



**Town of Sigel Comprehensive Plan
2022**



Town of Sigel

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This plan was developed by the Town of Sigel Planning Commission with assistance from the North Central Wisconsin Regional Planning Commission (NCWRPC).

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Chapter 1

Demographics

This is the first of nine chapters in the Town of Sigel Comprehensive Plan. This chapter reviews the demographics of the Town of Sigel including trends, forecasts, and comparisons for some basic demographics including: population, households, employment, age, education, and income. Forecasts typically cover the 20-year planning period, except in cases where the only acceptable data sources had lesser time periods for their forecasts. Official data sources include the WDOA Demographic Service Center and the U.S. Census Bureau.

BACKGROUND

The Town of Sigel is located in central Wood County, Wisconsin. The Town is bounded by the Town of Sherry to the north, the Town of Rudolph to the east, the Town of Seneca and the City of Wisconsin Rapids to the south and the Town of Hansen and Village of Vesper to the west. In 2019, the Town of Sigel has a population of 907. Most of the Town consists of agriculture and woodlands, with scattered development throughout.

Planning Process

The Comprehensive Plan explores potential issues that may have an impact upon the development of the Town over a 20-year planning period. As required by the state's comprehensive planning law – 66.1001 – plans must be updated every ten years. In the spring of 2021, the Town initiated a process to update its 2009 plan. This process included a review of past plans and a variety of Planning Commission meetings held throughout 2021 to prepare the plan. A final Planning Commission meeting was held in 2021 to review the final plan and recommend adoption of the plan by the Town Board.

Public Participation

An important part of any planning process is public involvement. Public involvement provides the citizens of the town an opportunity to express their views, ideas, and opinions on issues that they would like addressed regarding the future development of their town. Local officials use this input to guide policies and decisions with greater awareness of the public's desires and consensus. See the adopted Public Participation Plan in Appendix A. The Town of Sigel posted all Plan Commission meetings to invite the public and held a Public Hearing to collect public input.

DEMOGRAPHICS

Population and Households

Historical Trends

The estimated 2019 population for the Town of Sigel provided by the American Community Survey is 907 people. As shown in Table 1, the Town has experienced a slightly steady decrease in population since 1990. From 1990 to 2010, the percentage decrease of 11.8 percent was in contrast to the increases in Wood County and Wisconsin, at 1.6 percent and 16.3 percent respectively. From 2010 to 2019, the population decreased at a slightly greater percent of 13.7, which was more than the county which decreased at a rate of 2.2 percent and the state which increased slightly at 1.8 percent.

Table 1: Demographic Change 1990-2019						
Minor Civil Division	1990	2000	2010	2019	1990-2010 % Change	2010-2019 % Change
Total Population						
T. Sigel	1,192	1,130	1,051	907	-11.8%	-13.7%
County	73,605	75,555	74,749	73,112	1.6%	-2.2%
State	4,891,769	5,363,675	5,686,986	5,790,716	16.3%	1.8%
Total Households						
T. Sigel	376	410	423	435	12.5%	2.8%
County	27,473	30,135	31,598	32,332	15.0%	2.3%
State	1,822,118	2,084,556	2,279,768	2,358,156	25.1%	3.4%
Average Household Size						
T. Sigel	3.17	2.76	2.48	2.09	-21.8%	-15.7%
County	2.65	2.47	2.34	2.23	-11.7%	-4.7%
State	2.61	2.50	2.43	2.39	-6.9%	-1.6%

Source: U.S. Census, American Community Survey 5-Year Estimates

Growth in the number of households has followed a steady increase since 1990. This growth was significant from 1990 to 2010, at a rate of 12.5 percent. However, it was still to a lesser extent than the county and state at rates of 15.0 percent and 25.1 percent respectively. The growth in the number of households continued from 2010 to 2019, but to a lesser degree at a rate of 2.8 percent. The fell between growth in the number of households in the county at 2.3 percent and the state at 3.4 percent.

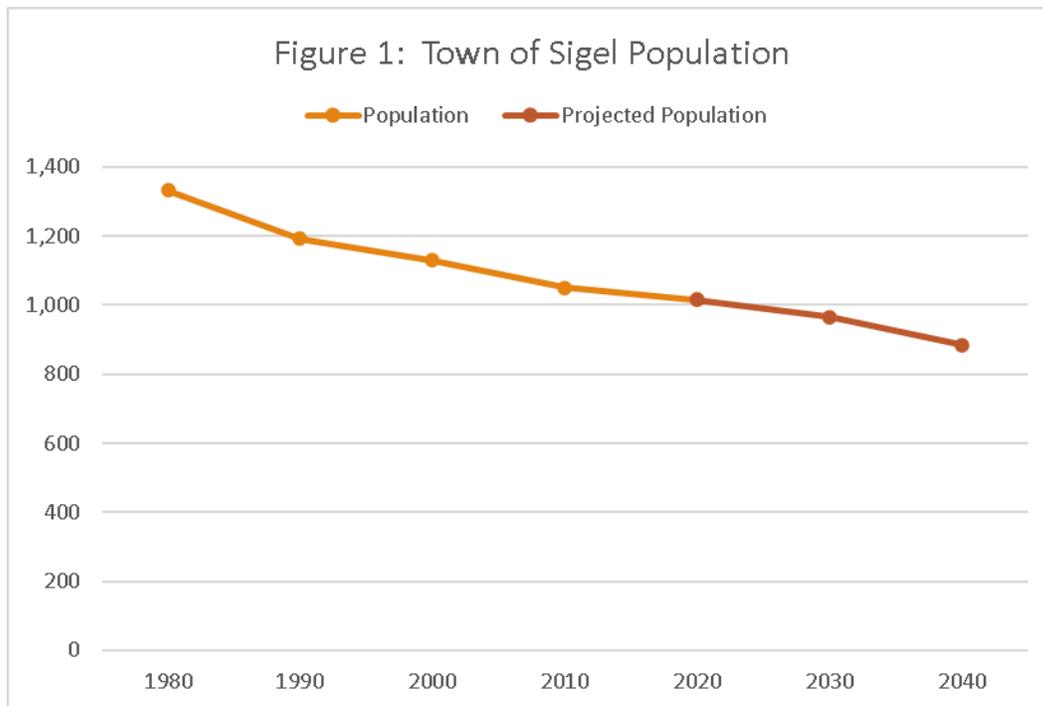
The average household size has been decreasing steadily across the nation over the past few decades. This is due to a multitude of factors including longer life spans, less people having children, and people having fewer children. In the Town, the average household size has decreased steadily over the past few decades, from 3.17 average people per household in 1990 to 2.09 in 2019, for a decrease of 1.08 persons per household. This decrease is more substantial than in the county which has dropped from 2.65 in 1990 to 2.23 in 2019, for a total of 0.42 persons per household. The state household size dropped, but not to the extent of the Town or the county. The state went from an average household size of 2.61 in 1990 to 2.39 in 2019, for a net reduction of 0.22 persons per household on average.

Projections

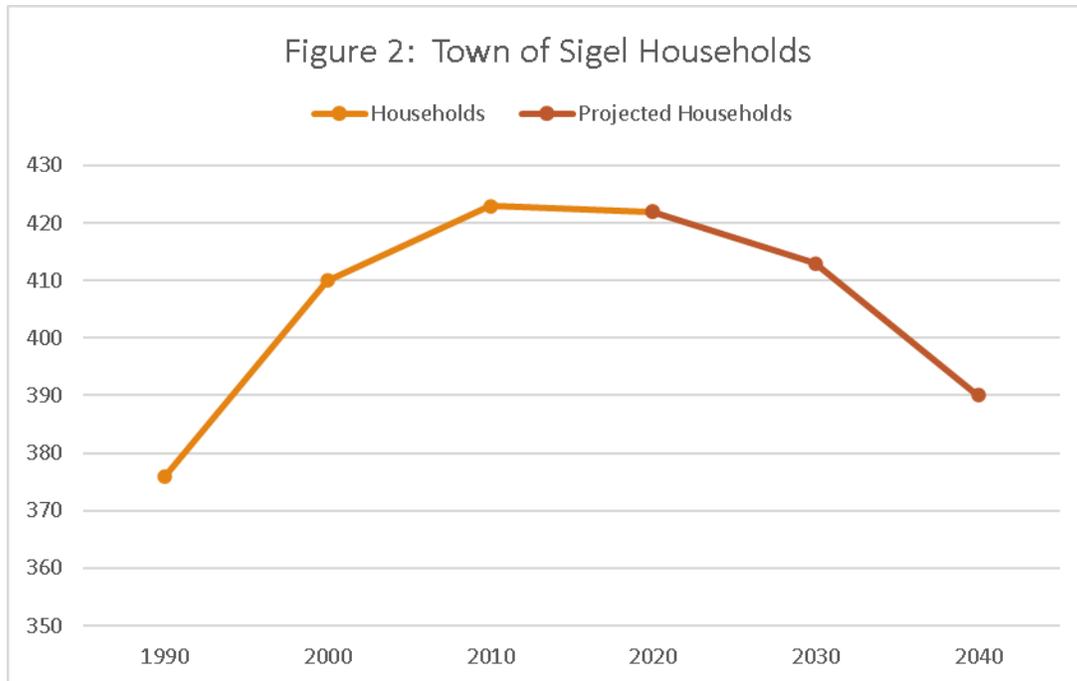
Figure 1 shows population projections for the Town of Sigel and Table 2 compares projected population in the Town to Wood County, based on projections made by the Wisconsin Department of Administration (DOA). The Wisconsin DOA population projections are recognized as Wisconsin's official population projections. These projections are based on historical population and household growth in the community, with more recent years given a greater weight. The Town of Sigel is expected to experience a decrease in population through 2040 at a rate of 15.8 percent. Wood County is expected to experience population loss at a lesser degree a rate of 4.8 percent through 2040.

Figure 2 and Table 3 include household projections completed by the WDOA. Projections indicate that although both population and number of households are expected to decrease through 2040, the number of households is expected to do so to a lesser extent. This is likely due to the trend of decreased household size. The number of households is expected to decrease 7.8 percent for the Town of Sigel and increase 3.0 percent for Wood County through 2040.

Household size has been steadily decreasing through the past few decades and this trend is expected to continue. The average household size was 2.48 in 2010 and is expected to decrease to 2.27 by 2040.



Source: U.S. Census, WI DOA



Source: U.S. Census, WI DOA

Table 2: Population Projections, 2010-2040

Total Population by Year								
	2010	2015	2020	2025	2030	2035	2040	% change 2010-2040
T. Sigel	1,051	1,035	1,015	990	965	935	885	-15.8%
Wood County	74,749	74,540	74,435	74,370	73,930	73,270	71,150	-4.8%

Source: WI DOA Population Projections, 2013

Table 3: Household Projections, 2010-2040

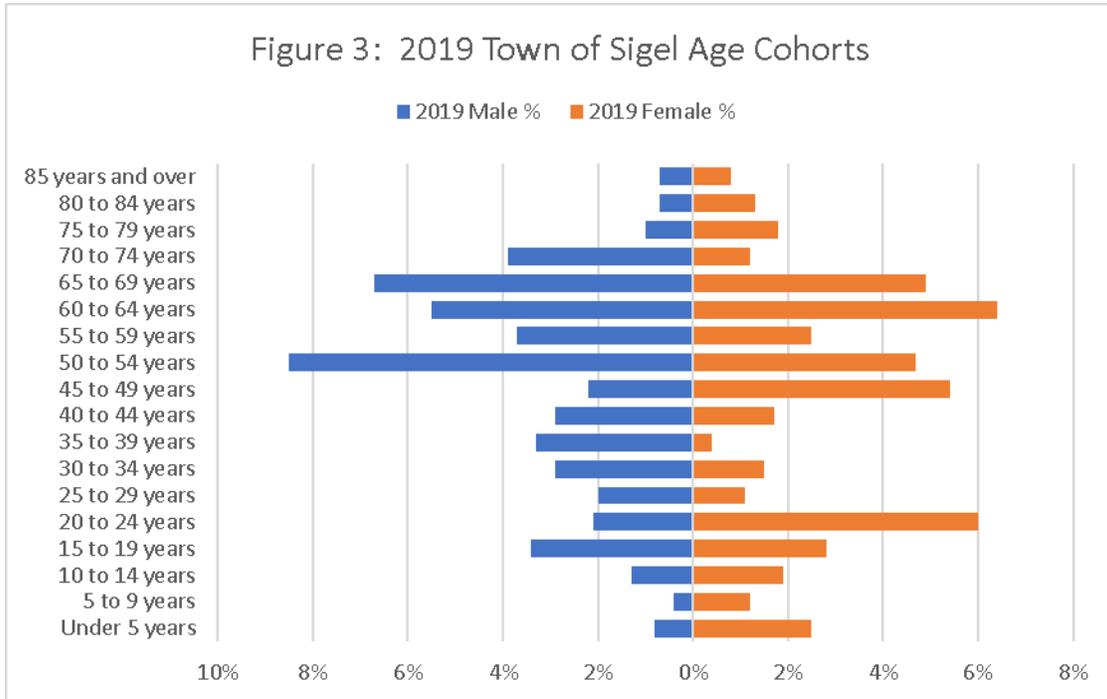
Total Households by Year								
	2010	2015	2020	2025	2030	2035	2040	% change 2010-2040
T. Sigel	423	424	422	418	413	406	390	-7.8%
Wood County	31,598	32,078	32,486	32,861	33,043	33,175	32,561	3.0%

Source: WI DOA Household Projections, 2013

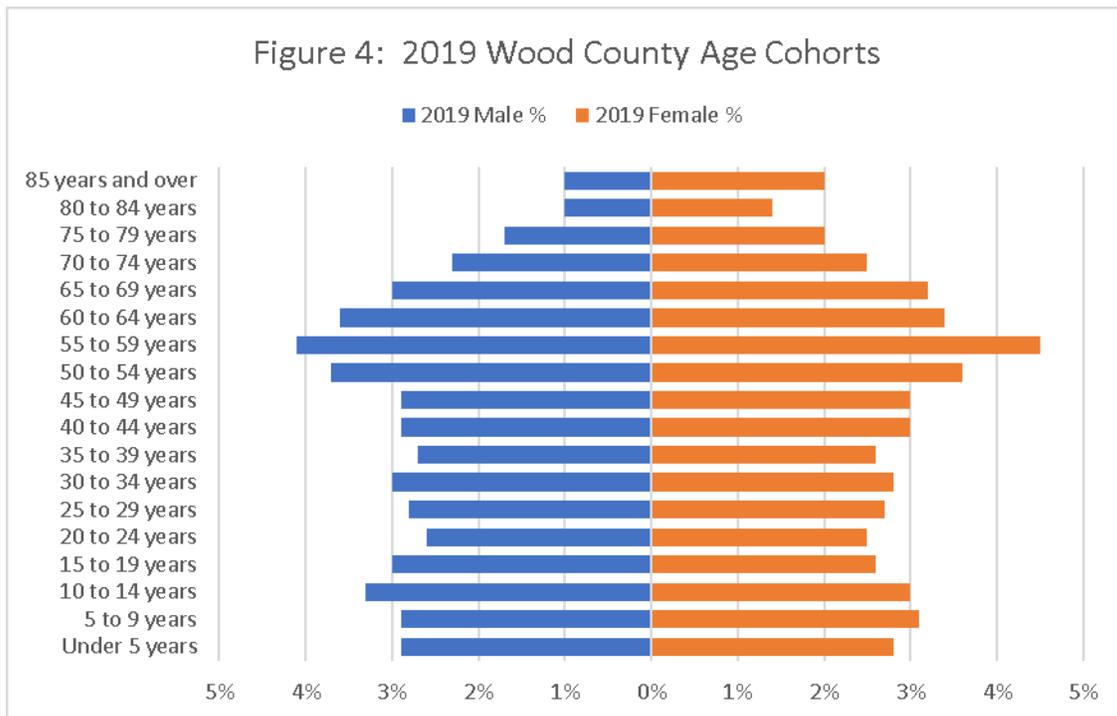
Age

Figures 3 and 4 compare the distribution of age group for the Town of Sigel and Wood County. Wood County's population pyramid is stationary with fairly similar numbers across all age ranges. Stationary population pyramids are characteristic of areas with low birth rates and long life expectancies. This is indicative of slow, steady population growth. In contrast, the Town of Sigel has a highly constrictive population pyramid with very few residents in the younger age categories. The vast majority of residents are 45 and older versus 44 and younger. Most males in the Town are in the 50-54 year old age category and most females are in the 60 to 64 year old age category.

In 2019, the median age in the Town was 51.7 years, up from 46.8 in 2010. The county's median age was 44.1 in 2019. The median age for both the Town and the county was significantly higher than the state which had a median age of 39.5 in 2019.



