

Conditions and Issues Volume

Town of Weston Comprehensive Plan



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(via Commission Resolution TW-2017-005)**

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11, 2017)**

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Chapter 1: Introduction and Summary

Before planning where the Town of Weston should head, the Town must first understand its history, current conditions, and trends. An exploration of existing conditions and issues can help the Town identify and take advantage of its assets and opportunities. It can also help prevent poor planning and development; costly mistakes; environmental damage; and inefficient road, utility, and service delivery.

This volume is the first of two parts of the Town of Weston's Comprehensive Plan. Together with the Vision and Directions volume, it meets the required elements in Section 66.1001(2)(a) of Wisconsin Statutes. This Conditions and Issues volume contains background information supporting each of the chapters of the Vision and Directions volume.

Location and Context

The Town of Weston is in Marathon County, located in central Wisconsin (see Map 1-1). It is east of Interstate 39/U.S. Highway (USH) 51 and north of State Trunk Highway (STH) 29. The Town of Weston is connected to other urban areas in the State and Midwest via this highway network.

The Town shares borders with the Town of Wausau to its north, the City of Wausau and City of Schofield to its west, the Town of Ringle to its east, the Village of Weston to its south, and the Town of Easton to its northeast.

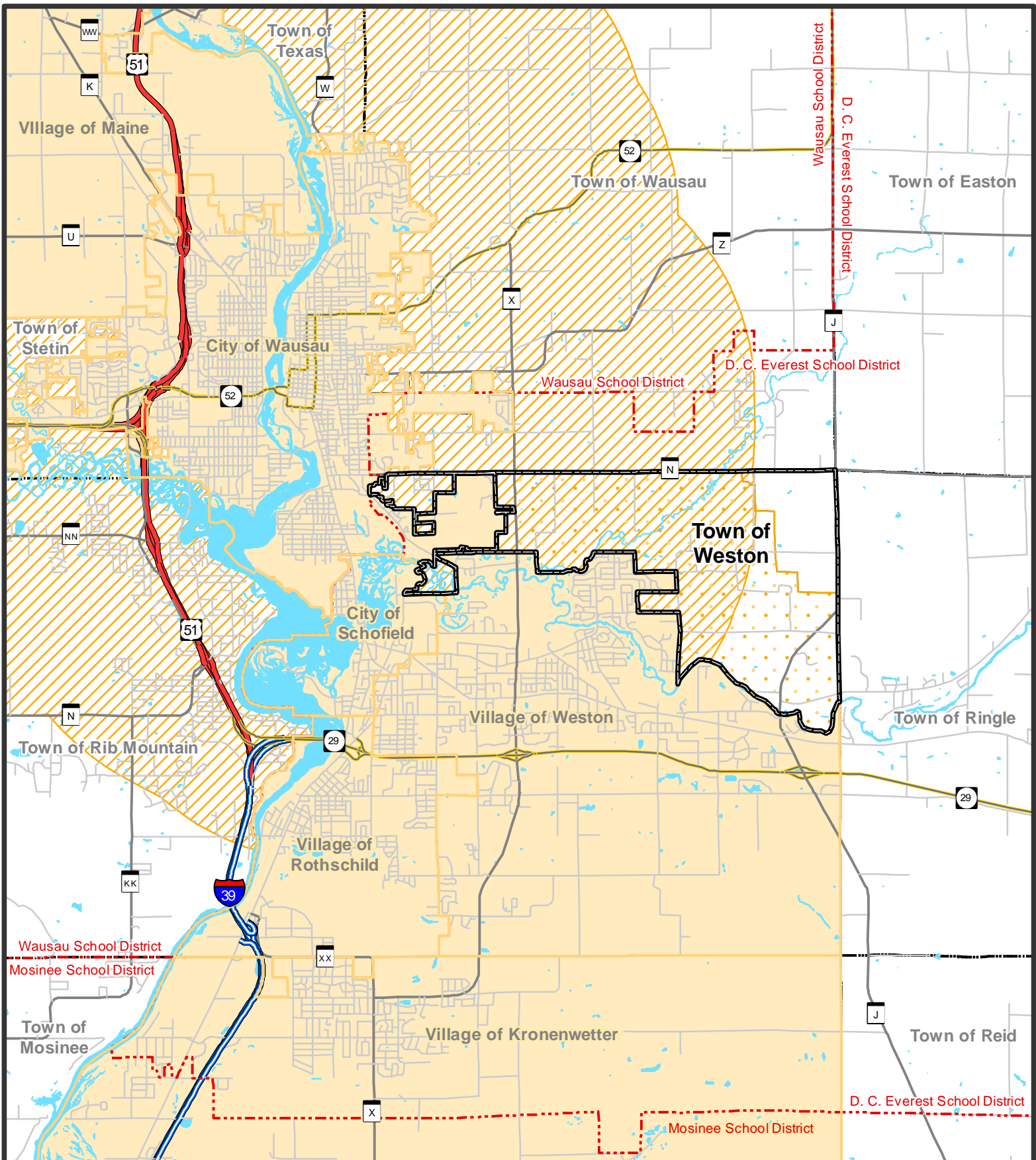
The Town had a 2016 population of 661, as estimated by the Wisconsin Department of Administration. This modest population reflects the Town's small land area, much of which remains open. The Town has an area of approximately 8.86 square miles, 2/3 of which is located within the Village of Weston/Town of Weston extraterritorial zoning area.


History

The origins of the Town of Weston go back to the mid-1850s. The Marathon County Board designated it as the Town of Eau Claire on November 12, 1856. This original Town consisted of land in the current Village of Weston, Village of Kronenwetter, Town of Rib Mountain, City of Schofield, and Village of Rothschild. The Town's boundaries were reduced and the name was changed in 1859 to the Town of Weston. The Town's boundaries changed again in 1996 when the urban center was incorporated as the Village of Weston, leaving the rural sections north of the Eau Claire River as the Town of Weston.

Land in what is now the Town of Weston was originally heavily wooded (Hemlock, White Pine, and Red Pine) and inhabited only by Native Americans. In 1836, the Menomonee Indians signed a treaty giving European settlers title to a strip of land six miles wide along the Wisconsin River as far north as Wausau. The first commerce consisted almost exclusively of hunting and fur trading.








Town of Weston Comprehensive Plan 1-1

Regional Jurisdictions

Map Date: 11/11/2017
Adoption Date: 11/11/2017
Created by Village of Weston
Tech. Services Department

0 0.5 1 2 Miles



Legend

Municipal Features

- Town of Weston
- Village of Weston ETZ
- City of Wausau ETZ

- Other Town Boundaries
- School District Boundary
- Surface Water

- Interstate Hwy
- US Hwy
- State Hwy
- County Hwy
- Local Road

In 1839, the lumber industry developed in the area. Lumbermen began cutting the virgin pine trees and sending them down the Wisconsin River to mills in Mosinee and Stevens Point. As time passed, lumber mills developed in Schofield and Wausau on the Wisconsin River, and in the Town of Weston on the Eau Claire River. At the height of the lumbering era, there were several mills located along the Eau Claire River. Most notably, there were lumber mills near the Ross Avenue Bridge, near Kellyland Park, and at the current site of the Dells of the Eau Claire River County Park. By the early 20th Century, the virgin forests were clear-cut, and the lumber mills ceased to operate.

After the lumbering era, agriculture developed as the Town's main form of commerce. The gently rolling lands that remained after logging were fertile, and suitable for a variety of types of development. Eventually, other businesses developed, residential areas grew, and municipal services followed.

Few reminders of the early history of the Town of Weston remain. There are a few residences and other structures in the Town that are more than one hundred years old. However, all the old lumber mills on the Eau Claire River have either been destroyed or fallen apart and disintegrated. The only evidence of these mills is a few pilings along the Eau Claire River that have survived the elements. The best example of these pilings can be seen east of the Ross Avenue Bridge in the Eau Claire River. Remaining forested areas are second or third growth wood lots, wetlands, and wooded areas along rivers and streams.

The greater Weston area had been one of the fastest growing parts of North Central Wisconsin through 2010. The Town of Weston's population grew by almost 20% between 2000 and 2010 to reach a population of 639 residents in 2010, according to the U.S. Census. The population for the Village of Weston had a slightly higher rate of growth during this period, increasing by 23.1%. Since 2010, population growth in the Weston area has slowed.

The Town has maintained an annual new housing start rate of approximately five new housing units per year since 2000. The Town's close proximity to the City of Wausau and Village of Weston, in addition to its excellent connection to the regional highway system, have made it a desirable location for new residential development in the North Central Wisconsin area.



Chapter 2: Demographics and Trends

This analysis is intended to describe the existing demographics of the Town of Weston and identify major demographic trends.

A Note on Historic Demographic Trends

When the Village of Weston incorporated in 1996, a large portion of the Town's developed area became part of the incorporated Village. This change in jurisdiction renders historical trends limited and rather difficult to analyze. As a general rule, Census data attributed to the Town of Weston in this Chapter prior to 2000 includes areas that are currently located within the incorporated Village of Weston.

Population

As shown on Figure 2-1, between 1980 and 2010, population and household growth in the Village and Town of Weston grew at a much faster rate than either Marathon County or the State.

The increase in total households between 2000 and 2010 was higher than the increase in population. This is likely due to decreases in household size, which can in turn be attributed to the growth of "empty nesters" and an aging population base. The 45-64 and 65+ age groups increased by 55 percent each between 2000 and 2010.

Summary

- The Town of Weston had above average population growth (19.6%) compared to the County (6.5%) and the State (6%) between 2000 to 2010, but this has slowed since 2010.
- The number of Town households rose by 21.5% from 2000 to 2010, suggesting slightly smaller household sizes.
- Weston's 2010 median age of 40.2 years old was slightly older the median age in the County and State, but is about 4 years older than the Village of Weston's median age.
- The 2014 median household income for the Town was \$81,250, which was over 30% greater than Village of Weston, Marathon County and the State median household incomes.



Figure 2-1: Demographic Change, 1980-2010

					% change	
	1980	1990	2000*	2010*	1980 to 2010*	2000 to 2010
Total Population						
Town of Weston	11,342	11,450	514	639	-94.4%	19.6%
Village of Weston	N/A	N/A	12,079	14,868	N/A	23.1%
County	111,270	115,400	125,834	134,063	20.5%	6.5%
State	4,705,767	4,891,769	5,363,675	5,686,986	20.9%	6.0%
Total Households						
Town of Weston	3,830	4,123	179	228	-94.1%	21.5
Village of Weston	N/A	N/A	4,572	5,772	N/A	26.2%
County	37,865	41,534	47,402	53,176	40.4%	12.2%
State	1,652,261	1,822,118	2,084,544	2,279,768	40.0%	9.4%
Average Household Size						
Town of Weston	2.96	2.74	2.87	2.77	-6.42%	-3.5%
Village of Weston	N/A	N/A	2.61	2.54	N/A	-2.7%
County	2.9	2.75	2.6	2.49	-14.1%	-4.2%
State	2.35	2.68	2.5	2.43	3.4%	-2.8%

Source: U.S. Census Bureau 1980-2010

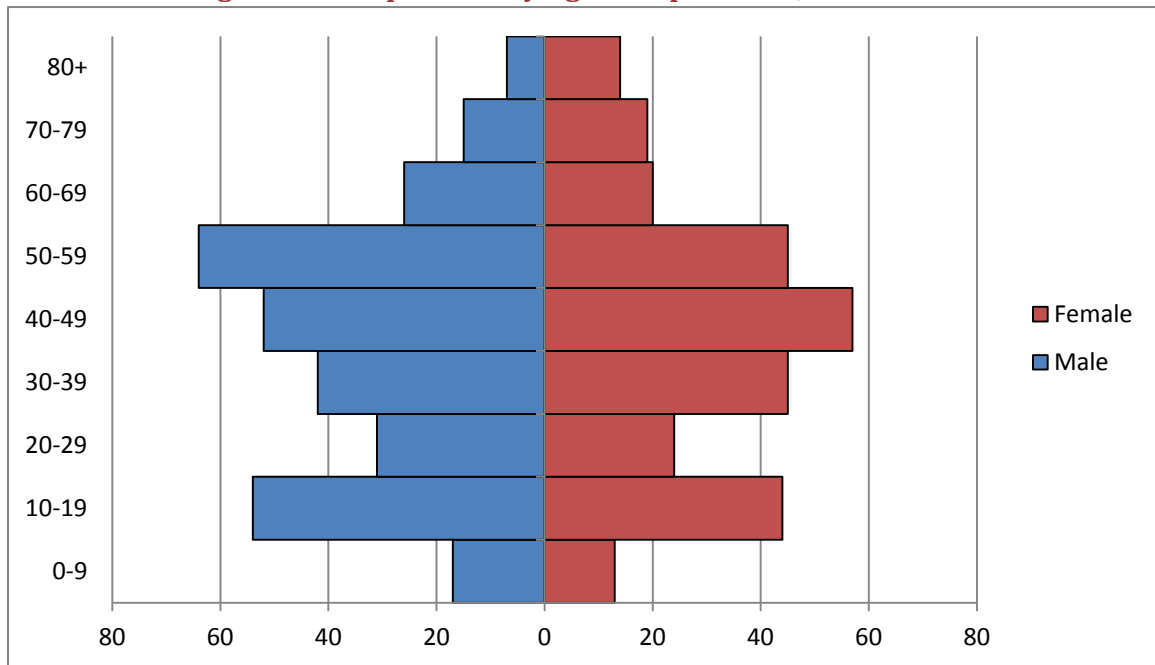
* Data reflects the incorporation of the Village of Weston in 1996

The population of Marathon County grew from 125,834 in 2000 to 134,063 in 2010—an increase of 6.5% compared to a 6% increase in the State and 9.7% in the U.S. Population growth in Marathon County has been concentrated in the urbanized area surrounding the City of Wausau.

Figure 2-2 shows population by age group in 2010. The largest age groups in the Town were residents between 30 and 59 years old. The Town of Weston's median age in 2010 was 40.2 years old. The distribution of population across age groups in the Town reflects a slightly older overall population relative to that of the Village, County and State, with a significantly greater percentage of residents in the 45 to 54 age group.



Figure 2-2: Population by Age Group and Sex, 2010



Source: U.S. Census Bureau, 2010

Race

The 2010 U.S Census reports that the Town of Weston racial composition is primarily “White,” with 95.5% of residents listing it as their only race. Residents of “Black or African American,” “American Indian and Alaska Native,” and “Asian” races constituted the remaining 4.5%. Nine Town residents indicated that they were “Hispanic or Latino.”

Education and Income Levels

According to the U.S. Census Bureau’s 2014 American Community Survey, 98.5% of Town residents have a high school education or higher. This compares to 90.8% for the State and County. In the Town, 30.3% of residents have a bachelor’s degree or higher. This rate is significantly higher than the Village of Weston, Marathon County’s and the State’s level of educational attainment. Other rates of educational attainment for the entire population can be seen in Figure 2-3.



Figure 2-3: Educational Attainment for Population Age 25 and Over

	Town of Weston	Village of Weston	Marathon County	Wisconsin
Educational Attainment	Percentage			
Less than 9th Grade	0.5	3.0	4.1	3.2
9th to 12th Grade, No Diploma	1.0	5.7	5.2	6.0
High School Graduate	35.9	35.8	37.6	32.4
Some College, No Degree	17.4	18.8	18.2	21.1
Associates Degree	14.9	12.6	12.0	9.9
Bachelor's Degree	22.6	15.3	15.7	18.1
Graduate or Professional Degree	7.7	8.8	7.3	9.3

Source: U.S. Census Bureau 2010-2014 (American Community Survey)

As shown in Figure 2-4, median household income for Town residents was \$81,250. This is considerably higher than the Village of Weston with a median income of \$50,657, Marathon County with a median income of \$53,779, and the State at \$52,738. In addition to a higher median income, the Town Weston has a larger proportion of those making \$100,000-\$149,999 and \$200,000 or more and a significantly smaller proportion of those making less than \$49,999 annually. This suggests a primarily upper middle class population.



Figure 2-4: Household Income Levels

	Town of Weston		Village of Weston	County	State
Income Level	Number	Percentage			
Less than \$10,000	3	1.4	4.0	5.0	5.9
\$10,000 - \$14,999	0	0	7.0	4.8	5.3
\$15,000 - \$24,999	21	9.6	12.4	11.4	10.9
\$25,000 - \$34,999	19	8.7	8.4	10.1	10.8
\$35,000 - \$49,999	23	10.5	17.7	15.0	14.6
\$50,000 - \$74,999	39	17.8	18.7	20.5	19.6
\$75,000 - \$99,999	34	15.5	14.4	14.7	13.4
\$100,000 - \$149,000	53	24.2	13.1	12.8	12.8
\$150,000 - \$199,999	10	4.6	3.6	4.3	3.8
\$200,000 or More	17	7.8	0.7	2.4	3.1
Total	219	100	100	100	100
Median Household Income		\$81,250	\$50,657	\$53,779	\$52,738

Source: U.S. Census Bureau, 2010-2014 (American Community Survey)



Chapter 3: Projections

Projections offer a municipality a glimpse of future growth potential. Population, household, and employment projections are used to shape the Town of Weston's policies and initiatives, included in the Vision and Directions volume.

Population Projections

Population and household projections for the Town of Weston, Village of Weston and Marathon County, shown in Figures 3-1 and 3-2, were obtained from the Wisconsin Department of Administration. Previous projections from the Department were extremely accurate—under-projecting the Town of Weston's actual 2010 population by just 13 people.

The Department of Administration projects the Town population to increase by about 266 residents, or 30%, between 2010 and 2040. This is a significantly higher percentage than the projected County increase of about 14% during the same period.

Typically, the Department of Administration does not consider potential future annexation when projecting future population growth. As a result, it is possible that some projected Town of Weston residents may actually be Village of Weston residents, resulting from new subdivisions occurring following annexation.

Projections Summary

- The Town of Weston should continue to see modest growth both in its population and number of households.
- Despite the economic recession in the late 2000s, employment in the region has been steady in the past decade.
- Job creation in the region should continue to be steady, and will reflect the needs of a growing and aging population.

Figure 3-1: Population Projections, 2010-2040

	2010 Census	2015	2020	2025	2030	2035	2040
T. Weston	639	680	735	790	835	875	905
V. Weston	14,868	15,520	16,770	17,870	18,890	19,700	20,330
County	134,063	136,510	142,200	146,595	150,130	152,120	152,790

Source: Wisconsin Department of Administration, 2013

Household Projections

Figure 3-2 shows projected households for the Town of Weston, Village of Weston, and Marathon County. Previous household projections from the Department of Administration were within 4% of the actual number of households in the Town of Weston in 2010. The Department projects a 33% increase in the number of households in the Town of Weston between 2010 and 2040. When combined with the population projection, this reflects continued smaller household sizes. Again, these projections likely do not factor in the effect of future annexations. If many of these projected



new households locate in Weston following annexation of the associated lands, they will not actually be Town of Weston residents.

Figure 3-2: Household Projections, 2010-2040

	2010 Census	2015	2020	2025	2030	2035	2040
T. Weston	228	245	267	290	309	327	341
V. Weston	5,772	6,085	6,632	7,125	7,596	8,006	8,333
County	53,176	54,657	57,394	59,611	61,524	62,958	63,730

Source: Wisconsin Department of Administration, 2013

Employment Projections

The Wisconsin Department of Workforce Development (DWD) collects data on non-farm employment, but this is only available on the County level. The DWD estimated non-farm employment in Marathon County to be 65,630 in 2000 and 68,816 in 2015. The County weathered the mid-2000s economic downturn fairly well; overall employment remained steady between 2000 and 2013. The overall number of jobs in Marathon County has steadily increased since the mid-2010s. Figure 3-3 lists 2014 employment statistics by non-farm industry for Marathon County. The County's top employers are in the following industries: Trade, Transportation, and Utilities; Manufacturing; and Education and Health. The lowest paying jobs in the region were in the leisure and hospitality sectors, paying an estimated annual wage of \$12,706, just above the national poverty rate threshold for a single individual. The highest paying jobs were in the Financial Activities, Construction, and Manufacturing industries.

Figure 3-3: Non-Farm Employment by Industry, Marathon County, 2014

Industry	Annual Average	1-Year Change	Total Annual Payroll	Average Yearly Income Per Worker
Natural Resources	1,085	52	\$33,735,472	\$31,093
Construction	2,424	-20	\$128,829,646	\$53,148
Manufacturing	15,414	543	\$752,657,237	\$48,829
Trade, Transportation, Utilities	16,054	39	\$525,882,757	\$32,757
Information	N/A	N/A	N/A	N/A
Financial Activities	4,786	5	\$268,447,349	\$56,090
Professional & Business Services	4,918	250	\$236,502,836	\$48,089
Education & Health	14,529	1,720	\$709,260,596	\$48,817
Leisure & Hospitality	5,551	262	\$70,532,449	\$12,706
Other Services	1,690	-245	\$42,632,281	\$25,847
Public Administration	1,850	42	\$71,265,042	\$38,522

Source: Wisconsin Department of Workforce Development, Marathon County Workforce & Economic Profile, 2015



The State Department of Workforce Development has prepared 10-year non-farm employment projections for the North Central Workforce Development Area, a nine county area comprised of Adams, Portage, Wood, Marathon, Oneida, Langlade, Forest, Vilas, and Lincoln Counties. The projected increases reflect a workforce necessary to provide day-to-day services for a growing and aging population and continue to support current trends of growth in the area's existing industries. The largest anticipated increases in non-farm employment are in the Construction, Professional & Business Services, and Education & Health Services industries, while the largest decrease is forecast for the Natural Resources industry.

Figure 3-4: 2022 Projected Non-Farm Employment for the North Central Workforce Development Area

Industry	2012 Employment	2022 Projected Employment	Percent Change
Natural Resources	2,907	2,657	-9%
Construction	5,925	7,006	18%
Manufacturing	30,819	31,263	1%
Trade, Transportation & Utilities	43,393	45,964	6%
Information	2,232	2,370	6%
Financial Activities	12,315	13,176	7%
Professional & Business Services	9,860	11,654	18%
Education & Healthy Services	35,891	40,945	14%
Leisure & Hospitality	18,269	19,693	8%
Other Services	6,122	6,447	5%
Public Administration	12,484	12,893	3%
Self Employed & Unpaid Family Workers	10,430	10,584	1%
All Industries	190,647	204,652	7%

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development, September 2015

Farming remains an important source of employment in Marathon County, even though it is not reflected in these Department of Workforce Development statistics.



Chapter 4: Land Use

The Town of Weston is characterized by a primarily rural residential and agricultural land use pattern, which is heavily influenced by the Town's close proximity to several larger incorporated areas. The vast majority of the Town's developed areas were incorporated as the Village of Weston in 1996.

