

Village of Weston

Comprehensive Plan

Conditions and Issues

March 2006

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Summer 2003

List of Acronyms

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

AADT—Annual Average Daily Traffic

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

BID – Business Improvement District

BMPs—Best Management Practices

CCR&R—Child Care Resource and Referral Network

CDBG—Community Development Block Grant

CES—Cropland Evaluation System (Marathon County)

CIP—Capital Improvement Program

CNW—Chicago Northwestern Railroad; the railroad is no longer active and its right-of-way has been converted to trail use in many areas

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

CRP—Conservation Reserve Program

CTH—County Trunk Highway

CWA—Central Wisconsin Airport

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

DWD—Department of Workforce Development

EMS—Emergency Medical Services

EMT—Emergency Medical Technician

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

ESL – English as a Second Language

FCL—Forest Crop Law

FEMA—Federal Emergency Management Agency

FIRM—Flood Insurance Rate Maps

HES – Hazard Elimination Safety

HOME—Home Investment Partnerships Program

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

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

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

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

- MFL**—Managed Forest Law
- MPO**—Wausau Area Metropolitan Planning Organization
- NCHC**—North Central Health Care
- NCWRPC**—North Central Wisconsin Regional Planning Commission
- NRHP**—National Register of Historic Places
- NTC**—Northcentral Technical College
- ORW**—Outstanding Resource Waters, a designation under the U.S. Clean Water Act.
- PASER**—Pavement Surface Evaluation Rating
- PMP**—Pavement Management Plan
- RMMSD** – Rib Mountain Metropolitan Sewerage District
- SHPO**—State Historic Preservation Office
- STF Data**—Summary Tape File, referring to data files of the 2000 U.S. Census
- STH**—State Trunk Highway
- TDP**—Transit Development Plan (Wausau Area Transit System)
- TIF**—Tax Increment Financing District
- TIP**—Transportation Improvement Program (Marathon County)
- USDA**—United States Department of Agriculture
- USH**—U.S. Highway
- UW-MC**—University of Wisconsin—Marathon County
- WATS**—Wausau Area Transit System
- WDA**—Wisconsin Department of Agriculture
- WDNR**—Wisconsin Department of Natural Resources
- WDOA**—Wisconsin Department of Administration
- WDOT**—Wisconsin Department of Transportation
- WHEDA**—Wisconsin Housing and Economic Development Authority
- WISLR**—Wisconsin Information System for Local Roads
- WPS**—Wisconsin Public Service Corporation

1. Introduction and Summary

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

- The Village of Weston occupies much of the southeast portion of the metro-area. The Village was created in 1996 when over half of the Town of Weston, generally south of the Eau Claire River, was incorporated as a village.
- The Village has experienced steady growth since incorporation. With the opening of the Weston Regional Medical Center, significant growth is anticipated over the next decade.
- There are a significant amount of wetlands in the Village, particularly in the area south of STH 29 around Bull Junior Creek. The presence of large areas of wetlands poses challenges to development.
- The Village has its own zoning regulations that include several overlay zones. The Village is in the process of drafting a Traditional Neighborhood zoning district and have established design guidelines for the area surrounding the new hospital complex and along the Schofield Avenue streetscape redevelopment project.
- Village roads are generally in good repair. However, major development projects (e.g., new hospital) will result in the need for significant roadway improvements to accommodate increased traffic and ensure safe traffic flow.
- Most development in the Village is served by municipal sewer and water. However, some older subdivisions have private on-site wastewater treatment (septics) and wells. Wastewater treatment is provided by the Rib Mountain Sanitary Sewer District (RMSSD). The Village currently has five wells to provide public water service and has plans to begin construction on a sixth well in 2006 out in the area of the Sandy Meadows subdivision.
- Housing within the Village is predominantly single family, detached residences, although there are several duplex and multi-family housing options available.
- The entire Village is served by the DC Everest School District. The district offices and several school facilities are also located in the Village.
- The Village has its own park and trails system. The Mountain-Bay Trail head/end is located in the Village.
- The Village enjoys a fairly diverse economic base. The local economy includes a significant amount of retail, commercial, institutional and industrial development. The Ministry Health Care medical complex is anticipated to be a major employer and will generate increasing demand for residential development and, in turn additional retail and commercial development.

Community Survey – In 2002 the Village distributed a survey to Village residents to gauge opinions and concerns about future growth and development. Responses to this survey are incorporated throughout this report relative to specific topics. An executive summary of this survey is included as Appendix A.

2. Demographics

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

Population and Households

Historical Trends

Because the Village of Weston incorporated in 1996, there are no true historical trends to analyze. However, since the Village comprises most of the developed areas of the Town of Weston, historical data for the Town can provide a “ballpark” picture of demographic change in the area now incorporated as the Village of Weston. Census data compiled for the Village prior to 2000 is for the Town of Weston and demographic change over the past 30 years, shown in Table 2-1, is based on both Town and Village Census data. It is interesting to note that the greatest increase in population and households occurred from 1970 to 1980. Since then, growth has been steady, but relatively modest, increasing by about 5.5 percent between 1990 and 2000.

As shown on Table 2-1, between 1970 and 2000, population and household growth in the Village and Town of Weston grew at a much faster rate than either Marathon County or the State. However, during the last decade, the rate of population and household increase in the Village was similar to that for both the County and the State.

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

Table 2-1: Demographic Change, 1970-2000

	1970*	1980*	1990*	2000	% change 1970 to 2000	% change 1990 to 2000
Total Population						
Weston	6,351	11,342	11,450	12,079	+90	+5.5%
County	97,457	111,270	115,400	125,834	+29%	+9%
State	4,417,821	4,705,767	4,891,769	5,363,675	+21%	+10%
Total Households						
Weston	1,663	3,830	4,123	4,572	+175	+11%
County	29,771	37,865	41,534	47,402	+59%	+14%
State	1,328,804	1,652,261	1,822,118	2,084,544	+57%	+14%
Average Household Size						
Weston	3.82	2.96	2.74	2.61	-32%	-5%
County	3.27	2.90	2.75	2.60	-20%	-5%
State	3.22	2.35	2.68	2.50	-22%	-7%

Source: Wisconsin Department of Administration, 2000

* Data for 1970, 1980, and 1990 is for the Town of Weston

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

As shown in Table 2-2, the largest age groups in the Village include residents between 25-54 years old, with the median age being 32.2 years. The distribution of population across age groups in the Village reflects a slightly younger overall population relative to that of the County and State.

Table 2-2: Population by Age Group, 2000

Age Group	Percent of Population		
	Weston	County	State
Under 5 years	8.2	6.4	6.4
5 to 9 years	8.1	7.5	7.1
10 to 14 years	7.8	8.0	7.5
15 to 19 years	6.9	7.7	7.6
20 to 24 years	6.8	5.4	6.7
25 to 34 years	17.0	13.0	13.2
35 to 44 years	16.3	16.5	16.3
45 to 54 years	12.6	13.9	13.7
55 to 59 years	3.9	4.8	4.7
60 to 64 years	3.2	3.8	3.8
65 to 74 years	4.9	6.4	6.6
75 to 84 years	3.1	4.8	4.7
85 years and over	1.1	1.7	1.8
Median Age	32.2	36.3	36.0

Source: Wisconsin Department of Administration, 2000

Population Forecasts

Population projections for the Village of Weston and Marathon County, shown in Table 2-3, were obtained from the WDOA. According to projections, the Village population is estimated to increase by about 4,400 or 37 percent between 2000 and 2030. This is significantly higher than the County increase of about 19 percent during the same period.

Table 2-3: Population Projections, (WDOA) 2000-2030

	Total Population by Year							
	2000	2005	2010	2015	2020	2025	2030	% change
Weston	12,079	13,077	14,075	15,074	16,083	16,170	16,512	+37%
County	125,834	130,242	134,504	138,836	143,308	147,112	150,255	+19%

Source: Wisconsin Department of Administration, November 2004. 2025 and 2030 numbers projected from average growth rate 2000-2020.

Projections were also prepared in conjunction with preparation of the 2035 Long-Range Transportation Plan (LRTP). These projections, shown in Table 2-3a, were prepared by Becher-

Hoppe working with the Marathon County Metropolitan Planning Commission (MPO) and are based on building permit and other data gathered between 2000 and 2005.

Table 2-3a: Population Projections, (MPO) 2000-2030

	Total Population by Year							
	2000	2005	2010	2015	2020	2025	2030	% chg.
WDOA	12,079	13,077	14,075	15,074	16,083	16,170	16,512	+37%
MPO Adjusted	12,079	13,343	14,442	15,551	16,679	17,855	19,197	+59%

Source: WDOA and Marathon County Metropolitan Planning Commission [MPO adjusted - prepared for 2035 LRTP]

While the WDOA projections are useful at the local municipality level, the MPO adjusted numbers reflect the most current data available. As shown above, the MPO projections indicate a substantially larger increase in population than the WDOA projections. Both the MPO and WDOA projections illustrate that the Village of Weston is anticipated to grow much more than the County overall over the next few decades.

Household Forecasts

Table 2-4 shows projected households for the Village of Weston and Marathon County. These are based on population projections shown in Table 2-3 divided by the average household size in 2000 of 2.61 in the Village and 2.60 in the County, from Table 2-1.

Table 2-4: Household Projections, (WDOA) 2000-2030

	Total Households by Year							
	2000	2005	2010	2015	2020	2025	2030	% change
Weston	4,572	5,010	5,393	5,775	6,162	6,569	7,002	+53%
County	47,702	50,109	52,902	55,589	58,181	60,283	62,035	+30%

Source: Wisconsin Department of Administration, November 2004. 2025 and 2030 numbers projected from average growth rate 2000-2020.

The number of households in the Village is projected to increase by 1,590, or 34.8 percent between 2000 and 2020. This is higher than the forecast County increase of 13.9 percent. As noted previously, once population forecasts are obtained to 2030, household projections for those periods can be calculated and inserted into the following table.

Household projections, like population projections prepared for the 2035 LRTP, are based on building permit and other data gathered between 2000 and 2005 and are therefore a better reflection of the more recent slow down in growth due to the decline in the amount of land available and suitable for development. These projections are shown in Table 2-4a.

Table 2-4a: Household Projections, (MPO) 2000-2030

	Total Population by Year							
	2000	2005	2010	2015	2020	2025	2030	% chg.
WDOA	4,572	5,004	5,478	5,950	6,420	6,642	6,835	+50%
MPO Adj.	4,572	5,130	5,681	6,232	6,783	7,334	7,885	+72%
County	48,585	49,665	50,745	51,821	52,904	53,985	55,065	+13

Source: WDOA and Marathon County Metropolitan Planning Commission [MPO adjusted - prepared for 2035 LRTP]

Like the population projections, the MPO numbers indicate a significantly higher increase in households than the WDOA projections and the County overall.

Education and Income Levels

According to 2000 Census data, 88.3 percent of Village residents have a high school education or higher (see Table 2-5). This compares to 83.8 percent for the County, and 85.1 percent for the State. In the Village, 21 percent of residents have a bachelor’s degree or higher. This is slightly higher than figures for the County but lower than the State with 18.3 percent and 22.4 percent respectively.

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

Educational Attainment	Village of Weston		County	State
	Number	Percent	Percent	Percent
Less than 9th Grade	113	7.0	8.2	5.4
9th to 12th Grade, No Diploma	77	4.7	8.0	9.6
High School Graduate	647	39.8	38.0	34.6
Some College, No Degree	191	11.8	18.3	20.6
Associates Degree	256	15.8	9.2	7.5
Bachelor's Degree	252	15.5	12.6	15.3
Graduate or Professional Degree	89	5.5	5.7	7.2
Percent high school graduate or higher		88.3	83.8	85.1
Percent bachelor's degree or higher		21.0	18.3	22.4

Source: Wisconsin Department of Administration, 2000

As shown in Table 2-6, median household income for Village residents was \$46,062 in 2000. This compares slightly higher than Marathon County with a median income of \$45,165 and the State overall at \$43,791. Income distribution among all income levels is also higher than levels observed county and statewide.

Table 2-6: Household Income Levels, 2000

Income Level	Village of Weston		County	State
	Number	Percent	Percent	Percent
Less than \$10,000	145	3.1	5.9	7.1
\$10,000 - \$14,999	215	4.7	5.4	5.8
\$15,000 - \$24,999	648	14.0	12.3	12.7
\$25,000 - \$34,999	567	12.3	13.1	13.2
\$35,000 - \$49,999	979	21.2	19.4	18.1
\$50,000 - \$74,999	1,197	25.9	25.2	22.7
\$75,000 - \$99,999	611	13.2	10.5	10.9
\$100,000 - \$149,000	196	4.2	5.4	6.4
\$150,000 - \$199,999	25	0.5	1.3	1.5
\$200,000 or More	38	0.8	1.6	1.5
Total Households	4,621	100.0	100.0	100.0
Median Household Income	\$46,062	-	\$45,165	\$43,791

Source: Wisconsin Department of Administration, 2000

Employment Characteristics

Table 2-7 illustrates the breakdown, by occupation, of the employed population of the Village in 2000. The “employed population” is defined as people living in the Village who are 16 years and older. In 2000, the Village had an employed population of 6,919. Most Village residents were employed in sales and office; management, professional and related; or production, transportation and material moving occupations.

Table 2-7: Occupation by Sector, 2000

Occupation Sector	Number	%
Management, professional, and related	1,897	27.4
Service	841	12.2
Sales and office	2,068	29.9
Farming, fishing, and forestry	25	0.4
Construction, extraction, and maintenance	501	7.2
Production, transportation, and material moving	1,587	22.9
Total Employed Population	6,919	100

Source: Wisconsin Department of Administration, 2000

The North Central Wisconsin Regional Planning Commission (NCWRPC) computed employment projections, based on the assumption that the historical growth rates would continue through 2030. These projections are shown in Table 2-8.

Table 2-8: Employment Projections – 2000-2030

	Total Employment by Year						
	2000	2005	2010	2015	2020	2025	2030
Village of Weston	4,414	4,656	4,897	5,139	5,381	5,622	5,864
County	72,508	75,625	78,742	81,859	84,976	88,093	91,210

Source: Marathon County 2030 Population and Employment Projections Methodology Report, NCWRPC, 2003

By the year 2030, it is estimated that the Village will provide employment to over 5,800 workers. This represents an employment increase of almost 33 percent and assumes a moderate growth rate based on the rate of change in employment between 1990-2000 for non-farm employment.

Employment projections were also prepared for the 2035 LRTP, and are based on building permit and other data gathered between 2000 and 2005. These indicate a significantly higher rate of employment growth than the NCWRPC projections. These projections are shown in Table 2-8a.

Table 2-8a: Employment Projections, (MPO) 2000-2030

	Total Employment by Year							% chg.
	2000	2005	2010	2015	2020	2025	2030	
NCWRPC	4,414	4,656	4,897	5,139	5,381	5,622	5,864	+32.8
MPO Adjusted	4,740	5,169	5,597	6,026	6,454	6,883	7,311	+54.2
County	72,508	75,625	78,742	81,859	84,976	88,093	91,210	+25.8

Source: Marathon County 2030 Population and Employment Projections Methodology Report, NCWRPC, 2003 and Marathon County Metropolitan Planning Commission [MPO adjusted - prepared for 2035 LRTP]

Demographic Trends

- Weston (Town and Village) experienced a significant amount of growth in population (90%) and households (175%) over the last 30 years. The largest increases occurred in the decade from 1970 to 1980.
- The population of the Village is younger, on average than the general population of the County or State, with a median age of 32.2 years compared to 36.3 and 36.0 for the County and State, respectively.

Village of Weston

- The Village has a fairly high percent (88.3%) of residents with high school diplomas or higher, compared to 83.8 percent for the County, and 85.1 percent for the State.
- The median household income in the Village (2000) is \$46,062, which is slightly higher than median income in the County (\$45,165) or State (\$43,791).
- While projections indicate that both population and employment are expected to grow at a moderate rate between 2000 and 2030, opening of the Weston Regional Medical Center is anticipated to greatly increase demand for new residential and commercial development in the Village.
- The Village is becoming more ethnically diverse. The Asian population in the Village currently consists of 1,300 people and continues to grow, increasing by about 60-100 persons annually. There is also an emerging Hispanic population, with about 40-45 families currently living in the Village. In addition, the Schofield/Weston area has experienced an overall increase in African-American residents, with a current population of about 800.

Issues

- **Impact of New Medical Complex** – St. Clare’s Hospital, the major facility within the new Weston Regional Medical Center, opened in October 2005. The Aspirus Weston Clinic opened in January 2004 and provides Walk-in and Family Practice Care. While both will bring new employment to the Village, it is also anticipated that many of the new employees will choose to live in or near the Village to live close to work. This will

result in significant development pressures – for both new residential and commercial development, particularly in areas close to the medical complex.

- **Increased Racial Tension** – While not a major issue, some increase in racial tension is apparent in the junior high school. The schools have English as a Second Language (ESL) programs, so language barriers are not a major issue. To address some of these issues, the Village has conducted focus groups regarding relations with the Hmong population.

3. Natural Resources

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

Recent Planning Efforts Related to Natural Resources

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

- **Marathon County Land and Water Resource Management Plan (LWRMP)** - In 2005 Marathon County adopted an update to their LWRMP adopted in 2001 in accordance with Wisconsin Statutes (Wisconsin Act 27, Chapter 92.10). The primary intent of this plan is to identify a vision for natural resource management in Marathon County and outline strategies to protect the

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

- **Marathon County 2001 Groundwater Protection Guide** – This guide is an extension of the efforts established with adoption of the Marathon County Groundwater Plan in 1988. It is intended to guide local and County officials in setting policy. It also serves as a resource of information about groundwater and other natural resources and recommends strategies to address issues related to groundwater protection.
- **Marathon County Forest Ten-Year Comprehensive Land Use Plan, 1996-2005** – This plan includes recommendations to guide management of forest land in Marathon County in accordance with the County Parks, Recreation, and Forestry Department’s mission to manage and protect County forest lands on a sustainable basis for ecological, economic, educational, recreational, and research needs of present and future generations. It provides substantial information on existing forest resources and as well as information regarding the roles of the various agencies and regulatory framework related to forest management. This plan is expected to be updated in 2006 and the time frame expanded from 10 years to 15 years.

Community Survey

According to responses to the 2002 community survey, environmental protection and preservation of green space are two of the most important community concerns. An executive summary of the 2002 community survey is included in Appendix A.

Water Resources

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

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

There are no designated ORW or ERW in the Village of Weston.

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

Streams/Rivers – Several rivers and creeks pass through the Village, including the Eau Claire River, Bull Junior, and Cedar Creeks. These are shown on Figure 3-1.

