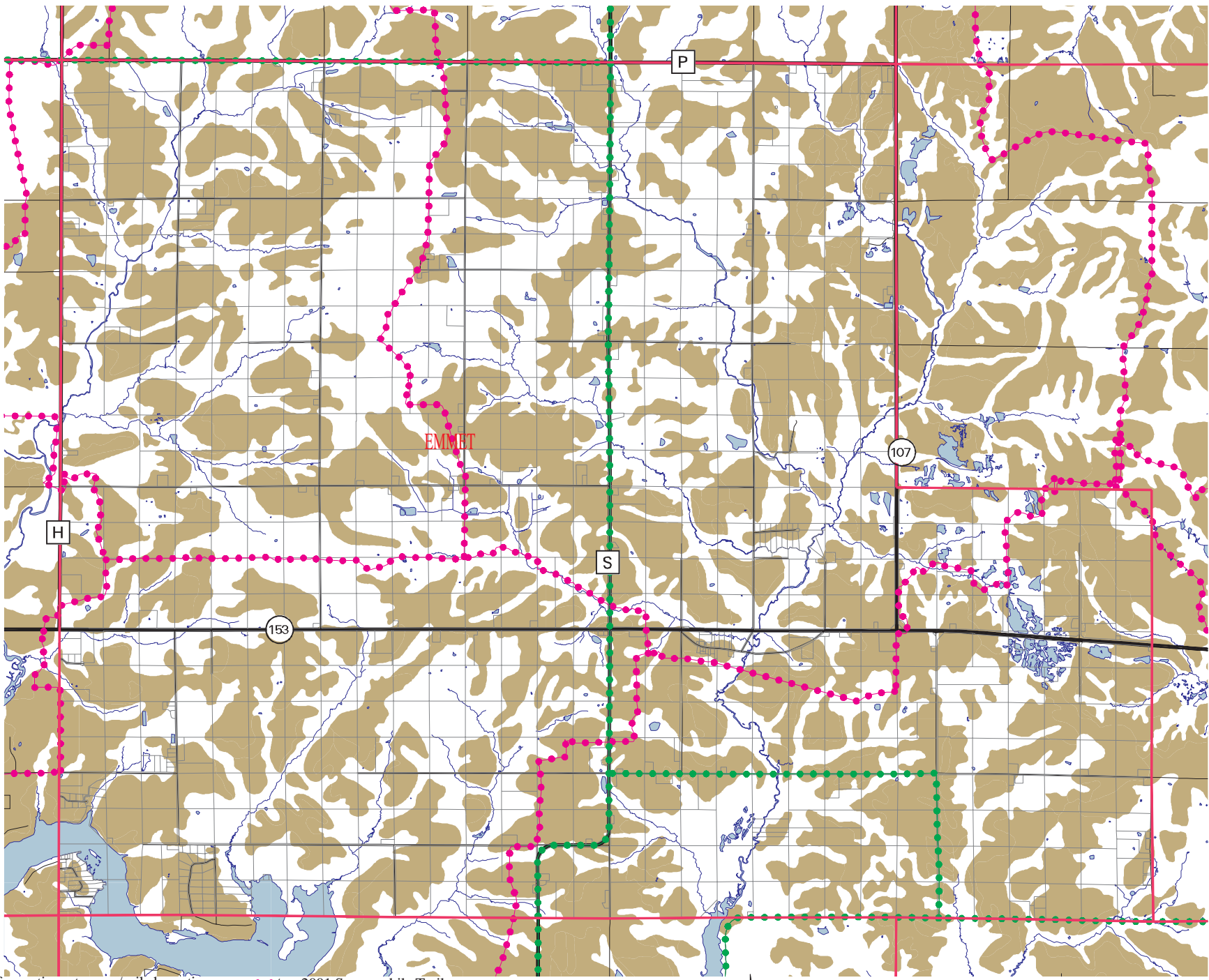
## **Recycling**

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

## **Issues**

There were no significant utility issues identified.

Figure 6-1: Depth to Bedrock



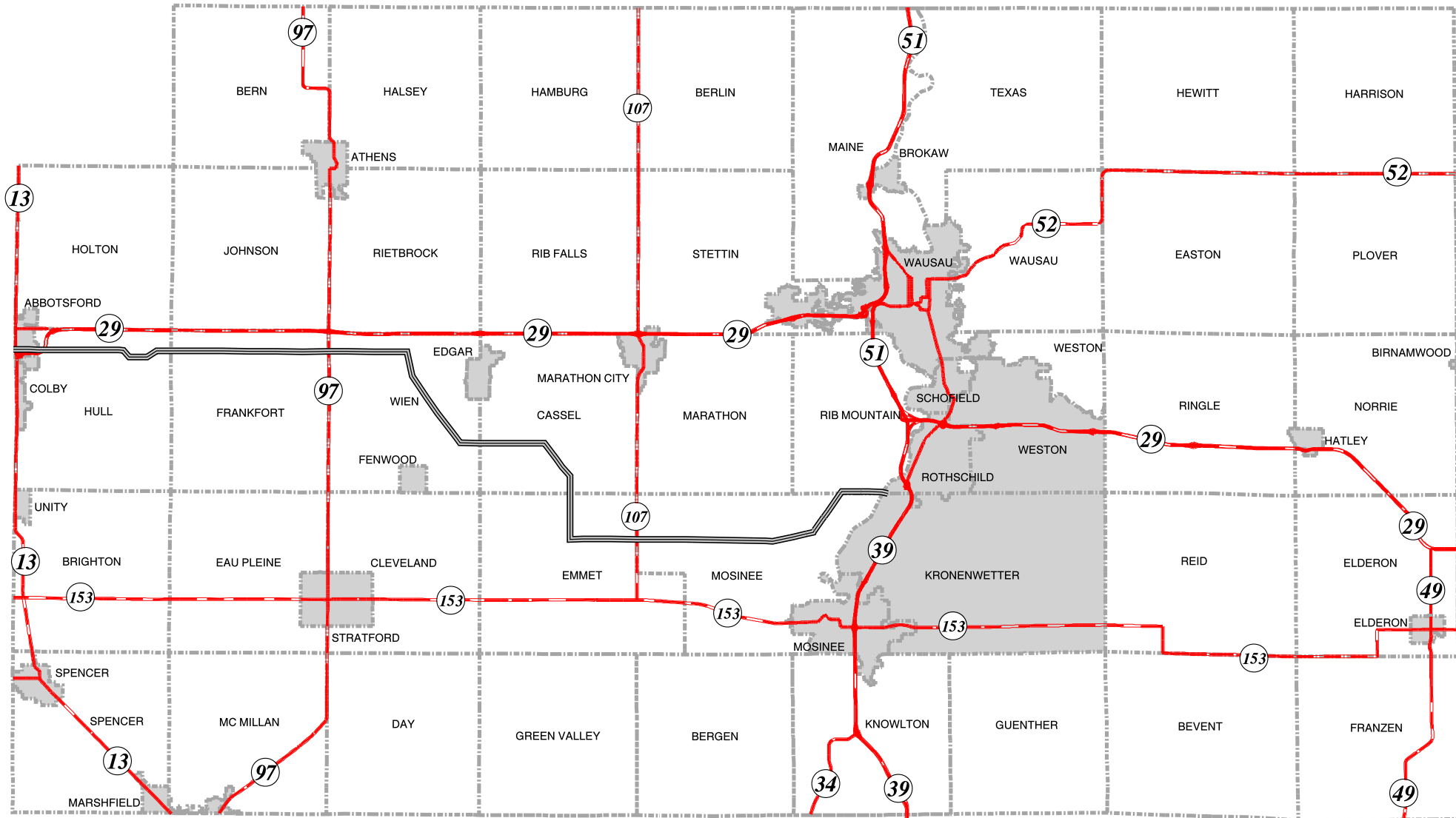
- Soils suitable for septic systems w/soil absorption component
- 2001 Snowmobile Trails
- Mountain Bay Trail
- Ice Age Trail
- Suggested Bike Routes