Source: American Community Survey 5 Year Estimates



Source: American Community Survey 5 Year Estimates

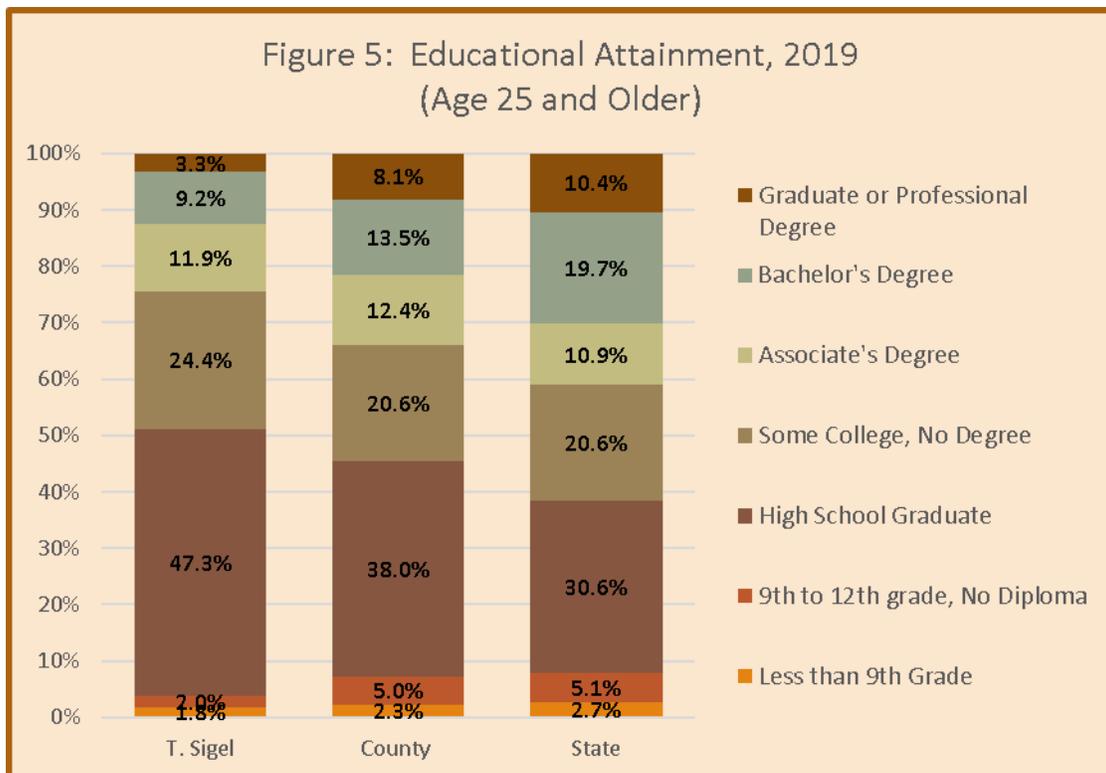
Population distribution is important to the planning process. Two age groups are of particular note, those 17 years of age and younger and those 65 years of age or older. These are often referred to as dependent populations, but each have different needs. For example, the younger group requires schools and child care and the older group requires increased levels of medical care.

From 2010 to 2019, the population of 17 and younger group in Sigel decreased from 19.6 percent of the population to 13.0 percent of the population. In short, this was a net loss of 88 people from this age cohort. From 2010 to 2019, the population percentage of those in the 65 and older group increased from 19.5 percent in 2010 to 22.8 percent in 2019, with a net gain of 2 people. Due to longer life expectancy and the size of the Baby Boomer generation, the 65 and older age group is expected to continue to increase in size. The trend is occurring at the state and national levels and to an even greater degree within the rural Wisconsin counties. This population trend whereby older age categories increase significantly while younger age categories decline will impact the future labor supply, school system, and health care industry at the national, state, and local levels.

Education and Income Levels

Education

Figure 5 compares educational attainment of those in the Town of Sigel to the county and the state. In 2019, 96.2 percent of town residents ages 25 and older had a high school education or higher. This was 3.5 percent higher than the county average and 4.0 percent higher than the state average.



Source: American Community Survey 5 Year Estimates

In 2019, 12.5 percent of Town residents ages 25 years and over had earned a bachelor’s degree or higher. This was lower than Wood County at 21.6 percent. Both the Town and the county had much fewer bachelor degree or higher recipients than the state at 30.1 percent. Education and how it relates to economic development will be discussed in the economic development chapter.

Income

Median household income and per capita income are two commonly used measures of income. Median household income is the amount that divides the income distribution into two equal groups, meaning half of all households have income above that amount, and half have income below that amount. Per capita income is the average income earned per person.

Median household income for Town of Sigel residents was \$65,096 in 2019. Table 4 shows that this was higher than the whole of Wood County and the State of Wisconsin. Similarly, in 2010, the Town of Sigel median income was higher than the county and the state. When adjusted for inflation, the median household income in the Town has risen 1.7 percent over than past several years. This was slightly higher than the county at 0.1 percent, but lower than the state at 3.0 percent.

Table 5 illustrates that in 2019 income per capita in the Town of Sigel was \$34,238, which was higher than the county and the state. This was not true in 2010, where per capita income in the Town was higher than the county, but lower than the state. Per capita income in the Town has risen significantly at a rate of 14.7 percent when adjusting for inflation from 2010 to 2019. This rate of increase is higher than both the state at 7.9 percent and the county at 8.7 percent.

Table 4: Median Household Income				
Minor Civil Division	2010*	2019	Net Change	% Change
T. Sigel	\$64,023	\$65,096	\$1,073	1.7%
Wood County	\$54,834	\$54,913	\$79	0.1%
Wisconsin	\$59,938	\$61,747	\$1,809	3.0%

Source: American Community Survey 5 Year Estimates
*Adjusted for inflation in 2019 dollars

Table 5: Per Capita Income				
Minor Civil Division	2010*	2019	Net Change	% Change
T. Sigel	\$29,861	\$34,238	\$4,377	14.7%
Wood County	\$28,917	\$31,425	\$2,508	8.7%
Wisconsin	\$30,927	\$33,375	\$2,448	7.9%

Source: American Community Survey 5 Year Estimates
*Adjusted for inflation in 2019 dollars

Employment Characteristics

Tables 6 and 7 illustrate the breakdown of the labor force and employed population living in the Town of Sigel in 2010 and 2019. The “employed population” includes those that are 16 and older. There was a decrease of 87 people in the labor force from 2010 to 2019 in the Town. This is likely due to the rise in median age, whereby more people are entering retirement. This decline was in contrast to the marginal labor force growth seen the state. The decline was greater than the county, which had a negative 5.4 percent change in the labor force from 2010 to 2019.

Labor force participation indicates the percent of those 16 years and over that are in the labor force. The labor force participation rate decreased 6.0 percent in the Town of Sigel from 2010 to 2019. There was a decrease in the county and state during this period also, but to a lesser degree.

Table 6: Labor Force					
Minor Civil Division	Labor Force			Labor Participation Rate	
	2010	2019	2010-2019 % Change	2010	2019
T. Sigel	634	547	-13.7%	72.7%	66.7%
Wood County	39,534	37,386	-5.4%	66.5%	63.4%
Wisconsin	3,078,465	3,097,113	0.6%	69.0%	66.5%

Source: American Community Survey 5 Year Estimates

In 2010, the Town of Sigel had an employed population of 594 people. This number decreased 75 people to 519 by 2019, for a decline of 12.6 percent. From 2010 to 2019, the employed population decreased in the county at a rate of 2.6 percent and increased 3.9 percent in the state. The U.S. census classifies individuals as unemployed if they are not working, actively seeking work, and available to accept a job. The unemployment rate in the Town was 5.1 percent in 2019. This was higher than both the county and the state at 3.8 percent and 3.6 percent respectively.

Table 7: Employment				
Minor Civil Division	2010	2019	2010-2019 % Change	2019 Unemployment Rate
T. Sigel	594	519	-12.6%	5.1%
Wood County	36,924	35,963	-2.6%	3.8%
Wisconsin	2,869,310	2,982,359	3.9%	3.6%

Source: American Community Survey 5 Year Estimates

As shown in Table 8, in 2019 most Sigel residents were employed in the areas of management, business, science, and arts occupations. This is a shift from 2010, when most residents were employed in production, transportation, and material moving occupations. In 2019, the second sector most represented was the area of production, transportation, and material moving occupations, followed by natural resources, construction, and maintenance occupations. From 2010 to 2019, the most significant increase was seen in management, business, science, and arts occupations. The most significant decrease during this time period was in natural resources, construction, and maintenance occupations.

Table 8: Resident Occupations 2010-2019

Occupation Sector	2010	2019
Management, business, science, and arts	108	152
Service occupations	93	70
Sales and office occupations	109	72
Natural resources, construction, and maintenance occupations	136	78
Production, transportation, and material moving occupations	148	147
Total employed*	594	519

Source: 2010, 2019 American Community Survey 5-Year Estimates

*Total employed represents employed civilian population 16 years and over

ISSUE IDENTIFICATION

Demographic Snapshot

- The population has decreased steadily since 1990 and the number of households has increased steadily since 1990. This has likely been due to the notable decline in household size over the past few decades.
- The Town of Sigel is expected to experience a steady decrease in population. A steady decrease in the number of households is also expected through 2040.
- There are a large number of people in the older age categories and the median age is higher than the county and the state.
- The median age rose 4.9 years from 46.8 in 2010 to 51.7 in 2019.
- In 2019, 96.2 percent of Town of Sigel residents had a high school diploma or higher and 12.5 percent of residents had a bachelor's degree or higher. The Town had more high school graduates than both the county and state, but fewer bachelor's degree recipients than both the county and state.
- Both the 2019 average household income of \$65,096 and per capita income of \$34,238 were higher than the state and the county.
- The labor participation rate is higher than the county or the state. However, the unemployment rate is higher than both the county and the state.
- Most people working in the Town of Sigel work in the areas of management, business, science, and arts.

Planning Issues

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

- Desire to maintain agriculture in the community.
- Preservation of the rural nature of the Town and balancing existing agricultural land and new residential development.
- The landfill needs to be monitored as it continues operation and expansion.
- Agricultural Zoning and the Subdivision Ordinance are working well in the Town.

GOALS, OBJECTIVES AND POLICIES

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

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

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

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

Chapter 2

Natural, Agricultural and Cultural Resources

This chapter describes local land and water conditions in detail as well as agricultural resources and cultural heritage. It is important to consider the patterns and interrelations of natural resources on a broader scale because they do not follow geo-political boundaries. In addition, many of the programs for protecting or mitigating impacts to natural resources are administered at the county, state, or federal level. Thus, an overview of recent county-wide natural resource planning efforts is described below, followed by a description of local natural resource conditions. Of particular interest are geographic areas of the landscape encompassing valued natural resource features grouped below by resource type, including soil and biological resources.

PREVIOUS NATURAL, AGRICULTURAL, AND CULTURAL RESOURCE PLANS AND STUDIES

In the last decade, several plans were prepared by Wood County specifically to address protection and management of natural resources. These plans may be used as resources to guide local policy and decision making regarding resource management and protection.

Wood County Land and Water Resource Management Plan, 2015

This plan provides a framework for local/state/federal conservation program implementation efforts. This plan aims to protect valuable water and soil resources within Wood County. The plan identifies eight goals including improving surface water quality, reducing crop damage, protection of wetlands, increase water inventory efforts, minimizing urban sprawl and land fragmentation in rural areas, improving air quality, and improving woodlands.

Wood County Parks, Recreation, and Open Spaces Plan, 2018

The primary focus of this recreation plan is to protect and promote the health, safety, prosperity, and general welfare of the community and to provide a quality county-wide recreation system. The plan aims to guide and coordinate a harmonious county recreation system and provides direction for recreation management and policy. This includes direction for short and long-term community recreation decisions, an inventory of existing recreation systems and services, and a practical action program for future improvements.

NATURAL RESOURCES

Examining the natural environment is essential to the planning process. For instance, soils, topography and geology can pose limitations to certain types of development, while an inventory of surface water resources, vegetation types, environmentally significant areas, and historical features identify those resources and areas which should be protected from over-development. This section of the plan identifies both the land and water resources of the town.

Land Resources

The Town of Sigel is located in central Wood County, Wisconsin. The Town is bounded by the Town of Sherry to the north, the Town of Rudolph to the east, the Town of Seneca and the City of Wisconsin Rapids to the south and the Town of Hansen and Village of Vesper to the west.

Topography and Geology

Wood County lies in two geographic provinces in Wisconsin. The northern one-third is part of the Northern Highland, and the rest of the county is part of the Central Plain according to the Soil Survey of Wood County. The Town of Sigel lies mainly within the Central Plain geographic province, however the eastern and northwestern areas of Town lie within the Northern Highland geographic province.

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

The central plain region has underlying bedrock that consists of Cambrian sandstone interbedded with varying amounts of shale. These shale layers are generally absent in parts of Sigel and Hansen Townships, but are thick and very prominent in the western part of the county. Glacial till covers the sandstone and shale in the northwestern part of the county and on a few broad, low ridges south of Powers Bluff, but the rest of the Central Plain in Wood County is residual. One to two feet of loess cover the entire region except the lake plain and outwash parts.

Soils

Soils occur in an orderly pattern that is related to the physical geography, climate, and natural vegetation. Each kind of soil is associated with a particular kind of landscape or segment within the landscape. By observing the landscape within an area, by reviewing the soil map, and by understanding what is possible with each soil type, relationships can be created to determine the most productive use for an area. The northern one-third of the county is part of the Northern Highland, and the rest of the county is part of the Central Plain. The soils in the northern two-thirds of Wood County formed in “two-storied” parent materials. That is the upper 20-26 inches of soils formed in silty wind-laid material, and the lower part of the soils formed either in glacial till or in residuum weathered from underlying bedrock.

A majority of the Town contains soils of the Vesper-Kert association. The soils of this association are on the upland plain in a broad belt across the middle of the county. About 60 percent of this soil association is cultivated and the remaining amount is woodland, native pasture, or wildlife habitat. An eastern section of Town contains soil of the Dolph-Altendorf association. Approximately half of this association is cultivated and the remaining areas are mostly on wetter sites in woodlands or native pasture. Most of the soils in this association have a seasonal high water table and are wet in spring.

Forests

Woodlands and forests cover 7,734 acres, or approximately 34 percent of the Town. Forests play a key role in the protection of environmentally sensitive areas like steep slopes, shorelands, wetlands, and flood plains. Expansive forests provide recreational opportunities, aesthetic benefits, and economic development. All forests are dynamic, always changing from one stage to another, influenced by natural forces and human behavior. Changes can be subtle and occur over long period or can happen in shorts spans of time from activities such as timber harvest, a windstorm, or a fire.

The pre-settlement composition of forestland in the Town of Sigel was a mix of conifer and deciduous tree species that included sugar maple, yellow birch, white pine, red pine, bur oak, white oak, and black oak. Most forestland in the Town of Sigel is privately owned, including approximately 918 acres enrolled in Managed Forest Law (MFL) program, as of 2019. Some, but not all of this land is open to public access. This program has been established to preserve and protect woodlands through practicing proper management techniques in exchange for a reduction in property taxes. Additionally, there are 440 State owned acres of forestland and 23 county owned acres of forestland. The state acreage is part of the Paul Olson Wildlife Area – Western Section.

Agricultural Areas

Agriculture is a major industry in Wood County. In 2014 UW Extension reported that 87.8 percent of Wood County farms were owned by individuals or families. Wood County agriculture is a mix of several sectors and is Wisconsin's leading cranberry county.

Agriculture has been an integral part of the Town of Sigel since its inception and this continues to be true today. The Town of Sigel is predominantly agricultural, with most of the Town containing prime farmland soils. The U.S.D.A. Natural Resource Conservation Service identifies prime farmland soils as those soils with the fewest limitations for agricultural operations.



Sigel Farmstead
Source: NCWRPC

Existing farms consist mainly of irrigation farms for cash crops and cranberries. Over 10,500 acres, or 46 percent of the Town is agricultural. In addition, cranberry bogs account for over 180 acres, or 0.8 percent, of the Town.

Metallic and Non-Metallic Mining

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

Environmentally Remediated Areas

Brownfields are commercial or industrial properties that contain or may contain hazardous substances, pollutants, or contaminants. Expansion, redevelopment, or reuse of these properties can be especially difficult. The Bureau for Remediation and Redevelopment Tracking System (BRRTS) is an online database that provides information about contaminated properties and other activities related to the investigation and clean-up of properties with contaminated soil and/or groundwater. Contaminated sites are not uncommon as all communities with commercial and industrial development have the potential for air emissions, groundwater contamination, soil spills, and surface water contamination. Contaminated sites originate when a property is used for such activities as a gas station, industrial processing facility, a landfill, or a laundromat. There are no listed open sites on the BRRTS currently in the Town of Sigel.

