

TOWN OF SARATOGA

WOOD COUNTY, WISCONSIN

COMPREHENSIVE PLAN 2007-2025

Adopted:
August 15th, 2007



Prepared by: MSA PROFESSIONAL SERVICES, INC.

Ordinance No. 8-15-2007A

AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN OF THE TOWN OF SARATOGA, WISCONSIN

The Town Board of the Town of Saratoga, Wisconsin, so ordain as follows:

Section 1. Pursuant to section [59.69(2) and (3)(for counties/62.23(2) and (3)(for cities, and towns exercising City powers under 60.22(3))] of the Wisconsin Statutes, the Town of Saratoga, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. The Town Board of the Town of Saratoga, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

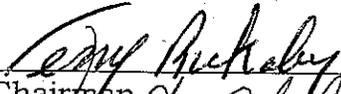
Section 3. The plan commission of the Town of Saratoga, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to Town Board the adoption of the document entitled "Town of Saratoga, Wood County, Wisconsin Comprehensive Plan 2007-2025," containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

Section 4. The Town has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

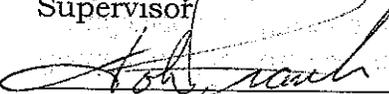
Section 5. The Town Board of the Town of Saratoga, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "Town of Saratoga, Wood County, Wisconsin Comprehensive Plan 2007-2025," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

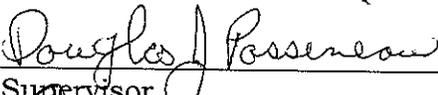
Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and [publication/posting] as required by law.

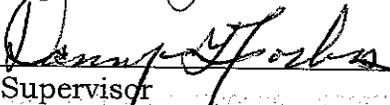
Adopted this 15th day of August, 2007

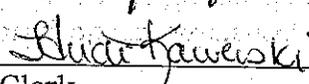

Chairman


Supervisor


Supervisor


Supervisor


Supervisor


Clerk

PLAN AMENDMENTS

The following lists the dates and page numbers of any amendments to this comprehensive plan since its original adoption.

AMENDMENT DATE

PAGE #

TOWN OF SARATOGA BOARD

Terry Rickaby Chairperson
Douglas Passineau Supervisor
Kenneth Nelson Supervisor
John Frank Supervisor
Dan Forbes Supervisor
Heidi Kawleski Clerk

TOWN OF SARATOGA PLAN COMMITTEE

Dan Forbes Chairperson
Chris Kawleski Member
Ervin Pawlak Member
Gordy Wipperfurth Member
John Frank Member
Lisa Klein Member
Ruth Moody Member
Sarajane Snyder Member
Tom Grygo Member



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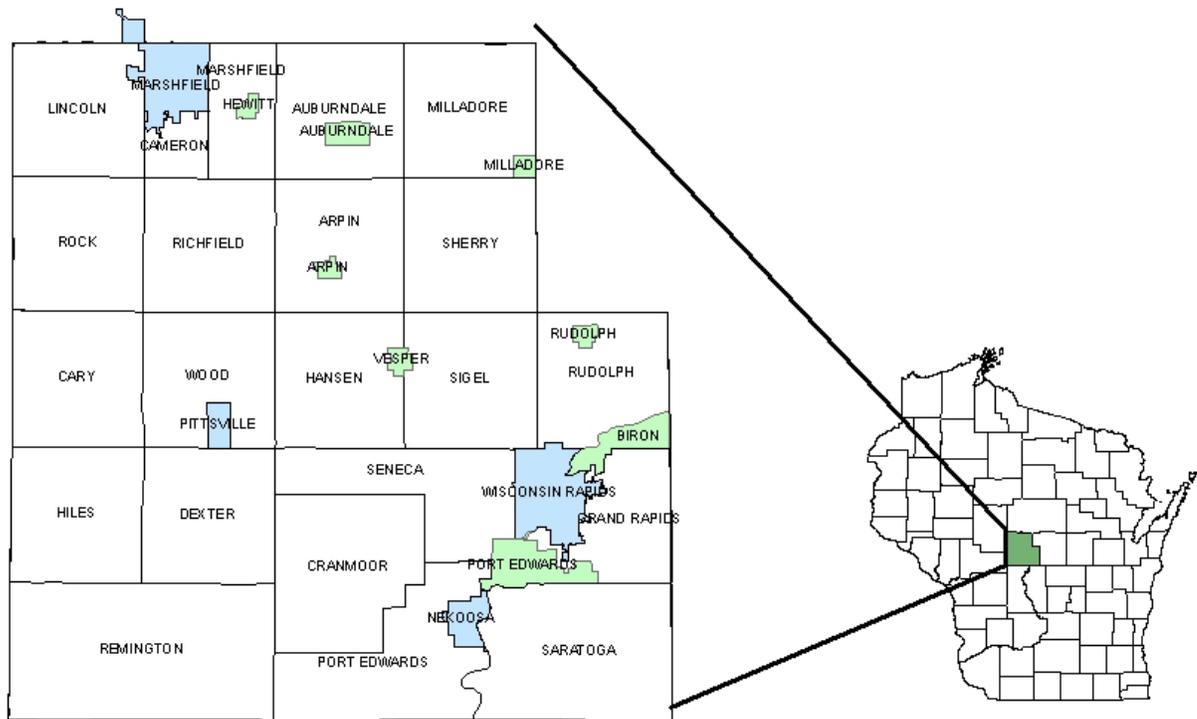
EXECUTIVE SUMMARY

In the spring of 2006, the Town of Saratoga requested the assistance of MSA Professional Services, Inc. to complete a Comprehensive Plan that complied with Wisconsin's "Smart Growth" requirements State Statute 66.1001. This comprehensive plan is a guidebook for future development of the Town of Saratoga. It provides the most recent available statistics and survey data, documents the important issues of concern identified by Town residents, and sets forth goals, objectives, policies, and recommendations for actions to be pursued by the Town in the coming years. The plan covers topics mandated by Wisconsin State Statute 66.1001, but the content of the plan reflects local concerns. This plan looks forward 20 years to 2025, but it should be reviewed annually and fully updated every ten years.

1 INTRODUCTION

The Town of Saratoga is located in central Wisconsin (Wood County), and is bordered on its west and north by the Wisconsin River. On the other side of the River lies the City of Nekoosa (pop. 2,590) and the Village of Port Edwards (pop. 1,944). Approximately 10 miles to the north is the City of Wisconsin Rapids (pop. 18,435). The Town is about 31,921 acres (50 sq.mi.) in size with predominate land uses being woodlands owned by private landholders, residential subdivisions, limited agriculture (including cranberry bogs), commercial developments along highways 13 & 73, and open spaces. The 2000 population was 5,383 (108 persons per sq.mi.).

Figure 1.1: Wood County Communities



Wood County was established in 1856, and is bordered on the west by Jackson & Clark Counties, on the south by Juneau & Adams Counties, on the east by Portage County, and on the north by Marathon County. The county is approximately 516,544 acres, or 807 square miles. The population in 2000 was 75,555 (94 persons per sq.mi.). Twenty-two towns, eight villages, and four cities make up the county. Wisconsin Rapids (pop. 18,435) and Marshfield (18,800) are the largest cities. Wisconsin Rapids, located in the southeast part of the county, is the county seat. Current major industries are paper production and agriculture (including dairy, cranberry and vegetable production).

1.1 COMMUNITY VISION & GENERAL GOALS

A vision statement identifies where an organization (the Town of Saratoga) intends to be in the future and how to meet the future needs of its stakeholders: citizens. The vision statement incorporates a shared understanding of the nature and purpose of the organization and uses this understanding to move towards a greater purpose together. In the spring of 2006, MSA held a number of public meetings with the Town of Saratoga Plan Committee to develop a vision statement for the community. The Town of Saratoga Plan Committee utilized the visioning information from these sessions to create a formal vision statement.

The Town of Saratoga is a ...

Town that encourages planned development while maintaining a sense of individual property rights. Higher density residential develops are located near the City of Nekoosa and the Village of Port Edwards. The Town values its proximity to the Wisconsin River and public access is available for all residents. The Town has a public park linked to the rest of the Town via bicycle trails. Commercial developments are clustered together near Hwy 13 & 73. The Town values its natural resources (WI River, various creeks, cranberry bogs, forested land) and actively works to maintain these features. The properties in the Town are well kept, and the natural beauty of the Town is maintained. All new developments are sited and designed in order to reinforce the rural character of the Town.

General Goals

Each chapter of this plan contains goals specific to one of the nine elements of the comprehensive plan. The following three goals are more general in nature, and along with the vision statement, are intended to guide actions that the Town of Saratoga makes in the future. The essence of these recommendations is reflected throughout the entire plan.

- **Protect and improve the health, safety, and welfare of residents in the Town of Saratoga.**
- **Preserve and enhance the quality of life for the residents of the Town of Saratoga.**
- **Protect and preserve the community character of the Town of Saratoga.**

If there is a question regarding a decision that is not clearly conveyed in the details of this comprehensive plan, then the decision should be based on the intent of the vision statement and the general goals.

1.2 WISCONSIN COMPREHENSIVE PLANNING LAW

Under the Comprehensive Planning legislation [s. 66.1001 Wis. Stats.], adopted by the State in October of 1999 and also known as “Smart Growth,” beginning on January 1, 2010 if the Town of Saratoga engages in any of the actions listed below, those actions shall be consistent with its comprehensive plan:

- Official mapping established or amended under s. 62.23 (6)
- Local subdivision regulations under s. 236.45 or 236.46
- County zoning ordinances enacted or amended under s. 62.23 (7)
- Town, village, or city zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231

The Law Defines a Comprehensive Plan as containing nine required elements:

- | | |
|---|----------------------------------|
| 1. Issues and opportunities | 6. Economic Development |
| 2. Housing | 7. Intergovernmental Cooperation |
| 3. Transportation | 8. Land Use |
| 4. Utilities & Community Facilities | 9. Implementation |
| 5. Agricultural, Natural & Cultural Resources | |

The Comprehensive Planning Law in Wisconsin requires public participation at every stage of the comprehensive planning process. “Public participation” is defined as adopting and implementing written procedures for public participation that include but are not limited to broad notice provisions, the opportunity for the public and impacted jurisdictions to review and comment on draft plans, and the holding of a public hearing prior to plan adoption.

The Comprehensive Planning Law standardizes the procedure for adopting a comprehensive plan. The plan commission must submit a recommendation on the comprehensive plan to the chief elected body. The local governing body may then adopt and enact the plan by ordinance.

In addition to ensuring local residents and businesses have the opportunity to review and comment on the plan, the Comprehensive Planning Law requires that copies of the draft and final comprehensive plans be sent to adjacent communities, the Wisconsin Department of Administration, the regional planning commission & public library serving the area, and all other area jurisdictions that are located entirely or partially within the boundaries of the community.

The Role of a Comprehensive Plan for Towns

This planning document is intended to be a “living” guide for the future overall development of the Town of Saratoga. It serves the following purposes:

- The plan acts as a benchmark to where the community is now in terms of current strength, weaknesses, opportunities and threats to quality of life.
- It provides a means of measuring progress for existing and future Town of Saratoga leaders.
- It clearly defines the direction and manner that the Town of Saratoga would like to grow and how that growth should occur.

- It identifies resources and infrastructure needed to facilitate future growth and provides direction for meeting those needs effectively and efficiently.
- It advises areas where the Town of Saratoga's land use implementation tools should be strengthened.
- It can be used as supporting documentation for Town of Saratoga policies and regulations as well as grant funding requests for public & private projects.
- In addition to any applicable Land Division and Subdivision Ordinance, it will be a primary document used by the Town of Saratoga Plan Commission, and the Town of Saratoga Board to evaluate requests for rezoning within the Town of Saratoga.

The most important function the plan will serve is as a resource manual assisting in the evaluation of land use related requests and the provision of design recommendations for various types of development. It establishes a standard for all land use decisions in the Town of Saratoga. Communities who consistently make land use decisions based on their comprehensive plan reduce their exposure to legal action, increase their opportunities to save money and improve the quality and compatibility of new development.

