



**Town of Bevent
Comprehensive Plan
2022**

Town of Bevent Comprehensive Plan

Town Board

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Prepared with the Assistance of the:

North Central Wisconsin Regional Planning Commission

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Chapter 1

Demographics

This chapter reviews the demographics of the Town of Bevent and identifies the major trends impacting the town over the next few decades. Both Marathon County and the State of Wisconsin are presented for comparison.

BACKGROUND

The Town is located in the southeast portion of Marathon County. The Town is bounded by the Town of Reid to the north, the Town of Guenther to the west, the Town of Franzen to the east and Town of Sharon in Portage County to the south. Development in the Town is dominated by agriculture with pockets of residences and scattered commercial establishments.

Planning Process

In the spring of 2021, the Town initiated a process to create its first comprehensive plan under the state planning law – 66.1001. (Note that the law requires that a comprehensive plan be updated every ten years.) A variety of Planning Commission meetings were held over the course of 2021 and 2022 to prepare the plan. A final Planning Commission meeting was held early in 2022 to review the final draft and recommend adoption of the plan by the Town Board. The plan was adopted by the Town Board in the spring of 2022.

Public Participation

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

DEMOGRAPHICS

Population and Households

Historical Trends

The estimated 2019 population for the Town of Bevent provided by the American Community Survey is 1,058 people. As shown in Table 1, the Town has experienced stable, steady population growth since 1990, with a slight downturn from 2010-2019. The Town’s population growth (14.3%) was consistent with the county (16.2%) and state (16.3%) from 1990 to 2010. Population growth has slowed considerably since 2010. This slowing occurred in the Town of Bevent, Marathon County, and the State of Wisconsin as a whole. From 2010 to 2019, the county and state saw very little change in population, with the state population increasing at only a rate of 1.8 percent and the county at a 1.0 percent rate. From 2010 to 2019, the Town of Bevent lost population at a rate of 5.4 percent.

Table 1: Demographic Change 1990-2019						
Minor Civil Division	1990	2000	2010	2019	1990-2010 % Change	2010-2019 % Change
Total Population						
T. Bevent	978	1,126	1,118	1,058	14.3%	-5.4%
County	115,400	125,834	134,063	135,396	16.2%	1.0%
State	4,891,769	5,363,675	5,686,986	5,790,716	16.3%	1.8%
Total Households						
T. Bevent	330	411	454	445	37.6%	-2.0%
County	41,534	47,402	53,176	55,466	28.0%	4.3%
State	1,822,118	2,084,544	2,279,768	2,358,156	25.1%	3.4%
Average Household Size						
T. Bevent	2.96	2.78	2.46	2.36	-16.9%	-4.1%
County	2.75	2.60	2.49	2.41	-9.5%	-3.2%
State	2.61	2.50	2.43	2.39	-6.9%	-1.6%

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

Population growth in Marathon County has been concentrated primarily in the urbanized area surrounding Wausau. Most towns in the county have experienced modest percentage growth over the last two decades. Most of the communities with a very high percentage growth also have relatively small populations. Five towns, as well as one city and one village, had population decline between 1990 and 2010.

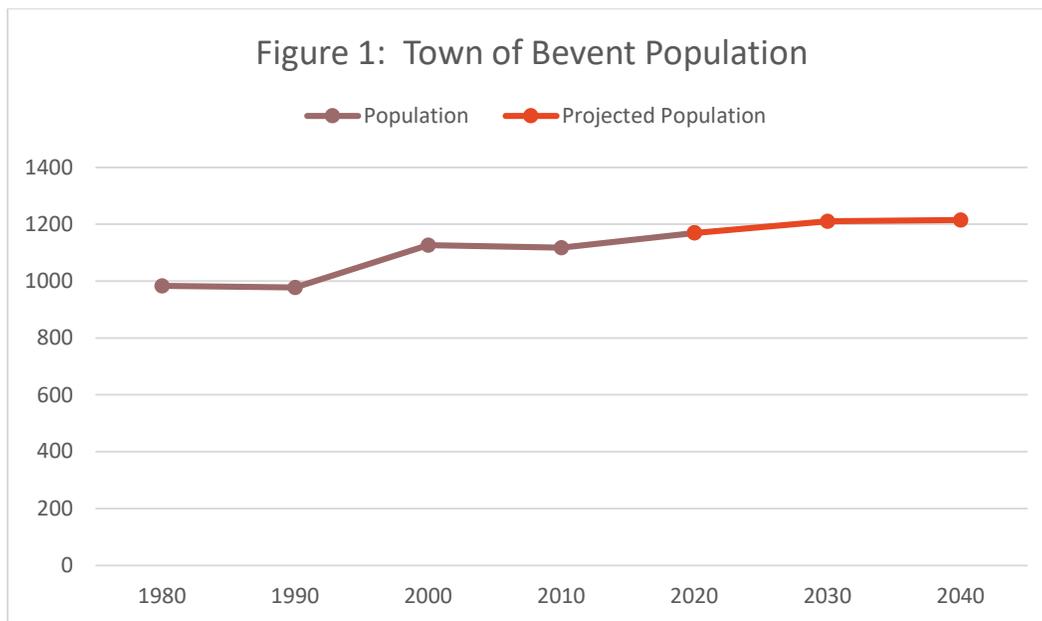
Growth in the number of households has followed a steady increase since 1990, with a slight decrease since 2010. This growth was substantial from 1990 to 2010 at a rate of 37.6 percent, with a slight decrease of 2.0 percent since 2010. Marathon County followed the same pattern and increased at a rate of 28.0 percent from 1990 to 2010, but only 4.3 percent from 2010 to 2019. The state also followed with a high rate of increase in the number of households at a rate of 25.1 percent from 1990 to 2010, and a much smaller increase of 3.4 percent from 2010 to 2019. This high rate of

growth in population and households was experienced in Bevent, the county, and the state from 1990 to 2010, with uniform stabilization after 2010.

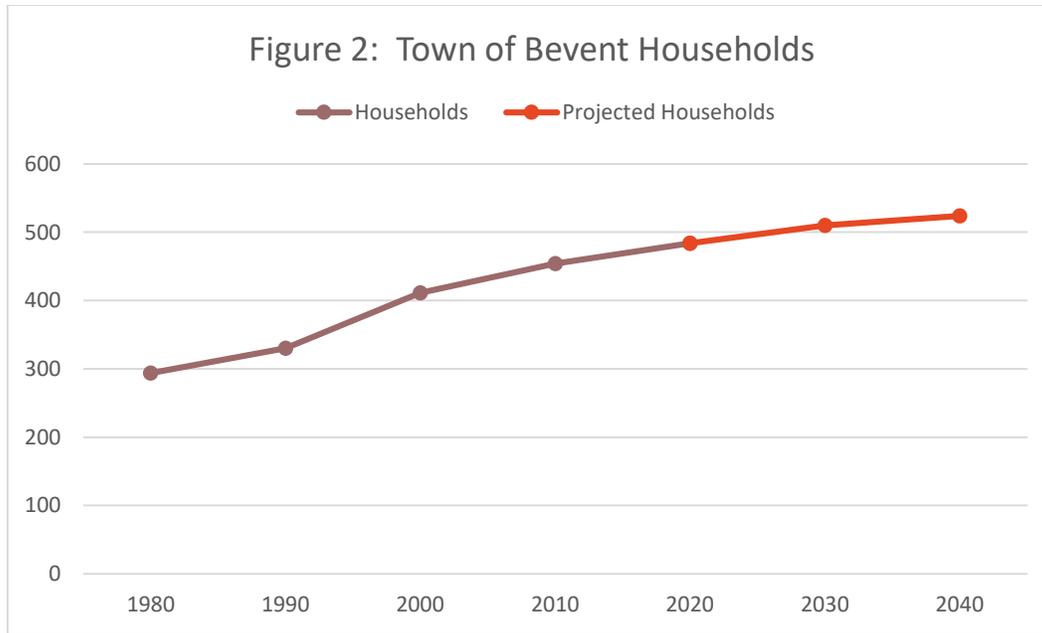
The average household size has been decreasing steadily across the nation over the past few decades. This is due to a multitude of factors including longer life spans, less people having children, and people having fewer children. In the Town, the average household size has decreased fairly steadily in the past few decades, from 2.96 average people per household in 1990 to 2.36 in 2019, for a decrease of 0.60 persons per household. This decrease is more substantial than in the county which has dropped from 2.75 in 1990 to 2.41 in 2019, for a total of 0.34 persons per household. The state household size dropped, but not to the extent of the Town or the county. The state went from an average household size of 2.61 in 1990 to 2.39 in 2019, for a net reduction of 0.22 persons per household.

Projections

Figure 1 shows population projections for the Town of Bevent and Table 2 compares projected population in the Town to Marathon County, based on projections made by the Wisconsin Department of Administration (DOA). The Wisconsin DOA population projections are recognized as Wisconsin's official population projections. These projections are based on historical population and household growth in the community, with more recent years given a greater weight. The Town of Bevent is expected to grow steadily, at a rate of 8.7 percent through 2040. More growth is expected for Marathon County as a whole, which is expected to grow at a rate of 14.0 percent.



Source: U.S. Census, WI DOA



Source: U.S. Census, WI DOA

Figure 2 and Table 3 include household projections completed by the WDOA. Projections indicate that although both population and number of households are expected to increase, the number of households is expected to increase at a faster rate. This is consistent with the recent downward trend in household size. The percent growth of households within Marathon County is expected to outpace the Town, at a rate of 19.8 percent compared to 15.4 percent. The average household size in the Town was 2.46 in 2010 and is expected to decrease to 2.31 by 2040.

Table 2: Population Projections, 2010-2040								
Total Population by Year								
	2010	2015	2020	2025	2030	2035	2040	% Change 2010-2040
T. Bevent	1,118	1,135	1,170	1,195	1,210	1,220	1,215	8.7%
County	134,063	136,510	142,200	146,595	150,130	152,120	152,790	14.0%

Source: WI DOA Population Projections, 2013

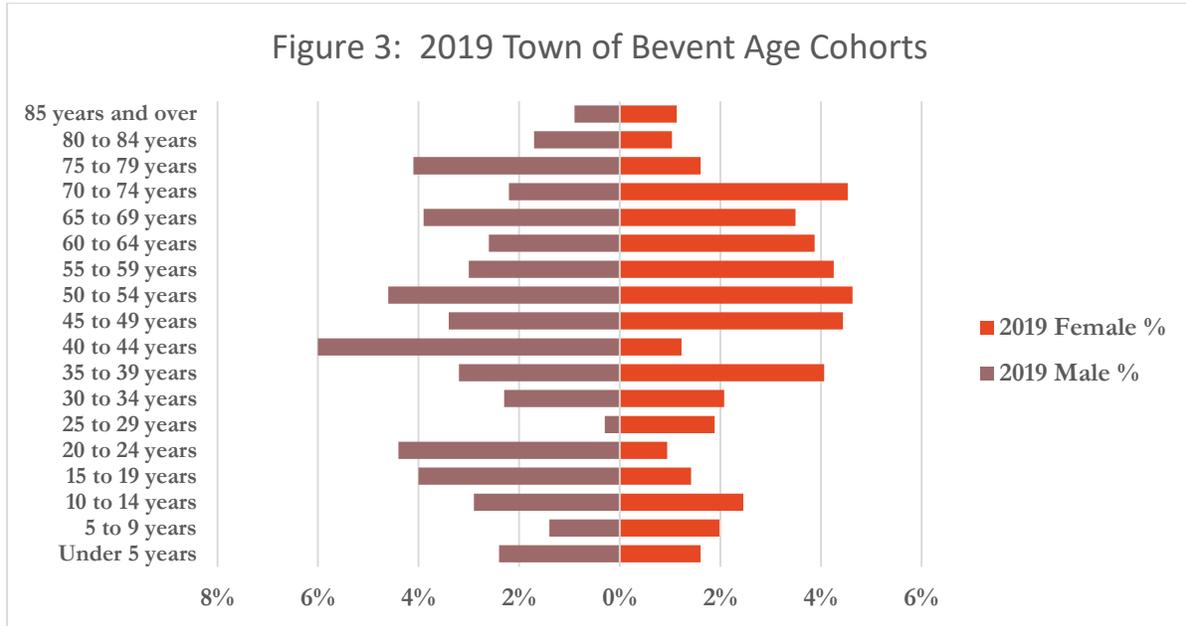
Table 3: Household Projections, 2010-2040								
Total Households by Year								
	2010	2015	2020	2025	2030	2035	2040	% Change 2010-2040
T. Bevent	454	465	484	499	510	520	524	15.4%
County	53,176	54,657	57,394	59,611	61,524	62,958	63,730	19.8%

Source: WI DOA Household Projections, 2013

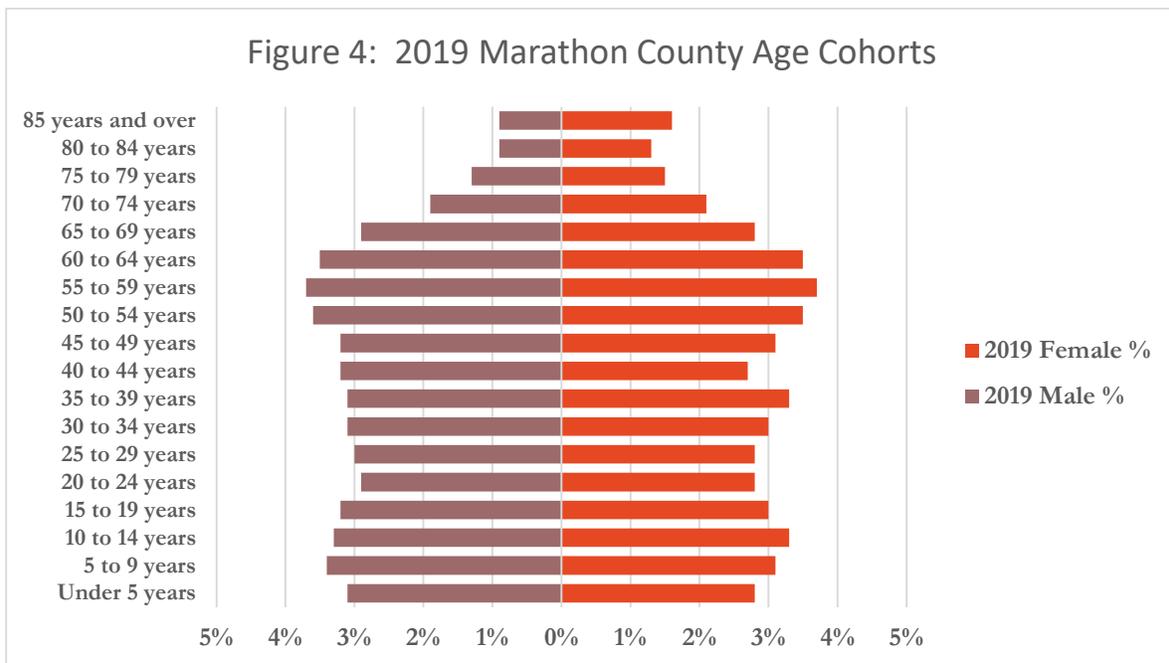
Age

Figures 3 and 4 compare the distribution of age group for the Town of Bevent and Marathon County. Marathon County's population pyramid is slightly expansive showing slow and stable

growth. The Town of Bevent has a highly constrictive population pyramid with far greater numbers in the higher versus lower age ranges. This is indicative of aging populations with slow population growth. However, there are exceptions. For example, the Town of Bevent had proportionately more males in the 15 to 19 and 20 to 24 year age ranges than the county. Most males in the Town are in the 40 to 44 year age category, and most females are also in the 50-54 year old age category.



Source: American Community Survey 5-Year Estimates



Source: American Community Survey 5-Year Estimates

In 2019, the median age in the Town was 48.8 years, up from 43.1 in 2010. The county's median age was 39.4 in 2010. Both the Town and the county had a significantly higher median age than the state which was at 38.5 in 2010.