Rare Species and Natural Communities

Wisconsin's National Heritage Inventory Program (NHI) is responsible for maintaining data on the locations and status of rare species, natural communities, and natural features throughout the State.



Greater Prairie Chicken
Source: Pixabay

The program's database, on the Wisconsin DNR website, identifies species and natural communities that are currently tracked by the NHI. As of November 2020, NHI tracked three species or communities in the Town of Sigel:

- Red-Shouldered Hawk
- Henslow's Sparrow
- Greater Prairie Chicken

Wisconsin's biodiversity goals are to identify, protect and manage native plants, animals, and natural communities from the very common to critically endangered for present and future generations.

Knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems are critical to their survival and greater benefit to society.

Water Resources

The Town of Sigel, as well as the whole of Wood County, contains an assortment of natural surface water features, including creeks and wetlands. This section discusses the characteristics of the major surface water features located within the Town.

Watersheds

A watershed is an area of land in which water drains to a common point. In Wisconsin, watersheds vary in scale from major river systems to small creek drainage areas and typically range in size from 100 to 300 square miles. River basins encompass several watersheds. There are 32 river basins in Wisconsin, which range in size from 500 to over 5,000 square miles.

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

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

Surface Water

There are an assortment of creeks that wind through the Town. Moccasin Creek winds through roughly the center of town, splitting the Town in two roughly equal western and eastern parts. Mosquito Creek cuts through the northeast corner of Town. The East Fork of Hemlock Creek cuts across the northwest corner of Town and a portion of Hemlock Creek winds along the northwestern Town boundary. Elm Creek is located in the southwest corner of Town.



Mocassin Creek
Source: NCWRPC

Outstanding and Exceptional Resource Waters

The Wisconsin DNR classifies major surface water resources. These classifications allow water bodies of particular importance to be identified because of their unique resource values and water quality. The DNR has two categories including

Outstanding Resource Waters (ORW) which have the highest quality water and fisheries in the state deserving of special protection, and Exceptional Resource Waters (ERW) which have excellent water quality and valued fisheries.

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

Impaired Waters

Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the “303(d) list.” A water body is considered impaired if a) the current water quality does not meet the numeric or narrative criteria in a water quality standard or b) the designated use that is described in Wisconsin Administrative Code is not being achieved. A documented methodology is used to articulate the approach used to list waters in Wisconsin. Every two years, states are required to submit a list of impaired waters to EPA for approval.

There are a few impaired waters located within the Town of Sigel. Moccasin Creek, Hemlock Creek and the East Fork of Hemlock Creek are listed as impaired waters due to high phosphorus levels. These water bodies continued to be monitored by the Wisconsin DNR.

Invasive Aquatic Species

Surface water resources in Wood County are threatened by the introduction of invasive aquatic species. Invasive species can alter the natural ecological relationships among native species and affect ecosystem function, economic value of ecosystems, and human health. It is recommended that the Town continue to work with the Wood County Land and Water Conservation Department to develop public outreach education strategies.

Wetlands

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

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

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

Floodplains

A floodplain is generally defined as land where there is a one percent chance of flooding in any year. The primary value of floodplains is their role in natural flood control. Floodplains represent areas where excess water can be accommodated whether through drainage by streams or through storage by wetlands and other natural detention/retention areas. Specific areas that will be inundated will depend upon the amount of water, the distance and speed that water travels, and the topography of the area. If uninterrupted by development, the areas shown on a map as floodplains should be able to handle the most substantial (regional) flood, i.e. those that have a probability of occurring once every one hundred years. Due to the nature of the geography and hydrology of the area, floodplain mapping is also known to have accuracy issues in this area. The presence and exact location of floodplains must be verified by field survey, and applicable permits obtained prior to any land disturbing activity.

Groundwater

Groundwater is water that occupies void spaces between soil particles or cracks in the rock below the land surface. It originates as precipitation that infiltrated the ground. The type of soil and bedrock that a well is drilled into often determines the pH, saturation index, and the amount of hardness or alkalinity in water. The type of soil and bedrock in a region also determines how quickly contaminants can reach groundwater.

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

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

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

HISTORICAL AND CULTURAL RESOURCES

A cultural resource is a broad term that can encompass many aspects of 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 elements that signify heritage and help to evoke the sense of place that makes an area distinctive. Cultural resources include buildings; sites and landscape that help communities retain their sense of identity in an increasingly homogenized society.

Resources

Historic structures and cultural areas provide a sense of place, enhance community pride, and reinforce social and cultural enrichment. The identification of existing historic structures and cultural areas are an important consideration in all town planning efforts, as these features are critical to defining a community's look and character.

There are no properties within the Town on the National or State Register of Historic Places or on the Wisconsin Architectural History Inventory. However, there are several original farm homes and farm buildings.

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

SIGEL CENTURY FARMSTEADS

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

NATURAL, AGRICULTURAL AND CULTURAL RESOURCE PROGRAMS

There are a variety of programs available to the Town related to natural, agricultural, and cultural resources. Some of these are identified below. The following list is not all-inclusive. For specific program information, the agency or group that offers the program should be contacted.

Private Forestry

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

Managed Forest Law (MFL)

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

Parks and Recreation Program

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

Stewardship Grants for Nonprofit Conservation Organizations

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

Nonpoint Source Program (NSP)

Wisconsin's NPS Program, through a comprehensive network of federal, state and local agencies working in partnership with other organizations and citizens, addresses the significant nonpoint sources in the state. This program combines voluntary and regulatory approaches with financial and technical assistance. Abatement activities include agriculture, urban, forestry, wetlands and hydrologic modifications. The core activities of the program — research, monitoring, data assessment and management, regulation and enforcement, financial and technical assistance,

education and outreach and public involvement — work to address current water quality impairments and prevent future threats caused by NPS pollution. Contact the WDNR for more information.

Drinking Water and Groundwater Program

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

The Central Wisconsin Groundwater Center allows residents in the Town of Sigel and other areas in central Wisconsin to determine the safety of their well water by providing the opportunity to have their well water tested. Residents can send in water samples of their well water to any state-certified testing laboratory, including the Water and Environmental Analysis Lab at the University of Wisconsin-Stevens Point, which houses the Central Wisconsin Groundwater Center.

Aquatic Habitat Protection Program

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

Endangered Resources Program

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

Fisheries Management Program

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

Wildlife Management Program

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

NRCS Conservation Programs

The USDA's Natural Resources Conservation Service's (NRCS) natural resources conservation programs help people reduce soil erosion, enhance water supplies, improve water quality, increase wildlife habitat, and reduce damages caused by floods and other natural disasters. NRCS provides funding opportunities for agricultural producers and other landowners through these programs:

- Agricultural Conservation Easement Program (ACEP)
- Agricultural Management Assistance (AMA)
- Conservation Reserve Program (CRP) by USDA's Farm Service Agency
- Healthy Forests Reserve Program
- Regional Conservation Partnership Program
- Small, Limited, and Beginning Farmer Assistance
- Working Lands for Wildlife

Wetlands Reserve Program

The Wetlands Reserve Program (WRP) is a voluntary program which was established to restore wetlands on lands which were previously altered for agricultural use. The program is administered by the USDA Natural Resource Conservation Service in consultation with the Farm Service Agency and other federal agencies.

Land is eligible for enrollment in the WRP if the landowner has owned that land for at least one year, and the land is restorable and suitable for wildlife benefits. Landowners may choose to restore wetlands with a permanent or 30-year easement, or enter into a cost-share restoration agreement with the USDA. If a permanent easement is established, the landowner will receive payment up to the agricultural value of the land and 100% of the wetland restoration costs. The 30-year easement payment is just 75% of what would be provided for a permanent easement on the same site, and 75% of the restoration costs. Voluntary cost-share restoration agreements are generally for a minimum of 10 years, and 75% of the cost of restoring the land to wetlands is provided. In all instances, landowners continue to control access to their land.

Discovery Farms Program

Discovery Farms is a program administered by UW-Extension that works with over 40 farmers across the state of Wisconsin. The program's mission is to "develop on-farm and related research to determine the economic and environmental effects of agricultural practices on a diverse group of Wisconsin farms; and educates and improves communications among the agricultural community, consumers, researchers and policymakers to better identify and implement effective environmental

management practices that are compatible with profitable agriculture.” On-Farm projects fall under one the following categories: Nitrogen Use Efficiency, Tile Monitoring, Leachate Collection Systems, Watershed water quality, and Edge-of-Field Runoff Monitoring.

Producer-Led Watershed Protection Grants

The Department of Agriculture, Trade & Consumer Protection (DATCP) provides funding to producer-led groups that focus on nonpoint source pollution abatement activities through the Producer-Led Watershed Protection Grant Program (PLWPG). The goal is to improve Wisconsin's soil and water quality by supporting and advancing producer-led conservation solutions by increasing on the ground practices and farmer participation in these efforts.

Wisconsin State Historic Preservation Office (SHPO), Wisconsin Historical Society

This office is part of the Wisconsin Historical Society and serves as the principal historic preservation agency in the state. In partnership with communities, organizations and individuals, the SHPO works to identify, interpret and preserve historic places for the benefit of present and future generations.

GOALS, OBJECTIVES AND POLICIES

Goals:

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

Objectives:

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

Policies:

1. Make residents, developers and potential landowners aware of Wisconsin's Right to Farm law and other policies and programs available to rural residents.
2. Work with the county to enforce existing regulations of septic systems to protect groundwater quality.

Chapter 3

Housing

Housing characteristics and trends are important components of comprehensive planning. The physical location of housing can determine the need of many public facilities and services. Furthermore, understanding dynamics in the market likely to affect housing development in the future provides a basis for the formulation of policy to coordinate transportation facilities with a sustainable pattern of residential development. Understanding the factors affecting people’s ability to meet their own housing needs provides a basis for reinforcing community ties, fostering economic development and environmental sustainability and improving the quality of life.

PREVIOUS HOUSING PLANS AND STUDIES

Wisconsin State Consolidated Housing Plan

The Consolidated Housing Plan is required by the U.S. Department of Housing and Urban Development (HUD) in the application process required of the states in accessing formula program funds of Small Cities Community Development Block Grants (CDBG), HOME Investment Partnerships, Emergency Shelter Grants and Housing Opportunities for Persons with AIDS (HOPWA).

“The Consolidated Plan provides the Framework for a planning process used by states and localities to identify housing, homeless, community, and economic development needs and resources and to tailor a strategic plan for meeting those needs.”

Regional Livability Plan, 2015

The 2015 Regional Livability Plan (RLP), written by the North Central Wisconsin Regional Planning Commission (NCWRPC), addresses issues of livability in the areas of housing, transportation, economic development and land use. The RLP identifies a number of issues affecting community livability related to housing:

- Aging population
- Smaller household sizes
- Lack of housing options
- Increase in housing costs related to incomes

ALICE: A Study of Financial Hardship in Wisconsin, 2020

This report, developed by the United Way, described the 22 percent of households in Wood County that are above the federal poverty level, but still struggle to afford basic household necessities, or “ALICE” households (Asset Limited, Income Constrained, Employed). These households are largely employed but do not earn enough in wages to meet the “household survival budget,” which

does not allow for any savings. The report states that many ALICE households provide vital services, such as retail, health care, child care, and security, but cannot make ends meet on the income provided from these jobs.

- The ALICE report shows that 21 percent of Sigel households are either below the federal poverty level or are considered ALICE households, indicating that the average household in Sigel is slightly more financially prosperous than the average Wood County household at-large.

HOUSING ASSESSMENT

Housing Type and Tenure

In 2019, the Town of Sigel had approximately 435 occupied housing units, 86.0 percent of which were owner occupied, see Table 9. The Town of Sigel had a significantly higher percentage of owner-occupied homes than both Wood County and the State of Wisconsin, at 72.4 percent and 67.0 percent respectively. The average household size of 2.09 was slightly lower than the county (2.23) and the state (2.39). In 30.1 percent of households the householder lived alone and 46.4 percent of households had an individual age 60 or older. The lower average household size and higher number of households with those 60 and over, when compared to the county and state, suggest that there are more one and two person families without children or with grown children in the Town of Sigel.

Table 9: Housing Units by Type and Tenure, 2019			
	T. Sigel	Wood County	Wisconsin
Total occupied housing units	435	32,332	2,358,156
Owner occupied housing units	374	23,399	1,580,939
Renter occupied housing units	61	8,933	777,217
Average household size	2.09	2.23	2.39
% owner occupied	86.0%	72.4%	67.0%
% householder living alone	30.1%	32.1%	29.5%
% with individuals 60 or over	46.4%	42.4%	38.7%

Source: American Community Survey, 5-Year Estimates

Structural Characteristics

Tables 10 and 11 detail the number and percentage of housing units by type. Housing in the Town of Sigel is overwhelmingly single-family detached housing, with a small number of multi-family and mobile home units. Wood County is also comprised mainly of single family housing, but does have a variety of housing types. This is due mainly to a balance of urban and rural communities throughout the county. In Wood County, single-family detached homes account for 75.5 percent of housing units, followed by apartment style homes with five or more units, which account for 11.5 percent of housing.

There is a distinct need for a variety of styles within the Town. This would better accommodate those at various income levels and from different economic backgrounds.

Table 10: Housing Units by Structural Type, 2019

	1- Detached	1- Attached	2	3 or 4	5 or more	Mobile Home	Other	Total
T. Sigel	442	0	5	0	4	23	0	474
Wood County	26,473	927	1,516	1,811	2,864	1,475	2	35,068
Wisconsin	1,792,563	112,861	173,453	99,396	423,045	92,487	722	2,694,527

Source: American Community Survey, 5-Year Estimates

Table 11: Housing Units by Structural Type (Percentage), 2019

	1- Detached	1- Attached	2	3 or 4	5 or more	Mobile Home	Other	Total
T. Sigel	93.2%	0%	1.1%	0%	0.8%	4.9%	0%	100%
Wood County	75.5%	2.6%	4.3%	1.9%	11.5%	4.2%	0%	100%
Wisconsin	66.5%	4.2%	6.4%	3.7%	15.7%	3.4%	0%	100%

Source: American Community Survey, 5-Year Estimates

Age Characteristics

The age of a community’s housing stock typically reflects several important factors including size, offered amenities, and overall maintenance costs. Age of the home often also reflects different regional and national trends in housing development. Housing predating the 1960’s for example, was typically smaller and built on smaller lots. In subsequent decades, both average lot and home sizes have increased. For example, average homes constructed in the later part of the previous century and the first decade of the millennium are typically much larger than housing built in previous decades. This can be seen in both the rural and more urban environments of Wood County. Additional bedrooms, bathrooms, and attached garage space are among the amenities found in newer housing units.

Table 12: Year Structure Built, 2019

	1939 or earlier	1940 to 1949	1950 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1999	2000 to 2009	2010 or later
T. Sigel	150	17	39	62	57	44	74	25	17
Wood County	6,244	2,246	3,805	4,152	6,066	3,515	4,303	3,743	994
Wisconsin	519,745	148,357	290,392	262,431	394,472	267,314	374,275	337,436	100,105

Source: American Community Survey, 5-Year Estimates and T. Sigel Building Permit Data

Table 13: Year Structure Built (Percentage), 2019

	1939 or earlier	1940 to 1949	1950 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1999	2000 to 2009	2010 or later
T. Sigel	30.9%	3.5%	8.0%	12.8%	11.8%	9.1%	15.3%	5.2%	3.5%
Wood County	17.8%	6.4%	10.9%	11.8%	17.3%	10.0%	12.3%	10.7%	2.9%
Wisconsin	19.3%	5.5%	10.8%	9.7%	14.6%	9.9%	13.9%	12.5%	3.8%

Source: American Community Survey, 5-Year Estimates and T. Sigel Building Permit Data

Tables and 12 and 13 outline build dates of housing units throughout the Town, county, and state based on 2019 American Community Survey data and the Town’s building permit data. Most housing stock was constructed in the Town of Sigel prior to 1940 (30.9%). The most significant periods of housing construction in the Town were from 1990 to 1999 (15.3%), 1960 to 1969 (12.8%) and from 1970 to 1979 (11.8%). Very little housing has been constructed within the Town since 2000 (8.7%). Construction in the county and the state occurred more consistently throughout the decades, with most occurring between 1970 and 1979. Construction has leveled in the county and the state since 2000, but to a slightly lesser degree than the Town. Clearly, home supply has not been constructed to meet demand since the Great Recession of 2008 in the Town, county or the state.

Value Characteristics

Table 14 details housing values in owner-occupied homes throughout the Town, county and state. In 2019, the median housing value was \$152,200 in the Town of Sigel. This was higher than Wood County, at \$131,900 and lower than the State of Wisconsin, at \$180,600. The largest concentration in home values (20.6%) is in the \$100,000 to \$149,999 range. There is housing across a broad spectrum of valuations in the Town.