Figure 6-2  
**Suitable Soils-Septic Tank Absorption**  
**EMMET**

Figure 6-3: Depth to Groundwater

Figure 6-4: Watersheds

# MARATHON COUNTY PROPOSED WESTON - ARROWHEAD LINE



Proposed Power Line  
 State & Us Highways  
 Municipal Boundary  
 Incorporated Municipality

## 7. Housing

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

Data contained in this section reflect two methodologies of data collection employed by the U.S. Census. Data in the first table, labeled as “2000 Census: STF [Summary Tape File]-1 Data” are collected through a household-by-household census and represents responses from every household within the country. To get more detailed information, the U.S. Census also randomly distributes a long-form questionnaire to 1 in 6 households throughout the nation. Tables utilizing this sample data are identified in the footnote below each table and are labeled “STF-3 Data”. Tables are labeled as either STF-1 or STF-3 data because numbers may differ for similar statistics between each method, due to survey limitations, non-response, or other attributes unique to each form of data collection.

### Housing Inventory

#### Housing Type and Tenure

The 2000 Census shows the Town of Emmet has 269 occupied housing units. 236 (or 88%) of these units are owner-occupied. The Town has an average household size of 3.13 persons. 12% of all households are classified as being “1 person households”. Approximately 21% of Town households have a householder 65 years or older.

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

Area	Emmet	Marathon County	Wisconsin
Total Occupied Housing Units	269	47,702	2,084,544
Owner Occupied Units	236	36,091	1,426,361
Renter Occupied Units	33	11,611	658,183
Average Household Size	3.13	2.6	2.50
% Owner Occupied	87.7	75.7	68.4
% 1 Person Households	11.5	23.6	26.8
% With Householder 65 years or older	20.8	21.7	21.5

*2000 Census: STF-1 Data*

### Changes in Housing Stock

Table 7-2 notes changes in the housing stock between 1990 and 2000 according to U.S. Census Data. Total housing units have increased by 41 while the number of occupied housing units rose by 42. Vacancy decreased from 7 to 6% between decades. The number of owner-occupied housing units increased by 32 or 16%. The census reports increases in the number of single-family units. Duplex housing units rose by 100%.

**Table 7-2: Changes in Housing Stock**

	1990	2000	# Change	% Change
Total Housing Units	244	285	41	17%
Occupied Housing Units (Households)	226	268	42	19%
Vacancy %	7%	6%	--	--
Owner Occupied Housing Units	201	233	32	16%
Renter Occupied Housing Units	25	35	10	40%
Owner Occupied Housing Units as percent of Total	89%	87%	--	--
Number of Homes for Seasonal/Rec Use	10	14	4	40%
Number of Single Family Homes	226	264	38	17%
Detached*	226	258	32	14%
Attached**	0	6	6	--
Number of Duplexes	2	4	2	100%
Multi Family Units 3-9 units	0	0	0	--
Multi Family Units 10+	0	0	0	--

1990, 2000 Census: STF-3 Data

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

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

### Housing Age

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

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

The following table shows housing age for the community. In the Town of Emmet, data shows that a significant portion of the local housing stock was built before 1939. Recent housing growth from the 1990s makes up approximately 18% of the total housing stock. That is slightly higher than overall figures for the County. The Census reports that homes built in the 1990s make up 13% of the County’s overall housing stock.

**Table 7-3: Age of Community Housing Stock**

Total Units	Year Built								
	1999 to March 2000	1995 to 1998	1990 to 1994	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
285	4	27	22	51	23	28	16	21	93
100%	1%	9%	8%	18%	8%	10%	6%	7%	33%

2000 Census: STF-3 Data

### Physical Housing Stock

The following table looks at several select measures of physical condition and compares them to figures for the County and State. The median home size in the Town of Emmet is slightly higher than that of the County and State, when measured by number of rooms. Nearly 93% of the community’s housing stock is classified as being single family home. This is also higher than the overall figures for the

County or State. No Town housing units are found in structures with over 10 units. Census data indicates that the Town has a higher percentage of homes lacking complete plumbing and kitchen facilities than either the County or State.

**Table 7-4: Physical Housing Stock**

Community	Median Rooms	Characteristic (%)			
		1 unit, detached or attached	In buildings with 10 or more Units	Lacking complete plumbing facilities	Lacking complete kitchen facilities
<b>Emmet</b>	6.2	92.63%	0.00%	3.51%	3.16%
<b>Marathon County</b>	5.8	76.10%	4.50%	0.90%	0.90%
<b>Wisconsin</b>	5.4	69.30%	9.40%	1.40%	1.50%

*2000 Census: STF-3 Data*

## Housing Values

### Median Value

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

**Table 7-5: Median Housing Value**

	Median Value (dollars)
<b>Emmet</b>	\$100,000
<b>Marathon County</b>	\$95,800
<b>Wisconsin</b>	\$112,200

*2000 Census: STF-3 Data*

### Range of Values

The following table shows the range of housing values that exist in the community. Percentages for the Town are similar to that of the County.