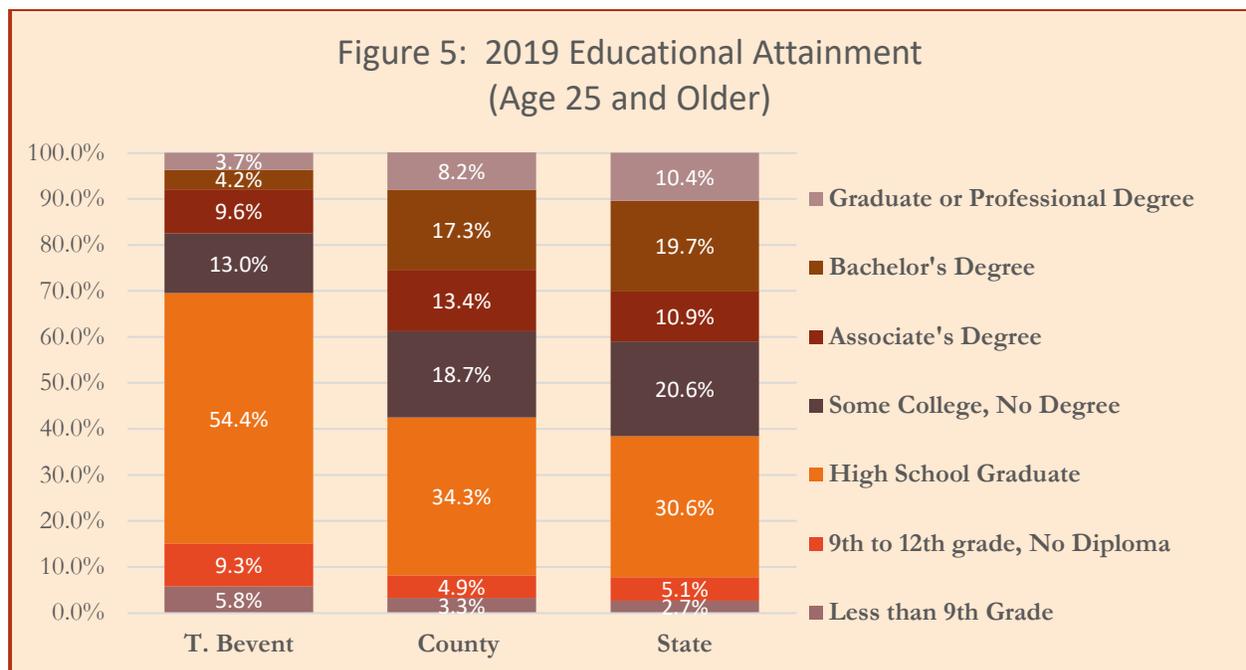
Population distribution is important to the planning process. Two age groups are of particular note, those 17 years of age and younger and those 65 years of age or older. These are often referred to as dependent populations, but each have different needs. For example, the younger group requires schools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

From 2010 to 2019, the population of 17 and younger group in Bevent declined from 20.5 percent of the population to 16.4 percent of the population. In short, this was a net loss of 55 people from this age cohort. From 2010 to 2019, the population percentage of those in the 65 and older group increased from 16.7 percent in 2010 to 24.4 percent in 2019, with a net gain of 72 people. Due to longer life expectancy and the size of the Baby Boomer generation, the 65 and older age group is expected to continue to increase in size. The trend is occurring at the state and national levels and to an even greater degree within the rural Wisconsin counties. This population trend whereby older age categories increase significantly while younger age categories decline will impact the future labor supply, school system, and health care industry at the national, state, and local levels.

Education and Income Levels

Education

Figure 5 compares educational attainment of those in the Town of Bevent to the county and the state. In 2019, 84.9 percent of town residents age 25 and older had a high school education or higher. This was 6.9 percent less than the county average and 7.3 percent less than the state average. The Town of Bevent also has less bachelor's degree recipients (4.2%) and graduate/professional degree recipients (3.7%) than the county and state as well.



Source: American Community Survey 5-Year Estimates

Income

Median household income and per capita income are two commonly used measures of income. Median household income is the income for the middle point of households, meaning half of all households fall below that income, and half are above. Per capita income is the measure of average total income per person.

Median household income for Town of Bevent residents was \$56,964 in 2019. Table 4 shows that this was lower than Marathon County and the State of Wisconsin. In 2010, Bevent was higher than the state, but lower than the county. When adjusted for inflation, median household income in the Town decreased at a rate of 6.6 percent. The county experienced a slight increase at 0.8 percent and the state increased at a rate of 3.0 percent.

Table 5 illustrates that income per capita in the Town of Bevent was lower than the county and state in 2019 and in 2010. In Bevent, this gap has closed slightly over the past decade. When adjusted for inflation per capita income rose 16.5 percent from 2010 to 2019. This was greater than the county (10.3%) and the state (7.9%).

Table 4: Median Household Income

Minor Civil Division	2010*	2019	Net Change	% Change
T. Bevent	\$60,986	\$56,964	-4,022	-6.6%
Marathon County	\$62,114	\$62,633	\$519	0.8%
Wisconsin	\$59,938	\$61,747	\$1,809	3.0%

Source: American Community Survey 5-Year Estimates

*Adjusted for inflation in 2019 dollars

Table 5: Per Capita Income

Minor Civil Division	2010*	2019	Net Change	% Change
T. Bevent	\$26,427	\$30,777	\$4,350	16.5%
Marathon County	\$30,078	\$33,189	\$3,111	10.3%
Wisconsin	\$30,927	\$33,375	\$2,448	7.9%

Source: American Community Survey 5-Year Estimates

*Adjusted for inflation in 2019 dollars

Employment Characteristics

Tables 6 and 7 illustrate the breakdown of the labor force and employed population living in the Town of Bevent in 2010 and 2019. The “employed population” includes those that are 16 and older. There was a decrease of 39 people in the labor force from 2000 to 2019 in the Town. This is likely due to proportionate decrease in overall population during the same time period. This decline was consistent with stagnation across the county and state in labor force numbers.

Labor force participation indicates the percent of those 16 years and over that are in the labor force. The labor force participation rate increased 0.5 percent in the Town of Bevent from 2010 to 2019. This was in contrast to the decrease in the county and state during the same time period.

Table 6: Labor Force

Minor Civil Division	Labor Force			Labor Participation Rate	
	2010	2019	2010-2019 % Change	2010	2019
T. Bevent	615	576	-6.3%	63.4%	63.9%
Marathon County	74,962	73,789	-1.6%	72.2%	68.3%
Wisconsin	3,078,465	3,097,113	0.6%	69.0%	66.5%

Source: American Community Survey 5-Year Estimates

In 2010, the Town of Bevent had an employed population of 569 people. The number decreased 13 people, to 556 by 2019, for a 2.3 percent decrease. Employment increased in both the county and state during this time, at a rate of 2.5 percent and 3.9 percent respectively. The U.S. Census classifies individuals as unemployed if they are not working, actively seeking work, and available to accept a job. The unemployment rate in the Town was 3.5 percent in 2019. This was 0.1 percent lower than the state and 0.7 percent higher than the county.

Table 7: Employment

Minor Civil Division	2010	2019	2010-2019 % Change	Unemployment Rate
T. Bevent	569	556	-2.3%	3.5%
Marathon County	69,980	71,727	2.5%	2.8%
Wisconsin	2,869,310	2,982,359	3.9%	3.6%

Source: American Community Survey 5-Year Estimates

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

Table 8: Resident Occupations 2010-2019

Occupation Sector	2010	2019
Management, business, science, and arts occupations	148	155
Service occupations	76	66
Sales occupations	115	109
Natural resources, construction, and maintenance occupations	87	67
Production, transportation, and material moving occupations	143	159
Total employed*	569	556

Source: American Community Survey 5-Year Estimates

*"Total Employed" represents employed civilian population 16 years and over

Demographic Snapshot

- The population grew through the year 2000 and has decreased somewhat after that time. The number of households grew through the year 2010 and has decreased somewhat since that time. There has been a notable decline in household size.
- The Town of Bevent is expected to continue to grow both in terms of the number of people and the number of households through 2040.
- There are a large number of people in the older age categories and the median age is higher than the county and the state.
- The median age rose 5.7 years from 43.1 in 2010 to 48.8 in 2019.
- The Town of Bevent has a lower proportion of residents with a high school diploma, bachelor's degree, or graduate/professional degree than the county and state.
- Both the average household income of \$56,964 and per capita income of \$30,777 are lower than the county and the state.
- The labor participation rate is lower than the county or the state, and the unemployment rate of 3.5 percent in 2019 is lower than the state and higher than the county.
- Most people in the Town of Bevent work in the areas of production, transportation, and material moving.

Chapter 2

Natural, Agricultural, and Cultural Resources

This chapter describes local land and water conditions in detail as well as agricultural resources and cultural heritage. It is important to consider the patterns and interrelations of natural resources on a broader scale because they do not follow geo-political boundaries. In addition, many of the programs for protecting or mitigating impacts to natural resources are administrated at the county, state, or federal level. Thus, an overview of recent county-wide natural resource planning efforts is described below. Natural resources covered in this chapter include biology, geology, and geography including terrain, soils, water, forests, wetlands, wildlife, and habitat.

Cultural resources include a community's heritage, archaeological sites and cemeteries, historic buildings and landscapes, historic transportation routes, or traditional cultural properties important to indigenous peoples or other cultural groups. Cultural resources also include arts and the way of life in a community. Cultural resources are those elements around us that signify our heritage and help to evoke the sense of place that makes an area distinct.

PREVIOUS NATURAL, AGRICULTURAL, & CULTURAL RESOURCE PLANS AND STUDIES

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

Marathon County Land and Water Resource Management Plan, 2010

The Marathon County Land and Water Resource Management Plan outlines a comprehensive strategy for the implementation of soil and water conservation in Marathon County from 2010 to 2020. The Land Conservation and Zoning Committee identified the following long-term program outcomes for the natural resource protection efforts in Marathon County:

1. Land Use activities are well planned to enhance community development, minimize conflicts, maximize infrastructure investments and protect rural character.
2. Improve and protect the surface and ground water assets to enhance public health and safety, recreational opportunities and economic development.
3. Maintain the soil and water resources as productive assets through topsoil and organic matter conservation.
4. Marathon County agriculture and woodlot producers are economically strong.

Marathon County Farmland Preservation Plan, 2013-2028

The Marathon County Farmland Preservation Plan is required under Chapter 91 of the Wisconsin Statutes. The purpose of this plan is to guide and manage the preservation of farmland and agricultural production capacity. There are an abundance of agricultural areas in the Town, making this program of overall importance to the county in general and may have an impact on Town residents, for example, related to emerging trends such as the local foods movement.

Marathon County Forest Ten-Year Comprehensive Use Plan, 2006-2020

The Marathon County Forest Ten-Year Comprehensive Use Plan is a management guide for the Marathon County Forest and is updated every ten years. The mission of the plan is to manage and protect natural resources on a sustainable basis for the ecological, economic, educational, recreational, and research needs of present and future residents throughout the county. The report includes a number of recommendations for timber management, wildlife habitat and game management, land acquisition and forest boundary management, biodiversity management, watershed management and tourism.

Marathon County Groundwater Protection Guide, 2001

The Groundwater Protection Guide was an extension of a 1988 groundwater plan. In April 2001, the guide was created to assist county and local officials in setting policy related to groundwater. It also serves as a resource for information about groundwater and strategies to address issues related to groundwater protection. The County is considering a new groundwater planning effort.

USGS Protecting Wisconsin's Groundwater through Comprehensive Planning, 2007

In a joint effort by the Wisconsin Department of Natural Resources, the University of Wisconsin System and the U.S. Geological Survey, a website has been made available with data and information on geology, general hydrology and groundwater quantity and quality. The website was developed to aid government officials and planners in addressing groundwater in their comprehensive plans. The most recent data available for Marathon County was published in 2007. The full Marathon County report is available on the website: <https://wi.water.usgs.gov/gwcomp/find/marathon/index.html>.

NATURAL RESOURCES

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

Land Resources

The Town is located in the southeast portion of Marathon County. The Town is bounded by the Town of Reid to the north, the Town of Guenther to the west, the Town of Franzen to the east and Town of Sharon in Portage County to the south. The Town of Bevent covers 27,324.27 acres of land.

Topography and Geology

Marathon County's terrain is primarily the result of glaciation. The southeastern area of the county consists mainly of nearly level to steep outwash plains and stream terraces and undulating to very hilly moraines and drumlins.

Most of the soils found in Marathon County are best used for cropland and woodlands. The soils of Marathon County are primarily derived from the weathering of glacial drift, outwash, and bedrock. There are several soil associations in the Town of Bevent. Most soils in the Town are within the Mahtomedi-Graycalm-Meehan association. These soils are deep, nearly level to very steep, vary in the degree of drainage, and are sandy soils on outwash plains, stream terraces, and glacial lake plains. This soil association is found throughout much of the center region of Town. Other soil associations include the:

- Kennan-Hatley – deep, nearly level to steep, varying in drainage, bouldery cobbly, loamy, silty soils on moraines and drumlins (found in the perimeter areas of Town)
- Chetek-Rosholt-Oesterle – deep, nearly level to steep, varying in drainage, loamy and silty soils on outwash plains and stream terraces (found in the western and northern sections of Town)
- Cathro-Seelyeville – deep, nearly level, very poorly drained, mucky soils in depressions on ground moraines, outwash plains, and glacial lake plains (found in the southern and eastern areas of Town)
- Mosinee-Meadland-Dancy – deep, nearly level to moderately steep, varying in drainage, stony and loamy soils in ground moraines and bedrock controlled uplands (found along western edge of Town)

Soil erosion is the displacement of the upper level of soil. The primary concerns with regard to soil erosion are the potential loss of productive farm soils and the impact of sediment and nutrient runoff on water quality. To maintain soil productivity, an average soil erosion rate of three to five tons per acre per year for cropland is considered allowable or tolerable ("T" level). The average soil loss rate for Marathon County is two tons per acre per year. To preserve water quality, the county's goal is to keep soil erosion rates below "T" levels, particularly in water quality management areas.

Forests

According to land cover maps, much of Bevent is covered by woodlands. Forests comprise 13,900.36 acres or 50.87 percent of the Town's total area. These woodlands are an important resource in the Town. Forests provide protection for environmentally sensitive areas, such as steep slopes, shorelands, wetlands, and flood plains. In addition, expansive forests provide recreational opportunities aesthetic benefits, and economic development.

Some woodlands in the Town are owned by private property owner and some are owned publicly. There are 8.02 state acres within the Town and 54.7 Marathon County acres. The state acreage includes Statewide Spring Ponds at the south end of Trout Lane. The county acreage include a small portion of the Marathon County Leather Camp Forest Unit. The Leather Camp Forest Unit is a 5,000 acres forest unit that is a designated Ruffed Grouse Management Area. The unit is specifically managed to provide excellent grouse and woodcock habitat. There are also areas for hiking, mountain biking and horse-back riding. The Forest Unit is attached to the Kronenwetter Forest Unit on the north end.

Privately owned forestland includes approximately 3,346 acres enrolled in Managed Forest Law (MFL) program, as 2019. Some, but not all, of this land is open to public access. These programs have been established to preserve and protect woodlands through practicing proper management techniques.

Metallic and Non-Metallic Mineral Resources

Non-metallic mining is a widespread activity throughout the State of Wisconsin. There are two active non-metallic mines located within the Town.

Environmentally Remediated Areas

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

Rare Species and Natural Communities

Wisconsin's National Heritage Inventory Program (NHI) is responsible for maintaining data on the locations and status of rare species, natural communities, and natural features throughout the State. The program's database, on the Wisconsin DNR website, identifies species and natural communities that are currently tracked by the NHI. As of November 2020, NHI tracked one species and two communities in the Town of Bevent. The species tracked by NHI is the Blanding's Turtle. The two tracked communities are:

- Lakes – Shallow, Soft, Seepage
- Northern Wet Forest

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

Water Resources

The Town of Bevent, as well as the whole of Marathon County, contains abundant natural surface water features, including rivers, streams, lakes and wetlands. Many have remained in a



Blanding's Turtle
Source: Gregor Schuurman, WDNR

fairly pristine state and others are in need of focused efforts to improve water quality. This section discusses the characteristics of the major surface water features located within the Town.