Table 14: Housing Values Owner Occupied, 2019

	Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 or more	Median Value
T. Sigel	8.3%	20.3%	20.6%	15.5%	17.4%	17.9%	\$152,200
Wood County	6.6%	26.6%	25.7%	17.7%	15.8%	7.6%	\$131,900
Wisconsin	4.6%	12.6%	19.6%	19.6%	23.9%	19.7%	\$180,600

Source: American Community Survey, 5-Year Estimates

Housing Affordability

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

The U.S. Department of Housing and Urban (HUD) development recommends that housing costs do not exceed 30 percent of monthly income. If housing costs exceed 30 percent of monthly income, a household is considered cost burdened. HUD also indicates that lenders are more willing to make loans if the scheduled mortgage payment is no greater than 31 percent of the monthly household income. Low income households that pay more than 30 percent of their income toward rent may have difficulty affording other household necessities such as food, child care, and healthcare costs. Severely cost-burdened households are at risk of becoming homeless.

Table 15 shows that the percentage of households in the Town of Sigel that pay more than 30 percent of their income on housing costs is much higher than both the county and state with those that have a mortgage. However, for those in Sigel without a mortgage significant less people than both the county and state are cost burdened. Table 16 shows that the proportion of renter occupied households that are cost burdened was 9.4 percent, substantially less than the county or the state.

**Table 15: Owner-Occupied Housing Affordability
(Median Selected Owner Costs)**

	With mortgage	% cost burdened*	No mortgage	% cost burdened*
T. Sigel	\$1,170	26.2%	\$438	1.6%
Wood County	\$1,113	18.1%	\$462	10.3%
Wisconsin	\$1,430	22.8%	\$553	13.3%

Source: American Community Survey, 5-Year Estimates

*Cost burdened means a household is paying more than 30% of their income towards housing costs

**Table 16: Renter-Occupied Housing Affordability
(Median Selected Renter Costs)**

	Median Gross Rent	% cost burdened*
T. Sigel	\$658	9.4%
Wood County	\$718	40.5%
Wisconsin	\$856	44.0%

Source: American Community Survey, 5-Year Estimates

*Cost burdened means a household is paying more than 30% of their income towards housing costs

Specialized Housing

In Wood County, housing for seniors and populations with special needs is primarily provided in the urbanized areas in and around Wisconsin Rapids and Marshfield. The Aging and Disability Resource Center (ADRC) of Central Wisconsin has locations in Wisconsin Rapids and Marshfield and serves Lincoln, Marathon and Wood Counties. The ADRC supports seniors, caregivers and adults with disabilities. The Wisconsin Department of Health and Family Services, the United Way of South Wood & Adams County, and the Marshfield Area United Way all maintain information about specialized housing options throughout the county. As the number of elderly persons increases in the coming years, there will most likely be a greater need for a wider variety of housing options.

Senior Housing

Housing for seniors typically consists of a range of housing options that provide a spectrum of assistance starting with individual units or homes with little or no assistance, independent living communities for seniors that remain independent, assisted living facilities for those who are no longer able to live on their own, and nursing homes for those that need skilled medical care.

According to research by the Department of Housing and Urban Development, the overwhelming majority of seniors prefer to “age in place,” or remain in their home throughout retirement. This can be difficult for those in rural areas such as Sigel, as the ability to access medical care and necessary goods and services can become burdensome. This highlights the importance of senior transportation services and universal design (home design that creates access for all people). Most senior housing within the county is located within the urbanized areas of Wisconsin Rapids and Marshfield. The area surrounding the Town of Sigel will likely need additional housing options for seniors in upcoming years.

Summary of Housing Characteristics

The Town of Sigel is abundant with homes and farmsteads and many residents live and work within the Town, particularly in the area of agriculture. The Town itself has an overriding rural character, and is abundant with natural resources, agricultural resources, and cultural resources.

Most housing consists of single-family detached housing that is owner occupied. Most housing was constructed prior to 1940 or between 1990 to 1999, and falls into mid-valuation ranges. Some population decline is expected in upcoming decades, however the community would benefit from a wide range of housing options. Consistent with statewide trends, new housing construction over the past decade has stalled, as only 1.3 percent of homes in the Town have been constructed since 2010. There is a need for construction of additional housing units to accommodate demand. It would be desirable to construct housing in a variety of styles to create affordability and more adequately meet the needs of those at various income levels and desiring a range of amenities. Affordability is an issue for many renters and homeowners within the Town, particularly for those with home mortgages.

There are a large number of residents in older age categories in the Town. Seniors typically desire housing that is smaller, accessible, and near needed healthcare services and amenities. This need will continue throughout the upcoming decades. These are important considerations when looking at future housing policy and planning.

HOUSING PROGRAMS

There are a variety of state and federal housing programs geared at addressing a variety of housing issues. Grants and low interest loans are available for counties, communities, or individual homeowners and renters. The following are some housing resources administered through the state using state or federal funds that are available to participants.

Wisconsin Housing and Economic Development Authority (WHEDA)

- Low Income Housing Tax Credit (LIHTC)
- Rental Assistance (Section 8) Programs
- Multifamily Loan Fund
- National Foreclosure Mitigation Counseling
- WHEDA Advantage
- FHA Advantage
- First-Time Home Buyer Advantage
- WHEDA Tax Advantage
- WHEDA Foundation Grant Program

U.S. Department of Agriculture-Rural Development (USDA-RD)

- Single Family Direct Home Loans
- Single Family Home Loan Guarantees
- Mutual Self-Help Housing Technical Assistance Grants
- Rural Housing Site Loan
- Housing Preservation & Revitalization Demonstration Loans & Grants
- Housing Preservation Grants
- Multi-Family Housing Direct Loans
- Multi-Family Housing Loan Guarantees
- Multi-Family Housing Rental Assistance

State of Wisconsin Department of Administration Division of Energy, Housing and Community Resources (DEHCR)

- Housing Grants and Loans
- Homelessness Assistance and Prevention
- Housing Opportunities for Persons with AIDS (HOPWA)
- HOME Homebuyer and Rehabilitation Program
- HOME Rental Housing Development (RHD)
- Tenant Based Rental Assistance Program
- Housing Cost Reduction Initiative Program (HCRI)
- CDBG – Small Cities Housing and Revolving Loan Program

The U.S. Department of Housing and Urban Development (HUD)

- The HUD Self-Help Homeownership Opportunity Program
- The HOME Investment Partnership Program

- Section 8 Housing Choice Vouchers
- CDBG – Small Cities Program

GOALS, OBJECTIVES AND POLICIES

Goal:

1. Promote housing development that provides a variety of housing choices for residents of all income levels, age groups, and people with special needs.

Objectives:

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

Policies:

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

Chapter 4

Utilities and Community Facilities

Utilities and community facilities, provided by either public or private entities, are critical for community development. Utilities include things such as electrical service, natural gas, telephone, cable, and internet. Community facilities include local government buildings, libraries, educational facilities, and maintenance and storage facilities, as well as services like police, fire protection, and emergency medical services.

The efficient utilization of these resources is one of the basic principles of comprehensive planning. Existing infrastructure is a public asset that must be safeguarded for the future, both to conserve and protect environmental values and to maximize the benefits of economic growth. Development that does not acknowledge or integrate existing infrastructure resources is wasteful of the public investment that they represent. Development patterns that require the extension of utilities and the expansion of public facilities while existing facilities go unused at other locations is likely not the best use of public resources. The Utilities and Community Facilities Map provides detailed information about the inventory throughout the Town.

PREVIOUS PLANS AND STUDIES

Wood County All Hazards Mitigation Plan, 2020

This plan examines general conditions, including an inventory of utilities, community facilities, and emergency services throughout Wood County. Risk assessment is at the heart of the all-hazards mitigation program. In order to mitigate the risks, it is necessary to assess their relative importance. The report looks at a series of mostly weather-related disasters; how they have affected the county in the past and how future instances are likely to affect the county and how local government should respond to such occurrences.

The report concludes with suggested mitigation measures that might be taken by local governments to reduce the risk from identified hazards. Counties and incorporated municipalities are required to adopt such plans with updates every five years.

Wood County Parks, Recreation, and Open Spaces Plan, 2018

The primary purpose of the Wood County Parks, Recreation, and Open Spaces Plan is to guide and accomplish a coordinated and harmonious county recreation system. It serves as a guide for the decision making of recreation providers, elected officials, and stakeholders for the five-year planning period. This enables the highest and best use of county resources, including natural resources, manufactured resources, and financial resources.

UTILITIES

Water Service

The Town of Sigel does not have a public water supply system. Instead, private wells supply the water for public and private facilities within the Town. The Town is not aware of any water problems in the Sigel area that might affect the drinking water supply.

Wastewater

There is no public sewer system in the Town of Sigel. Therefore, all development in the Town uses on-site septic systems that discharge to underground drainage fields and may include: conventional (underground), mound, pressure distribution, at-grade, holding tank, or sand filter systems. Wisconsin Administrative Code regulates these on-site wastewater treatment systems. The Wood County Planning and Zoning Office administers the program locally and issues permits, as well as inspection. Both the Village of Vesper and the City of Wisconsin Rapids have water and wastewater facilities.

Solid Waste and Recycling

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

Energy and Telecommunications

Electric and Natural Gas

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

Communication towers are located within the Town.

Cable/Internet

Several companies provide high speed internet service throughout Wood County including Spectrum, Viasat, HughesNet, Cellcom, Solarus, TDS, and Country Wireless. Speeds vary throughout the county. In 2021, Wood County was awarded a Public Service Commission broadband grant that will greatly expand the speed and quality of broadband service throughout Wood County.

COMMUNITY FACILITIES

Town Operations

Town Hall

The Sigel Municipal Building serves as the Town Hall and is located at 3698 Town Hall Road, Wisconsin Rapids, WI 54495. The Town Board consists of a Chair and three Supervisors. The Town Board meets once per month. There is also a Town Treasurer and a Town Clerk. The Town Zoning Commission meets as needed.

Public Safety

Law Enforcement

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



Town of Sigel Municipal Building
Source: NCWRPC

Fire

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

Ambulance

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

Medical Services

The nearest hospital is Aspirus Riverview Hospital located in Wisconsin Rapids. The 45-bed facility provides full medical services. Marshfield Clinic Wisconsin Rapids Center and Aspirus Riverview Clinic are also located within Wisconsin Rapids.

Cemeteries

Wisconsin Statute 157.70 provides for the protection of all human burial sites, including all marked and unmarked burials and cemeteries. There are nine cemeteries in the Town, as detailed on the Utilities and Community Facilities Map.

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

Childcare Facilities

There are no licensed childcare facilities located within the Town of Sigel.

Education

Primary and Secondary Schools

The Town of Sigel is located within the Wisconsin Rapids School District. Students begin at Mead Elementary School, which serves students in grades K-5. Mead Elementary School had a total of 333 students enrolled during the 2020-2021 school year. Students attend Wisconsin Rapids Area Middle School for grades 6-8, and there were 892 total students enrolled during the 2020-2021 school year. Lincoln High School serves students in grades 9-12. There were 1,412 students enrolled in the high school during the 2020-2021 school year. In addition, there are private elementary and secondary schools within the City of Wisconsin Rapids.

Post-Graduate Education

Mid-State Technical College is a public two-year technical college with four regional campuses, one in Wisconsin Rapids. They offer degrees, technical diplomas, and certificates in a variety of high-demand career fields designed to meet local workforce needs.

Libraries

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

Recreation

State Wildlife Areas

Portions of the Paul J. Olson Wildlife Area are located within the Town of Sigel. The Paul J. Olson Wildlife Area is a 2,995-acre property. Scattered parcels are located in western Portage and eastern Wood Counties, ranging from 40 to 860 contiguous acres. The property consists of non-native, cool-season grassland and shrub-carr. State Wildlife Areas are open to a full range of outdoor recreational uses including hunting, fishing, trapping, hiking, nature study, and berry picking.

Parks

There are no county or municipal park facilities within the Town of Sigel.

GOALS, OBJECTIVES AND POLICIES

Goals:

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

Objectives:

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

Policies:

1. Meet with the City of Wisconsin Rapids and surrounding Towns to discuss common issues.
2. Develop and maintain a Capital Improvements Plan for major equipment purchases.

Chapter 5

Transportation

A community's transportation system consists of a variety of roads; some are owned and maintained by local officials, others are part of the county or state road systems. In addition to roads, the transportation system includes separate facilities for pedestrians, bicyclists, railroads, airports, and public transit. This section describes the transportation system in the Town of Sigel and related improvements or issues affecting the system.

PREVIOUS PLANS AND STUDIES RELATED TO TRANSPORTATION

Connections 2030

Connections 2030 is the Wisconsin Department of Transportation's (WisDOT) long-range transportation plan for the state. Adopted in 2009, the plan addresses all forms of transportation over a 20-year planning horizon: highways, local roads, air, water, rail, bicycle, pedestrian, and transit. WisDOT is currently in the plan development process to create Connect 2050, which will be an update to this plan.

Regional Livability Plan, 2015

Transportation is one of four elements included in the Regional Livability Plan (RLP), adopted by the North Central Wisconsin Regional Planning Commission in 2015. The Transportation Assessment Report, a component of the plan, looks in detail at the transportation network throughout the ten-county region and identifies trends and issues facing transportation.

The Regional Livability Plan addresses three issues: the modes of transportation to work, the age of drivers in the region, and the high transportation maintenance cost. The three transportation goals of the RLP are as follows:

- Provide and improve transportation access to people of all ages and abilities to ensure lifelong mobility and accessibility.
- Fund the maintenance and expansion of the transportation system.
- Enhance the regional economy by supporting airports and freight rail.

Locally Developed, Coordinated Public Transit – Human Service Transportation Plan, 2019

Wood County developed this five-year plan that was facilitated by the North Central Wisconsin Regional Planning Commission. The plan analyzes service gaps and needs in public transit and human services transportation and proposes strategies to address the gaps and needs.

Regional Bicycle and Pedestrian Plan, 2018

This plan is a region-wide effort to improve bicycling and walking across communities within North Central Wisconsin. The plan assesses existing conditions related to bicycling and walking, identifies other potential trail and route user groups, identifies routes, and describes policies and programs to assist local governments in improving bicycling and walking to promote connectivity between communities and destinations throughout North Central Wisconsin.

State Trails Network Plan

This 2001 document [revised in 2003] clarifies the Wisconsin Department of Natural Resources (WDNR) role and strategy in the provision of all types of trails. The plan identifies a series of potential trail corridors that would link existing trails, public lands, natural features, and communities. This statewide network of interconnected trails would be owned and maintained by municipalities, private entities, and partnerships of the two. Preserving transportation corridors, such as old rail lines, is specifically discussed as a very important strategy in the creation of recreational and alternative transportation corridors.

Wood County Bicycle and Pedestrian Plan

This plan is intended to guide the development of bicycle and pedestrian infrastructure, recommendations, and policy that will create a safe and accessible network across Wood County's various communities. Presently, the county is partnering with the North Central Wisconsin Regional Planning Commission on an update to this plan.

ROAD NETWORK

Classification

Functional

A functionally classified road system is one in which street 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 facilities that emphasize traffic mobility (long, uninterrupted travel), while at the lower limits are local roads and streets that emphasize access over speed and efficiency.

The functional classifications are generally defined as:

- Principal Arterials serve corridor movements having trip length and travel density characteristics of an interstate of interregional nature. These routes generally serve all urban areas greater than 5,000 population or connect major centers of activity and the highest traffic volumes and the longest trip desires.
- Minor Arterials, in conjunction with principal arterials, serve cities, large communities, and other major traffic generators, providing intracommunity continuity and service to trips of moderate length, with more emphasis on land access than principal arterials.
- Collectors provide both land access service and traffic circulation within residential neighborhoods, commercial areas, and industrial areas. The collector system distributes trips from the local streets and channel it onto the arterial system.

- Local Streets comprise all facilities not on one of the higher systems. They serve primarily to provide direct access to abutting land and access to the higher order of systems. Local streets offer the highest level of access, but the lowest level of mobility for automobiles.

Jurisdictional

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

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

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

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

The road system within the Town of Sigel is a network of county highways and local roads. The jurisdictional and functional breakdown is shown in Table 17.

Jurisdiction	Arterial	Collector	Local	Totals
Federal	0	0	0	0
State	0	0	0	0
County	0	24.00	0.41	24.41
Town	0	0	53.06	53.06
Totals	0	24.00	53.47	77.47

Source: WisDOT

Major Road Facilities

Following is a brief description of the major road facilities located in the Town of Sigel. All major roads are summarized by functional classification, jurisdiction, and annual average daily traffic (AADT), when available. Map 4 Transportation provides detailed transportation information for the Town.

Looking at AADT over time can provide some insight into roads that may need upgrading or increased maintenance in the future. Within the Town, it is somewhat difficult to determine changes over time, because in many locations data was only collected at one point in time in recent years.