Floodplain - Floodplains consist of land likely to be covered by floodwater during the regional (100-year) flood. Floodplain areas are based on information compiled by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Maps (FIRM). The floodplain includes the floodway and the flood fringe. In the Village, areas within the 100-year floodplain are mostly located adjacent to the Eau Claire River (see Figure 3-1).

The Village zoning ordinance defines “floodway” as the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge. “Flood fringe” is defined as that portion of the floodplain outside of the floodway covered by floodwaters during the regional flood and generally associated with standing water rather than flowing water.

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

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

- ***Aquatic Bed*** wetlands contain plants growing entirely on or in a water body no deeper than 6-feet. Plants may include pond-weed, duckweed, lotus and water-lilies.
- ***Marshes*** are characterized by standing water and dominated by cattails, bulrushes, pickerel-weed, lake sedges and/or giant bur-reed
- ***Sedge or "Wet" Meadows*** wetlands may have saturated soils, rather than standing water, more often than not. Sedges, grasses and reeds are dominant, but look also for blue flag iris, marsh milkweed, sneeze-weed, mint and several species of goldenrod and aster.
- ***Scrub/Shrub*** wetlands include bogs and alder thickets and are characterized by woody shrubs and small trees such as tag alder, bog birch, willow and dogwood.
- ***Forested*** wetlands include bogs and forested floodplain complexes. They are characterized by trees 20 feet or more in height such as tamarack, white cedar, black spruce, elm, black ash, green ash and silver maple.

In the Village, wetlands are mostly associated with the rivers and streams (see Figure 3-2). Wetlands along the Eau Claire River mostly consist of forested wetlands. A significant amount of wetlands exists south of STH 29 along and near Bull Junior Creek. These mostly consist of scrub/shrub, emergent/wet meadow and forested type wetlands. Most of the wetlands along Cedar Creek consist of scrub/shrub type wetlands.

The presence of large areas of wetlands poses challenges to development in some areas of the Village, particularly in the area known as the "Southeast Quadrant" generally located south of STH 29 and east of Camp Phillips Road. Wetland areas are sensitive to development and concentrations of private wastewater treatment systems in these areas can pose concerns about potential water contamination.

Groundwater – Depth to groundwater in the Village is generally less than 20-feet below soil surface, although in some areas an average well depth is about 100 feet. Groundwater is shallowest in the eastern half of the Village. Figure 3-3 illustrates average depth to groundwater in the County and Figure 3-4 illustrates depth to bedrock.

Soil Resources

Soil Types – As shown on Figure 3-5, there are two predominant soil associations in the Village. **Mahtomedi-Fordum-Sturgeon** soils are generally located in the stream valleys. **Mosinee-Meadland-Dancy** dominate the center and the eastern edge of the Village. Susceptibility for soil erosion is generally lower in the Village than the average soil loss rate in Marathon County overall and is not a concern.

Prime Farm Soils - Areas most suitable for agricultural production, with minimal limitations and requiring minimal inputs for successful production have been identified as “prime farm lands” by the United States Department of Agriculture (USDA). The USDA further defines prime farm lands into land capability classes. Land Capability Classification (LCC) is a system of grouping soils primarily on the basis of their capability to produce common cultivated crops and pasture plants without deteriorating over a long period of time. Prime farm lands in Marathon County have been classified into the USDA Land Capability Class II.

Figure 3-6 illustrates soils in the Village that have been identified as prime farm soils according to the USDA. Most of the prime farmland in the Village is rated Group 2 and is located south of STH 29. Group 1 soils represent the best farmland in Marathon County and Group 2 soils, while also very good, have some restrictions due to poor soil drainage. It should be noted that not all prime farm soils are used for farming; some have been developed with residential or other uses. The “prime farm soils” designation simply indicates that these soils are good productive farmland.

Steep Slopes – Steep slopes are defined as slopes with gradients over 12 percent. Figure 3-7 illustrates where steep slopes exist and separates them into two categories. Category D includes areas with slopes between 12 and 20 percent. Category E includes areas where slopes are all greater than 15 percent. Development in areas with steep slopes is restricted due to the increased potential for soil erosion and runoff. Construction is usually significantly more expensive in areas with steep slopes and extending utilities to such areas can be challenging.

Steep slopes in the Village are generally located adjacent to the Eau Claire River and Cedar Creek.

Non-Metallic Mining - There are about 400 operating or abandoned sand, gravel, decomposed (“rotten”) granite and stone excavation sites in Marathon County. In 1989 the County adopted a Non-metallic Mining Ordinance that requires reclamation of these sites to a purposeful and acceptable landscape appearance and use. The program is administered by the Marathon County Conservation, Planning and Zoning Department and includes incentives to reclaim abandoned excavations.

Biological Resources

Vegetation – Most of the area north of STH 29 is developed and vegetated with urban landscape plants such as trees, shrubs and private gardens. The area south of STH 29 contains a fair amount of wetlands, many with scrub type vegetation. Most remaining natural woodlands in the area are also located south of STH 29 or along the Eau Claire River.

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

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

Threatened and Endangered Species - Aquatic endangered, threatened, or special concern species are located within the Village. However, specific information is not available at the local community level. A list of endangered species for Marathon County is provided in the County's comprehensive plan.

Issues

- **Development Constraints** - Natural resources, wetlands in particular, limit development in some areas, particularly south of STH 29, in the Bull Junior Creek watershed. The Village is considering establishing a conservation overlay district in this area (the SE quadrant), east of Von Kanel and south of Weston Ave. This area is currently zoned Agriculture with some of the land also having a "Wetland Protection" overlay.

4. Land Use

Since the Village of Weston was incorporated in 1996 it has experienced a significant amount of development due to its close proximity to the City of Wausau, excellent highway access from STH 29, and a good supply of land suitable for development.

Background

According to responses to the 2002 community survey, there is general support for regulation of land uses by the Village to protect property owners. In fact, a majority of respondents (77%) support enforcement of a “neighborhood beautification” ordinance to ensure all neighborhoods have a clean, tidy appearance. Responses also indicate that growth and development concerns are a major issue to Village residents. How growth affects taxes was ranked as one of the most important community concerns. An executive summary of the 2002 community survey is included in Appendix A. In addition, the Village held a series of community meetings in the summer of 2003 to obtain input from residents regarding what they like and what concerns should be addressed in the new comprehensive plan. Summaries of these meetings are attached in Appendix B.

Current Pattern of Land Use

The Village of Weston (the Town of Weston until 1996) developed along Schofield Avenue, the major road corridor extending south and southeast of the City of Wausau. Most development in the Village is located north of STH 29 since public utilities are available in that area and much of the area to the south consists of wetlands.

Commercial land uses are concentrated along Schofield Avenue and Business 51. A major commercial hub, known as the Weston Business Campus, is developing around the intersection of STH 29 and Camp Phillips Road (CTH X). Development in the area includes the Weston Regional Medical Center, which recently opened in the southwest quadrant of this intersection.

The Village has several industrial areas. An older industrial area exists in the northwest corner of the Village adjacent to the City of Schofield industrial area. Another older industrial area is located around the intersection of Schofield Avenue and Mesker Street. A newer business park (Weston Business & Technology Park) is located between Schofield Avenue and STH 29 around Zinser Street. Heavy manufacturing is concentrated around the intersection of CTH J and STH 29

The Village contains a variety of residential development from single family to multiple family, including several mobile home parks. Most residential development is located north of STH 29, although a few single-family subdivisions have developed south of STH 29, west of Camp Phillips Road.

The Village contains a significant amount of wetlands and agricultural land, particularly south of STH 29. The Eau Claire River meanders through the north half of the Village and is flanked by floodplain and wetlands.

Existing Land Use - For purposes of this report, tax assessment land use categories were used to represent existing land use. This was done to achieve consistency in describing existing land uses in the various Highway 51 Sub-Area municipalities participating in the Marathon County comprehensive planning effort. Table 4-1 describes the various land use categories and Figure 4-1 illustrates the existing land use pattern.

Table 4-1: Land Use Classification, 2000

Land Cover Category	Description	Acres	% of Total Land Area
Single Family Residential	One family structures, farm residences, mobile homes	2,068	15.16
Multi-Family Residential	Multiple family structures with three or more households, condos, duplexes, apartments	189	1.38
Commercial Services	Retail stores, taverns, restaurants, truck stops, gas stations, farm coops, farm implement dealerships, automobile dealerships, business offices, motels/hotels, offices, telephone/gas company	575	4.21
Industrial	Saw/paper/lumber mills, dairies, industrial parks, trucking operations, distribution centers	120	0.88
Quarries/ Gravel Pits	Mining operations	29	0.21
Cropland	Tilled agriculture, prime farmland	1,153	8.45
Specialty Crops	Ginseng, orchards, vineyards, nurseries, groves, cranberries, etc.	40	0.29
Other Agriculture	Fallow, pasture and undetermined agriculture, power lines and towers, water towers, municipal wells	615	4.51
Public/ Quasi-Public	Schools, churches, cemeteries, town halls, fire departments, National Guard	116	0.85
Recreation	Ball fields, golf courses, playgrounds, parks, trails, camp grounds, shooting ranges	91	0.67
Woodlands	Forested land	3,728	27.32
Water and Wetlands	Open waters, such as lakes, ponds, streams, rivers, creeks, reservoirs, and wetland areas etc.	2,604	19.08
Transportation	Airports, highways, road right-of-ways, railroads, logging roads	1,150	8.43
Barren Land	Unused open land in wooded areas, along streams, along roadsides	1,168	8.56
Total Land Area		13,644	100%

Source: Marathon County Tax Assessment Database

Current Land Use Plans and Regulations

Land Use Plan(s) – The Village currently does not have a land use plan or map. However, the zoning map reflects existing land uses.

Zoning – The Village has its own zoning and subdivision ordinances. There are seventeen zoning districts, including nine residential districts, four business/commercial districts, one manufacturing district, one agriculture district, and one public or utility lands district. In addition, there are several overlay zones (institutional and public service, planned development, wetland protection, and wellhead protection). The minimum single family residential lot size ranges from 10,000 s.f. in areas with sewer and water to 20 acres in rural agricultural areas. The Village is currently drafting a Traditional Neighborhood zoning district.

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

Farmland Preservation Program– The State of Wisconsin has a Farmland Preservation Tax Credit Program. The goals of the program are twofold: to preserve Wisconsin farmland by means of local land use planning and soil conservation

practices and to provide property tax relief to farmland owners. Landowners keeping land in agricultural use can claim a credit on their State income tax by obtaining a zoning certificate, if the land is zoned “Exclusive Agriculture”, or by signing a contract with the State. The program requires that a landowner be a Wisconsin resident, own a minimum of 35 or more acres of contiguous land, and produce gross farm receipts of \$6,000 or more in the last year, or \$18,000 in the last three years. The income requirement can be satisfied with having 35 acres or more enrolled in the Conservation Reserve Program (CRP). Landowners must also comply with County soil and water conservation standards. Contracts can range from 10 to 25 years, and remain in effect regardless of change in ownership.

As shown on Figure 4-2, there is one block of land under Farmland Preservation Contract, located adjacent to the south edge of STH 29, just east of Camp Phillips Road (CTH X).

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

In the State, over 2.6 million acres are enrolled under the FCL and the MFL. Because high taxes encouraged the cutting of timber for revenue, the laws were developed to encourage better forest management and provide tax relief to the woodland owners. Land set aside under the FCL (which was combined into the MFL in 1986) required at least 40 acres in one quarter-quarter section, set aside under a 25- or 50-year contract, and public access for hunting and fishing activities. Current contracts will continue until their expiration dates. This land is typically shown in plat books to identify locations. Land set aside under the FCL in Marathon County is often owned by forest products companies, although many individuals also own large enough parcels to participate. There are approximately 80 acres set aside in the Village of Weston.

The MFL was enacted in 1985 and requires at least 10 acres of contiguous forest land. Because of the smaller acreage requirement, many individual landowners take advantage of the MFL. Landowners may close to the public up to 80 acres of their forest lands set aside under MFL. The remaining program acres must be open to public access for hunting, fishing, hiking, sight-seeing and cross-country skiing. Landowners must choose a 25- or 50-year contract. The landowner pays an Acreage Share Amount as part of their tax bill in lieu of taxes. Current rates through 2007 are \$0.83 per acre for land open to the public and \$1.95 per acre for closed land. Information on MFL land is not readily available since landowners select various acreage amounts and may have both closed or open land. These acreages do not correspond with the parcel boundaries, and thus are not mapped.

Table 4-2 shows current estimates of land set aside under the FCL and MFL programs. It is noted that information on MFL land is not readily available since landowners select various acreage amounts and may have both closed or open land. These acreage amounts do not correspond with the parcel boundaries, and thus are not mapped. Since 1998, there has been a significant decrease in the amount of acreage enrolled in the FCL program. During the same period, acreage in MFL programs has increased significantly.

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

Year	Forest Crop Law (FCL)	Managed Forest Law (MFL) open	Managed Forest Law (MFL) closed
1998	395	182	653.4
2002	80.8	479.1	693.4
Change	-314.2	+297.1	+40
% Change	-79.5	+163.2	+6.1

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

Development Trends

Land Supply – Public sewer and water service is available to most developed parts of the Village and there is a fair amount of remaining vacant land with available utilities, particularly in the industrial parks. The Weston Regional Medical Center and surrounding property west of Camp Phillips Road (CTH X) is served with utilities which allows for more intense development. Much of the area east of Camp Phillips Road and south of STH 29 is undeveloped; however, numerous wetlands and high bedrock limit the development potential in this area.

Land potentially available for future development (residential and non-residential) between 2000 and 2030 was estimated by the North Central Wisconsin Regional Planning Commission (NCWRPC) based on the land cover categories shown in Table 4-1. Land categorized as barren, crop land, forest land, other agriculture, and specialty crop was considered “available” for future development. On the other hand, land categorized as already developed, such as industrial, or areas that cannot easily be developed, such as wetlands or waterways, were considered “unavailable” for future development.

In the Village of Weston 6,703 acres are identified as available for future development and 6,941 are considered unavailable. Some of this “available” land may be in public ownership, as shown in Table 4-3, thus making it essentially “unavailable” for development. However, with less than 50 acres in public ownership, that does not significantly impact land supply.

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

Year	County Owned	State Owned	Federal Owned
1998	16.1	8.1	0
2002	18.3	24	0
Change	+2.2	+15.9	0
% Change	+13.7	+196.3	0

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

On the other hand, with a large amount of forest land in the Village as shown above on Table 4-2, forest tax laws have a major effect on land uses. Because the tax laws require 25- to 50-year contracts, the FCL and MFL programs are another good indicator of land that is effectively kept from development for the near future.

Land Demand – An estimate of land needed for future residential development was based on projected new dwelling units between 2000 and 2030 derived from WDOA household projections and the average density of dwelling units per acre in the community. The average density was calculated using the total acres of residential land on the 2000 land use/cover map divided by the number of households according to the 2000 Census. It was assumed that the density would remain constant between 2000 and 2030 (2.03 units/acre). Future acres needed for residential development were then estimated by multiplying the projected number of households in 2030 by the average density. In the Village of Weston, it is estimated that 1,117 acres of land will be needed to accommodate new residential development through 2030.

If the LRTP household projections are used and the average density in 2000 applied (2.03 units/acre), 1,632 acres will be needed to accommodate estimated future households.

Building permit activity can also provide another “snap shot” of demand for residential development. Table 4-4 lists the number of new housing units constructed in the Town and Village of Weston between 1990 and 2002. Total new units include single family, duplex and multiple family units.

As shown below, over 1,800 housing units have been built since 1990. Slightly over half (979) were built after the Village incorporated in 1996. In all years expect 1991 and 1994,

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single-family units accounted for well over half the new units constructed each year. On average, single-family units account for about 71 percent of all new units built each year.

Over the past twelve years, the average number of new units constructed each year was 139, with single family averaging 98 units per year, duplexes 12 units per year, and multiple family 25 units per year. If that rate of construction remains constant, about 3,890 new units will be built by 2030. Assuming an average lot size of 15,000 s.f. (0.34 acres) based on the Village's minimum lot size in the R-1 (single family) and RTF (duplex) zoning districts, about 1,340 acres will be needed to accommodate new residential development through 2030. Of course, the amount of land in the Village suitable for development is limited, so the actual amount of new housing that can be built (at assumed densities) may be substantially less than suggested by past trends.

Table 4-4: New Housing Units, 1990-2002

Year	Total New Units	Single Family as % Total
1990	78	61.5
1991	110	49.1
1992	137	69.3
1993	116	74.1
1994	235	50.6
1995	150	60.7
1996	123	74.0
1997	151	75.5
1998	146	91.8
1999	128	66.4
2000	130	86.9
2001	133	79.7
2002	168	81.5
Increase 1990-2002	1,805	
Increase 1996-2002	979	

Source: Village of Weston staff/building permit data.

The NCWRPC estimated land demand for future non-residential development based on projected changes in local employment and an estimated current average density of 8.20 employees per acre in the Highway 51 planning sub-area. In the Village of Weston, it is estimated that 177 acres will be needed to accommodate new non-residential development through 2030.

The Weston Regional Medical Center is anticipated to create about 900 direct jobs. This will likely generate significant demand for more housing, commercial, and retail development in the area. Full build out of the intersection of Camp Phillips Road (CTH X) and STH 29 is anticipated to be complete in about six years.

If the LRTP projections are used and the current average sub-area density of 8.20 employees per acre is applied, about 313 acres are estimated to be needed to accommodate non-residential development through 2030.

Land Values - Land values in the Village are similar to values in the City of Wausau. It is noted that commercial land values have nearly doubled since the Weston Regional Medical Center project was announced.

Table 4-5 indicates the change in assessed land values between 1998 and 2002 for various types of land use in the Village of Weston. It also indicates percent change in acreage and land value for the Village compared to Marathon County. Between 1998 and 2002 the value of Residential land increased by over 83 percent, which is significantly higher than the average increase of Residential land values in the County overall (5.6%). Land classified as Manufacturing experienced a 93 percent increase in value and Commercial land values increased 32.5 percent. The categories with the highest value increases were Swamp & Waste Land and Forest, which

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Table 4-5: Per Acre Assessed Land Values (in dollars), 1998 – 2002

Year	Residential		Commercial		Manufacturing		Agriculture		Swamp & Waste Land		Forest	
	Acres	Land Only	Acres	Land Only	Acres	Land Only	Acres	Land Only	Acres	Land Only	Acres	Land Only
1998	1,606	\$21,475	887	\$19,085	88	\$8,486	1,447	\$574	1,237	\$149	23,747	\$78
2002	1,773	\$39,349	1,131	\$25,284	107	\$16,382	1,594	\$161	1,282	\$453	2,766	\$1,048
Chg.	+167	\$17,874	+244	\$6,199	+19	\$7,896	+147	\$-413	+45	\$304	-20,981	\$970
Percent Change Comparison												
	Acres	Land (\$)	Acres	Land (\$)	Acres	Land (\$)	Acres	Land (\$)	Acres	Land (\$)	Acres	Land (\$)
Weston	+10.4	+83.2	+27.5	+32.5	+21.6	+93.0	+10.2	-72.0	+3.6	+204.0	-88.4	+1,243.6
County	+21.2	+5.6	+38.4	-4.0	-0.5	+34.4	-11.2	-47.6	+74.8	+137.0	+1.0	+91.8

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

increased 204 percent and 1,244 percent, respectively. It is interesting to note that despite the huge increase in value, the number of acres classified as Forest decreased by over 88 percent. In Marathon County, land classified as Swamp & Waste Land had the highest percent increase in acreage (74.8%) and value per acre (137%) of all categories. Land classified as Forest also experienced an increase in value per acre of almost 92 percent.