Existing Land Use

The Town of Weston is dominated by agricultural and low-density, rural residential type land uses. As Table 4-1 indicates, the majority of land in the Town consists of woodlands, cropland, and single-family residential land uses.

Land Use Summary

- The vast majority of the Town is either in residential, agricultural, or other open space uses.
- Only 2% of the Town of Weston is in industrial use.
- The Town currently does not have any lands in commercial or recreational use.

One of the Town's oldest residential subdivisions – the Home Sweet Home subdivision – is located in the northwest corner of the Town, near the border with the City of Wausau. Remaining residences are scattered throughout the Town, with some concentrations in Section 13 along County Trunk Highway (CTH) J.

There is a small area of manufacturing in the western portion of the Town, north of the City of Schofield. A non-metallic mine is also located in the central portion of the Town, along Kramer Lane.

Map 4-1 presents the existing land use pattern in the Town, with Figure 4-1 calculated acreages of existing land uses. For the purpose of the Existing Land Use Map and Table 4-1, larger parcels (often 30+ acres in area) developed with a single-family residence are included in the Residential existing land use category, even though much of these parcels remain undeveloped.



Figure 4-1: 2016 Existing Land Use Acreage

Activity	Number of Parcels	Acres	Percentage
Residential	216	1,307	23%
Industrial	4	91	2%
Mineral Extraction	2	76	1%
Institutional	3	3	.5%
Agriculture/ Forestry	86	2,496	44%
No Activity/Idle	156	1,437	25%
Infrastructure	9	227	4%
Total	476	5,637	100%



Town of Weston Comprehensive Plan

4-1

2016 Existing Land Use



Map Date: 11/10/2017

Adoption Date 11/11/2017

Created by the Village of Weston
Tech. Services Department

0 0.25 0.5 1 Miles

Legend

Land Use

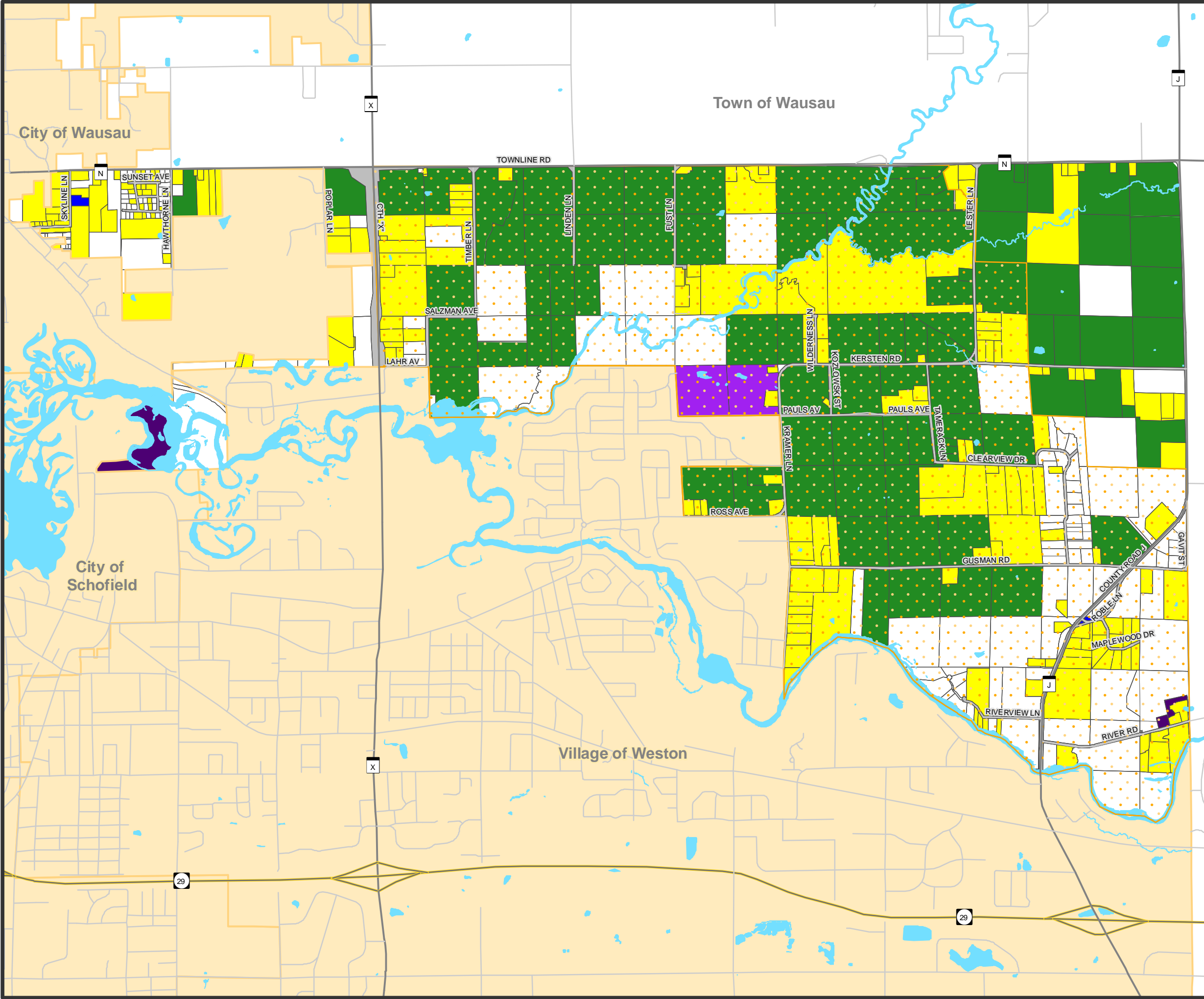
- Residential
- Commercial
- Industrial
- Mineral Extraction
- Institutional
- Infrastructure
- Public Recreation
- Agriculture/Forestry
- No Activity/Idle

Municipal Features

- Town of Weston
- Village of Weston Extraterritorial Zoning Boundary
- City/Village Boundaries
- Other Town Boundaries
- Surface Water

Transportation

- Interstate Hwy
- US Hwy
- State Hwy
- County Hwy
- Local Road



Zoning Regulations

In March 2015, the Village of Weston adopted an updated zoning ordinance covering lands in the Village limits and in the extraterritorial zoning area in the Town of Weston. The Town of Weston adopted an updated Town zoning ordinance in December 2015. These two ordinances are virtually identical, which provides consistency for Town property owners and eases ordinance administration. At time of writing, Village of Weston staff administered both zoning ordinances through a cooperative arrangement.

At time of writing, five zoning districts were mapped within the Town of Weston, with the vast majority of the Town being situated within the AR *Agriculture and Residential* zoning district. The AR district provides for a variety of agricultural and related rural land uses, while allowing single-family residential development at a density of one dwelling unit per 20 acres.

RR-5 *Rural Residential 5 Acres* and the RR-2 *Rural Residential 2 Acres* zoned areas are scattered throughout the Town, but are slightly more concentrated in Sections 12 and 13, reflecting areas of existing residential development.

Development Trends

Land Supply

A great deal of the Town of Weston remains undeveloped. Much of this land is zoned AR, which limits residential development. Other parcels within the RR-5 and RR-2 zoning districts are capable of being divided for additional residential lots.

The future supply of vacant land within the Town boundaries may be affected by annexations from the Village of Weston and City of Wausau. Annexation is a property owner driven process, usually initiated to obtain the public sewer, water, and other urban services that the Village and City provide.

Residential Land Demand

Between 2000 and 2010, the Town averaged construction of approximately five new homes per year.

The Town's planning consultant projected land needed for future residential development between 2010 and 2040. This projection was based on Department of Administration household projections and assuming an average density of one dwelling unit per three acres. Approximately 339 additional acres of land are projected to be needed to accommodate new residential development between 2010 and 2040—the equivalent of a little more than ½ of a section of land. Again, these projections are based on the Department's population and household projections for the Town.



Figure 4-4: Projected Land Demand, 2010-2040

	2010	2015	2020	2025	2030	2035	2040	Projected Change
Total Population	639	680	735	790	835	875	905	266 people
Total Population in Households	632	673	727	781	824	862	891	259 people
Households/Occupied Housing Units	228	245	267	290	309	327	341	113 units
Average Household Size (persons/HH)	2.77	2.75	2.72	2.69	2.67	2.64	2.61	-5.8%
Residential Land Use Demand (acres)	684	735	801	870	927	981	1,023	339 acres

Sources: MDRoffers Consulting, based on Wisconsin Department of Administration population and household projections, 2013

Non-Residential Land Demand

Since the early 2000s, the Town of Weston has consistently sought to limit new non-residential development. Given the Town's desire to maintain its rural character and the close proximity of incorporated areas offering a full complement of urban services, it is logical for the Town of Weston to not actively plan for new non-residential development.



Chapter 5: Economic Development

The condition of the local economy directly influences growth and development, and therefore is a central element of planning for a community's future. Employment patterns and economic trends generally occur on a regional scale. Often, residents of one community work in another, particularly in rural communities such as the Town of Weston. 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 the Town of Weston work follows. Potential economic development opportunities and/or issues regarding the local economy are also identified.

Economic Development Summary

- The regional economic base centers around manufacturing based on natural resources, but healthcare and tourism are emerging regional strengths.
- The Town of Weston has little commercial or manufacturing development, instead relying on surrounding communities for these industries.

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 diversified economy.

Economic Base Analysis

Key sectors of a regional economy can be identified by size, by growth or decline in employment, and by a concentration of the industry in the local area exceeding the national concentration. An industry that shows a higher concentration of employment than the national average is considered a “basic industry” and is identified by a technique called “Location Quotient” analysis. Basic industries are those sectors that 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. Top industry groups for Marathon County, based on location quotients, are in Figure 5-1. The County's economic base was compared against the nation. A



location quotient of 5, for instance, means that the industry in question is five times as concentrated in the area of analysis compared to the rest of the nation. Marathon County's strongest industry, according to this standard, is Wood Product Manufacturing (NAICS code 321)—an industry that is almost 11 times stronger in Marathon County compared to the United States as a whole.

Figure 5-1: Top Industries by Location Quotient, Marathon County

Industry	Marathon County, Wisconsin
Wood product manufacturing	10.9
Paper manufacturing	8.35
Animal production and aquaculture	5.43
Nonmetallic mineral product manufacturing	4.82
Fabricated metal product manufacturing	4.63
Machinery Manufacturing	4.62
Furniture and related product manufacturing	2.75
Insurance carriers and related activities	2.52

Source: Bureau of Labor Statistics, 2015

Local Economic Environment

The majority of the Town's commercial and industrial development was included in the area that became the incorporated Village of Weston in 1996. Currently, the Town of Weston has limited non-residential development, mainly located at the northeast corner of the intersection of Alderson Street and Grossman Drive.

Within the Village of Weston, commercial and industrial development is concentrated along Schofield Avenue and/or Business Highway 51, with retail and commercial service businesses concentrated along Schofield Avenue between its intersection with Business Highway 51 and Birch Street. Most heavy manufacturing in the Village is concentrated around the intersection of CTH J and STH 29. Additionally, in the past 15 years, the intersection of Camp Phillips Road (CTH X) and STH 29 in the Village of Weston has experienced a significant amount of new development, particularly with construction of the Weston Regional Medical Center.



Employment Characteristics

Figure 5-2 illustrates the breakdown, by occupation, of the employed population of the Town in 2014. The “employed population” is defined as people living in the Town who are 16 years and older. In 2014, the Town had an employed population of 326. Jobs in the manufacturing sector employed the most people in the Town followed by education, health care, and social assistance sectors.

Figure 5-2: Occupation by Sector, Town of Weston, 2014

Industry Sector	Number of Workers
Agriculture, forestry, fishing and hunting, and mining	5
Public administration	20
Information	2
Transportation and warehousing, and utilities	34
Other services, except public administration	8
Wholesale trade	14
Construction	17
Professional, scientific, and management, and administrative and waste management services	25
Arts, entertainment, and recreation, and accommodation and food services	20
Finance and insurance, and real estate and rental and leasing	32
Retail trade	46
Manufacturing	53
Educational services, and health care and social assistance	50
Total Employed Population	326

Source: U.S. Census Bureau, 2010-2014 (American Community Survey)



Major Employers

Figure 5-3 lists the prominent employers in Marathon County. The D.C. Everest Area School District, which Weston is a part of, is among the top employers in the County.

Figure 5-3: Major Employers in Marathon County, 2013

Establishment	Service or Product	Number of Employees
Aspirus Wausau Hospital	General medical and surgical hospital	1000 or more employees
Greenheck Fan Corporation	Industrial and commercial fan and blower mfg.	1000 or more employees
Kolbe and Kolbe Millwork Co.	Wood window and door manufacturing	500-999 employees
Eastbay	Mail-order catalog	500-999 employees
Marathon Cheese	Dairy product merchant wholesalers	500-999 employees
D.C. Everest School District	Elementary and secondary schools	500-999 employees
North Central Healthcare Facilities	Psychiatric and substance abuse hospitals	500-999 employees
Northcentral Technical College	Junior colleges	500-999 employees
Liberty Mutual Group Inc.	Direct property and casualty insurers	500-999 employees
Wausau Metals/Milco/Unetec	Metal window and door manufacturing	500-999 employees

Source: Wisconsin Department of Workforce Development Training, QCEW, September 2013



Chapter 6: Housing and Neighborhoods

This Chapter provides an inventory and analysis of housing conditions in the Town of Weston. The predominant type of housing in the Town is single family. Also, over 94 percent of housing units are owner-occupied. The Town's housing stock is relatively new, with over half of all housing units constructed since 1980. Median housing values in the Town are higher than values in Marathon County as a whole and about the same as median values throughout Wisconsin.

Housing Characteristics

As shown on Figure 6-1, the Town of Weston has 219 occupied housing units. 94.1% of all housing units are owner-occupied, which is significantly higher than the percentages for the Village, County, and State. This suggests a significantly lower-than-average amount of rental housing in the Town and a significantly higher percentage of single family residences compared to other areas in the County. The Town currently has an average household size of 2.77 persons and 11.8% of all households are classified as “one person households.” Nearly 20% of Town households have a householder 65 years or older.

Housing and Neighborhoods Summary

- The median price for a single family residence in Weston in 2014 was \$172,900—an increase of 75% since 2000.
- Over 94% of the Town of Weston's housing units are owner occupied, which is 20% higher than the County as a whole.
- 15.4% of homeowners in the Town of Weston spend greater than 35% of their income on housing and related expenses—an indicator of when housing is not affordable.

Figure 6-1: Housing Units by Type and Tenure

	T. Weston	V. Weston	County	Wisconsin
Total Occupied Housing Units	219	5,880	53,176	2,279,768
Owner Occupied Units	94.1%	63.1%	73.5%	68.1%
Renter Occupied Units	5.9%	36.9%	26.5%	31.9%
Average Household Size	2.77	2.54	2.49	2.43
One Person Households	11.8%	25.1%	25.8%	28.2%
Householder 65 years or older	19.7%	20.0%	24.4%	24.0%

Source: U.S. Census Bureau, 2010-2014 (American Community Survey)



Changes in Housing Stock

Figure 6-2 notes changes in the housing stock between 2000 and 2014. During this period, total housing in the Town increased by 41 units, per the Census Bureau. The percentage of owner occupied housing decreased slightly from 97% to 94% during this time period. Nearly all housing in the Town is occupied year-round.

Figure 6-2: Changes in Housing Stock, Town of Weston, 2000-2014

	2000	2014	Change
Total Housing Units	178	219	41
Occupied Housing Units (Households)	178	219	41
Vacancy Rate	0%	0%	N/A
Owner Occupied Housing Units	173	206	33
Renter Occupied Housing Units	5	13	8
Owner Occupied Housing Units (percent of Total)	97%	94%	-3%
Seasonal Use	0	3	3
Single Family Homes	178	219	41
Detached	178	214	36
Attached	0	5	5

Source: 2000 U.S. Census, 2010-2014 American Community Survey

Housing Age

The age of a community's housing stock typically reflects several important factors, including size, offered amenities, and overall maintenance costs. House age often reflects different regional and national trends in housing development. Housing predating the 1940s, for example, was typically smaller and built on smaller lots. In subsequent decades, both average lot and home sizes have increased, though that trend has reversed in recent years.

Figure 6-3 shows the range of housing ages as captured in the 2010-2014 American Community Survey. Over 50% of the Town of Weston's housing stock was built after 1980.

Figure 6-3: Age of Housing Stock, Town of Weston

Decade Built	Number	Percentage
2000s	54	25%
1990s	41	19%
1980s	21	10%
1970s	44	20%
1960s	15	7%
1950s	29	13%
1940s	5	2%
Before 1939	10	5%
Total	219	100%

Source: U.S. Census Bureau, 2010-2014 (American Community Survey)



Housing Condition

Figure 6-4 looks at several select measures of physical housing condition and compares them to figures for Marathon County and Wisconsin. The median house size in the Town, as measured by number of rooms, is significantly higher than the County and State. 98% of the Town's housing stock is classified as being a "single family" home, which is also significantly higher than Marathon County or the State's percentage. The Town of Weston also has no homes lacking complete kitchen or plumbing facilities, which reflects the relatively new housing stock.

Figure 6-4: Physical Housing Characteristics

	Town of Weston	Marathon County	Wisconsin
Median Number of Rooms	7.2	5.9	5.5
Detached Single Family Residences (% of total housing units)	98%	74%	67%
Lacking in complete plumbing facilities	0%	0.4%	0.5%
Lacking in complete kitchen facilities	0%	0.8%	0.9%

Source: U.S. Census Bureau, 2010-2014 (American Community Survey)

Housing Values

Median Value

Figure 6-5 shows median housing value for single family owner-occupied homes for the Town, County, and State. This statistic looks only at single family houses on less than 10 acres without a business or medical office on the property. As shown, the Town of Weston had a median housing value of \$172,900 in 2014—17 percent higher than Marathon County's median housing value and four percent higher than the State's. The Town's higher median housing value may also correspond with the Town's higher median household income.

Median housing values in Marathon County were \$23,000 less than the State's median value. Despite the 2008 housing crisis, home values have risen by about 50% in the County and the State in the past 14 years, while housing values in the Town of Weston increased by 75% during this period.

Figure 6-5: Median Housing Value

	2000	2014	Change
Town of Weston	\$98,800	\$172,900	75%
Marathon County	\$95,800	\$142,900	49%
Wisconsin	\$112,200	\$165,900	48%

Source: 2000 U.S. Census, 2010-2014 American Community Survey

Range of Values

Figure 6-6 shows the range of housing values in the Town. In keeping with the Town's higher median housing value and relatively young housing stock, the Town of Weston has a larger percentage of housing valued \$150,000 and above. The County has a larger share of housing that



was valued less than \$149,999, likely indicative of older homes in more rural areas and the City of Wausau.

Figure 6-6: Range of Housing Values

	Town of Weston	Marathon County
<\$49,999	3.9%	5.1%
\$50,000 to \$99,999	7.3%	19.6%
\$100,000 to \$149,999	14.6%	29.5%
\$150,000 to \$199,999	30.1%	19.6%
\$200,000 to \$299,999	24.8%	17.3%
\$300,000 to \$499,000	14.1%	6.7%
\$500,000 or more	5.3%	2.3%

Source: U.S. Census Bureau, 2010-2014 (American Community Survey)

Housing Affordability

Several factors impact the varied levels of housing affordability. 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.

The U.S. Department of Housing and Urban Development (HUD) recommends that rental-housing costs not exceed 30% of the monthly household 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. Statistically speaking, those spending in excess of 35% of their total household income on housing costs may be facing affordability difficulties. 15.4% of households with a mortgage in the Town of Weston pay greater than 35% of their income on housing costs.

Figure 6-7 shows select Town median owner-occupied costs, for both households with and without a mortgage, are similar than Marathon County and the State. Costs are similar in the Town for homeowners without a mortgage, however, homeowners with a mortgage spend \$144 more on average per month on housing than the County average. Renters in the Town spend significantly more on housing costs than renters in the State and Marathon County.



Figure 6-7: Monthly Housing Costs

	Owner Occupied		Renter Occupied*
	With Mortgage	No Mortgage	Median Gross Rent
Town of Weston	\$1,431	\$498	\$1,042
Marathon County	\$1,287	\$481	\$690
Wisconsin	\$1,431	\$533	\$772

Source: U.S. Census Bureau, 2010-2014 (American Community Survey)

**There are only 11 rental units in the Town of Weston, limiting the significance of this data.*

Special Housing Supply and Needs

Senior Housing

In Marathon County, housing for seniors and people with special needs is primarily provided in the urbanized areas in and around Wausau. The Aging and Disability Resource Center of Central Wisconsin, 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 elderly population 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.

There is no dedicated senior or special need housing in the Town of Weston, though there are options available in neighboring communities.

Assistance Programs

At time of writing, there were a variety of State and federal housing programs geared at addressing a variety of housing issues. While change in Washington may affect these programs, the following housing resources were available to participants as specified by each program:

- **WHEDA Programs.** WHEDA administers a variety of programs designed to assist moderate and low-income homeowners and renters. WHEDA programs also encourage the development of affordable and low-income multiple-family housing by providing private investors with income tax credits when they invest in these types of housing developments. Tax credits are allocated to housing projects on a competitive basis. Local government support is an important factor in the award of tax credits. WHEDA also administers a property tax deferral program, which provides loans to low- and moderate-income elderly homeowners to help pay local property taxes, so that the elderly can afford to stay in their homes. The WHEDA web site contains the most up-to-date information on available programs.
- **Community Development Block Grant (CDBG) Program.** The CDBG program provides grants for housing rehabilitation programs that primarily benefit low- and moderate-income households. Using CDBG funds, communities and counties may establish rehabilitation loans or grants to assist owner occupants with repairs. In Wisconsin, the Department of Administration's Bureau of Housing administers the CDBG program. Any Wisconsin rural



county, city, village or town with a population less than 50,000 residents is eligible to apply for grant funding.