1.3 PUBLIC PROCESS

As part of the Comprehensive Planning legislation, every community must develop a public participation plan at the beginning of the planning process. The purpose of the public participation plan is to outline procedures for public involvement during every stage of the planning process. (See Appendix A for the complete Public Participation Plan.) In addition, prior to commencing this comprehensive planning project a Community Survey of Saratoga residents was conducted to gain insight regarding planning issues facing the Town. (See Appendix B for the complete Community Survey)

1.4 CHAPTER GUIDE

The remainder of this comprehensive plan is organized into five chapters:

- **Chapter 2: Goals, Objectives, Policies, & Actions** - describes the goals, objectives, policies, and actions for each element of the comprehensive plan.
- **Chapter 3: Future Land Use** – a summary of the future land use plan for the Town of Saratoga.
- **Chapter 4: Implementation** - a compilation of programs and specific actions to be completed in a stated sequence to implement the goals, objectives, policies, and actions contained in Chapter 2.
- **Chapter 5: Existing Conditions** - summarizes background information as required for the nine planning elements to be included in comprehensive plans (as per Wisconsin Statute 66.1001). This information provides a basis for creating goals, objectives, policies, maps, and actions guiding future development in the Town of Saratoga.

2 GOALS, OBJECTIVES, POLICIES, & ACTIONS

Each element of the comprehensive plan contains goals, objectives, policies, & actions established by the Plan Committee during the planning process based on the information contained in Chapter 5, Existing Conditions. This section defines goals, objectives, policies, and actions as follows:

Goal: A goal is a statement that describes what should happen to improve an existing condition. The statement is written in general terms and offers a desired condition.

Objective: An objective is a statement that identifies a course of action to achieve a goal. An objective states what should be done to address an issue.

Policy: A policy is a general course of action or rule of conduct that should be followed in order to achieve the goals and objectives of the plan. Policies are written as actions that can be implemented, or as general rules to be followed by decision-makers. Policies that direct action using the words “shall” or “will” are intended to be mandatory aspects of the implementation of the Town of Saratoga Comprehensive Plan. Those policies using the words “should,” “encourage,” “discourage,” or “may” are advisory and intended to serve as a guide.

Actions: A specific step that should be taken to realize a future vision. There are recommendations for each element, and a consolidated list of recommendations in the Action Plan (Table 3.1) located in the Implementation Element. Each action is accompanied by a suggested timeline and an indication of who is responsible to ensure that the action is completed.

Timelines:

Continual: This action does not require a specific task to be completed. It is enforced through continued conscious decision-making and by following the local comprehensive plan, which is passed by ordinance.

Short Term: This indicates that action should be taken in the next 5 years (highest priority).

Mid Term: This indicates that action should be taken in the next 10 years (medium priority).

Long Term: This indicates that action should be taken in the next 20 years (low priority).

2.1 HOUSING

Goal 1: Plan for the residential needs of all Town residents to meet existing and forecasted housing demands.

Objectives:

1. Collaborate with neighboring municipalities to plan for a range of housing that meets the needs of area residents of various income levels, age, and health status.

Policies:

1. Include affordable housing in any future discussions with developers or the City of Nekoosa or the Village of Port Edwards regarding new urban growth on Town lands. Explore opportunities to provide incentives for developers and homebuilders that create housing that is affordable for low and moderate-income households.
2. Encourage neighboring municipalities to reuse and redevelop properties within their jurisdictions for residential uses that could provide opportunities for affordable housing for area residents with special needs.
3. Jointly plan for and encourage the location of multi-family apartment buildings, senior housing and special needs housing near or inside the City of Nekoosa or the Village of Port Edwards, where there is easier access to public services and facilities.

Goal 2: Maintain housing properties, types, and densities that reinforce the rural character of the Town.

Objectives:

2. Emphasize control of residential density and site design rather than lot size alone.
3. Direct new and expanding uses to qualified areas as defined in this plan. (See Future Land Use Map)
4. Ensure that homes are built and maintained according to levels deemed safe by industry standards.
5. Retain single-family residences as the preferred type of housing supply in the Town of Saratoga.
6. Encourage Town residents to maintain the Town's existing housing stock.

Policies:

4. Encourage higher density residential land uses near existing developed areas/City of Nekoosa and lower residential densities near existing agricultural/wooded lands in order to provide economies of scale for the Town's infrastructure, retain rural character, and to provide more convenient access to area facilities and services.

5. Encourage clustered residential subdivisions in order to minimize conversion of agricultural or open space land. Incentives may be considered by the Town for developments that preserve forest-agricultural land.
6. Higher density residential development may only be considered in areas served by sanitary sewer.
7. Maintain a comprehensive building code that requires inspection of new structures and repair of unsafe and unsanitary housing conditions.
8. Encourage single-family homes as the primary residential building type.
9. Continue to enforce a property maintenance ordinance and encourage voluntary efforts by private homeowners to maintain, rehabilitate, update or otherwise make improvements to their homes.

2.2.1 Housing Actions

Table 2.1: Housing Actions

ACTION	Timeframe	Responsible Party
1) Monitor the regional availability of housing for various income levels, age groups & persons with special needs.	Continual	Town Board Plan Commission
2) Support local government and agency efforts to obtain grant program funds to assist first time home buying or home rehabilitation for low and moderate-income households.	Continual	Town Board Plan Commission
3) Review and comment on the planning efforts of neighboring communities with regards to housing availability and proposed residential uses.	Continual	Town Board Plan Commission
4) Maintain a building or uniform dwelling code to regulate the development of building structures within the Town.	Continual	Town Board Plan Commission
5) Maintain a Future Land Use Map to guide development to planned growth areas in the Town.	Continual	Town Board Plan Commission

2.2 TRANSPORTATION

Goal 1: Maintain the Town’s transportation network at a level of service desired by Town residents and businesses.

Objectives:

1. Provide for a safe, efficient, multi-modal, and well-maintained transportation network for all residents, farmers, and businesses.
2. Manage access to the transportation network in order to effectively maintain the safe and functional integrity of town roads.
3. Coordinate major transportation projects with neighboring communities and WisDOT.

Policies:

1. Transportation Alternatives for Disabled Residents – Collaborate with neighboring urban areas and regional programs to provide transportation access for disabled residents.
2. Coordinate Planning for Rail Services – Collaborate with the City of WI Rapids, Wood County, and Canadian National Railway to maintain rail services on this line.
3. Coordination of Bicycle Planning – Ensure that the Town has an active role in providing any input on bicycle routes through the Town planned by Wood County, WIDNR, the City of Nekoosa, Village of Port Edwards, or local organizations.
4. Incorporation of Pedestrian & Bicycle Planning – Require that developments and road construction/maintenance address the necessity of adequate walking & bicycling areas and routes in both residential and commercial areas. Bicycle and pedestrian trails within developments shall be designed to connect to any adjacent existing or planned pedestrian or bicycle facility.
5. Designation of Truck Routes – Continue to designate weight restrictions and truck routes, especially those serving quarrying and cranberry operations.
6. Protection of Town Roads – Encourage traffic patterns that do not increase traffic on Town Roads unnecessarily, and require intergovernmental agreements that define the responsibilities of the Town, the developer and the neighboring community regarding any required improvements to Town roads and funding of such improvements.
7. Coordination of Improvements to County Highways – Stay apprised of Wood County’s efforts to maintain and improve County roads. Coordinate bicycle and pedestrian upgrades when these roads are scheduled for improvement.
8. Continue Implementation of Town Driveway Ordinance – Continue to implement the Town driveway ordinance to minimize the amount of access points onto Town roads and to ensure adequate sight distances.

9. Maintain Condition Standards for Town Roadways – Maintain an average PASER rating of 7 for all Town Roads, and establish and prioritize future road projects based on the applicable PASER scores and ADT data.
10. Joint Planning of Roads that Cross Jurisdictions – Work with neighboring municipalities to plan, construct and maintain those roadways that affect both jurisdictions, including cost sharing where appropriate.
11. New Development Proposals – Development proposals shall address the impacts to transportation systems including:
 - a. Traffic flow and volume,
 - b. Road conditions, construction, and maintenance,
 - c. Emergency vehicle access,
 - d. Safe ingress and egress,
 - e. Future connectivity to surrounding properties,
 - f. Transportation of students (e.g. bus turn-arounds),
 - g. Pedestrian and bicycle improvements.

Goal 2: Address other transportation-related policies required by Wisconsin’s Comprehensive Planning law.

Objectives:

4. Specifically identify any areas required by Wisconsin’s Comprehensive Planning law that do not have direct applicability to the Town at this time.

Policies:

12. Future Cooperation and Planning – The Town will actively participate in any planning for any form of public transit, public air transportation or water transportation should any of these transportation alternatives become feasible in the Town in the future.

2.2.1 Transportation Actions

Table 2.2: Transportation Actions

ACTION	Timeframe	Responsible Party
1) Maintain driveway standards to regulate access to local roads and to ensure use by emergency equipment	Continual	Town Board Plan Commission
2) Prepare and annually update a multi-year transportation improvement plan to identify and prioritize road construction and upgrade needs and funding sources.	Continual	Town Board
a. Improve the intersection of County Z & Hillcrest/Hollywood Rds.	Short-Term 5 Years	Town Board County Board
b. Develop bicycle routes throughout the Town	Mid-Term 10 Years	Town Board Plan Commission

2.3 UTILITIES & COMMUNITY FACILITIES

Goal 1: Maintain high quality Town services and facilities.

Objectives:

1. Ensure that public and private utilities are constructed and maintained according to professional and governmental standards and do not detract from the rural character of the Town.
2. Annually evaluate the condition of the Town Hall, Garage and associated equipment to ensure that it will continue to meet Town needs.
3. Monitor satisfaction with local emergency services, and other utility or community services, and seek adjustments as necessary.

Policies:

1. Sanitary Sewer – Density and minimum lot sizes should be managed allowing adequate space for replacement of private on-site sewage systems. Continue working with Wood County to ensure that existing private septic systems are adequately maintained and inspected on a regular basis, and that new private septic systems are designed, constructed, and inspected according to WIDNR and Wood County regulations.
2. Water Supply - Encourage landowners with private wells to properly maintain and monitor their wells through inspection and water testing as necessary or required by WIDNR regulations. Landowners with private wells that are no longer in use shall properly close and abandon wells according to Wisconsin DNR regulations.
3. Stormwater Management – Control stormwater quality and quantity impacts from development. Maintain natural drainage patterns, as existing drainage corridors, streams, floodplains, and wetlands can provide for stormwater quality and quantity control benefits at no cost to the community. Direct that developers be responsible for stormwater quality and quantity control both during and after site preparation and construction activities. Collaborate with other jurisdictions as necessary to enforce stormwater management and erosion control ordinances.
4. Solid Waste & Recycling – Provide solid waste collection, disposal and effective recycling services that protect public health and the natural environment. Annually review levels of service provided by the contracted solid waste disposal and recycling carrier and meet with them to address any concerns raised by residents or local businesses. Hazardous materials shall be disposed of properly.
5. Parks - Evaluate the need for recreational or natural preserve areas in the Town and work with the Plum Creek, Wisconsin River Power Company, WIDNR, City of Nekoosa, Village of Port Edwards, and Wood County as necessary to develop and maintain these areas if established. (Note: If such an area is identified and approved in the future, these areas should be identified on the Town Future Land Use Map).

6. Utility Services – Ensure the provision of reliable, efficient, and well-planned utilities to adequately serve existing and planned development. Actively participate in the planning and siting of any major transmission lines, facilities, natural gas lines, or telecommunication towers. If such facilities are proposed they should be located in an area safely away from existing residential uses. In addition, such uses shall be sited and designed to minimize impacts on adjacent uses. Underground placement and co-location for new public and private utility facilities is encouraged. Above ground utilities shall incorporate site, design, and landscaping features that minimize impacts to adjacent uses.
7. Cemeteries – Collaborate with local churches, the City of Nekoosa, and the Village of Port Edwards regarding the need for additional cemeteries or cemetery expansion.
8. Special Needs Facilities – Work with the City of Nekoosa, Village of Port Edwards, and Wood County to maintain and improve access to special needs facilities (i.e. health care, childcare) for Town residents. Actively participate in the planning and siting of any new special needs facility.
9. Emergency Services - Work with the City of Nekoosa, Village of Port Edwards, Wood County, Nekoosa Fire District, Rome Fire District, and the Grand Rapids Fire District to maintain adequate provision of emergency services (i.e. fire, police, EMS, first responders) for Town residents and businesses, and review service provision levels with the appropriate agencies annually.
10. Schools - Collaborate with the Nekoosa & Wisconsin Rapids School Districts to provide high quality educational facilities for Town residents. Actively participate in the planning and siting of any new school facility.
11. Libraries - Work with Wood County to maintain and improve access to public library facilities for Town residents. Actively participate in the planning and siting of any new library facility.