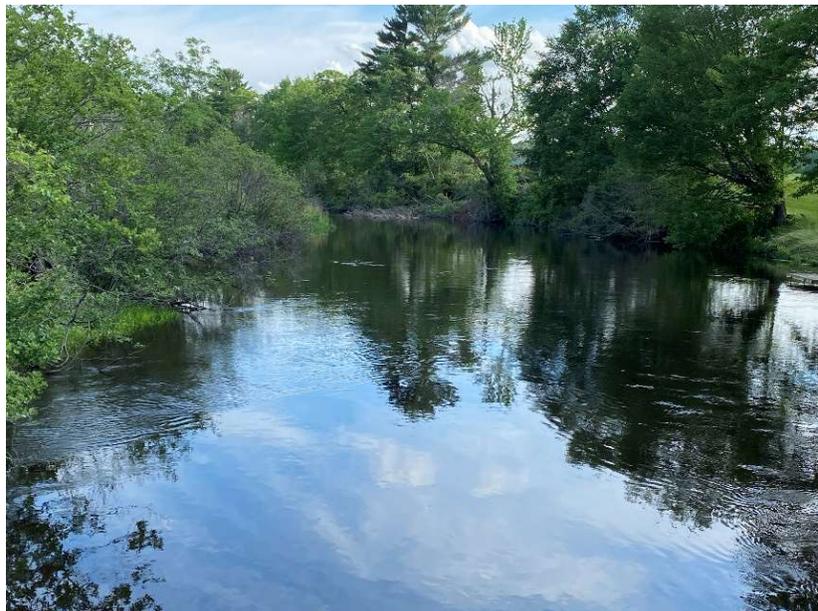
Watersheds

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

Marathon County is geographically located in the Central Wisconsin Basin, which is a subset of the entire Wisconsin River corridor located in Central Wisconsin. The Central Wisconsin River Basin is comprised of 29 watersheds, 17 of which are all or part in Marathon County. The vast majority of the Town of Bevent lies in the Plover and Little Plover Rivers Watershed. The eastern portion lies in the Upper Little Wolf River Watershed and the northwestern portion lies in the Little Eau Claire River Watershed.

Surface Water

Marathon County has 202 lakes with a total surface area of 28,322 acres. Many lakes lie in kettle holes left by the retreat of the glaciers. Seepage lakes are the most common type of lake in the county. These lakes do not have any surface outflow but depend on underground movement of water through highly permeable glacial soils for drainage. Most lakes are quite shallow, with depths ranging from less than one foot to a maximum of 34 feet. The county has 356 rivers and streams with a surface area of 3,748 acres. The interconnected network of rivers and streams that cross Marathon County is characteristic of a landscape influenced by glacial impacts. The Town of Bevent contains 601.77 acres of surface water, including lakes and streams which comprise approximately 2.2 percent of the Town's total land area.



Plover River
Source: NCWRPC

Rivers

The main river that runs through the Town is the Plover River. The Little Eau Claire River cuts through a small portion the northwest portion of the Town. There are various other rivers and creeks throughout the Town.

Lakes

The Town of Bevent has a few small lakes within its boundaries. Big Bass Lake (177 acres), Wadley Lake (45 acres), Moen Lake (37 acres), and Little Frog Lake (26 acres) are all located within the Town.

The Big Bass Lake Protection and Rehabilitation District was formed in 1986. Their primary goals are to maintain a healthy and sustainable sport fishery and preserve the semi-secluded aesthetic of Big Bass Lake.

Outstanding and Exceptional Resource Waters

The Wisconsin DNR classifies major surface water resources. These classifications allow water bodies of particular importance to be identified because of their unique resource values and water quality. The DNR has two categories which include Outstanding Resource Waters (ORW) which have the highest quality water and fisheries in the state and are therefore deserving of special protection, and Exceptional Resource Waters (ERW) which have excellent water quality and valued fisheries but receive or may receive water discharges.

Outstanding Resource Waters (ORWs) and Exceptional Resource Waters (ERWs) share many of the same environmental and ecological characteristics. The primary difference between the two is that ORWs typically do not have any direct point sources discharging pollutants directly to the water. In addition, any pollutant load discharged to an ORW must meet background water quality at all times. Exceptions are made for certain types of discharge situations to ERWs to allow pollutant loads that are greater than background water quality when human health would otherwise be compromised. Holt Creek in the eastern area of Town is an ORW. There are also several ERW's including Little Wolf River and an unnamed creek in the northeast area of Town, Flume Creek in the southeast portion of Town, and three unnamed creeks in the southwest portion of Town.

Impaired Waters

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

Big Bass Lake is the only water body in the Town listed as not meeting the standards set under the U.S. Clean Water Act, Section 303(d). The listing is due to mercury levels in fish tissue in 2002.

Invasive Aquatic Species

Surface water resources in Marathon County are threatened by the introduction of invasive aquatic species. Invasive species can alter the natural ecological relationships among native species and affect ecosystem function, economic value of ecosystems, and human health. It is recommended that the Town continue to work with the Marathon County Department of Conservation, Planning and Zoning to develop public outreach education strategies. It is also beneficial that lake districts and associations continue to work with the DNR and property owners to manage invasive aquatic species within lakes and waterbodies throughout the Town of Bevent.

Wetlands

Wetlands perform many indispensable roles in the proper function of the hydrologic cycle and local ecological systems. In terms of hazard mitigation, they act as water storage devices in times of high water. Like sponges, wetlands are able to absorb excess water and release it back into the watershed

slowly, preventing flooding and minimizing flood damage. As more impermeable surfaces are developed, this excess capacity for water runoff storage becomes increasingly important.

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

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

Wetlands in Bevent are associated with the river, creek, and tributaries throughout the Town. These areas should be protected and development should be encouraged away from these environmentally sensitive areas.

Floodplains

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

Groundwater

Groundwater is water found underground in the cracks and spaces in soil, sand, and rock. It is replenished by rain and snow melt that seeps down into cracks and crevices beneath the land's surface. The type of soil and bedrock that a well is drilled into often determines water's pH, saturation index, and the amount of hardness or alkalinity in water. Wells are drilled 20 to 200 feet deep to yield 5 to 50 gallons per minute, but yields of 200 gallons per minute are possible. Shallow wells in these deposits are subject to pollution.

Groundwater is the major source of water consumption in Marathon County. All public and private water supplies and most domestic, industrial, and agricultural water supplies in the county rely on groundwater. As residential development continues to expand in the rural areas of the county and agricultural methods intensify, the concern for groundwater protection grows.

Depth to groundwater in most of the Town of Bevent ranges from 0 to 20 feet. However, there are areas in the central and western areas of the Town that range from 20 to 50 feet. Over the past few years, the concern for groundwater quantity has increased. High capacity wells are one or more wells, drill holes, or mine shafts on a property that have a combined approved pump capacity of 70

or more gallons per minute. There are several high capacity wells located within the central and northern sections of the Town.

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

The Wisconsin DNR in conjunction with the University of Wisconsin Extension, Wisconsin Geological and Natural History Survey and USGS, analyzed the ease whereby contaminants can be carried through overlying materials to groundwater. Variables relevant to this are depth to bedrock, type of bedrock, soil characteristics, depth to water table, and characteristics of surficial deposits. Most areas in eastern Marathon County, including the Town of Bevent, have been identified as being more susceptible to contamination.

AGRICULTURAL RESOURCES

Agriculture has played a dominant role in the culture and economy of Marathon County for the past century. A significant number of people throughout the county are employed in agricultural-related industries and the economic health of many rural communities is directly tied to agriculture. Agriculture in Wisconsin has experienced several changes in the past decades including relying more upon technological advances to farm successfully and conversion of significant amounts of cropland to non-farm uses. This has created more recognition of the need for meaningful farmland preservation programs.

Farmland Resources

Farmland is much a part of the history, culture and economy of the Town of Bevent. Croplands constitute the most sizeable land use category within the Town. Preservation and attention to these resources is and will continue to be a priority.

Agriculture

According to land cover maps, agricultural lands comprise 9,235.5 acres (33.8%) of the Town. Agriculture in the Town is primarily irrigated crops such as sweet corn and potatoes and a scattering of dairies. There are several large dairy farms located throughout the Town. Most operations have fewer than 300 animal units and one has between 300 and 1,000 animal units.

Farmland Preservation

Farmland preservation is available to landowners within the Town of Bevent and throughout Marathon County, as it impacts local economy and culture. The Marathon County Farmland Preservation Plan details county policies and strategies with the goal of supporting and sustaining



Bevent Farmland
Source: NCWRPC

active farms. The Farmland Preservation Plan identifies and distinguishes farm preservation areas from non-farm preservation areas and future development areas.

Property owners in farm preservation areas may participate in the Farmland Preservation Program, an income tax credit program administered by the Wisconsin Department of Agriculture, Trade and Consumer Protection. 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 can receive a state income tax credit in exchange for keeping land in agricultural use. These tax credits are intended as an incentive to keep land in active farming and meet soil conservation standards. Property owners determine if they would like to participate in farmland preservation practices.

HISTORICAL AND CULTURAL RESOURCES

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

Community History

The first settlers to come to the Town of Bevent were from the Kaszub region located in the northwestern part of Poland. At the time, Poland was partitioned, and this area was under German control. After the initial settlers arrived, additional family members were encouraged to come and other families migrated to this area as well. Bevent initially was part of Pike Lake Township, which was later divided into the Town of Reid and the Town of Bevent. As the story goes, a town in Poland at the time Poland was under German control was named Berent, and Bevent came to be because the “r” had the top part opened a little and it became a “v”.

Practically all of the Polish people were Catholic and their strong faith inspired them to build a church in 1882, being named Blessed Ladislaus after a Polish Franciscan Friar. The church not only provided a place to practice their faith, but it also served as a place of socialization. The initial church was replaced in 1896. The old church was used as a school and then was moved to become a general store, being finally demolished when a new store building was built. The church remained an important part of the community, but to a lesser degree and many renovations and additions were completed in subsequent years. In 1913, a four room school was built and initially the teacher was a layperson. The parishioners desired a more religious atmosphere and the pastor petitioned the Felician Sisters in Chicago to send Religious to teach and they responded, and in 1932 the Sisters arrived and began their first school year. Busing to public schools became available and students in the outlying areas of the township chose this option. Therefore, enrollment in the Catholic school declined and in 1969 it was determined it was no longer feasible to operate the school and it closed. The school building now serves as the CCD center.

The cluster of businesses in the township were all in the area of the church and consisted of a general store, two grocery stores attached to taverns, a short lived grist mill powered by a horse walking on what would now be known as a treadmill, a blacksmith shop and also a short lived cheese factory. The community was comprised of small dairy farms and with few exceptions (butter, flour) all food consumed was raised on the farms. As a market for potatoes developed, the farmers planted several acres as a cash crop. At harvest time, the schools had a two week potato vacation so that the children could pick the potatoes by hand which were dug with pitch forks. Several of the husbands would go to work at logging camps in northern Wisconsin during the winter months in order to earn money to help pay property taxes.

Since the Polish people were accustomed to hard work, several small construction businesses were established. Although large logging firms did not have a presence in the township, a number of small sawmills were established with some lumber being sold, but the majority was used to construct

buildings on farm property. As manufacturing and the insurance business began to thrive in Wausau and Stevens Point and road conditions improved, the makeup of the township began to change. Small farms were no longer profitable, and the township became a bedroom community with many homes being constructed on small parcels of farmland, and people commuted to work in those cities.

The tillable land was either sold to or rented to larger farmers who grew cash crops of corn, soybeans, ginseng, and some potatoes. The forested land was either sold to or rented to hunters primarily for deer hunting as the deer herd moved from Northern Wisconsin to other parts of the state. A few of the third and fourth generation family members of the initial settlers still live in the township but are commuters. The Polish language is no longer being spoken. Many residents have come from different locales and therefore, the ethnic background is more varied.

Resources

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

There are no properties within the Town on the National or State Register of Historic Places or on the Wisconsin Architectural History Inventory. However, there are 74 homes in the Town that were constructed in 1939 or earlier, many of which are farmsteads. This demonstrates the historical significance that agriculture had on the early development of the Town.

Additionally, St. Ladislaus church in Bevent is a historic structure that was built in 1896. The Town may want to encourage the owners to apply to be included on the State Register of Historic Places or on the Wisconsin Architectural History Inventory, as the church represents the investment and contribution that the early Polish settlers made in the community of Bevent. In addition to the church, there are three roadside shrines that enhance the beauty and cultural fabric within Bevent. The Town may wish to consider adding these shrines as well.



Bevent Roadside Shrines
Source: Ron Yenter

Natural, Agricultural, and Cultural Resources Programs

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

Private Forestry

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

Managed Forest Law (MFL)

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

Parks and Recreation Program

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

Stewardship Grants for Nonprofit Conservation Organizations

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

Nonpoint Source Program (NSP)

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

assessment and management, regulation and enforcement, financial and technical assistance, education and outreach and public involvement — work to address current water quality impairments and prevent future threats caused by NPS pollution. Contact the WDNR for more information.

Drinking Water and Groundwater Program

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

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

Aquatic Habitat Protection Program

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

Endangered Resources Program

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

Fisheries Management Program

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

Wildlife Management Program

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

NRCS Conservation Programs

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

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

Wetlands Reserve Program

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

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

Discovery Farms Program

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

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

Producer-Led Watershed Protection Grants

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

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

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

The Marathon County Historical Society is available to assist Town of Bevent residents with preserving their own history, and artifacts that also build upon the history in Marathon County. Their mission is to collect, preserve, and exhibit materials related to the history of Marathon County, and to use those materials to help people learn about North Central Wisconsin, connect with their roots, and explore their own historical connections.

GOALS, OBJECTIVES, AND POLICIES

Goal 1: Protect and enhance the Outstanding Resource Waters (ORW), Exceptional Resource Waters (ERW), navigable waters, and wetlands in Bevent.

Objectives

- Minimize intensive development in areas that could affect views of, or the water quality and habitat, of ORWs, ERWs and wetlands.
- Support restoration of native vegetation along ORWs and ERWs.
- Continue working with the Wisconsin Department of Natural Resources (WDNR) and Marathon County to ensure appropriate preservation of wetlands and shorelines.
- Provide leadership in disseminating information about wetland preservation and management for Bevent residents.
- Lobby the State Legislature for financial support or tax breaks for property owners who have limited use of natural resources lands.
- Create and maintain public access to navigable waters and recreational assets.

Policies

- Encourage the protection and enhancement of local ORWs, ERWs and wetlands.
- Follow guidance provide by the WDNR to protect waterways.
- Use WDNR wetland inventory data to guide development decisions.

Goal 2: Protect and enhance the woodlands in Bevent.

Objectives

- Prevent the fragmentation of large sections of woodlands and encourage good forest practices.

Policies

- Encourage the protection and enhancement of local woodlands.

Goal 3: Protect the Town's water resources, including potable water.

Objectives

- Work with WDNR and Marathon County to protect critical groundwater recharge areas.
- Encourage residents to conduct regular well testing to ensure that water is safe.

Policies

- Support the protection of water resources.

- Regularly remind residents to test their wells, such as including information in an annual newsletter.

Goal 4: Protect Farmland Preservation Areas and support and sustain active farms.

Objectives

- Minimize the fragmentation of farmland by development.
- Use agricultural Best Management Practices (BMPs) to reduce soil erosion, decrease sedimentation into surface waters, and increase proper nutrient crediting to protect the land.

Policies

- Support the protection of farmland as an important agricultural resource.

Goal 5: Preserve historically significant buildings and sites.

Objectives

- Work with the local historical society and/or Marathon County Historical Society to identify historic resources so that they can be used in future planning.
- Ensure that any known cemeteries, human burials or archaeological sites are protected from encroachment by roads or any development activities.

Policies

- Support the preservation of historically significant buildings and sites including the historic St. Ladislaus church building and three roadside shrines.
- Map historic buildings, cemeteries/burials, and archaeological sites.

Chapter 3

Housing

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

PREVIOUS HOUSING PLANS AND STUDIES

Wisconsin State Consolidated Housing Plan

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

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

Regional Livability Plan, 2015

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

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

ALICE: A Study of Financial Hardship in Wisconsin, 2020

This report, developed by the United Way, described the 22 percent of households in Marathon County that are above the federal poverty level, but still struggle to afford basic household necessities, or “ALICE” households (Asset Limited, Income Constrained, Employed). These

households are largely employed but do not earn enough in wages to meet the “household survival budget,” which does not allow for any savings. The report states that many ALICE households provide vital services, such as retail, health care, child care, and security, but cannot make ends meet on the income provided from these jobs.

- The ALICE report shows that 39 percent of Bevent households are either below the federal poverty level or are considered ALICE households, indicating that the average household in Bevent is relatively less financially prosperous than the average Marathon County household at-large.

HOUSING ASSESSMENT

Housing Type and Tenure

In 2019, the Town of Bevent had approximately 445 occupied housing units, 86.3 percent of which were owner occupied, see Table 9. The Town of Bevent had a significantly higher percentage of owner-occupied homes than both Marathon County and the State of Wisconsin, at 72.2 percent and 67.0 percent respectively. The average household size of 2.36 was slightly lower than the county (2.41) and the state (2.39). In 16.6 percent of households the householder lived alone and 45.4 percent of households had an individual age 60 or older. The lower average household size and higher number of households with those 60 and over, when compared to the county and state, suggest that there are more one and two person families without children or with grown children in the Town of Bevent.