However, at the points with multiple collection periods, the AADT count on most roads within the Town has decreased substantially. The most significant decreases have been on state highways including a 27.5 percent decrease on STH 13/73 southeast of CTH HH, a 20.0 percent decrease on STH 186 north of STH 13/73, and a 12.2 percent decrease on STH 73 northwest of CTH HH. A 7.8 percent decrease was observed on CTH C between CTH F and Lundberg Road.

Table 18: Road Network AADT

Location	2011 AADT	2017 AADT	2011-2017 % Change
CTH C 1 mile east of CTH HH	430	N/A	N/A
CTH C btwn CTH F & Lundberg Rd.	640	590	-7.8%
CTH C btwn CTH S north & CTH S south	950	N/A	N/A
CTH C 0.5 miles west of STH 34	1,100	N/A	N/A
CTH F north of CTH HH	920	N/A	N/A
CTH F nw of CTH S	2800	N/A	N/A
CTH HH west of CTH F north	2200	N/A	N/A
CTH S north of CTH F	520	N/A	N/A
CTH D south of STH 13/73	500	N/A	N/A
STH 186 north of STH 13/73	1,200	960	-20.0%
STH 73 nw of CTH HH	4,100	3,600	-12.2%
STH 13/73 se of CTH HH	5,100	3,700	-27.5%

Source: WisDOT

State Highway 13/73

State Highway 13/73 is an arterial street that runs through the southwest portion of the Town. STH 13/73 had an AADT of 3,700 southeast of CTH HH and 3,600 northwest of CTH HH. The AADTs decreased 27.5 percent and 12.2 percent respectively since 2011.

State Highway 186

State Highway 186 runs along the western border of the Town. The AADT was 960 in 2017, down from 1,200 in 2011, for a decrease of 20 percent.

County Highway C

County Highway C is a collector that runs east/west through the Town. Data is limited to assess trends, however between CTH F and Lundberg Road there was a 7.8 percent decrease in AADTs between 2011 and 2017.

County Highway F

County Highway F is a collector that runs at a diagonal from the southeast corner of Town and then in a north/south direction through the Town. Traffic counts on CTH F varied somewhat from 920 in the northwest part of Town to 2,800 in the southeast part of Town.

County Highway HH

County Highway HH is a collector that runs at a diagonal connecting a portion of CTH F and the Village of Vesper. On the far east edge of Town, 1.5 miles east of CTH Y, there was a slight increase of 5.9 percent from 2010 to 2019. In two locations in the center of Town, there was no change

between CTH J north and CTH J south, and a 3.7 percent decrease between CTH Y and CTH J from 2010 to 2019.

In general, traffic generated and attracted by any new land use can increase congestion on the roadway system. Even without creating new access points, changes in land uses can alter the capacity of the roadway. Uncontrolled division of land tends to affect highways by increasing the amount of turning traffic into and out from intersecting driveways, therefore impairing safety and impeding traffic movements.

Road Maintenance

The Town of Sigel uses the Pavement Surface Evaluation Rating (PASER) system, which was designed by the Transportation Information Center of the University of Wisconsin-Madison. The PASER system is the rating system used by most Wisconsin communities. The PASER system rates road surfaces of a scale of 1 to 10.

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

Table 19 shows a summary of Town road pavement conditions in the Town of Sigel. Town roads exhibiting a surface condition rating at or below “fair” must be examined to determine what type of reconstruction or strengthening is necessary. The roads that display a surface rating of “good” or better will only require minimal preventative maintenance to promote safe travel conditions. Most Town roads are in relatively good condition, as about 10 percent of roads rate as “Poor” or “Very Poor” and about 90 percent of roads rate as “Fair” or better. However, there is room for improvement.

Table 19: Summary of Pavement Conditions, 2019	
Surface Type	Miles
Unimproved	0.00
Gravel	8.47
Sealcoat	2.20
Asphalt	42.39
Surface Rating	Miles
Very Poor	0.00
Poor	5.33
Fair	26.16
Good	14.17
Very Good	2.03
Excellent	5.37
Total	53.06

Source: WisDOT

Trucking

STH 73 and STH 186 are long truck routes within the Town as designated by WisDOT. Local truck routes often branch out from these major corridors to link local industry with the main truck routes as well as for the distribution of commodities within the local area. Local issues such as safety, weight restrictions, and noise impacts play significant roles in the designation of local truck routes.

Rail

There is rail in close proximity to the Town. According to the 2021 DOT Wisconsin Railroads and Harbors Map, Canadian National owns all rail tracks through the City of Wisconsin Rapids.

Air Transportation

Two airports serve the Town. The South Wood County Airport – Alexander Field is managed by the City of Wisconsin Rapids and jointly owned by South Wood County Airport Commission, the City of Wisconsin Rapids, Town of Grand Rapids, Village of Port Edwards, and the City of Nekoosa. The airport has three runways and there is no commercial service.

The Central Wisconsin Airport provides commercial air service to the area. Currently, three airlines have daily scheduled flights from the facility.

Transportation Services for Specialized Populations

The Aging and Disability Resource Center provides information on transportation services for those that are elderly and for those with disabilities including the Wood County Transportation Program. The Wood County Elderly and Disabled Transportation program provides rides to persons over the age of 55, and people who have a disability that prevents them from driving. Rides are provided for shopping, medical appointments, or to other locations as needed. Bus transportation is provided on weekdays and is equipped with a wheelchair lift.

Bicycling and Walking

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

Recreational Vehicles

There is an extensive snowmobile trail system throughout Wood County that includes the Town of Sigel. There is also an extensive ATV system throughout Wood County. The Town allows the use of ATV/UTVs on Town roads. Some county highways also allow ATV/UTV use. One mainline route passes through the Town in an east-west direction.

Figure: 6



Wood County ATV Basic Map

GOALS, OBJECTIVES, AND POLICIES

Goals:

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

Objectives:

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

Policies:

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

Chapter 6

Economic Development

The economic base of the community serves as an important driver for current and future land use. Economic characteristics include such components as the size of the civilian labor force, comparative employment growth, employment by industry, unemployment rates, and commuting patterns. Employment patterns and economic trends generally occur on a regional scale. Residents of one community often work in another. Similarly, changes in a major industry can impact jobs and growth far beyond the community where the business is physically located. It is therefore important to understand a local community's economy in light of its regional context.

Assessment of these components of the economic base provides an important historical perspective on current land use patterns and provides insights that help to predict possible future directions and opportunities for growth of the local economy.

PREVIOUS PLANS AND STUDIES

Comprehensive Economic Development Strategy (CEDS), 2017

Wood County is one of ten counties included in the North Central Wisconsin Economic Development District as designated by the U.S. Department of Commerce, Economic Development Administration (EDA). The NCWRPC is the agency responsible for maintaining that designation. As part of the designation, the NCWRPC annually prepares a CEDS. This report summarizes and assesses economic development activities over the past year and presents new and modified strategies to promote growth.

Regional Livability Plan (RLP), 2015

Economic Development is one of four elements included in the RLP, adopted by the NCWRPC in 2015. The Economic Development Assessment Report within the RLP observes in detail the economic health of the ten-county region and identifies trends and issues facing the local economy. The RLP addresses three economic development issues:

- Available Labor Force and Employment – Businesses need a workforce with the proper education to meet the demands of an ever changing job market. High labor needs combined with an older workforce preparing for retirement will result in a labor force shortage and inability to meet the workforce needs of area businesses. The future availability of a quality labor force is a major concern for the business community.
- Living Wage – over the past ten years, the region's cost of living (i.e. home prices and rent) have increased faster than per capita and household incomes. Consequently, many working adults must seek public assistance and/or hold multiple jobs in order to meet the basic needs of their families. Occupations paying a living wage provide families resources for savings,

investments, education, and the purchasing of goods which improves the local economy and increases the quality of life of the region's population.

- Broadband – High-speed broadband connections are crucial for government services, healthcare, education, library systems, private businesses, and residents. Improving the region's telecommunication network can assist existing businesses, attract new businesses, and allow residents to access education opportunities.

ALICE: A Study of Financial Hardship in Wisconsin, 2020

This report, developed by the United Way, described the 22 percent of households in Wood County that are above the federal poverty level, but still struggle to afford basic household necessities, or "ALICE" households (Asset Limited, Income Constrained, Employed). These households are largely employed but do not earn enough in wages to meet the "household survival budget," which does not allow for any savings. The report states that many ALICE households provide vital services, such as retail, health care, child care, and security, but cannot make ends meet on the income provided from these jobs.

- The ALICE report shows that 21 percent of Sigel households are either below the federal poverty level or are considered ALICE households, indicating that the average household in Sigel is slightly less financially strained than the average Wood County household at-large.

Wood County Comprehensive Plan, 2010

The Wood County Comprehensive Plan was created as the impacts of the Great Recession were being realized. The plan analyzes labor patterns, the economic base, employment projections, and existing facilities. The plan outlines the following goals:

- Continue to maintain a strong presence in area economic development organizations.
- Retain local businesses and jobs and help them expand.
- Attract new businesses to Wood County.
- Continue to improve the logistics in Wood County.
- Provide a quality of life that is attractive to young company executives.

Rural Economic Development Innovation (REDI) Plan, 2021

This plan was created with a 2019 grant that provided technical assistance from Purdue University and University of Kentucky to help develop this strategic plan for Wood County. The Wood County Rural Economic Development Innovation Plan includes evidence-based assessments, quantifiable goals, plans to improve the local and regional economy, and metrics to track progress.

ECONOMIC ENVIRONMENT

County Economic Environment

Wood County has a very diverse economic base. Agriculture is a major industry in Wood County. In 2014 UW Extension reported that 87.8 percent of Wood County farms were owned by individuals or families. Wood County agriculture is a mix of several sectors and is Wisconsin's leading cranberry county. The healthcare and social assistance industries employ the most employees in Wood County. This is due mainly to Marshfield Clinic located within the City of Marshfield which is an integrated health system that employs a total of 10,000 people in more than 50 locations in 34 Wisconsin communities. Although manufacturing jobs (including forest products) have dropped in recent decades, manufacturing also remains a significant contributor to the Wood County economy.

Wood County data is presented for comparison, because the Town of Sigel is located within Wood County. It should be noted that most of the predominant economic data for Wood County is derived from the more urbanized Cities of Marshfield and Wisconsin Rapids, as most of the Wood County population is centered in this area. The Town of Sigel's economy has an interconnectedness with the City of Wisconsin Rapids economy due to the close proximity.

In July of 2020, the City of Wisconsin Rapids and surrounding economy experienced a significant impact when Verso Papers closed its mill in Wisconsin Rapids. The mill employed 900 people and cited the COVID-19 pandemic as the cause of closure. The mill was the largest employer in Wisconsin Rapids and had been in operation since 1904.

ECONOMIC ANALYSIS

Economic Sectors

Table 18 details employment by sector for the Town of Sigel. In 2019, there were 519 persons employed in the ten basic economic sectors in the Town, down 12.6 percent since 2010.

Between 2010 and 2019, there were several dramatic shifts throughout most of the sectors. The three fastest growing sectors were 1) Education and Health Services, 2) Construction and 3) Leisure and Hospitality. In terms of total employment, the Manufacturing industry is the largest segment of the economy, followed by Education and Health Services. It should be noted that the number of employees in certain sectors, particularly those workers engaged in Natural Resources and Mining which includes agriculture, forestry and fishing, may be understated in this data set.

In Wood County there were 35,963 persons employed in 2019, down 2.6 percent since 2010. Most people were employed in the area of Education and Health Services, followed by Manufacturing. The fastest growing sector from 2010 to 2019 was Public Administration. The area that experienced the most significant downward trend was Other Services.

Table 18: Employment by Sector						
Sector	Town of Sigel			Wood County		
	2010	2019	% Change	2010	2019	% Change
Natural Resources and Mining	53	26	-50.9%	1,411	1,407	-0.3%
Construction	42	56	33.3%	2,229	2,239	0.4%
Manufacturing	151	117	-22.5%	7,530	6,870	-8.8%
Trade, Transportation and Utilities	107	86	-19.6%	7,024	6,749	-3.9%
Information and Financial Activities	42	40	-4.8%	2,391	2,570	7.5%
Professional and Business Services	46	12	-73.9%	1,713	1,826	6.6%
Education and Health Services	75	109	45.3%	9,695	9,460	-2.4%
Leisure and Hospitality	29	36	24.1%	2,375	2,268	-4.5%
Other Services	31	28	-9.7%	1,732	1,505	-13.1%
Public Administration	18	9	-50%	824	1,069	29.7%
Total	594	519	-12.6%	36,924	35,963	-2.6%

Source: American Community Survey, 5-Year Estimates

Labor Force Analysis

Labor Force

Labor force is defined as the number of persons, sixteen and over, employed or looking to be employed. Consistent with the Town’s population decrease from 2010 to 2019, the number of people in the labor force has declined. There were 87 fewer people in the labor force from 2010 to 2019, for a loss of 13.7 percent. The percent reduction was greater than in Wood County as a whole, which experienced a net decline of 2,148 individuals in the labor force, for a 5.4 percent decrease. The state of Wisconsin had a marginal increase in the labor force from 2010 to 2019, at a rate of 0.6 percent.

Table 19: Labor Force			
	2010	2019	% Change
Population 16 years and over	872	820	-6.0%
Labor Force	634	547	-13.7%
Employed	594	519	-12.6%
Unemployed	40	28	-30.0%
Unemployment Rate	6.3%	5.1%	-19.0%
Participation Rate	72.7%	66.7%	-8.3%

Source: American Community Survey, 5-Year Estimates

Unemployment

Unemployment is defined as the difference between the total civilian labor force and total persons employed. Stay-at-home parents, retirees, or persons not searching for employment are not considered unemployed because they are not considered part of the labor force. In 2010, the Town of Sigel had 6.3 percent unemployment, and in 2019 unemployment was down somewhat to 5.1 percent. The higher unemployment rate in 2010 was likely a result of the Great Recession. The unemployment rate was higher than both Wood County (3.8%) and the State of Wisconsin (3.6%) in 2019.

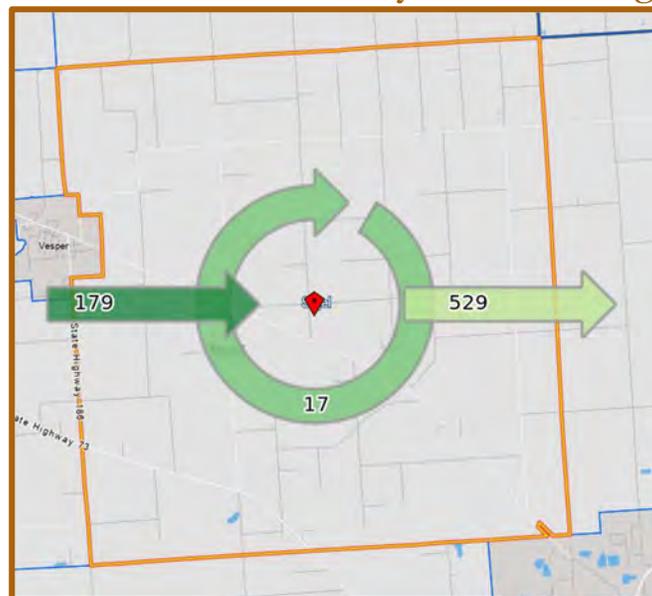
Workforce Participation

Workforce participation is a measure expressed in terms of a percentage of persons actively seeking employment divided by the total working age population. People not participating in the labor force may not seek employment due to a variety of reasons including retirement, disability, choice to be a homemaker, or are simply not looking for work. In 2010, 72.7 percent of Sigel's population over the age of 16 was in the labor force. By 2019, that percentage dropped to 66.7 percent. The state participation percentage was 66.5 percent in 2019, while Wood County's participation rate was 63.4 percent.

Laborshed

A laborshed is an area or region from which an employment center draws its commuting workers. In 2018, approximately 17 of the 196 total jobs within the Town of Sigel were filled by Sigel residents. About 179 workers traveled to Sigel during the average work day. There were 529 Sigel residents that commuted to locations outside of the Town for work, indicating that Sigel's laborshed extends beyond its municipal boundaries. Figure 8 shows the inflow-outflow patterns of the Town of Sigel's laborshed.

Figure 8: Inflow/Outflow Analysis Town of Sigel, 2018



Source: U.S. Census "On the Map"

In-Migration

The majority of the in-commuters live in close proximity to Sigel. They come from various locations, with the largest concentration of 21 workers, or 10.7 percent, coming from the City of Wisconsin Rapids. Eight workers commute in from the Village of Vesper and five from Lake Camelot. The balance travel from a variety of locations including the Village of Port Edwards and the Cities of Milwaukee and Nekoosa.

Out-Migration

The most substantial group of outbound commuters includes 130 residents that travel to the City of Wisconsin Rapids for work (23.8%). The remaining outbound commuters work mainly in nearby locations including the Cities of Marshfield (48), Stevens Point (29), Wausau (15), and Nekoosa (14).