Goal 2: Guide new growth to areas that are most efficiently served by utilities.

Objectives:

4. Guide new development that requires urban services, or heavy utility use, to locate within the City of Nekoosa or the Village of Port Edwards.

Policies:

12. The Town will coordinate with developers, the City of Nekoosa, and the Village of Port Edwards to ensure that new development requiring urban services is located in appropriate areas.

2.3.1 Utility & Community Facilities Actions

Table 2.3: Utility & Community Facilities Actions

ACTION	Timeframe	Responsible Party
1. Continue contracting through appropriate channels to ensure sufficient levels of community services throughout the jurisdiction.	Continual	Town Board
2. Perform periodic reviews of existing community utilities and facilities to identify areas for repair or possible upgrade.	Continual	Town Board
3. Increase park & recreational facilities throughout the Town.	Continual	Town Board Plan Commission
a. Develop a community park and river access	Mid Term 10 Years	Town Board Plan Commission
b. Develop bicycle routes throughout the Town	Mid Term 10 Years	Town Board Plan Commission

2.4 AGRICULTURAL, NATURAL, & CULTURAL RESOURCES

Goal 1: Reinforce the Town’s rural character by encouraging the preservation of forested land, sensitive environmental areas, wildlife habitat, rural vistas, and local cultural resources.

Objectives:

1. Minimize fragmentation of forest-agricultural land.
2. Minimize the potential impact on natural resources, environmental corridors, or habitat areas when evaluating potential residential, commercial, industrial, and intensive agricultural uses.
3. Utilize recreational opportunities and the preservation of open space to maintain the rural character of the Town wherever feasible. Develop additional park and recreational facilities to meet current and projected needs.
4. Minimize the potential impact on local cultural resources when evaluating new developments. Ensure that any known cemeteries, human burials or archaeological sites are protected from encroachment by roads or other development activities.

Policies:

1. Support the preservation of forest-agricultural lands for continued forestry use. The Town will place a high priority on directing development away from areas that have been historically productive farmland or forestry land.
2. Provide incentives and options to landowners to retain the Town’s contiguous areas of forest-agricultural lands, natural areas, and open spaces.
3. Discourage the placement of new development in the middle of parcels of forest-agricultural land. Discourage the fragmentation of forest-agricultural land in order to protect the continuity of forest land areas for future use.
4. Avoid development in areas that have documented threatened and endangered species, or have severe limitations due to steep slopes, poor soils, or sensitive environmental areas such as wetlands, floodplains, and streams in order to protect the benefits and functions they provide.
5. Collaborate with neighboring municipalities to ensure access to recreational opportunities for all Town residents.
6. Work with community residents and developers within the Town to determine suitable locations for new park or recreational facilities.
7. Collaborate with State, County, and local efforts to celebrate people, sites, and events of local significance whenever appropriate or feasible.
8. Encourage maintenance and rehabilitation of historic areas and buildings.

Goal 2: Reduce the potential for land use conflicts between farm and non-farm uses, as well as between farms.

Objectives:

5. Encourage existing and expanding farm or forestry operations to follow “Best Management Practices.”
6. Direct new and expanding uses to qualified areas as defined in this plan. (See Future Land Use Map)

Policies:

7. All existing, expanding, or new farming or forestry operations are encouraged to incorporate the most current “Best Management Practices” as identified by but not limited to the following agencies:
 - Wood County
 - University of Wisconsin Extension
 - Wisconsin Department of Agriculture, Trade and Consumer Protection
 - Wisconsin Department of Natural Resources
 - National Resource Conservation Service
8. Manage the density and site design of new development. Incentives may be considered by the Town for developments that preserve natural areas.

2.4.1 Agricultural, Natural & Cultural Resource Actions

Table 2.4: Agricultural, Natural & Cultural Resource Actions

ACTION	Timeframe	Responsible Party
1) Minimize the potential threats to existing forest-agricultural land, productive agricultural land, natural & cultural resources when evaluating development proposals by managing density, lot sizes, and site design.	Continual	Town Board Plan Commission
2) Maintain a Future Land Use Map to guide development to planned growth areas in the Town.	Continual	Town Board Plan Commission
3) Establish a Town parkland or conservancy area.	Short Term 5 Years	Town Board Plan Commission

2.5 ECONOMIC DEVELOPMENT

Goal 1: Attract and retain businesses that strengthen and diversify the local economy.

Objectives:

1. Encourage existing agriculture as a preferred industry and strong component of the local economy.
2. Seek local & regional businesses that strengthen and diversify the economic base, expand and enhance the tax base, improve wage and salary levels, utilize the resident labor force, and pay for their own infrastructure.
3. Improve coordination between the Town and other municipalities or organizations to pursue economic development growth.

Policies:

1. Encourage small scale or rural-related businesses as the major economic development type in the Town.
2. Encourage local & regional tourism businesses, which do not diminish the quality of natural, historical, or cultural resources.
3. Encourage programs and marketing initiatives that support local products.
4. Collaborate with neighboring municipalities and local economic development organizations to develop a long-term area strategy to promote local goods and services.

Goal 2: Reduce the potential for land use conflicts between business and non-business uses.

Objectives:

4. Direct new and expanding uses to qualified areas as defined in this plan. Limit patchy development of commercial and industrial sites within the Town. (See Future Land Use Map)
5. Develop the existing business corridor along Highway 13 & 73.
6. Develop design guidelines for businesses to better address landscaping, aesthetics, lighting, noise, parking, and access.

Policies:

5. Encourage brownfield or infill development and expansion of existing business and industry before considering creating new areas. An opportunity to develop lots smaller than the minimum lot size of one (1) acre should be provided as a conditional use.
6. Encourage industrial and commercial businesses (those that generate large volumes of traffic or wastewater, or require high water demand) to locate within or adjacent to existing industrial/commercial parks where a full range of utilities, services, roads, and other infrastructure is available.

Goal 3: Permit limited commercial uses (home businesses) on non-commercially zoned or proposed (future land use map) parcels.

Objectives:

- 7. Establish criteria that define the types of commercial uses (home businesses) that shall be allowed to operate on non-commercially zoned or proposed parcels.

Policies:

- 7. Discourage home businesses that will adversely impact adjacent residences.

2.5.1 Economic Development Actions

Table 2.6: Economic Development Actions

ACTION	Timeframe	Responsible Party
1) Collaborate with neighboring municipalities and local organizations to develop a long-term area strategy to promote local goods and services.	Continual	Town Board Plan Commission
2) Maintain a Future Land Use Map to guide development to planned growth areas in the Town.	Continual	Town Board Plan Commission
3) Prepare definitions regulating the establishment and operation of home based businesses	Short Term 5 Years	Town Board Plan Commission

2.6 INTERGOVERNMENTAL COOPERATION

Goal 1: Maintain mutually beneficial relationships with neighboring municipalities, Wood County, State & Federal agencies, and the Nekoosa & Wisconsin Rapids School Districts.

Objectives:

1. Coordinate Town planning efforts with local school districts as necessary to allow those districts to properly plan for facility needs.
2. Coordinate with other neighboring municipalities to jointly plan boundary areas and coordinate their long-term growth plans with the Town Comprehensive Plan.
3. Identify opportunities for shared services or other cooperative planning efforts with appropriate units of government.
4. Identify existing and potential conflicts between neighboring municipalities and establish procedures to address them.

Policies:

1. Encourage an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves forestry and environmentally sensitive areas in mutually agreed locations. To the extent possible, coordinate the Town's Comprehensive Plan with the City of Nekoosa's, Village of Port Edwards, Town of Grand Rapids, Town of Rome's (Adams County), Town of Grant (Portage County), and Wood County's Comprehensive Plans.
2. Prior to the adoption of the Town Comprehensive Plan, and for subsequent updates, request comments from Nekoosa & Wisconsin Rapids School District Officials, neighboring municipalities, and Wood County.
3. Request that School District officials keep the Town apprised of any plans for new facilities that could either be located in the Town or near enough to the Town's jurisdiction to affect Town roads.
4. Request that neighboring municipalities, Wood County, State or Federal agencies communicate to the Town land use or planning activities which would affect the Town of Saratoga.
5. Collaborate with neighboring municipalities, special districts and other providers to ensure that Town residents and businesses receive adequate service levels.
6. Continually work with neighboring municipalities to identify opportunities for shared services or other cooperative planning efforts.

2.6.1 Intergovernmental Actions

Table 2.7: Intergovernmental Actions

ACTION	Timeframe	Responsible Party
1) Prior to the adoption of the Town Comprehensive Plan, and for subsequent updates, request comments from Nekoosa & Wisconsin Rapids School District Officials, neighboring municipalities, and Wood County.	Continual	Town Board Plan Commission
2) Review & provide comments on neighboring municipalities planning projects that affect the Town of Saratoga.	Continual	Town Board Plan Commission
3) Continue contracting through appropriate channels to ensure sufficient levels of community services throughout the jurisdiction.	Continual	Town Board

2.7 LAND USE

Goal 1: Maintain a comprehensive future land use plan and map¹ that coordinates housing, economic development, agriculture, and the preservation of open space and natural resources.

Objectives:

1. Identify areas on the Future Land Use Map appropriate for Natural Resource Preservation (NRP) designation. (Also see Natural Resources Element)

Policies:

1. **Natural Resource Preservation (NRP):** Development shall be limited in NRP areas identified in this plan. Development in NRP areas shall be in accordance with Wood County Floodplain Zoning, and Shoreland Zoning Ordinances, and WIDNR wetland regulations.
 - a. **Exceptions to the policy:** Areas designated by FEMA or Wood County Floodplain Zoning and Shoreland Zoning Ordinances as above the normal high water mark and not shown on the Future land Use map are considered as outside the NRP area.
 - b. **Appropriate zoning districts:** Landowners are not required to rezone or subdivide property upon the adoption of this plan. Any new development will be subject to the Town of Saratoga Zoning Ordinance, should such an ordinance be adopted.

Objectives:

2. Identify areas on the Future Land Use Map appropriate for Rural Preservation (RP) designation. (Also see Agricultural & Natural Resources Element)

Policies:

2. **Rural Preservation (RP):** Limited low-density residential development shall be permitted in Rural Preservation Areas. Large agricultural uses shall not be permitted in RP areas.
 - a. **Exceptions to the density policy:** Increases in density may be considered if a developer proposes a conservation subdivision or planned unit development, if urban services are extended to the development or a community wastewater system is proposed.
 - b. **Appropriate zoning districts:** Landowners are not required to rezone or subdivide property upon the adoption of this plan. Any new development will be subject to the Town of Saratoga Zoning Ordinance, should such an ordinance be adopted.

¹ Refer to Chapter 3, Future Land Use Plan for a description of each land use category.

Objectives:

3. Identify areas on the Future Land Use Map appropriate for planned non-farm related residential developments (RR & SR). (Also see Housing Element)

Policies:

3. **Rural Residential (RR):** Medium residential density shall be permitted in Rural Residential areas.
 - a. **Exceptions to the density policy:** Increases in density may be considered if a developer proposes a conservation subdivision or planned unit development, if urban services are extended to the development or a community wastewater system is proposed.
 - b. **Appropriate zoning districts:** Landowners are not required to rezone or subdivide property upon the adoption of this plan. Any new development will be subject to the Town of Saratoga Zoning Ordinance, should such an ordinance be adopted.
4. **Suburban Residential (SR):** Medium to high residential density shall be permitted in Suburban Residential areas.
 - a. **Exceptions to the density policy:** Increases in density may be considered if a developer proposes a conservation subdivision or planned unit development, if urban services are extended to the development or a community wastewater system is proposed.
 - b. **Appropriate zoning districts:** Landowners are not required to rezone or subdivide property upon the adoption of this plan. Any new development will be subject to the Town of Saratoga Zoning Ordinance, should such an ordinance be adopted.