- **HOME Homebuyer and Rehabilitation Program (HHR).** The HHR program is intended to expand the supply of affordable housing to very low and low income families. The Department of Administration's Bureau of Housing administers the HOME program. Grant awards typically fund down payment and closing cost assistance for homebuyers, weatherization related repairs, and accessibility improvements. The application deadline is typically in May.
- **HOME Rental Housing Development (RHD).** The RHD program is a State administered program that distributes federal funds throughout the State. The RHD program targets activities to expand the rental housing market available to low- and moderate-income individuals. Grants are available for acquisition rehabilitation and new construction of rental housing units. The program has first come; first serve, set aside for rural housing projects. Applications are generally due in early June.
- **Downpayment Plus.** This program, administered by the Wisconsin Partnership for Housing Development, Inc., and provides down payment and closing cost assistance to homebuyers who meet income guidelines. Loans are forgivable following a five-year period of owner occupancy.
- **Section 8 Program.** This federal program provides rent assistance to eligible low-income families based on family size, income, and fair market rents. Typically, the tenant's share of the rent payment does not exceed 30% of annual income.
- **Wisconsin Home Energy Assistance Program (WHEAP).** This State program provides payments to utility companies or individuals to help pay for home heating costs. The program is funded by both the State and federal governments, and is only available to individuals at or below 60% of the State median income. Funds are distributed through an application process, administered by Energy Services, Inc. in Wausau.
- **Wisconsin's Weatherization Assistance Program.** This program provides funding for energy saving improvements to homes primarily occupied by the elderly, handicapped and children under age 6. Energy audits are completed to determine what weatherization services are needed and the identified improvements are then made by agency crews and subcontractors. The Weatherization Assistance Program is also administered by Energy Services, Inc.
- **USDA Rural Development Agency Programs.** This federal agency provides housing assistance in the form of low-interest loans to low-income homebuyers and to very low-income owner occupants, to improve or repair homes, to remove health and safety hazards, or to make homes accessible to disabled household members.
- **Habitat for Humanity.** Habitat for Humanity offers homeownership opportunities to people of moderate or low incomes in Marathon County. Habitat asks able-bodied purchasers to help build their new home and in return participants receive low interest loans.
- **Movin' Out.** Movin' Out is a regional Community Housing Development Organization dedicated to assisting lower income individuals with disabilities find safe, affordable housing.
- **U.S. Veterans Administration Programs.** The VA provides low-cost loans and other housing assistance to veterans.



Chapter 7: Natural and Agricultural 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. A description of local natural resource conditions is described below, followed by an overview of recent County-wide natural resource planning efforts. Of particular interest are geographic areas of the landscape encompassing valued natural resource features grouped below by resource type, including water, soils, and biological resources.

Natural Resources Overview

The Town of Weston is relatively flat, with the exception of some areas of undulating terrain in association with rivers, streams, or creeks, that allow for scenic vistas—even as far as across the Wisconsin River Valley. Most of the soils in the community are suitable for agriculture or for various types of development. Three rivers and streams run through the Town of Weston, including the Lower Eau Claire River, Big Sandy Creek and its tributary, Little Sandy Creek. Map 7-1: Natural Features depicts the geographic location of these areas, which are described in further detail on the following pages.

Natural and Agricultural Resources Summary

- Weston's natural areas feature forested areas, wetlands, and the Eau Claire River and Big Sandy Creek corridors. These corridors are perhaps the Town's most significant natural assets.
- The Town's natural features contribute to wildlife habitat, recreational opportunities, health, and aesthetics in the community, and enhance the values of adjacent private property.
- Farming is a minor economic activity in the Town of Weston; still, approximately 44% of the Town is in agricultural or forestry use.



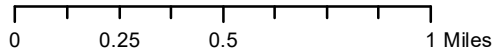
Natural Features



Map Date: 11/10/2017

Adoption Date: 11/11/2017

Created by the Village of Weston
Tech. Services Department



Legend

Natural Features

- NRCS Hydric Soils¹
- Limited Depth to Bedrock²
- DNR Wetlands³
- FEMA 100-year Floodplain⁴
- Forested Areas

Municipal Features

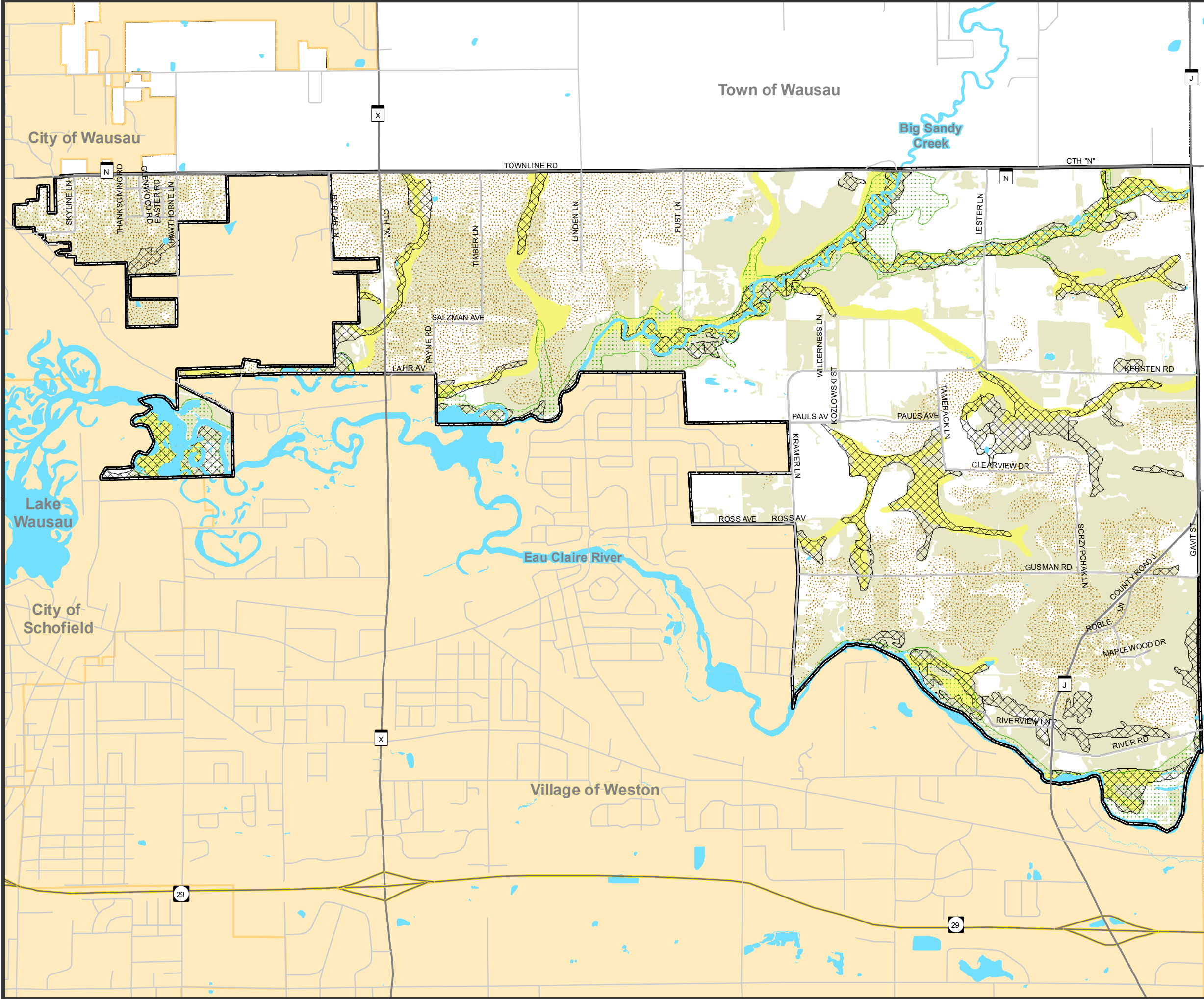
- Town of Weston
- City/Village Boundaries
- Other Town Boundaries
- Surface Water

Transposrtation

- Interstate Hwy
- US Hwy
- State Hwy
- County Hwy
- Local Road

1. Hydric Soils derived from NRCS Web Soil Survey Data/Marathon County Soil Survey Rev 2003
2. Bedrock Depth derived from NRCS Web Soil Survey Data/Marathon County Soil Survey Rev 2003
3. Wetlands data from Wisconsin Department of Natural Resources
4. Floodplain data extracted from FEMA Flood Map Service Center

This map should not be used for determinations as to whether a particular property in Weston contains wetland, floodplain, or hydric soils. Refer to the particular legal map source for more detailed investigation, along with on-site investigations that may be required in advance of development.



Water Resources

Watersheds

Watershed identification is important for water quality management, stormwater management, flood control, sanitary sewer delivery, and habitat planning. The Town of Weston is situated in the Lower Eau Claire River Watershed.

In 2010, Marathon County adopted an update to its Land and Water Resource Management Plan (LWRMP), in accordance with Wisconsin Statutes (Wisconsin Act 27, Chapter 92.10). The primary intent of the LWRMP 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 works with the WDNR to implement that 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. There are no priority watersheds in Weston.

Streams/Rivers

Several rivers and creeks pass through the Town, as shown on Map 7-1.

The Lower Eau Claire River meanders along the Town’s south border. The Lower Eau Claire River hosts recreational activities within it (paddling, fishing) and alongside it (camping, trails). There is an emerging local initiative to forge a more formalized water trail along it, including improved launches like the one near the Ross Avenue bridge.

Big Sandy Creek, and its tributary, Little Sandy Creek, flow diagonally through the center of the Town from the northeast to their confluence with the Lower Eau Claire River just east of CTH X. The Sandy Creek corridor is primarily wooded and natural.

The Town of Weston does not have any significant lakes but there are many small ponds affected by shoreland zoning.

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. There are no designated ORWs or ERWs in the Town of Weston.

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



standards and merit water quality improvement and protection. There are no “impaired” waters in the Town of Weston.

All areas in the Town of Weston within one thousand (1,000) feet of the Ordinary High Water Mark of navigable lakes, ponds or flowages, or to the landward side of the floodplain, whichever distance is greater are under the jurisdiction of the Marathon County Shoreland and Shoreland-Wetland Floodplain Code.

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 Weston, areas immediately adjacent to the Lower Eau Claire River and Big and Little Sandy Creeks are located in the 100-year floodplain. (see Map 7-1).

All areas that would be covered by the regional flood or base flood as shown on the Flood Insurance Rate Map (FIRM) or other maps approved by DNR in the Town of Weston are under the jurisdiction of the Marathon County Shoreland, Shoreland-Wetland and Floodplain Code. The Code defines “floodway” as the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge. “Flood fringe” is defined as that portion between the regional flood limits and the floodway.

Wetlands

In Wisconsin, a “wetland” was 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, which contain plants growing entirely on or in a water body no deeper than 6-feet. Plants may include pond-weed, duckweed, lotus and water-lilies.
- Marshes, which are characterized by standing water and dominated by cattails, bulrushes, pickerel-weed, lake sedges and/or giant bur-reed.
- Sedge or “Wet” Meadow wetlands, which may have saturated soils, rather than standing water, more often than not. Sedges, grasses and reeds are dominant, but may also contain blue flag iris, marsh milkweed, sneeze-weed, mint and several species of goldenrod and aster.
- Scrub/Shrub wetlands, which 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, which 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.

In the Town, wetlands are mostly associated with the rivers and streams and are labeled on Map 7-1. The largest wetlands are forested wetlands located adjacent to the Lower Eau Claire River and Big Sandy Creek. There is a large isolated forest wetland complex in Section 11 that would limit potential development of that area.

Groundwater

Depth to groundwater in the Town is generally less than 20-feet below soil surface, although in scattered areas, groundwater supply is limited due to high bedrock as shown on Map 7-1. In the area north of Big Sandy Creek, wells tend to be deep and the volume of water can be limited.

The 2001 Marathon County Groundwater Protection 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. In 2016, Marathon County was in the process of updating the 2001 Plan. The County anticipates that Plan adoption will occur in 2017.

Soil Resources

Soil Types

There are two predominant soil associations in the Town. Fenwood-Rietbrock-Rozellville soils are generally located in the northwest portion of the Town, on either side of CTH X, while Mosinee-Meadland-Dancy dominate the eastern portion of the Town. Several soils in these associations have limitations for septic tank absorption fields, either due to excessive moisture or shallow depth over bedrock. The soils in these associations are commonly used for cropland and woodland, but there are only isolated pockets of Group I and Group II agricultural soils in these associations within the Town of Weston. Also, and not surprising, sandy soils predominate within the corridors surrounding the Big Sandy Creek, and its tributary, Little Sandy Creek.

Steep Slopes

Steep slopes are often defined as slopes with gradients over 12 percent. Development in areas with steep slopes is restricted due to the increased potential for soil erosion and runoff. Construction is usually significantly more expensive in areas with steep slopes and extending utilities to such areas can be challenging. Steep slopes in and near the Town are generally located adjacent to the Eau Claire River.

Non-Metallic Mining

There are about 400 operating or abandoned sand, gravel, decomposed (“rotten”) granite, and stone excavation sites in Marathon County. In 1989, the County adopted a Non-metallic Mining Ordinance that requires reclamation of these sites to a purposeful and acceptable landscape



appearance and use. The program is administered by the Marathon County Conservation, Planning and Zoning Department and includes incentives to reclaim abandoned excavations. In 2016, there was one active non-metallic mine in the Town of Weston.

Agricultural Resources

Productive Agricultural Soils

Areas most suitable for agricultural production, with minimal limitations and requiring minimal inputs for successful production have been identified as “prime farmland” by the United States Natural Resources Conservation Service (NRCS). Map 7-2: Soil Suitability for Agriculture illustrates soils in the Town that have been identified by NRCS as “Prime farmland,” “Prime farmland if drained,” and “Farmland of statewide importance.” The majority of the Town of Weston contains soils suitable for agricultural use.

Agricultural Activity

Although agriculture and related occupations employ only a very small percentage of the Town of Weston’s population, as outlined in Chapter 4, farming remains a visible land use in the Town. In 2013, one large dairy farm (300+ animal units) was located in the northeast corner of the Town. In addition, the Town contains crop farms, livestock farms, horse farms, and several hobby farms.

In 2013, Marathon County updated the County’s Farmland Preservation Plan in accordance with the State’s Working Lands Legislation. The Farmland Preservation Plan provides a summary of existing agricultural activity in Marathon County, including the Town of Weston. The Town of Weston is located in the so-called “Lumberjack Farmland Preservation Area” in that County Plan. In fact, a great deal of the northern portion of the Town is mapped as a “Farmland Preservation Area” within the County Farmland Preservation Plan. As stated within that Plan, the purpose of Farmland Preservation Areas are to:

- Preserve productive agricultural lands in the long-term
- Preserve the rural character and aesthetic quality of Marathon County
- Minimize nonagricultural development on prime farmland
- Protect environmentally sensitive areas

The Farmland Preservation Areas were mapped consistently throughout Marathon County using a uniform set of criteria. The purpose of the Farmland Preservation Areas is to identify lands that may be appropriate for farmland preservation zoning or for future designation as “Agricultural Enterprise Areas” through a State of Wisconsin program. In 2016, the Marathon County Conservation, Planning and Zoning Department indicated to the Town’s consultant that these areas are for reference purposes only, and do not need to correlate to future plans or zoning districts.



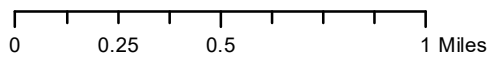
Soil Suitability for Agriculture



Map Date: 11/10/2017

Adoption Date 11/11/2017

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Legend

Prime Farmland Suitability

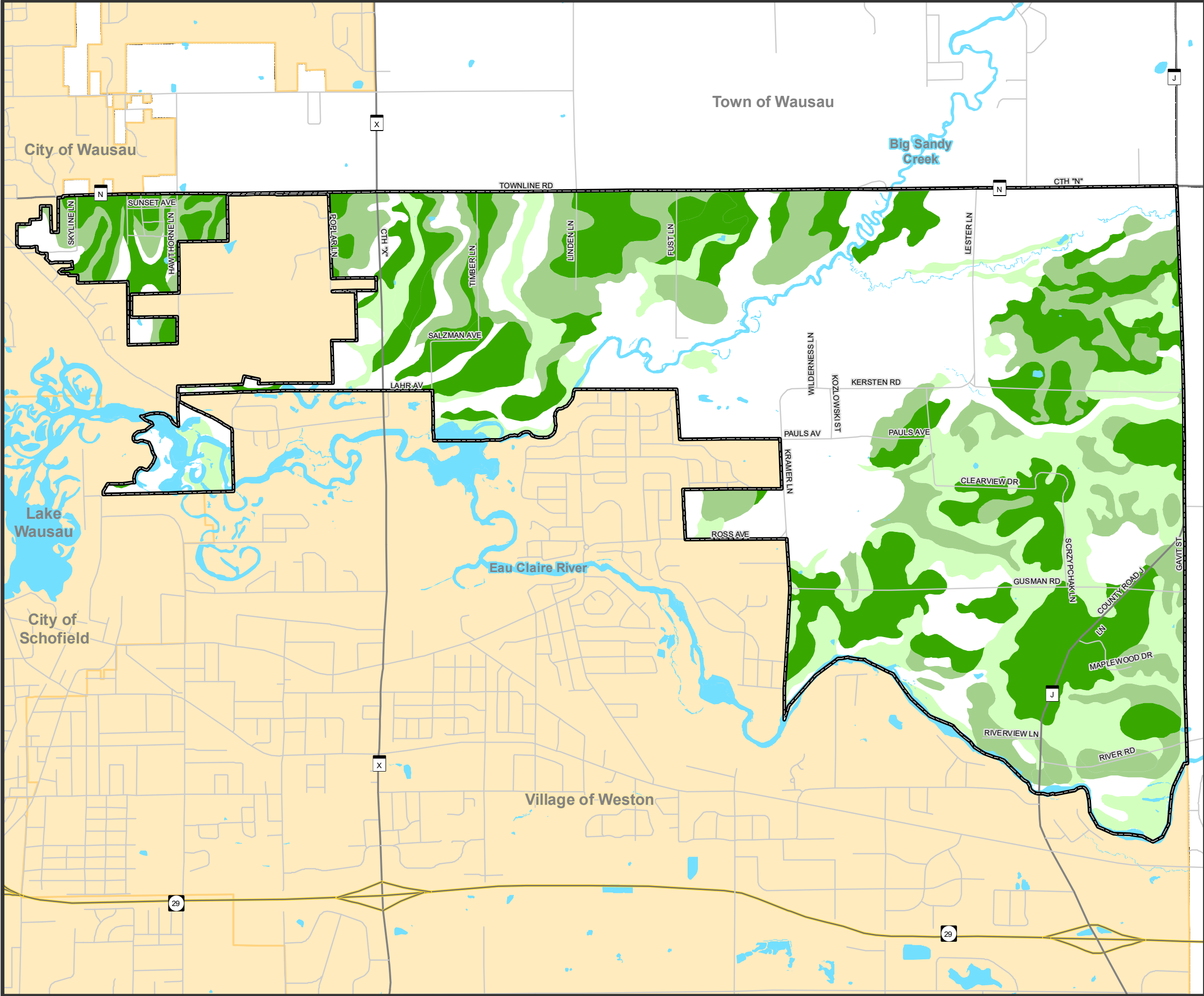
- Prime farmland
- Farmland of statewide importance
- Prime farmland if drained
- Surface Water

Municipal Features

- Town of Weston
- City/Village Boundary
- Other Town Boundaries

Transportation

- Interstate Hwy
- US Hwy
- State Hwy
- County Hwy
- Local Road



Prime farmland derived from NRCS Web Soil Survey Data/Marathon County Soil Survey
Rev. 2003.

Biological Resources

Vegetation

About half of the Town of Weston is wooded, with most woodlands located along waterways. Areas of cropland are mostly concentrated in the northeast part of the Town. Vegetation in developed areas consists of private landscaping, although large residential lots are commonly wooded.

Forest Resources

Trees are visually pleasing, environmentally beneficial, and an important link between community residents and the natural environment. They provide habitat and sanctuary for birds and other wildlife, rejuvenate oxygen and control air pollution, and provide shade and microclimate control. As of July 2016, there were seven parcels totaling 135 acres in the Town of Weston enrolled in the State of Wisconsin's Managed Forest Program.

The Marathon County Forest Ten-Year Comprehensive Land Use Plan 2006-2015 includes recommendations to guide management of forest land in Marathon County. That plan is in accordance with the County Parks, Recreation, and Forestry Department's mission to manage and protect County forest lands on a sustainable basis for the ecological, economic, educational, recreational, and research needs of present and future generations. That plan provides substantial information on existing forest resources and information regarding the roles of the various agencies and regulatory framework related to forest management.

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 the area. Common types of wildlife include bear, badger, fox, coyote, deer, wild turkeys, raccoon, squirrels, songbirds, waterfowl and raptors. Wildlife resources are abundant in the many undisturbed sanctuaries, refuges, reserves, and scattered habitats. Numerous other species of migrating birds use habitat in the area for food, shelter, and resting stops during seasonal migration.

There are some aquatic endangered, threatened, or special concern species located within the Town, particularly within its environmental corridors. However, specific information is not available at the local community level. A list of endangered species in Marathon County is provided in the County's Comprehensive Plan.

Primary Environmental Corridors

Environmental corridors are groupings of natural resources, usually situated along a linear waterway or drainage feature. They all contain some type of water feature, such as a river, stream, lake, or wetland, and are often bounded by areas of steep topography, or "rims". They also typically contain a variety of woodlands, grasslands, native plant communities, and wildlife habitat areas.

Primary environmental corridors are the highest quality corridors within the community. They have the largest land areas, the richest diversity of wildlife, and the highest quality water features. Also, primary environmental corridors typically run along the entire length of a water body.



Regional Planning Commission guidelines suggest that primary environmental corridors are a minimum of 400 acres in size, at least two miles long, and a minimum width of 200 feet. Based on these guidelines, the Town of Weston has two areas that meet the criteria for a primary environmental corridor: the Eau Claire River Corridor and the Sandy Creek Lowland Corridor.

These primary environmental corridors provide unique opportunities for recreational development. They provide opportunities for fishing, swimming, hiking, hunting, cross country skiing, and nature interpretation. Multi-purpose trail development along these corridors often provides users with a variety of year-round, barrier-free recreation opportunities.

The Eau Claire River Corridor has the highest potential for recreational development. Approximately one half of the corridor lies in a wetland protection district. The Eau Claire River, which is accessible by canoe or small boat, is known for bass, pan fish, and northern pike fishing, and increasingly for paddling sports. The Eau Claire River Corridor has a number of scenic woodlands, rapids, and other natural and even historic features within the Town.



Chapter 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 Native Americans or other cultural groups. Cultural resources are those that signify our heritage and help to evoke the sense of place and identity that makes an area distinctive in an increasingly homogenized society.

Cultural Resources Summary

- Loss of land base due to incorporation and annexation has impacted the Town’s sense of identity.
- Natural features, such as the Eau Claire River and Big Sandy Creek, contribute to the Town’s culture and sense of place.

Background

The Town of Weston dates to the 1840s with the earliest sawmills built along the Eau Claire River. John B. DuBay built the first dam and mill on the river, but left Weston and later relocated in the Knowlton area (where a dam and flowage bear his name today). These mills also included one later owned by Dr. William Schofield as well as a mill farther up the Eau Claire, which was eventually owned by William and N. D. Kelly. The Town was known as Eau Claire until 1859 when the name was changed to Weston, reportedly after an early settler who operated a saw mill at Callon.