Major Opportunities and Constraints

- **Weston Regional Medical Complex (Ministry Health Care/Marshfield Clinic/St. Clare's Hospital)** – The new medical complex development will significantly impact development in the Village and in the immediate area surrounding the hospital. Other development currently planned around the hospital includes a hotel/convention center and restaurant, and two medical clinics. A convenience store/gas station is located on Camp Phillips Road (CTH X) just south of STH 29. Given the intensity of the proposed development in this area, there will likely be major impacts on traffic management and circulation, demand for new housing and commercial development, and demand for public services such as police and fire protection.
- **South East Quadrant** – The area south of STH 29 directly east of the new hospital complex, is expected to experience a significant increase in development pressure after the hospital opens. Two developers have already approached the Village with proposals for residential subdivisions. The area is not currently served by Village utilities and is zoned for low intensity agricultural and rural residential land uses, with some areas designated as agriculture with wetland protection districts. In order to accommodate higher density residential or commercial development, utilities would have to be extended at least one and one-half miles to reach the area. Wetlands and high bedrock in the area complicate the extension of utilities and also increase the costs. The Village does not have a vision for land use in this area and has concerns about the cost-effectiveness of extending utilities to accommodate higher intensity development.
- **New Residential** – It is anticipated that there will be continued strong demand for new residential development throughout the Village that will increase demand for public services and facilities. One such development is the Tappe subdivision that consists of about 500 lots located in the northeast section of the Village off Ross Avenue and Sandy Lane.
- **Wetlands** – The Village contains a significant amount of wetlands, which limit development opportunities. Most wetlands are located south of STH 29 in the Bull Junior Creek watershed or adjacent to the Eau Claire River. While wetlands pose development constraints, they also contribute open space and natural character to the Village. The Village has a “wetland protection” zoning district, which includes these areas.
- **Life-Style Center** – The Village adopted a plan to create a “life-style center” that includes community oriented convenience retail shopping along Schofield Avenue between Birch Street and Business 51. The Village has created a small Tax Incremental Finance District (TIF) to raise revenue to finance streetscape improvements (e.g. decorative lighting, banners, colored pavement, etc.). Work on TIF #2 was completed in 2005 and in addition to improving the appearance it has fostered redevelopment and reinvestment in this older commercial strip development area.

- **Business Park TIF** – The Village owns the Weston Business & Technology Park located on the south side of Schofield Avenue (CTH JJ) and established a TIF to help pay for needed infrastructure in 1998. Currently, the Village has commitments to ensure 80 percent build out in the business park. It is anticipated the Village may be able to close the TIF five years ahead of schedule.
- **Trails and Natural Amenities** – The current head/end of the Mountain-Bay Trail is located near Weston’s Village Municipal Center. The Eau Claire River Trail, opened in September 2003, extends along the south side of the Eau Claire River between Thomas Street on the north to Ryan Road on the south where it will link into the Mountain-Bay Trail.
- **Land Use in SE Quadrant** – While plans for the Weston Medical Center Complex are in place, the Village does not have a vision for land uses in much of the area south of STH 29 and east of Camp Phillips Road (CTH X). Given the magnitude of the hospital complex development, anticipated development pressures, and the environmental constraints in this area, a detailed plan is needed to determine the type, location, and amount of development that might be appropriate in this area.

Issues

- **Development Aesthetics** – Improving the appearance of development, particularly along major commercial corridors, can enhance overall community character. To do that often requires enforcement of stricter development standards, particularly for landscape screening, sign control, and architectural design. The Village, working with consultant Damon Farber, recently completed design guidelines for the new medical complex area. Many of these guidelines have also been applied to improve the appearance of the new “life style center” area. The creation of a TIF and plan for aesthetic improvements have provided a good start in improving the appearance of Schofield Avenue; one of the major road corridors running through the Village.

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 facilities for pedestrians (e.g., sidewalks), bicyclists (e.g., trails), railroads, airports, and in more urban areas, public transit. This section describes the transportation system in the Village of Weston, planned improvements and issues affecting the system.

Background

A community planning survey sent to Village residents in 2002 included a variety of transportation related questions. Respondents generally felt Village roads are in good condition and well maintained. Considering all the different issues mentioned in the survey and keeping long term planning in mind, respondents were asked what issues the Village administration should focus on. Out of all responses “traffic flow problems” was the 14th ranked issue. In addition, 59 percent of survey respondents indicated they agree or strongly agree more bicycle and pedestrian routes are needed and 51 percent think public bus service should be provided to key parts of the community. A summary of the survey responses is included in Appendix A.

Survey respondents were asked to rate the major road corridors in the Village for their respective importance. Table 5-1 lists these corridors in rank order of importance according to survey responses.

Table 5-1: Corridor Importance Rating

Street	Extremely Important	Important	No Opinion	Of Little Importance	Not important
Schofield Avenue	55%	41%	3%	1%	0%
Camp Phillips Road	53%	41%	4%	1%	0%
Ross Avenue	30%	52%	12%	5%	1%
Jelinek Avenue	21%	50%	20%	9%	1%
Alderson Street	29%	50%	15%	5%	1%

Source: Village of Weston Community Planning Survey, 2002

Survey respondents also rated various transportation issues as follows:

Table 5-2: Transportation Issues Rating

Issues	Extremely Important	Important	No Opinion	Of Little Importance	Not important
Traffic Problems	19%	60%	9%	10%	1%
Neighborhood safety	58%	39%	1%	1%	0%
Reconstruction of the intersection of Camp Phillips Road and Ross Avenue	27%	36%	19%	14%	5%
Jelinek Avenue	21%	50%	20%	9%	1%
Alderson Street	29%	50%	15%	5%	1%

Source: Village of Weston Community Planning Survey, 2002

Existing Transportation Planning Efforts

Recent Transportation Plans – Transportation planning in Marathon County is coordinated between the Marathon County Department of Conservation, Planning and Zoning (DCPZ) staff and the Marathon County Metropolitan Planning Commission; the Metropolitan Planning Organization (MPO) designated by the Federal Department of Transportation to be

responsible for transportation planning in the Wausau metropolitan area. Marathon County provides staff for the MPO. The County also does transportation planning for areas outside the Wausau metropolitan area.

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

- **Transportation Improvement Program (TIP)** – The TIP includes all programmed transportation projects receiving Federal and/or State funds. The TIP was most recently adopted in October 2001 and is updated every two years.
- **Marathon County Functional / Jurisdictional Highway Classification Study (1998)** – This plan identifies and groups classes of roadways that provide similar levels of service. The plan recommended that the unit of government having the greatest basic interest in the roadway’s function would carry out the operation, maintenance, and improvement of the classified roadways.
- The Village of Weston is included in the MPO planning area and thus is considered in their planning efforts. The Wausau Area MPO in conjunction with the Marathon County Planning Department developed the following transportation plans for the Wausau metropolitan area:
 - **Long Range Transportation Plan (LRTP) for the Wausau Metropolitan Area (1996)** – This plan was produced by Barton-Aschman Associates, Inc. for the MPO. This plan considers the transportation system and its relationship to land use. The plan was reaffirmed in 2001. The LRTP is currently being updated by URS Corporation and is anticipated to be approved in spring 2006.
 - **Local Arterial Circulation Plan (2000)** – This plan was produced by the Marathon County Planning and Highway Departments for the MPO. This plan is intended to guide public and private sector decisions concerning improvements to the local arterial transportation system over the next two to three decades.
 - **Transit System Management Performance Audit Wausau Area Transit System (WATS) (2001)** – The Wisconsin Department of Transportation (WDOT) is required by statute to conduct a management performance review of all urban transit systems receiving State aid. Performance reviews are conducted at least once every five years. This audit was conducted and prepared by Abrams-Cherwony & Associates.
 - **WATS Transit Development Plan (TDP) (1999)** – The TDP was prepared by Abrams-Cherwony & Associates with Urbitran Associates. It is updated every five years and provides a five-year capital improvement program and service recommendation plan.
 - **Marathon County Paratransit Study (2001)** – The study, prepared by Urbitran Associates, Inc. with Abrams-Cherwony & Associates, reviewed paratransit services within the Wausau area provided primarily by Wausau Area Transit System Plus (WATS+).

Road Network

The Village road system is described below in terms of functional classification and roadway jurisdiction (i.e., U.S., State, and County highways) and shown on Figure 5-1.

Functional Classification

(Source: WDOT Facilities Development Manual, Functional Classification Chapter, July 2, 1979)

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

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

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

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

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

Jurisdiction

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

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

¹ U.S. Department of Transportation, Federal Highway Administration, Federal Transit Administration; Status of the Nation’s Highways, Bridges, and Transit: 2002 Conditions and Performance Report.

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

Major Road Facilities

Following is a brief description of the major road facilities located in the Village. Where available, data regarding functional classification, jurisdiction, and Annual Average Daily Traffic² (AADT) for all major roads is summarized below.

- **STH 29** is an east-west four-lane divided principal arterial that passes through the entire Village. The segment of STH 29 through the Village is designed to freeway standards with grade separated interchanges. STH 29 is an important east-west route through central Wisconsin and connects to Eau Claire and Minneapolis to the west and Green Bay to the east. Grade-separated interchanges are located at Business 51 (Grand Avenue), Camp Phillips Road (CTH X) and CTH J. STH 29 is a heavily traveled roadway. In 1998 AADT volumes ranged between 9,000 vehicle trips

east of CTH J to 28,500 west of Business 51. In 2001, traffic volumes ranged between 11,900 trips east of CTH J to 29,400 west of Business 51. Between 1998 and 2001 traffic increased by 32 percent east of CTH J, while west of Business 51, traffic only increased by three percent over the same time. Traffic on STH 29 east of Business 51 appears to be increasing at a greater rate. This suggests that while there is more overall traffic west of Business 51, the amount of traffic using the segment of STH 29 east of Business 51 has increased more over the past two years than the amount of traffic using STH 29 west of Business 51. Specific interchange ramp volumes are indicated below.

2001 STH 29/CTH J Interchange Ramp AADT

- Westbound on-ramp 1,900
- Eastbound off-ramp 1,700
- Eastbound on-ramp 470
- Westbound off-ramp 420

2001 STH 29/CTH X Interchange Ramp AADT

- Westbound on-ramp 5,900
- Eastbound off-ramp 5,000
- Eastbound on-ramp 2,300
- Westbound off-ramp 1,700

Projected STH 29/CTH X Interchange Ramp AADT

[After hospital, clinic, and interchange area development]

- Westbound on-ramp 9,700
- Eastbound off-ramp 8,800
- Eastbound on-ramp 7,800
- Westbound off-ramp 7,200

(Source: 1998 Report on CTH X Intersections "Sector 3" Revisions Memorandum, October 15, 2002, Strand Associates, Inc.)

² 1998 and 2001 Wisconsin Highway Traffic Data, Wisconsin Department of Transportation, May 1999 and 2002.

2001 STH 29/Business 51 Interchange Ramp AADT

- Westbound on-ramp 8,000
- Eastbound off-ramp 8,200
- Eastbound on-ramp 1,600
- Westbound off-ramp 1,800

The pending expansion and interchange improvements along USH 51/STH 29 will likely increase the attractiveness of this route through the Wausau metropolitan area. In addition, new development along the STH 29 corridor, particularly the new hospital, will result in increased traffic volumes through the Village of Weston.

- **Camp Phillips Road (CTH X)** transitions from a major collector designation (between CTH N and CTH SS (Ross Avenue)), to a minor arterial (between STH SS and Schofield Avenue (CTH JJ) to a principal arterial (between CTH JJ and STH 29). CTH X is classified as a minor arterial between STH 29 and Weston Avenue and as a major collector south of Weston Avenue. Between CTH JJ and STH 29, CTH X had an AADT volume of 12,900 in 1998 and 12,800 in 2001. Despite the slight decrease in traffic volume, new development in this area will substantially increase traffic volumes in this segment. Between STH 29 and Weston Avenue the AADT volume was 4,900 in 1998 and 6,100 in 2001.

The Wausau Metropolitan Area’s Long-range Transportation Plan calls for CTH X to be expanded to create a major new north-south roadway around the east edge of the Wausau metro area. This proposed roadway is commonly called the “east arterial bypass” and may eventually extend between Evergreen Road on the north and CTH XX on the south. In addition to serving to improve traffic flow through the metro area, road improvements will provide better mobility and access to the new hospital and related development in the Village.

- **Ross Avenue (CTH SS)** is designated as a minor collector between Sandy Lane and Kramer Lane and a major collector west of Sandy Lane. This road is one of the main access routes into the Schofield industrial park and carries a fair amount of truck traffic.
- **Schofield Avenue (CTH JJ)** is designated as a minor arterial between CTH X and the Village’s eastern boundary. West of CTH X, Schofield Ave. is designated as a principal arterial. Schofield Avenue is one of the primary commercial corridors in the Village.
- **CTH J** is a major north-south collector that serves the far eastern section of the Village. CTH J has a grade-separated interchange at STH 29 in the Village of Weston. Between STH 29 and CTH JJ, the AADT on CTH J was 3,100 in 1998 and 3,300 in 2001. North of Eau Claire River Road, the AADT was 2,600 in both 1998 and 2001. South of Weston Avenue, CTH J had an AADT volume of 1,700 in 1998 and 1,600 in 2001.

Road Maintenance

The Village has a five-year Capital Improvement Program (CIP) for scheduling road maintenance and improvements. The CIP covers: 1) major reconstruction, including curb and gutter; 2) minor reconstruction; and 3) seal coating. The Village spends \$300,000 to \$400,000 annually on road maintenance. Funding for major projects is typically obtained through borrowing and assessments. Funding for minor projects and general maintenance comes from the general levy.

In funding via special assessments the Village uses the following cost estimates for budgeting purposes:

- Sidewalk \$15/linear foot
- Curb & gutter \$12/linear foot
- Street reconstruction \$26/linear foot
- Driveway (concrete) \$4.50/sq.ft.
- Driveway (asphalt) \$3.50/sq.ft.

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

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

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

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

Figures 5-2 and 5-3 and Table 5-3 below illustrate the WISLR road assessment done in 2004 by surface type and condition rating. As shown, the majority of roads in the Village are paved with either asphalt or concrete. Roads exhibiting a surface condition rating at or below “Fair” should be examined to determine what type of reconstruction or strengthening is necessary. Roads that display a surface rating of “Good” or better should only require minimal preventative maintenance to maintain safe travel conditions. Those roads without data should be examined to ensure safe travel conditions exist along these routes. Over half of the roads in the Village are rated in “Good” or better condition and will require only preventative maintenance. However, roughly one-fourth of roadways will require some sort of reconstruction.

Table 5.3: Summary of Pavement Conditions

Surface Type Code (miles)						
Unimproved Road	Graded Earth Road	Gravel Road	Wearing Surface	Cold Mix Asphalt on Concrete	Cold Mix Resurfacing with < 7" Base	Cold Mix Resurfacing with > 7" Base
0.13		5.93	2.16	1.62		
Cold Mix Asphalt Base < 7"	Cold Mix Asphalt Base > 7"	Hot Mix Asphalt on Concrete	Hot Mix Resurfacing	Hot Mix Asphalt Pavement	Concrete Pavement	Brick or Block Pavement
9.78	15.92	0.67	0.23	71.78	4.50	
Surface Condition Rating (miles)						
No Data	Failed	Poor	Fair	Good	Very Good	Excellent
5.54	2.87	11.71	17.53	27.3	23.39	24.38

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

Road Improvements

- **Ross Avenue** – The Village applied for and recently received a \$190,000 Hazard Elimination Safety (HES) grant, jointly with the City of Schofield to improve the Ross Ave and Alderson Street intersection. A four-way stop and right turn lanes have been added to mitigate traffic congestion. This project was completed in 2003.
- **Everest and Camp Phillips Road (CTH X)** – This intersection, just north of STH 29 was reconstructed in 2004 to improve traffic flow and access management.
- **Intersection of STH 29 and Camp Phillips Road (CTH X)** – The State made improvements to the entry/exit ramps in 2004.
- **Weston Avenue** – A portion of Weston Avenue between Camp Phillips Road (CTH X) and Alderson Street, around the new hospital complex, has been improved to a four-lane urban segment. A grant application was submitted to obtain project funding.
- **Alderson Street** – Improvements are planned on Alderson Street, between Jelinek and Schofield Avenue (CTH JJ) to reduce congestion.

Land Use and Transportation

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

Development Impacts – Growth and new development have a direct impact on traffic volumes and patterns. The Village (including the Town of Weston prior to annexation in 1996) has experienced steady population growth over the past decade. Growth in resident population often precedes demand for new retail areas and office and industrial type businesses that provide local employment.

Between 1990 and 2000, the number of households in the Village (and Town) grew from 4,123 to 4,572, an 11 percent increase, with the majority of household consisting of single-family residences. There is a considerable amount of new development occurring or planned in the Village. Some new development is also likely to occur through redevelopment or intensification of existing developed properties. Key areas where existing, planned or anticipated development will have direct impacts on traffic and the transportation system include:

- **Existing Traffic Generators** - The Village is developing into a “full service” community and is no longer primarily a bedroom community. While many Village residents work at Weyerhaeuser in Rothschild or Greenheck Fan in Schofield, the DC Everest school district is a major employer in the Village. Several schools, the district offices, and the school bus company are located in the Village. Most heavy manufacturing in the Village is concentrated around the intersection of CTH J and STH 29.
- **New Residential** - New residential development, such as the Tappe Sandy Meadow subdivision, will generate increased traffic through the Village. On average, single-family residential uses generate about ten trips per dwelling unit per day (i.e., 50% leaving and 50% entering).