Objectives:

4. Identify areas on the Future Land Use Map appropriate for commercial developments (RC, HC & ID). (Also see Economic Development Element)

Policies:

5. **Rural Commercial (RC) & Highway Commercial (HC):** There are no density limitations for commercial developments within the RC & HC overlay areas.
 - a. **Minimum lot size:** The recommended minimum lot size for such areas shall be based on use and subject to Town Board approval.
 - b. **Appropriate zoning districts:** Landowners are not required to rezone or subdivide property upon the adoption of this plan. Any new development will be subject to the Town of Saratoga Zoning Ordinance, should such an ordinance be adopted.

6. **Industrial (ID):** There are no density limitations for industrial developments within the ID areas.
 - a. **Minimum lot size:** The recommended minimum lot size for such areas shall be based on use and subject to Town Board approval.
 - b. **Appropriate zoning districts:** Landowners are not required to rezone or subdivide property upon the adoption of this plan. Any new development will be subject to the Town of Saratoga Zoning Ordinance, should such an ordinance be adopted.

Objectives:

5. Identify areas on the Future Land Use Map appropriate for Public designation (P). (Also see Utilities & Community Facilities Element)

Policies:

7. **Public (P):** No dwelling structures shall be allowed in Public areas identified in this plan.
 - a. **Minimum lot size:** The minimum lot size for such areas shall be determined based on the facility needs and the purposes for which they are being used.
 - b. **Appropriate zoning districts: Forestry & Recreational, Unrestricted District.** Areas designated as Public & Utilities maintain their current Wood County Zoning classifications until a rezone petition is approved by Wood County. Landowners are not required to rezone or subdivide property upon the adoption of this plan. Any new development will still be subject to the applicable Wood County Zoning classification, or to the Town of Saratoga Zoning Ordinance should such an ordinance be adopted.

Goal 2: Maintain design guidelines for all new development which reinforces the rural character of the Town.

Objectives:

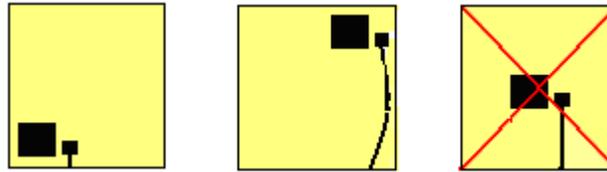
6. Locate, site, and design new or expanding developments in a manner that does not conflict with neighboring uses and reinforces the rural character of the Town.

Policies:

8. **Design Guidelines:** Development in the Town shall be subject to a minimum design standard to help enhance the value of such developments, help maintain a minimum level of aesthetic coordination, and minimize impacts to adjacent land uses. Encourage the location, siting, and design of any new development in a manner that does not conflict with sensitive environmental areas, neighboring uses, or agricultural/forestry uses. Lots and buildings shall be constructed, to the greatest extent feasible, to achieve the following objectives:
 - a. **Septic Suitability:** Adequate soils shall be present to allow for design and construction of septic systems, according to County and State regulations.

- b. **Productive Soils:** Lots, buildings, and driveways should be configured to be located on the least productive soils and shall not fragment large tracts of forest or agricultural land by placing building envelopes and driveways in the middle of large parcels.

Figure 2.1: Building Layout



- c. **Environmental Corridors:** Avoid fragmentation and isolation of remaining Town natural areas and corridors. Lots and buildings shall be configured to retain large tracts of undeveloped land. Developers shall strive to connect undeveloped lands with existing undeveloped areas to maintain environmental corridors.
- d. **Environmentally Sensitive Areas:** No buildings shall be allowed in areas designated as floodplain, wetland, or with slopes greater than 12%. Lots and buildings shall be properly set back from environmentally sensitive areas such as wetlands, floodplains, and waterways. Increasing the buffer between such areas and impervious surfaces is encouraged. To the extent possible, developers shall preserve existing woodlands and mature trees during and after development.
- e. **Transportation:** Transportation facilities for new developments shall be constructed according to local ordinances and shall allow for safe ingress and egress of vehicles. Most lots shall take access from interior local streets to minimize the impacts to existing transportation facilities and new facilities shall address future connectivity to surrounding properties. Lots shall be configured to minimize the amount of road length and impervious surfaces. Pedestrian and bicycle improvements are strongly encouraged, especially in areas near existing facilities.
- f. **Compatibility with Neighboring Uses:** Potential for land use conflicts with existing uses (including forestry & agricultural uses and environmentally sensitive areas) shall be mitigated through buffering, landscaping, and lot/building location on the original parcel.
- g. **Signage, Parking, & Lighting:** Excessive signage, parking and lighting is discouraged.
- Billboards (off-premise advertising) should not be permitted in the Town of Saratoga.
 - The use of monument, wall signs, or cantilever signs is strongly encouraged.
 - New business developments should utilize shared parking and signage whenever feasible.
 - New developments should incorporate full cut-off lighting, which reduces impacts on neighboring properties (light trespass) and protects the night sky (prevents sky glow).

- h. **Design Standards:** New buildings should promote a high quality of architectural style. The use of natural building materials and energy-efficient materials or designs is highly encouraged. Buildings should be designed and located to blend into the natural environment.
- i. **Conservation Subdivision Designs:** New subdivisions are encouraged to be built using conservation subdivision principles.

Goal 3: Balance land use regulations and individual property rights with community interests.

Objectives:

- 7. Provide flexibility in development options/tools to create win-win outcomes between landowner desires and community interests.

Policies:

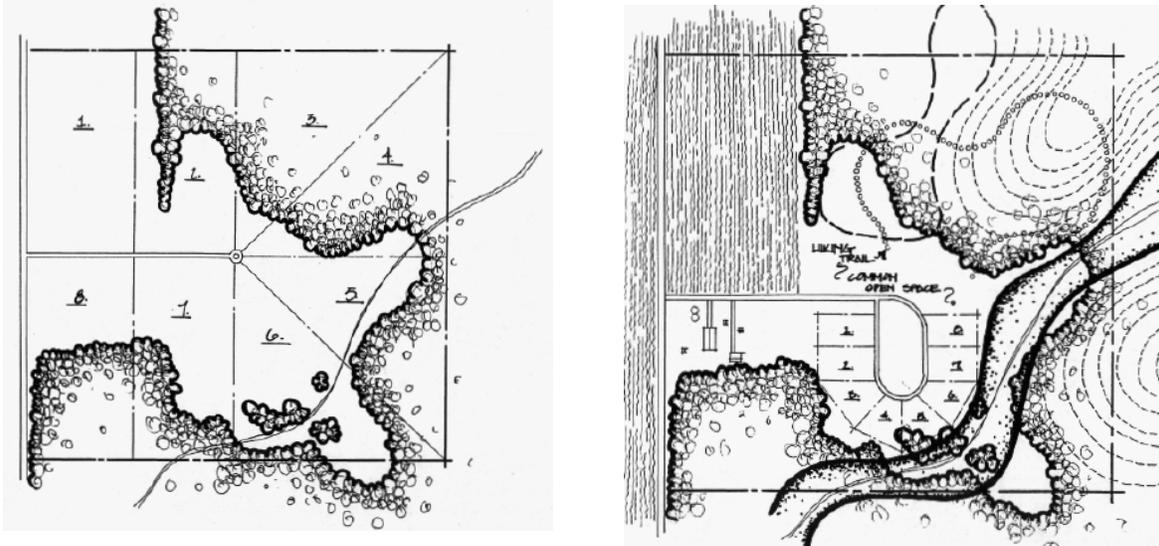
- 9. **Planned Unit Development²:** A subdivider may elect to apply for approval of a plat employing a planned unit development (PUD) design. A PUD is a technique for establishing guidelines for mixed-use development, typically on large parcels of land. Within a PUD, variations of densities, setbacks, streets widths, and other requirements are allowed. The variety of development that is possible using PUDs creates opportunities for creativity and innovation within developments. Since there is some latitude in the design of PUDs, the approval process provides opportunities for cooperative planning between the developer, reviewing boards, and other interested parties.
 - a. **Density:** The maximum number of lots or dwellings permitted in the development shall be determined by the Future Land Use designation of the parcel. Lot size shall be determined by Town of Saratoga Zoning Ordinance
- 10. **Conservation Subdivision Development³:** A subdivider may elect to apply for approval of a plat employing a conservation subdivision design. Conservation subdivisions are an alternative approach to the conventional lot-by-lot subdivisions, which spreads development evenly throughout a parcel disregarding the natural and cultural features of the area. Conservation Subdivisions allow for an adjustment in the location of residential dwelling units on a parcel of land so long as the total number of dwelling units does not exceed the number of units permitted in the zoning district or comprehensive plan. This clustering of the dwellings into a small area is made possible by reducing the individual lot sizes. The remainder of the site is permanently preserved as open space, farmland, or as an environmentally and culturally sensitive area, which is permanently protected and held in common or private ownership. Conservation subdivisions enable a developer to concentrate units on the most buildable portion of a site, preserving natural drainage systems, open space, and environmentally and culturally sensitive areas, which. A conservation subdivision shall identify a conservation theme such as forest stewardship, water quality preservation, farmland preservation, natural habitat restoration, viewshed preservation, or archaeological and historic properties preservation.

² To date the Town does not have an official ordinance to specifically regulate the creation of such developments, although Wood County does. The information here serves as a guide for the creation of such developments, or the creation of a local PUD ordinance.

³ To date the Town does not have an official ordinance to specifically regulate the creation of such developments. The information here serves as a guide for the creation of such developments, or the creation of a local conservation subdivision ordinance.

- a. **Density & Lot Size:** The maximum number of lots or dwellings permitted in the development shall be determined by the Future Land Use designation of the parcel, plus any bonuses as determined by local ordinance.

Figure 2.2: Traditional vs. Conservation Subdivision



Source: A Model Ordinance for a Conservation Subdivision, UW Extension 2000.

Objectives:

8. Maintain policies for considering revisions to the Future Land Use Map if and when requested by eligible petitioners.⁴

Policies:

11. **Reclassifying Future Land Use:** A property owner may petition for a change to the Future Land Use Map. The town will consider petitions that meet the following criteria:
 - a. **Productive history:** The land does not have a history of productive farming or forestry activities or is not viable for long-term agricultural or forestry use.
 - b. **Parcel size:** The land is too small to be economically used for agricultural, or forestry purposes, or is inaccessible to the machinery needed to produce and harvest products.
 - c. **Compatibility with neighboring uses:** The land is located such that there will be minimum conflict with the surrounding uses, particularly existing agricultural or forestry operations. Petitioner shall indicate approaches that will minimize incompatibilities between uses.

⁴ Petitions to change future land use classifications may only be submitted by landowners (or their agents) within the Town, by Town Officials, or by officials from adjacent municipalities.

- d. **Effect on natural features:** The land does not include important natural features such as wetlands, floodplains, steep slopes, or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Shoreland & Floodplain zones (raised above regional flood line). The proposed development will not result in undue water, air, light, or noise pollution. Petitioner shall indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.
- e. **Emergency Vehicle Access:** The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel by emergency vehicles. Safe access from the road and driveways onto existing roadways shall be required.
- f. **Ability to provide services:** Provision of public facilities and services will not place an unreasonable burden on the ability of the Town to provide and fund those facilities and services. Petitioners may demonstrate to the Town that the current level of services in the Town, including but not limited to school capacity, transportation system capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and potentially water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the Town with any shortcomings in public services or facilities.

Objectives:

- 9. Maintain polices for interpreting future land use boundaries.⁵

Policies:

- 12. **Interpreting Boundaries:** Where uncertainty exists as to the boundaries of districts shown on the Future Land Use Map, the following rules shall apply:
 - a. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
 - b. Boundaries indicated as approximately following platted lot lines or U.S. Public Land Survey lines shall be construed as following such lot lines.
 - c. Boundaries indicated as approximately following municipal boundaries shall be construed as following such boundaries.
 - d. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
 - e. Boundaries indicated as following shorelines and floodplains, shall be construed to follow such shorelines and floodplains, and in the event of change in the shorelines and floodplains, it shall be construed as moving the mapped boundary.