Early maps identify the settlements of Callon and Kelly in the east central portion of Weston. The first recorded Town election occurred in 1869. By 1874, the Wisconsin Valley Railroad (later Chicago, Milwaukee and St. Paul) reached Weston on its way to Wausau. The Milwaukee, Lake Shore and Western (Chicago and Northwestern) was constructed through the Town in 1880. The Mountain-Bay Trail is now located in this historic rail corridor.

The original Town of Weston’s location, with railroads, the Eau Claire River, and proximity to the Wisconsin River, led to urbanization and the creation of several separate municipalities. Schofield incorporated as a separate community in 1904, Rothschild followed in 1917, with the Village of Weston finally incorporating in 1996.

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

There are no properties in the Town of Weston listed on the NRHP.

The Wisconsin Historical Society maintains the Wisconsin Architecture and 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/. There is one historic property in the Town of Weston included in the AHI: the Hawthorne School-Joint School District #1 site, located on the east side of Lester Street, 0.70 miles south of CTH N.



Burial and Other Archeological Sites

Archaeological sites are identified only at the township level. The State Historic Preservation Office (SHPO) has identified 13 archaeological sites and historic cemeteries listed as being in the township area of Weston, which includes the incorporated communities of Schofield, Weston, and Rothschild.

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 by the Burial Sites Preservation Office. All cemeteries and burials in Marathon County are to be catalogued under Wisconsin Statute 157.70 to provide maximum protection of these sites.

Lack of Current Historic Property Information

Although a brief countywide historic properties survey was carried out in 1975-77 and has not been updated in the intervening 40 years. Many properties identified at that time may be gone, while other properties not previously surveyed may now be evaluated in a new context. More current information about cultural resources would allow the best planning and use of historic properties.

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.

Other Cultural Resources

The Town's cultural identity and character have, over the years, been affected by incorporation and annexation from neighboring municipalities. Twenty years since the incorporation of the Village of Weston, the Town of Weston is proud to have maintained the land that it has. The Town enjoys a shared sense of community with the Village of Weston and other municipalities within the D.C. Everest School District.

The Town of Weston's landscape, with rural residences interspersed with working agricultural lands, is an often-overlooked cultural resource. As the greater Wausau and Weston areas continue to grow, the Town's landscape will become increasingly unique.



Chapter 9: Transportation

The Town's transportation system consists of a variety of roads; some of which it owns and maintains, while others are part of the County Trunk Highway (CTH) or County or State Trunk Highway (STH) systems. In addition to roads, the local and regional transportation system includes facilities for pedestrian and bicyclists, railroads, airports, and public transit. This chapter describes the transportation system in the Town of Weston, and issues and plans affecting the system.

Existing Transportation Planning Efforts

Transportation planning in Marathon County is coordinated between the Marathon County Department of Conservation, Planning and Zoning staff and the Marathon County Metropolitan Planning Commission (MPO). The MPO is designated by the Federal Department of Transportation to be responsible for transportation planning in the Wausau metropolitan area, which includes Weston. Marathon County provides staff for the MPO and all member communities are assessed a part of staff payroll costs each year.

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/the MPO are as follows.

Long Range Transportation Plan (LRTP) for the Wausau Metropolitan Area (2011-2035)

Every five years, the MPO updates its LRTP. The LRTP identifies the current conditions in the area and identifies and recommends solutions to the issues regarding the deficiencies of the roadways in the metro area. Its goals are to develop the transportation system to best support economic development and optimize the area's financial resources, minimize negative social and environmental impacts, and maintain a safe and efficient multi-modal transportation system while fostering regional and intermunicipal cooperation.

Transportation Improvement Plan (TIP) 2015-2018

This plan is updated annually and contains all the projects impacting the functionally classified transportation system. Any project scheduled to receive State and federal funding over the next four years, or projects which may have prospects to receive such funding, must be included in the TIP. The TIP includes the financial budgets for each project, including anticipated federal, state and local funding. Local governments are responsible for submitting their priority transportation projects to the MPO.

Transportation Summary

- The Town of Weston is excellently served by the regional highway network, including the STH 29 freeway with interchanges at CTH X and CTH J, and CTH N to Wausau.
- The vast majority of Town roads are paved and in good condition.
- The Town has limited facilities dedicated to pedestrian and bicycle use, except for its roads their shoulders.



Transit Development Plan (TDP)

The MPO assists in the planning functions for transit in the Wausau area. Every five years the MPO, in conjunction with the Wausau Area Transit System, d.b.a. Metro Ride, creates a TDP. This document identifies the current conditions in the area for transit and identifies, and recommends solutions to the issues regarding transit. The Town of Weston is not a part of the Metro Ride service area.

2014-2018 Coordinated Public Transit Program-Human Services Transportation Plan

This plan was written in response to a federal transit law that requires any project that deals with enhancing transit options for the elderly and those with disabilities to have a written plan that details stakeholder involvement and provides strategies for improving transit alternatives that serve those communities.

Wausau MPO Bicycle and Pedestrian Plan

This 2015 plan identifies the current conditions and recommends solutions to the issues regarding bicycle and pedestrian accommodations in the metro area. The Plan found that streets in the Town of Weston had a Level of Traffic Stress Rating of LTS 2, with little to no traffic stress, and were of a “good” condition for rural cycling. The Bicycle and Pedestrian Plan recommends construction of a paved shoulder heading north of the Village of Weston to CTH N along Kersen Road and Lester Street.

Road Network

The road system within the Town is described in Figure 9-1 in terms of functional classification and roadway jurisdiction (i.e., U.S., State, and County) and shown geographically on Map 9-1.

Functional Classification

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



Figure 9-1: Functional Class of Major Roads in the Town of Weston

Functional Class	Definition	Roads of this Class in Weston
Principal Arterial Street	A highway that has significant traffic capacity and serves interstate and interregional trips, usually with no direct access for abutting land uses.	None within the Town limits.
Minor Arterial Street	A public street that serves longer intra-urban trips and traffic traveling through the urban area and has limited to no direct access for abutting land uses.	CTH N west of CTH X, CTH X (Camp Philips Road), CTH J (south of Gavit Street) Ross Avenue, Kramer Lane (from Ross Avenue to Kersten Road) and Kersten Road (from Kramer Lane to Lester Street); all as marked in green on Map 9-1
Collector Street	A public street that collects and distributes internal traffic within an urban area, such as within a residential neighborhood, providing access between local and arterial streets and limited access for abutting land uses.	CTH N (east of CTH X), CTH J (north of Gavit Street); all as marked in purple on Map 9-1
Local Street	A street designed to provide access to abutting land uses and leading into a collector street or into an arterial street, but which is not designed to carry through traffic from outside the neighborhood in which it is located.	All other public streets

Sources: Wisconsin Dept. of Transportation; Marathon County MPO



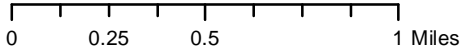
Functional Class of Roads



Map Date: 11/10/2017

Adoption Date 11/11/2017

Created by the Village of Weston
Tech. Services Department



Legend

Road Classification ¹

- Principal Arterial
- Minor Arterial
- Collector
- Local

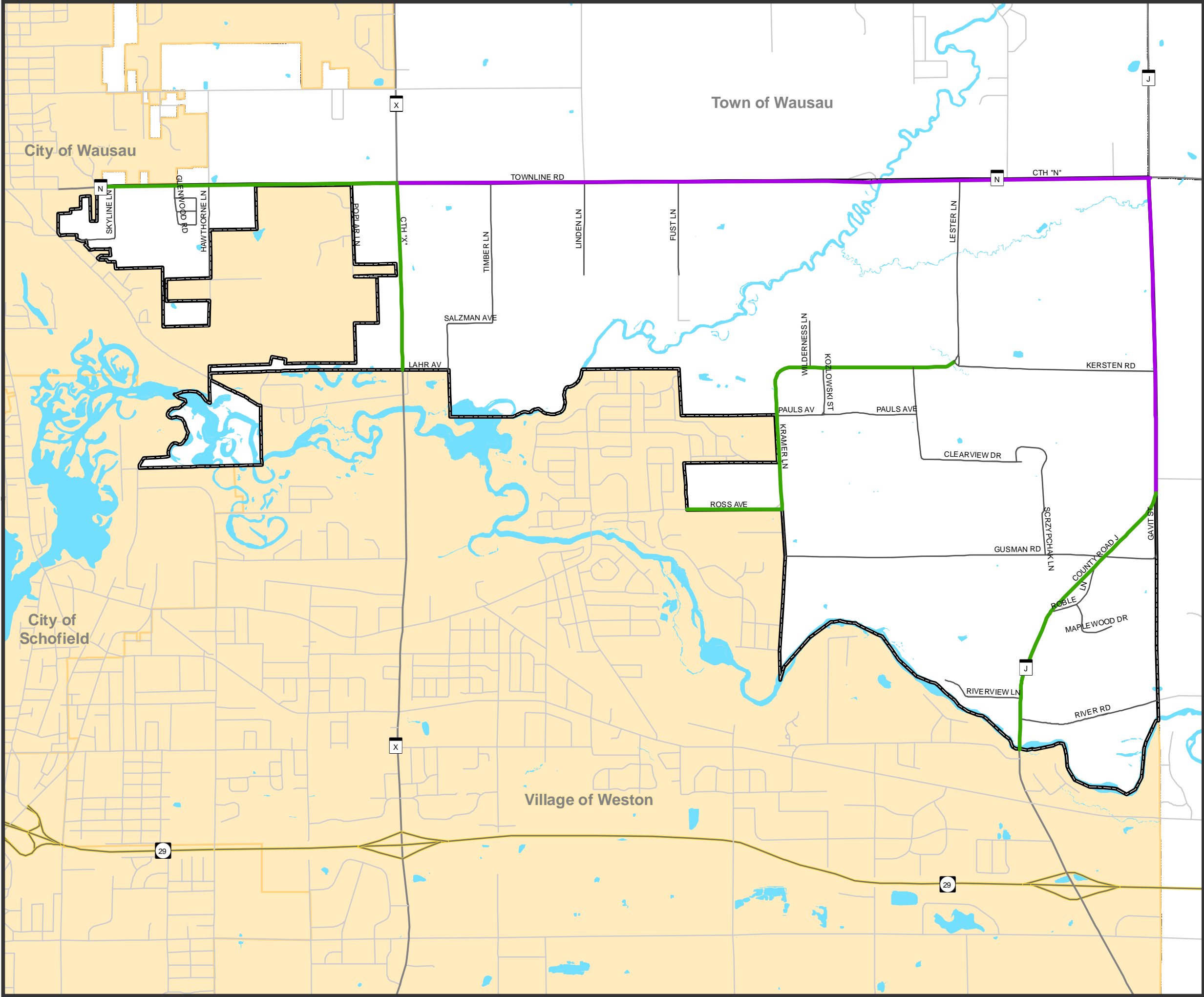
Municipal Features

- Town of Weston
- City/Village Boundary
- Other Town Boundaries
- Surface Water

Transportation

- Interstate Hwy
- US Hwy
- State Hwy
- County Hwy
- Local Road

1. Road Classification data taken from Marathon County MPO and the Village of Weston Public Works Department



Jurisdiction

While jurisdiction refers to governmental ownership, it does not necessarily correspond to responsibility. For example, some State owned roads are maintained by local jurisdictions.

Following is a brief description of the major roads located in the Town.

CTH N (Town Line Road)

CTH N is an east-west route along the northern border of the Town of Weston. East of the intersection with Lester Street and west of the intersection of CTH J, CTH N had a 2010 AADT of 2,400 vehicles, decreasing slightly from an AADT of 2,800 in 2004. West of the intersection of Lester Street, near the Big Sandy Creek crossing, CTH N had an AADT of 3,800 vehicles in 2010, increasing from an AADT of 2,300 in 2004.

CTH J

CTH J follows the eastern Town boundary with Ringle. CTH J veers westward farther south and has a grade-separated interchange with STH 29 in the Village of Weston. Traffic count information for CTH J was only available outside of the Town of Weston. North of CTH N, CTH J had an AADT of 1,600 vehicles in 2004, decreasing slightly to 1,400 in 2010. Just north of Schofield Avenue in the Village of Weston, CTH J had an AADT volume of 3,500 in 2004, which also decreased slightly to 3,100 in 2016.

CTH X

CTH X (Camp Philips Road) provides a connection to the Village of Weston and STH 29 further south. WisDOT traffic count data indicates that CTH X, just south of its intersection with CTH N, had an AADT of 6,600 vehicles in 2013, increasing from an AADT of 5,300 in 2010.

Kersten Road/Kramer Lane/Lester St (formerly CTH SS)

The continuous road known in different segments as Kersten Road, Kramer Lane, and Lester Street is designated as a collector through the Town of Weston. South of the intersection with CTH N, Lester Street had an AADT of 900 vehicles in 2010, increasing from 600 in 2004.

Gusman Road

This east-west road extends for two miles in the Town of Weston between the Village of Weston and Town of Ringle. It is an important local transportation route, including for school traffic to Riverside Elementary School in Ringle.



Road Maintenance

The Town has an annual program for road reconstruction and a maintenance, which helps extend the life of street surfaces and other right of way improvements. In 2016, the Town contracted all road maintenance out to private contractors or to the Village of Weston. The Town also contracts with the Village of Weston for snow plowing.

Pavement Surface Evaluation Rating (PASER)

WisDOT requires all incorporated communities to prepare a Pavement Management Plan (PMP) using a pavement rating system for their local roads. The data from these plans is intended to provide the foundation for the Wisconsin Information System for Local Roads (WISLR), which is a resource that enables communities and the State to begin to assess Wisconsin's local roadway system.

The Town of Weston uses PASER as its pavement rating system. PASER was designed by the Transportation Information Center of the University of Wisconsin-Madison. PASER rates road surfaces on a scale of 1 to 10. This scale is broken down as follows on Map 9-2: Local Road Conditions.

1-2	failed to very poor condition
3-4	poor to fair condition
5-6	fair to good condition
7-8	good to very good condition
9-10	excellent condition

With the exception of Linden Lane, which was in very poor condition at time of writing, roads in the Town of Weston are generally in good to excellent condition.



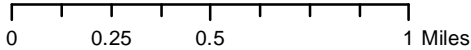
Local Road Conditions



Map Date: 11/10/2017

Adoption Date 11/11/2017

Created by the Village of Weston
Tech. Services Department



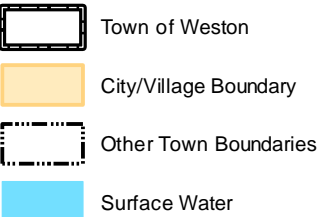
Legend

PASER¹

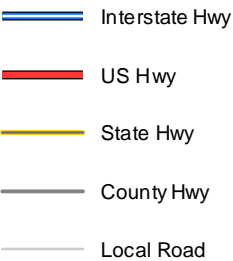
Current Pavement Rating (2016)



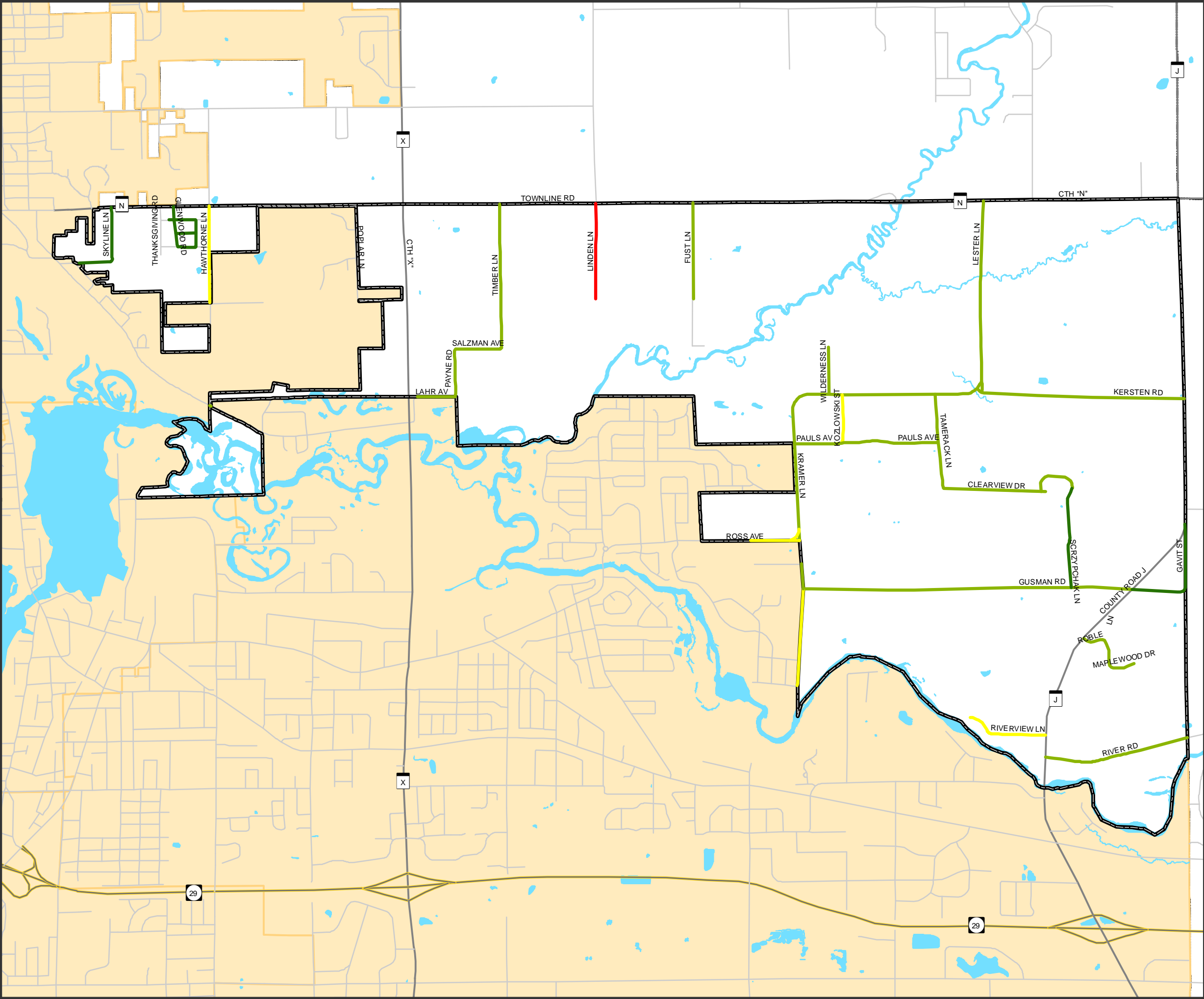
Municipal Features



Transportation



1. Wisconsin Department of Transportation - Wisconsin Information System for Local Roads (WISLR) - 2015



The majority of roads in the Town are paved with either asphalt or concrete. Roads exhibiting a surface condition rating at or below “fair” should be examined to determine what type of reconstruction or strengthening is necessary. As indicated in Figure 9-5, as of 2015 only 10% of roadway miles in the Town of Weston were in need of this attention. About 85% of roadway miles in the Town were rated in “good” or “very good” condition, and should therefore require only preventative maintenance in the near future. Map 9-2 shows the PASER ratings of road segments in the Town.

Figure 9-5: Surface Condition Rating Summary, Town of Weston Roads

	1 = Failed	2 = Very Poor	3 = Poor	4 = Fair	5 = Fair	6 = Good	7 = Good	8 = Very Good	9 = Excellent	10 = Excellent	Total
Miles	0.0	0.50	0.0	0.0	0.79	0.76	6.54	4.61	0.79	0.0	13.99
%	0%	4%	0%	0%	6%	5%	47%	33%	6%	0%	100%

Source: Town of Weston, 2015

Land Use and Transportation Relationship

Land use and transportation have a reciprocal relationship. Land uses (e.g., residential, commercial, industrial) affect the amount of traffic generated and the type of access needed in a given geographic area. Likewise, improved transportation facilities and access can affect decisions about the market for and type of land uses that will be attracted to a certain area.

Development Impacts

Existing, planned or anticipated development in and near the Town that will have direct impacts on the traffic and the transportation system include continued development in the Village of Weston and other areas around Weston, including continued development of the Weston Regional Medical Center and nearby lands and development along the north side of CTH N in the Town of Wausau.

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 WisDOT was given authority to establish rules to review subdivision plats abutting or adjoining State trunk highways or connecting highways. Regulations enacted by WisDOT establish the principles of subdivision review. They require new subdivisions to have internal street systems, limit direct vehicular access to the highways from individual lots, establish building setbacks, and establish access patterns for remaining unplatted land.

Marathon County issues driveway permits and implements access restrictions on all properties fronting a County Trunk Highway. The Town will work with developers regarding access, however, the County or WisDOT has final say on access to all CTHs. 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 Highway Department.



Other Transportation Modes

Pedestrian

There are no public sidewalks or dedicated non-motorized trails in the Town. There are some concerns about safety for cyclists and pedestrians using the graveled shoulders of County roads, and Town roads.

Bicycle

Many residents use the shoulders of County roads for bicycling, which poses some safety concerns. Some in the Town desire establishment of a bike/hiking trail system that would connect to the Mountain Bay trail, preferably before much more development occurs, while others are less committed to this objective.

At the regional level, the MPO Bicycle and Pedestrian Plan, written in 2009, includes on-street bicycle routes in Marathon County. Two of the routes pass through the Town of Weston. Route 14 runs east to west and follows Ross Avenue from Kramer Lane in the Town to Grand Avenue in Schofield. Route 15 runs north to south and follows Camp Phillips Road/CTH X to Ross Avenue, west to Birch Street, and south to Weston Avenue, where it eventually meets again to Camp Phillips Road/CTH X.

Transit

There is no public transit service provided in the Town. However, transit service for the elderly and disabled 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 an advanced notice. Information and services are available by calling 848-4600.

Rail

The only area of the Town that is served by rail lines is an industrial property on the western border, near the City of Wausau.

Airports

The Central Wisconsin Airport (CWA) is a joint venture of Marathon and Portage Counties. It is the only area airport that provides scheduled air passenger services. CWA is located at the east edge of Mosinee. The terminal has been modernized and highway access reconstructed. Delta, United, and American Airlines operate daily flights to Minneapolis, Chicago, and Detroit.

The Wausau Municipal Airport, located in the City of Wausau, provides general aviation services and is fully equipped to receive large corporate jets, charters, and privately owned aircraft. Air charter, flight instruction, aircraft rental, scenic rides, as well as aviation line services such as refueling, transportation, lodging, and catering are available.