**Table 7-6: Range of Housing Values**

Number of Houses per Housing Value Category	Emmet	Marathon County
< \$49,999	4	1,459
%	3%	5%
\$50,000 to \$99,999	54	13,405
%	47%	49%
\$100,000 to \$149,999	45	8,220
%	39%	30%
\$150,000 to \$199,999	11	2,368
%	9%	9%
\$200,000 or more	2	1,714
%	2%	6%

*2000 Census: STF-3 Data*

### Housing Affordability

Several factors impact the varied levels of housing affordability in Marathon County. These factors include rent and mortgage payments, maintenance expenses, lot size, and required or desired amenities for the home. Household size and income are also key factors contributing to what housing options are available and accessible to residents.

Statistically speaking, those spending in excess of 35% of their total household income on housing costs may be facing

affordability difficulties. The U.S. Department of Housing and Urban Development (HUD) recommends that rental-housing costs not exceed 30% of the monthly income. HUD also indicates that mortgage lenders are more willing to make loans if the scheduled mortgage payment is less than 29% of the monthly household income. The percentage of households in the Town of Emmet that pay more than 35% of their income on housing costs is similar to that of the County and State among owner-occupied households.

Additionally, the following table shows that select Town median owner-occupied costs, both with and without a mortgage, are slightly higher than median figures for Marathon County. Select median renter costs are similar to that of the County. Technical documentation from the Census states that contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. For vacant units, it is the monthly rent asked for the rental unit at the time of enumeration. Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by or for the renter. (*U.S. Census STF 3 Technical Documentation Guide*)

**Table 7-7: Housing Affordability**

	Owner Occupied			Renter Occupied		
	Median selected monthly owner costs <sup>1</sup>			Median Selected monthly renter costs <sup>1</sup>		
	With Mortgage	No Mortgage	% <sup>2</sup>	Median Contract rent	Median Gross rent	% <sup>2</sup>
<b>Emmet</b>	\$1,000	\$300	14%	\$389	\$489	10%
<b>Marathon County</b>	\$916	\$295	10%	\$423	\$484	20%
<b>Wisconsin</b>	\$1,024	\$333	9%	\$473	\$540	25%

<sup>1</sup>In dollars

<sup>2</sup>Percent paying over 35% of household income on housing  
2000 Census: STF-3 Data

## Special Housing

### Senior Housing

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

The senior housing needs in the South-Central region of Marathon County are met in several areas throughout the County. The Village of Edgar is home to the Eastside Apartments, and the Heide Apartments. The Eastside Apartments currently have a waiting list, indicating that there may be a need for adding additional senior housing in this region. The Wausau region (including Mosinee, Wausau, Rothschild, Weston, and Schofield), as well as the Village of Stratford and the Village of Athens, all have senior housing options that help meet the senior housing needs of South-Central region of Marathon County.

## **Assistance Programs**

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

- **Community Development Block Grant (CDBG)-Small Cities Housing**
- **Home Investment Partnerships Program (HOME)**
  - Rental Rehabilitation Program
  - Home Owner and Accessibility Rehabilitation Program
  - Home Ownership Program
  - Wisconsin Fresh Start Initiative provides at-risk young people with education, skills, and career direction leading to economic self-sufficiency.

- **Homeless Programs (Wisconsin Department of Administration [WDOA])**
  - HUD Emergency Shelter Grants
  - State Shelter Subsidy Grants
  - Transitional Housing
- **Local Housing Organization Grant (LHOG)**

State grants are available to enable community-based organizations, tribes and housing authorities to increase their capacity to provide affordable housing opportunities and services.
- **HOME Loans and Home Improvement Loans (Wisconsin Housing and Economic Development Authority [WHEDA])**
- **Housing-Related Consumer Protection Services (Wisconsin Department of Agriculture [WDA])**

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

## **Trends**

- The 2000 Census shows the Town of Emmet has 269 occupied housing units. 236 (or 88%) of these units are owner-occupied.
- Between 1990-2000, total housing units have increased by 41 while the number of occupied housing units rose by 42. Vacancy decreased from 7% to 6% between decades.

- The Census reports that homes built in the 1990s make up 13% of the County's overall housing stock.
- Nearly 93% of the community's housing stock is classified as being single family home.

## **Issues**

**Mobile Homes** - The Town of Emmet seeks to control the type of housing development. Currently, the Town regulates housing based on minimum bulk dimensions (mobile home regulation).

## 8. Cultural Resources

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

### Brief History of the Town of Emmet

The Town of Emmet, along with Mosinee and Cleveland, are known locally as an Irish settlement. Many people left Ireland in the late 1840s as a result of the potato blight and resulting famine, and some of those immigrants made their way to Marathon County by the 1850s. Among the earliest settlers was Robert Freeman, who came to Little Bull Falls (Mosinee) in 1851 and later settled south of Halder along a stream that became known as Freeman's Creek.

The land was covered with timber when first settled and sawmills in Stratford, Halder and Mosinee provided jobs and early industry. St. Patrick's Church was among the earliest in Emmet, with the first baptisms occurring in 1871. The church was located outside Halder, a village that had a post office, school, general store, tavern and a cooperative cheese factory.

The R. Connor Milling Company of Stratford built a railroad spur line to Halder in 1911 to haul timber more efficiently.

As logging declined, wheat and grain farming, and then dairy farming began to be the primary economic activities. By 1912, the area was known for some of the best farms in the County.

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

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

The Wisconsin Historical Society maintains the Wisconsin Architecture & History Inventory (AHI) that identifies any properties that may have been surveyed in the past; the Inventory does not convey special status and may not be current. The inventory may be reviewed at [www.wisconsinhistory.org/ahi/index.html](http://www.wisconsinhistory.org/ahi/index.html). There are 23 historic properties in Emmet that have been previously surveyed and included in the AHI.

The State Historic Preservation Office (SHPO) has identified two archaeological sites and historic cemeteries in Emmet.

**Cemeteries, Burial Mounds, Other Burials** – Wisconsin Statute 157.70 provides for the protection of all human burial sites, including all marked and unmarked burials and cemeteries. There are currently 133 cemeteries and burial areas identified in Marathon County, and it is likely that other cemeteries and burials may be present. Suspected burial mounds or unmarked burials must be reported to the State

Burial Sites Preservation Office. If human remains are uncovered during excavation, all work must cease pending review of the Burial Sites Preservation Office. All cemeteries and burials in Marathon County should be catalogued under Wis. Stat. 157.70 to provide maximum protection of these sites.