	T. Bevent	Marathon County	Wisconsin
Total occupied housing units	445	55,466	2,358,156
Owner occupied units	384	40,048	1,580,939
Renter occupied units	61	15,418	777,217
Average household size	2.36	2.41	2.39
% owner occupied	86.3%	72.2%	67.0%
% householder living alone	16.6%	26.2%	29.5%
% with individuals 60 or over	45.4%	39.3%	38.7%

Source: American Community Survey, 5-Year Estimates

Structural Characteristics

Tables 10 and 11 detail the number and percentage of housing units by type. Housing in the Town of Bevent is overwhelmingly single-family detached housing, with a small number of multi-family and mobile home units. Marathon County is also comprised mainly of single family housing, but does have a variety of housing types. This is due mainly to a balance of urban and rural communities throughout the county. In Marathon County, single-family detached homes account for 73.9 percent of housing units, followed by apartment style homes with five or more units, which account for 12.3 percent of housing.

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

Table 10: Housing Units by Structural Type, 2019

	1- Detached	1- Attached	2	3 or 4	5 or more	Mobile Home	Other	Total
T. Bevent	479	0	3	0	10	43	0	535
Marathon County	43,838	2,155	3,151	1,239	7,314	1,621	17	59,335
Wisconsin	1,792,563	112,861	173,453	99,396	423,045	92,487	722	2,694,527

Source: American Community Survey, 5-Year Estimates

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

	1- Detached	1- Attached	2	3 or 4	5 or more	Mobile Home	Other	Total
T. Bevent	89.5%	0%	0.6%	0%	1.8%	8.0%	0%	100%
Marathon County	73.9%	3.6%	5.3%	2.1%	12.3%	2.7%	0%	100%
Wisconsin	66.5%	4.2%	6.4%	3.7%	15.7%	3.4%	0%	100%

Source: American Community Survey, 5-Year Estimates

Age Characteristics

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

Tables 12 and 13 outline build dates of housing units throughout the Town, county, and state based on 2019 American Community Survey data. Most housing stock was constructed in the Town of Bevent between 1970 and 1979 (23.9%). A significant period of construction continued from 1980 to 1989 (15.0%) and from 1990 to 1999 (17.8%). Construction levelled off significantly after 2000 and to an even greater degree after 2010. This similar pattern was seen throughout the county and state with a similar percentage of homes constructed from 2000 to 2009 and a slightly greater percentage since 2010. However, home supply has not been constructed to meet demand since the Great Recession of 2008 in the Town, county or the state.

Table 12: Year Structure Built, 2019

	1939 or earlier	1940 to 1949	1950 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1999	2000 to 2009	2010 or later
T. Bevent	74	5	30	51	128	80	95	70	2
Marathon County	10,772	3,178	6,095	4,846	9,538	6,047	8,351	8,192	2,316
Wisconsin	519,745	148,357	290,392	262,431	394,472	267,314	374,275	337,436	100,105

Source: American Community Survey, 5-Year Estimates

Table 13: Year Structure Built (Percentage), 2019

	1939 or earlier	1940 to 1949	1950 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1999	2000 to 2009	2010 or later
T. Bevent	13.8%	0.9%	5.6%	9.5%	23.9%	15.0%	17.8%	13.1%	0.4%
Marathon County	18.2%	5.4%	10.3%	8.2%	16.1%	10.2%	14.1%	13.8%	3.9%
Wisconsin	19.3%	5.5%	10.8%	9.7%	14.6%	9.9%	13.9%	12.5%	3.8%

Source: American Community Survey, 5-Year Estimates

Value Characteristics

Table 14 details housing values in owner-occupied homes throughout the Town, county and state. In 2019, the median housing value was \$163,300 in the Town of Bevent. This was higher than Marathon County, at \$156,300 and lower than the State of Wisconsin, at \$180,600. Most homes within the Town (51.0%) are valued between \$100,000 and \$199,999. There is housing across a broad spectrum of valuations in the Town.

Table 14: Housing Values Owner Occupied, 2019

	Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 or more	Median Value
T. Bevent	6.3%	9.1%	28.6%	22.4%	21.4%	12.3%	\$163,300
Marathon County	4.0%	16.4%	26.4%	21.5%	19.3%	12.5%	\$156,300
Wisconsin	4.6%	12.6%	19.6%	19.6%	23.9%	19.7%	\$180,600

Source: American Community Survey, 5-Year Estimates

Housing Affordability

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

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

Table 15 shows that the percentage of households in the Town of Bevent that pay more than 30 percent of their income on housing costs is similar to the county and state in households with a mortgage, but significantly more in cases with no mortgage. Table 16 shows that the proportion of renter occupied households that are cost burdened was 52.5 percent, substantially more than the county or the state.

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

	With mortgage	% cost burdened*	No mortgage	% cost burdened*
T. Bevent	\$1,387	21.5%	\$439	17.4%
Marathon County	\$1,254	20.9%	\$493	11.2%
Wisconsin	\$1,430	22.8%	\$553	13.3%

Source: American Community Survey, 5-Year Estimates

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

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

	Median Gross Rent	% cost burdened*
T. Bevent	\$767	52.5%
Marathon County	\$758	36.9%
Wisconsin	\$856	44.0%

Source: American Community Survey, 5-Year Estimates

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

Specialized Housing

In Marathon County, housing for seniors and populations with special needs is primarily provided in the urbanized areas in and around Wausau. The Marathon County Aging and Disability Resource Center (ADRC), 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 a greater need for a wider variety of housing options.

Senior Housing

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

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

Summary of Housing Characteristics

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

Most housing consists of single-family detached housing that is owner occupied. Most housing was constructed between 1970 and 2000 and falls into mid-valuation ranges. Some population increase is expected in upcoming decades and the community would benefit from a wide range of housing options. Consistent with the state as a whole, new housing construction over the past decade has stalled, as only 0.4 percent of homes in the Town have been constructed since 2010. There is a need for construction of additional housing units to accommodate demand. It would be desirable to construct housing in a variety of styles to create affordability and more adequately meet the needs of those at various income levels and desiring a range of amenities. Affordability is an issue for many renters and homeowners within the Town.

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

HOUSING PROGRAMS

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

Wisconsin Housing and Economic Development Authority (WHEDA)

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

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

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

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

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

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

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

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

GOALS, OBJECTIVES, AND POLICIES

Goal 1: Plan for rural residential development to address concerns about waste disposal systems, adequacy of water supply and to preserve rural character in the Town.

Objectives

- Consider changes to minimum lot size for new rural residential and subdivision development in areas that should be protected from development and areas that have high potential for soil or water contamination.
- Encourage housing development in areas that can best be served with infrastructure including water capacity, road access and broadband.
- Develop appropriate areas of the Town into conservation subdivisions, rather than traditional subdivisions, to preserve natural resources and increase property values.

Policies

- Support adequate and thorough planning for rural residential development.
- Support conservation subdivisions.
- Thoroughly review new development proposals for criteria such as access to the road network, access to utilities and environmental hazards.
- Zone or place development regulations on areas that have limited water supply or are within other critical water areas.
- Use the future land use map to guide decision making for new development.

Goal 2: Maintain current building code inspections.

Objectives

- Review building codes to ensure that they are adequate for anticipated new construction.
- Ensure that code enforcement on existing buildings is carried out.

Policies

- Continue building code inspections on new one and two family dwellings.

Goal 3: Provide information to residents on the variety of housing options in the county.

Objectives

- Work with Marathon County and area housing agencies that serve housing needs and provide information to residents.

Policies

- Disseminate housing information to local residents.
- Support efforts of area housing agencies.

Chapter 4

Utilities and Community Facilities

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

PREVIOUS PLANS RELATED TO UTILITIES

Marathon County All Hazard Mitigation Plan 2017

This document examines general conditions, including an inventory of utilities, community facilities and emergency services, throughout the county. Risk assessment is at the heart of the All Hazards Mitigation Program. In order to mitigate risks, it is necessary to assess their relative importance. The report looks at a series of mostly weather-related disasters; how they have affected the county in the past, how future instances are likely to affect the county and how local government should respond to such occurrences. The report concludes with suggested mitigation measures that might be taken by local government to reduce the risk from identified hazards. Counties and incorporated municipalities are required to adopt such plans with updates every five years, and the Marathon County program includes the Town of Bevent.

UTILITIES

Private Utilities

Municipal unincorporated areas of Marathon County use private on-site waste disposal systems for sewage disposal and obtain potable water from private wells. The Town of Bevent does not provide public sewer or water service. The Town of Bevent's Land Division Ordinance requires that subdividers make provisions for adequate and legally compliant Private Onsite Wastewater Treatment Systems (POWTS) when subdividing land.

On-Site Waste Disposal Systems

Chapter 15 of the General Code of Ordinances for Marathon County requires private sewage systems on all premises intended for human habitation or occupancy that are not served by public sewer. The county code incorporates by reference rules, regulations, and laws in the Wisconsin Statutes and Wisconsin Administrative Code governing private sewage systems, including: Comm 83/SPS 383 – This refers to Chapter SPS 383 in the Wisconsin Administrative Code under the Department of Safety and Professional Services, formerly Chapter Comm 83 in the Wisconsin Administrative Code under the Department of Commerce. It sets standards for regulation of

private sewage systems. This code was last updated in 2013 and allows the use of new concepts and technologies through a system of individual component approval. Standards for effluent are based on the standards for drinking water, except nitrates and chlorides are partially exempted for effluent.

Septic tanks can be 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 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 two years) are sometimes allowed in areas where public sewer is approved for installation in the near future.

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

Water Supply

Clean, safe drinking water is one of the most important elements of good health. Testing well water on an annual basis is one of the easiest things a private well owner can do to take care of their health and the health of their loved ones. It is estimated that 20 to 25 percent of Wisconsin wells have bacterial contamination, so Marathon County Health Department advises all private well owners to have their well water tested for coliform bacteria. If there are infants under six months of age or women of childbearing age drinking the water, it should also be tested for nitrates.

All development in the Town of Bevent receives water from private wells. To date, water supply has been sufficient for most residential and business use. Depth to groundwater in the Town is mainly 0 to 20 feet and 20 to 50 feet in the eastern area of the Town. There are several high capacity wells within the Town. Although water is generally of good quality, in recent decades there has been more awareness of both point source (industrial discharge pipe or direct discharge from an animal

lot) and non-point source pollution. Cropland runoff and animal waste runoff are the most significant source of pollutants to the watersheds of Marathon County.

Surface Water Management

Marathon County's Conservation, Planning, and Zoning (CPZ) Department provides regulations and standards regarding surface water management. Water quality and soil erosion are managed at the county level through implementation of the *Marathon County Land and Water Resources Management Plan* by Marathon County CPZ.

Electrical and Gas Utilities

Electricity is provided to Town of Bevent customers from Central Wisconsin Electric Cooperative or through Wisconsin Public Service (WPS). Most property owners purchase LP gas for their heating needs.

Telecommunications Facilities and Services

- Television/Cable providers – Frontier Communications, Amherst Telephone Company/Amherst Communications, Cirrinity
- Telephone – Frontier Communications, Amherst Telephone Company, Cirrinity
- Cell towers – there are three fixed towers located throughout the Town
- Broadband – There are numerous broadband providers and a patchwork of speeds throughout the Town, ranging from 100+ upload/download in the southern half of the Town, to sections through the middle that have less than 5 Mbps Down and less than 0.6 Mbps Up

Solid Waste Management

Solid waste management is best dealt with in a hierarchical structure under the following hierarchy: reduce, reuse, recycle, waste to energy, incinerate, and landfill. Studies have shown that it is possible to significantly reduce the volumes of both solid and hazardous waste generated by the United States. Likewise, recycling reduces the amount of waste that might otherwise need to be disposed of in a landfill. Waste to energy, incineration, and gasification have proven to be effective as part of a larger waste disposal strategy. Land disposal is the least desirable means of managing solid and hazardous waste because the amount of space they require and the dangers associated with them, create adverse effects to human and ecosystem health. Composting can help reduce food waste and provide beneficial mulch or soil as a byproduct.

The Town of Bevent contracts with a private company for waste management. The company offers weekly trash and recycling pick-up. The Marathon County Solid Waste Department includes a 575-acre landfill and hazardous waste facility and is located in the Town of Ringle. At present, all solid waste from the Town is contracted to go to the Marathon County Solid Waste site.

COMMUNITY FACILITIES

This section describes the community facilities and services provided to the Town of Bevent. It describes schools, libraries, public protection services, hospitals, and child care service available to residents.

Town Hall

The Bevent Town Hall is located at 205825 County Road Y in the Town of Bevent, Wisconsin. The hall is also available for event rental.



Bevent Town Hall
Source: NCWRPC

Schools

Primary and Secondary Schools

The Town of Bevent is mainly served by the Rosholt School District. The Rosholt School District includes Rosholt Elementary School, Rosholt Middle School, and Rosholt High School. The three schools are located on the same campus on W. Randolph Street in Rosholt. Enrollment is shown in Table 17, highlighting that enrollment has been decreasing steadily over the past several years.

A small segment along the northern Town border is included in the Wittenberg-Birnamwood School District. These students attend Wittenberg Elementary/Middle School and then go on to Wittenberg-Birnamwood High School. Both schools are located within the Village of Wittenberg. Enrollment within the Wittenberg-Birnamwood School District has been decreasing steadily since 2006-2007 as well.

Year	Rosholt School District Pre-K - Grade 12 Enrollment	Wittenberg-Birnamwood School District Pre-K - Grade 12 Enrollment
2020-2021	501	1,137
2019-2020	512	1,146
2018-2019	530	1,178
2017-2018	555	1,164
2016-2017	572	1,179
2015-2016	556	1,155
2014-2015	574	1,191
2013-2014	596	1,223
2012-2013	621	1,232
2011-2012	633	1,196
2010-2011	629	1,230
2009-2010	654	1,271
2008-2009	652	1,305
2007-2008	662	1,329
2006-2007	662	1,357

Source: Wisconsin Department of Public Instruction, WISEdash Portal

Post-Secondary Educational Facilities

Northcentral Technical College (NTC) is located in Wausau with a branch in Wittenberg. NTC offers several one- and two-year programs and certificates in business, technical, health, and industrial fields. The University of Stevens Point at Wausau, located in Wausau, offers courses leading to a baccalaureate degree. A master’s degree in business and health administration is available beginning the fall of 2019.

Libraries

The Marathon County Public Library’s Hatley Branch serves the Town of Bevent.

Child Care

There are no child care facilities located within the Town.

Emergency Services

Police protection in the Town of Bevent is provided by the Marathon County Sheriff’s Department.

The Wisconsin State Patrol, located in Wausau, has statewide jurisdiction on all public roads but operates mainly on state and U.S. highways as a matter of general practice to enforce traffic and criminal laws, and help motorists in need. They also help local law enforcement by reconstructing traffic accidents; inspecting trucks, school buses, and ambulances; and helping local agencies with natural disasters and civil disturbances.

The Town of Bevent is a part of the Hatley Area Fire and Ambulance District, which is owned by the Town of Bevent and three other municipalities. The Town also has their own first responder team, Bevent First Responders. These are volunteers that are paid when called in. This team is able to provide a quicker response when incidents occur within the Town.

The Marathon County Sheriff's Office Communications Division provides E-911 Dispatch for all Police, Fire, and Emergency Medical Services (EMS) agencies in Marathon County.

Medical Services

There are two area hospitals in Marathon County: Aspirus Hospital and Marshfield Medical Center-Weston (formerly St. Claire's Hospital). The area is also served by two major clinics: Marshfield Clinic and Aspirus. There are also two hospitals in Portage County: Aspirus Stevens Point Hospital and Aspirus Plover Hospital. The area is also served by two clinics: Marshfield Clinic and Aspirus.

In addition to the hospitals and clinics described above, Marathon County is served by North Central Health Care (NCHC). NCHC offers outpatient, day hospital, community support and inpatient services for mental/emotional problems, vocational and life skill training, and substance abuse support services. NCHC also operates a nursing home (Mount View Care Center) that offers skilled nursing services at the main campus in Wausau.

Cemetery

Saint Ladislaus Cemetery is located within the Town of Bevent. The cemetery is located at 173141 STH 153.

PARKS, TRAILS, AND OPEN SPACE

Local Parks, Trails, and Open Space

State Recreation Facilities

Statewide Spring Ponds includes 8.02 acres at the south end of Trout Lane.