Occupations

Table 20 identifies the five main occupational categories by number and percentage and provides comparison with the Town, county and state.

Management/Business/Science workers are the largest component of the labor force in the Town of Sigel, followed by Production/Transportation and then Natural Resources/Construction workers. In both the county and the state most workers in in the fields of Management/Business/Science followed by Sales/Office. In Sigel, the smallest number of residents work in Service occupations, compared to the state and county where the smallest number work in Natural Resources/Construction.

Occupation	Town of Sigel		Wood County		Wisconsin	
Management/Business/Science	152	29.3%	11,705	32.5%	1,138,200	37.9%
Service	70	13.5%	5,658	15.7%	486,642	16.2%
Sales/Office	72	13.9%	6,942	19.3%	584,729	19.5%
Natural Resources/Construction	78	15.0%	3,901	10.8%	257,846	8.6%
Production/Transportation	147	28.3%	7,757	21.6%	534,657	17.8%
Total	519	100%	35,963	100%	3,002,074	100%

Source: American Community Survey, 5-Year Estimates

Economic Development Strengths and Weaknesses

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

Residential Strengths and Weaknesses

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

The most significant weaknesses with attracting residential development include the lack of infrastructure such as water, sewer and broadband. It is also important to balance residential development with existing agricultural uses and natural resources, such as wetlands.

Business Strengths and Weaknesses

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

Weaknesses in attracting commercial or industrial uses are lack of municipal sewer and water, broadband, and lack of suitable land. Commercial and industrial growth are not desired uses in the Town. These uses are more suited to nearby urbanized areas, such as Wisconsin Rapids.

ECONOMIC DEVELOPMENT PROGRAMS

There are a number of economic development programs available to businesses and local governments in Wood County. Following is a partial list of those programs.

County

Conservation, Education, and Economic Development (CEED) Committee

There is a standing Conservation, Education, and Economic Development (CEED) Committee at the county level that deals with economic development related issues. In addition, county planning staff work with development prospects and serve on the Board of Directors for Centergy (economic development organization for Wood, Portage and Marathon Counties) and the North Central Advantage Technology Zone (a group that recommends tax credits for technology business expansion).

Community Progress Initiative Entrepreneurial Boot Camp

The Heart of Wisconsin's Community Progress Initiative Entrepreneurial Boot Camp is designed to train potential entrepreneurs. The camp provides the framework necessary to participants to take ideas and develop them into workable business plans.

Regional

North Central Wisconsin Regional Planning Commission

The Town is a member of the North Central Wisconsin Regional Planning Commission, as are all local governments in Wood County based on county membership. Membership brings with it a variety of planning benefits and service. Benefits include participation in the Economic Development District, including eligibility for a variety of grants administered by the U.S. Department of Commerce Economic Development Administration. In addition, resulting in membership with the NCWRPC, the county is a member of the North Central Wisconsin Development Corporation which manages a revolving loan fund designed to address a gap in private capital markets for long-term, fixed-rate, low down payment, low interest financing.

North Central Wisconsin Development Corporation

The North Central Wisconsin Development Corporation (NCWDC) manages a revolving loan fund designed to address a gap in private capital markets for long-term, fixed rate, low down payment, low-interest financing. It is targeted at the timber and wood products industry, tourism, and other manufacturing and service industries.

Central Wisconsin Economic Development Fund

Revolving loan funds are available to entrepreneurs and their lenders to structure financing packages for start-up and expanding businesses to encourage economic growth in the area.

State

Rural Economic Development Program

This program administrated by the Wisconsin Economic Development Corporation (WEDC) provides grants and low interest loans for small business (less than 25 employees) start-ups or

expansions in rural areas. Funds may be used for "soft costs" only, such as planning, engineering, and marketing assistance.

Wisconsin Small Cities Program

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

University of Wisconsin Extension Office

The Center for Community Economic Development, University of Wisconsin Extension, creates, applies and transfers multidisciplinary knowledge to help people understand community change and identify opportunities.

The Wisconsin Innovation Service Center (WISC)

This non-profit organization is located at the University of Wisconsin at Whitewater and specializes in new product and invention assessments and market expansion opportunities for innovative manufacturers, technology businesses, and independent inventors.

Wisconsin Small Business Development Center (SBDC)

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

Transportation Economic Assistance (TEA)

This program, administered by the Wisconsin Department of Transportation, provides immediate assistance and funding for the cost of transportation improvements necessary for major economic development projects.

Federal

Economic Development Administration (EDA)

EDA offers a guaranteed loan program as well as public works grant program. These are administered through local units of government for the benefit of the local economy and, indirectly, private enterprise.

US Department of Agriculture – Rural Development (USDA – RD)

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

Small Business Administration (SBA)

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

GOALS, OBJECTIVES AND POLICIES

Goal:

1. Support all development that maintains the Town's rural agricultural character.

Objective:

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

Policy:

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

Chapter 7

Land Use

Land use analysis is a means of broadly classifying how land is used. Each type of use has its own characteristics that can determine compatibility, location, and preference to other land uses in the Town. The land use plan brings together consideration for both the physical development as well as the social characteristics of the town. Land use mapping and related information is used to analyze the current pattern of development and serves as the framework for formulating how land will be used in the future.

To arrive at an optimum plan that will be both effective and implemented, the plan must account for past development activity as well as current market factors and conditions that shape where and how land will be developed. This chapter discusses uses of land in the Town of Sigel. The existing land use types are defined, current land uses are analyzed, and existing and potential land use conflicts are identified.

PREVIOUS PLANS AND STUDIES

Regional Livability Plan, 2015

Land use is one of the four elements included in the RLP, adopted by NCWRPC in 2015. The Land Use Assessment Report, a component of the plan, looks in detail at the land uses through the ten-county region and identifies issues and trends related to land use: housing density and farmland preservation. The two land use goals of the plan are as follows:

- Preserve and protect the Region’s landscape, environmental resources and sensitive lands while encouraging healthy communities.
- Manage and reduce vacant land and structures.

Wood County Comprehensive Plan, 2010

The Wood County Comprehensive Plan chapter on land use analyzes pattern of development, existing land use, and future land use. The plan sets the following land use goals:

- Encourage local units of government to work together.
- Encourage Wood County towns to develop zoning provisions.
- Encourage cities and villages to include adequate provisions for multiple family and senior housing facilities.
- Increase awareness of officials in towns and small cities and villages of the increased interest in moving into their communities.
- Encourage small cities and villages that have not had much business development to plan for and provide adequate areas for future business growth in their comprehensive plans and zoning ordinances.

- Develop a zoning model for telecommunications towers and wind energy facilities that will provide consistency throughout Wood County.
- Encourage planning and development of land uses that create or preserve varied and unique urban and rural communities.
- Encourage preservation, restoration, and reuse of historically significant buildings referencing success stories from other smaller size communities.
- Encourage strong partnerships to develop and showcase industrial business parks and create joint boards to “sell” Wood County to developers.
- Continue to work toward connection of communities and major recreation areas with multi-use trails.

EXISTING LAND USE

The Town of Sigel covers 22,695 acres in the central portion of Wood County. The Town is bounded by the Town of Sherry to the north, the Town of Rudolph to the east, the Town of Seneca and the City of Wisconsin Rapids to the south and the Town of Hansen and Village of Vesper to the west.

Knowledge of the existing land use patterns within a town is necessary to develop a desired “future” land use pattern. The Existing Land Use Map was developed using air photos from a countywide flight in 2020, with updates by local residents in 2021. Twelve basic categories were used to classify the various existing land uses. The categories include Agriculture, Commercial, Cranberry Bog, Governmental/Institutional, Industrial, Open Lands, Quarry, Residential, Transportation, Utility Water, and Woodlands.

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

Existing Land Use Classifications

Map 5 outlines the existing land use pattern throughout the Town. The intent of an existing land use map is to illustrate the location of existing land use categories within the Town for planning purposes. Land use classifications are grouped by the use most central to each parcel. For example, lands classified as residential may also have a barn or home based business on site.

Existing land use classifications and acreage totals are presented in Table 21. As can be observed, agriculture is the largest land use category, with 46 percent or 10,501 acres in the Town. Woodlands follow with a total of 7,734 acres or 34 percent. Residential, commercial, and industrial property constitute only 727 acres, or 3 percent of the total Town area.

Table 21: Existing Land Use, 2020

Land Use Type	Acres	Percentage
Agriculture	10,501	46%
Commercial	15	<1%
Cranberry Bog	181	1%
Governmental/Institutional	10	<1%
Industrial	31	<1%
Open Lands	2,924	13%
Quarry	23	<1%
Residential	681	3%
Transportation	497	2%
Utility	<1	<1%
Water	99	<1%
Woodlands	7,734	34%
Total	22,695	100%

Source: NCWRPC GIS

The vast majority of land within the Town is utilized for agricultural purposes or is woodlands. Most residences are spread throughout the town, mainly in low density, consisting of farms and secluded homes. There is a very limited amount of commercial and industrial development scattered throughout the Town.

Managed Forest Law (MFL) & Public Lands

There are 1,010.34 acres enrolled in the Managed Forest Law (MFL) program, which are subject to a substantial reduction in property taxes. In addition, tax exempt lands include approximately 440.64 state acres, 21.85 Wood County acres (not Forest Crop) and another 113.85 acres of tax-exempt land.

Land Supply and Demand

The population in the Town of Sigel has been decreasing slightly since 1990. The number of households has risen slightly since 1990 due to a decrease in the average household size. DOA population and household projections predict a continued downward trend in both population and number of households through 2040. There are a limited number of commercial and industrial uses throughout the Town and this is not expected to change significantly. As shown by the existing land use inventory, a substantial portion of the Town is “undeveloped” woodlands, agriculture, and open lands, so the supply of land “available” for development appears to be adequate. However, the Town must balance long-term development and growth against priorities for preservation of agricultural and woodland properties, determining the most desirable residential parcel sizes, and appropriate development patterns for both residential and commercial uses.

Table 22 shows the estimated land demand in acres over the next 20 years. Although DOA does not project an increased need for residential development, some estimated residential land demand was calculated based upon the change in residential acreage from 2015 to 2020 based on

Department of Revenue calculations. The same formula based upon percentage change from 2015 to 2020 was used to calculate commercial land demand.

There has been a decrease in the amount of agricultural land over the past ten years. Therefore, no agricultural land demand is projected. Industrial land demand is also projected at zero, because this amount has decreased slightly over the past ten years.

Table 22: Estimated Land Demand in Acres				
	Projected Total Acreage			
Category	2025	2030	2035	2040
Agricultural	0	0	0	0
Residential	14	14	14	14
Commercial	4	5	6	7
Industrial	0	0	0	0

Source: NCWRPC

Land Values

Table 23 displays the assessed land values in the Town of Sigel. It is important to note that lands enrolled in the Managed Forest Law and Forest Crop Law programs and other exempt lands (such as the State lands) are not included in values for Table 24. Overall, land value per acre in the Town is valued at about \$3,723.90 per acre based on assessed land values from Wood County tax information. Commercial properties have the highest value per acre, followed by those properties designated as “other.”

Table 23: Town of Sigel Land Values, 2020			
Land Classification	Total Value of Land and Improvements	Total Acres	Average Value per Acre
Residential	\$39,749,300	837	\$47,490.20
Commercial	\$6,189,000	42	\$147,357.14
Manufacturing	\$935,800	45	\$20,795.56
Agricultural	\$1,440,000	10,830	\$132.96
Undeveloped	\$3,085,700	4,725	\$653.06
Agricultural Forest	\$2,008,200	1,880	\$1,068.19
Forest Lands	\$4,199,400	1,976	\$2,125.20
Other	\$19,451,200	358	\$54,332.96
Total	\$77,058,600	20,693	\$3,723.90

Source: WI Department of Revenue

Opportunities for Redevelopment

The vast majority of the Town currently consists of open farmland and woodlands, all of which has experienced very little development. Hence the need for “redevelopment” is negligible. Some developed areas may not meet current development standards or may have fallen into disrepair since they were initially developed. Some of these properties may be in need of rehabilitation rather than needing a comprehensive redevelopment strategy.

Existing and Potential Land Use Conflicts

There are a minimal amount of existing and potential land use conflicts in the Town of Sigel. There is an abundance of open land and much stable land ownership. The most likely potential land use conflicts would be between existing agricultural uses and the pressure to convert to residential use. The Town generally values the preservation of existing agricultural properties and maintaining large tracts of forest and open space land.

FUTURE LAND USE

Map 6 is the Future Land Use Plan Map, which illustrates the desired arrangement of preferred land uses for the future of the Town of Sigel. The Future Land Use Map is general in nature and was developed as a guide for future development in the Town. Although the future land use plan map indicates appropriate future land uses, it is not a zoning map. In many areas the existing zoning districts already reflect the desired future land uses; while in other areas, zoning map or text changes may be required to meet some desired future land use.

The identification of desired future land use types through the map does not imply that an area is immediately appropriate for rezoning. Given service demands and a desire for controlled growth, careful consideration to the timing of zoning decisions is essential. In some places, it may be appropriate to rezone land to reflect the planned land use designations, while in other cases, it may be desirable to wait to rezone the area until an actual development proposal is brought forward.

Future land use planning assists local governments with balancing individual property rights and community goals, minimizing conflict between different land uses, and maximizing use of public expenditures. It is essential that future land use planning is ongoing and flexible. Periodic plan updates ensure that the plan continues to reflect future community preferences.

Future Land Use Map Classifications

Agriculture

Identifies areas designated to foster the preservation and use of agricultural land and related uses including the associated farmsteads.

Commercial

Identifies areas that are recommended for commercial and business development, varying in scale and intensity, as well as existing commercial establishments located throughout the Town.

Forestry

Identifies areas of large woodlands within the Town.

Governmental

Identifies existing or planned governmental facilities within the Town.

Industrial

Identifies areas recommended for industrial development, as well as existing industrial uses.

Preservation Open Space

Identifies those areas to be maintained as permanent or semi-permanent open space.

Residential

Identifies areas recommended for residential development typically consisting of larger lot sizes.

Transportation

Identifies the existing road network along with the recommendations for safe and improved traffic movement within the Town.

Water

Surface waterbodies

LAND USE PROGRAMS AND TOOLS

The principal land use program in Wisconsin is the comprehensive planning program. The primary land use tools are zoning, subdivision ordinance, and official mapping.

Zoning

Under Wisconsin Statutes, counties and local units of government are authorized to adopt zoning ordinances. Zoning is a method for implementing or carrying out the land use plan by predetermining a logical pattern of land use development.

A zoning ordinance consists of a map and written text. The zoning map arranges the community into districts or zones, such as agriculture, residential, commercial, or industrial. Within each of these districts, the text of zoning ordinance specifies the permitted land uses, the size of buildings, yard/lot dimensions, and other prerequisites in obtaining permission to develop. The goal of the zoning ordinance is to set a reasonable development pattern by keep similar and related uses together and separating dissimilar, unrelated, incompatible uses, particularly in relationship to transportation facilities, utilities and public services and facilities.

The Town of Sigel has its own Zoning Ordinance. It was created several decades ago, with the latest revision in 2020. The Zoning Ordinance outlines six zoning districts and provides development guidelines including height restrictions, minimum lot area, and guidelines for accessory uses and structures.

Shoreland Zoning

All counties are mandated by Wisconsin law to adopt and administer a zoning ordinance that regulates development in shoreland and floodplain areas for the entire county outside of villages and cities in accordance with state shoreland zoning standards. Towns may apply their own zoning in shoreland areas as long as it does not impose requirements on matters regulated by a county.

Farmland Preservation Zoning

Farmland preservation zoning is a voluntary zoning classification that is intended to minimize fragmentation of farmland by imposing development limitations consistent with or more restrictive than the provisions listed in Chapter 91 of WI Statutes. In order to adopt farmland preservation zoning, a municipality must be enrolled in the Farmland Preservation Program. The Town of Sigel does not have a certified ordinance.

Land Division

At present, land division within the Town of Sigel is regulated by Wood County Ordinance #701, Land Subdivision Ordinance. Subdivision regulation relates to the way in which land is divided and made ready for development. A community can control the subdivision of land by requiring a developer to meet certain conditions in exchange for the privilege of recording a plat. While imposing conditions restricts the use of private property, the cumulative effect of land subdivision

on the health, safety, and welfare of a community is so great as to justify public control of the process.

There is some overlap between zoning and subdivision codes in terms of standards. Both ordinances, for example, can set lot sizes. Both can deal with the suitability of land for development. Implementing important plan techniques such as rural cluster development often requires use of the zoning ordinance and the subdivision ordinance.

A town land division code can provide the town the means to review and regulate new divisions of land to ensure consistency with the vision, goals, objectives, land protection criteria, and other recommendations of an adopted plan. The ordinance would require administration and enforcement by the town. Therefore, local control of divisions of land would require town funding. It also adds a layer of government involved in regulating proposals for land divisions.