**Table 8-1: Known Cemeteries**

Cemetery Name	Location	Section
Heil Burial	In the W1/2 of NW 1/4 of Sec. 1, T. 27N, R5E	1W
St. Patrick Catholic/St. Peter	Main St., east of Halder	25W

Source: <http://www.rootsweb.com/~wimarath/CemLocations.htm>

## Issues

**Lack of Current Information --** Although a brief countywide historic properties survey was carried out in 1975-77, there has been no update. Many properties identified at that time may be gone, while other properties not previously surveyed may now be evaluated in a new context. It is necessary for the County to have current information about cultural resources in order to maximize planning and make the best use of historic properties.

**No Recognition Process --** Outside the City of Wausau, there is no process to recognize historic buildings or begin to plan for their protection. Once historic properties are identified, towns and villages do not have an established mechanism for recognizing them or integrating them into ongoing planning processes.

**Rural Character and Historic Resources --**In Marathon County, residents have expressed a strong desire to preserve the rural character of the County and raised concerns about increasing ex-urban development and the decline of working farms. An important part of rural character is the rural landscape and the buildings that convey that sense of place. While it is important to address the location and type of new development, there is also a need to preserve some visible reminders of rural character, including working farms. Without preserving some of the existing resources, including farmsteads and farmlands, the very characteristics that attracted residents will increasingly be lost.

**Protection of Archaeological Sites and Cemeteries --** Cultural resources planning includes identification and protection of archaeological sites and historic cemeteries. The Wisconsin Historical Society maintains a list of reported sites and cemeteries, representing a fraction of sites that are actually present. This information is often overlooked and should be incorporated into the planning process for local communities.

## 9. Community Facilities

This section describes the schools, libraries, and other community facilities for the Town of Bern

Maps for the Community Facilities element include Figures: 9-1, School Facilities; 9-2 Police; 9-3 Fire; 9-4, Hospitals and Clinics. All Figures are located at the end of this section.

### Schools

#### Primary and Secondary Schools

The Town of Emmet is served by four public school districts: the area near the intersection of STH 153 and CTH H is served by Stratford; the northwest corner of the Town is served by Edgar; the north east corner is served by Marathon; and the southern part of the Town is served by the Mosinee School District. The Stratford School District has an elementary school and combined junior and senior high school, all located on Third Avenue in the Village of Stratford. Attendance for the 2002 school year was 371 students at the Stratford Elementary serving pre-kindergarten through 6th grade, and 362 students attending the combined high school serving 7th through 12th grade. The Edgar School District has an elementary and middle school at 203 Maple Street and a high school at 203 Birch Street all located in the Village of Edgar. Edgar High School had 240 students in the 2002-2003 school year. The Marathon School District operates a K-8 elementary school and a high school. There is also a 1-8 parochial school in Marathon City. Based on current census data analysis,

Marathon expects a gradual decline in student population. This does not assume any major housing development. The current facilities owned by the Marathon School District are adequate, with a focus on maintenance and upgrades.

The district has some students whose families speak Spanish as a first language. The district has been sending students to Abbotsford for English as a Second Language classes.

The Mosinee School District has an elementary school (K –3), a middle school (4-8), and a high school. All three schools are located in the City of Mosinee. The district is anticipating slow to moderate growth of 5 to 20 students per year. Current facilities are not meeting current needs due to an overcrowded elementary school, which has forced the district to create a school within a school for fourth and fifth graders at the middle school. Portable buildings house the kindergarten at the elementary school. The district has asked residents to fund construction of a new elementary school along Rangeline Road, however referenda to fund the project have failed in 1999, 2000, and 2001. The district is now studying the expansion of the elementary school, which would also be put to a referendum.

Private schools that serve the community include: St. John’s (Edgar); St. Joseph (Stratford); St. Paul’s (Mosinee).

**Table 9-1: Marathon School District Enrollment**

Year	Enrollment PreK-12
1996-1997	752
1997-1998	762
1998-1999	718
1999-2000	713
2000-2001	718
2001-2002	691

**Table 9-2: Stratford School District Enrollment**

Year	Enrollment PreK-12
1996-1997	838
1997-1998	798
1998-1999	775
1999-2000	835
2000-2001	771
2001-2002	757

**Table 9-3: Edgar School District Enrollment**

Year	Enrollment PreK-12
1996-1997	692
1997-1998	695
1998-1999	681
1999-2000	667
2000-2001	665
2001-2002	679

**Table 9-4: Mosinee School District Enrollment**

Year	Enrollment PreK-12
1996-1997	2,000
1997-1998	2,021
1998-1999	2,002
1999-2000	1,975
2000-2001	2,014
2001-2002	2,041

Source: State of Wisconsin, Department of Public Instruction

## Post-Secondary Educational Facilities

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

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

## Libraries

The Town of Emmet is served by the Marathon County Public Library system. The new Stratford Branch Library located on Fourth Avenue has 3,000 square feet of space with approximately 18,700 volumes, including books, magazines, and other materials. The Mosinee Branch-Joseph Dessert Library has a new addition expanding its space to 18,913 square feet, containing over 18,900 volumes. The Wausau Headquarters Library, located on First Street in downtown Wausau, completed an expansion to 82,000 square feet in 1995. The new main Wausau Library is open seven days a

week and offers over 555,800 volumes, as well as facilities including Internet access.

## **Police**

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

## **Fire**

Fire protection is provided by the Edgar Volunteer Fire Department and the Marathon City Fire Department.

## **Emergency Response**

Emergency Response, First Responders is contracted with the Village of Edgar Ambulance Service.

## **E-911 Dispatch Service**

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

The users are served by a microwave linked voted repeater radio system, consisting of a control center at the Sheriff's Department, and nine remote radio tower sites spread

throughout the County. The system is also utilized by the Marathon County Highway Department and the Wausau Fire Department to support their radio communications. The 37 base radio transmitters and 479 mobile radios that make up the integrated system are maintained and serviced by the Sheriff Department's radio technician.

## **Hospitals**

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

St. Joseph's Hospital is located at 611 Saint Joseph Avenue in Marshfield and offers a full array of services, specialty services and a complete rehabilitation unit.

Ministry Health Care announced plans in July 2002 to construct a 104-bed, \$100 million hospital and medical office complex in Weston near the intersection of STH 29 and CTH X. The hospital is planned to open in 2004.

**North Central Health Care (NCHC)** – In addition to the hospitals and clinics described above, Marathon County is served by NCHC, a public agency, that also serves Langlade and Lincoln counties. The NCHC main campus is located at 2400 Marshall Street in Wausau. Additional offices are located

in Antigo (Langlade Health Care Center) and Merrill and Tomahawk (Lincoln Health Care Center). According to their web site, NCHC offers outpatient, day hospital, community support and inpatient services for mental/emotional problems; vocational, life skill training, early intervention, housing and care management services for the developmentally disabled; and assessment, individual and outpatient group counseling, intensive programming, day hospital, referral for residential and inpatient treatment, and education for alcohol and other drug problems. Services for detoxification and for persons suffering from problems with gambling addiction are also offered.