- **Southeast Quadrant** - The area referred to as the Southeast Quadrant, located south of STH 29 and east of Camp Phillips Road (CTH X), is a major concern as it is expected to experience significant development pressure with the opening of the Weston Regional Medical Center. Increased development intensity, will in turn, increase trips and traffic to and from this area. In 1998, Strand Associates, Inc. completed a study of the STH 29/Camp Phillips Road intersection and in October 2002 they looked at “Sector 3” revisions for the Southeast Quadrant of STH 29 and Camp Phillips Road intersection.
- **Weston Regional Medical Center** – The new medical center complex occupies about 57 acres on the southwest corner of STH 29 and Camp Phillips Road (CTH X). Other development planned within this quadrant includes a hotel/convention center and restaurant. A convenience store/gas station was recently constructed in the area also. The new hospital complex will anchor the core medical/office commercial area that will develop around the entire intersection of STH 29 and Camp Phillips Road.
- **Retail Core/“Lifestyle Center”** - The retail core of the Village is located around the intersection of Alderson Street and Schofield Avenue. This area is planned for public and private improvements to create a “life-style center” including a community-oriented convenience retail center and streetscape improvements. Trip generation rates for commercial uses vary significantly by type of use. Uses with a high rate of turn-over, such as a restaurant or retail store typically generate more vehicle trips than professional office buildings, although those types of commercial uses can generate a lot of traffic during peak periods (e.g., morning/afternoon “rush” hours).

Access Management

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

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

The Village controls access on Schofield Avenue. It is anticipated access management will become stricter on Weston Avenue in conjunction with new subdivision development. The Village will work with developers regarding access, however, the County has final say on access to CTH X (Camp Phillips Road).

Other Transportation Modes

Pedestrian – The Village has a sidewalk plan that encourages linking neighborhoods with parks, schools and the proposed new “life style” shopping center. New sidewalks will be included with reconstruction of Schofield Avenue that includes the life style center area. However, sidewalks are not required throughout the Village. While improving pedestrian facilities

is considered desirable, responses to the community survey indicate only limited support for *requiring* sidewalk installation on all Village streets.

Bicycle – The Village of Weston is the terminus point for the Mountain-Bay Trail. The trail stretches 83 miles on the former Chicago and Northwestern Railroad’s (CNW) right-of-way connecting central Wisconsin to Green Bay in Brown County. The Mountain-Bay Trail offers year-round recreation. The trail serves bicyclists, hikers, and in-line skaters in the summer months and ATV’s and snowmobilers during the winter months. The Mountain-Bay Trail was developed by the Wisconsin Department of Natural Resources (WDNR) and the parks departments of Marathon, Shawano and Brown Counties. It is currently maintained through the generous contributions and volunteer efforts of the Friends of the Mountain-Bay Trail of the three counties through which the trail passes.

The Eau Claire River Trail, which opened in September 2003, runs along the south side of the river, through Kellyland and Callon Parks. It extends between Thomas Street and Ryan Street where it connects to the Mountain-Bay Trail.

Responses to the community survey indicate support for more bicycle routes and biking/hiking trails. However, at this time there is no formal support for designation of bike lanes.

At the regional level, the 1996 *Bicycle & Pedestrian Plan for the Non-Urbanized Area of Marathon County, Wisconsin*, suggested bicycle routes in Marathon County. These routes were based on traffic counts and condition of pavement. Formal action has not occurred to adopt these as designated bicycle routes. However, several potential routes were identified within the Village. Figure 5-4 illustrates regional trails located in the vicinity.

Transit – The Village began providing public transit service through WATS in January 2006 with the new Route K. The WATS also provides some service adjacent to the Village of Weston on their Route C, which runs along Business 51 (see Figure 5-5).

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

Rail – As shown on Figure 5-6, limited rail lines exist in the Village providing rail access to an older industrial area in the northwest corner of the Village. As discussed in the Economic Development section, lack of rail access can limit opportunities for certain types of businesses to locate in the Village and may result in the need for more truck traffic to distribute goods. It is noted the Village is considering the idea of establishing a rail drayage site.

Airports – Area airports serving the Village of Weston are shown on Figure 5-6 and described below.

- **Central Wisconsin Airport (CWA)** – CWA is a joint venture of Marathon and Portage Counties. It is the only airport within Marathon County or neighboring counties that provides scheduled air passenger services. CWA is located east of Mosinee and is accessible via I-39.

The terminal has been modernized and highway access reconstructed to be more convenient. Since 1982 more than \$24,000,000 has been spent to allow the airport to serve the needs of the region. Service is provided through

Mesaba/Northwest, United/United Feeder Service and Skyway/Midwest Express, offering 24 flights per day that connect through Minneapolis, Chicago, Detroit and Milwaukee. There are also nine air freight and express flights daily.

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

Issues

- **Improve Pedestrian and Bicycle Facilities** – While not technically an issue, plans are in place to improve pedestrian facilities around the proposed new life style center on Schofield Avenue and for a bike trail along the Eau Claire River. General support for additional pedestrian and bicycle trails and facilities was expressed in the 2002 community survey.
- **Ross Avenue Traffic** – Ross Avenue is a major east-west route through the Village that is sometimes used as an alternative to Schofield Avenue (CTH JJ). At the west end there are conflicts between residential uses and truck traffic going to and from the Schofield industrial area. A large residential development currently under construction near the east end of Ross Avenue (e.g., 500 lot Tappe Sandy Meadow subdivision) has added significant amounts of new traffic to this roadway in the future, raising concerns about congestion and safety.

- **Traffic Flow at Camp Phillips Road/STH 29 Interchange** – With development of the Weston Regional Medical Center and other surrounding medical/professional offices at the intersection of Camp Phillips Road (CTH X) and STH 29, traffic in this road corridor will increase significantly. Several studies have been completed in anticipation of increased traffic at this intersection. The flow and dispersal of traffic into and around this area will continue to present challenges as development pressure increases over the next decade. The idea of creating a frontage road along the north side of STH 29 to alleviate traffic congestion on Schofield Avenue has been raised. However, environmental constraints in this area present considerable challenges.
- **“Eastern Arterial”** – There are plans to widen Camp Phillips Road (CTH X) to create a bypass around the eastern edge of the Wausau metro area. This roadway would extend from STH 29 on the south (eventually connect to CTH XX) to STH 52 on the north (eventually extend to Evergreen Road). These improvements are intended to alleviate some of the congestion on Highway 51 and Business 51 by providing an alternative for north-south traffic movement on the east edge of the metro area. Coordination of land uses and access management along this corridor will be important to ensure safe and efficient traffic flow and to minimize negative impacts on community character.

6. Utilities

This section describes the existing conditions and issues relative to utilities available in the Village of Weston, including sewer service, water supply, power supply, and telecommunication facilities and services. It also describes existing conditions with regard to surface water management.

Sanitary Sewer Service

Sanitary sewer service in the Village of Weston is provided by the Rib Mountain Metropolitan Sewerage District (RMMSD), which handles wastewater treatment for the southern portion of the Wausau metropolitan area.

Sewer Service Area– The Village of Weston is located within the 208 Sewer Service Area defined in the *Wausau Urban Area Sewer Service Plan for the Year 2000* as shown on Figure 6-1. The initial plan was prepared by the Marathon County Planning Department and completed in October 1981. Preparation of this plan was mandated by the Wisconsin Department of Natural Resources (WDNR) as one component of the *Upper Wisconsin River Water Quality Plan* and as a requirement for receiving wastewater treatment facility grants and administrative approval of sewer extensions. The WDNR’s involvement in this planning effort is promulgated in State Administrative Rules and in the Federal Clean Water Act.

The primary purpose of the plan was to establish a sewer service boundary for the Wausau Urban Area. This boundary – known as the 208 boundary - sets the 20-year maximum limit for the extension of sanitary sewer services in a cost effective, environmentally sound manner. Generally, property located within the sewer service boundary line is eligible to receive

sanitary sewer service during the 20-year planning period and property lying outside this sewer service area boundary would not unless the boundary was amended.

A major amendment to the *Wausau Urban Area Sewer Service Plan for the Year 2000* was approved in 1998. This amendment added 4,772 acres of developable land to the area served by the RMMSD, including about 1,690 acres in the Village. Since 1998, three minor amendments, initiated by the Village of Weston, have been approved. While these amendments to the service area boundary encompass ample land to accommodate anticipated development through 2020, the opening of the Weston Regional Medical Center will significantly increase development pressure in the “Southeast Quadrant” located south of STH 29 and east of Camp Phillips Road (CTH X). Since development in this area was not anticipated in the 1998 amendment, it was not included in the current sewer service area boundary. As such, the Village is requesting another amendment to allow extension of sewers into portions of the Southeast Quadrant. However, this area contains large areas of wetlands and high bedrock, both of which can significantly increase the cost of sewer extensions in this area.

Sewer Treatment and Collection Facilities - Wastewater from the Village of Weston is treated by the RMMSD, although a small amount is treated by the Wausau treatment plant. The RMMSD treatment plant was built in 1985 and is in excellent condition. It has capacity to serve anticipated future development within the current service area. However, if the service area is amended and utilities are extended into the Southeast Quadrant, the Village may exceed its allotted portion of the capacity at the RMMSD facility.

The wastewater collection system (pipe network and lift stations) is generally in good condition. Sewer pipes and mains are replaced and upgraded in conjunction with road reconstruction or in response to known problems. The Village has a capital improvement program that indicates when pipes will be replaced, typically within a 5-year programming schedule.

Results of the 2002 Community Survey indicate that 84 percent of respondents agree that a majority of neighborhood residents should agree to install municipal water and sewer to an existing neighborhood before it is installed. Nearly as many (83%) feel developers should cover the costs for streets, sewer, water, and sidewalks when they create a new subdivision.

Private On-Site Waste Disposal Systems

While most of the more developed areas of the Village are served by public sewer much of the area south of STH 29 is currently served by private utilities. There are also a few areas adjacent to the Eau Claire River, mostly developed with single-family uses that are not connected to the municipal sewer system.

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

- **Comm 83** – This refers to Chapter 83 in the Wisconsin Administrative Code under the Department of Commerce. It sets standards for regulation of private sewage systems.

This code, updated in 2000, now allows the use of new concepts and technologies through a system of individual component approval. Standards for effluent are based on a drinking water standard, although nitrates are generally exempted.

Types of Systems

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

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

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

- **Mechanical Treatment Components** – these generally replace or augment the septic tank component and may include aerobic treatment tanks and/or self-contained artificial media or sand filters to clean the effluent prior to its discharge into the soil absorption component.
- **Holding Tanks** - Holding tanks are considered the system of last resort and are only allowed if other types of septic systems cannot be used. Temporary holding tanks (e.g., less than 2 years) are sometimes allowed in areas where public sewer is approved for installation in the near future.

Use of conventional septic systems may be limited in some areas due to high bedrock as shown on Figure 6-2. Figure 6-3 illustrates the location of soils suitable for conventional type septic systems.

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

Public Water Service

Service Areas and Supply - The Village distributes water to properties within its municipal boundary, as well as some residential customers in Rothschild and Schofield. In addition,

the Foremost dairy plant in Rothschild is considered part of the Village water utility system, even though it is a stand-alone system, with its own well. The Village also provides water service to the RMMSD in Rib Mountain.

The Village currently has five wells with adequate capacity to meet the needs of existing and anticipated development. A sixth well will be built in the Sandy Meadow subdivision area in 2006. Currently, there are no concerns about water contamination. The Village monitors the well on Mesker Street to make sure contamination from the closed landfill does not become an issue. The Village is currently updating its wellhead protection plan and has a “Wellhead Protection” zoning district to control land uses in areas near wells or that may be vulnerable to well contamination.

The Village water supply is slightly corrosive, with some high levels of iron and manganese. Phosphorous is added to sequester these minerals. The water is also chemically treated to chlorinate and fluoridate.

Storage Facilities – Water storage facilities consist of four elevated water towers (Foremost, Rothschild, East Everest and Weston Business and Technology Park).

Distribution Systems - The Village’s water distribution system is in good working condition. Generally old pipes are replaced in conjunction with road reconstruction or in response to a known problem. The Village has a capital improvement program (CIP) that indicates when pipes will be replaced, typically within a 5-year programming schedule.

Surface Water Management

Surface water management (also known as storm water management) is a key component of efforts to improve water quality. It generally involves controlling the volume, quality and storage of runoff. Surface water management typically consists of structural elements such as curbs, gutters, catch basins, and detention ponds as well as development or construction practices aimed at minimizing runoff and erosion.

The Village is in the process of creating a storm water management plan. In the spring of 2004 the Village created a storm water utility. The utility provides revenue for on-going storm water management and infrastructure.

On a larger scale, in 2005, Marathon County adopted an update to their Land and Water Resource Management Plan (LWRMP) adopted in 2001 in accordance with Wisconsin Statutes (Wisconsin Act 27, Chapter 92.10). The primary intent of this plan is to identify a vision for natural resource management in Marathon County and outline strategies to protect the quality and quantity of soil and water resources.

The County is particularly concerned about non-point sources of pollution, including failing septic systems, urban runoff, and issues often identified with rural areas such as soil erosion, animal waste and pesticides. Non-point pollution is best addressed at the watershed scale and the plan is organized by watersheds. Marathon County encompasses portions of 22 watersheds as shown on Figure 6-4. The WDNR has ranked these watersheds according to water pollution impacts and designated five as “priority” watersheds to receive special planning and funding through the voluntary, State-funded Priority Watershed Program. There are no “priority” watersheds located in the Village of Weston.

Electric and Gas Utilities

Wisconsin Public Service Corporation (WPS) provides electrical and gas power to the Village of Weston. Three existing coal generated power plants (Weston 1, 2, and 3) are located nearby in the Village of Kronenwetter. WPS is constructing a new plant (Weston 4), which they hope to have in operation by the fall of 2008.

Telecommunication Facilities and Services

- Television/Cable providers – The Village is served by Charter Communications under a five-year franchise. Charter also provides high-speed Internet and data service.
- Telephone/Fiber Optics – Provided by Verizon and Charter Communications.
- Cell towers – The Village has a cell tower ordinance. There are two towers located in the Village plus two antennae on water towers and two antennae on St. Clare’s Hospital.

Solid Waste Management

The Village of Weston contracts with Onyx for residential garbage disposal. Businesses are responsible for contracting their own garbage disposal/waste management. Municipal, commercial and industrial waste is also accepted at the Marathon County Landfill in Ringle. User fees collected at the landfill defray the cost of landfill operations.

The Marathon County Solid Waste Management Department is in charge of waste management for non-hazardous solid waste. It consists of the 575-acre landfill, recycling programs, composting, and waste-to-energy. The Department opened a

Household Hazardous Waste Collection Facility in May 1997, where County residents can drop off hazardous waste free of charge. The Household Hazardous Waste Collection Facility is located at 301 Alderson Street in the City of Schofield.

Recycling

The Village contracts with Onyx to provide recycling pick-up on a bi-weekly basis for single family residents. Multi-family, commercial and industrial properties contract individually for their private recycling pick-up service.

Issues

- **Southeast Quadrant** – There are no public utilities in this part of the Village. However, with the opening of the medical center, development pressure is expected to increase in this area. The area is currently zoned for Agricultural or Rural Residential uses, which have 20-acre and 3-acre minimum lot sizes, respectively. The Village is currently studying the cost-benefits of providing utilities to accommodate anticipated new development. However, a land use plan, including a development staging plan, has not yet been developed for this area to more accurately assess potential utility needs and staging of any public improvements.
- **208 Sewer Service Boundary Amendment** – When the current 208 sewer service area boundary was last amended in 1998, plans for the Weston Regional Medical Center had not materialized. Thus, the current growth boundary does not take into account the anticipated growth impacts resulting from the new hospital and other development around the STH 29/Camp Phillips Road

intersection. Because this new development is expected to generate significant demand for new residential development, the Village has amended the boundary to allow extension of sewers into the Southeast Quadrant.

- **Wastewater Treatment Capacity** - There are concerns about the potential need to upgrade the RMMSD treatment facility if utilities are extended into the SE Quadrant and to accommodate other new development in the Village. Although the RMMSD has capacity to accept more waste, the Village is nearing its allotted portion of capacity at the RMMSD treatment facility.
- **Stormwater Runoff** – The Village experiences runoff problems, particularly in conjunction with spring thaw. This poses concerns regarding the ability to meet Clean Water Act requirements and provide adequate infrastructure to alleviate runoff problems. As noted above, the Village is in the process of establishing a storm water management plan and has created a storm water utility to address these issues.

7. Housing

This section provides an inventory and analysis of housing conditions in the Village of Weston. The predominant type of housing in the Village is single family and about 67 percent of housing units are owner-occupied. The Village’s housing stock is relatively new, with over half of all housing units constructed since 1970. Median housing values in the Village are higher than values in Marathon County as a whole and about the same as median values throughout Wisconsin.

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

Housing Inventory

The following information provides a summary overview of the type, character and conditions of the housing stock in the Village of Weston.

Housing Characteristics

Housing Type and Tenure

As shown on Table 7-1, the Village of Weston has 4,572 occupied housing units. About 67 percent (3,056) of all housing units are owner-occupied, which is lower than both the County and State overall. This suggests a higher than average amount of rental housing in the Village compared to other areas in the County, although, as might be expected, the City of Wausau has a higher percent of rental housing. The Village currently has an average household size of 2.61 persons even though almost one quarter (22%) of all households are classified as being “1 person households”. Only 14 percent of Village households have a householder 65 years or older, which indicates a relatively young resident population.

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

Area	Weston	County	Wisconsin
Total Occupied Housing Units	4,572	47,702	2,084,544
Owner Occupied Units	3,056	36,091	1,426,361
Renter Occupied Units	1,516	11,611	658,183
Average Household Size	2.61	2.6	2.50
% Owner Occupied	66.8	75.7	68.4
% 1 Person Households	22.2	23.6	26.8
% With Householder 65 years or older	14.3	21.7	21.5

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

Changes in Housing Stock

Table 7-2 notes changes in the housing stock between 1990 and 2000 according to U.S. Census Data. During this period total housing increased by over 600 units and the number of occupied housing units rose by 479. It is noted that data for

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1996 represents an approximation of housing units located in the portions of the Town of Weston that were incorporated as the Village. These figures are based on Census data indicating the loss of housing units in the Town between 1990 and 2000. It is assumed that all housing units lost in the Town during this period are now located in the Village. Thus, the 1996 figures below reflect the total number of housing units lost from the Town between 1990 and 2000.