County Recreation Facilities

There are approximately 54.7 county acres located within the Town. This land includes a small portion of the Marathon County Leather Camp Forest Unit. This is a 5,000 acres forest unit that is a designated Ruffed Grouse Management Area. The unit is specifically managed to provide excellent grouse and woodcock habitat. There are also areas for hiking, mountain biking, and horse-back riding. This Forest Unit is attached to the Kronenwetter Forest Unit on the north end.

Local Recreation Facilities

The Town of Bevent does not operate any public parks or trails.

GOALS, OBJECTIVES, AND POLICIES

Goal 1: Ensure a sufficient supply of potable water.

Objectives

- Discourage concentrated development in areas with limited water availability.
- Work with the WDNR and Marathon County to protect critical groundwater recharge areas.
- Proactively plan and identify any areas that may have public water systems in the future.

Policies

- Support the maintenance and protection of the drinking water supply.

Goal 2: Improve broadband service for both internet and fixed wireless service throughout the Town.

Objectives

- Determine whether opportunities exist to enhance broadband infrastructure and services.
- Keep ordinances up to date regarding the regulation of telecommunications facilities.
- Advocate for additional provision of services when needed.

Policies

- Support enhanced broadband infrastructure.
- Support enhanced broadband service options.

Goal 3: Plan for efficient, safe, and environmentally sound on-site waste disposal in Bevent.

Objectives

- Ensure that lot size requirements are adequate for private waste disposal systems to prevent well contamination and environmental degradation.
- Ensure that on-site waste disposal systems will not have negative effects on wetlands, streams, or rivers in Bevent.

Policies

- Encourage appropriate and efficient use of on-site sanitary waste disposal systems.
- Encourage property owners to have soil surveys prior to building.
- Use USDA and NRCS soil data to guide decision making for developments.

Goal 4: Support and maintain existing community facilities.

Objectives

- Maintain the Town Hall as a seat of local government and community meeting hall.

Policies

- The Town of Bevent recognizes the importance of the Town Hall as a gathering place for the community and a government center for the Town.

Goal 5: Ensure sufficient fire service protection.

Objectives

- Continue to support Hatley Area Fire and Ambulance District.
- Continue to support the Bevent First Responders.

Policies

- The Town of Bevent recognizes the importance of a well-trained, well-equipped, and well-staffed fire and ambulance district.
- The Town of Bevent recognizes the important of a well-trained, well-equipped, and well-staffed first responder team.

Chapter 5

Transportation

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

PREVIOUS PLANS AND STUDIES RELATED TO TRANSPORTATION

Connections 2030

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

Regional Livability Plan, 2015

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

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

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

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

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

Regional Bicycle and Pedestrian Plan, 2018

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

State Trails Network Plan

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

ROAD NETWORK

Classification

Functional

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

The functional classifications are generally defined as:

- Principal Arterials serve corridor movements having trip length and travel density characteristics of an interstate of interregional nature. These routes generally serve all urban areas greater than 5,000 population or connect major centers of activity and the highest traffic volumes and the longest trip desires.
- Minor Arterials, in conjunction with principal arterials, serve cities, large communities, and other major traffic generators, providing intracommunity continuity and service to trips of moderate length, with more emphasis on land access than principal arterials.
- Collectors provide both land access service and traffic circulation within residential neighborhoods, commercial areas, and industrial areas. The collector system distributes trips from the local streets and channel it onto the arterial system.
- Local Streets comprise all facilities not on one of the higher systems. They serve primarily to provide direct access to abutting land and access to the higher order of systems. Local streets offer the highest level of access, but the lowest level of mobility for automobiles.

Jurisdictional

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

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

Ownership is divided among the federal, state, and local governments. States own over 20 percent of the national road network. The federal government has responsibility for about 5 percent, primarily in national parks, forests, and Indian reservations. Over 75 percent of the road system is locally controlled. In the Town of Bevent, approximately 24 percent of roads are county roads and the remaining 76 percent are local roads.

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

The road system within the Town of Bevent is a network of county highways and local roads. The jurisdictional breakdown is shown in Table 18.

Jurisdiction	Arterial	Collector	Local	Totals
Federal	0	0	0	0
State	0	0	0	0
County	0	18.57	0	18.57
Town	0	0	57.42	57.42
Totals	0	18.57	57.42	75.99

Source: WisDOT

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

Major Road Facilities

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

Looking at AADT over time can provide some insight into roads that may need upgrading or increased maintenance in the future. The AADT count on most roads within the Town of Bevent has remained fairly consistent over the past decade. The most significant increase was observed on

CTH J south of STH 153, which experienced a 20.9 percent increase from 2010 to 2019. There was modest or no change on the remaining roads and a slight decrease of 3.7 percent on CTC C between CTH Y and CTH J.

Table 19: Road Network AADT

Location	2010 AADT	2019 AADT	2010-2019 % Change
STH 153 east of CTH J Reid Township	910	970	+6.6%
CTH Y south of STH 153	710	730	+2.8%
CTH C btwn CTH Y and CTH J	810	780	-3.7%
CTH C btwn CTH J north and CTH J south	770	770	0.0%
CTH J south of CTH C	1,100	1,100	0.0%
CTH J south of STH 153	910	1,100	+20.9%
CTH C 1.5 mi east of CTH Y	340	360	+5.9%

Source: WisDOT

State Highway 153

State Highway 153 is an arterial street that runs along the northern Town border. STH 153 had an AADT between CTH J and CTH Y of 910 in 2010 and 970 in 2019, for a 6.6 percent increase.

County Highway Y

County Highway Y is a collector that runs north/south through the Town. Traffic counts increased somewhat south of STH 153 from 2010 to 2019, at a rate of 2.8 percent.

County Highway J

County Highway J is a collector that runs north/south through the Town. Traffic counts on CTH J varied somewhat, there was a significant increase just south of STH 153 at 20.9 percent. However, in the southern section of Town south of CTH C there was no change from 2010 to 2019.

County Highway C

County Highway C is a collector that runs east/west through the Town. On the far east edge of Town, 1.5 miles east of CTH Y, there was a slight increase of 5.9 percent from 2010 to 2019. In two locations in the center of Town, there was no change between CTH J north and CTH J south, and a 3.7 percent decrease between CTH Y and CTH J from 2010 to 2019.

Road Maintenance

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

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

- “8” = very good condition
- “9” and “10” = excellent condition

Table 20 shows a summary of Town road pavement conditions in the Town of Bevent. Town roads exhibiting a surface condition rating at or below “fair” must be examined to determine what type of reconstruction or strengthening is necessary. The roads that display a surface rating of “good” or better will only require minimal preventative maintenance to promote safe travel conditions. Most Town roads are in relatively good condition, as about 15.1 percent of roads rate as “Poor” or “Very Poor” and about 84.9 percent of roads rate as “Fair” or better. However, there is room for improvement.

Table 20: Summary of Pavement Conditions, 2019	
Surface Type	Miles
Unimproved	2.87
Gravel	17.46
Sealcoat	0.26
Asphalt	36.84
Surface Rating	Miles
Very Poor	1.39
Poor	7.28
Fair	10.89
Good	19.89
Very Good	12.59
Excellent	5.38
Total	57.42

Source: WisDOT

Trucking

STH 153 is the only truck route adjacent to the Town as designated by WisDOT. It is a 65-foot Restricted Truck Route (vehicle lengths are limited to 65 feet). Local truck routes often branch out from these major corridors to link local industry with the main truck routes as well as for the distribution of commodities within the local area. Local issues such as safety, weight restrictions, and noise impacts play significant roles in the designation of local truck routes.

Transportation Services for Specialized Populations

Both the Marathon County Aging and Disability Resource Center and the North Central Health Care (NCHC) provide limited elderly and disabled transport services to Town residents. The services include semi-fixed routes that are scheduled, and demand services available with a 48-hour notice. Demands for these services will increase as the population ages and residents are no longer able to drive themselves.

The nearest intercity bus access is available in Rothschild, providing Lamers Bus Lines to Minneapolis, Green Bay, Madison and Milwaukee.

LAND USE AND TRANSPORTATION

Land use and transportation have a reciprocal relationship. Both the use and the pattern of land use affects the demand for transportation to and from a geographic area and the viability of the various modes of transportation. Likewise, improved transportation facilities affect land use decisions.

Access Management

The State of Wisconsin issues STH Connection Permits for driveways, public/private roads or streets, or recreational trails that abut STH right of ways or the highway itself. Marathon County issues driveway permits and implements access restrictions on all properties fronting a 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 Town requires that all driveways be permitted by the Town; which includes the culvert size, length, and placement.

OTHER TRANSPORTATION MODES

Bicycling and Walking

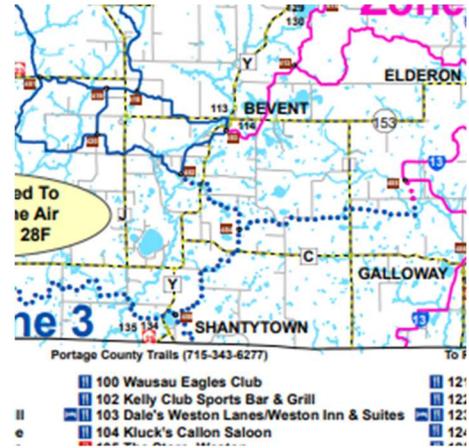
All roads are available for bicycle and pedestrian travel in the Town of Bevent. No sidewalks exist. Roads that do not have sidewalks may not provide sufficient shoulder areas for safe pedestrian access.

Just north of Town is the Mountain Bay Trail which allows walking, biking, and snowmobiling.

The Ice Age Trail lies just outside the northeast Town boundary and provides hiking access.

Recreational Vehicles

Several snowmobile trails run throughout the township, which also includes use of ATV's when the trails are open. However, trails are closed to ATV's when the air temperature is above 28 degrees Fahrenheit. The Town allows the use of ATV/UTVs on Town roads. Limited county highways also allow ATV/UTV use.



Source: Marathon County Snowmobile Map

Railroads

There is no rail service in proximity to the Bevent area. Shipments needing rail service would have to be trucked to nearby cities with rail access such as Wausau or Stevens Point.

Airports

The two closest airports serving the Town of Bevent are:

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

GOALS, OBJECTIVES, AND POLICIES

Goal 1: Maintain a safe and efficient Town road system.

Objectives

- Continue the annual budgeting process so that maintenance and improvements can be programmed and adequately funded.
- Formalize criteria for determining when and if roads should be paved, at such time that documentation is necessary for efficient planning.

Policies

- Support programs to help maintain and improve the condition of Town roads.
- Use road rating systems, such as PASER and WISLR, to prioritize maintenance and improvements to Town roads.

Goal 2: Ensure that new development will not have negative impacts on the local road network or create traffic issues within the Town.

Objectives

- Incorporate road planning into the development review process.
- Use existing subdivision and road ordinances to guide road planning and access to Town roads in new development.
- Plan for connected road networks.

Policies

- Plan for the relationship between roads and new development.
- Encourage interconnection between various road networks.
- Encourage incorporating pedestrian facilities where appropriate.

Chapter 6

Economic Development

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

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

PREVIOUS PLANS AND STUDIES

Comprehensive Economic Development Strategy (CEDS), 2017

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

Regional Livability Plan (RLP), 2015

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

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

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

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

United Way LIFE Report, 2019

The LIFE Report is a joint effort of Marathon County and the United Way. Its purpose is to provide a reference for the community to evaluate strengths and weaknesses and identify priority issues. The report, which is published every two years, serves as a tracking vehicle to show how the community has changed over time. Two of the sections of the report focus on education and on the economic environment.

The 2019 LIFE Report lists the following strengths:

- Collaboration among organizations and agencies
- People
- Vibrant arts community
- Outdoor recreation with parks and public spaces for all residents to enjoy
- Strong health care
- Quality education
- Centrally located
- Law enforcement partnerships

Calls to action include:

- Alcohol
- Child care
- Diversity, inclusion and belonging
- Drug treatment and recovery
- Housing
- Water quality
- Workforce development

ALICE: A Study of Financial Hardship in Wisconsin, 2020

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

- The ALICE report shows that 39 percent of Bevent households are either below the federal poverty level or are considered ALICE households, indicating that the average household in Bevent is relatively more financially strained than the average Marathon County household at-large.

Broadband for Marathon County - Broadband Assessment and Plan, 2019

The Broadband Feasibility Study is the latest action Marathon County has taken in proactively planning for high-speed internet. In the fall of 2018, Marathon County Extension engaged community stakeholders in dialogue about broadband and cellular coverage within the county. Phase Four continues building fiber to the east end of the county and includes the Town of Bevent.

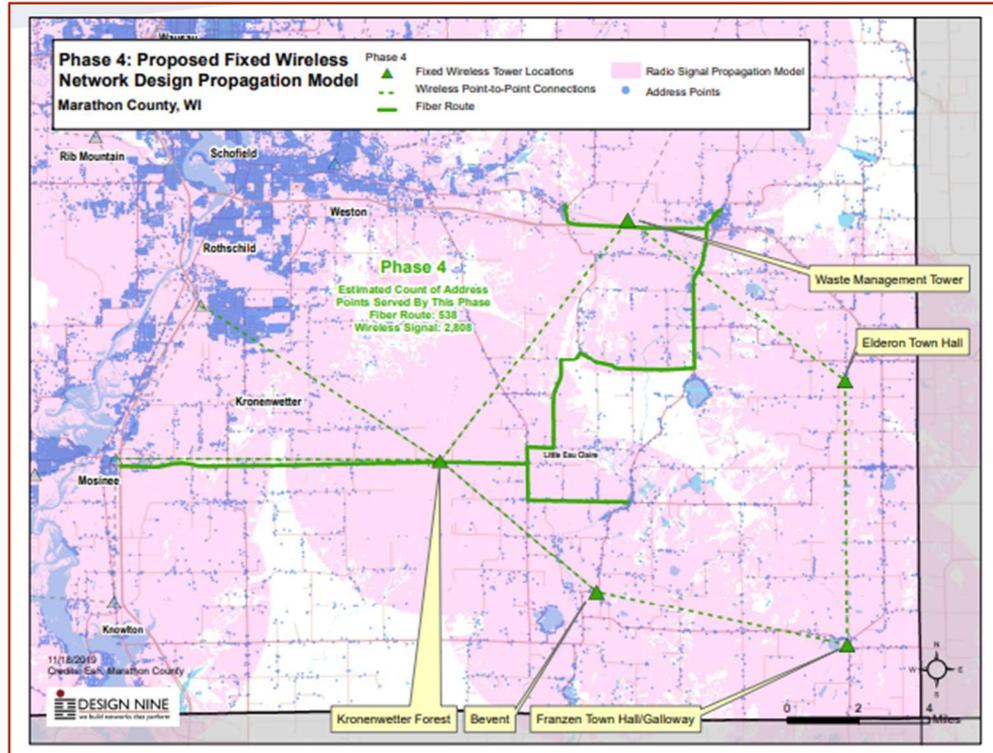


Figure 7: Phase Four Proposed Fiber and Wireless, Page 80

Marathon County Comprehensive Plan, 2016

The Marathon County Comprehensive Plan sets an economic development goal of being the most prosperous county in the state. The plan analyzes education, workforce development, economic development, and sets goals and objectives in these key areas. Goals include:

- Ensuring that every resident has the opportunity to receive a world-class education
- Ensuring that every worker have family supporting job and that every business has a strong workforce
- Ensuring that Marathon County is a diverse economy and place of opportunities where people and businesses can grow to be successful

ECONOMIC ENVIRONMENT

County Economic Environment

Historically, 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 agriculture 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 metals 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.

Marathon County data is presented for comparison, because the Town of Bevent is located within Marathon County. It should be noted that most of the predominant economic data for Marathon County is derived from the Wausau metropolitan region, as most of the Marathon County population is centered in this area.

Agricultural Economy

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

According to the Marathon County Farmland Preservation Plan:

“Agricultural practices in the County have changed significantly over the past 30 years. There are numerous reasons for these shifts in agricultural activities and practices including changes in economics, population growth, societal changes, operational practices, support services, and state and national policies. The county’s rapid population increase has played a role in the loss of farmland, most significantly in the Wausau metro areas along the Wisconsin River corridor. Although the rural areas both east and west of the Wausau area remain committed to agriculture, the trends indicate that the face of agriculture requires unique service and program support. Agriculture is very diverse among the six regions identified in this plan. The agricultural industry’s reduction in the number of dairy farms along with the increases in dairy, corn and soybean production are perhaps the most prominent of the changes in agriculture. Even with the changes in the agricultural industry, Marathon County remains one of the top counties in the state in terms of sales of several agricultural commodities.”