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

Residents also identified clinics in Stratford, Edgar, and Marathon City where they receive health care.

**Child Care**

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

CCR&R agencies assist parents in selecting quality childcare, help to increase the supply of childcare in areas that may be

lacking sufficient care, offer information and technical support to potential child care providers, and give technical assistance and support to existing childcare programs.

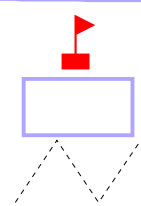
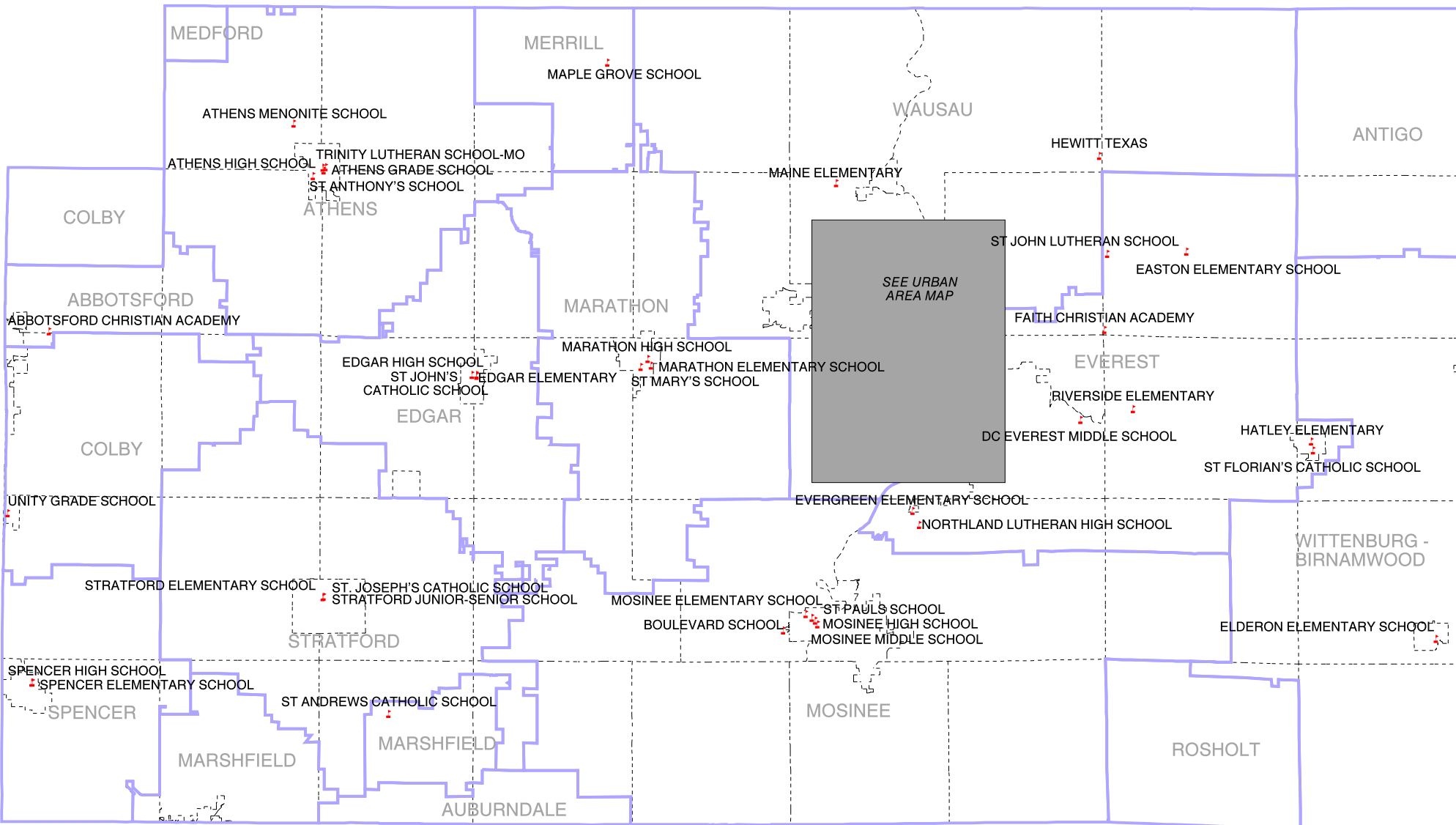
Each agency manages a database of existing childcare providers and programs, collects data about childcare rates, provider and teacher salaries, the number of parents and children using their services, the type of care requested and the children's ages.

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

**Table 9-5: Child Care Referrals**

<b>Counties</b>	<b>Agency</b>	<b>Contact Information</b>
Langlade, Lincoln, Marathon, Taylor	Child Care Connection	<a href="http://www.childcareconnectionrr.org/">http://www.childcareconnectionrr.org/</a> (800) 848-5229
Wood	Child Care Resource & Referral of Central WI	800-628-8534