Table 7-2: Changes in Housing Stock, 1996 -2000

	1996*	2000	# Change	% Change
Total Housing Units	4050	4839	789	19%
Occupied Housing Units (Households)	3946	4603	657	17%
Vacancy %	2%	5%	--	--
Owner Occupied Housing Units	2599	3091	492	19%
Renter Occupied Housing Units	1347	1512	165	12%
Owner Occupied Housing Units as percent of Total	67%	67%	--	--
Number of Homes for Seasonal/Rec Use	11	0	-11	--
Number of Single Family Homes	2404	2934	530	22%
**Detached	2248	2633	385	17%
***Attached	156	301	145	93%
Number of Duplexes	225	363	138	61%
Multi Family Units 3-9 units	783	922	139	18%
Multi Family Units 10+	83	75	-8	-10%

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

*Represents total housing units lost in the Town of Weston, 1990 to 2000

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

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

Because the Village of Weston is a highly desirable place to live, the housing market is very strong and demand is anticipated to continue. There is a significant amount of new

housing being built in the Village. One new development - the Tappe Sandy Meadow subdivision - consists of about 500 single family lots located in the northeast section of the Village off Ross Avenue and Sandy Lane. A condo development is under construction near the intersection of Ryan Street and Schofield Avenue and a new gated community, consisting of single family condominiums marketed toward active seniors (50+), is under construction near the new Aspirus Weston YMCA site off Camp Phillips Road. A new multi-building apartment complex is proposed off of Camp Phillips Rd/White Pines Lane and a new single family condo development has been proposed off of Callon Avenue. Between 1996 and 2002, 979 new housing units were constructed in the Village (see Table 4-4 in Land Use section for more detail).

Housing Age

The age of a community's housing stock typically reflects several important factors including size, offered amenities, and overall maintenance costs. House age often reflects different regional and national trends in housing development. Housing predating the 1940s, for example, was typically smaller and built on smaller lots. In subsequent decades, both average lot and home sizes have increased. For example, average homes constructed in the 1980s and 1990s are typically much larger than housing built in previous decades. This can be seen in both the rural and more urban environments of Marathon County. Additional bedrooms, bathrooms, and attached garage space are among the amenities found in newer housing units.

Table 7-3 shows the range of housing ages in the Village of Weston and the Town of Weston prior to incorporation in 1996. It appears that a significant amount of the local housing stock was constructed since 1970. Housing growth in the 1990s makes up approximately 29 percent of the total housing

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stock, with 18 percent of new units added since 1995. The amount of newer housing units in the Village is significantly higher than the County overall with, according to Census reports; about 13 percent of its housing stock built in the 1990s.

Table 7-3: Age of Housing Stock

Total Units	Year Built								
	1999 to March 2000	1995 to 1998	1990 to 1994	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
4,839	241	640	536	649	1,516	667	289	114	187
100%	5%	13%	11%	13%	31%	14%	6%	2%	4%

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

Physical Housing Stock

Table 7-4 looks at several select measures of physical condition and compares them to figures for Marathon County and Wisconsin. The median house size in the Village is similar compared to the overall figures for the County and State, as measured by number of rooms. Just over 60 percent of the Village's housing stock is classified as being a "single family" home. That is quite a bit lower than overall figures for the County (76%) or State (69%). At the time of the 2000 Census, almost 2 percent of housing units in the Village were in structures with more than 10 units. Data also indicates a small percentage of housing in the Village lack complete plumbing facilities.

Table 7-4: Physical Housing Stock

Community	Median Rooms	Characteristic (%)			
		1 unit, detached or attached	In buildings with 10 or more Units	Lacking complete plumbing facilities	Lacking complete kitchen facilities
Village of Weston	5.3	60.63%	1.69%	0.23%	0.00%
Marathon County	5.8	76.10%	4.50%	0.90%	0.90%
Wisconsin	5.4	69.30%	9.40%	1.40%	1.50%

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

Responses to the 2002 community survey indicate that residents have concerns about mobile home parks and do not think any more of this type of housing is needed in the Village. An executive summary of the community survey is provided in Appendix A.

Housing Values

Median Value

Table 7-5 shows housing value statistics for the Village, County and State. Specifically, the column to the right shows the median (or middle value) of select owner-occupied homes for each specified area. This value includes only single-family houses that are located on less than 10 acres. Additionally, this statistic only considers homes without a business or medical office on the property. As shown, the Village of Weston has a median housing value of \$111,200, which is well above that of the County (\$95,800) although slightly less than the State (\$112,200).

Table 7-5: Median Housing Value

	Median Value (dollars)
Village of Weston	\$111,200
Marathon County	\$95,800
Wisconsin	\$112,200

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

Range of Values

The following table shows the range of housing values in the Village. As shown, housing values in the Village compare slightly higher than overall percentages for Marathon County.

About 64 percent of responses to the 2002 community survey indicated that the Village should provide more moderately priced homes.

Table 7-6: Range of Housing Values

Number of Houses per Housing Value Category	Village of Weston	Marathon County
< \$49,999	25	1,459
%	1%	5%
\$50,000 to \$99,999	779	13,405
%	34%	49%
\$100,000 to \$149,999	1,122	8,220
%	49%	30%
\$150,000 to \$199,999	259	2,368
%	11%	9%
\$200,000 or more	110	1,714
%	5%	6%

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

Housing Affordability

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

Statistically speaking, those spending in excess of 35 percent of their total household income on housing costs may be facing affordability difficulties. The U.S. Department of Housing and Urban Development (HUD) recommends that rental-housing

costs not exceed 30 percent of the monthly household income. HUD also indicates that mortgage lenders are more willing to make loans if the scheduled mortgage payment is less than 29 percent of the monthly household income. The percentage of households in the Village of Weston that pay more than 35 percent of their income on housing costs is similar to that of the County and State among owner-occupied households but somewhat less for renter households.

Additionally, Table 7-7 shows select Village median owner-occupied costs, for both households with and without a mortgage, are similar to figures for Marathon County. Median renter costs are also similar between the Village and County. Technical documentation from the Census defines contract rent as the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. For vacant units, it is the monthly rent asked for the rental unit at the time of enumeration. Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by or for the renter. (U.S. Census STF-3 Technical Documentation Guide).

Table 7-7: Housing Affordability

	Owner Occupied			Renter Occupied		
	Median selected monthly owner costs ¹			Median Selected monthly renter costs ¹		
	With mortgage	No Mortgage	% ²	Median Contract rent	Median gross rent	% ²
Village of Weston	\$982	\$291	11%	\$450	\$509	15%
Marathon Co.	\$916	\$295	10%	\$423	\$484	20%
Wisconsin	\$1,024	\$333	9%	\$473	\$540	25%

¹In dollars

²Percent paying over 35% of household income on housing

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

Special Housing

Senior Housing

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

The Highway 51 area is the center of Marathon County for population, jobs, and housing opportunities. As such, most of Marathon County's senior housing opportunities are centered in and around this area as well. There are approximately 110 different senior and special needs housing programs and facilities in and around the Wausau metropolitan area. Over half of the respondents in the 2002 community survey indicated that the Village needs more senior housing.

Assistance Programs

There are a variety of State and Federal housing programs geared at addressing a variety of housing issues. Grants and low interest loans are available for counties, communities, or individual homeowners. The Village has not been successful in obtaining a Community Development Block Grant (CDBG) to provide financial assistance for housing rehabilitation and weatherization.

The following housing resources are available to participants as specified by each program. It is noted that while the Village can apply for these programs, to date it has not. The Village cannot apply for HUD or Federal block grants because they have been included in the City of Wausau's grant applications.

- **CDBG-Small Cities Housing**
- **Home Investment Partnerships Program (HOME)**
 - Rental Rehabilitation Program
 - Home Owner and Accessibility Rehabilitation Program
 - Home Ownership Program
 - Wisconsin Fresh Start Initiative provides at-risk young people with education, skills, and career direction leading to economic self-sufficiency.
- **HOME Loans and Home Improvement Loans (Wisconsin Housing and Economic Development Authority [WHEDA])**
- **Housing-Related Consumer Protection Services (Wisconsin Department of Agriculture [WDA])**

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

Issues

- **Mobil Home Parks** – There are four mobile home parks in the Village. Two are in very poor condition and pose concerns related to public health and safety (crime). The other two do not pose many problems and have a high percentage of ownership and minimum covenants.

- **Numerous Rental Units** – The Village has concerns about the large number of rental units, which currently number about 1500 units. Property maintenance and management is an on-going concern with rental properties in the Village.
- **Lack of Housing Choices** – While the supply of lower to moderate cost housing is good, the Village has a shortage of high-end housing; both for ownership and rental. Improving housing options is particularly important in light of new demands generated by the anticipated increase in population from the impact of the new Weston Regional Medical Center.

8. Cultural Resources

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

Brief History of the Village of Weston

The Village of Weston was incorporated from the Town of Weston in 1996. The Village, located near the intersection of STH 29 and 51, has been one of the fastest growing areas in the Wausau metro area.

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

Early maps identify the settlements of Callon and Kelly in the east central portion of Weston. Both names live on today in park and street names. The first Town election that was

recorded for Weston occurred in 1869. By 1874, the Wisconsin Valley Railroad (later Chicago, Milwaukee & St. Paul) reached Weston on its way to Wausau. The Milwaukee, Lake Shore & Western (Chicago & Northwestern [CNW]) was constructed through the Town in 1880 and is now the alignment of the Mountain-Bay Trail.

The original Town of Weston's location, with railroads, the Eau Claire River, and proximity to the Wisconsin River, led to urbanization and the creation of several separate municipalities. Schofield incorporated as a separate community in 1904, and Rothschild followed in 1917. The City of Wausau has expanded into the northwest corner of the Town.

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

There are no properties in the Village of Weston listed on the NRHP. The community does not have a local historic preservation commission. Archaeological sites are identified only at the town level.

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

Archaeological sites are identified only at the town level. The State Historic Preservation Office (SHPO) has identified 13 archaeological sites and historic cemeteries listed as being in

the Town of Weston, which includes the City of Schofield, Village of Weston, and Village of Rothschild. These are listed in Table 8-1.

Cemeteries, Burial Mounds, Other Burials – Wisconsin State Statute 157.70 provides for the protection of all human burial sites, including all marked and unmarked burials and cemeteries. There are currently 133 cemeteries and burial areas identified in Marathon County, and it is likely that other cemeteries and burials may be present. Suspected burial mounds or unmarked burials must be reported to the State Burial Sites Preservation Office. If human remains are uncovered during excavation, all work must cease pending review of the Burial Sites Preservation Office. All cemeteries and burials in Marathon County should be catalogued under Wisconsin Statute 157.70 to provide maximum protection of these sites.

Table 8-1: Known Cemeteries

Cemetery Name	Location	Section
Hebrew/Mt. Sinai	Grand Ave., (Bus 51) Wausau, across from Pine Grove Cem.	1W
Pine Grove	1501 Grand Ave., (bus. 51) Wausau	1W
St. Joseph Catholic	Grand Ave., (Bus. 51), Wausau	1W
St. Michael Catholic	Grand Ave., (Bus. 51) Wausau	1W
St. Agnes Catholic	Zinzer St., South of Callon Ave.	23E

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

It was noted that another burial ground may be located in the Village although not identified on the table above. The location of this unnamed burial ground is between Schofield Avenue and Sternberg and Birch Street and Camp Phillips Road.

Cultural Resources Opportunities and Constraints

- Lack of Current Information** -- Although a brief countywide historic properties survey was carried out in 1975-77, there has been no update. Many properties identified at that time may be gone, while other properties not previously surveyed may now be evaluated in a new context. It is necessary for the Village to have current information about cultural resources in order to maximize planning and make the best use of historic properties.
- No Recognition Process** -- Outside the City of Wausau, there is no process to recognize historic buildings or begin to plan for their protection. Once historic properties are identified, towns and villages do not have an established mechanism for recognizing them or integrating them into ongoing planning processes.
- Rural Character and Historic Resources** --In Marathon County, residents have expressed a strong desire to preserve the rural character of the County and raised concerns about increasing ex-urban development and the decline of working farms. An important part of rural character is the rural landscape and the buildings that convey that sense of place. While it is important to address the location and type of new development, there is also a need to preserve some visible reminders of rural character, including working farms. Without preserving some of the existing resources, including farmsteads and farmlands, the very characteristics that attracted residents will increasingly be lost.

- **Protection of Archaeological Sites and Cemeteries –** Cultural resources planning includes identification and protection of archaeological sites and historic cemeteries. The Wisconsin Historical Society maintains a list of reported sites and cemeteries, representing a fraction of sites that are actually present. This information is often overlooked and should be incorporated into the planning process for local communities.
- **Preservation of old Town Hall –** A group of area residents is taking initiative to raise funding to preserve the old Town Hall located at 6101 Schofield Avenue.

Issues

No significant issues were identified.

9. Community Facilities

Community facilities include an array of services, and their associated facilities, associated with schools, libraries, public protection, and health care. This section describes the existing community facilities and services located in or used by the Village of Weston.

Schools

Primary and Secondary Schools

The Village of Weston is served by the D. C. Everest School District, which has six elementary schools, a middle school, junior high and senior high school. The district opened a new middle school for sixth and seventh grades at 9302 Schofield Avenue in the fall of 2002. Currently a seventh elementary school, Mountain Bay Elementary, is under construction next to the middle school to handle the influx of elementary school students in the District. Mountain Bay Elementary is scheduled to open for the 2006-2007 school year. It is noted that the five largest schools in the district are located in the Village of Weston. These include Weston Elementary, Mountain Bay Elementary, DC Everest Middle School, DC Everest Junior High and DC Everest Senior High. The Greenheck Field House, which contains an Olympic size indoor skating rink, three basketball courts, a fitness center, racquetball courts, classrooms, and a pro shop is located on the senior high school campus. Figure 9-1 illustrates area school facilities.

Growth in the D. C. Everest School District is averaging 35 new students per year, sustained over the last 10 years. The new medical complex is anticipated to foster new residential

development, which in turn could result in an influx of new students. Enrollment in recent school years is shown in Table 9-1.

Table 9-1: D.C. Everest School District Enrollment

Year	Enrollment PreK-12
1996-1997	4,882
1997-1998	4,892
1998-1999	4,950
1999-2000	5,032
2000-2001	5,084
2001-2002	5,104

Source: State of Wisconsin, Department of Public Instruction

There are no private schools located within the Village, however several are located in the Wausau metro area and in other surrounding communities.

Post-Secondary Educational Facilities

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

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

Libraries

The Village of Weston is served by the Marathon County Public Library system (see Figure 9-1). While no libraries are located in the Village, there are two major libraries located in adjacent communities that are readily accessible by Village residents. The County's headquarters library, located on First Street in downtown Wausau, completed an expansion to 82,000 square feet in 1995. This new main library branch is open seven days a week and offers over 555,800 volumes, as well as facilities including Internet access. A new Rothschild Area Branch Library was recently constructed on Grand Avenue in Rothschild, which has 3,240 square feet of space holding over 31,500 volumes.

Public Protection

Police

The Village is served by the Everest Metro police department, which also serves the Town of Weston and the City of Schofield. Service is based on a formula with the Village accounting for 73 percent. Figure 9-2 illustrates police districts in the area.

Fire and Emergency Response

The Weston Fire Department serves both the Village and the Town. It is staffed by two full-time crews with 6 FTEs and 40 paid, on-call volunteers who generally cover week night (4 p.m. to midnight) and weekend calls. The Fire Department operates out of a new public safety facility that has room for future expansion. Figure 9-3 illustrates fire service areas.

It is also noted that St. Clare's hospital will operate a paramedic intercept service in the area.

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

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

Hospitals

Figure 9-4 shows the major hospitals and clinics in the area. A major hospital in Marathon County is Aspirus Wausau Hospital at 425 Pine Ridge Boulevard in Wausau. Aspirus Wausau Hospital was created in the 1970s from a merger of St. Mary's Hospital and Memorial Hospital. A new building was completed in 1979 and expansions followed in 1982 and 1992. The 321-bed facility is a multi-specialty regional health center serving a 12-county region in north central Wisconsin. Annual admissions in 2001 totaled 13,631.

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

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

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

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

Ministry Health Care announced plans in July 2002 to construct a 106-bed, \$100 million hospital (St. Clare’s) and medical office complex in the southwest quadrant of the intersection of STH 29 and Camp Phillips Road (CTH X). This facility – now called the Weston Regional Medical Center - opened in October 2005.

It is also noted that a new clinic – Aspirus Weston Clinic – opened in January 2004 in the northwest quadrant of the intersection of STH 29 and Camp Phillips Road. This clinic is located across STH 29 from the Weston Regional Medical Center at 4005 Community Center Drive.

North Central Health Care (NCHC) – In addition to the hospitals and clinics described above, Marathon County is served by NCHC, a public agency that also serves Langlade and Lincoln counties. The NCHC main campus is located at 2400 Marshall Street in Wausau. Additional offices are located in Antigo (Langlade Health Care Center) and Merrill and Tomahawk (Lincoln Health Care Center). According to their web site, NCHC offers outpatient, day hospital, community support and inpatient services for mental/emotional problems; vocational, life skill training, early intervention, housing and care management services for the developmentally disabled; and assessment, individual and outpatient group counseling, intensive programming, day hospital, referral for residential and inpatient treatment, and education for alcohol and other drug problems. Services for detoxification and for persons suffering from problems with gambling addiction are also offered.

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

Child Care

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

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

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

The community-based CCR&R agencies that provide services to Marathon and adjacent counties are included in Table 9-2

Table 9-2: Area Child Care Facilities

Counties	Agency	Contact Information
Langlade, Lincoln, Marathon, Taylor	Child Care Connection	http://www.childcareconnectionrr.org/ (800) 848-5229
Portage	Mid Wisconsin Child Care Resource & Referral	715-342-0788
Wood	Child Care Resource & Referral of Central WI	800-628-8534

Issues

- **Full-Time Fire/Emergency Medical Technician (EMT) Service** – The Village needs to expand its fire and emergency service to become a full-time (24/7) service. While some full-time crews currently exist, most night and weekend calls are handled by on-call crews.
- **New Municipal Center** – The existing Municipal Center was built in 1956 and has undergone several additions and alterations. As a result, the existing facility does not meet current building code requirements. To upgrade it to meet current codes would be very expensive. In addition, the existing building is too small for current and future staff and storage needs. The Village would like to plan for development of a new municipal center.
- **New Grade School and/or Middle School** – While current school capacity is adequate, if the amount of new residential development increases substantially after the hospital opens, the student population may also increase to the point where a new grade school and/or middle school may be warranted.

10. Parks

The Village of Weston has a Park and Recreation Committee and completed a *Comprehensive Outdoor Recreation Plan* in 2003. This plan was accepted by the Wisconsin Department of Natural Resources (WDNR), which allows access to State grant funding related to parks and open space. This new plan is an update of a previous comprehensive outdoor recreation plan completed in 1997.

Existing Parks, Trails and Open Space

Local Parks, Trails and Open Space

The Village has several parks and recreational trails, which are described below. The Village works closely with DC Everest Community Education to provide adult and youth recreational opportunities and programming. In exchange for their programming assistance, the Village does not charge the School District for their use of Village park facilities. The Village also works cooperatively with local sport leagues and associations.