⁵ With respect to the accuracy of this and other maps included in this document, a disclaimer is necessary. The Town of Saratoga and MSA Professional Services have prepared and reviewed maps herein. It has been mutually understood that these maps were accurate for planning purposes and that they will continue to be used to make planning and zoning decisions. Due to scale limitations or potential data errors, it is now recognized that disputes may arise concerning areas delineated on the maps. If a landowner or any other party alleges error or misrepresentation of map delineations, he or she shall submit proof from recognized professionals that such is the case. If any errors are found, parties will be notified and relevant maps will be corrected.

- f. Boundaries indicated as following the centerlines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such centerlines.
- g. Boundaries indicated as parallel to extension of features indicated in the preceding above shall be so construed. The scale of the map shall determine distances not specifically indicated on the Future Land Use Map.

2.7.1 Land Use Actions:

Table 2.8: Land Use Actions

ACTION	Timeframe	Responsible Party
1) Maintain a Future Land Use Map to guide development to planned growth areas in the Town.	Continual	Town Board Plan Commission
2) Maintain design standards for development that are intended to reinforce the rural character of the Town.	Continual	Town Board Plan Commission
3) Maintain criteria for changing the future land use designation of parcels.	Continual	Town Board Plan Commission
4) Consider creating a conservation subdivision ordinance to specifically regulate such developments.	Short Term 5 Years	Town Board Plan Commission
5) Consider creating a sign or lighting ordinance to specifically regulate these developments in more detail, including the phasing out of existing billboards.	Short Term 5 Years	Town Board Plan Commission
6) Consider a policy or ordinance to restrict successive division of land. ⁶	Short Term 5 Years	Town Board Plan Commission

⁶ The land use policies in this plan do not permanently protect any remaining portions of a parent parcel, or any portions of new parcels of land, after approval of a land division or subdivision. Landowners could potentially development these lands according to the policies in this plan. This may result in higher densities than originally intended. The Town may want to consider adopting policies and ordinances that avoid successive divisions of land.

3 FUTURE LAND USE PLAN

3.1 FUTURE LAND USE SUMMARY

The following chapter summarizes the future land use plan for the Town of Saratoga and covers all of the information required under *SS66.1001*. The information is intended to provide a written explanation of the Town of Saratoga Future Land Use Map (See Appendix). The map is long range and will need to be reevaluated periodically to ensure that it remains consistent with changing trends and conditions.

The Future Land Use Map depicts the Town of Saratoga desired pattern of land use and establishes the Town's vision and intent for the future through their descriptions and related objectives and policies (Section 2.7). The future land use areas identify areas of similar character, use, and density. These land use areas are not zoning districts, as they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, etc.). The Town has recommendations for densities and review criteria providing guidance for possible development requests (Section 2.7).

3.1.1 Description of Future Land Use Areas

Natural Resource Preservation (NRP)

Natural Resource Preservation areas is an overlay district indicating those lands that are delineated as wetlands or floodplains, or steep slopes greater than 12%. The primary intent of these areas is to retain larger tracts of natural areas in either public or private ownership to the benefit of fish and wildlife habitats, water quality, and outdoor recreation opportunities. A majority of the NRP is undeveloped, although some scattered development occurs within the boundaries of the identified areas. The NRP represents areas that are vital to the region's ecosystem and are key ingredients of the rural character and image of the Town of Saratoga and thus development in areas designated NRP shall be severely limited.

Development Constraints (DC)

Development Constraints is an overlay district indicating those lands with soils of moderate to severe limitations for residential development. This area is prone to surface water flooding with major flooding and raised ground water elevations approximately every ten years. A majority of the DC is undeveloped, although some scattered development occurs within the boundaries of the identified areas. While some development may occur in this area, it is not recommended.

Rural Preservation (RP)

Rural Preservation areas are those lands that are delineated as existing woodlands, forest-agricultural, open space, agricultural areas, or private recreation. The primary intent of these areas is to maintain larger tracts of undeveloped land for agricultural or forestry uses by placing a high priority on preventing development in areas designated RP. A majority of the RP is undeveloped, although some scattered developed occurs within the boundaries of the identified areas. The RP represents areas that are vital to the regions ecosystem and are key ingredients of the rural character and image of the Town of Saratoga. However, unlike NRP areas, these lands could support some limited low-density residential uses. These developments shall be located in order to minimize the fragmentation of productive forest-agricultural land and to minimize any disruption to existing forestry or farm operations. Higher density development may be appropriate using conservation

subdivisions. Some small agricultural development may be permissive (hobby farms, nurseries, etc); however, heavy (those requiring lots of irrigation) or large agricultural uses shall be prohibited.

Rural Residential (RR)

Rural Residential Areas are those lands that are delineated as existing residential or vacant platted areas. In addition, some undeveloped land has been designated for RR development where subdivision expansion is likely to occur. These additional areas tend to be adjacent to existing rural subdivision, parcels less than 20 acres in size, and in areas where local roads or utilities exist. The primary intent of RR areas is to allow for some medium density rural residential development that is designed to reinforce the rural character of the Town of Saratoga. Higher density development may be appropriate using conservation subdivisions. A number of vacant parcels already exist within these areas and infill development is encouraged. No businesses shall be permitted except for approved home businesses.

Suburban Residential (SR)

Suburban Residential areas are those lands that are existing residential, or vacant platted areas, that are adjacent, or in close proximity, to the City of Nekoosa and the Village of Port Edwards. In addition, some undeveloped land has been designated for SR development where subdivision expansion is likely to occur. These additional areas tend to be adjacent to existing subdivisions, parcels less than 20 acres in size, and in areas where local roads or utilities exist. The primary intent of these areas is to allow for some higher density residential development in areas that are under the most market pressure to develop and are adjacent to existing higher density developments. A number of vacant parcels already exist within these areas and infill development is encouraged. No businesses shall be permitted except for approved home businesses.

Rural Commercial (RC)

Rural Commercial areas are those lands that are delineated as existing commercial and are mixed with existing residential uses. The RC management areas are associated with minor development nodes along major transportation networks. The primary intent of these areas is to allow for some smaller commercial developments, or mixed-use developments, in areas that can accommodate the associated traffic demands while reducing land use compatibility issues with surrounding uses. The scale and size of buildings is expected to be similar to that of existing uses and smaller than building sizes within the Highway Commercial areas. Development of lots, buildings, parking, lighting, and signage will be expected to meet design standards that reinforce the rural character of the Town of Saratoga (those with excess traffic, noise, odors, signage or lighting shall not be permitted).

There are some existing scattered commercial developments throughout the Town and these areas are expected to stay in commercial use. Additional commercial land has been outlined from CTH Z & STH 73 to STH 13/73, from STH 13 & Evergreen Ave. to STH 13/73, and from STH 73 & Evergreen Ave. to STH 13/73. It is anticipated that there will be some mixed uses along this corridor and appropriate commercial developments will be considered for approval.

Highway Commercial (HC)

Highway Commercial areas are those lands that are delineated as existing commercial or are likely places of highway commercial expansion (i.e. near existing commercial corridors or near major intersections). The primary intent of these areas is to allow for some larger commercial developments near compatible uses that can accommodate the associated traffic demands. The scale and size of buildings is expected to be similar to that of existing uses and larger than building sizes with the Rural Commercial areas. By directing future highway dependent development into the

HC, new commercial or industrial development along other portions of the highway corridor designated RC shall be avoided. Development of lots, buildings, parking, lighting, and signage will be expected to meet design standards that reinforce the rural character of the Town of Saratoga (those with excess traffic, noise, odors, signage or lighting shall not be permitted).

The Future Land Use Map includes a large Highway Commercial Overlay near the intersection of STH 13/73. The Town of Saratoga anticipates the WisDOT will be realigning STH 73 to intersect with STH 13 at the present intersection of STH 13 and Mill Ave. There are a number of uses and lot sizes that detract from the potential value of this high traffic location. This includes a vacant lot on the northwestern corner, a small tavern on the southwestern corner, a small car dealership on the southeastern corner, and a few mobile homes on the northeastern corner. When the WIDOT reconfigures this intersection the Town of Saratoga may want to consider acquiring and consolidating properties around the intersection to create a business district that controls access to the intersection and makes better economic use of the area. Given the proximity of the Town Hall to this area the proposed business park concept could be expanded to a “Town Center,” to incorporate civic and social activities.

Industrial (ID)

Industrial areas are those lands that are delineated as existing industrial or are likely places of industrial expansion (i.e. near existing industrial areas). The primary intent of these areas is to allow for some industrial developments in areas that are near compatible uses and can accommodate the associated traffic demands. Development of lots, buildings, parking, lighting, and signage will be expected to meet design standards that reinforce the rural character of the Town of Saratoga.

Public (P)

Public areas are those lands that are delineated as existing public use, including existing utilities, or are likely places of public expansion. The primary intent of these areas is to allow for some public development that serves the needs of the community and is designed to reinforce the rural character of the Town of Saratoga.

4 IMPLEMENTATION

4.1 IMPLEMENTATION SUMMARY

The implementation element is defined as a compilation of programs and specific actions to be completed in stated sequence, including proposed changes to any applicable zoning ordinances, official maps, sign regulations erosion and storm water control ordinances, historic preservation ordinances, site plan regulations, design review ordinances, building codes, mechanical codes, housing codes, sanitary codes or subdivision ordinances, to implement the goals, objectives, policies, plans and programs contained within this plan. The element describes how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and includes a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element also includes a process for updating the comprehensive plan.

4.2 REGULATORY MEASURES

Regulatory measures used to guide development are an important means of implementing the recommendations of a comprehensive plan. A zoning ordinance and subdivision regulations comprise the principal regulatory devices used to protect existing development and guide future growth as prescribed by a comprehensive plan. The Town of Saratoga does not have its own zoning or subdivision regulations; however, it is covered under Wood County regulations (see 4.2.1). Over time the Town has passed several resolutions and ordinances, some of which pertain to land management. The following lists the resolutions and ordinances effective in the Town of Saratoga as of completion of this Plan.

- All-Terrain Vehicle Routes
- Bill Paying
- Board of Review Compensation
- Number of Board Members
- Building Code
- Business Permit
- Community Antenna System
- Closing Out Sales
- Constable Duties
- Dogs
- Driveway
- Joint Action Emergency Government Ordinance
- Fence
- Fire Protection
- Garbage Disposal
- Hall Rental Rules
- Public Nuisances
- Landfill
- Alcohol Beverage Licenses
- Mobile Home Ordinance
- Nuclear Waste
- Obsolete Records
- Violations
- Pipe Line Permit
- Public Records
- Recycling
- Road Abandonment
- Snowmobile
- Speed Limits
- Town Roads
- Town Water Supply
- Treasurer's Bond
- Village Powers
- Wage & Rate
- Outside Waste
- Voting
- Water Traffic
- Weight Limits
- Wisconsin Gas Company

4.2.1 Zoning Ordinance

Zoning is used to control the use of land and the design and placement of structures. A zoning ordinance establishes how lots may be developed, including setbacks and separation for structures, the height and bulk of those structures, and density. The general purpose for zoning is to avoid undesirable side effects of development by segregating incompatible uses and by setting standards for individual uses. It is also one of the important legal tools that a community can use to control development and growth.

The Town of Saratoga does not have its own zoning ordinance. Wood County does have a zoning ordinance; however, it contains limited regulations to guide development outside of Shorelands and Floodplains. Half of the towns in Wood County have developed and adopted their own zoning ordinances to regulate development. Beginning January 1, 2010, zoning changes must be consistent with the Town & County Comprehensive Plans. Currently Wood County does not have a completed comprehensive plan per Wisconsin's Comprehensive Planning Law. Any changes to the Wood County Zoning Code should be reviewed for consistency with the Town of Saratoga Comprehensive Plan.