Open Tools

Additional tools and approaches can be utilized by the Town to achieve the goals of the plan. These include but are certainly not limited to the following: fee simple land acquisition, easements (purchased or volunteered), deed restrictions, land dedication, and ordinances or programs regulating activities such as impact fees, land division, building permits, and erosion control.

GOALS, OBJECTIVES, AND POLICIES

Goals:

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

Objectives:

1. Maintain the agricultural focus of the Town of Sigel.
2. Land uses should be planned so that development occurs in an orderly manner and land use conflicts are avoided.
3. Planning and development of land uses that create or preserve the rural community.
4. Balance individual property rights with community interests and goals.
5. Use buffer areas to lessen the impacts of potentially conflicting land use types located in relatively close proximity; i.e. rural residential type development should be planned as a buffer between single-family and agricultural.

Policies:

1. Marginal lands, not suited to agricultural or forestry uses, should be the focus of development activity in the Town. Land best suited to agriculture should remain in that use, to the extent possible, and new development should be guided to land that is unsuitable for productive agriculture.
2. The Town will maintain a long-range Comprehensive Plan, which will serve as a guide for future land use and zoning decisions. New development will be permitted based on consideration of this plan, as well as other Town and county plans and regulations.
3. New development should not adversely impact the property values or livability of neighboring properties.
4. Future commercial development should be clustered in planned development districts rather than in a strip along major highway corridors.

5. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, agricultural, commercial, and industrial structures.
6. Encourage land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state governmental, and utility costs.
7. Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, agricultural, commercial, and industrial uses.
8. The location of new development will be restricted from areas in the Town shown to be unsafe or unsuitable for development due to flood hazard, potential groundwater contamination, loss of farmland, highway access problems, incompatibility with neighboring uses, etc...
9. All residential development should be set back from the roads and buffered by either natural vegetation or evergreen plantings.

Chapter 8

Intergovernmental Cooperation

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

OVERVIEW

Wisconsin Statute §66.30, entitled "Intergovernmental Cooperation", does enable local governments to jointly do together whatever one can do alone. Unfortunately, there is little public policy in Wisconsin law that encourages, let alone requires, horizontal governmental relationships such as town to town and municipality to county or town. The result is that towns, municipalities, and counties act more as adversaries than as partners.

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

As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another's needs and priorities. They can better anticipate problems and work to avoid them. Intergovernmental cooperation makes sense for many reasons including trust, cost savings, consistency, and ability to address regional issues. Cooperation can lead to positive experiences and results that build trust between jurisdictions. It can save money by increasing efficiency and avoiding unnecessary duplication. It can lead to consistency of goals, objectives, plans, policies, and actions of neighboring communities. Finally, by communicating and coordinating their actions and working with regional and state jurisdictions, local communities are able to address and resolve issues that are regional in nature.

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

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

- A local government's financial situation
- Opportunity to reduce costs by working together
- Elimination of duplication of services
- Population settlement patterns and population mobility
- Economic and environmental interdependence

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

INTERGOVERNMENTAL RELATIONSHIPS

School Districts

Primary and Secondary Schools

The Town of Sigel is served by the Wisconsin Rapids School District and has a good standing relationship with the district. There are no school district facilities located within the Town.

Post-Secondary Educational Facilities

Mid-State Technical College is a public two-year technical college with four regional campuses, one in Wisconsin Rapids. The main form of interaction with both school and college districts are through payment of property taxes, which help to fund district operations. The Town has little participation in issues pertaining to administration or siting of new facilities. All school and college board meetings are open to the public.

Shared Services

Police protection in the Town of Sigel is provided by the Wood County Sheriff's Department. The Town does not maintain its own fire department, but contracts with Vesper and Rudolph Volunteer Fire Departments. There are no police or fire facilities within the Town. The Town is part of a multi-town consortium that has contracted with a private provider for ambulance service.

Adjoining Units of Government

The recycling program, snow plowing, and road grading are the most common areas of cooperation.

Wood County

Wood County directly and indirectly provides a number of services to the Town, and the Town enjoys a good working relationship with many of the responsible departments. These departments include law enforcement through the Sheriff's Office, 911 dispatch services, access permits, maintenance and improvement of county highways, planning and permitting oversight regarding shoreland, wetland and floodplain regulation, and private sewage system regulation.

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

North Central Wisconsin Regional Planning Commission

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

State and Federal Government

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

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

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

EXISTING OR POTENTIAL INTERGOVERNMENTAL CONFLICTS

The Town has a good working relationship with other governmental agencies. The process for resolving these conflicts will in part be a continuation of past practices as new mechanisms evolve and take shape. The Town of Sigel will continue to meet with governmental entities when significant issues of mutual concern arise.

PROGRAMS

66.0301-Intergovernmental Cooperation: Wisconsin Statute §66.0301 permits local agreements between the state, cities, villages, towns, counties, regional planning commissions, and certain special districts, including school districts, public library systems, public inland lake protection and rehabilitation districts, sanitary districts, farm drainage districts, metropolitan sewerage districts, and sewer utility districts, Indian tribes or bands, and others.

Intergovernmental agreements prepared in accordance with §66.0301, formerly §66.30, are the most common forms of agreement and have been used by communities for years, often in the context of sharing public services such as police, fire, or rescue. This type of agreement can also be used to provide for revenue sharing, determine future land use within a subject area, and to set temporary municipal boundaries. However, the statute does not require planning as a component of any agreement and boundary changes must be accomplished through the normal annexation process.

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

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

GOALS, OBJECTIVES, AND POLICIES

Goals:

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

Objectives:

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

Policies:

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

Chapter 9

Implementation

A primary reason for a community to prepare a comprehensive plan is to establish a framework for the future, especially as it relates to decisions regarding growth and regulation of development to protect and maintain the health, safety and welfare of the community. A plan also helps to set priorities for public expenditures. To be effective, this plan should be actively used as a tool to guide decisions concerning:

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

IMPLEMENTATION TOOLS

Having the appropriate tools to implement the recommendations in this comprehensive plan is critical. Zoning ordinance and subdivision (or land division) regulations are used to protect existing development and guide future growth and development as identified in this comprehensive plan. There are also non-regulatory approaches to implementing the comprehensive plan. These generally involve decisions about how the community will spend its limited funding resources on capital improvements, staffing and maintenance. These decisions will affect the development demand and the location of development in the Town.

The state planning law requires certain programs and/or actions that affect land use must be consistent with the locally adopted comprehensive plan. Following the adoption of this comprehensive plan update, the Town of Sigel should evaluate and update, as necessary, its related ordinances to ensure meeting this requirement

Zoning Ordinance and Map

The Town of Sigel Zoning Ordinance and Map are the primary land use regulations for the Town. Zoning is used to manage and control how land is used and developed. The Town's Zoning Ordinance establishes detailed regulations concerning how land may be developed, including setbacks, the density or intensity of development, and the height and bulk of building and other

structures. The general purpose of zoning is to minimize undesirable externalities from development by segregating and/or buffering incompatible uses and by maintaining standards that ensure development will not negatively impact the community's character or environment. The Zoning Ordinance also controls the scale and form of development, which heavily influences how people will interact with their environment and their neighbors.

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

Subdivision (Land Division) Ordinance

Land division within the Town of Sigel is regulated by Wood County #701 Land Division Ordinance. Subdivision regulations are an important tool ensuring the orderly development of unplatted and/or undeveloped land. These regulations may regulate lot sizes, road access, street design, public utilities, storm water drainage, parks and open space, and other improvements necessary to ensure that new development will be a public asset.

Capital Improvement Plan (CIP)

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

- Public buildings (i.e., fire stations)
- Park and trail acquisition and development
- Roads and highways (maintenance and new construction/paving)
- Fire and law enforcement protection equipment

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

The preparation of a CIP is normally a joint responsibility between the town board, plan commission, staff, and citizen commissions. The preparation of a capital improvement program may vary from community to community depending on local preferences, the local form of government and available staff. The proposed capital improvement plan should be reviewed in light of the priorities outlined in the comprehensive plan.

Annual Operating Budget

The Town prepares a budget each year and it is one of the most important policy documents prepared. It is a statement of the prioritization and allocation of financial resources to achieve certain objectives over a specific time period. The budget is based on the needs of Town residents and priorities set by the Town Board. The budget and the services provided by that budget are instrumental in achieving the goals and objectives of the plan.

Brownfield Redevelopment

Pursuing funding from state agencies for redevelopment of contaminated sites can reduce the uncertainty that otherwise prevents contaminated properties from being redeveloped. Action by the Town to evaluate contaminants or begin remediating the property is often necessary before the private sector is willing to invest in redevelopment. This may require some upfront investment from the community. However, as sites are improved and reused they generate tax base.

CONSISTENCY AMONG PLAN CHAPTERS

The State of Wisconsin planning legislation requires that the Implementation Chapter describe how each of the required chapters will be integrated and made consistent with the other chapters of the plan. Since the Town of Sigel completed all planning chapters simultaneously, no known inconsistencies exist. It is noted that some overlap naturally exists between the nine plan chapters. Where deemed appropriate, goals, objectives, and policies have been repeated under all applicable chapters to reinforce their importance.

PLAN ADOPTION, AMENDMENTS, UPDATES, AND MONITORING

While this comprehensive plan provides a long-term framework to guide development and public spending decisions, it must also respond to changes that occur in the community and region that were not foreseen when the plan was initially adopted. Some elements of the plan are rarely amended while others need updating on a more regular basis. Plan maps should also be updated periodically. In general, key maps, such as the future land use map, should be reviewed annually to make sure they are still current.

Plan Adoption

The first step in implementing this plan involves adoption of the plan by local officials. The formal review and adoption process involves plan review by the Plan Commission which must recommend the plan to the Town Board via resolution. The Plan Commission recommendation is forwarded to the Town Board who must adopt the plan by ordinance. A public hearing is required to allow public comment on the ordinance during a 30-day review period prior to final action to adopt the plan. Adoption formalizes the plan document as the framework to guide local development decisions over the next 20 years. The adopted plan should also be recognized as a tool for communicating the community's land use policy and goals and objectives regarding coordination of growth and development.

Plan Amendments

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

The following criteria shall be considered when reviewing plan amendments:

- The change corrects an error made in the original plan.
- The change is consistent with the overall goals and objectives of the Town of Sigel Comprehensive Plan.
- The change does not create an adverse impact on public facilities and services that cannot be mitigated.
- Development resulting from the change does not create an undue impact on surrounding properties. Such development shall be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.
- The change allows a more viable transition to the planned uses on adjacent properties than the current land use.
- The change does not have a significant adverse impact on the natural environment that cannot be mitigated by improvements on the site or in the same vicinity.
- There is a change in town actions or neighborhood characteristics that would justify a change.
- There is a community or regional need identified in the comprehensive plan for the proposed land use or service.
- The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration, or dedication.
- The change does not adversely affect water quality and the overall health of residents.

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

Plan Updates

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

Plan Monitoring

The adopted plan should be used as a tool by Town when making land use and development decisions. Decisions concerning private development proposals, public investments, regulations, incentives, and other actions should be consistent with the goals, objectives, policies, and recommendations outlined in this plan.

Although this plan describes policies and actions for future implementation, it is impossible to predict the exact future condition. As such, the goals, objectives, and actions in this plan should be monitored on a regular basis to maintain concurrence with changing conditions and respond to unanticipated events.

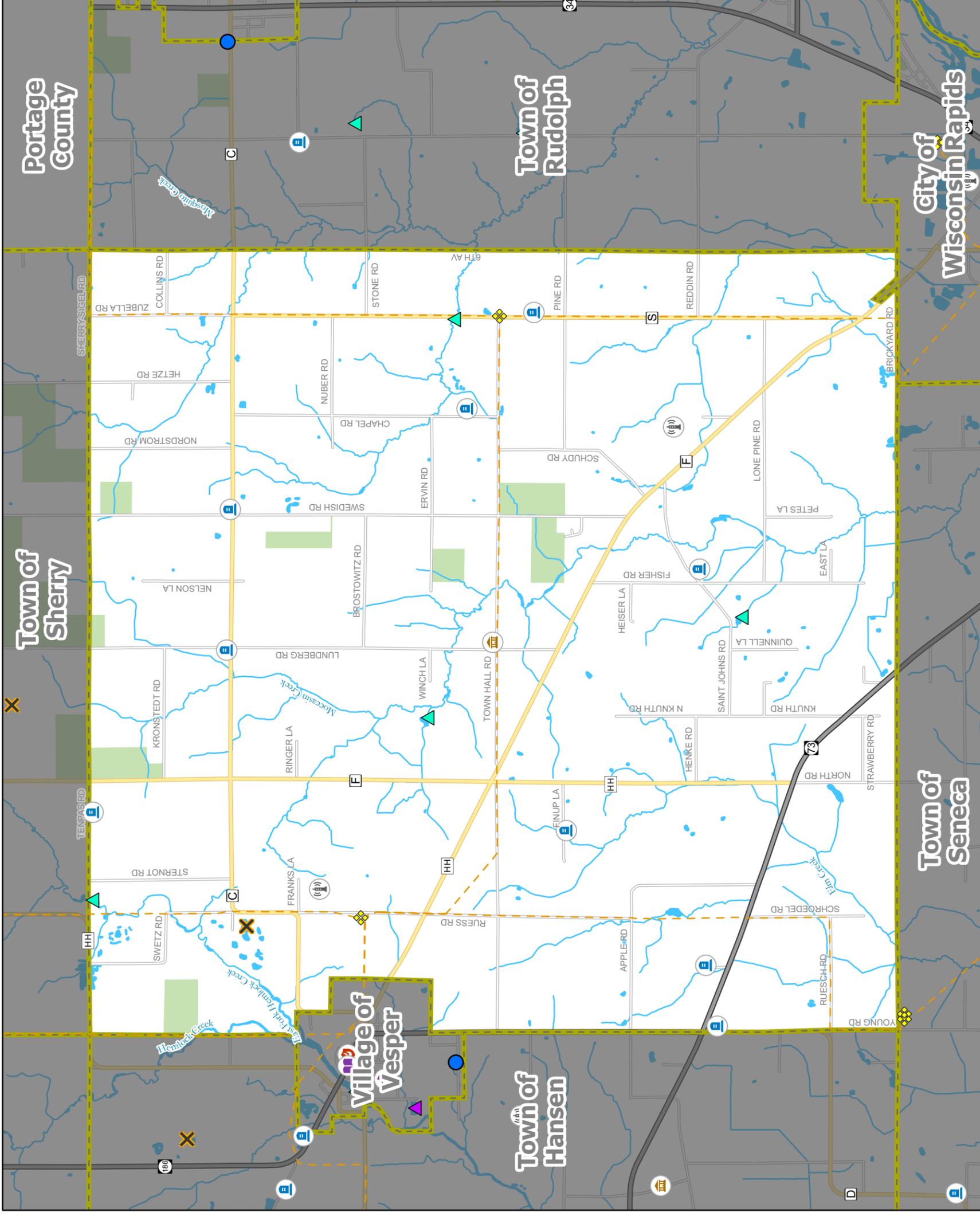
This plan should be evaluated at least every five years and updated at least every ten years. Members of the Town Board, Planning Commission, and any other local decision-making bodies should periodically review the plan and identify areas that might need to be updated. The evaluation should involve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

Maps

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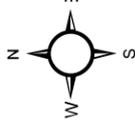
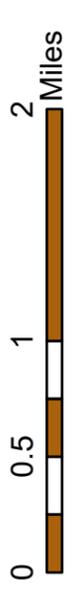
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Utilities & Community Facilities

- Minor Civil Divisions
- State Highways
- County Highways
- Local Roads
- High Voltage Powerline
- Cemetery
- Fire Station
- Library
- Non-Metallic Mine
- School
- Town Hall
- Communication Towers
- Dams
- Municipal Water Supply
- Substations
- Wastewater Treatment Plant
- Parks
- Water