Kennedy Park (and Weston Aquatic Center) - Located near the center of the older part of the Village, east of Business 51, Kennedy Park is a 38.8-acre community park. The park includes a large number of athletic fields many of them used by the nearby high school and middle school teams. Facilities include: three baseball diamonds, two Little League diamonds, one Babe Ruth diamond, four soccer fields, tennis courts, basketball court, horseshoe pits, a lighted hockey rink and open skating rink with a warming house. There are also passive recreation facilities including a shelter, restrooms, play equipment, picnic tables, grills, and benches. There are also two sledding hills.

One of the park's main features is a new aquatic center, which replaced an old swimming pool. The Weston Aquatic Center is open everyday in the months of June, July, and August, charging a small fee for entry. The aquatic center has a number of water park features including a water slide, diving board, 13,223 square foot swimming pool, volleyball court, bath house with lockers, and a concession area.

Kellyland Park - Most of Kellyland Park's 38 acres are located in a floodplain of the Eau Claire River. This community park has 28 acres of woods and wetlands, abandoned gravel pit ponds, and access to the river. Active recreation facilities are located in a ten-acre upland area. Facilities in the park include: an open shelter, a restroom, play equipment, basketball court, four soccer fields with bleachers, picnic tables, benches, and grills. The Eau Claire River Nature Center and a 38-acre dog park are located adjacent to the park.

Callon Park - Located adjacent and next to Kellyland Park, the 27-acre Callon Park is undeveloped. The park has no facilities and is a wetland preservation area. However, the Eau Claire River Trail runs along the north and east edge of Callon Park.

Weston Dog Park – Located adjacent and next to Kellyland Park, 38-acre park for dogs is located on the old Town landfill. Village residents approached the Village with the idea for the park. With the help of many donations and a resident driven subcommittee, the Village Parks Department opened the Dog Park in June 2005. Residents and visitors to the area heavily use the park. The dog park is fully fenced and dogs are allowed to run free within the park. Facilities include pet watering stations, mowed walking paths, picnic tables, benches, restrooms and waste bag dispensers.

Weston Community Park - A plan has been drafted to construct a major community park on this 88-acre property owned by the Village south of STH 29. The park is proposed to have seven ball diamonds, three soccer fields, a skateboard park, tennis courts, a rose garden with amphitheater, four shelters, a par exercise course, and a wetland reserve. The park will serve a future growth area on the southeast side of the Village off Ryan Street. Improvements are scheduled to be complete in 2008.

William's Park - William's Park is a 2.5-acre neighborhood park located north of Schofield Avenue in the center of the Village. Facilities in the park include: a volleyball court, an open play area with softball backstop, play equipment, picnic tables, grills, and benches.

Yellow Banks Park - Yellow Banks is a 16-acre neighborhood park located on the bank of the Eau Claire River off Camp Phillips Road. The park was originally part of the Marathon County park system, but was transferred to the Village of Weston in 1993. The park has sand beaches along its stretch of the river. Facilities include: two shelters, restrooms, a fountain, picnic tables, grills, play equipment, and a volleyball court.

Sandhill Meadows Park - Sandhill Meadows Park is a 2-acre park located at the corner of Alderson Street and Shorey Avenue in a small residential neighborhood. It is the only park in the southwest part of the Village and is only partially developed. Facilities include a play equipment area, soccer field, basketball hoop, shelter, and restrooms.

Robinwood Park - Robinwood Park is a 5-acre neighborhood park located south of CTH JJ, and west of Ryan Street. Facilities in the park include: a shelter, restrooms, Little League baseball diamond, volleyball courts, basketball court, play equipment, open play areas, picnic tables, grills.

Vilas E. Machmueller Family Park – The Village and the Town of Weston are working together on this new community park located in the northeast part of the Village on Kramer Lane. The park consists of about 30 acres and includes playground equipment, a shelter and restrooms. Future additions to the park may include hiking/biking trails, and soccer and baseball fields.

Eau Claire River Trail - Extending three miles from Kellyland Park to Ryan Street, this trail runs along Village owned right of way along a scenic portion of the Eau Claire River. It also passes through the north and east edge of Callon Park. The trail is a gravel-surfaced rustic walking trail and connects to the Mountain Bay Trail via Ryan Street.

Greenheck Field House – This facility is located on the DC Everest Senior High campus. This facility contains an Olympic size indoor skating rink, three basketball courts, a fitness center, racquetball courts, classrooms, and a pro shop. It also houses the DC Everest Community Service Office, which provides adult community education and recreation programs. In fact, it is the largest community education program in the State of Wisconsin. The Boys and Girls Club also runs its programs out of this facility.

Other recreation facilities are found at D.C. Everest Junior and Senior high schools, D.C. Everest Middle School, the Eau Claire River Nature Center a 48-acre conservancy area, Mountain Bay Elementary School and Weston Elementary School.

County or State Parks, Forest and Trails

Except for the Mountain-Bay Trail, there are no County or State park facilities located in the Village of Weston. However, as described below, there are several County and State park facilities located in close proximity to the Village. These are shown on Figure 10-1 and described below.

Mountain Bay State Trail – This trail is built on a former railroad right-of-way stretching 83 miles from the Village of Weston to Green Bay. The Village of Weston is the current terminus point and the trailhead is located adjacent to the Village of Weston Municipal Center, where parking and trail passes are available. The trail has a crushed granite surface and passes through the rural countryside and several villages as it makes its way from the Rib Mountain area to Green Bay on Lake Michigan.

The trail was developed through a joint effort of the Wisconsin Department of Natural Resources (WDNR) and parks departments of Marathon, Shawano and Brown Counties. Currently, the trail is maintained through volunteer efforts of the Friends of the Mountain-Bay Trail.

Bluegill Bay Park - Marathon County owns and maintains Bluegill Bay Park and the Nine Mile Forest Unit in the Town of Rib Mountain. Bluegill Bay Park is a 68-acre County park located on the west shore of Lake Wausau between Cloverland Lane and Parrot Lane. The park provides access to Lake Wausau at its boat landing with piers and a boat trailer parking lot, and is subject to overcrowding at times. The park's picnic area has 20 tables, 4 grills, 3 shelters, flush toilets and 104 parking spaces. A fishing area, including a handicapped pier is also available. Forty-eight acres of the park are undeveloped, and the County's tree nursery is also in the park.

Nine Mile Forest Unit - This is known as a recreation area with many miles of hiking, mountain biking, and cross-country ski trails. Skiing is promoted with a ski chalet and over 25 kilometers of one-way loops. The forest is open to hunting and snowmobiling. Nine Mile has 4755 acres of mixed uplands, marshes, and water impoundments.

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

Park System Needs

The Village is known for its good parks and recreation facilities and particularly, for their high level of maintenance. Responses to community surveys and other input received by the Village suggest a desire for the following park and recreation facilities:

- Skateboard park
- Dog run parks
- More volleyball courts (high demand by SE Asian population)
- More tennis courts (need 4)
- Outdoor basketball courts (note – there are 6 courts inside the Greenheck field house)
- More biking/hiking trails
- Additional picnic pavilions

It is noted the Village is a co-sponsor, with the Boys and Girls Club of the annex at the Greenheck Field House. This facility serves about 70 kids per night. The Village provides funding, the School District provides the facility, and the Boys and Girls Club provide staffing.

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The Village has park dedication provisions in its subdivision ordinance that allow for dedication of either land or cash. The Village also identified three potential future parks. Two neighborhood parks are proposed south of STH 29. One new community park is proposed along the Eau Claire River just west of CTH J.

Issues

- **Preservation of Green Space** - The 2002 Community Survey results indicate that preservation of green space and environmental protection are considered very important to community residents.

11. Economic Development

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

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

County Economic Environment

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

industries progressed, so did industries such as transportation, communications, public utilities, government, trade, finance, insurance and real estate. The County now enjoys a well-diversified economy.

Agricultural Economy - Located on the eastern edge of the Wausau metro area, the economic health of the agricultural economy does not greatly influence the Village's local economy. While some areas of the Village remain rural in character, much of the Village is currently, or planned to be developed at suburban densities. However, the agricultural economy, which is subject to national and international pressures, affects the economic health of the County and thus, indirectly affects the Village economy.

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

The following information regarding forces influencing changes in the rural area was summarized from two reports prepared by the Marathon County Task Force on the Rural Economy: *Agricultural Issues in Marathon County* (January 10, 2003) and *Report of the Marathon County Task Force on the Rural Economy* (April 2003):

Village of Weston

- The average age of the current agricultural owner/operator is nearly 55; a large number are nearing retirement.
- The low entry rate into agriculture reflects the high capital investment and low profit margins.
- Crop land and open space are being broken up into smaller fields by rural residences.
- Environmental regulation of farms by the State and Federal government continues to increase. Agriculture is identified as a major non-point source of water pollution (sediment and nutrients) in the U.S.
- Conflicts between various land uses in rural areas are increasing.

Key Economic Sectors

Key sectors of a regional economy can be identified by size; by growth or decline in employment; by a concentration of the industry in the local area exceeding the national concentration. An industry that shows a higher concentration of employment than the national average is considered a “basic industry” and is identified by a technique called “Location Quotient” analysis. Basic industries are those sectors that export a product or service from the local community into the national or international economy. They are a critical part of the “economic engine” for a region, affecting the growth and health of many dependent sectors such as retail, transportation, construction, and local services. Top industry groups in Marathon County are shown below in Table 11-1.

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

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

*data suppressed to maintain confidentiality

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

Local Economic Environment

Historically, commercial and industrial development in the Village was concentrated along Schofield Avenue and/or Business 51. Retail commercial type businesses are concentrated along Schofield Avenue between its intersection with Business 51 and Birch Street. This area has recently undergone physical (road and streetscape) improvements and a small Tax Increment Finance District (TIF) was recently established to encourage redevelopment of the area to create a “life-style center” consisting of community-oriented retail shopping. Most heavy manufacturing in the Village is concentrated around the intersection of CR J and STH 29.

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The intersection at Camp Phillips Road (CTH X) and STH 29 is experiencing a significant amount of new development. The Village designated the north side of this intersection for higher end commercial development. The new Weston Regional Medical Center opened in 2005 on the south side of this intersection. It is anticipated this area will become a major commercial node, not only serving the Village of Weston, but also the surrounding region.

Table 11-2 illustrates population and employment information for the Village of Weston. In 2000, there were 4,414 people employed at jobs located in the Village. Data show that most jobs were in the Service or Other sectors, which had 1,194 and 1,141 employees, respectively. Manufacturing and Commercial sectors employ about the same amount of people, with 768 and 743 employees, respectively. The Self-Employed/Farm sector represents the smallest number of employees.

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

POPULATION	12,079
EMPLOYMENT:	
Commercial	743
Manufacturing	768
Service	1,194
Other	1,141
Self-Employed/Farm	568
TOTAL	4,414

Source: *Marathon County 2030 Population and Employment Projections Methodology Report, NCWRPC, 2003*

Employment Projections

Information on employment in Marathon County is gathered separately for non-farm and farm employment. The Wisconsin Department of Workforce Development (DWD) collects data on non-farm employment. The DWD estimated non-farm employment in Marathon County to be 49,407 in 1990 and

65,630 in 2000. This represents about a 33 percent increase over ten years. Data on farm employment is collected by the Census of Agriculture and consists of hired farm labor and operators. In 1987, farm employment in Marathon County was estimated to be 11,643 and in 1997 it was estimated to be 8,298. This represents a decrease of almost 29 percent.

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

Table 11-3: Employment Projections – 2000-2030

	Total Employment by Year						
	2000	2005	2010	2015	2020	2025	2030
Weston	4,414	4,656	4,897	5,139	5,381	5,622	5,864
County	72,508	75,625	78,742	81,859	84,976	88,093	91,210

Source: *Marathon County 2030 Population and Employment Projections Methodology Report, NCWRPC, 2003*

By the year 2030, it is estimated that the Village will provide employment to over 5,800 workers. This represents an employment increase of almost 33 percent and assumes a moderate growth rate based on the rate of change in employment between 1990 and 2000 for non-farm employment. The estimates suggest an overall increase in employment by 2030 between 28 percent if a lower than expected growth rate occurs and 38 percent if a higher growth rate occurs Table 11-3a.

Table 11-3a: Percent Change in Employment, 2000-2030

	Percent Change in Employment by Growth Rate		
	Low Growth	Moderate Growth	High Growth
Village of Weston	+28	+33	+38
Marathon County	+21	+26	+34

Source: *Marathon County 2030 Population and Employment Projections Methodology Report, NCWRPC, 2003*

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Employment projections were also prepared for the 2035 LRTP, and are based on building permit and other data gathered between 2000 and 2005. These indicate a higher rate of employment growth than the NCWRPC projections, resulting in an employment base of over 7,000 by 2030. These projections are shown in Table 11-4.

Table 11-4: MPO Employment Projections, 2000-2030

	Total Employment by Year							
	2000	2005	2010	2015	2020	2025	2030	% chg.
NCWRPC	4,414	4,656	4,897	5,139	5,381	5,622	5,864	32.8%
MPO Adj.	4,740	5,169	5,597	6,026	6,454	6,883	7,311	+54.2
County	72,508	75,625	78,742	81,859	84,976	88,093	91,210	25.8%

Source: NCWRPC, 2003 and Marathon County Metropolitan Planning Commission [MPO adjusted - prepared for 2035 LRTP]

Major Local Employers

Weston Regional Medical Center – This new medical complex is anticipated to provide 900 direct jobs. In addition, the area around the medical facilities is planned for commercial office and retail development that will likely attract spin-off commercial and service sector employment.

School District - The DC Everest School District offices, and several of the district's schools, are located in the Village. In 2003, they accounted for 1,015 jobs. The school bus company (Laidlaw Transit) also employs a significant number of Village residents.

"Life-style Center" – This area, along Schofield Avenue extending between Business 51 and Birch Street contains a concentration of retail commercial businesses. The Village established a small Tax Increment Financing District (TIF) in this area to foster redevelopment. This area is the retail heart of the Village. It contains a Target store, which, in 2003, employed 129 people, a Mega Pick-n-Save, and an Ace Hardware store.

Industrial Parks - The Village of Weston Business & Technology Park provides numerous manufacturing and technology-based jobs. The various businesses located in the park are listed on Table 11-5, which also indicates the current facility size and known future expansions. To date, twenty businesses are located in the park. Business and industrial parks located throughout Marathon County are shown in Figure 11-1.

Table 11-5: Land Absorption in the Weston Business & Technology Park, 2000-2003

Year	Company	Acres	Facility Size	Proposed Expansion	Total
2000	J&D Tube Benders, Inc	15.8	90,000	65,000	155,000
2001	Wausau Supply	10	76,500	76,500	153,000
2001	Baer Beverage	10	55,000	--	55,000
2002	Melron	5	30,000	--	30,000
2001	Midland Plastics	11.6	30,000	90,000	120,000
2001	K-Tech	10	23,500	28,500	52,000
2002	Weston Leasing	2.28	18,000	--	18,000
2001	Preventive Dental	5	12,000	8,000	20,000
2002	CENFLEX	3.5	12,000	8,000	20,000
2002	Filing Systems	4	12,000	--	12,000
2002	Absolute Water Systems	1.6	5,000	--	5,000
2002	Brass Oak Company	1.6	4,000	--	4,000
2003	Melron	5	30,000	--	30,000
2003	Clemment Cabinetry	5.1	15,000	5,000	20,000
2003	K&A Manufacturing	10	30,000	15,000	45,000
2003	Dunhams	4.1	8,000	8,000	16,000
2003	Worldwide Packaging	4.2	21,000	10,000	31,000
2003	Applied Laser Technology	10	30,000	--	30,000
2003	Future Products	5	40,000	--	40,000
2003	Midwest Sewing	6.1	20,000	20,000	40,000
Total		129.88	562,000	334,000	896,000

Source: Village of Weston

Table 11-6 indicates the status of available land in the Weston Business Park based on development that occurred through 2002. Given the rapid pace of development, Village staff anticipates the business park will be out of marketable land in two to three years. With only about 30 acres available for new development and an average absorption rate of over 21-acres per year, the land supply could actually be depleted in less than two years if absorption continues at the same rate.

Table 11-6: Weston Business & Technology Park Land Absorption History, 1998 - 2003

Total Land (acres)	160.38
Total Land Sold - 1998 – 2003 (acres)	129.88
Total Land Available for Sale (acres)	30.5
Ave. Absorption/Year (acres)	21.6
Building Coverage to Date (square feet)	562,000
Building coverage to Date (percent)	9.9%

Source: Compiled from information provided by Village staff in Table 11-5.

Table 11-7 compares existing development in all the business parks located in the Wausau metro area, including the City of Mosinee. This is a “snap shot” of conditions existing in 2002 and is intended for comparative purposes. Note that businesses included in Table 11-5 and 11-6 that were constructed in 2003 are not included in the data compiled for Table 11-7.

Table 11-7: Marathon County Urban Business/Industrial Park Summary, 2002

	Year opened	Total acres	Acres sold	Average Annual Absorption	Acres Remaining	Est. Years Remaining	Building sq. ft.	Building to Land Ratio
Industrial Park								
Wausau West	1970	551	351	11.0	200	18.2	3,681,500	24%
Central WI Bus Park - Mosinee	1990	186	136	11.3	50	4.4	1,262,800	21%
Schofield Industrial Parks	1972	822	817	27.2	5	0.2	6,318,300	18%
Weston Business Park								
	1998	160	80	20.0	80	4.0	378,500	11%
Rothschild Business Park	1992	196	51	5.1	145	28.4	NA	NA
All urban business parks	1970	1,719	1,384	43.3	335	7.7	11,641,100	19%

Source: Compiled by Economic Development Services from data obtained from local communities and the Wausau/Marathon County Chamber of Commerce.

Issues

- Controlling and Coordinating Growth** – The Village is growing at an extremely fast pace. Prudent planning is needed to control and direct this growth to ensure sufficient infrastructure and other public facilities are available to accommodate new development. In particular, the area around the new Weston Regional Medical Center is expected to experience a considerable increase in development pressure over the next few years. At the same time, the Village is making improvements to the old commercial core along Schofield Avenue to entice redevelopment.
- Limited Land** – It is anticipated that the Weston Business & Technology Park will be out of marketable land in two to three years. Therefore additional land, suitable for industrial and business park development will be needed to respond to anticipated future demand.

12. Intergovernmental Cooperation

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

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

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

Local and Regional Level Cooperation

Shared Services

Law Enforcement – The Everest Metro police department is shared on a formula basis between the Village, the Town of Weston and the City of Schofield.