A lack of a thorough and coherent zoning code has resulted in many of the undesirable side effects of development within the Town discussed in more detail in the Existing Conditions Chapter. Given the state of the Wood County Zoning Ordinance it is recommended that the Town of Saratoga consider developing a zoning and land division ordinance. This ordinance will serve as the primary tool for implementing the goals and policies of this plan. At such time, it is recommended that the Town of Saratoga review its existing regulatory measures and incorporate relevant resolutions and ordinances.

- **Action: Contribute input into the development of the Wood County Comprehensive Plan. Of critical importance will be consistency in future land use mapping.**
- **Action: Contribute input into any proposed changes to the Wood County Zoning Ordinance.**
- **Action: Develop a Town of Saratoga Zoning Ordinance incorporating existing resolutions and ordinances.**

4.2.2 Official Maps

An official map shows areas identified as necessary for future public streets, recreation areas, and other public grounds. By showing the area on the Official Map, the municipality puts the property owner on notice that the property has been reserved for future taking for a public facility or purpose. The municipality may refuse to issue a permit for any building or development on the designated parcel; however, the municipality has one year to purchase the property upon notice by the owner of the intended development.

- **The Town does not have an official map, and there are no immediate plans to create one.**

4.2.3 Sign Regulations

Local governments may adopt regulations, such as sign ordinances, to limit the height and other dimensional characteristics of advertising and identification signs. The purpose of these regulations is to promote the well-being of the community by ensuring that signs do not compromise the rights of Town residents to a safe, healthful and attractive environment.

Neither the Town nor Wood County has a sign ordinance. This Plan includes several policies relating to sign development and the Town of Saratoga should work with Wood County to make sure they are addressed during development review. The Town of Saratoga could adopt a sign ordinance, or incorporate sign regulation in an adopted zoning code.

- **Action: Incorporate regulations to address signage in any adopted zoning ordinance.**

4.2.4 Erosion/Stormwater Control Ordinances

The purpose of stormwater or erosion control ordinances is to establish rules that will prevent or reduce water pollution caused by the development or redevelopment of land. Adoption of local ordinances for stormwater do not pre-empt more stringent stormwater management requirements that may be imposed by WPDES Stormwater Permits issued by the Department of Natural Resources under Section 147.021 Wis, Stats.

Neither the Town or Wood County has an erosion or stormwater control ordinance. The Town of Saratoga could adopt an erosion or stormwater control ordinance, or incorporate such controls in an adopted zoning code.

- **Action: Incorporate regulations to address erosion or stormwater control in any adopted zoning ordinance.**

4.2.5 Historic Preservation Ordinances

An historic preservation ordinance is established to protect, enhance, and perpetuate buildings of special character or the special historic or aesthetic interest of districts that represent a community's cultural, social, economic, political, and architectural history. The jurisdiction's governing body may create a landmarks commission to designate historic landmarks and establish historic districts.

In accordance with Wisconsin Statutes 101.121 and 44.44, a municipality (city, village, town or county) may request the State Historical Society of Wisconsin to certify a local historic preservation ordinance in order to establish a "certified municipal register of historic property" to qualify locally designated historic buildings for the Wisconsin Historic Building Code. The purpose of the Wisconsin Historic Building Code, which has been developed by the Department of Commerce, is to facilitate the preservation or restoration of designated historic buildings through the provision of alternative building standards. Owners of qualified historic buildings are permitted to elect to be subject to the Historic Building code in lieu of any other state or municipal building codes.

- **The Town does not have an historic preservation ordinance and does not have plans to adopt one.**

4.2.6 Site Plan Regulations

A site plan is a detailed plan of a lot indicating all proposed improvements. Some communities have regulations requiring site plans prepared by an engineer, surveyor, or architect. Site plan regulations may require specific inclusions like: General Layout, Drainage and Grading, Utilities, Erosion Control, Landscaping & Lighting, and Building Elevations.

The Town does not have site plan requirements, but Wood County does. This Plan includes several policies relating to site development and the Town of Saratoga should work with Wood County to make sure they are addressed during development review. The Town of Saratoga could adopt site plan regulations, or incorporate such controls in an adopted zoning code.

- **Action: Incorporate regulations to address site plan regulations in any adopted zoning ordinance.**

4.2.7 Design Review Ordinances

Design Review Ordinances are used to protect the character of a community by regulating aesthetic design issues. They include guidelines that can address a wide range of building and site design criteria, and they are typically implemented by a design review committee that reviews all proposed development within a designated area for consistency with the guidelines. Areas designated for application of a design review ordinance are called overlay districts, and they do not change the underlying zoning regulations.

The Town does not have a design review ordinance. This Plan includes several policies relating to design criteria. The Town might consider developing a design review ordinance if it wants to further regulate design of development. Such regulations could be incorporated into a zoning ordinance.

- **Action: Incorporate regulations to address developed design in any adopted zoning ordinance.**

4.2.8 Building Codes and Housing Codes

The Uniform Dwelling Code (UDC) is the statewide building code for one- and two-family dwellings built since June 1, 1980. As of January 1, 2005, there is enforcement of the UDC in all Wisconsin municipalities. Municipal or county building inspectors who must be state-certified primarily enforce the UDC. In lieu of local enforcement, municipalities have the option to have the state provide enforcement through state-certified inspection agencies for just new homes. Permit requirements for alterations and additions will vary by municipality. Regardless of permit requirements, state statutes require compliance with the UDC rules by owners and builders even if there is no enforcement.

- **The Town requires adherence to the Uniform Dwelling Code through its Building Code Ordinance.**

4.2.9 Mechanical Codes

In the State of Wisconsin, the 2000 International Mechanical Code (IMC) and 2000 International Energy Conservation Code (IECC) have been adopted with Wisconsin amendments for application to commercial buildings.

- **The Town requires adherence to all state mechanical codes.**

4.2.11 Sanitary Codes

The Wisconsin Sanitary Code (WSC), which is usually enforced by a county, provides local regulation for communities that do not have municipal sanitary service. The WSC establishes rules for the proper siting, design, installation, inspection and management of private sewage systems and non-plumbing sanitation systems.

- **The Town requires adherence to the Wisconsin Sanitary Code.**

4.2.12 Land Division & Subdivision Ordinance

Land division regulations serve as an important function by ensuring the orderly growth and development of unplatted and undeveloped land. These regulations are intended to protect the community and occupants of the proposed subdivision by setting forth reasonable regulations for public utilities, storm water drainage, lot sizes, street design open space, other improvements necessary to ensure that new development will be an asset to the Town. The Town Board makes the final decisions on the content of the land division ordinance. These decisions are preceded by public hearings and recommendations of the plan commission.

The Town of Saratoga does not have its own land division ordinance. The division of land in the Town of Saratoga is governed by the Wisconsin Statutes, the Wood County Subdivision Ordinance, and, within 1.5 miles of the City of Nekoosa & Village of Port Edwards by their extraterritorial plat review authority. The Town of Saratoga has approval authority over all land divisions in the Town, as established by the Wood County Subdivision Ordinance. This Plan includes several policies relating to land division. The Town might consider developing a land and subdivision ordinance to better address the goals and policies of this plan. Such regulations could be incorporated into a zoning ordinance. In addition, the Town should consider adopting language to address conservation subdivisions.

- **Action: Address land & subdivision regulations in any adopted zoning ordinance.**

4.3 PLAN ADOPTION

In order to implement this Plan it must be recommend for approval by the Town Plan Commission. One copy of the Plan adopted by the Plan Commission for recommendation to the Town Board is required to be sent to: (a) Every governmental body that is located in whole or in part within the boundaries of the Town, including any school district, town sanitary district, public inland lake protection and rehabilitation district, or other special district, (b) the clerk of every city, village, town, and county that is adjacent to the town, (c) the Department of Administration, (3) the regional planning commission in which the town is located, (f) the public library that serves the area in which the Town is located. The Town will also send one copy of the plan, per written request, to any operator who has applied for or obtained a nonmetallic reclamation permit; a person who has registered a marketable nonmetallic mineral deposit; and any other property owner or leaseholder

who has an interest in property allowing the extraction of nonmetallic mineral resources. (Refer to Section 66.1001(4)(b), Stats.)

After the Commission adopts the Plan by resolution, the Town Board must adopt the Plan by ordinance. Prior to adopting the Plan, the Town Board will hold at least one public hearing to discuss the recommended plan (SS 66.1001 (4)(d)). At least 30 days prior to the hearing a Class 1 notice will be published that contains, at a minimum, the following:

- The date, time and location of the hearing,
- A summary of the proposed plan or plan amendment,
- The local government staff who may be contacted for additional information,
- Where to inspect and how to obtain a copy of the proposal before the hearing.

Prior to adopting the Plan, the Town Board will provide an opportunity for written comments by the public and respond to such comments through review and discussion at a Town Board meeting.

The Town Board, by a majority vote, shall enact the ordinance adopting the recommended plan (Section 66.1001(4)(c), Stats.). The adopted plan and ordinance shall be distributed to the aforementioned parties in Section 66.1001(4)(b), Stats. The plan shall contain all nine elements identified in Section 66.1001(2), Stats. If the Town Board asks the Planning Commission to revise the recommended plan, it is not mandatory that these revisions be sent to the distribution list. However, in the spirit of public participation and intergovernmental cooperation revisions that constitute a substantial change to the recommended plan may be sent to the distribution list.

4.3 CONSISTENCY AMONG PLAN ELEMENTS

Once formally adopted, the Plan becomes a tool for communicating the community's land use policy and for coordinating legislative decisions. Per the requirements of Wisconsin's Comprehensive Planning Law, beginning on January 1, 2010 if the Town of Saratoga engages in any of the actions listed below, those actions shall be consistent with its comprehensive plan:

- Official mapping established or amended under s. 62.23 (6)
- Local subdivision regulations under s. 236.45 or 236.46
- County zoning ordinances enacted or amended under s. 62.23 (7)
- Town, village, or city zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231

The State of Wisconsin planning legislation requires that the implementation element describe how each of the nine-elements will be integrated and made consistent with the other elements of the plan. The Town of Saratoga reviewed, updated, and completed all elements of this plan together, and no known inconsistencies exist.

4.5 PLAN MONITORING, AMENDING & UPDATING

To monitor consistency with the Comprehensive Plan the Town shall regularly revisit this plan to review its content prior to any important decisions, especially those that will affect land use. Members of the Town Board, Plan Commission and any other decision-making body should periodically review the plan and identify areas that might need to be amended. Special attention should be paid to the actions identified in this plan, and to the timetable for their completion.

Completed actions should be celebrated and removed, while those actions not yet carried out should be given new deadlines and assigned to specific individuals, boards or committees for completion per the new schedule.

Although this Plan has described policies and actions for future implementation, it is impossible to predict the exact future conditions in the Town. Amendments may be appropriate in years following the adoption of the plan, particularly when the plan becomes contradictory toward emerging issues or trends. An amendment may also be needed due to accommodate a unique proposal not previously considered; however, amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals should be avoided or the plan loses integrity and becomes meaningless.

Amendments are any changes to plan text or maps and are defined as either being minor or major. Minor amendments are defined as changes to plan text or maps that are not associated with a development proposal. Major amendments are defined as changes to plan text or maps that are associated with a development proposal. In order to provide economies of scale, minor amendment requests should be collected throughout the year and addressed at a specified annual meeting of the Plan Commission (recommended for January to review requests of the previous year). Major amendments requests (i.e. future land use map amendment) can be aligned with the development review process (i.e. zoning or subdivision meetings). The processes are essentially the same (plan commission recommendation, public hearing, governing body takes final action) except for some differences in notice requirements. Using the more stringent notice requirements of the State comprehensive law can satisfy both processes.

Whether reviewing the request for a minor or major amendment, it is important to ensure that the change does not trigger the need to alter something else in the comprehensive plan. The proposed amendment should be evaluated based on its merits and whether it is consistent, or would cause inconsistencies, with the other elements of the plan.

➤ **Action: Hold one annual meeting of the Plan Commission to:**

- Review the Town's progress in implementing the recommendations of the plan,
- Establish new deadlines and responsibilities for new or unfinished recommendations,
- Identify proposals or decisions that were consistent (or inconsistent) with the plan,
- Identify any minor or major plan amendments that are needed or have been requested for review.