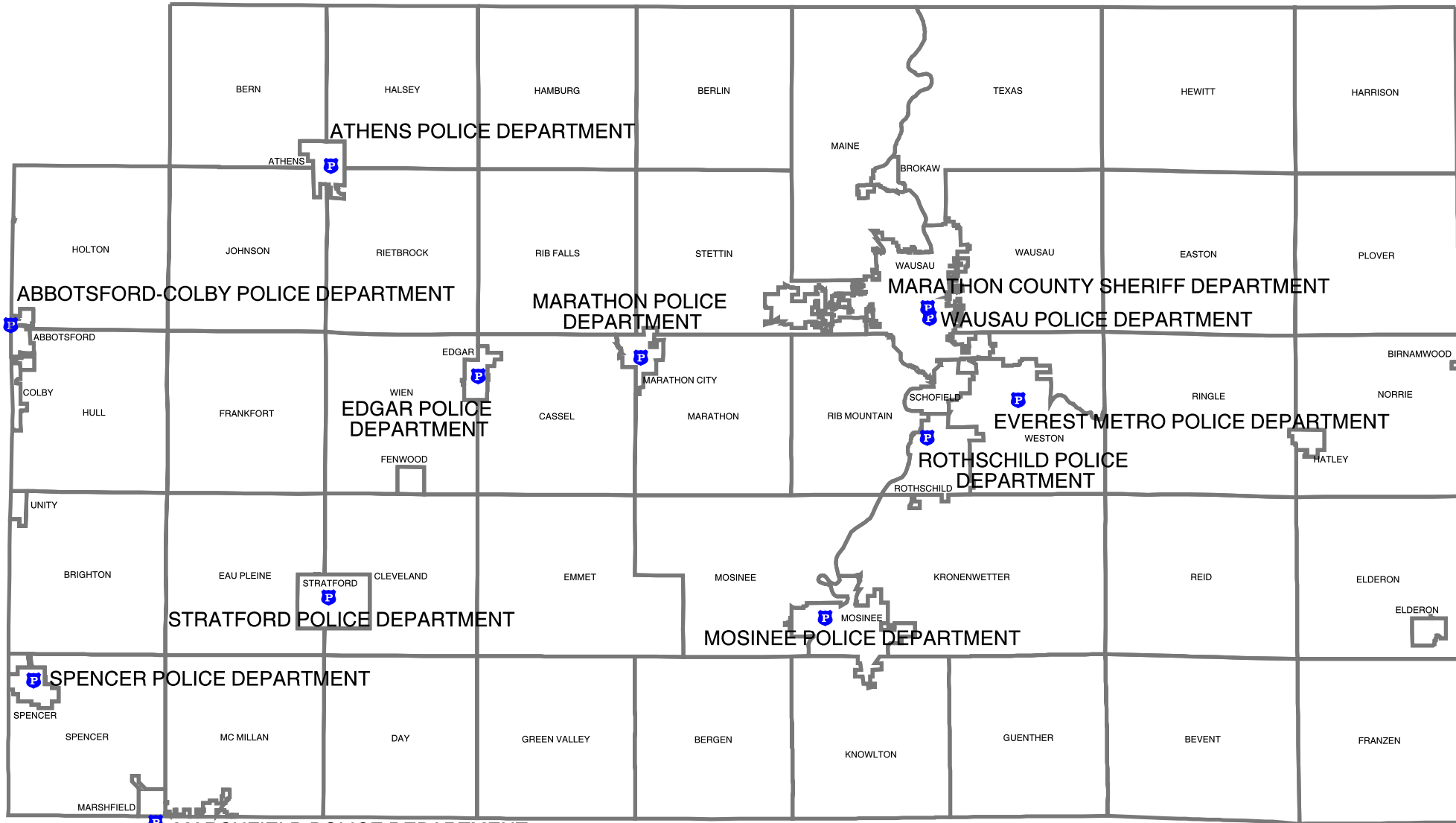
# MARATHON COUNTY SCHOOL DISTRICTS AND SCHOOLS RURAL AREA MAP



**School Locations**  
**School District Boundary**  
**Municipal Boundary**

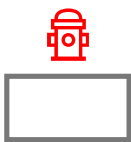
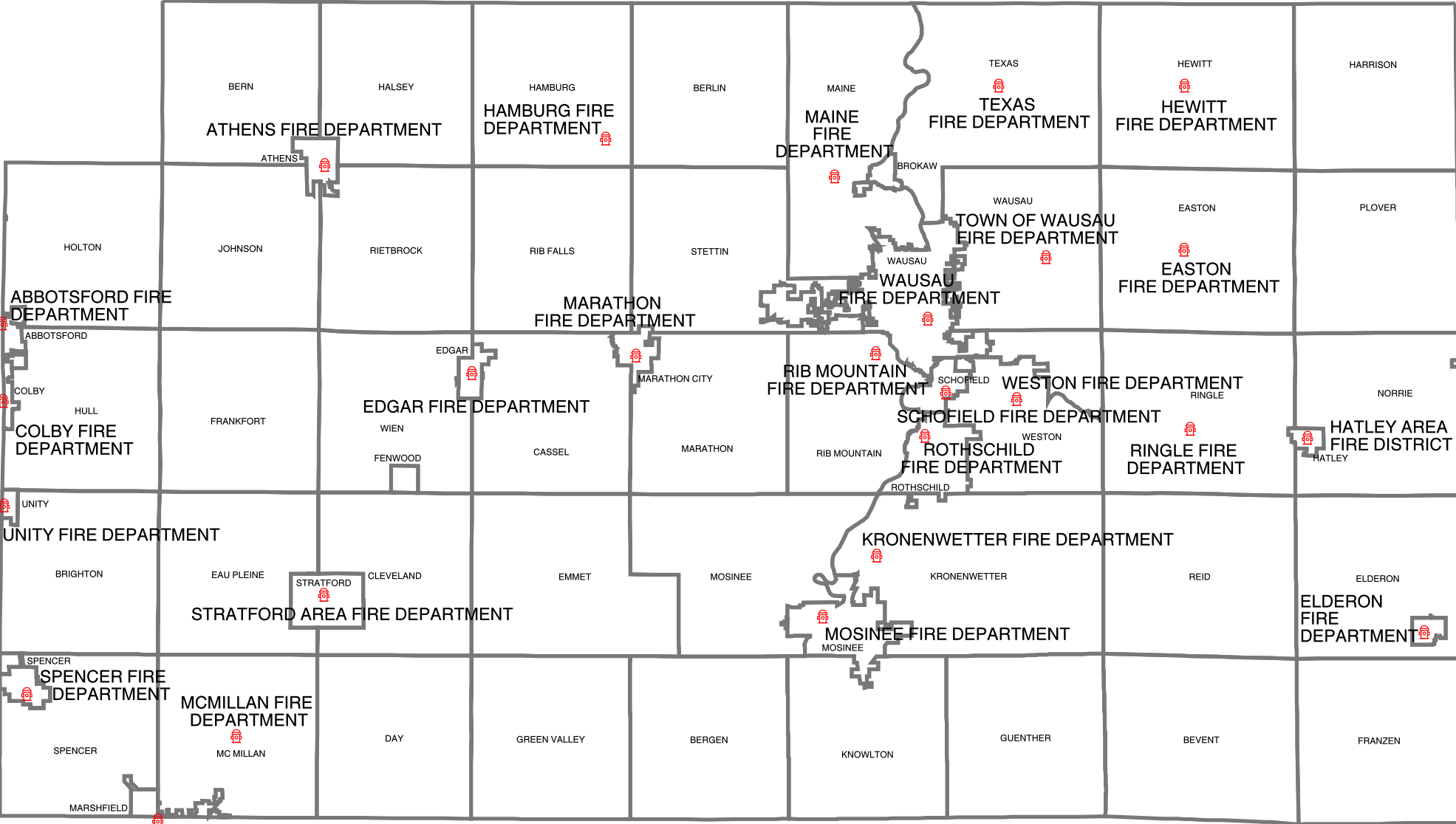
Figure 9-1