Fire and Emergency Response- The Village Fire Department serves the Town of Weston. In addition, some equipment is shared with surrounding communities on an informal basis. In April 2005, the Village began an automatic aid agreement with the City of Wausau. As part of the agreement, Wausau sends five fire fighters and one piece of equipment to every structure fire that occurs in the Village. In return, the City of Wausau houses the Village’s five-year-old elevated platform ladder truck (aerial).

Utilities - Wastewater treatment for the Village is handled at the Rib Mountain Metropolitan Sewerage District (RMMSD), which also treats wastewater from the Village of Rothschild, Village of Kronenwetter, and the Town of Rib Mountain. The Village has five wells that serve the Village and the Foremost plant in Rothschild. A sixth well will be built in 2006. The Village also provides utility services to about 800 residents of the Village of Rothschild and a few residents in Schofield.

Cooperative Practice:

Surrounding Municipalities - The Village has mutual aid agreements with surrounding communities.

School District- The Village is located in the DC Everest School District. The school district offices and several school facilities are located in the Village. The general public uses some recreational facilities located at school sites. In particular, the Greenheck Field House, located on the DC Everest Senior High campus, includes a major ice rink facility. Community education and Adult Continuing Education programs are housed in the Greenheck Field House.

Marathon County- The County provides several services to the Village including: 911 dispatch service, access permits, maintenance and improvement of County Highways, planning and permitting oversight regarding shoreland, wetland and floodplain regulation, 208 sewer service area planning services, and animal waste and manure management. The County also provides oversight on compliance with County soil and water conservation policy for the Farmland Preservation Program.

Regional Agencies: The Village coordinates with the Wausau Metropolitan Area Planning Organization (MPO) on regional transportation issues and planning.

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

Existing or Potential Conflicts

- **Annexation** – The Village of Weston prefers to take a non-aggressive approach to annexation. It does not initiate annexation, but will consider it if petitioned. The Towns of Weston and Ringle are the most likely areas where future annexations into the Village may occur.

In Wisconsin, neither incorporated municipalities nor towns can initiate annexation. The process is driven by individual property owners (or developers) who petition for annexation to receive public sewer and water service.

While towns often view annexation as a means to take their

territory, cities and villages view annexations as a means to provide a more logical pattern of development and efficient provision of public services.

- **Parochialism** – Regional cooperation is frustrated by parochialism amongst local officials. This attitude has persisted for years and is one of the primary stumbling blocks regarding cooperative planning and public service provision.

Appendix A

Executive Summary Community Planning 2002 Research Study Results

**Village of Weston
Community Planning 2002 Research Study Results**

Executive Summary

RESPONDENT DEMOGRAPHICS

	General Population N=1,531	Resident 0-5 years N=520	Resident 6 years+ N=1,015
Gender	Male 52% Female 48%	Male 45% Female 55%	Male 52% Female 48%
Age	35 – 54 46%	25 – 44 62%	35 – 54 48%
Home Type	Own single family 91%	Own single family 91%	Own single family 91%
Ethnicity	White, non-Hispanic 97%	White, non-Hispanic 97%	White, non-Hispanic 97%
Children in Household	None - 60% Two - 17%	None - 48% Two - 22%	None - 67% Two - 15%
Household Income	\$50,000 - \$74,999 30% \$35,000 - \$49,999 19%	\$50,000 - \$74,999 31% \$35,000 - \$49,999 18%	\$50,000 - \$74,999 30% \$35,000 - \$49,999 19%
Occupation	Manager / Professional 45%	Manager / Professional 54%	Manager / Professional 40%

VILLAGE APPEARANCE / HOUSING

- 64% (N 1,450) of respondents agree or strongly agree that the Village of Weston needs more moderately priced homes.
- 58% (N 1,433) agree or strongly agree senior citizen housing is needed.
- 56% (N 1,444) would like more parks.
- 87% (N 1,462) do not think the Village needs any more mobile home parks.
- 77% (N 1,523) agree and strongly agree the Village of Weston should enforce a “Neighborhood Beautification” ordinance to ensure all neighborhoods have a clean, tidy appearance.
- 66% (N 1,457) believe the Village should be responsible to protect property owners and the community by regulating land use.
- 82% (N 1,541) report being satisfied or extremely satisfied overall with their neighborhood.

**Village of Weston
Community Planning 2002 Research Study Results**

TRANSPORTATION

- 59% (N 1,496) agree/strongly agree more bicycle and pedestrian routes are needed.
- 51% (N 1,487) think Weston should provide public bus service to key parts of the community.
- Weston residents report Schofield Avenue (96%, N1,530) and Camp Phillips Road (94%, N1533) as the most important roads to the Village.
- Overall, residents are happy with Weston’s road conditions and maintenance.

COMMUNITY ISSUES

Utilizing a 1 – 5 scale residents rated various community issues by level of importance or unimportance. 1 is “not at all important” and 5 is “extremely important”.

- The most important community concerns are:

Neighborhood safety	4.5
Vandalism	4.5
Juvenile crime	4.5
Growth affect on taxes	4.4
Environmental protection	4.1
Preservation of green space	4.0

- 61% (N 1,527) feel growth and development concerns are a major issue and 40% (N 1,542) feel the growth and development problem(s) are generally getting better.

LAND USE AND CONSERVATION

Weston residents favor protecting green space and sensitive land areas in the following priority: (5.0 scale)

- Beautification 4.2
- Increasing tree planting/natural 4.2
- Neighborhood woodlands 4.1
- Wetlands/Eau Claire green space 4.1

UTILITIES AND COMMUNITY SERVICES

Quality Ratings (5.0 scale)

Municipal water system	3.7
Sanitary sewer system	3.8
Property drainage	3.4
Fire protection	4.0
Ambulance service	4.0
Police protection	4.0
Garbage collection	3.9
Recycling program	3.8
Village parks	3.9
Aquatic Center	4.4

- 84% of respondents (N 1,446) agree a majority of the neighborhood should agree to install municipal water and sewer to an existing neighborhood before it is installed.
- 83% (N 1,447) agree that developers should cover the costs for streets, sewer, water, and sidewalks when they create a new neighborhood.
- Residents want the Village to continue spring pick-up (92%, N 1,527), the annual large item drop off (95% N 1,514), and to continue to keep the yard waste site open to Weston citizens only (79% N 1,499).
- 61% (N 1,465) would like more biking/hiking trails and 57% (N 1,465) would like additional picnic pavilions.
- 91% (N 1,495) agree/strongly agree the “Focus” contains important information.

**Village of Weston
Community Planning 2002 Research Study Results**

INTERGOVERNMENTAL COOPERATION

Residents slightly favor working with other communities to merge EMS services. There is no consensus however for merging other municipal services.

- 52% (N 1,453) would be willing to pay a little more in taxes for 24/7 paramedic service availability.

ECONOMIC DEVELOPMENT

- 30% (N 1,443) oppose the use of tax dollars to recruit business, 20% neither favor nor oppose, and 50% favor the cost of recruitment.

Business / Industry Request Ratings (5.0 scale)

Fill County Market building	4.7
Environmentally friendly companies	4.4
Locate business away from residential	4.4
Home improvement store	4.2
Sit-down restaurants	4.1
Technology-based companies	4.1
Retail	4.0
Medical clinics	3.9
Service	3.9
Industrial	3.8
Commercial	3.6
Hotels	3.5
Engineering services	3.5
Personal services	3.4
Repair shops	3.4
Medium suburban mall	3.4
Professionals	3.3
Financial institutions	3.3
Neighborhood mini-malls	3.0

ADMINISTRATIVE FOCUS

- Residents were asked to define, in their own words, what the Village of Weston administration should focus on when it comes to long-term planning. Comments were sorted and analyzed.
- 63% (N 1,563) responded to this question. 807 comments could be sorted in trending categories.
- Respondents top focus issues are:
 - Reduce / maintain taxes
 - Beautification/save green space
 - Economic development
 - Business recruitment
 - Safety issues

Appendix B

Summary of Community Meetings Summer 2003

2003 NEIGHBORHOOD MEETING NOTES
SANDHILL MEADOWS PARK
JULY 31, 2003
6:00 - 7:30 PM

Village Board Present: President Machmueller, Trustees Ermeling, Schuster and Diesen

Staff Present: Administrator Zuleger, Community Development Director Higgins, Finance Director Jacobs, Deputy Chief White, Parks Superintendent Osterbrink, Captain of Patrol Vercimak, Receptionist/Administrative Assistant Arnold

Approximately 9 residents were in attendance.

NOTE: THIS MEETING HAS BEEN RESCHEDULED FOR THURSDAY, AUGUST 21, 2003 AT 6 PM AT THE SANDHILL MEADOWS PARK SHELTER DUE TO WEATHER & LACK OF PUBLIC PARTICIPATION.

Housing & Property Maintenance

- Those in attendance felt that the Village had too much multi-family housing and they wanted the Village Board to limit the number of new multi-family constructed in the Village.
- Residents present felt that the Village should have a property upkeep ordinance.
- They would like vehicles kept on a property to be in good working order and parked on an all-weather surface.
- Residents present would like to see the Village develop a fining system for ordinance violations.

SE Portion of the Village

- All those in attendance felt that an environmental protection overlay district or wetland protection standards should be developed by the Village especially in the SE portion of the Village.
- Those in attendance felt that if sewer and water is extended into the SE portion of the Village that the Village should continue with its current policy that the developer pays for the extension.

Environmental

- Residents present wanted to limit residential expansion in wetlands. They felt that developing an environmental overlay district with additional restrictions on development in the wetlands of the SE portion of the Village was a good idea.
- A majority of residents liked the idea of preserving neighborhood woodlands.
- Residents present would like to see more parks and green space in the Village.
 - Residents present stated they would like to see the following added to our current parks or in future Village parks:
 - Monkey bars (more playground equipment)
 - Dog park
 - Basketball courts
 - Skateboard park
- They also liked the new shelter at Sandhill Meadows Park.

Economic Development

- Retail development recruitment:
 - Want
 - More sit down family restaurants – not fast food
 - Would like to see some more retail stores – specifically clothing stores
 - Home Improvement store
 - Residents strongly agreed that a home improvement store was needed in this area
 - Fleet Farm, Menards, and Lowes were all discussed as possible options to meet our home improvement needs.
- Lifestyle Center retail area
 - A majority of those in attendance liked the idea of a lifestyle center where they could get all their shopping needs done in one area.
 - Residents would also like the Village to work on greening up the Target/Pick-n-Save area and were not opposed to creating a Tax Incremental District (TID) in that area to assist with greening the area up. Residents present were not against using Village money to make the Village look better. One lady in the audience asked if the Village could plant flowers and place hanging baskets in areas of the Village to make it look prettier.
- Residents present would like the Village to continue to recruit light manufacturing and medical, which creates good paying jobs for the community. They felt that good paying jobs were more important than having a lot of retail.

Transportation

- Residents questioned if/when Alderson Street and Birch Street would be redone.
- **Residents requested sidewalks along Birch Street**
- **Residents requested a bike/pedestrian trail along Alderson Street.** Residents said lots of runners/walkers/bikers are out using the street especially in the early morning and early evening.

Intergovernmental Cooperation

Those present agreed that if critical services could be provided with other communities at a cheaper rate or same rate they would be open to consolidation of these services.

- Fire Department
 - Partnering with the City of Wausau to purchase an aerial fire truck – Yes
 - Merge fire departments if found to be cheaper or same costs with same level or better service.
 - A resident questioned as to how long before a full time fire department would be established and asked if the Village currently has a full time EMT service.
- Community Consolidation
 - Consolidation with City of Wausau – **NO**
 - Consolidation with Schofield/Rothschild – **NO** – Those in attendance felt that the Village would lose its small town feel
 - Majority of those in attendance felt we should keep Weston/Weston

- Creation of a Metro Sewer and Water Utility
 - Consolidate into a Metro Sewer and Water Utility – Yes if they would see a drop in their water bill.

Neighborhood Issues

- A question was asked concerning the Village's current noise ordinance. Residents in the Sandhill Meadow's neighborhood are having problems with a property owner (2710 Howland) close by who is running ATV's on their property at all hours of the evening.
- Residents' commented that they have seen the speeding problem on Shorey Avenue get better but they are now seeing more motorists **speeding on Alderson Street.**
- Residents are seeing an **increase in the deer population and questioned if anything was going to be done to thin out the herd present in the Village.**
- A resident thanked Dean Zuleger for taking care of her drainage issue on her property.
- A resident commented that the InterCon/WPS project left **potholes on the northern corner of Von Kanel Street and Schofield Avenue intersection.**
- Residents in attendance really like the Village's current newsletter and would like it to continue. They also like the current publishing schedule of six times per year (or every other month). **A resident asked if the newsletter could be emailed and if it would be available on the Village's website.**
- A resident present asked how kids from the Sandhill Meadow's subdivision would get to the new YMCA safely. Would sidewalks be added in this area?
- Residents felt that the Village should invest in more of the flashing speed zone signs like the one in front of the Public Safety building instead of adding more police officers at this time.

Overall, those who attended the meeting felt that the Village was on the right track.

2003 NEIGHBORHOOD MEETING NOTES
SANDHILL MEADOWS PARK
August 21, 2003
6:00 - 7:30 PM

Village Board Present: President Machmueller

Staff Present: Administrator Zuleger, Community Development Director
 Higgins, Finance Director Jacobs, Parks Superintendent
 Osterbrink, Clerk Weinkauf, Deputy Clerk Brod,
 Receptionist/Administrative Assistant Arnold

Approximately 14 residents were in attendance.

NOTE: THESE MEETING NOTES ARE FROM THE SECOND MEETING HELD AT SANDHILL MEADOWS PARK. THE FIRST MEETING HELD ON JULY 31ST WAS HELD BUT RESCHEDULED FOR THURSDAY, AUGUST 21ST DUE TO WEATHER & LACK OF PUBLIC PARTICIPATION.

Housing & Property Maintenance

- Residents in attendance felt that the Village has enough trailer courts. They don't think the Village should add any more.
- Residents felt that the Village housing stock was lacking for homes in the \$129, 000 to \$200,000 range.
- Residents present felt that the Village should be prudent when approving more duplexes being built in the Village. Many present said that the Village should not allow any more to be built.
- Those in attendance felt that the developer should provide and pay for extensions of sewer and water to subdivisions.
- Residents felt that the Village should develop minimum standards for property maintenance. They felt a beautification ordinance was needed in the Village.
- Only 1 person present felt that property owners should be able to park vehicles, trailers and campers that are licensed, registered and in good repair on the lawn.
- Residents present felt that the Village should keep efforts up on Village beautification.
- Residents present felt that the Village should keep the 11pm curfew policy for youth 16 and under. Midnight for 17 and older.
- Residents felt that a noise ordinance should be developed with an 11 pm enforcement time.
- Residents in attendance felt that the Village should work on regulating stereo and motorcycle noise.

Environmental

- Residents want the Village to create a formula/guidelines to require/make developers preserve neighborhood woodlands.
- About half present felt that the Village should require new residences not on sewer and water to put in environmentally sensitive septic systems.
- The Village should allow selective hunting.
- The Village should preserve the wetlands we have.

Economic Development

- Retail development recruitment:

- Want
 - More sit down family restaurants – not fast food
 - George Webb Restaurant
 - Drug Emporium (a women’s version of Menards)
 - Would like to see some more retail stores – specifically clothing stores
 - Home Improvement store
 - Residents strongly agreed that a home improvement store was needed in this area
 - Fleet Farm, Menards, and Lowes were all discussed as possible options to meet our home improvement needs.
- Lifestyle Center retail area
 - A majority of those in attendance liked the idea of a lifestyle center where they could get all their shopping needs done in one area.
 - Residents present liked the idea of investing Tax Incremental Finance (TIF) dollars to green up the Target area and make it more pedestrian friendly.
- Residents present would like the to Village recruit jobs with higher pay and stay away from business/industry with smoke stacks.

Transportation

- **Residents requested a walking path up Birch Street.**
- **Residents requested a bike/pedestrian path on Alderson Street.**
- **Speeding on Shorey Avenue (Note: While we were meeting a car going East on Shorey blew through the 4 way stop at Alderson and stopped on the other side of the intersection. The car was traveling well over the speed limit.)**
- A resident questioned when construction on Camp Phillips Road would begin.
- Residents are concerned with Speeding on Alderson Street and Birch Street.

Intergovernmental Cooperation/Municipal Services

- Keep the Village newsletter, with issues every other month. A resident asked if it could be put on the Internet or emailed to residents.
- Keep partnering with the Greenheck Field House to offer the Boys and Girls Club annex.
- Only 1 resident present was interested in bus service in the Village.
- Residents present did not want to go to every other week garbage pickup, they liked the current weekly service.
- Intergovernmental Cooperation
 - Partnering with the City of Wausau to purchase an aerial fire truck – Yes
 - Consolidation with the City of Wausau - **NO**
 - Consolidate Sewer and Water - **YES**

Neighborhood Issues

- Police need to be out patrolling Shorey Avenue.
- A resident present asked how kids from the Sandhill Meadow’s subdivision would get to the new YMCA safely. Would sidewalks be added in this area?

Overall, those who attended the meeting felt that the Village was on the right track.

2003 NEIGHBORHOOD MEETING NOTES
KELLYLAND PARK
JULY 17, 2003
6:00 - 7:30 PM

Village Board Present: President Machmueller

Staff Present: Administrator Zuleger, Community Development Director
 Higgins, and Deputy Chief White

Approximately 67 residents were in attendance.

Housing

- Those in attendance felt the Villages current multi-family housing stock was adequate.
- ISSUE: Residents present want the Village Board to curb the development of multi-family housing.
- Current state of Village housing stock:
 - Multi-family – have enough
 - \$50,000 – \$100,000 – have enough
 - \$100,000 - \$150,000 – have enough
 - **\$150,000 - \$200,000 – NEED**
 - \$200,000 - \$300,000 – have enough
 - \$300,000 and above – have enough
- Residents in attendance felt there was a need for an ordinance for home upkeep. ISSUE: Property maintenance
- Residents in attendance felt that changing the current residential parking ordinance to allow for boats, campers and other recreational vehicles was a good idea however, they requested that a limit be included such as allowing only one boat on a property for aesthetic purposes.

Economic Development

- Want
 - Staples (Resident wanted to know if it could go in the old County Market Building)
 - Motels/hotels and more restaurants
 - Red Lobster
 - Need a home improvement store like Fleet Farm or Menards
 - Walt Disney Store
 - More things for kids to do
 - A majority of those in attendance felt that the Village should continue to keep \$25,000 in the budget to support the Boys and Girls Club Annex in Weston. They felt the program was a good use of Village funds and an important program for Village Youth.
 - Chili's
 - Panera Bread
- Lifestyle Center retail area
 - A majority of those in attendance felt that the Target/Pick-n-Save area should continue to be developed as the retail area for the

Village. They also liked the idea of a lifestyle center where they could get all their shopping needs done in one area.