Chapter 10: Community Facilities

Community facilities include an array of services, and their associated facilities, associated with local governments, schools, libraries, public protection, and health care. This Chapter describes the existing community facilities and services located in or provided by the Town of Weston.

Education

Primary and Secondary Schools

The Town of Weston is served by the D.C. Everest School District, which has six elementary schools, a middle school, a junior high, a high school, and a charter school for grades 6-12. Six of the schools in the District are located within the Village of Weston. These include Weston Elementary, Mountain Bay Elementary, D.C. Everest Middle School, D.C. Everest Junior High, and D.C. Everest Senior High. The Idea Charter School is also in Weston, and is on Camp Phillips Road just north of Weston Elementary. The Greenheck Field House, which contains an Olympic size indoor skating rink, three basketball courts, a fitness center, racquetball courts, classrooms, and a pro shop is located on the Senior High campus. The District also maintains the Twin Oaks Environmental Center, located in the nearby Village of Kronenwetter, and the Eau Claire Nature Center.

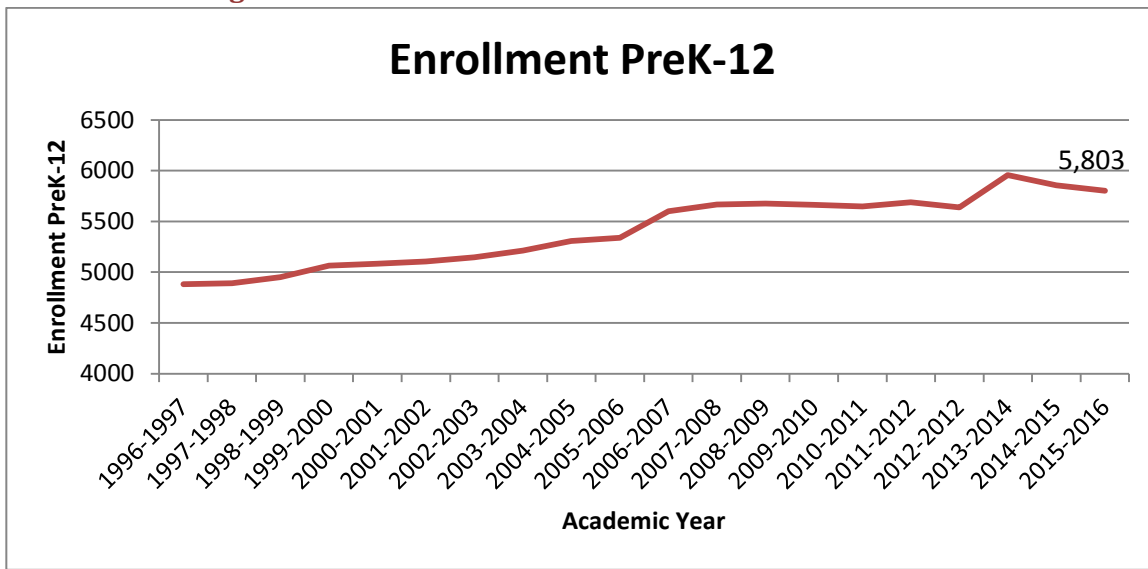
Between 1996 and 2015, the D.C. Everest Area School District averaged 48 new students per year. In total, the District has grown by over 921 students during this same time period. Enrollment in recent school years is shown in Figure 11-1.

Community Facilities Summary

- The Town provides a basic level of rural services to its residents.
- Town of Weston residents are served by the growing D.C. Everest School District, which has its five biggest schools in the Village of Weston to the immediate south of the Town.
- Due to the Town's proximity to the Village of Weston and other incorporated communities, many services are collaboratively provided—notably police, EMS, fire protection, and zoning services.
- The Town of Weston generally relies on the County and other organizations to provide recreational opportunities for Town residents, but has partnered with the Village of Weston on recreational projects including on the development of Machmueller Park.



Figure 11-1: D.C. Everest Area School District Enrollment



Several private schools are located in the Wausau metro area and in other surrounding communities.

University of Wisconsin – Marathon County (UW-MC)

Located in Wausau, UW-MC offers lower level (freshman/sophomore) college classes that lead to a baccalaureate degree. Associate degrees are offered in Arts and Sciences and Bachelor's degrees (through collaborative degree programs with UW-Oshkosh and UW-Stevens Point) are offered in Business Administration, Engineering, American Studies, and Nursing. Enrollment in 2011 was approximately 1,366 students.

Northcentral Technical College (NTC)

Located in Wausau, NTC offers over 130 one- and two-year programs and certificates in business, technical, health and industrial fields. Approximately 5,100 full- and part-time students attend classes.

Libraries

The Town of Weston is served by the Marathon County Public Library system. While no libraries are located in the Town, there are two libraries located in adjacent communities that are readily accessible by Town residents. The County system's main library is located on First Street in downtown Wausau. This main library branch is open seven days a week and has a circulation of over 368,000 volumes, offers thousands of events each year, and serves over 79,000 patrons (about 71% of the total County population). Its facilities also include Internet access. The Rothschild Area Branch Library encompasses 3,240 square feet of space holding over 31,500 volumes.



Public Protection

Police

The Town is served by the Everest Metro Police Department, which also serves the Village of Weston and the City of Schofield. The Department maintains a ratio of 1.3 officers per 1,000 residents, and shares certain services with the County Sheriff's Department.

Fire and Emergency Response

South Area Fire and Emergency Response District (SAFER) provides Fire, EMS and rescue operations to the Town of Rib Mountain; Village and Town of Weston; Village of Kronenwetter; and Towns of Easton, Ringle, Guenther, Stettin, and Marathon. The District began operations on January 1, 2014, and operates stations in Rib Mountain and the Village of Weston. EMS population served is over 36,000 and almost 300 square miles are covered. Fire coverage is 26,000 people and over 125 square miles are covered.

St. Clare's Hospital operates a paramedic intercept service in the area. Aspirus Wausau Hospital also has an ambulance housed near their Clinic on Community Center Drive in the Village of Weston.

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 Examiner's Office.

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

Health Care

Weston Regional Medical Center

The Weston Regional Medical Center contains Marshfield Clinic Weston Center & Walk-In Clinic, The Diagnostic & Treatment Center, Ascension Medical Group, and Saint Clare's Hospital. This Center was built in 2005 in the southwest quadrant of the interchange of STH 29 and Camp Phillips Road in the Village of Weston. The Center is part of the Marshfield Clinic, which began in 1916 when six physicians decided to join efforts. The Marshfield Clinic has grown to over 700 physicians with 41 Regional Centers in Wisconsin and Upper Michigan. The Weston Center offers over 100 providers. Weston is also home to the Marshfield Clinic West Oral and Maxillofacial Surgery Clinic, located on Barbican Avenue northeast of the same interchange.

Acension St. Clare's Hospital is part of the Acension Health Care System. St. Clare's Hospital is a 69-bed hospital and medical office complex that is home to the Marshfield Clinic and Ministry Health



Care Heart Care Team. The facility also has a Level III Trauma Center. In 2013, it saw over 5,400 admissions and over 14,000 outpatient visits.

Ascension Medical Group opened its doors in Weston in August of 2004. The family medicine clinic provides for total health care needs and offers diagnostic and treatment for patients of all ages.

The Diagnostic and Treatment Center is a joint venture between Marshfield Clinic and Acension Health Care. These regional health care leaders are teaming together in this effort, ensuring state-of-the-art services are offered in the most patient-centered manner possible. This innovative approach—in which a private clinic and hospital system jointly share facilities, technologies and staff to meet inpatient and outpatient needs—helps to assure care is provided at the patient's convenience with the latest knowledge.

Aspirus Wausau Hospital/Aspirus Weston Clinic

Aspirus Wausau Hospital at 425 Pine Ridge Boulevard in Wausau is a major hospital in Marathon County. Aspirus 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 325-bed facility is a multi-specialty regional health center serving a 14-county region in north central Wisconsin. Annual admissions average 15,000 and average annual outpatient visits exceed 50,000. Aspirus Weston Clinic opened in January 2004 in the northwest quadrant of the intersection of STH 29 and Camp Phillips Road, in the Village of Weston.

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. 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, 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 also operates a nursing home (Mount View Care Center) at 1100 Lake View Drive in Wausau that provides skilled nursing services at the main campus in Wausau.

Child Care

The Wisconsin Child Care Resource and Referral (CCR and R) Network is a membership organization made up of 17 community-based CCR and R agencies serving Wisconsin. CCR and R agencies assist parents in selecting quality childcare, help to increase the supply of childcare in areas that may be lacking sufficient providers, offer information and technical support to potential child care providers, and give technical assistance and support to existing childcare programs. The community-based CCR and R agency that provides services to Marathon and adjacent counties is Childcaring, Inc., with more information and access to a list of certified childcare providers at <http://www.ccrwcw.org/index.php>.



Parks and Recreation

The Town of Weston does not own or manage any public parks. However, residents use many park and recreation facilities located in the Village of Weston and other nearby municipalities. The Town has contributed to the acquisition, development and maintenance of several facilities, including Machmueller Park in the Village.

Given the rural nature of the Town of Weston and the robust park and recreation system available nearby in the Village of Weston, the Town will continue to support and rely on facilities provided by the Village. The following is a summary of Village parks and trails most commonly used by Town residents:

- **J.F. Kennedy Park.** Kennedy Park is a 38.8-acre community park that is located in the older developed section of the Village of Weston. It is also the most developed and heavily used park in the Village park system. It has a wide variety of active use, passive use, and support facilities that provide residents with year-round opportunities. The Park includes the Weston Aquatic Center, three baseball diamonds, a lacrosse field, two irrigated, regulation sized soccer fields, one sand volleyball court, two horseshoe pits, one lighted hockey rink, one lighted open skating rink and an 8,000 square foot skate park.
- **Yellowbanks Park.** Yellowbanks Park is located on the Eau Claire River, west of, and adjacent to Camp Phillips Road, just south of the Town of Weston border. Yellowbanks Park is a former Marathon County Park (Sandy Beach Park) that did not meet county park criteria. The Marathon County Parks Department transferred the ownership and maintenance responsibilities of Yellowbanks Park to the Town of Weston in 1993, and it has become one of the most popular parks in the Village park system. Park facilities include restrooms, disc golf course, two open-sided shelters, a drinking fountain, picnic tables, grills, children's playground equipment, a sand volleyball court, and horseshoe pits. The park also has two paved parking lots that service each shelter. At time of writing, the Town had expressed some initial interest in contributing to improved canoe/kayak launch facilities in Yellowbanks Park, as are being proposed by the Village.
- **Kellyland Park.** Kellyland Park is a 105.6-acre community park complex located near Rogan Lane and Heather Street in the east central section of the Village. Kellyland Park is located adjacent to, and west of, the Eau Claire River Nature Center, and includes the Weston Dog Park. Active use facilities at Kellyland Park include an open play area, a children's play equipment area, a basketball court, horseshoe pits and four soccer fields. Passive recreation facilities at Kellyland Park include an open shelter (built 1997), picnic tables, benches and grills.
- **Machmueller Park.** The Town of Weston assisted the Village of Weston with the acquisition of Machmueller Park, a 32.1-acre community park, in 2002. The park is located in the northeastern section of the Village in a heavily developed new residential area adjacent to the Town. Machmueller Park is the only park in this section of the Village. Active use facilities in the park include children's play equipment, a Little League baseball field, 3 tee ball fields, one regulation sized soccer field with bleachers, a large open play area, a 10-station "born learning"



trail for children and a ½ mile walking path with fitness course. Passive use facilities include an open shelter, picnic tables and grills. Support facilities include a paved road into the park and a large paved parking lot.

- **Trails.** Aside from the Eau Claire River Trail, described above, the Village of Weston has an asphalt multi-use path along the newly reconstructed segment of Camp Phillips Road from the northern edge of the Village at Northwestern Avenue, which connects the Village to the City of Wausau. There is also a concrete multi-use path along Weston Avenue to the west, which services the St. Clare's Hospital area. Added during the Ross Avenue reconstruction in 2010 was a bike lane/multi-use path. The path runs from the western edge of the Village, connecting with Schofield, and runs to the east out as far as River Bend Road. This bike/multi-use path also runs a few blocks away from the Eau Claire River Trail. The Village of Weston is also spearheading further development of the Lower Eau Claire River Water Trail for paddlers.



Chapter 11: Utilities

This Chapter describes existing conditions and issues relative to utilities available in the Town of Weston, including sewage disposal, water supply, power supply, and solid waste management.

On-Site Waste Disposal Systems

The Town of Weston does not provide public sewer or water service. 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 SPS 391, which sets forth standards for the regulation of private sewage systems.

Types of Systems

Under SPS 391, property owners have an array of system options. Septic tanks can be steel, concrete, fiberglass or plastic, but they all must be equipped with a filter to prevent the movement of solids out into the soil absorption component. In addition, rock in drain fields may 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)

Utilities Summary

- The Town has no municipal utilities. Development in the Town of Weston relies on private on-site waste disposal systems and private wells.
- A great deal of the Town is situated within the Sanitary Sewer Service (208) Area boundary, which means it is eligible to connect to municipal sewer service provided by other jurisdictions.
- Town residents rely on private providers for electric, power, and telecommunications services.



are sometimes allowed in areas where public sewer is approved for installation in the near future.

All development in the Town is on private septic systems. Residences in the Home Sweet Home subdivision have older septic systems. There is a correlation between older systems, system failures, and potential groundwater contamination. Poor soils, bedrock near the surface, and other constraints for septic systems in other areas of the Town also may prompt waste disposal challenges. These conditions could result in requests or even Wisconsin Department of Natural Resources (WisDNR) requirement to connect to City of Wausau or Village of Weston public sewer systems. Such municipalities typically require annexation in advance of sewer connection.

Use of conventional septic systems is limited in some areas due to high bedrock as shown on Map 7-1. Map 11-1 illustrates the location of soils suitable for conventional type septic systems.

The Marathon County Department of Conservation, Planning and Zoning 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 are required to be pumped a minimum of once every three years.

Sewer Service Area

Portions of the Town of Weston are located within the 208 Sewer Service Area defined in the *Wausau Urban Area Sewer Service Plan for the Year 2025*. Preparation of this plan was mandated by the WisDNR as one component of the Upper Wisconsin River Water Quality Plan, and as a requirement for receiving wastewater treatment facility grants and approval of sanitary sewer extensions. WisDNR's involvement is promulgated under State Administrative Rules and in the Federal Clean Water Act.

The boundary of the Sewer Service Area (also known as the "208 boundary") sets the 20-year maximum limit for the extension of sanitary sewer services in a cost-effective, environmentally sound manner. Property located within the Sewer Service Area is eligible to receive sanitary sewer service during the 20-year planning period. Property outside the Sewer Service Area is not eligible, unless the Plan and boundary are amended. The City of Wausau and the Village of Weston both have policies to not extend sewer service without annexation. Therefore, when and if sewer service is provided, the property would likely no longer be in the Town of Weston.



Town of Weston Comprehensive Plan

11-1

Soil Suitability for Private On-site Wastewater Treatment Systems



Map Date: 11/10/2017

Adoption Date 11/11/2017

Created by the Village of Weston
Tech. Services Department

0 0.25 0.5 1 Miles

Legend

Septic Suitability Rating

- Not Limited
- Somewhat limited
- Very limited
- Not rated
- Approved Sanitary Sewer Service (208) Area
- Surface Water

Municipal Features

- Town of Weston
- City/Village Boundary
- Other Town Boundaries

Transportation

- Interstate Hwy
- US Hwy
- State Hwy
- County Hwy
- Local Road

Septic Suitability Rating derived from NRCS Web Soil Survey Data/Marathon County
Soil Survey Rev. 2003.

Water Supply

All development in the Town of Weston receives water from private wells. Overall water quality is very good. Water supply is limited in some scattered areas, mostly because of high bedrock as shown on Map 7-1.

Stormwater Management

Stormwater management is a key component of efforts to improve water quality. It generally involves controlling the volume, quality, and storage of runoff. Stormwater management typically consists of structural elements such as ditches, culverts, swales and ponds as well as development or construction practices aimed at minimizing runoff and erosion.

In 2005, Marathon County adopted an update to its 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.

Electric and Gas Utilities

The Town of Weston receives electric power and natural gas service from Wisconsin Public Service Corporation (WPS). Four existing coal generated power plants (Weston 1, 2, 3, 4) are located nearby in the Villages of Kronenwetter and Rothschild. WPS was purchased by We Energies in June 2014. Some property owners may also purchase LP gas tanks for private use.

Telecommunication Facilities and Services

Charter Communications provides television and cable service to the northwest portion of the Town and Frontier provides telephone service.

The Town of Weston zoning ordinance and extraterritorial zoning regulates communication towers, to the extent allowed by State law. There is currently one communication tower located within the Town.

Solid Waste Management and Recycling

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

The Marathon County Solid Waste Management Department is in charge of waste management for non-hazardous solid waste. The Department manages the 575-acre landfill, recycling, composting, and waste-to-energy programs. The Department operates a Household Hazardous Waste Collection Facility that is housed at the Ringle Landfill.



Chapter 12: Broadband Technology

This Chapter describes existing conditions and issues relative to the delivery of broadband internet and data transfer services in the Weston area. Broadband technology is increasingly becoming an essential service and economic development tool. This chapter and accompanying chapter in the Vision and Directions volume reflect the Town's interest in coordinating local government policies, procedures, and infrastructure to facilitate broadband internet expansion, and in linking broadband expansion with economic development and quality of life initiatives.

National Broadband Trends and Issues

With rapidly shifting technological innovations, national trends in technology and broadband are far from static. New innovations and technologies are frequent and constantly changing the provision, adoption, and use of telecommunications. The following are national trends that are influencing initiatives from the national to local level to expand access to broadband.

Internet Access as a Fundamental Economic Asset

Broadband is now viewed as essential infrastructure that is absolutely critical to the functioning of business and the economy. In addition to being critical for operations of almost all activities of commerce, broadband expands access to jobs and training, supports entrepreneurship and small business growth, and strengthens community development efforts.

Online Education as a Bridge to Opportunities

The internet is a critical path to offering access to higher education and expanding the range of opportunities available to learners. Online and hybrid style classes allow students to bridge gaps areas while they are physically distant from universities, colleges, or technical colleges. Further, they allow adult-learners and continuing education students the time-flexibility that is needed to fulfill family and job duties while pursuing education. With an internet connection, it is possible to take courses at institutions across the globe. Further, computer education is a critical component of K-12 education. Technology is used for online classes and research, and internet access at home and at school is critical for students to keep up with their school work and for parents to remain involved in their children's education. Schools are increasingly moving toward utilizing and distributing tablets or laptop computers to provide more uniform access.

Broadband Technology Summary

- Community, business, and personal access to broadband technology is an increasingly essential pathway to opportunity in the modern world.
- There are several State and Federal offices and initiatives to expand broadband internet service for economic development and personal advancement.
- Mainly private providers supply broadband services, though there are public/non-profit initiatives such as the Wausau Community Area Network (WCAN).
- Download and upload speeds in the Weston area are generally adequate for residential use, except in parts of the Town of Weston. With exceptions for certain geographic areas, speeds in the Weston area are not yet adequate for many types of business development.



Advantage of Remote Employee Connectivity

“Working remotely” in a home office environment is also on the rise. Whether it is the occasional day or working from the road, or a permanent “work from home” situation, this flexibility can be advantageous to both businesses and employees. For businesses, it can provide access to a broader talent pool, ease travel budgets for businesses, and providing access to employees at all times. For employees, remote connectivity to their jobs can be a major boost in minimizing travel to jobs, maintaining flexible schedules, and promoting lifestyle/family values.

Fast Connections and Real Time Analysis

Having up-to-the-minute information is critical and increasingly possible for the provision of the best public safety services--health care. In Chattanooga, TN, one useful benefit of installing citywide fiber optics communication infrastructure is employment of a “smart grid” electrical system, which allows for real-time communication. This includes knowing exactly when power outages occur, reacting immediately to restore or reroute power, and allowing consumers to closely monitor and manage their energy usage. There are many public safety enhancements also made possible by broadband technology—from regulating stoplights and monitoring traffic delays to alerting the public in dangerous situations, such as severe weather or missing person situation.

Shifting Media Sources

There is a shift away from the printed newspaper being the primary information source on matters pertaining to local government, job opportunities, local events, job, and business opportunities. As the internet becomes an unrivaled way to critical community information, access is key.

Overcoming the Digital Divide

Multiple studies reinforce the concept of the “digital divide”—a measure comparing people and communities who are digitally “connected” to those who are not. Typical measures include ownership of computers, access to the internet, and mobile phone subscriptions. The outcome of studies examining the digital divide is consistent. Generally households with higher annual incomes have greater access, whereas households with lower incomes are less likely to have access. Individuals in lower income households may have comparatively more to gain from broadband internet connectivity—continuing education, job searching, and access to community information and resources. Communities are recognizing that the “digital divide” may perpetuate inequalities, and are thus seeking opportunities to help the whole community advance. Barriers to adoption may include high subscription cost, lack of broadband-ready devices, low awareness, and privacy concerns. Overcoming the digital divide must address all of these concerns.



Expanding Access to and Efficiency of Healthcare

Broadband technology enables expanded access to healthcare opportunities, which is crucial in particular to rural, elderly populations for whom access is limited by distance and transportation. Access to specialists in more urban areas, electronic medical records, lab results, and educational materials prior to a medical procedure can make the system operate more efficiently. For healthcare professionals, broadband access can positively benefit patient costs by reducing travel time and expenses—allowing physicians to read x-rays or complete charting remotely. For emergency medical personnel, broadband technology can allow advanced information about the scene of an incident, or transmit critical information about a patient en route to the hospital in an ambulance directly to the hospital to expedite care in critical situations.

National Broadband Initiatives

Recognizing the above trends and the undeniable import of broadband technology to serve communities, advance economic development, and connect people and ideas in this global economy, the following are national initiatives to promote broadband expansion.

National Broadband Plan

The Federal Communications Commission (FCC) created a broad, overarching strategy as part of the American Recovery and Reinvestment Act. In 2009, Congress directed the FCC to prepare this plan to “ensure that every American has access to broadband capability” (see sidebar). Initiatives that relate to local governments include the following:

- Improve rights-of-way management for cost and time savings, including promoting use of federal facilities for broadband.
- Facilitate efficient new infrastructure construction, including “dig-once” policies that would make federal financing of highway, road and bridge projects contingent on states and localities allowing joint deployment of broadband infrastructure.
- Use broadband to drive greater efficiency and effectiveness in service delivery and internal operations. It can also improve the quantity and quality of civic

National Broadband Plan Summary Excerpt

Government can influence broadband by:

1. Designing policies to ensure robust competition and, as a result maximize consumer welfare, innovation and investment.
2. Ensuring efficient allocation and management of assets government controls or influences, such as spectrum, poles, and rights-of-way, to encourage network upgrades and competitive entry.
3. Reforming current universal service mechanisms to support deployment of broadband and voice in high-cost areas, thereby ensuring that low-income Americans can access and afford broadband.
4. Reforming laws, policies, standards and incentives to maximize the benefits of broadband in sectors that government influences significantly, such as public education, health care and government operations.