# MARATHON COUNTY LAW ENFORCEMENT



 Police Department  
 Municipal Boundary

# MARATHON COUNTY FIRE DEPARTMENTS



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

# MARATHON COUNTY AREA HOSPITALS, CLINICS & EMS ZONES

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

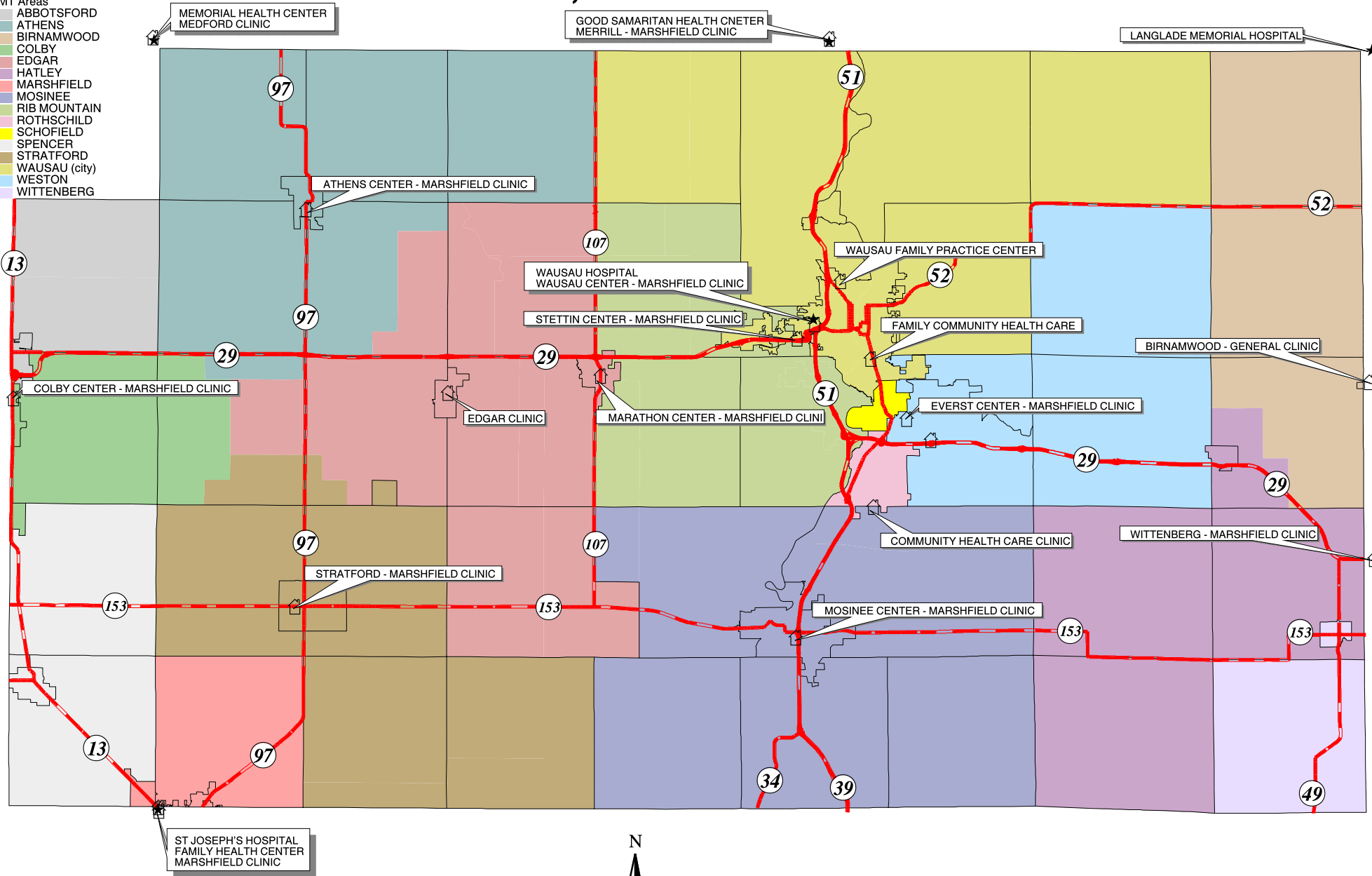


Figure 9-4

## 10. Parks

### Existing Parks, Trails and Open Space

Maps for the Parks element include Figure: 10-1, Recreation Facilities. All Figures are located at the end of this section.

#### Local Parks, Trails and Open Space

The Town of Emmet owns 40 acres at the end of Town Road and 23 acres along Halder Drive. The Lion's Club maintains a ball field next to the Town Hall on Halder Drive.

#### County or State Parks, Forest and Trails

There are no Marathon County parks in the Town of Emmet.

**Big Eau Pleine Park-** is in the Town of Green Valley and the other half in Bergen. Big Eau Pleine is the County's largest park, at 1,450 acres located on a peninsula on the north shore of the Big Eau Pleine Reservoir. Active recreation areas are concentrated in two main sites on the shores of the reservoir. Park facilities include: campgrounds, picnic tables, grills, restrooms, Civilian Conservation Corps (CCC)-era shelters, drinking fountains, boat launches, swimming beaches, play equipment. The extensive trail system allows for cross-country skiing, hiking, and nature walks. Fishing is a popular activity.

**Nine Mile Forest Unit,** located in Rib Mountain and the Town of Mosinee, is known as a recreation area with many miles of hiking, mountain biking, and cross-country ski trails.

Skiing is promoted with a ski chalet and over 25 kilometers of one-way loops. The forest is open to hunting and snowmobiling. Nine Mile has 4755 acres of mixed uplands, marshes, and water impoundments. The Burma Road Forest Unit is located in the towns of Mosinee and Emmet. The 1,473-acre forest is a mix of aspen and northern hardwood, with recreational opportunities including an ATV trail, hunting, snowmobiling, and camping.

**The George W. Mead Wildlife Area** is a very large Wisconsin Department of Natural Resources (WDNR) conservation and recreation area, which is comprised of most of the land south of CTH C in Green Valley and in the Town of Bergen. The WDNR's land extends across Green Valley and into the Town of Day, creating a conservation area of approximately 20,000 acres. Much of the area is wetland surrounding a series of lakes and flowages connected by the Little Eau Pleine River. Portions of the Mead Wildlife Area are open for hiking, hunting, and fishing.