Frequent requests for minor or major amendments to the comprehensive plan should signal the need for a plan update. Unlike an amendment, the plan update is a major re-write of the plan document and supporting maps. Per the requirements of State comprehensive planning law, this Plan needs to be updated at least once every ten years. Updates could be coordinated with the release of new demographic and economic data (as with new census), or the release of updated mapping layers (such as FEMA Flood Maps), as the assumptions of the previous plan might be reconsidered in light of the new information.

- **Action: Update this Comprehensive Plan at least once every ten years per the requirements of the State comprehensive planning law.**

To follow State comprehensive planning law, the Town shall use the same process to amend or update the plan as it originally followed when it was initially adopted (regardless of how minor the amendment or change is). Proposed amendments should be channeled through the local Plan Commission for recommendation, with final action occurring at the Town Board, including proper public notices and hearings. For most amendments, the Town does not need to circulate the entire plan to the aforementioned parties in Section 66.1001(4)(b), only the portion that is being amended. All the governmental entities to which this amendment is submitted will have already received the full version of the plan when it was originally adopted. For the purpose of record keeping, Page ii of this Plan contains an area to list any amendments made to this plan after its original adoption.

4.6 SEVERABILITY

If any provision of this Comprehensive Plan shall be found to be invalid or unconstitutional, or if the application of this Comprehensive Plan to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Comprehensive Plan, which can be given effect without the invalid or unconstitutional provision or application.

4.7 ACTION PLAN

The plan implementation table on the following pages provides a detailed list and work schedule of major actions that the Town should complete as part of the implementation of the Comprehensive Plan. It should be noted that some of the actions require considerable cooperation with others, including the citizens of Saratoga, neighboring Towns and municipalities, and County and State officials.

Table 4.1: Implementation Actions

ACTION	Timeframe	Responsible Party
1) Monitor the regional availability of housing for various income levels, age groups & persons with special needs.	Continual	Town Board Plan Commission
2) Support local government and agency efforts to obtain grant program funds to assist first time home buying or home rehabilitation for low and moderate-income households.	Continual	Town Board Plan Commission
3) Review and comment on the planning efforts of neighboring communities with regards to housing availability and proposed residential uses.	Continual	Town Board Plan Commission
4) Maintain a building or uniform dwelling code to regulate the development of building structures within the Town.	Continual	Town Board Plan Commission
5) Maintain driveway standards to regulate access to local roads and to ensure use by emergency equipment.	Continual	Town Board Plan Commission
6) Prepare and annually update a multi-year transportation improvement plan to identify and prioritize road construction and upgrade needs and funding sources.	Continual	Town Board
7) Continue contracting through appropriate channels to ensure sufficient levels of community services throughout the jurisdiction.	Continual	Town Board
8) Perform periodic review of existing community utilities and facilities to identify areas for repair or possible upgrade.	Continual	Town Board

ACTION	Timeframe	Responsible Party
9) Minimize the potential threats to existing forest-agricultural land, productive agricultural land, natural & cultural resources when evaluating development proposals by managing density, lot sizes, and site design.	Continual	Town Board Plan Commission
10) Collaborate with neighboring municipalities and local organizations to develop a long-term area strategy to promote local goods and services.	Continual	Town Board Plan Commission
11) Prior to the adoption of the Town Comprehensive Plan, and for subsequent updates, request comments from Nekoosa & Wisconsin Rapids School District Officials, neighboring municipalities, and Wood County.	Continual	Town Board Plan Commission
12) Review & provide comments on neighboring municipalities planning projects that affect the Town.	Continual	Town Board Plan Commission
13) Continue contracting through appropriate channels to ensure sufficient levels of community services throughout the jurisdiction.	Continual	Town Board
14) Maintain a Future Land Use Map to guide development to planned growth areas in the Town.	Continual	Town Board Plan Commission
15) Maintain design standards for development that are intended to reinforce the rural character of the Town.	Continual	Town Board Plan Commission
16) Maintain criteria for changing the future land use designation of parcels.	Continual	Town Board Plan Commission
17) Contribute input into the development of the Wood Comprehensive Plan. Of critical importance will be consistency in future land use mapping.	Continual	Town Board Plan Commission
18) Contribute input into any proposed changes to the Wood County Zoning Ordinance.	Continual	Town Board Plan Commission
19) Hold one annual meeting of the Plan Commission to: <ul style="list-style-type: none"> o Review the Town's progress in implementing the recommendations of the plan, o Establish new deadlines and responsibilities for new or unfinished recommendations, o To identify proposals or decisions that were consistent (or inconsistent) with the plan, o To identify any minor or major plan amendments that are needed or have been requested for review. 	Continual	Town Board Plan Commission
20) Improve the intersection of County Z & Hillcrest/Hollywood Rds.	Short-Term 5 Years	Town Board County Board
21) Establish a Town parkland or conservancy area.	Short Term 5 years	Town Board Plan Commission
22) Prepare definitions regulating the establishment and operation of home based businesses.	Short Term 5 Years	Town Board Plan Commission
23) Consider creating a conservation subdivision ordinance to specifically regulate such developments.	Short Term 5 Years	Town Board Plan Commission
24) Consider creating a sign or lighting ordinance to specifically regulate these developments in more detail.	Short Term 5 Years	Town Board Plan Commission
25) Consider a policy or ordinance to restrict successive division of land.	Short Term 5 Years	Town Board Plan Commission

ACTION	Timeframe	Responsible Party
26) Adopt a Town of Saratoga Zoning Ordinance. Consider including language to address: <ul style="list-style-type: none"> a. Business Permits b. Land & Subdivisions (Including Conservation Subdivision) c. Park and Greenspace Dedication d. Erosion & Stormwater Control e. Signage f. Site Plan Regulations g. Design Review 	Short Term 5 years	Town Board Plan Commission
27) Develop a community park and river access.	Mid-Term 10 Years	Town Board Plan Commission
28) Develop bicycle routes throughout the Town.	Mid Term 10 Years	Town Board Plan Commission
29) Update this Comprehensive Plan at least once every ten years per the requirements of the State comprehensive law.	Mid Term 10 Years	Town Board Plan Commission

5 EXISTING CONDITIONS

The following chapter summarizes background information as required for the nine planning elements to be included in comprehensive plans (as per Wisconsin Statute 66.1001). The information is compiled at the County and municipal level to the extent that such data is available or can be synthesized from standard data sources.

5.1 ISSUES & OPPORTUNITIES

This element provides a baseline assessment of the Town of Saratoga past, current, and projected population statistics and covers all of the information required under SS66.1001. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development in the Town of Saratoga.

5.1.1 Population Issues Raised During the Planning Process

No issues were raised regarding the population statistics. Refer to the Community SWOT analysis below and the Community Survey in the Appendix for additional information.

5.1.2 Community SWOT Exercise

A Community SWOT exercise was conducted to gather data from participants regarding the Strengths, Weaknesses, Opportunities, and Threats for the Saratoga community.

Strengths: *Things that you like about the Town of Saratoga that you wouldn't change.*

Weaknesses: *Things that you don't like about the Town of Saratoga that should be improved.*

Opportunities: *Things that could benefit the Town of Saratoga in the future.*

Threats: *Things that could harm the Town of Saratoga in the future.*

Participants discussed the following strengths in the Town of Saratoga:

- Large 5+ acre tracts
- Variety of housing designs and lot sizes
- Variety of service businesses in Saratoga
- Proximity to Nekoosa, Port Edwards, and Wisconsin Rapids

Participants discussed the following weaknesses in the Town of Saratoga:

- Billboards on Hwy 13 & 73
- Junk cars and other residential trash on lots
- Industrial developments mixed with residential (Hollywood Rd)
- Sprawling commercial developed
- No access to the WI River

Participants discussed the following opportunities in the Town of Saratoga:

- Developing access to the WI River & a Town park
- Planned commercial developed
- Change the permitting process

Participants discussed the following threats in the Town of Saratoga

- Ground water and open space protection
- Conversion of the privately owned forest land
- Subdivision development and utility needs

5.1.3 Population Statistics & Projections

The following displays the population statistics and projections that were prepared as part of the requirements of the Comprehensive Planning legislation. Other demographic data and statistics, such as employment and housing characteristics, are in their corresponding chapters.

Table 5.1: Populations & Age Distribution

Population	Town of Saratoga Number	Town of Saratoga Percent	Wood County Number	Wood County Percent	Wisconsin Number	Wisconsin Percent
Total Population (1970)	2,978	100.0%	65,362	100.0%	4,417,821	100.0%
Total Population (1980)	4,363	100.0%	72,799	100.0%	4,705,642	100.0%
Total Population (1990)	4,775	100.0%	73,605	100.0%	4,891,769	100.0%
Total Population (2000)	5,383	100.0%	75,555	100.0%	5,363,675	100.0%
Total Population (2005)*	5,475	100.0%	76,644	100.0%	5,580,757	100.0%
SEX AND AGE (2000)						
Male	2,777	51.6%	37,030	49.0%	2,649,041	49.4
Female	2,606	48.4%	38,525	51.0%	2,714,634	50.6
Under 5 years	303	5.6%	4,634	6.1%	342,340	6.4%
5 to 9 years	333	6.2%	5,217	6.9%	379,484	7.1%
10 to 14 years	481	8.9%	5,837	7.7%	403,074	7.5%
15 to 19 years	447	8.3%	5,663	7.5%	407,195	7.6%
20 to 24 years	237	4.4%	3,859	5.1%	357,292	6.7%
25 to 34 years	548	10.2%	9,026	11.9%	706,168	13.2%
35 to 44 years	1,037	19.3%	12,425	16.4%	875,522	16.3%
45 to 54 years	888	16.5%	10,415	13.8%	732,306	13.7%
55 to 59 years	325	6.0%	3,681	4.9%	252,742	4.7%
60 to 64 years	243	4.5%	3,203	4.2%	204,999	3.8%
65 to 74 years	367	6.8%	5,522	7.3%	355,307	6.6%
75 to 84 years	138	2.6%	4,324	5.7%	251,621	4.7%
85 years and over	36	0.7%	1,750	2.3%	95,625	1.8%
Median Age (2000)	38.5		38.0		36.0	

Source: US Census, *WIDOA Estimate

From year 1970 to 2000, the population for the Town of Saratoga has increased by 81%, compared to 16% increase for the County. This large increase in population can be attributed to the Town's location next to three urban areas. Most residents within the Town are within 20 miles of the City of Nekoosa, Wisconsin Rapids, and the Village of Port Edwards. However, unlike many towns that border urban areas, the Town of Saratoga has not lost land or population to annexation because the Wisconsin River provides a natural boundary that makes annexation across it economically difficult. The highest age group is those 35 to 44 years old (19.3%). The median age is 38.5, which is higher than the County and State median age. Approximately 14.6% of the population is at or near retirement age (60+).