Source: www.broadband.gov



engagement by providing a platform for meaningful engagement with representatives and agencies. Through its own use of broadband, government can support local efforts to deploy broadband, particularly in underserved communities.

- Bolster efforts to improve public safety and homeland security by allowing first responders to send and receive video and data, by ensuring all Americans can access emergency services and improving the way Americans are notified about emergencies.

State Broadband Initiative—National Telecommunications and Information Administration

The NTIA was launched in 2009 to implement the joint purposes of the Recovery Act and Broadband Data Improvement Act. The effort envisioned state entities or non-profit organizations facilitating the integration of broadband and information technology into state and local economies. The NTIA has awarded a total of \$293 million to 56 grantees from each of the 50 states or their designees. Funds are being used to support efficient and creative use of broadband technology to better compete in the digital economy. (Relevant Wisconsin projects are detailed in the “State Initiatives” section below.) Another component is to assist states in gathering data twice per year on the availability, speed, and location of broadband services, as well as the services that community institutions such as hospitals, libraries and schools use. This data will be used by NTIA to update its National Broadband Map.

Broadband Technology Opportunities Program

The Broadband Technology Opportunities Program (BTOP) is an approximately \$4 billion grant program administered by NTIA to help bridge the technological divide; create jobs; and improve education, health care, and public safety in communities across the country. Funded by the American Recovery and Reinvestment Act, BTOP projects are deploying broadband Internet infrastructure, enhancing and expanding public computer centers, and encouraging the sustainable adoption of broadband service. Wisconsin-funded programs include the following, which are described in detail in the following section.

- State of Wisconsin Broadband Capacity Building, Public Service Commission of Wisconsin.
- Wisconsin’s Education and Library Broadband Infrastructure Build-out, DOA:
- UW Extension, Building Community Capacity through Sustainable Broadband Adoption.
- University of Wisconsin System SBA, Building Community Capacity through Sustainable Broadband Adoption.

State and Local Grant Implementation Program

The State and Local Grant Implementation Program (SLGIP) is a \$118.15 million formula-based, matching grant program administered by NTIA. The program is designed to assist regional, state, local, and tribal government entities as they plan for a nationwide public safety broadband network. Grants are intended to support planning, consultation, education and outreach activities, as well as fund efforts to collect data on existing infrastructure and equipment that could be used by the First Responder Network Authority (FirstNet) in building a wireless public safety broadband network.



Rural Utilities Service (RUS)–United States Department of Agriculture

There are several Broadband Loan and Grant programs administered through RUS intended to accelerate the deployment of broadband services in rural America. The following are examples:

- **Rural Broadband Access Loan and Loan Guarantee Program – United States Department of Agriculture, Rural Utility Service (USDA, RUS).** Funds construction, improvement, and acquisition of facilities and equipment for broadband service in eligible rural communities. RUS will give greatest priority to applicants that propose to offer broadband to the greatest proportion of households that have no incumbent service provider. See: http://www.rurdev.usda.gov/utp_farmbill.html.
- **Community Connect Broadband Grants.** Provides grant money to applicants proposing to provide broadband on a “community-oriented connectivity” basis to currently un- or under-served rural areas for the purpose of fostering economic growth and delivering enhanced health care, education, and public safety services. Funding for the broadband grant program is provided through annual appropriations in the Distance Learning and Telemedicine account within the Department of Agriculture appropriations bill.
- **Distance Learning and Telemedicine (DLT).** Support deployment of broadband technologies specifically for telemedicine and distance learning applications. DLT offers grants to entities for the purchase of end user equipment to provide education and medical care via telecommunications. DLT grants serve as initial capital assets for equipment, instructional programming, or technical assistance or instruction for using eligible equipment (e.g., video conferencing equipment, computers) that operates via telecommunications to rural end-users of telemedicine and distance learning.

Universal Service Fund – Federal Communications Commission (USF)

Subsidies provided by USF’s Schools and Libraries Program and Rural Health Care Program are used for a variety of telecommunications services, including broadband access. While the USF’s High Cost Program has not explicitly funded broadband infrastructure, subsidies have been used, in many cases, to upgrade existing telephone networks.

Wisconsin State-Level Initiatives and Stakeholders

State of Wisconsin Broadband Capacity Building, Public Service Commission (PSC)

This effort established a statewide broadband office and secured additional resources to assist regional planning teams through the LinkWISCONSIN initiative (described below). It provides technical assistance to develop and conduct broadband education linked to a statewide mapping initiative, including events, accessible webinars, and other educational opportunities focused on broadband policy, technology, and development. This PSC initiative also provides background and knowledge for regional strategic planning efforts.

In 2016, the Town of Weston partnered with Marathon County and Frontier North on a PSC broadband grant application in 2016. They were awarded an approximately \$201,000 grant, which is to be combined with approximately \$201,000 from Frontier North, \$50,000 from the Town, and



\$50,000 from the County. The approximately ½ million dollar project will be to extend broadband fiber from its current terminus in the Village of Weston northeast along County Highway SS into the Town. The project will also include 4 nodes along this line to which existing copper cable will be connected. Once complete, the project will result in higher internet speeds within 1 mile of the new SS broadband line. Construction is anticipated to begin in 2017.

LinkWISCONSIN

LinkWISCONSIN is a statewide initiative funded through an NTIA State Broadband Data Development Program grant to the PSC. It is intended to promote the availability and sustainable adoption of broadband internet access. This initiative includes development of a comprehensive broadband coverage map of the State, and identification of strategies for broadband expansion and adoption, particularly in under-served areas. The initiative is administered through the LinkAmerica Alliance, a consortium of mapping and planning service providers. The data collected on the State level will contribute to the NTIA's national broadband map. The goals of the project include:

- Mapping where current broadband service is available, where it is not, and why it is not.
- Working with leaders from around the State to develop a vision for broadband in Wisconsin.
- Organizing and facilitating regional broadband deployment and adoption that results in extension of access to underserved communities. LinkWISCONSIN has facilitated teams to develop effective local strategies and regional broadband plans.

UW Extension, Building Community Capacity through Sustainable Broadband Adoption

The University of Wisconsin Extension (UWEX) was awarded a grant through NTIA's Broadband Technology Opportunities Program to adopt Comprehensive Community Infrastructure (CCI) to address broadband capacity needs in underserved locations in Wisconsin. The project aims to bolster local economic development, educational opportunities, a tele-health initiative, and employment and job training opportunities.

Through this grant, UWEX has deployed a "middle-mile fiber network" enabling connections to a hybrid WiMax/Wi-Fi network in four demonstration communities across the state, including Marathon County. This grant funding connects community anchor institutions through high speed fiber connections. This initiative is a public-private partnership, led by UW Extension. UW Extension is working with private telecommunications provider Packerland Broadband. As part of this effort, fiber has been extended to several communities and regions throughout Wisconsin. In addition, this effort established four Community Area Networks (CANs) including Chippewa, Platteville, Superior, and Wausau. In addition, 600 fiber miles of long haul connecting fiber communities has been added. Relevant to this effort is the portion connecting Wausau to Summit along STHs 29 and 45 (67 fiber miles) and Wausau to Stevens Point (32 fiber miles). This fiber is intended to provide fiber for "anchor institutions" guaranteeing 1 gb of service at affordable rates (approximately \$1,000 / yr).



University of Wisconsin System SBA, Building Community Capacity through Sustainable Broadband Adoption

Five Wisconsin communities were identified which had a significant need for improved broadband awareness, use, and capacity. This project will conduct a targeted broadband adoption program that will benefit health care delivery, students, K-12 school district, library systems, universities, community colleges, tribal and technical colleges, and various organizations working with vulnerable, low income populations.

BadgerNet Converged Network

The BadgerNet Converged Network, authorized by legislation in 1995, is a Wisconsin's statewide network serving all 72 counties by providing wide area network, internet transport, and video applications to state government and educational entities. BadgerNet provides connectivity to more than 2,300 state and local government agencies, some universities, private and technical colleges, schools (including most of the state's K-12 districts), libraries, and other eligible institutions. BadgerNet provides a statewide backbone network, middle mile, and last mile connectivity. BadgerNet is a telecommunications network, it does not provide internet service. Many BadgerNet users receive their internet access through WiscNet. WiscNet is an independent, 501c3 member organization founded by Wisconsin's higher education institutions in 1990. WiscNet provides research and education services to public and private higher education, K-12 school districts, libraries, municipalities, and hospitals.

Wisconsin's Education and Library Broadband Infrastructure Build-out

This is a Department of Administration proposal to directly connect 385 libraries, 74 school districts, and eight community colleges to the existing BadgerNet Converged Network by deploying 203 miles of new fiber optic facilities to replace inadequate copper infrastructure in predominantly rural areas. The BadgerNet Converged Network is the largest state network of its kind in the US and provides connectivity to more than 2,300 state and local government agencies, schools, libraries, and healthcare facilities. The additional fiber connections are expected to upgrade 17% of the State's schools and 81% of the State's libraries to broadband speeds of between 20 Mbps and 100 Mbps, strengthening their ability to serve underserved communities throughout the State.

Wisconsin State Telecommunications Association

Wisconsin State Telecommunications Association (WSTA) is an organization of experts that was started in 1910. Today the WSTA interacts with a nationwide network of telecommunications experts to serve as a clearinghouse for information. WSTA includes local exchange carriers, internet service providers, and wireless carriers. Its mission includes:

- Lead and excel in service quality, reliability and information security;
- Advocate effectively for legislative and regulatory reform;
- Build consensus by providing an effective forum for industry discussion;
- Promote an advanced integrated infrastructure;



- Provide a high quality telecommunications resource to inform and educate members, regulators, legislators and customers; and,
- Support appropriate enhancements to public safety and homeland security.

Wisconsin Cable Communications Association (WCCA)

WCCA is the trade association of the cable television industry in Wisconsin, providing a unified voice on issues affecting the cable and telecommunications industry at the local, state, and federal levels.

Wausau/Marathon Area Regional Initiatives

Marathon County Broadband Gap Analysis

In 2009, Marathon County contracted with a group of technology consultants led by Elert and Associates to conduct a county-wide broadband gap analysis. The purpose of this was to identify “county-wide issues related to economical broadband access and telecommunications.” At the time the study was being conducted, the County was also undertaking a major upgrade to its public safety radio system. It was thought that that project might generate opportunities to extend broadband services, and to a potential source of funding via federal stimulus funds. Some of the key findings from this 2009 study included the following:

- Broadband efforts are “diverse in capacity and cost, relative spotty in coverage, leaving many residents in the County without service.”
- Challenges to broadband delivery are locational and technical. Locational challenges include wireless service blocked by trees or low lying areas that wireless signals cannot reach. In some areas where DSL is generally available, the quality of the copper cabling is too poor for DSL to work.
- Providers are generally expanding coverage and increasing bandwidth, but “cannot make guarantees about future service.”
- Interviews and business surveys showed that the majority of businesses in the County are generally satisfied with service, however smaller business and home-based businesses are much more limited in coverage and options.

The study laid out a series of short term (tactical) options and longer term, strategic and planning actions. Short term tactics included:

- Educating citizens about existing options.
- Supporting expansion of wireless options by facilitating use of existing towers, and advocating the wireless providers expand coverage.
- Working with providers to apply for grants/loans to provide “middle mile” bandwidth.
- Considering subsidizing infrastructure investment t.



Long-term strategies included:

- Encouraging wireline telephone providers to apply for grants and loans that would allow them to expand coverage.
- Seeking out partnerships to build out a fiber backbone within the County that would allow either a) fiber to the home or b) fiber as a middle mile technology. A fiber backbone like this potentially would be able to be shared between multiple providers and technologies.
- Researching and considering pilot studies of other wired technologies, such as Broadband over Power Lines (BPL). Today, the most likely implementation of BPL would blend fiber in the middle mile with BPL for last mile connectivity.
- Supporting efforts toward a community area network (being planned at the time Gap Analysis completed, implemented at the time of writing).

Region IV (Marathon, Portage and Wood Counties) Draft Broadband Investment Program

As part of the Statewide Build Broadband Capacity initiative, different broadband planning regions were established to engage regional stakeholders and develop region-specific vision and strategies. The Region IV Broadband Planning team developed a strategy and program for the region. Its efforts served to articulate a regional opportunity: “The wider availability and adoption of broadband has the potential to reduce work commutes from rural locations in the region contributing to economic development and more sustainable rural communities.” Building off this, strategies centered around five areas: establishing leadership, research, awareness programs, and addressing broadband service gaps. Many of these positioned the Region to apply for the federal grant money received through the UW Extension.

Marathon County/City of Wausau Efforts

Through the UW Extension Sustainable Broadband Adoption Grant discussed above, leaders and educators in Marathon County led a multi-year effort (2011 – 2013) to promote the benefits of broadband internet access. The City of Wausau partnered with Marathon County to reach out to the general population as well as to target certain groups. Through this initiative, a computer lab was established at The Neighbors Place in downtown Wausau, and a trainer with laptops provided outreach in public libraries and senior centers.

Broadband Technologies and Infrastructure

The PSC provides a clear description of broadband infrastructure in its Broadband Reference Guide (January 2014):

“Broadband infrastructure consists of the backbone, the middle mile, and the last mile. The backbone consists of very large capacity trunks (usually fiber optics) that connect to multiple fiber-optic lines capable of transmitting large amounts of data. It provides a path for the exchange of information that local or regional networks can connect with for long distance data



transmission. These data routes and backbone connections are owned by private providers, commercial, government, academic and other network centers.

The middle mile links the backbone to the ISP or telecommunications providers' core network or telecommunications exchange. In some communities, the middle mile may connect anchor institutions that enable them to share applications, infrastructure, and other resources. The last mile brings the connection to residents' homes and small businesses within the telephone exchange or cable company serving the area. Though all pieces of the broadband infrastructure are important, much focus of the debate and concern on broadband is on the availability (or lack thereof) the last mile connectivity. Often the difference between residential broadband connections and broadband networks that connect to the middle and last mile is the infrastructure, the connection speeds, and the size of the data files that are transferred."

Many different broadband technologies are available, the speed of which vary. The availability and effectiveness of various technologies in delivering broadband services varies by geography, population, landscape, topography and other factors. These are important considerations when considering and targeting technology to serve an area. For wireline broadband technologies (cable modem, fiber, DSL), as the distance between customers grows, so does the cost. Incentives decline for companies to invest in wireline broadband in less populated, more rural areas. In urban areas, there is greater demand, and often customers with higher income, combined with less cost to provide infrastructure to the market area.

The backhaul or "middle mile" (dedicated line transmitting signal from an internet backbone to a remote area) can be cost prohibitive. Terrain, including hills and forested areas, can also make deployment more expensive. For large internet service providers (ISP), return on investment is critical, and this is harder to achieve in smaller market and more rural areas.

The following are types of broadband technologies. Definitions below are from broadband.gov as well as Public Service Commission of Wisconsin's Broadband Reference Guide, January 2014:

Wired Broadband

Wired broadband implies a physical connection between a home or business through a cable. Wired technologies include digital subscriber line, cable modem, and fiber, described in more detail below. Also described below is Broadband Over Powerline. This technology has not been deployed in Wisconsin at this time.

- **Digital Subscriber Line (DSL).** DSL is a wireline transmission technology that transmits data faster over traditional copper telephone lines already installed to homes and businesses. DSL-based broadband provides transmission speeds ranging from several hundred Kbps to millions of bits per second (Mbps). The availability and speed of DSL service may depend on the distance from the residence or business to the closest telephone company facility. In the Weston area, DSL service is provided by Frontier.
- **Cable Modem.** Cable modem service enables cable operators to provide broadband using the same coaxial cables that deliver pictures and sound to television sets. Most cable modems are



external devices that have two connections: one to the cable wall outlet, the other to a computer. They provide transmission speeds of 1.5 Mbps or more. Subscribers can access their cable modem service by simply turning on their computers, without dialing-up an ISP. Transmission speeds vary depending on the type of cable modem, cable network, and traffic load. Speeds are usually faster than DSL. In the Weston area, cable modem service is provided by Charter Communications.

- **Fiber.** Fiber optic technology converts electrical signals carrying data to light and sends the light through transparent glass fibers about the diameter of a human hair. Fiber transmits data at speeds far exceeding current DSL or cable modem speeds, typically by tens or even hundreds of Mbps. The actual speed will vary depending on a variety of factors, including proximity to service provider brings the fiber and how the service provider configures the service including the amount of bandwidth used. The same fiber providing broadband can also simultaneously deliver voice (VoIP) and video services. A major advantage of fiber optic technology is that it can deliver more bandwidth than other broadband technologies at a lower cost of maintenance, while allowing for future expansion. Installing and lighting fiber is expensive, and perhaps cost prohibitive in many rural areas. In the Weston area, fiber is available through Level 3 Communications (Business) <http://www.level3.com/>. Fiber is also available for institutional use through the Wausau Community Area Network (WCAN) and through the UWEX CCI effort along Highway 29.
- **Broadband over Powerline (BPL).** BPL is the delivery of broadband over the existing low- and medium-voltage electric power distribution network. BPL speeds are comparable to DSL and cable modem speeds. BPL can be provided to homes using existing electrical connections and outlets. BPL is an emerging technology that is available in very limited areas. It has significant potential because power lines are installed virtually everywhere, alleviating the need to build new broadband facilities for every customer.

Wireless Technology

Wireless broadband connects a home or business to the Internet using a radio link between the customer's location and the service provider's facility. Wireless broadband is similar to wired options in that it connects to an internet backbone (usually a fiber-optic trunk). However, wireless services do not use cables to connect to the last mile, instead using Wireless Fidelity (Wi-Fi) connections or radio waves. Wireless broadband can be mobile or fixed. Wireless technologies using longer-range directional equipment provide broadband service in remote or sparsely populated areas where DSL or cable modem service would be costly to provide. Speeds can be comparable to DSL and cable modem, provided that wi-fi transmitters are well-connected to fiber lines. Different wireless technologies are as follows:

- **Fixed Wireless.** Fixed wireless is a type of high-speed Internet access where connections to service providers use radio signals rather than cables. Fixed wireless generally offers connections speeds between 1 and 10 mbps and use transmission towers similar to cell phone towers that communicate to transceiver equipment that, as the name implies is fixed at the



premise. The transceiver equipment communicates with the providers' ground stations. NetPros is a provider of fixed wireless service in the Weston Area.

- **Wi-Fi.** Wireless fidelity (Wi-Fi) is a fixed, short-range technology that is often used in combination with DSL, fixed wireless, fiber, or cable modem service to connect devices within a home or business to the Internet using a radio link between the location and the service provider's facility, often extending the reach of a "last-mile" wireline or fixed wireless broadband connection. Wi-Fi service can be available in residences or community locations (airports, coffee shops, schools, businesses, etc.) and are often called "hotspots." A Wi-Fi network uses radio waves, similar to two-way radio communications.
- **Mobile Wireless.** Mobile wireless is high-speed wireless broadband connection that is accessible from random locations. The locations depend on the provider's cellular towers and monthly service plans. Mobile wireless networks are radio systems, continually being upgraded to provide data transmission speeds considered to be broadband. A mobile wireless service requires a base station that is connected to a high capacity landline data transmission network to reach the Internet. The fastest mobile wireless network is referred to as 4G. LTE and Wi-Max are variations on 4G technologies. Providers in Marathon County include CellCom, Sprint, ATT Mobility, and Verizon.
- **Satellite.** Just as satellites orbiting the earth provide necessary links for telephone and television service, they can also provide links for broadband. Satellite broadband is also useful for serving remote or sparsely populated areas. Downstream and upstream speeds for satellite broadband depend on several factors, including the provider and service package purchased, the consumer's line of sight to the orbiting satellite, and the weather. Typically, a consumer can expect to receive (download) at a speed of about 500 Kbps and send (upload) at a speed of about 80 Kbps. These speeds may be slower than DSL and cable modem, but they are about 10 times faster than the download speed with dial-up Internet access.

Broadband Coverage in the Weston Area

One of the concerns prompting the Broadband Technology comprehensive plan component was uneven coverage and lack of adequate broadband coverage in some parts of the Weston area.

Statewide, LinkWISCONSIN conducted a broadband coverage survey encompassing the entire State of Wisconsin. Maps conveying this data were updated as of November 2013 to represent coverage as of June 30, 2013. One important caveat regarding this information is that the data concerning where fiber and other infrastructure is laid tends to be proprietary, so access to detailed maps tends to be limited. The maps prepared by LinkWISCONSIN are a starting point, but may have the tendency to exaggerate coverage, as they are based on Census tracts, which may be illustrated as "covered" if one resident within the Census tract is covered.

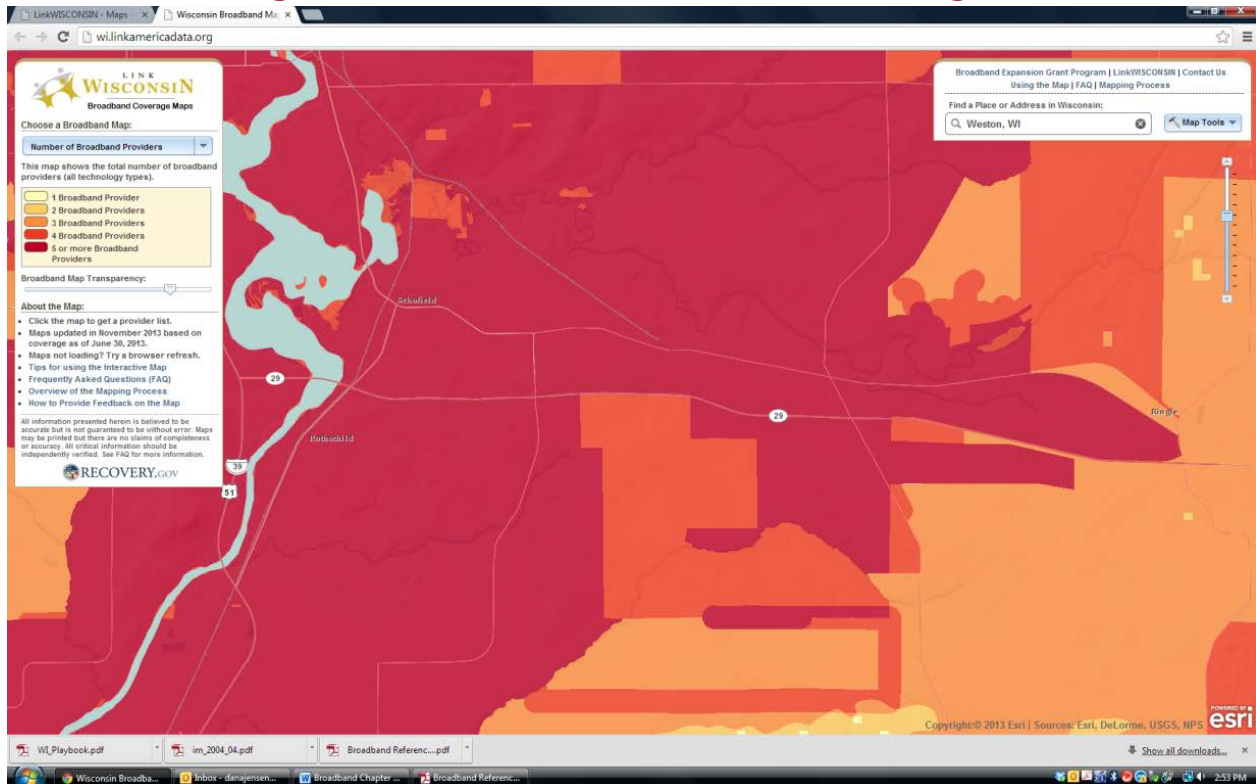
The following summarizes the data available through LinkWISCONSIN covering the Weston area as of 2013.