**Rib Mountain State Park** is located within the Town of Rib Mountain. The park's main feature is Rib Mountain, which at 1924 feet above sea level is one of the highest elevations in the State of Wisconsin. The park surrounds the mountain and has the following facilities: a picnic area with 65 tables, a camping area with 31 developed sites, 3 hiking trails, a nature trail, and a downhill skiing area with 12 runs.

#### Park System Needs

Half of the respondents of the community survey do not think the Town should plan future development of recreational

facilities, 22% were in favor of planning these facilities, and 28% were unsure.

## **Issues**

There were no significant park issues identified.



## 11. Economic Development

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

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

### County Economic Environment

Originally, the Marathon County economy was based on forest resources and diversified agriculture. Increased population and infrastructure – railroads, roads and dams for power enabled the area to evolve beyond simple agricultural and logging operations. Resources that once left the area unprocessed were now transformed into finished products in the County, providing employment opportunities and adding value in forest products and agricultural processing. A number of related

manufacturing operations grew up in the area, some based on forest products and agricultural products, others supplying the existing industries with fabricated metal products. As these industries progressed, so did industries such as transportation, communications, public utilities, government, trade, finance, insurance and real estate. The County now enjoys a well-diversified economy.

### Agricultural Economy

Located in the agricultural area of western Marathon County, the economic health and vitality of Emmet is affected by the economic health of the agricultural economy. However, the agricultural economy is subject to national and international pressures, creating challenges for rural areas seeking to adapt to the changing economic environment and preserve their rural agricultural heritage.

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

Other forces that create an environment of change in the rural area:

- Net farm profits are increasingly a function of Federal United States Department of Agriculture (USDA) support payments.
- The average age of the current agricultural owner/operator is nearly 55; a large number are nearing retirement.
- The low entry rate into agriculture reflects the high capital investment and low profit margins.
- The number of dairy herds decreased by 10% (1565 to 951 farms) in the past 13 years, and the total number of cows decreased from 77,000 in 1990 to 64,000 in 2000, a decrease of 17%.
- Dairy production is now more concentrated; the average size of dairy herds increased from 42 cows in 1990 to 62 cows in 2001. Nearly 50 dairies have over 300 animal units (200 cows), and 12 dairies have more than 1,000 animal units (more than 700 cows.)
- Local milk production is not sufficient to reliably meet the demand of local dairy processors.
- The immigrant work force associated with industrial farms, impacts public services such as schools, social services and law enforcement.

- Crop land and open space are being broken up into smaller fields by rural residences.
- Crop land production is being concentrated into fewer, larger operations.
- Soil erosion is increasing and soil organic matter content is decreasing.
- Environmental regulation of farms by the State and Federal government continues to increase. Agriculture is identified as a major non-point source of water pollution (sediment and nutrients) in the U.S.
- Larger farm equipment damages local roads and farm traffic is increasing.
- Conflicts between various land uses in rural areas are increasing.

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

## **Key Economic Sectors**

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

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

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

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

\*data suppressed to maintain confidentiality

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

### Local Economic Environment

The population of Marathon County grew from 115,400 in 1990 to 125,834 in 2000, an increase of 10.3% compared to an 8.5% increase in the State and 8.7% in the U.S. The most recent estimates show an annual growth rate of 0.7% in all three jurisdictions. (Wisconsin Department of Administration

[WDOA], Demographic Services, 2002) Population growth has been concentrated in the urbanized area surrounding Wausau.

In 2000, there were 312 people employed within the Town of Emmet. A breakdown of employment by industry is shown below. Data show that most people were employed in the self-employed/farm sector, with 300 employees. “Other” is the second largest employment sector with 8 workers. Table 11-2 shows employment numbers for jobs located in the Town.

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

POPULATION	842
<b>EMPLOYMENT</b>	
Commercial	4
Manufacturing	-
Service	-
Other	8
Self-Employed/Farm	300
<b>TOTAL</b>	<b>312</b>

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

### Employment Projections

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

operators. In 1987, farm employment in Marathon County was estimated to be 11,643 and in 1997 it was estimated to be 8,298. This represents a decrease of almost 29 percent.

The North Central Wisconsin Regional Planning Commission (NCWRPC) computed employment projections, based on the assumption that the historical growth rates described above would continue through 2030. These projections are shown in Table 11-3.

**Table 11-3: Employment Projections in 5-Year Increments**

	Total Employment by Year						
	2000	2005	2010	2015	2020	2025	2030
<b>Emmet</b>	312	302	293	283	273	264	254
<b>County</b>	72,508	75,625	78,742	81,859	84,976	88,093	91,210

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

The employment forecast in Table 11-3 indicates decreased employment for the Town of Emmet. By the year 2030, it is estimated that the Town will provide employment to 254 workers. This represents an employment decrease of 19% and assumes a moderate growth rate of change based on employment between 1990-2000 for non-farm employment. The estimates suggest an overall change in employment by 2030 between -19% if a lower than expected rate of change occurs and +6% if a higher rate occurs.

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

	Percent Change in Employment by Growth Rate		
	Low Growth	Moderate Growth	High Growth
<b>Emmet</b>	-19	-19	+6
<b>Marathon County</b>	+21	+26	+34

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

**Major Local Employers**

The area is largely agricultural with most residents working on local farms.

**Issues**

**Agricultural Economy** - The conversion of productive farmland to non-farm uses was listed as a concern for 63% of respondents of the Community Survey.

**Mega Farms** - Half the respondents indicated that they did not believe the Town should regulate the number of cattle in confined feeding operations.

**Business Development** - When asked what business residents would like to see developed in Emmet, those listed included (in order of number of responses):

- Agriculture
- Service/Retail
- Small business
- Wood products
- Granite/quarry
- Manufacturing

## 12. Intergovernmental Cooperation

### Local and Regional Level Cooperation

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

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

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

### Shared Services

**Fire and Emergency Response-** Shared with Marathon City and Town of Edgar. Town of Emmet has owning interest in one tanker.

### Cooperative Practices

#### Surrounding Towns-

Town of Green Valley – Road maintenance

Town of Mosinee – Shared Marathon City Fire protection, road maintenance.

Town of Cassel – Shared Marathon City Fire protection.

Town of Cleveland – Road maintenance

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

**Regional Agencies-** The North Central Wisconsin Regional Planning Commission (NCWRPC) provides planning and mapping assistance

## **State and Federal Level Cooperation**

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

## **Intergovernmental Cooperation Issues**

**Countywide Weight Limitations** - The Town would like the County to post weight limitations along County roads. Heavy truck traffic on area roads can result in more frequent maintenance.