Marathon County’s farmers own and manage over 490,628 total acres of land, nearly 50 percent of the land base. Nearly 331,948 acres of this land is cropland and pasture. Dairy is the primary agricultural product in Marathon County, but it also includes more specialty products such as Christmas trees, ginseng, maple syrup, small scale truck farms, and commercial commodity farms.

The agricultural industry contributes approximately 2.54 billion in revenues and nearly 13,650 jobs to the Marathon County economy.

According to the Marathon County Farmland Preservation Plan, some trends in agriculture that affect the agricultural economy include:

- Dairy herds are becoming fewer and larger.
- A large number of agricultural operators are nearing retirement.
- Increased capital costs and technical education requirements increase the barrier of entry for new farmers.
- Demand for organic farming is growing, meeting organic requirements can be more costly but products can be priced at a premium.
- Soil erosion and water quality concerns are growing due to poor water quality in many areas, particularly the Wisconsin River.
- Farmland fragmentation and nuisance complaints by rural residents are increasing the costs of farming.
- Larger farm equipment damages local roads and farm traffic is increasing.
- Conflicts between various land uses in rural areas are increasing.

Agriculture is an important component within the Town of Bevent as well. The Marathon County Farmland Preservation Plan identifies six farms located within the Town with fewer than 300 animal units. There is one larger farming operation within the Town with 300 to 1,000 animal units. All of these farms are dairy operations.

In 2013, Marathon County adopted the Farmland Preservation Program (FPP) to help guide farmland preservation and resource conservation activities through 2028. The primary purpose of the program is to minimize the conversion of farmland to other uses and to protect soil and water resources from the impacts of agricultural runoff. Ideally, Marathon County seeks to minimize conversion to no more than 1,500 acres countywide annually.

Most of the farms in the Town of Bevent are within designated 2013 Farmland Preservation Areas. Such a designation is the first step to establish eligibility for Exclusive Agricultural Zoning or Agricultural Enterprise Area (AEA) tax credits; neither of which exists in the eastern half of Marathon County around the Town of Bevent.

Marathon County has eighteen plants that process dairy products for local, domestic, and international markets. On-farm employment accounts for nearly 3,155 jobs and 6,190 processing jobs. Over the past decade the presence of immigrant workers has increased, serving as a reliable source of labor. No agricultural processing jobs exist in the Town of Bevent, but with several dairy farms in various size categories comes on-site employment.

ECONOMIC ANALYSIS

Economic Sectors

Table 21 details employment by sector for the Town of Bevent. In 2019, there were 556 persons employed in the ten basic economic sectors in the Town, down 2.3 percent since 2010.

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

In Marathon County there were 71,727 persons employed in 2019, up 2.5 percent since 2010. Most people were employed in the area of Education and Health Services, followed by Manufacturing. The fastest growing sector from 2010 to 2019 was Education and Health Services. The area that experienced the most significant downward trend was Manufacturing.

Sector	Town of Bevent			Marathon County		
	2010	2019	% Change	2010	2019	% Change
Natural Resources and Mining	31	28	-9.7%	2,231	2,522	13.0%
Construction	41	63	53.7%	3,891	3,495	-10.2%
Manufacturing	154	98	-36.4%	16,870	14,694	-12.9%
Trade, Transportation and Utilities	99	144	45.5%	13,182	13,760	4.4%
Information and Financial Activities	49	71	44.9%	6,497	6,804	4.7%
Professional and Business Services	24	15	-37.5%	3,865	4,313	11.6%
Education and Health Services	100	98	-2.0%	14,895	17,177	15.3%
Leisure and Hospitality	41	11	-73.2%	4,702	4,915	4.5%
Other Services	22	26	18.2%	2,454	2,498	1.8%
Public Administration	8	2	-75.0%	1,393	1,549	11.2%
Total	569	556	-2.3%	69,980	71,727	2.5%

Source: American Community Survey, 5-Year Estimates

Labor Force Analysis

Labor Force

Labor force is defined as the number of persons, sixteen and over, employed or looking to be employed. Consistent with the Town’s population decrease from 2010 to 2019, the number of people in the labor force has declined. There were 68 fewer people in the labor force from 2010 to 2019, for a loss of 7.0 percent. The percent reduction was slightly greater than in Marathon County as a whole, which experienced a net decline of 1,173 individuals in the labor force, for a 1.6 percent decrease. The state of Wisconsin had a marginal increase in the labor force from 2010 to 2019, at a rate of 0.6 percent. Table 22 details the labor force breakdown for the Town.

	2010	2019	% Change
Population 16 years and over	970	902	-7.0%
Labor Force	615	576	-6.3%
Employed	569	556	-2.3%
Unemployed	46	20	-56.5%
Unemployment Rate	7.5%	3.5%	-53.3%
Participation Rate	63.4%	63.9%	0.8%

Source: American Community Survey, 5-Year Estimates

Unemployment

Unemployment is defined as the difference between the total civilian labor force and total persons employed. Stay-at-home parents, retirees, or persons not searching for employment are not considered unemployed because they are not considered part of the labor force. In 2010, the Town of Bevent had 7.5 percent unemployment, and in 2019 unemployment was down significantly to 3.5 percent. The high unemployment rate in 2010 was likely a result of the Great Recession. The unemployment rate was higher than Marathon County (2.8%) and slightly lower than the State of Wisconsin (3.6%) in 2019.

Workforce Participation

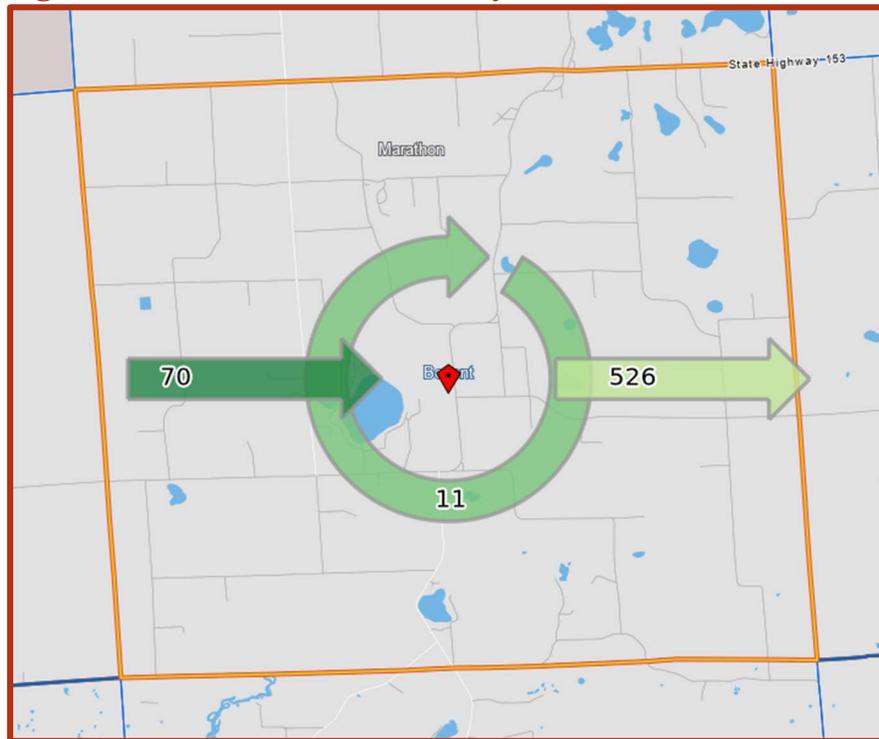
Workforce participation is a measure expressed in terms of a percentage of persons actively seeking employment divided by the total working age population. People not participating in the labor force may not seek employment due to a variety of reasons including retirement, disability, choice to be a homemaker, or are simply not looking for work. In 2010, 63.4 percent of Bevent’s population over the age of 16 was in the labor force. By 2019, that percentage rose slightly to 63.9 percent. The state participation percentage was 66.5 percent in 2019, while Marathon County’s participation rate was 68.3 percent.

Laborshed

A laborshed is an area or region from which an employment center draws its commuting workers. In 2018, approximately 11 of the 81 total jobs within the Town of Bevent were filled by Bevent residents. About 70 workers traveled to Bevent during the average work day. There were 526 Bevent residents that commuted to locations outside of the Town for work, indicating that Bevent’s

laborshed extends beyond its municipal boundaries. Figure 8 shows the inflow-outflow patterns of the Town of Bevent's laborshed.

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



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

In-Migration

The majority of the in-commuters live in close proximity to Bevent. They come from a wide range of various locations, with the largest concentration of seven workers, or 8.6 percent, coming from the City of Wausau. Three workers commute in from the Village of Elderon and the City of Stevens Point. The balance travel from a variety of locations including the Village of Rothschild, City of Schofield and the Village of Weston.

Out-Migration

The most substantial group of outbound commuters includes 96 residents that travel to the City of Wausau for work (17.9%). The remaining outbound commuters work mainly in nearby locations including the Villages of Weston, Rothschild and Wittenberg, and the Cities of Schofield, Stevens Point and Mosinee.

Occupations

Table 23 identifies the five main occupational categories by number and percentage and provides comparison with the Town, county and state.

Production/Transportation workers are the largest component of the labor force in the Town of Bevent, followed by Management/Business/Science and then Sales/Office workers. This is in

contrast to both the county and the state, where most workers in in the fields of Management/Business/Science followed by Sales/Office. The smallest number work in Service occupations, compared to the state and county where the smallest number work in Natural Resources/Construction.

Table 23: Resident Occupations, 2019

Occupation	Town of Bevent		Marathon County		Wisconsin	
	Count	Percentage	Count	Percentage	Count	Percentage
Management/Business/Science	155	27.9%	25,359	35.4%	1,090,763	36.6%
Service	66	11.9%	10,094	14.1%	491,842	16.5%
Sales/Office	109	19.6%	15,282	21.3%	617,112	20.7%
Natural Resources/Construction	67	12.1%	6,584	9.2%	255,493	8.6%
Production/Transportation	159	28.6%	14,408	20.1%	527,149	17.7%
Total	556	100.0%	71,727	100.0%	2,982,359	100.0%

Source: American Community Survey, 5-Year Estimates

Economic Development Strengths and Weaknesses

The Town’s strengths for attracting business include ample open space, woodlands and natural areas, which add to the small town living environment sought after by existing and future businesses and their employees. In addition, there is an abundance of farmland and a focus on preservation. There is extensive opportunity to continue to develop and grow the agricultural foundation, strengthening the viability of the local agricultural economy. There is also a strong base economy that consists of a variety of business and strong community support for those businesses.

Weaknesses include a declining agricultural economy and lack of broadband access. According to the Public Service Commission’s Connectivity Summary Map, areas in the western area of the Town have especially slow internet speeds (this includes both fixed and wireless technologies). There is also limited commercial and industrial development. When there is not a sufficient commercial tax base within the Town, an undue tax burden may exist for the residents who reside there. As the Town works to attract and grow the economy and industry within its boundaries, an adequate tax base will result.

ECONOMIC DEVELOPMENT PROGRAMS

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

Regional

North Central Wisconsin Regional Planning Commission

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

North Central Wisconsin Development Corporation

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

State

Rural Economic Development Program

This program administered by the Wisconsin Economic Development Corporation (WEDC) provides grants and low interest loans for small business (less than 25 employees) start-ups or expansions in rural areas. Funds may be used for "soft costs" only, such as planning, engineering, and marketing assistance.

Wisconsin Small Cities Program

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

University of Wisconsin Extension Office

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

The Wisconsin Innovation Service Center (WISC)

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

Wisconsin Small Business Development Center (SBDC)

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

Transportation Economic Assistance (TEA)

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

Federal

Economic Development Administration (EDA)

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

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

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

Small Business Administration (SBA)

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

GOALS, OBJECTIVES AND POLICIES

Goal 1: Encourage commercial development in appropriate areas in Bevent.

Objectives

- Encourage commercial development in Bevent where appropriate and in keeping with the Town's rural character.
- Allow home occupations in designated zoning districts.

Policies

- Support commercial development in appropriate areas.
- Evaluate ordinances to ensure appropriate home occupations that do not generate excessive traffic or other nuisances are allowed in residential areas of Bevent.

Goal 2: Encourage the redevelopment of contaminated properties.

Objectives

- Identify and secure funding for potentially contaminated or blighted properties that would be eligible for remediation and redevelopment funding.

Policies

- Support the redevelopment and remediation of contaminated and blighted properties.
- Work with the owners of contaminated or blighted property.

Chapter 7

Land Use

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

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

PREVIOUS PLANS AND STUDIES

Regional Livability Plan, 2015

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

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

Marathon County Comprehensive Plan, 2016

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

- Minimize scattered rural development and preserve rural character.
- Preserve active farming.
- Encourage redevelopment of under-utilized areas.
- Provide tools for managing and coordinating growth.

Marathon County Farmland Preservation Plan, 2013-2028

The Marathon County Farmland Preservation Plan is required under Chapter 91 of the Wisconsin Statutes. The purpose of this plan is to guide and manage the preservation of farmland and agricultural production capacity. There are an abundance of agricultural areas in the Town, making this program of overall importance to the county in general and may have an impact on Town residents, for example, related to emerging trends such as the local foods movement.

EXISTING LAND USE

The Town of Bevent covers 27,324 acres in Marathon County. The Town is located in the southeast portion of Marathon County. The Town is bounded by the Town of Reid to the north, the Town of Guenther to the west, the Town of Franzen to the east and the Town of Sharon in Portage County to the south.

Knowledge of the existing land use patterns within a town is necessary to develop a desired “future” land use pattern. The Existing Land Use Map was developed using air photos from a countywide flight in 2015, with updates by local residents in 2021. Eleven basic categories were used to classify the various existing land uses. The categories include Agriculture, Commercial, Governmental/Institutional, Industrial, Open Lands, Outdoor Recreation, Quarry, Residential, Transportation, Water, and Woodlands.

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

Existing Land Use Classifications

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

Existing land use classifications and acreage totals are presented in Table 24. As can be observed, woodlands is the largest land use category, with 51 percent or 13,900 acres in the Town. Agriculture follows with a total of 9,236 acres or 34 percent. Residential, commercial, and industrial property constitute only 1,070 acres, or 4 percent of the total Town area.

Table 24: Existing Land Use, 2015

Land Use Type	Acres	Percentage
Agriculture	9,235	34%
Commercial	25	<1%
Governmental/Institutional	10	<1%
Industrial	64	<1%
Open Lands	1,866	7%
Outdoor Recreation	3	<1%
Quarry	7	<1%
Residential	980	4%
Transportation	628	2%
Water	601	2%
Woodlands	13,900	51%
Total:	27,324	100%

Source: NCWRPC GIS

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

Managed Forest Law (MFL) & Public Lands

There are 3,346.68 acres enrolled in the Managed Forest Law (MFL) program, which are subject to a substantial reduction in property taxes. In addition, tax exempt lands include approximately 8.02 state acres, 54.7 Marathon County acres (not Forest Crop) and another 60.52 acres of tax-exempt land.

Land Supply and Demand

The population in the Town of Bevent has been decreasing slightly since 2000. The number of households has risen slightly since 2000 due to a decrease in the average household size. DOA population and household projections predict a slight uptick in both the population and number of households through 2040. There are a limited number of commercial and no industrial uses throughout the Town and this is not expected to change significantly. As shown by the existing land use inventory, a substantial portion of the Town is “undeveloped” woodlands, agriculture, and open lands, so the supply of land “available” for development appears to be adequate. However, the Town must balance long-term development and growth against priorities for preservation of agricultural and woodland properties, determining the most desirable residential parcel sizes, and appropriate development patterns for both residential and commercial uses.

Table 25 shows the estimated land demand in acres over the next 20 years. An estimate of land needed for future residential development was based on projected new dwelling units to 2040 derived from DOA household projections and the average density of dwelling units per acre in the community. Future acres needed for residential development were estimated by multiplying the projected number of households by the average density. Similarly, the estimated land needed for

new non-residential development was based on projected commercial and industrial needs associated with the increase in population, combined with assessing changes over the past five years. Agriculture projections were based on the changes in agricultural acreage from 2015 to 2020.

Table 25: Estimated Land Demand in Acres				
	Projected Total Acreage			
Category	2025	2030	2035	2040
Agricultural	26.5	53.0	79.6	106.3
Residential	129.6	156	180	189.6
Commercial	5	10	15	15
Industrial	0	0	0	0

Sources: NCWRPC

Land Values

Table 26 displays the assessed land values in the Town of Bevent. It is important to note that lands enrolled in the Managed Forest Law and Forest Crop Law programs and other exempt lands (such as the State lands) are not included in values for Table 24. Overall, land value per acre in the Town is valued at about \$4,169.92 per acre based on assessed land values from Marathon County tax information. Residential properties have the highest value per acre, followed by those properties designated as “other.”