Number of Broadband Providers

As shown in Figure 12-1, parts of the Village, Town, and surrounding area are generally covered by 4 or 5 private providers, including Charter (cable); Frontier North (DSL); Sprint, AT&T Mobility, CellCom (Wireless); and Level 3 Communications (Business Fiber).

Figure 12-1: Number of Broadband Providers Serving Weston Area



Source: LINKWisconsin, November 2013

Key References for Chapter

Public Service Commission of Wisconsin. March 2013. **Wisconsin's Playbook for Broadband Progress.**

Public Service Commission of Wisconsin. January 2014. **Broadband Reference Guide.**

United States Department of Transportation. Federal Highway Administration. Office of Policy and Governmental Affairs. May 2013. **Successful Practices of Broadband Deployment in Highway Rights of Way: Summary Paper.**

Newberry, John. Bridging the Digital Divide to Improve Life in Central Wisconsin. Commissioned by the Community Foundation of Greater Southern Wood County. www.csfwf.org. 2010.

Kruger, Lennard. **Broadband Loan and Grant Programs in the USDA's Rural Utilities Service.** July 12, 2013.

University of Wisconsin Extension. Center for Community Technology Solutions. **Building Community Broadband Subscribership.** Updated October 15, 2012.



Chapter 13: Intergovernmental Cooperation

This chapter describes the existing mechanisms that the Town of Weston uses to coordinate with other units of government, including Marathon County, adjacent municipalities, the D.C. Everest 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.

The Town of Weston has an interest in pursuing greater levels of intergovernmental cooperation in all areas of service delivery to reduce or eliminate the duplication of services, minimize incompatible goals policies and development, develop mechanisms for conflict resolution, and pursue opportunities for joint planning and decision making

Intergovernmental Cooperation Summary

- The Town of Weston has a number of intergovernmental agreements, shared services arrangements, and zoning collaboration with its neighboring communities.
- The Town also depends on successful relationships with Marathon County, the D.C. Everest School District, the Wausau Area MPO, WisDNR, and WisDOT.

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 Weston and other local, regional, State or federal entities. This chapter incorporates all plans or agreements to which the Town is a party under Sections 66.0301, 66.0307 or 66.0309 of Wisconsin Statutes.

Existing Intergovernmental Cooperation

Law Enforcement

The Everest Metro Police Department is shared on a formula basis between the Town, the Village of Weston, and the City of Schofield. This arrangement is discussed in Chapter 12: Community Facilities.

Fire and Emergency Response

The South Area Fire and Emergency Response District (SAFER) provides Fire and/or EMS and rescue operations to the Town of Rib Mountain, Village and Town of Weston, Village of Kronenwetter and Towns of Easton, Ringle, Guenther, Stettin, and Marathon. This arrangement is discussed in Chapter 12: Community Facilities.

Transportation

The Town of Weston depends on intergovernmental cooperation on highway maintenance and improvement and on para-transit services. As discussed in Chapter 9, the Town of Weston contracts with the Village of Weston for snow removal, road maintenance and construction.



Recreation

The Town collaborates with the Village of Weston, the D.C. Everest School District, Marathon County, surrounding municipalities, and the Wisconsin Department of Natural Resources (WisDNR) on park, trail, and recreational planning and development.

Zoning

The Village of Weston administers extraterritorial zoning over parts of the Town of Weston. The Village also assists the Town administer its zoning ordinance over the rest of the Town, via a cooperative relationship.

Surrounding and Overlapping Governments

D.C. Everest School District

The Town is located in the D.C. Everest School District, and there is regular communication between the Town and School District. The District offices and several school facilities are located in the Village of Weston. The general public uses some recreational facilities located at school sites. In particular, the Greenheck Field House, located on the D.C. Everest Senior High campus, includes a major ice rink facility. Community education, the Boys & Girls Club, and Adult Continuing Education programs are also housed in the Greenheck Field House.

Marathon County

The County supplies the Town with services including 911 dispatch service; access permits, maintenance, and improvement of CTHs; Sewer Service Area planning services; private on-site waste treatment permitting; development review in floodplain, shoreland, and shoreland-wetland areas, and animal waste and manure management. As part of its 2006 Comprehensive Plan, the Town collaborated with Marathon County and other communities in the County. The County completed an update to the Marathon County Comprehensive Plan in 2016.

Surrounding Municipalities

As described and mapped in Chapter 1, the Town abuts other cities, villages, and towns. The Town has a number of relationships with these municipalities, described elsewhere in this Conditions and Issues Volume. There are no known conflicts among the plans and policies of the Town and those of surrounding municipalities. Most prepared comprehensive plans in conjunction with the County-wide effort in the mid-2000s, and are therefore scheduled for update in the near future.

Regional Governmental Agencies

The Town coordinates with the Marathon County Metropolitan Planning Commission (Wausau Area MPO) on regional transportation issues and planning. The Town coordinates with the North Central Wisconsin Regional Planning Commission on regional land use and growth management planning.

State and Federal Agencies

The Town's primary State and Federal agency contacts are the WisDNR and the Wisconsin Department of Transportation (WisDOT). The Town collaborates with the WisDNR on wetland



delineation and permitting; shoreland, shoreland-wetland, and floodplain zoning; and other natural resources matters.



Appendix A: Results of the Town of Weston Community Satisfaction Survey (2013)

The Town of Weston conducted a citizen survey in the Summer of 2013. The survey's intent was to ascertain Town residents' views on municipal services and annexation. This following is an analysis of the results of the survey prepared by Jared Wehner, Village of Weston Assistant Planner, to provide insight into the perspectives of the Town's citizens on a variety of issues.



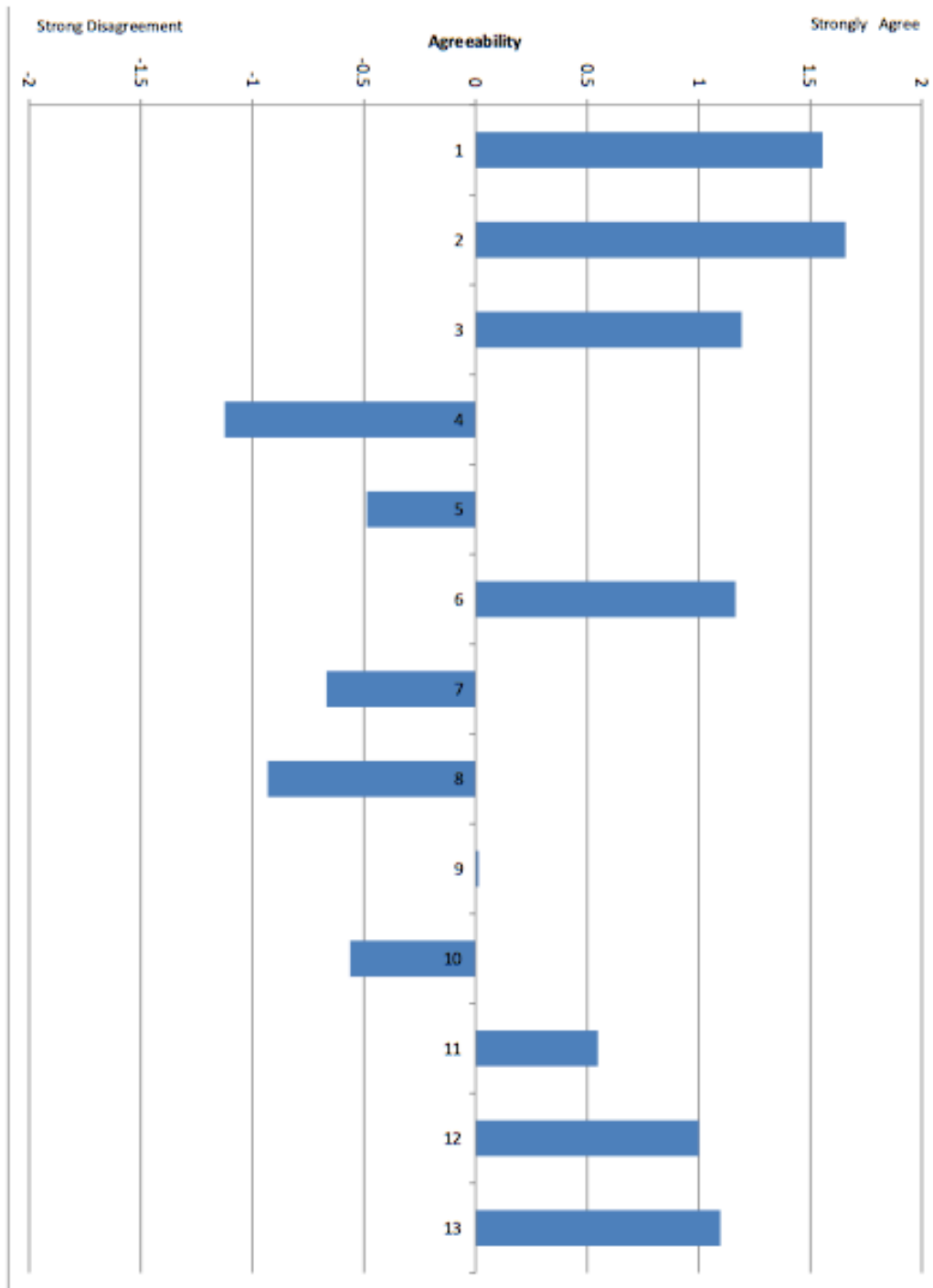
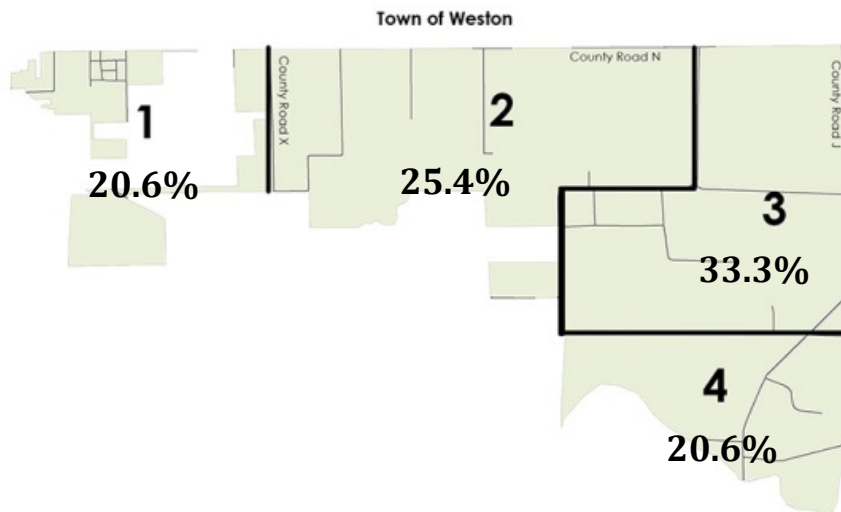


Chart 1 - General Questions



Question Group 1 – General Questions

1. The Town of Weston is a great place to live. (1.555556)
2. I live in the Town of Weston because I enjoy the rural country atmosphere. (1.657534)
3. The services that I receive from the local town government are adequate. (1.191781)
4. The goods and services I require are too far from where I live. (-1.12329)
5. The Town of Weston needs more commercial development. (-0.48611)
6. The preservation of farmland is something that is important to me. (1.164384)
7. I would feel safer if there were street lights at more intersections. (-0.66667)
8. The town does not provide enough public lands for my recreation. (-0.93056)
9. There are too many regulations in place that prevent me from doing what I want on my land. (0.013699)
10. One or more of my neighbors has too much junk in their yard. (-0.56164)
11. I keep informed with what is happening with the Town of Weston Government. (0.547945)
12. It's important for the Town to be environmentally responsible. (1.00000)
13. The roads in the Town of Weston are well maintained. (1.097222)
14. Which section of the town do you live in? (See results on Map below in orange)



Question Group 2 – Town Budget and Policy

Adding \$100,000.00 to the Town Budget:

Department	Average
Road Maintenance and Construction	\$11,456.89
Fire and Ambulance Services	\$2,170.99
Police Protection	\$1,901.96
Economic Development	\$738.89
Refuse and Recycling	\$583.80
Administrative Service	\$448.89
Parks	\$401.10
Building Inspections	\$302.91
Total	\$100,000

Removing \$100,000.00 from the Town Budget:

Department	Average
Economic Development Community Services	\$1,953.53
Administrative Service	\$1,467.15
Parks	\$1,288.52
Police Protection	\$1,246.68
Building Inspections	\$827.03
Refuse and Recycling	\$596.82
Road Maintenance and Construction	\$360.58
Fire and Ambulance Services	\$336.13

Combination of Results:

Department	Average
Road Maintenance and Construction	\$11,096.31
Fire and Ambulance Services	\$1,834.86
Police Protection	\$655.28
Refuse and Recycling	-\$13.02
Building Inspections	-\$524.12
Parks	-\$887.42
Administrative Service	-\$1,018.26
Economic Development	-\$1,214.64



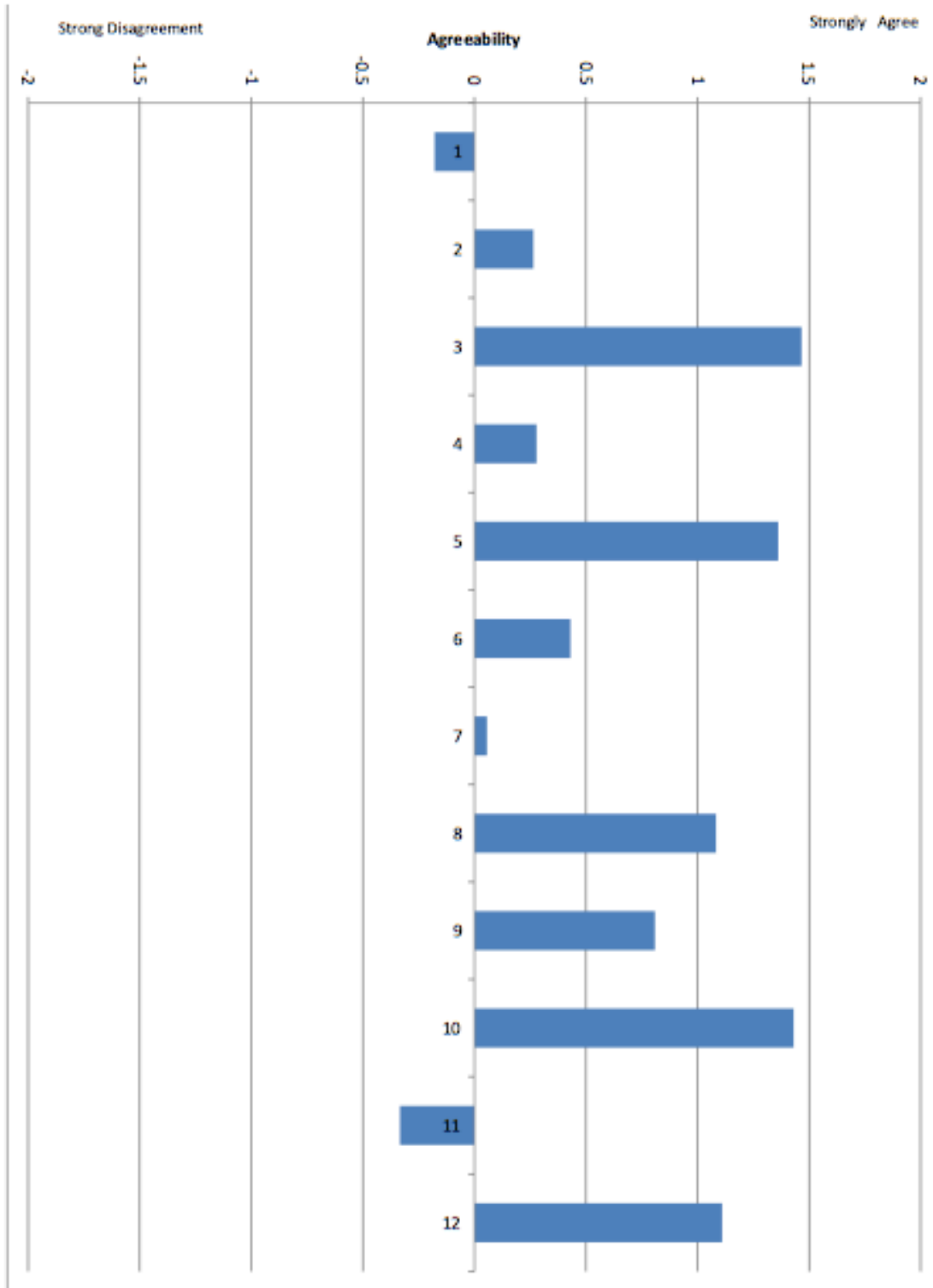


Chart 2 - Services, Importance



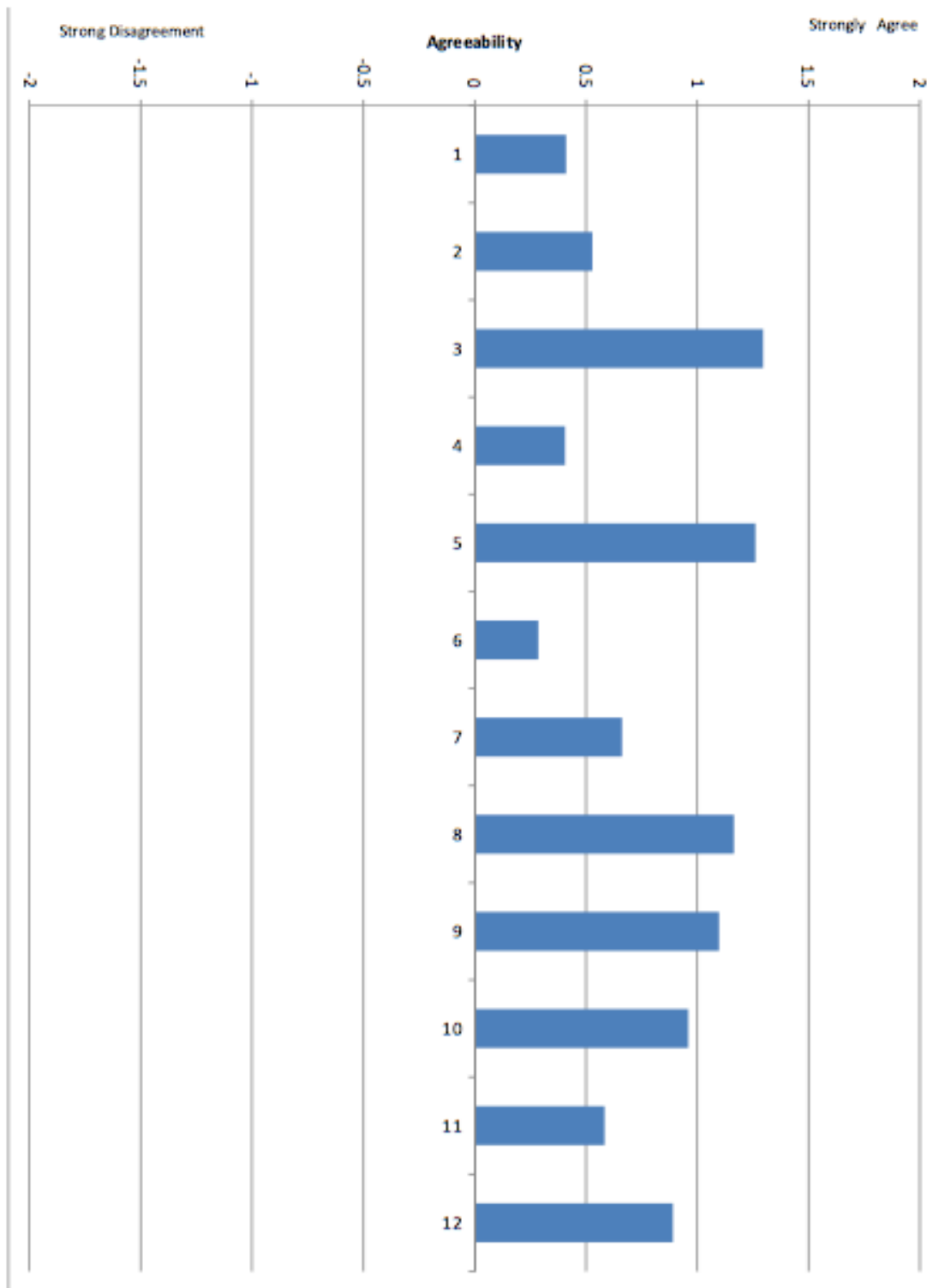


Chart 3 - Services, Quality



Question Group 3 – Services

Importance of Service:

1. Bike and Pedestrian Trails/Accommodations (-0.17808)
2. Building Permits and Inspections (0.263889)
3. Emergency Medical and Rescue Services (1.465753)
4. Enforcement of Property Maintenance Ordinances and Regulations (0.277778)
5. Fire Protection and Prevention Services (1.361111)
6. Land Use Regulation and Zoning (0.430556)
7. Maintenance/Appearance of Town Parks (0.056338)
8. Police and Protection Services (1.082192)
9. Refuse and Recycling Collection Services (0.808219)
10. Snow Plowing and Winter Storm Response (1.430556)
11. Street Lighting (-0.33333)
12. Street Paving, Maintenance, Sweeping and Repair (1.109589)