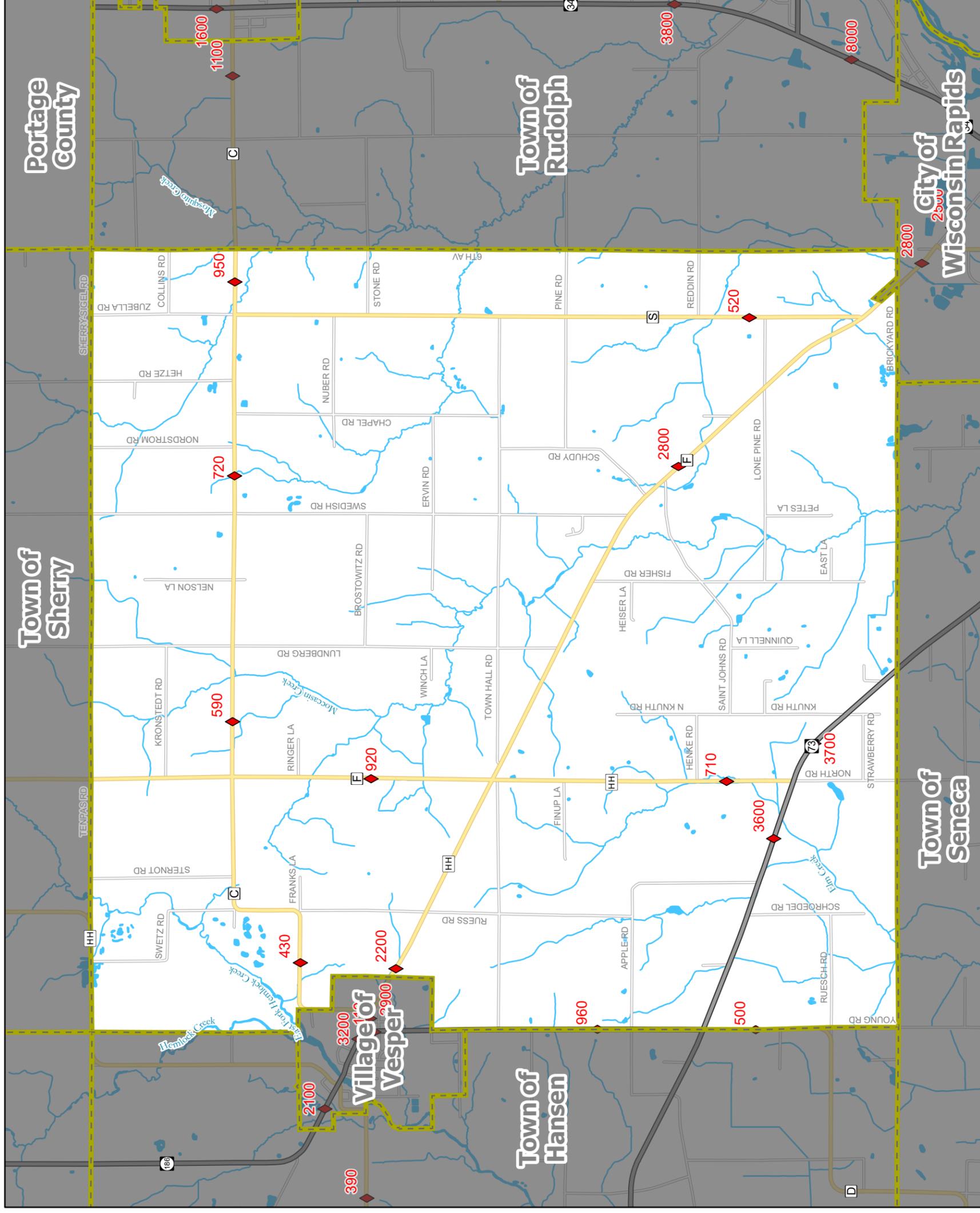


Source: WisDOT, WI DNR, NCWRPC, Wood Co
 This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.



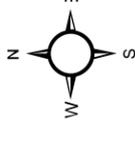
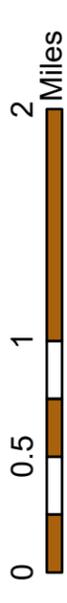
Prepared By:
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 210 McClellan St., Suite 210, Wausau, WI 54403
 715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org

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Transportation

-  Minor Civil Divisions
-  State Highways
-  County Highways
-  Local Roads
-  Traffic Counts
-  Water

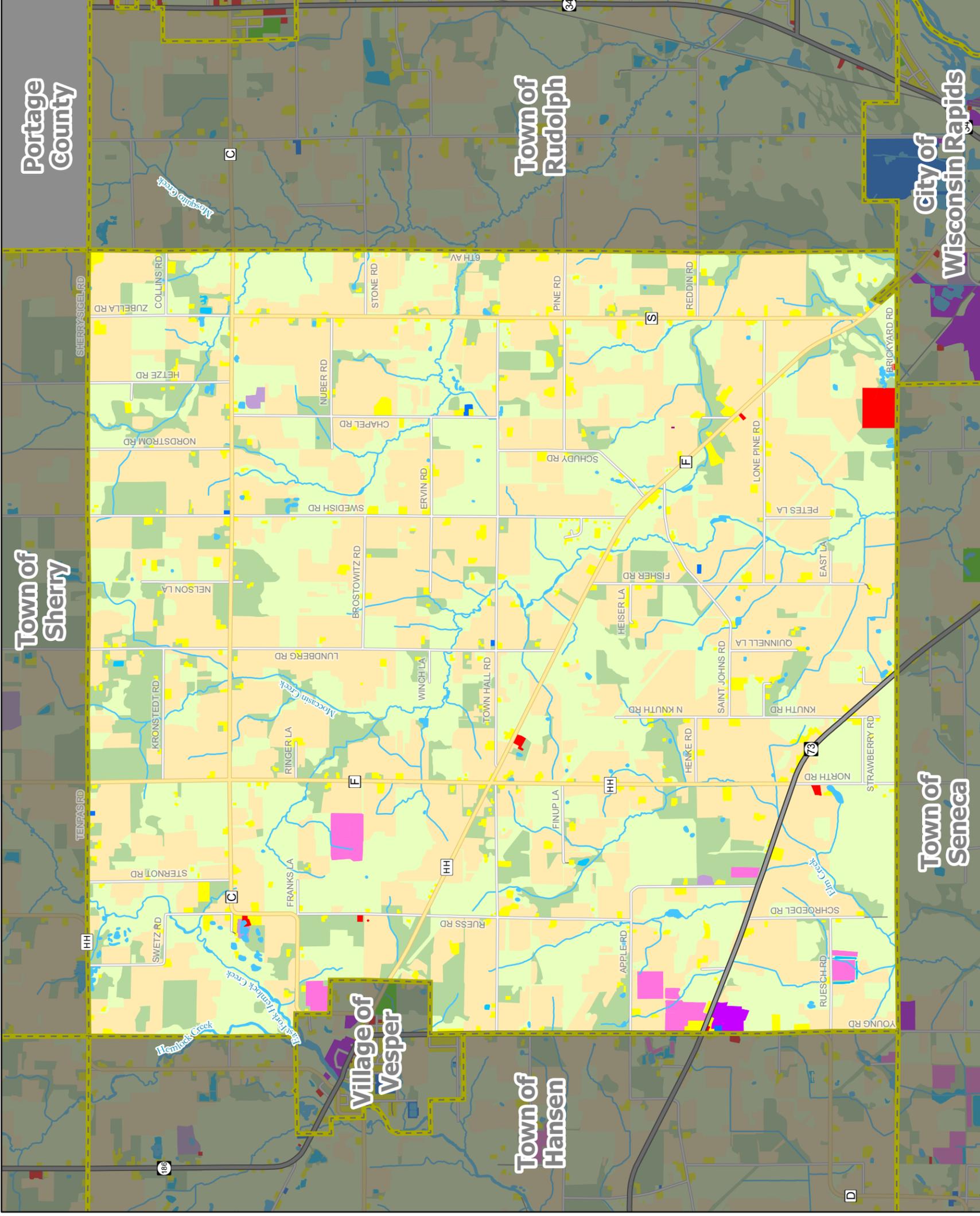


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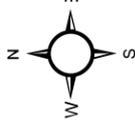
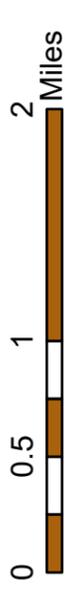
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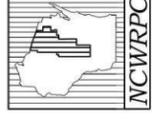


Existing Land Use

- Minor Civil Divisions
- State Highways
- County Highways
- Local Roads
- Existing Land Use
- Agriculture
- Commercial
- Cranberry Bog
- Governmental / Institutional
- Industrial
- Open Lands
- Quarry
- Residential
- Transportation
- Utility
- Woodlands
- Water

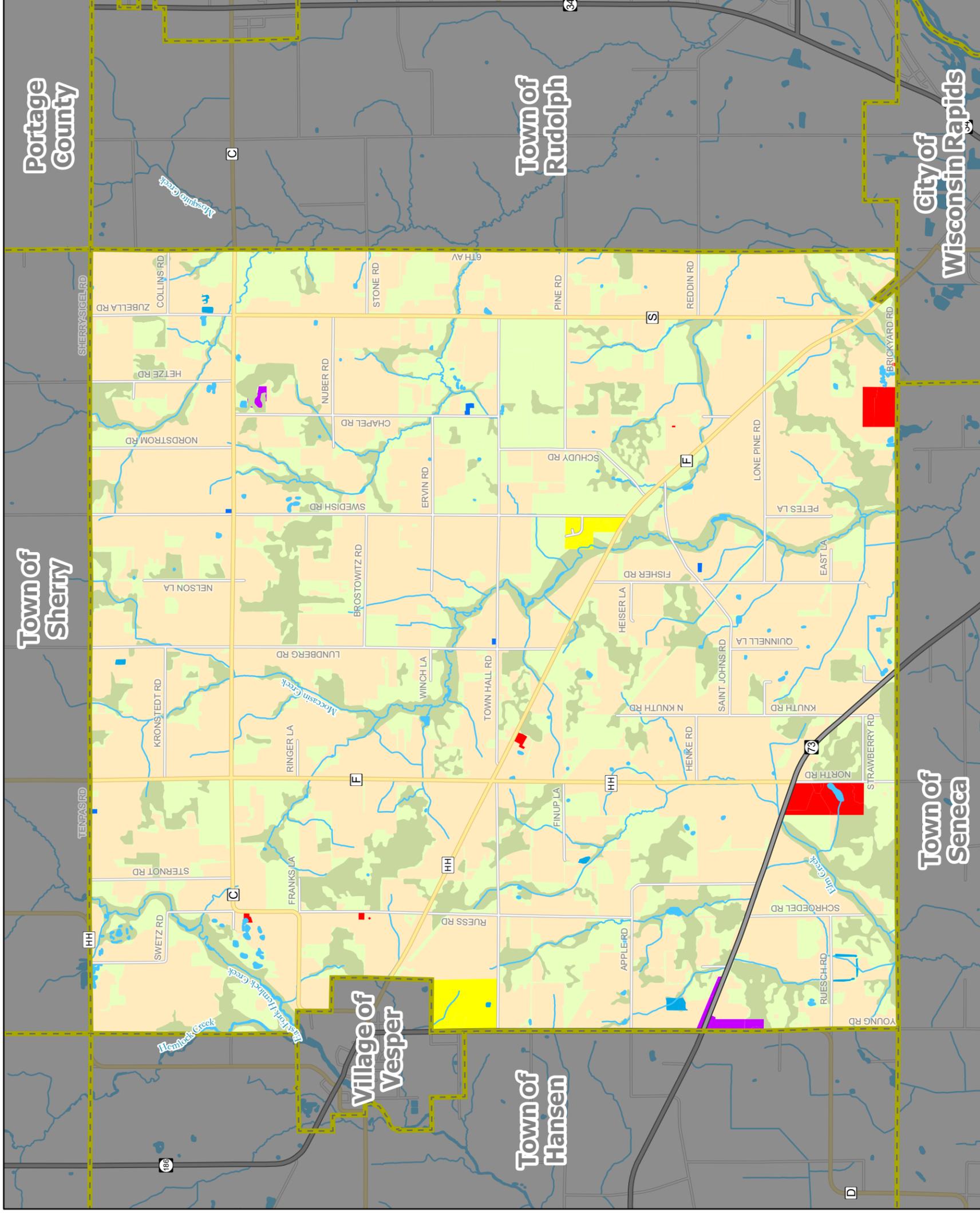


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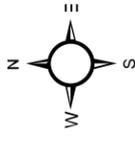
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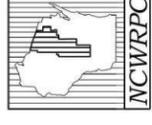


Future Land Use

- Minor Civil Divisions
- State Highways
- County Highways
- Local Roads
- Future Land Use**
- Agriculture
- Commercial
- Forestry
- Governmental
- Industrial
- Preservation Open Space
- Residential
- Transportation
- Water



Source: WisDOT, WI DNR, NCWRPC, Wood Co
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Attachments

- 1. Public Participation Plan**
- 2. Plan Commission Resolution**
- 3. Town Board Ordinance**

Resolution for the Adoption of a
PUBLIC PARTICIPATION PLAN (PPP)
RESOLUTION # 2021-11

THE TOWN OF SIGEL DOES HEREBY RESOLVE AS FOLLOWS:

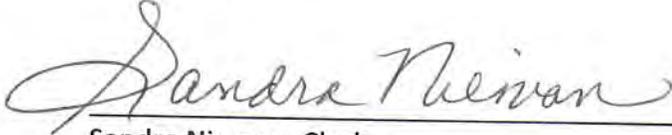
WHEREAS, The Town of Sigel is updating its Comprehensive Plan as outline in Wisconsin Statutes; and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Town of Sigel Board does approve and Authorize the Public Participation Plan as attached to this resolution.

I, Sandra Nieman, Clerk, do hereby certify that for foregoing resolution was duly adopted at a Town of Sigel Board meeting held at the Town of Sigel Hall on the 3rd day of November, 2021, at 7:00PM.



Sandra Nieman, Clerk

**TOWN OF SIGEL
PUBLIC PARTICIPATION PLAN (PPP)**

The Town of Sigel recognizes the importance of a public participation in the planning process. As such, a goal during the comprehensive planning process will be to inform and involve the public in the planning process.

I. Plan Development:

Throughout the plan process, the Plan Commission will provide oversight for the update of the Comprehensive Plan. The Plan Commission will also recommend adoption of the Public Participation Plan to the Town Board.

The public participation plan will incorporate the following:

1. All meetings for the planning process will be posted and open to the public.
2. Plan related materials will be available at the Town Hall for review by the public.
3. The draft plan and maps will be available on the website for review by the public
4. A public hearing will be held to solicit comment from the public
5. The Comprehensive Plan will be distributed as outline in state statute.

The Plan Commission will review and recommend adoption of the Comprehensive Plan to the Town Board.

II. Implementation, Evaluation & Update:

The Comprehensive Plan will be used as a general guideline for development in the Town. The Plan will support the Town zoning and other regulations that the Town has in place.

As with all plans, it is critical for the Comprehensive Plan to be maintained and updated on a regular bases to keep it current as things change.

Any planning process is subject to change, and this public participation plan is no different. Over the planning period this process may vary from that presented.

PLANNING COMMISSION RESOLUTION

RESOLUTION #2021-11-1

Town of Sigel, Wood County, Wisconsin

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

Adoption of the Town Comprehensive Plan.

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

All maps and other materials noted and attached as exhibits to the Town of Sigel Comprehensive Plan are incorporated into and made a part of the Town of Sigel Comprehensive Plan.

The vote of the town planning commission in regard to this resolution shall be recorded by the clerk of the town planning commission in the official minutes of the Town of Sigel Plan Commission.

The town clerk shall properly post or publish this resolution as required under s. 60.80, Wis. stats.

Adopted this 16 day of November 2021

Mastey Attmice

Donna Slattery

Anthony J. Spranger

Lorain Hall

[Signatures of planning commission members] ABOVE

Attest:

[Signature of planning commission clerk]

Charles Tesnow

CHARLES TESNOW

ORDINANCE FOR COMPREHENSIVE PLAN ADOPTION

ORDINANCE # 01-2022

Town of Sigel, Wood County, Wisconsin

SECTION I – TITLE/PURPOSE

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

SECTION II – AUTHORITY

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

SECTION III – ADOPTION OF ORDINANCE

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

SECTION IV – PUBLIC PARTICIPATION

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

SECTION V – TOWN PLAN COMMISSION RECOMMENDATION

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

SECTION VI – PUBLIC HEARING

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

SECTION VII – ADOPTION OF TOWN COMPREHENSIVE PLAN

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

SECTION VIII – SEVERABILITY

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

SECTION IX – EFFECTIVE DATE

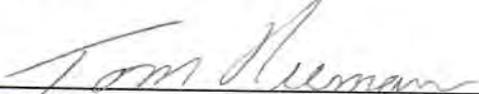
This ordinance is effective on publication or posting.

The town clerk shall properly post or publish this ordinance as required under s. 60.80, Wis. stats.

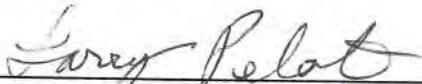
Adopted this 2nd Day of February 2022.



Dick Goodwin, Chairman

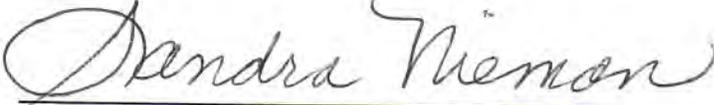


Tom Nieman, Supervisor #1



Larry Pelot, Supervisor #2

Attest:



Sandra Nieman, Clerk