Table 26: Town of Bevent Land Values, 2020			
Land Classification	Total Value of Land and Improvements	Total Acres	Average Value per Acre
Residential	\$66,499,100	1,076	\$61,802.14
Commercial	\$1,032,000	50	\$20,640.00
Manufacturing	\$0	0	\$0
Agricultural	\$1,391,500	8,821	\$157.75
Undeveloped	\$2,292,900	3,450	\$664.61
Agricultural Forest	\$6,219,500	5,124	\$1,213.80
Forest Lands	\$9,835,400	4,446	\$2,212.19
Other	\$9,613,500	267	\$36,005.62
Total	\$96,883,900	23,234	\$4,169.92

Source: WI Department of Revenue

Opportunities for Redevelopment

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

Existing and Potential Land Use Conflicts

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

FUTURE LAND USE

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

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

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

Future Land Use Map Classifications

Agriculture

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

Commercial

Identifies areas that are recommended for retail, personal service and other commercial and business development.

Unincorporated Village

Identifies areas to accommodate existing land use patterns established in unincorporated settlements where the mix of land uses and highway setbacks makes it impractical to apply traditional regulatory parameters.

Heavy Industrial

Identifies areas for uses which, by their nature, could exhibit characteristics detrimental or noxious to surrounding uses of land.

Light Industrial

Identifies areas for production, processing, assembly and other industries that are operated so that noise, odor, dust, and glare of such operations are primarily confined within the building(s) or property.

Recreation

Identifies areas for the orderly and attractive grouping of recreation-oriented establishments, facilities and structures.

Single Family Residence

Identifies areas for residential development to encourage a suitable environment for family life by permitting under certain conditions, neighborhood facilities such as churches, schools, playgrounds, and other appropriate institutions, and by protecting the residential character against non-compatible uses.

Governmental/Institutional

Identifies existing or planned governmental/public/institutional facilities within the Town.

Transportation

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

Water

Surface waterbodies.

LAND USE PROGRAMS AND TOOLS

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

Zoning

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

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

The Town of Bevent has its own Zoning Ordinance. It was created in 1994, with the latest revision in 2006. The Zoning Ordinance outlines nine zoning districts and provides development guidelines including height restrictions, minimum lot area, and guidelines for accessory uses and structures.

Shoreland Zoning

All counties are mandated by Wisconsin law to adopt and administer a zoning ordinance that regulates development in shoreland and floodplain areas of the county outside of villages and cities in accordance with state shoreland zoning standards. Towns may apply their own zoning in shoreland areas as long as they do not impose requirements on matters regulated by their county. Marathon County Shoreland Zoning regulates land use within shoreland and floodplain areas throughout the Town.

Farmland Preservation Zoning

Farmland preservation zoning is a voluntary zoning classification that is intended to minimize fragmentation of farmland by imposing a minimum lot size of 35 acres. In order to adopt farmland preservation zoning, a municipality must be enrolled in the Farmland Preservation Program. The Town of Bevent does not have Farmland Preservation Zoning.

Land Division

The Town of Bevent recently adopted a Land Division Ordinance as outlined under Chapter 236 of the Wisconsin Statutes. This Ordinance controls all land divisions within the Town and ensures safety, protection of natural resources, and orderly community development. It also provides planning for the provision of adequate public services. The Town continues to work through and revise the processes for land division throughout the Town.

Other Tools

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

GOALS, OBJECTIVES, AND POLICIES

Goal 1: Preserve the beauty of the natural environment within the Town of Bevent.

Objectives

- Continue to pursue the protection of natural resources within the Town.

Policies

- Discourage development that would negatively impact the Town's natural resource base.
- Identify those natural resources that are of particular importance to local residents.
- Develop a plan to protect the identified natural resources.

Goal 2: Continue to encourage and maintain Farm Preservation Areas in the Town of Bevent.

Objectives

- Participate in regional programs, through Marathon County, UW-Extension, and others, that assist farmers in maintaining economically viable farms.
- Manage future development.
- Reconcile individual property rights with the desires of the community as a whole.

Policies

- Support and encourage Farm Preservation Areas throughout the Town.

Goal 3: Direct commercial and residential growth to appropriate areas.

Objectives

- Continue to identify appropriate areas for commercial and residential growth.

Policies

- Continue to ensure that new development proposals are consistent with the Land Division Ordinance, Zoning Ordinance, and Zoning Map.
- Continue to amend these Ordinances when appropriate, to ensure that they remain current.

Chapter 8

Intergovernmental Cooperation

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

OVERVIEW

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

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

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

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

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

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

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

INTERGOVERNMENTAL RELATIONSHIPS

School Districts

Primary and Secondary Schools

The Town of Bevent is served by two school districts and has good standing relationships with them both (Rosholt School District and Wittenberg-Birnamwood School District). There are no school district facilities located within the Town.

Post-Secondary Educational Facilities

Northcentral Technical College (NTC) is located in Wausau with a branch in Wittenberg. The University of Stevens Point at Wausau is located within Wausau.

The main form of interaction with both school and college districts are through payment of property taxes, which help to fund district operations. The Town has little participation in issues pertaining to administration or siting of new facilities. All school and college board meetings are open to the public.

Shared Services

Police protection in the Town of Bevent is provided by the Marathon County Sheriff's Department.

The Town of Bevent is a part of the Hatley Area Fire and Ambulance District, which is owned by the Town of Bevent and three other municipalities.

The Marathon County Sheriff's Office Communications Division provides E-911 Dispatch for all Police, Fire, and Emergency Medical Services (EMS) agencies in Marathon County.

Adjoining Units of Government

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

Marathon County

Marathon County directly and indirectly provides a number of services to the Town and the Town enjoys a good working relationship with many of the responsible departments. These departments include law enforcement through the Sheriff's Office, 911 dispatch services, access permits, maintenance and improvement of county highways, planning and permitting oversight regarding shoreland, wetland and floodplain regulation, private sewage system regulation, and animal waste and manure management. The county also provides oversight on compliance with county soil and water conservation policy for the Farmland Preservation Program.

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

North Central Wisconsin Regional Planning Commission

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

State and Federal Government

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

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

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

EXISTING OR POTENTIAL INTERGOVERNMENTAL CONFLICTS

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

PROGRAMS

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

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

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

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

GOALS, OBJECTIVES, AND POLICIES

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

Objectives

- Maintain open channels of communication with all levels of government.

Policies

- Continue participating in the Eastern Marathon County Towns and Villages Association meetings.
- Continue cooperating with other municipalities in the Hatley Area Fire and Ambulance Service to maintain a service that is mutually beneficial to all those involved.
- Continue cooperating with the various Marathon County departments and elected officials to the benefit of all county residents.
- Continue ongoing collaboration with state and federal agencies as needed.

Chapter 9

Implementation

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

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

IMPLEMENTATION TOOLS

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

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

Zoning Ordinance and Map

The Town of Bevent Zoning Ordinance and Map are the primary land use regulations for the Town. Zoning is used to manage and control how land is used and developed. The Town's Zoning Ordinance establishes detailed regulations concerning how land may be developed, including

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

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

Subdivision (Land Division) Ordinance

The Town of Bevent Land Ordinance regulates new subdivisions and the expansion of existing subdivisions. Subdivision regulations are an important tool ensuring the orderly development of unplatted and/or undeveloped land. These regulations may regulate lot sizes, road access, street design, public utilities, storm water drainage, parks and open space, and other improvements necessary to ensure that new development will be a public asset.

Capital Improvement Plan (CIP)

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

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

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

The preparation of a CIP is normally a joint responsibility between the town board, plan commission, staff, and citizen commissions. The preparation of a capital improvement program may vary from community to community depending on local preferences, the local form of government

and available staff. The proposed capital improvement plan should be reviewed in light of the priorities outlined in the comprehensive plan.

Annual Operating Budget

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

Brownfield Redevelopment

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

CONSISTENCY AMONG PLAN CHAPTERS

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

PLAN ADOPTION, AMENDMENTS, UPDATES, AND MONITORING

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

Plan Adoption

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

communicating the community's land use policy and goals and objectives regarding coordination of growth and development.

Plan Amendments

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

The following criteria shall be considered when reviewing plan amendments:

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

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

Plan Updates

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

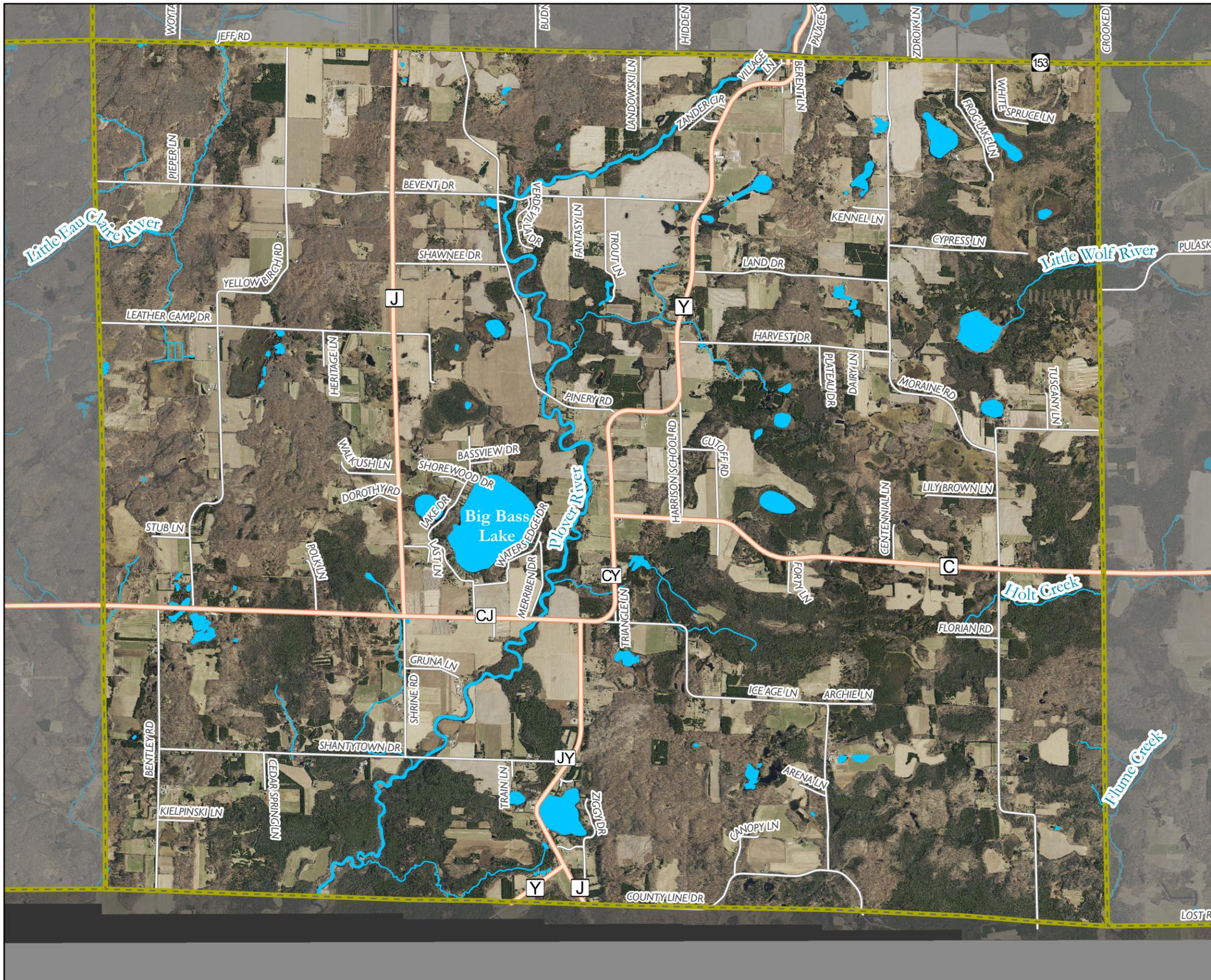
Plan Monitoring

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

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

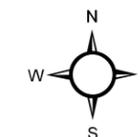
This plan should be evaluated at least every five years, and updated at least every ten years. Members of the Town Board, Plan Commission, and any other local decision-making bodies should periodically review the plan and identify areas that might need to be updated. The evaluation should involve first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

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



Planning Area

-  Minor Civil Division
-  State Highways
-  County Highways
-  Local Roads
-  Water

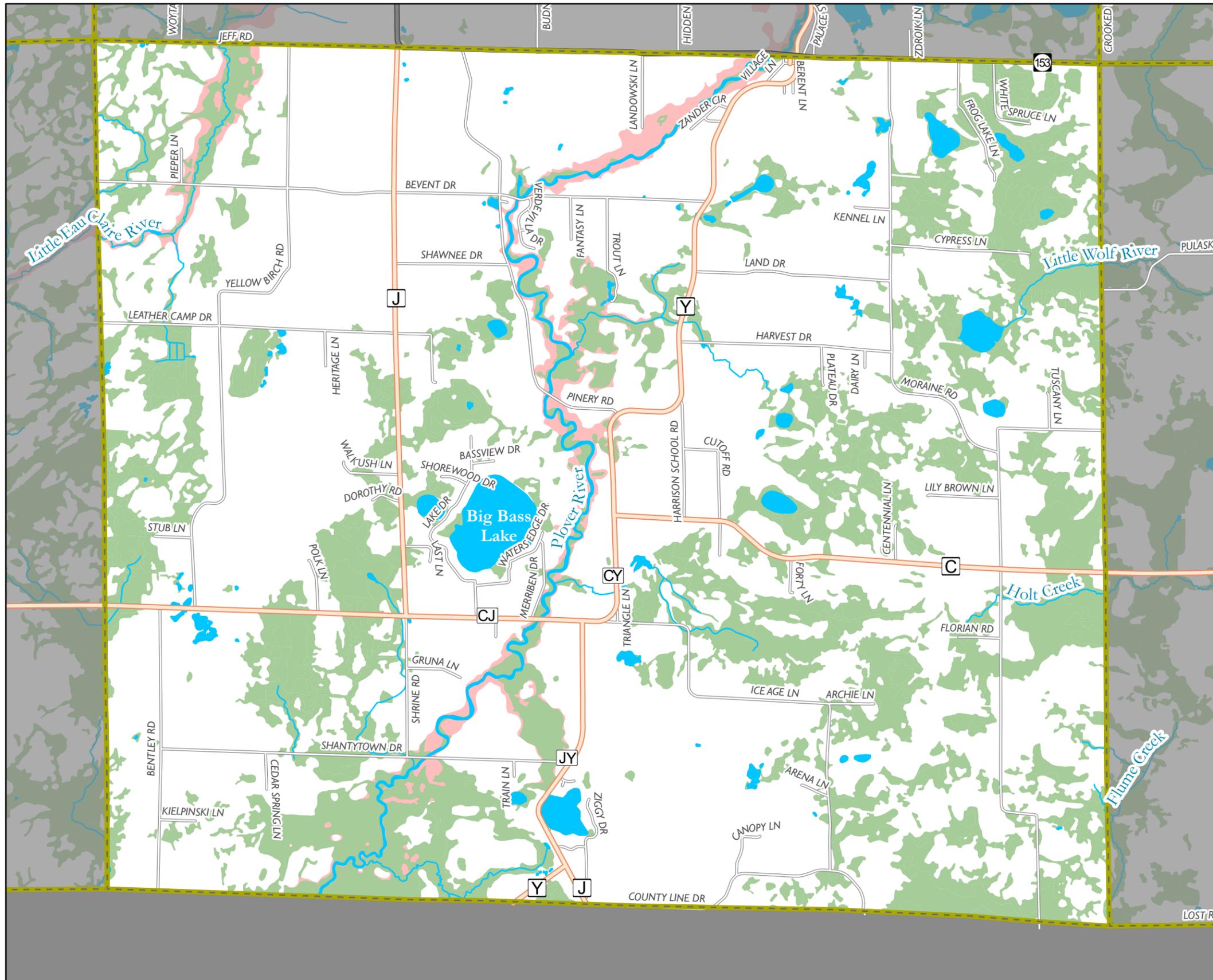


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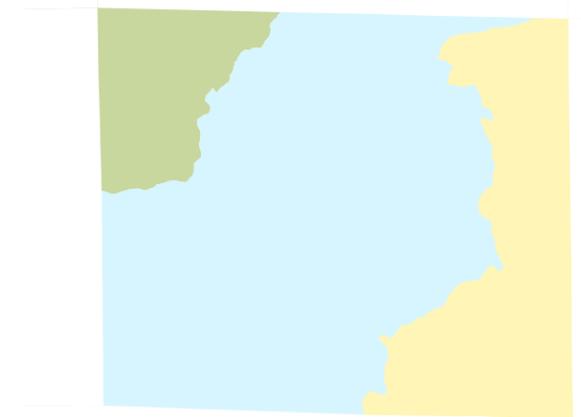
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Natural Resources