Quality of Service:

1. Bike and Pedestrian Trails/Accommodations (0.410959)
2. Building Permits and Inspections (Provided by the Village of Weston) (0.528571)
3. Emergency Medical and Rescue Services (Provided by the Weston Fire Department) (1.295775)
4. Enforcement of Property Maintenance Ordinances and Regulations (0.405797)
5. Fire Protection and Prevention Services (Provided by the Weston Fire Department) (1.26087)
6. Land Use Regulation and Zoning (Provided by the Village of Weston) (0.285714)
7. Maintenance/Appearance of Town Parks (Provided by the Village of Weston) (0.661972)
8. Police and Protection Services (Provided by the Everest Metro Police Department) (1.164384)
9. Refuse and Recycling Collection Services (Provided by the Village of Weston) (1.097222)
10. Snow Plowing and Winter Storm Response (Provided by the Village of Weston) (0.958904)
11. Street Lighting (0.583333)
12. Street Paving, Maintenance, Sweeping and Repair (Provided by the Village of Weston) (0.890411)



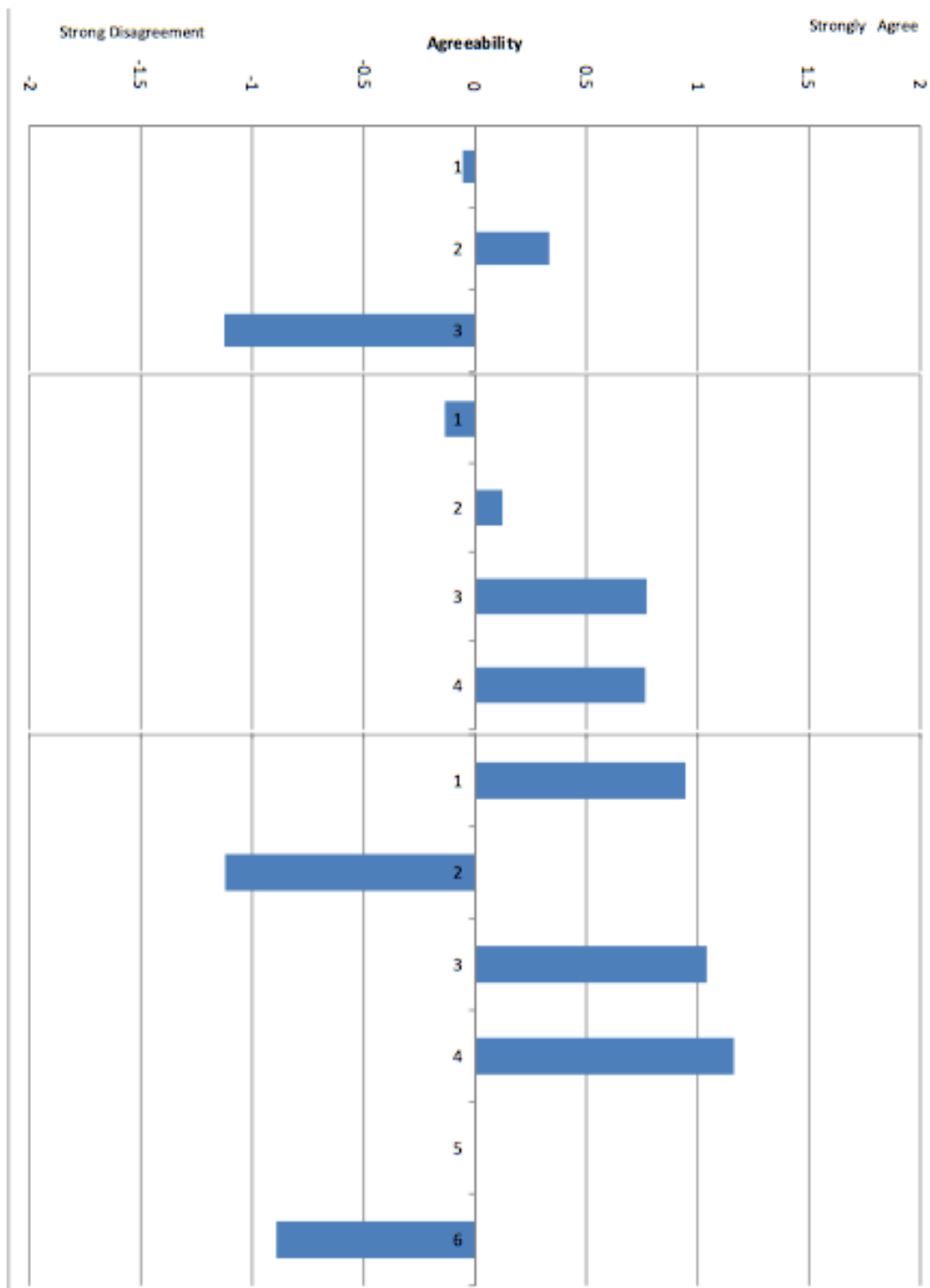


Chart 4 - Services, Public Safety and Annexation



Question Groups 4, 6 and 7 – Services, Public Safety and Annexation

Services:

1. I pay too much in taxes for the standard of services that I receive. (-0.05479)
2. I would rather have the Town of Weston provide these services than have the services contracted out from neighboring communities. (0.333333)
3. I would rather pay less in taxes and take my garbage to the Marathon County Landfill on my own time. (-1.125)

Public Safety:

1. There should be no restrictions on rifle hunting in the Town of Weston. (-0.13514)
2. The discharging of fire arms in the Town should be limited to large parcels of land. (0.123288)
3. The current level of a police service makes my family and I feel safe. (0.77027)
4. The Fire Department's response time is not something I worry about where I live. (0.763889)
5. Going forward, I would feel the safest if the Town of Weston were to be served by:
 - a. Everest Metro Police Department-68.6%
 - b. Marathon County Sheriff's Department-29.0%
 - c. Other 1.4%
 - d. Other Responses: - Both

Annexation:

1. The Town of Weston should not consider any discussions about annexation with another community. (0.945205)
2. I would receive a higher quality of services if the town were to be annexed or consolidated. (-1.12162)
3. Being annexed or consolidated would ruin the rural character of our community. (1.040541)
4. Our current services (garbage, fire, police, public works and building inspection) provided by the Village of Weston are working just fine for us. (1.162162)
5. In order to maintain the current quality of services without being annexed or consolidated, I would be willing to pay more in my taxes. (0.0)
6. The town should establish an Annexation Agreement with the Village of Weston requiring the two communities to merge together no later than 2030. (-0.89189)



7. If the Town should seek annexation or consolidation, which community would you prefer to be a part of?

- a. Village of Weston - 65.7%
- b. City of Wausau - 0.0%
- c. City of Schofield - 0.0%
- d. Other – 34.3%
- e. Other Responses:
 - i. Ringle - 6.7%
 - ii. None – 6.7%
 - iii. Easton – 1.49%
 - iv. Town of Wausau – 1.49%
 - v. Other Townships – 1.49%



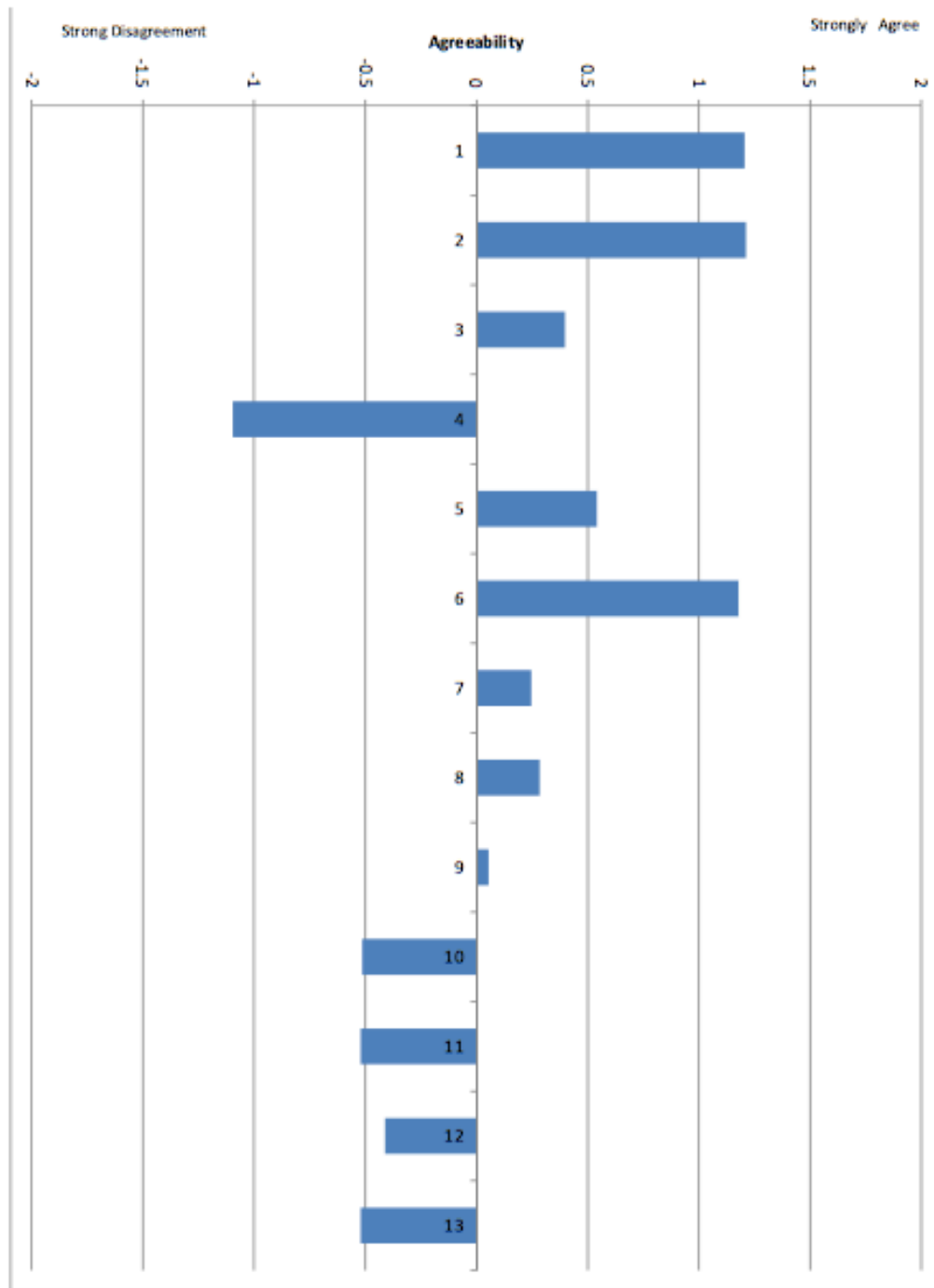


Chart 5 - Agriculture, Recreation and the Environment



Question Group 5 – Agriculture, Recreation and the Environment

1. Farming is an important part of the Town's heritage. (1.205479)
2. Maintaining of natural areas enhances the character of the Town of Weston. (1.211268)
3. The Town needs to have stronger Zoning Ordinances and Policies in place to protect the amount of farmland in the community. (0.39726)
4. Farmland should be redeveloped into more useful land uses such as industrial, mining or commercial services. (-1.09589)
5. In order to prevent farmland fragmentation, lot sizes should be regulated. (0.540541)
6. The intermittent periods of dust and smell from nearby agricultural operations don't bother me. (1.178082)
7. The Town should be involved in preventing runoff and erosion in the Eau Claire River and Big Sandy Creek. (0.246575)
8. The Town of Weston needs to take an active role in the protection of well water quality and quantity, by encouraging regular testing. (0.283784)
9. The creation of additional natural or conservancy areas is a waste of the tax payers' money. (0.054054)
10. The Town needs to make additional investments in Machmueller Park to have a park where it is safe for children to play and the community to congregate. (-0.51351)
11. The Town should invest in more multi-use paths and bicycling facilities. (-0.52055)
12. I use the Eau Claire River and/or Big Sandy Creek for my recreational needs. (-0.41096)
13. There is not enough access to the Eau Claire River and Big Sandy Creek. -0(52055)



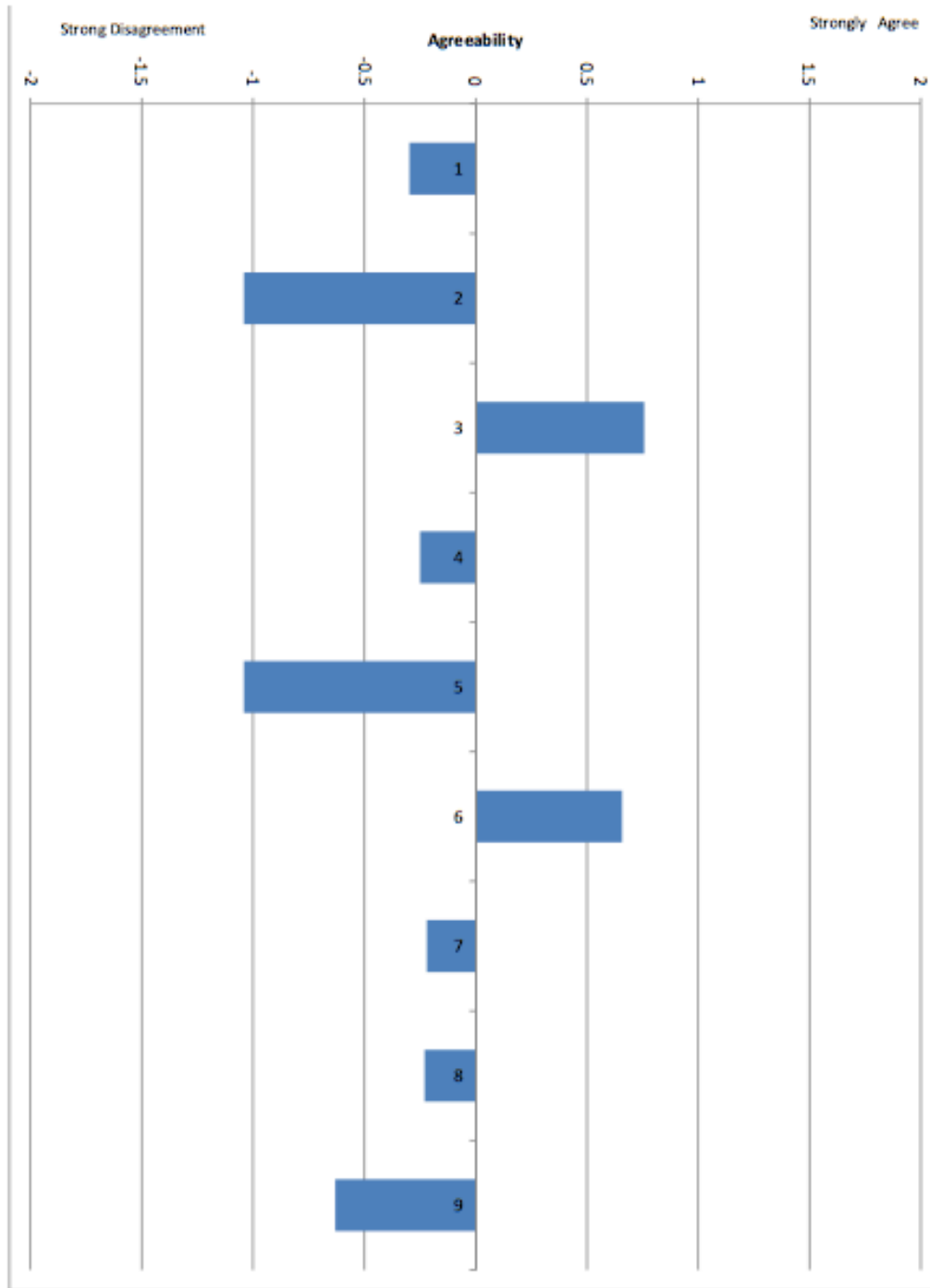
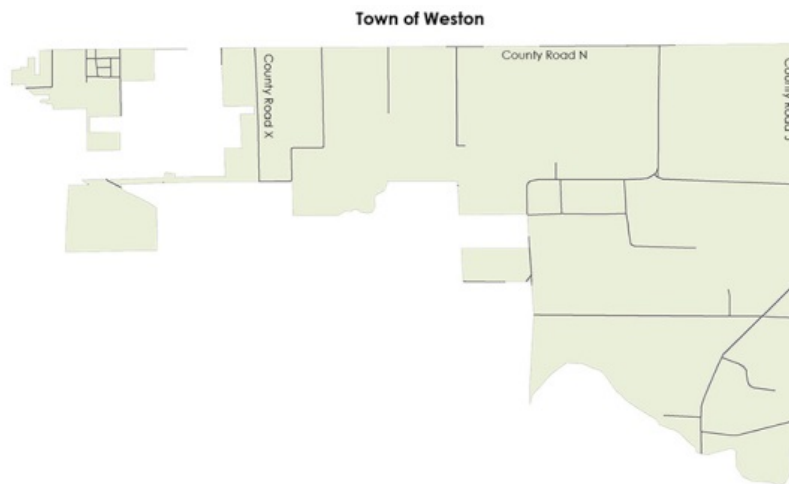


Chart 6 - Growth, Development and Zoning



Question Group 8 – Growth, Development and Zoning

1. The Town needs to foster commercial growth in order to continue to have lower taxes. (-0.2973)
2. Residential areas should be redeveloped into more useful land uses such as industrial, mining or commercial services. (-1.04054)
3. Growth should happen outside the Town so that the rural character is preserved. (0.756757)
4. Design standards aren't necessary to protect the rural characteristics of our community. (-0.25)
5. Non-residential development is good, regardless what impacts it has on our community. (-1.04054)
6. Zoning is the means to keep and enhance the character of our community. (0.657534)
7. Due to the small size of the Town of Weston, it is important to utilize the land to its maximum potential in order to provide lower taxes. (-0.21918)
8. The Town should encourage more residential development. (-0.22973)
9. The economic benefits, like job creation and tax revenue of open pit mining outweighs the daily impact from nuisances such as dust, noise and truck traffic from their operations. - (0.63014)



10. If commercial/industrial development would occur, it would be best suited along:
 - a. County Highway X - 74.6%
 - b. County Highway J - 18.6%
 - c. County Highway N - 5.1%
 - d. None - 1.7%



Demographics

Gender:

Male	58.5%
Female	41.5%

Age:

Median:	57.5 years
Oldest:	90 years
Youngest:	22 years

Race:

Caucasian:	100%
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Residency:

Average time as resident:	25.712 years
Longest Resident:	75 years
Shortest Resident:	2 years

Own:
Rent:

Education:

Some High School:	1.6%
High School or GED:	21.0%
Some College:	24.2%
2 Year Degree:	16.1%
4 Year Degree:	17.7%
Graduate Degree:	19.4%

Politics:

Strongly Conservative:	16.4%
Somewhat Conservative:	30.9%
Neither:	32.7%
Somewhat Liberal:	14.5%
Strongly Liberal:	5.5%

Registered to Vote:	98.5%
Not Registered to Vote:	1.5%



Employment, Salary and Commute:

Full Time:	54.7%
Part Time:	1.6%
Self-Employed:	6.3%
Unemployed:	3.1%
Student:	0.0%
Retired:	34.4%
:	

Less than \$25,000:	15.7%
\$25,000 - \$50,000:	33.3%
\$50,001 - \$100,000:	41.2%
\$100,001 - \$150,000:	3.9%
\$150,001 - \$250,000:	3.9%
Over \$250,000:	2.0%

Average Commute: 10.42 Miles



Verbatim Comments:

"Keep our taxes low by providing fewer services."

"Only consider annexation with the Village of Weston, they have the best schools, parks and services."

"It was confusing and difficult to understand!"

"I love the neighborhood that I Live in, but would prefer NOT to see vehicles and junk in my neighbor's yard. Thanks!"

"Let's stay RR Town of Weston"

"Stay the course -- rural/residential"

"Tax rates are good and services are good right now, keep them that way, without adding subdivisions."

"If you own any land in the town of Weston the taxes are too high."

"Thanks for trying to do a good job."

"Town of Weston would benefit from: 1) Long John Silver's 2) Lowes (Hwy X) 3) Groceries and Gas of Hwy N or X"

"Tricky survey!"

"The dust from County Concrete bothers me."

"Don't give up control. Once we do we are done. 8 foot B.S. bike lanes, come on. We'll have another Dean Zuelleger."

"Under Ag, Rec and Environment - Farmland use should be decided by landowners not the town adding more regulations and zoning requirements as not preserve farmland. If the farmer can farm it and make money and not be over regulated it will be farmed."

Annexation - Won't annexation increase taxes?"

"Keep the township separate of the village. How can you get accurate feedback when the survey has the wrong information about police protection. The Sheriff's Dept has 5 to 8 patrols per shift with 5 being the minimum. This does not make the Town Board look very good when their survey this kind of inaccuracy included in it! DO what is best for the town don't let the Village bleed us dry. Make decisions that benefit the town taxpayers, not the village. This might include have the Sheriff's Dept for protection saving many \$."

"Do not have the equlations on what people can do or sell their land to within the 2 miles of city limits etc. Do not annex or consolidate with Weston Village or City of Wausau."

"Where I live I enjoy walking on my property and wildlife. I do bow hunt to feed my family and the quietness. I hope never to have city sewer and water out here. My roads are plowed in the winter very good, I lose my mailbox every year but as long as my road is plowed good its OK :-) Keep up the good work you all do a fantastic job."



"Would like a wider bridge on County J to be safer for snowmobile and bikes crossing. a right turn lane at County N and J at Roble drive for safety reasons."

"I love the country and don't want city rules. I do believe the board should consider the residents as well as the rich and yards should be somewhat decent. We should have our own [sic]. Too many want to live in the country and want city rules."

"This survey is a strict proposal to benefit the Village of Weston to cover their decisions made by their supervisors and especially their overpaid administrator and department heads."

"Leave the Town of Weston as it is currently -Make sure the Village of Weston Administrator keeps his nose out of Town business and the Town Chairman keeps his nose out of Village business. -Stop paying thousands of dollars for police protection from Everest Metro PD and turn to free, better quality service from the Sheriff's Dept. No taking of anyone's land for any development or improvement whatsoever!"

"We sure don't want to annex to WAUSAU!!"
people from completing it."

"We get very little police drive through in our neighborhood resulting in one neighbor continually driving a UTV on the streets almost daily. It's a hazard when he does if after dark."

"The only problem I have had in living here is I wanted to build a detached garage and was told it had to be behind the house and we have way more buildable land in front of the house and no way of getting behind the house without 4 wheel drive do to being house is built into a hill and low wet ground in spring and after heavy rain"