- Residents said, yes, absolutely work on greening up the Target/Pick-n-Save area and were not opposed to creating a Tax Incremental District (TID) in that area to assist with greening the area up.

Parks and Recreation

- A resident asked if concrete could be placed by the hockey boards in Kennedy Park so it could be used by youth Roller Hockey Leagues.
- The new Eau Claire River Trail was discussed and residents had questions concerning what was and wasn't allowed on the trail after it was completed.
- A majority of those in attendance would like to expand our trail system creating more trails, and adding bike and pedestrian lanes throughout the Village.

Transportation

- Residents in attendance applauded when Dean told them that a bike/pedestrian lane would be added to the Ross Avenue Bridge when it was remodeled.
- A resident complimented the State and County workers who are working on the STH 29 ramps on Camp Phillips Road.

Intergovernmental Cooperation

- Community Consolidation
 - Consolidation with City of Wausau – **NO** – A resident asked what the advantages would be? Many thought there were no advantages. They need us we don't need them.
 - Consolidation if we can show cheaper and better services? – A few hands went up in favor.
 - Majority of those in attendance felt we should keep Weston/Weston
- Fire Department
 - About half of the residents present agreed that partnering with the City of Wausau to purchase an aerial fire truck was a good idea.
 - Consolidation of fire departments with Wausau – A few residents thought that this was a good idea. Many voiced concerns over the distance between the communities and that they didn't like Wausau politics (how issues were handled in Wausau).
 - A few more residents agree that a consolidated fire department with Weston, Schofield, Rothschild and Kronenwetter would be a good idea. One resident present said that Wausau is what scares them. That's why they live in Weston.
- Creation of a Metro Sewer and Water Utility
 - Those in attendance said a Metro Utility would be an ok idea if it were cheaper.
- A resident commented that more details would be needed before an opinion could be formed on consolidation issues. He said that you couldn't make a blanket statement and expect an answer or an opinion with out more details being provided.
- Overall residents in attendance want to keep Weston, as it presently is, not consolidated with any other community.

SE Portion of the Village

- A majority of those in attendance felt that an environmental protection overlay district should be developed in this portion of the Village. Residents present wanted to limit residential expansion in wetlands. They felt that developing an environmental overlay district with additional restrictions on development in the wetlands of the SE portion of the Village was a good idea.
- Those in attendance felt that if sewer and water is extended into the SE portion of the Village that the Village should continue with its current policy that the developer pays for the extension.
- A few present thought the area should not be developed and should be left green and in farmland.

Environmental

- A majority of residents liked the idea of preserving neighborhood woodlands.
- Over half of those attending would like more green space kept/added throughout the Village.

Newsletter

- Residents were asked what they thought of the Village newsletter *Focus*. When asked if the Village should continue to publish the newsletter all residents present agreed that it should be continued. Many said that they are using the newsletter to keep up on Village news, as they do not receive the Daily Herald. They would also like it to continue to be published at its current rate of 6 issues/year (bimonthly).
- There were requests to have the newsletter on our website along with important notices and other Village information.

Vilas asked if those present felt the Village was heading in the right direction. Those in attendance said yes and applauded the direction that Village leaders were currently taking the Village in.

Neighborhood Issues

- **Noise problem at Old Castle Glass.**
- **Stop sign needed at Kennedy Avenue and S. Timber Street.**
- **Want the hump removed at the intersection of Camp Phillips Road and Schofield Avenue.**
- **Would like to see the Village spend money on buying the new flashing speed signs (like the one currently being used on Mesker Street) instead of adding additional police officers at this time.**
- **Could Board Meetings be held during the day so that residents who work second shift may attend?**
- **Could Board Meetings be televised on cable access?**
- **Residents in this neighborhood have had a lot of problems with their cable service lately. Cable has been out a lot.**
- **Drainage problem in River Bend area last year.**
- **Property maintenance issues on Cherry and Willow Street (Kennedy Park Neighborhood) – NOTE: Higgins has been working on this issue since May 2003. At this time the problems in this area have been resolved.**
- **Residents would like to see the “Dirty Dozen” list published in the newsletter again if it will help to clean up some of the worst properties or the most habitual violators.**

- **Driveways on Von Kanel Street (North of Schofield Avenue) need to be repaired where the driveway meets the street.** – Note: Resident was advised to call Don Smith to schedule repair.
- **Could the School District be approached to add parking along Sternberg Avenue in the schoolyard so that activities held at the school/soccer fields have somewhere to park instead of on the street.**
- A resident inquired about a rumor they heard concerning a new elementary school being built out by the new middle school.
- A resident inquired about what the long range water supply looks like for the Village with the demands added from the Village's increased growth.
- A resident asked about the Village's long-term plan for Weston Avenue east of Camp Phillips Road.
- **A resident was concerned with the Reedy Subdivision proposal (Shorey Avenue) and any development in sensitive wetland areas. The resident voiced his opinion that these areas should be protected.**
- **Jean Ellen Street and Sternberg Avenue intersection needs a stop sign (Russ Obermeyer, 5411 Jean Ellen Street).**
- **Residents had issues with school bus drivers not obeying speed limits.**
- **Railroad track by Kelly Club – could it be designated as exempt.**
- Residents inquired about what was happening in the Kenworth/Little Joes area at the intersection of Camp Phillips Road and Schofield Avenue.
- Inquiry as to status of Nitzke property (next to Wendy's)
- **Weed patch in front of Target Area** – Residents also asked about the status of development on the property.
- **Sandy Lane/Ross Avenue intersection – Will it be improved when Ross Avenue is worked on.** NOTE: A round a bout is being looked at for this area.
- **Ice rinks and/or cross-country trails in Rogan (Kellyland) Park. Link to Eau Claire River Trail.**
- **Would like to see more winter activities available in the parks.**
- Resident inquired about timeline on sewer and water into Powers subdivision area. Resident was told Village was currently not planning for it and not to expect it until the wells begin to go bad.
- **Could we put educational information in the newsletter or create a pamphlet on how residents should care for their septic systems and wells to increase the lifespan of them.**
- **Street light on Bayberry Street and Ross Avenue.**
- **Drainage problem with ditches along Acre Street.**
- **There were five complaints filed by residents concerning vehicles, weeds and property maintenance.**

2003 NEIGHBORHOOD MEETING NOTES
KENNEDY PARK
JUNE 24, 2003
6:00 - 7:30 PM

Village Board Present: President Machmueller, Trustees Schuster and Diesen

Staff Present: Administrator Zuleger, Community Development Director
 Higgins, Village Engineer Vergara, Community Service Officer
 Weaver, Deputy Chief White

Approximately 90-100 residents were in attendance.

Housing

- Types of housing residents thought were needed in the Village
 - More single family residences (\$75,000 to \$200,000 range)
 - Those in attendance felt that the Village has enough multi-family residences: duplexes, apartment buildings etc. – Especially in the Alderson Street area
 - Village needs more assisted living facilities & they need to be allowed in residential areas
- ISSUE: Property maintenance on duplexes – residents wish owners would keep them up better
- A majority of those in attendance felt that a housing grant program would be a good thing for the Village to begin as long as it did not use tax levy money.
- Many residents in attendance felt that the Village should just provide essential services

Ordinances

- There were many questions on Village ordinances – how many cars are allowed on a property, how big your woodpile can be, truck traffic construction hours, etc.
- Those present felt that the ordinances should be enforced better and agreed that a fining system may help with enforcement.

Miscellaneous Issues

- Eau Claire Avenue has a deer problem. All the cedar trees are being damaged/killed by deer
- Normandy Avenue – Chain link fence on state property has a hole in it from deer/kids

East Everest Avenue Area

- Many concerns were voiced by residents concerning East Everest Avenue and the impacts the new commercial development there would have on the existing neighborhood.
 - Future traffic levels
 - Land use issues – commercial development occurring in an existing residential neighborhood
 - There are already drainage issues off of E. Everest Ave - will adding this development increase the drainage problems?
- Residents present would like to know the future layout of E. Everest Ave when they are finalized

Sewer and Water

- Majority of those present agreed that the Village's current policy of requiring the developer to extend sewer and water at their own expense was a good policy.

SE Portion of the Village

- Those in attendance felt that if sewer and water is extended into the SE portion of the Village that the Village should continue with its current policy that the developer pays for the extension.

Environmental

- A majority of residents agreed that neighborhood woodlands should be preserved.
- Few residents present felt that the Village needed more open/green space.

Economic Development

- Strong desire for a home improvement/lumber store.
- Retail development recruitment:
 - Want
 - Home Improvement store
 - Residents strongly agreed that a home improvement store was needed in this area
 - Fleet Farm, Menards, and Lowes were all discussed as possible options to meet our home improvement needs.
 - Residents in attendance were very happy that the Village was able to get a buyer for the 29 Super grocery store and were pleased with it being a Mega Pick-n-Save
- Restaurant recruitment:
 - Baker's Square
 - Olive Garden
 - Red Lobster
- Lifestyle Center retail area
 - A majority of those in attendance felt that the Target/Pick-n-Save area should continue to be developed as the retail area for the Village NOT moved out to the Camp Phillips Road/STH 29 interchange area. They also liked the idea of a lifestyle center where they could get all their shopping needs done in one area.
 - Many residents said the Village should work on greening up the Target/Pick-n-Save area. A resident in attendance comment that he thought that Target was doing a good job in their remodeling effort. About half the residents said that the Village should create a Tax Incremental District (TID) in that area to assist with greening the area up.
 - Over half of those present would like to see the Damon Farber principles used within the proposed Lifestyle Center
 - A question was asked concerning the status of the Nitke property (next to Wendy's)
 - Residents would like to see some type of buffer between the proposed Lifestyle Center and the surrounding residential areas since currently there is no buffer in place.

Transportation

- 50% of the residents present said to continue with the present Village sidewalk policy to connect schools, parks and shopping. 2 residents would like to see more sidewalks around the Village.
- ISSUE – Residents felt that future sidewalks installed by the Village should be wider (5 feet)
- A resident asked why the sidewalks near Kennedy Park did not go right up to the curb. They would like to see the sidewalk extended to the curb.
 - Residents would like to see a pedestrian path created to East Everest Avenue
 - Residents questioned when/if sidewalks would ever be placed on Ross Avenue
 - Residents questioned the sidewalk policy of putting sidewalks on both sides of the street

Intergovernmental Cooperation

- Fire Department
 - Most people present agreed that partnering with the City of Wausau to purchase an aerial fire truck was a good idea (80%)
 - Consolidation with Schofield, Rothschild, Kronenwetter (50% agreed)
 - Consolidation with City of Wausau (only 6 people agreed)
- Community Consolidation
 - Consolidation with City of Wausau – **NO**
 - Consolidation with Schofield/Rothschild – **NO**
- Creation of a Metro Sewer and Water Utility – **NO**
- Majority of those in attendance felt we should keep Weston Weston – Keep Identity!

Police Department Issues

- A resident commented that an officer is needed to just handle speeding within the Village
- There was a comment from a resident present that they felt the Everest Metro was doing a great job!
- A resident said that increased patrol is needed near Heuss and Daley Avenues.
- There were concerns with truck engine break noise along STH 29
- A resident was concerned about the paper carriers driving down the wrong side of the street – White offered to call the Daily Herald Subscription Office concerning the issue.
- Many residents were concerned with speeding in the Village and with police officers speeding too.
- Concerns with car stereo noise
- Questions on Village curfew

Neighborhood Issues

- **A resident said that there was a raised man hole cover which had never been dropped down/finished on East Neupert Avenue**
- **A suggestion was given that if the Village is going to have ordinances they need to be enforcing them better.**
- Many of the residents present said they had **drainage issues**.
- A question was asked if the Village could do anything about **car stereo noise**.

- Residents questioned what the Village **curfew** hours were and who enforced them.
- Community Development Director Higgins received four complaints, after the meeting, concerning unlicensed vehicles, garbage, apartment complex maintenance, air pollution and semi traffic.

2003 NEIGHBORHOOD MEETING NOTES
ROBINWOOD PARK
JUNE 19, 2003
6:00 - 7:30 PM

Village Board Present: President Machmueller, Trustees Ermeling, Schuster and Diesen

Staff Present: Administrator Zuleger, Community Development Director Higgins, Finance Director Jacobs, Police Chief Vergin, Community Service Officer Weaver, Deputy Chief White

Approximately 41 residents were in attendance.

Housing

- Those in attendance felt that the Village has enough trailer courts, duplexes and homes in the \$90,000 - \$120,000 price range.
- ISSUE: Property maintenance on duplexes – residents wish owners would keep them up better
- A majority of those in attendance felt that a housing grant program would be a good thing for the Village to begin as long as it did not use tax levy money.

SE Portion of the Village

- Residents asked questions on the following: 1) how expanding sewer and water to the SE portion of the Village would affect current sewer/water users water quality/quantity and 2) if this area of the Village was currently in the Sewer Service Area.
- A majority of those in attendance felt that an environmental protection overlay district should be developed in this portion of the Village.
- Those in attendance felt that if sewer and water is extended into the SE portion of the Village that the Village should continue with its current policy that the developer pays for the extension.

Environmental

- Residents present wanted to limit residential expansion in wetlands. They felt that developing an environmental overlay district with additional restrictions on development in the wetlands of the SE portion of the Village was a good idea.
- A majority of residents liked the idea of preserving neighborhood woodlands.
- There was not much interest in creating new parks. A majority of residents did not like the idea of a skateboard park. One gentleman asked if small skateboard friendly areas could be put in some of the existing parks instead of creating a new park devoted to skateboards. He felt that the kids in the area needed a place to go and at least kids were exercising when they were skateboarding.

Economic Development

- Strong desire to recruit more jobs, especially higher paying jobs.
- Retail development recruitment:
 - Want
 - Burlington Coat Factory
 - Costco Warehouse (similar to Sam's Club, there are none currently located in Wisconsin, closest warehouses are in Illinois and Minnesota, website is <http://www.costco.com/>)

- Home Improvement store
 - Residents strongly agreed that a home improvement store was needed in this area
 - Fleet Farm, Menards, and Lowes were all discussed as possible options to meet our home improvement needs.
- Do not want
 - Circuit City or any other electronics store
- Residents in attendance were very happy that the Village was able to get a buyer for the 29 Super grocery store and were pleased with it being a Mega Pick-n-Save
- Restaurant recruitment:
 - Outback Steakhouse
 - Chili's
- Lifestyle Center retail area
 - A majority of those in attendance felt that the Target/Pick-n-Save area should continue to be developed as the retail area for the Village NOT moved out to the Camp Phillips Road/STH 29 interchange area. They also liked the idea of a lifestyle center where they could get all their shopping needs done in one area.
 - Residents said, yes, absolutely work on greening up the Target/Pick-n-Save area and were not opposed to creating a Tax Incremental District (TID) in that area to assist with greening the area up.

Transportation

- Overall the residents present had no problems with the present Village sidewalk policy and saw no reason to change it at this time.
- Most residents felt that there was no need for bus service in the Village. A few participants were more receptive to providing the following route: down Schofield Avenue to Camp Phillips Road to Weston Avenue to Alderson Street to Jelinek Avenue to Business 51 and back to Schofield Avenue. A gentleman made a comment that a bus route may be needed in the future that goes out to the business park so that workers can get to and from work.
- A majority of residents in attendance felt that signals were **not** needed at the Alderson and Jelinek Streets intersection.
- Residents stated that they have seen an increase in traffic between Ryan Street and CTH J.
- The following transportation related problem areas were discussed:
 - Residents remarked that the Callon Avenue curve was still dangerous. (See neighborhood issues for further discussion)
 - On Monday evenings they see an increase of traffic from the Auto Auction.
 - They see a lot of people driving too fast near the collapse area on Schofield Avenue where it goes from four lanes to two lanes.

Intergovernmental Cooperation

- Fire Department
 - Most people present agreed that partnering with the City of Wausau to purchase an aerial fire truck was a good idea.

- Most present agreed that a consolidated metro fire department was a good idea especially if it would cost less than a Village run 24/7 paramedic service. One resident questioned if the Villages station would still be used if a consolidated department was created.
- Community Consolidation
 - Consolidation with City of Wausau – **NO**
 - Consolidation with Schofield/Rothschild – **NO** – Those in attendance felt that the Village would lose its small town feel
 - Majority of those in attendance felt we should keep Weston/Weston
- Creation of a Metro Sewer and Water Utility
 - Those in attendance had mixed feelings about a Metro Utility. A question was asked about how much money could potentially be saved on a bill.

Callon Avenue Sewer and Water Issues

- Those in attendance were read a memo from Keith Donner, Director of Public Works, concerning the estimated age and lack of replacement of the septic systems in the Callon Avenue area.
- Residents were informed that due to the age of the current septic systems and the lack of septic system replacements there may be a need to extend sewer and water service to the Callon Avenue area within the next 5 years.
- A resident in attendance asked if the residents hooked up to sewer and water would they still be allowed to use their wells for lawn watering? They were told that they would need to obtain a permit from the Village to keep the well open.
- A resident in attendance asked if the Village could post the average rates for sewer and water use during the summer months for the Village and neighboring communities in the next edition of the Village newsletter.

Neighborhood Issues

- Many residents voiced their issues concerning a semi truck that is parked in the subdivision. The owner leaves the truck idling over the night and weekends and one neighbor has seen him traveling 40 miles an hour down Christie Lane with the semi on the way to his house. These residents also see a lot of semi trucks missing the driveway for Fabco and turning around in the streets of the subdivision. **The residents in attendance would like a *no truck traffic* or *no truck route* sign placed just after the driveway to Fabco. Residents were told that this issue needed to go before the Safety Committee and would be put on the committee's agenda for their upcoming meeting (June 26, 2003).**
- **A suggestion was given that if the Village is going to have rules they need to be enforcing them better.** Zuleger told those present that the Village would be working on creating a fine system to be used for property owners who violate Village ordinances.
- A few residents stated that the **turnoff at the Callon Avenue/Hunt Street/Schofield Avenue intersection is dangerous.**
- Many residents voiced their issue with the curve on Callon Avenue. Many have seen drivers cross the centerline on the curve and some had even seen drivers push other cars onto the shoulder or into the ditch. **There were a few suggestions from residents on how to potentially resolve the issue: 1) paint a centerline on the curve of Callon Avenue and 2) install sewer and water when Callon Avenue is fixed/reconstructed.**

- A resident was concerned about the **drainage on Teagan Lane**. She said that her front yard and the streets in the Robinwood subdivision area were susceptible to flooding. Others also agreed with her concern.
- A question was asked concerning how many lots were left in the business park and when the Village was expecting build out of the business park.
- A question was asked if the Village could do anything about car stereo noise.

All notes compiled by Jennifer Higgins, Community Development Director