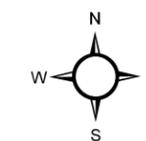
- Minor Civil Division
- State Highways
- County Highways
- Local Roads
- Water
- Wetlands
- Floodplain

Town of Bevent Watersheds



Watersheds

- Little Eau Claire River
- Plover and Little Plover Rivers
- Upper Little Wolf River

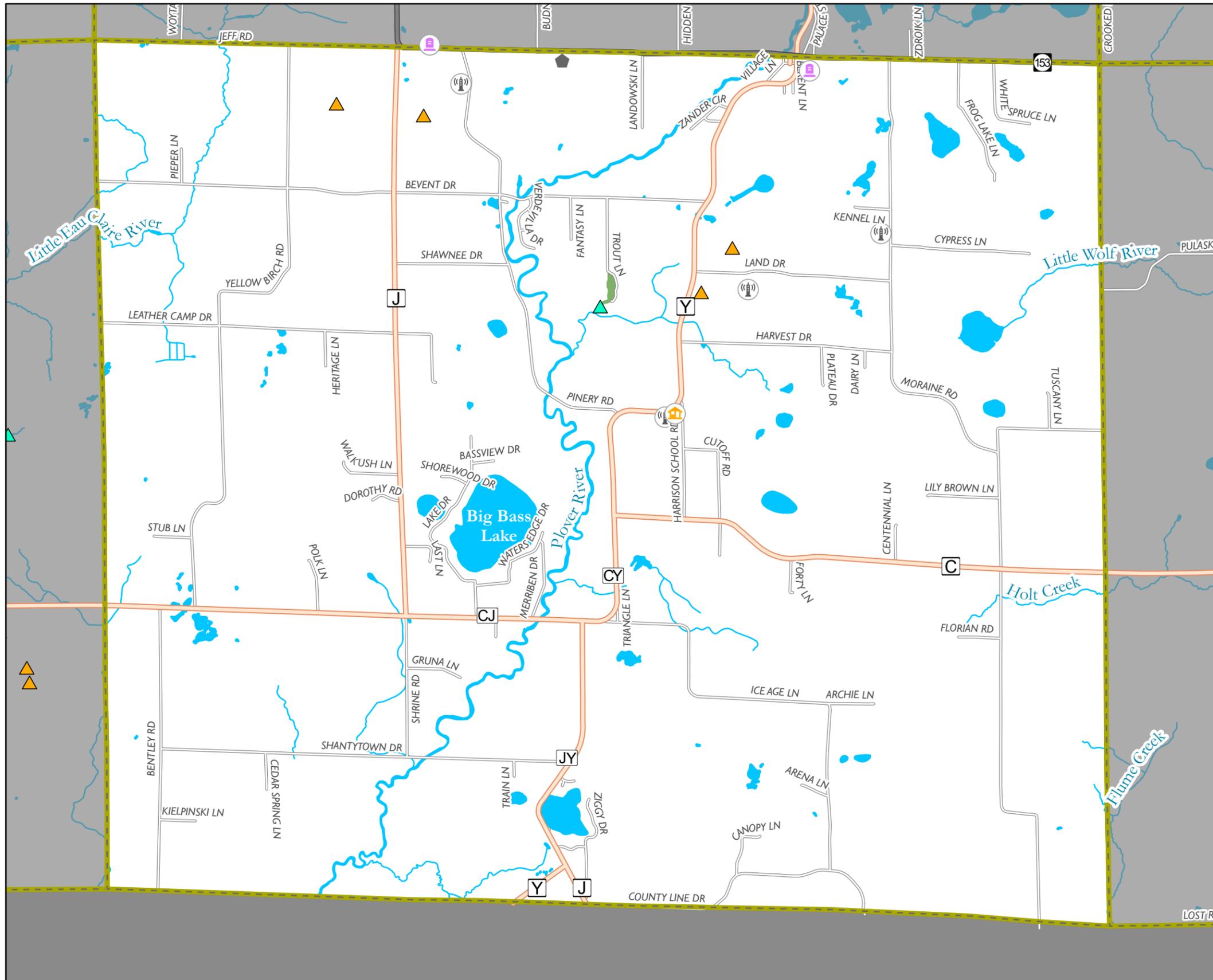


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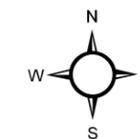
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Utilities & Community Facilities

- Minor Civil Division
- State Highways
- County Highways
- Local Roads
- Cemetery
- Former Landfill
- Non Metallic Mines
- Town Hall
- Communication Towers
- Dams
- Parks
- Water

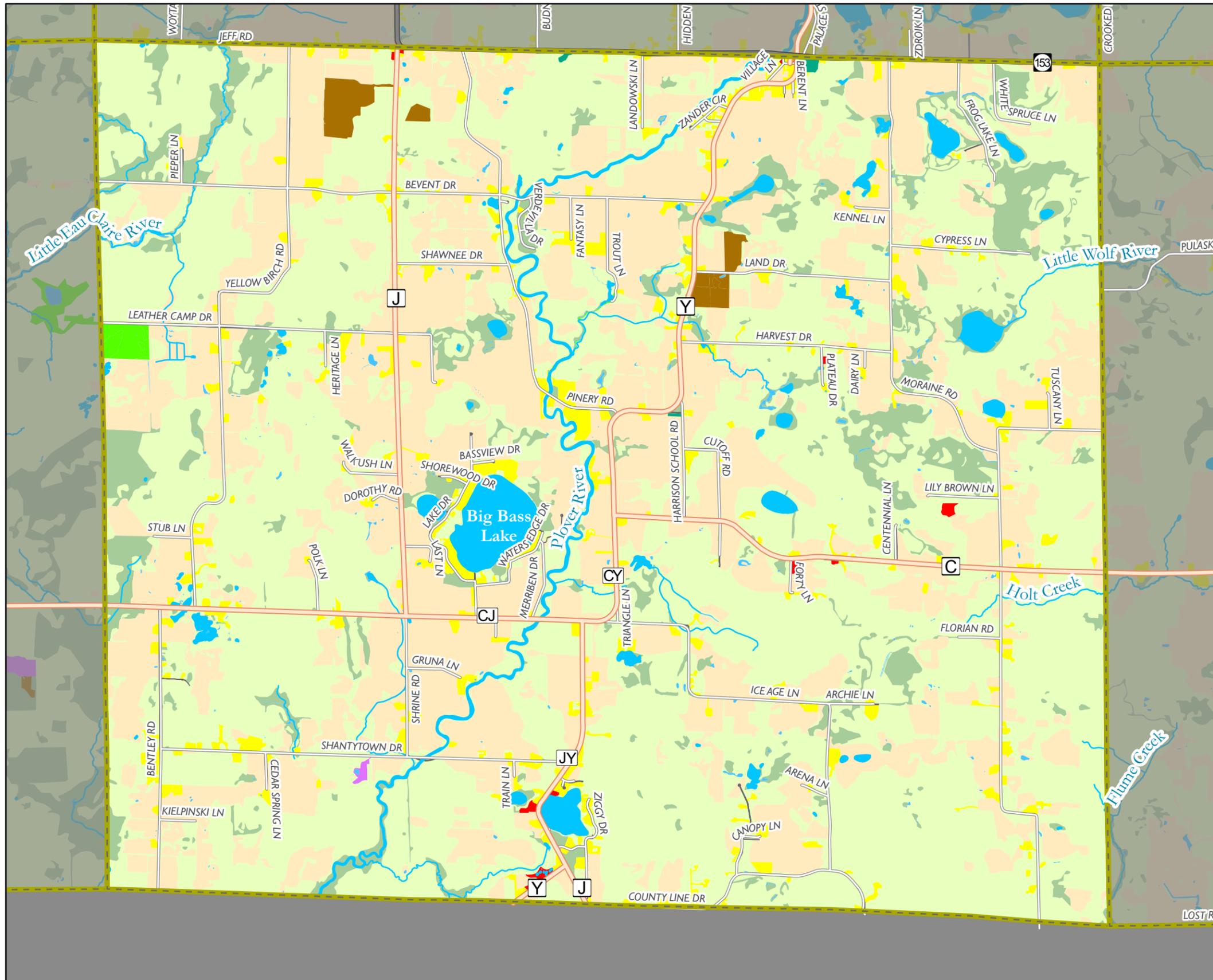


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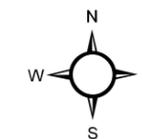
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Existing Land Use

- Minor Civil Division
- State Highways
- County Highways
- Local Roads
- Land Use**
- Agriculture
- Commercial
- Governmental / Institutional
- Industrial
- Open Lands
- Outdoor Recreation
- Quarry
- Residential
- Transportation
- Woodlands
- Water

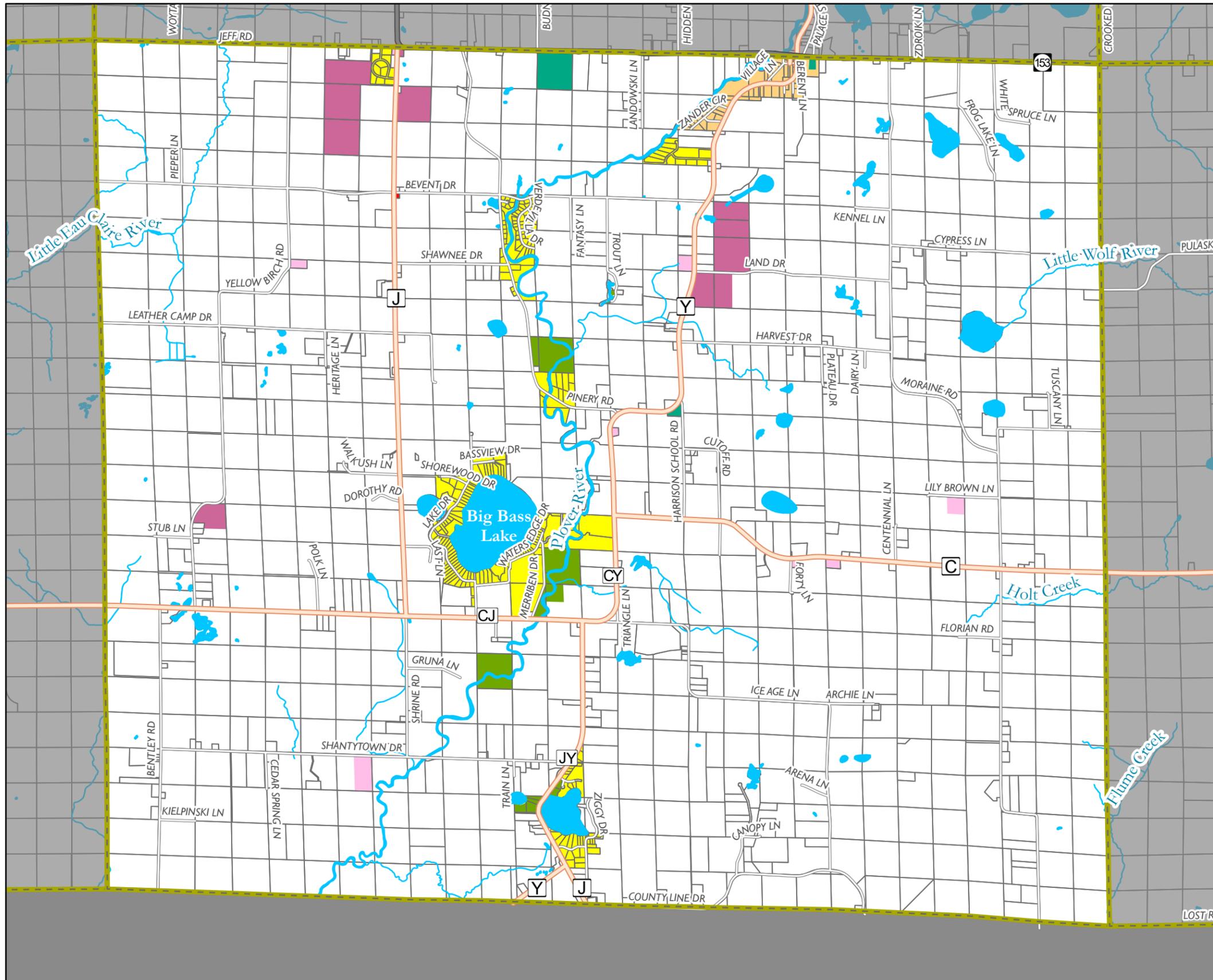


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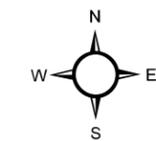
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Future Land Use

- Minor Civil Division
 - State Highways
 - County Highways
 - Local Roads
 - Parcels
- Future Land Use**
- RS
 - RC
 - UV
 - CM
 - GOV
 - M-1
 - M-2
 - AG
 - Water



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



Prepared By:
North Central Wisconsin Regional Planning Commission

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**APPENDIX A
PUBLIC PARTICIPATION PLAN**

Town of Bevent Public Participation Plan (PPP)

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

I. Plan Development:

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

The public participation plan will incorporate the following:

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

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

II. Implementation, Evaluation & Update:

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

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

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

**Resolution for the Adoption of a
PUBLIC PARTICIPATION PLAN (PPP)**

THE TOWN OF BEVENT DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the Town is updating its Comprehensive Plan as outlined in Wisconsin Statutes; and

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

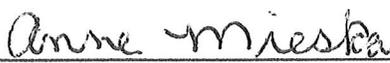
WHEREAS, it is necessary for the Town Board to approve a process to involve the public in the planning effort; and

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

I, Anne Mieska, Town Clerk, do hereby certify that the foregoing resolution was duly adopted at a Town Board meeting, held at the Town Hall on the 2nd day of June, 2021, at 7:00 p.m.



Perry Cebula, Town Chairman



Anne Mieska, Town Clerk

**APPENDIX B
PLAN ADOPTION**

PLAN COMMISSION RESOLUTION

RESOLUTION #2022-02-14

Town of Bevent, Marathon County, Wisconsin

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

Adoption of the Town Comprehensive Plan.

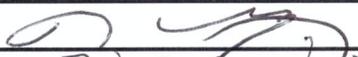
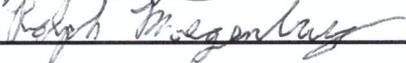
The Town of Bevent Plan Commission, by this resolution, further resolves and orders as follows:

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

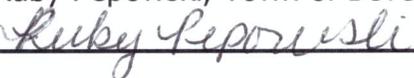
The vote of the town plan commission in regard to this resolution shall be recorded by the clerk of the town plan commission in the official minutes of the Town of Bevent Plan Commission.

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

Adopted this 14th day of February, 2022.
Town of Bevent Planning Commission Board:

	02-14-2022
Ronald A. Roberts	02-14-22
	2-2-22
Ralph M. Segenbass	2-2-22

Attest: Ruby Pepowski, Town of Bevent Planning Commission Clerk

 3-24-2022

ORDINANCE FOR COMPREHENSIVE PLAN ADOPTION

ORDINANCE #2022-04-06

Town of Bevent, Marathon County, Wisconsin

SECTION I – TITLE/PURPOSE

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

SECTION II – AUTHORITY

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

SECTION III – ADOPTION OF ORDINANCE

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

SECTION IV – PUBLIC PARTICIPATION

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

SECTION V – TOWN PLAN COMMISSION RECOMMENDATION

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

SECTION VI – PUBLIC HEARING

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

ORDINANCE FOR COMPREHENSIVE PLAN ADOPTION

SECTION VII – ADOPTION OF TOWN COMPREHENSIVE PLAN

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

SECTION VIII – SEVERABILITY

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

SECTION IX – EFFECTIVE DATE

This ordinance is effective on publication or posting.

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

Adopted this 6th day of April 2022

Perry Cebula
Perry Cebula, Town of Bevent Chairman

Tim Lemke
Tim Lemke, Town of Bevent Supervisor

Randy Wanta
Randy Wanta, Town of Bevent Supervisor

Attest:

Anne Mieska
Anne Mieska, Town of Bevent Clerk

SECTION VI – PUBLIC HEARING

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