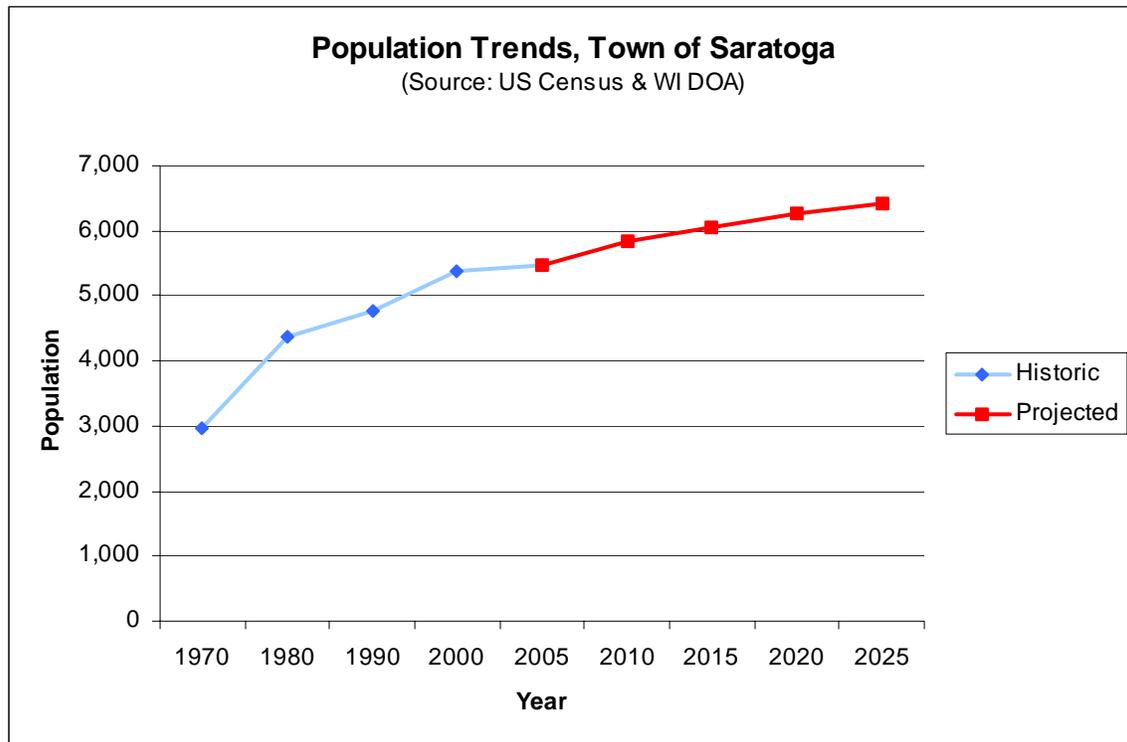
Table 5.2: Population Projections

Population	Town of Saratoga	City of Nekoosa	Village of Port Edwards	Wood County	Wisconsin
Total Population (1990)	2,978	2,409	2,126	65,362	4,417,821
Total Population (1990)	4,363	2,519	2,077	72,799	4,705,642
Total Population (1990)	4,775	2,557	1,848	73,605	4,891,769
Total Population (2000)	5,383	2,590	1,944	75,555	5,363,675
Projection					
Total Population (2005)*	5,475	2,615	1,910	76,644	5,580,757
Total Population (2010)	5,834	2,626	1,943	77,455	5,751,470
Total Population (2015)	6,059	2,643	1,942	78,393	5,931,386
Total Population (2020)	6,262	2,652	1,935	79,072	6,110,878
Total Population (2025)	6,406	2,637	1,910	79,026	6,274,867
Percent Growth (2000-2025)	19.0%	1.8%	-1.7%	4.6%	17.0%

Source: US Census, Projection WIDOA, *2005 WIDOA Estimate

Population projections allow a community to anticipate and plan for future growth needs. The following population projections were derived using a preliminary report from the Wisconsin Department of Administration (2002). Table 5.2 indicates the total population for the Town of Saratoga could reach 6,406 by year 2025, an increase of 19% since year 2000. The data suggests a slower rate of population growth over the next 30 years compared to the last 30 years. Caution should be given, as the WIDOA figures do not account for changes in local land use regulations, which could affect population growth.

Figure 5.1: Population Trends



5.2 HOUSING

This element provides a baseline assessment of the Town of Saratoga current housing stock and covers all of the information required under SS66.1001. Information includes: past and projected number of households, age & structural characteristics, occupancy & tenure characteristics, and value & affordability characteristics. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of housing in the Town of Saratoga.

In year 2000, there were 2,011 households in the Town of Saratoga. In general, the majority of the Town of Saratoga housing stock is in excellent condition and there is a variety of housing choices to meet current and future needs. The majority of new housing construction has occurred in the north and northwestern portions of the Town, on lots less than two acres in size. It is anticipated that future development will continue in this pattern. The WIDOA projects the number of households will reach 2,634 by year 2025, a 31% increase since year 2000 figures.

5.2.1 Housing Issues Raised During the Planning Process

The Plan Committee identified two housing issues during the planning process. The first was the minimum lot size of new residential parcels. Currently the minimum lot size within the Town is one acre; however, due to ordinance language rights of way may be included within the one-acre minimum. Therefore, a number of lots exist within the Town that are less than one acre. A survey of Town residents indicated that most residents believe the minimum lot size for residential lots should continue to be one acre. However, when asked to rate the top seven issues facing the Town of Saratoga, respondents listed concern over drinking water quality as the number one issue. The Plan Committee is concerned that continued development of one-acre (and sometimes smaller) lots will not provide sufficient space for replacement septic systems when older septics begin to fail due to age. These failing systems could pose a water quality issues within the Town.

The second issue raised regarded residential property maintenance. Properties in rural communities are often working properties, that is they are used to store machinery and supplies to further agricultural endeavors. As such, there can be a great amount of debris that gets collected over the



years and without regular upkeep properties can start to look unattractive. Some properties within the Town show a lack of regular upkeep. In a survey of Town residents, accumulating junk in yards was listed as the second biggest issue facing the Town and the number one thing residents would like to change.



5.2.2 Households & Housing Units: Past, Present, and Future

In 2000, there were 2,011 households in the Town of Saratoga, an increase of 25% since 1990 and 145% since 1970. During that same period, total households increased by 10% and 60%, respectively, for all of Wood County. The higher increase in households (145%) vs. population (81%) from 1970 to 2000 can be attributed to the decrease in the average size of households. Since 1970, people per household in Wisconsin has been decreasing. In Saratoga, people per household has decreased by almost one full person. This trend can be attributed to smaller family sizes and increases in life expectancy.

Table 5.3: Households & Housing Units

Housing	Town of Saratoga	Wood County	Wisconsin Number
Total Households (1970)	822	18,888	1,328,804
Total Households (1980)	1,367	25,067	1,652,261
Total Households (1990)	1,613	27,473	2,055,774
Total Households (2000)	2,011	30,135	2,084,544
People per Household (1970)	3.6	3.5	3.3
People per Household (1980)	3.2	2.9	2.8
People per Household (1990)	3.0	2.7	2.4
People per Household (2000)	2.7	2.5	2.6
Housing Units (1970)	855	19,744	1,472,322
Housing Units (1980)	1,430	26,186	1,863,857
Housing Units (1990)	1,693	28,839	1,822,118
Housing Units (2000)	2,058	16,672	2,321,144

*Total Households include any unit that is **occupied**.

Housing units are all those available, including occupied **and vacant units or seasonal units.

Source: US Census

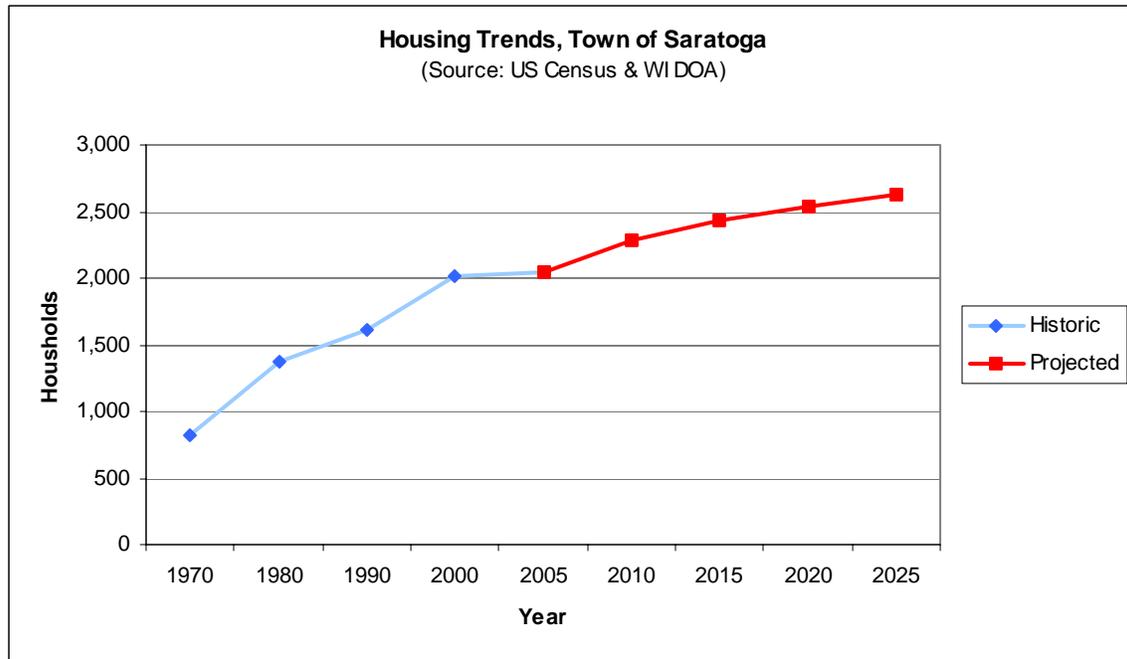
Housing projections allow a community to begin to anticipate future land use needs. The following household projections were derived using a preliminary report from the Wisconsin Department of Administration (2002). Table 5.4 indicates that the total households for the Town of Saratoga could reach 2,634 by 2025, an increase of 31% since 2000. The data suggests a slower rate of housing growth over the next 30 years compared to the last 30 years. However, this growth rate is still projected to be higher than the City of Nekoosa, Village of Port Edwards, Wood County and the State.

Table 5.4: Projected Households

Projected Households	Town of Saratoga	City of Nekoosa	Village of Port Edwards	Wood County	Wisconsin
Total Households (2005)	2,049	991	692	31,778	2,244,623
Total Households (2010)	2,291	1,048	734	32,337	2,303,238
Total Households (2015)	2,426	1,075	746	33,313	2,406,798
Total Households (2020)	2,543	1,092	751	34,004	2,506,932
Total Households (2025)	2,634	1,098	745	34,342	2,592,462
Percent Growth (2000-2025)	31.0%	11.9%	5.5%	14.0%	24.4%

Source: US Census, Projection WIDOA

Figure 5.2: Housing Trends



5.2.3 Age & Structural Characteristics

The age of a home is a simplistic measure for the likelihood of problems or repair needs. Older homes, even when well-cared for, are generally less energy efficient than more recently-built homes and are more likely to have components now known to be unsafe, such as lead pipes, lead paint, and asbestos products. Of the Town of Saratoga’s 2,058 housing units, 31% were built before 1970 and 7% were built before 1940. With 31% of the housing stock 35+ years in age, the condition of the housing stock could become an issue if homes are not well cared for. The percentage of older homes is less than the County’s average of 53.9% (35+ years in age).

Table 5.5: Housing Age Characteristics

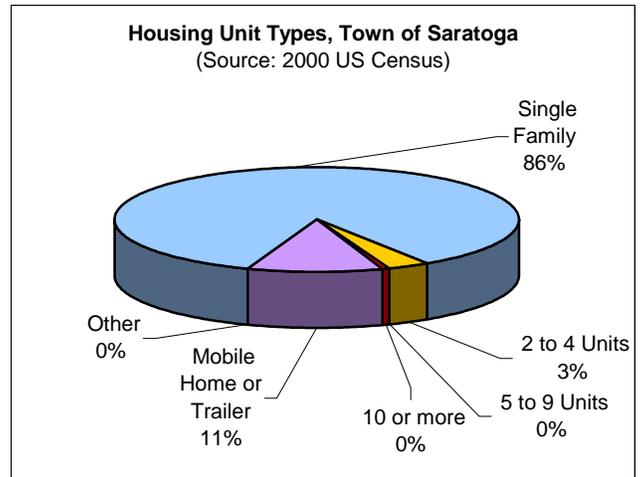
Year Structure Built	Percent
1939 or Earlier	6.8%
1940 to 1959	12.1%
1960 to 1969	11.7%
1970 to 1979	24.0%
1980 to 1989	17.3%
1990 to 1994	12.6%
1995 to 1998	13.3%
1999 to March 2000	2.2%
Total	100.0%

Source: US Census, Town of Saratoga

Beginning in 2005, Wisconsin State Statutes require all municipalities to adopt and enforce the requirements of the Uniform Dwelling Code (UDC) for one and two family dwellings. This requirement will ensure that new residential buildings are built to safe standards, which will lead to an improvement in the housing stock of communities. The UDC is administered by the Wisconsin Department of Commerce.

As of the 2000 US Census, 85% of the Town of Saratoga’s 2,058 housing units were single-family homes. This figure is higher than the County average of 77%. In addition, 11% of the housing units are mobile homes or trailers; the County average for this category is 6%.

Figure 5.3: Housing Unit Types



5.2.4 Occupancy & Tenure Characteristics

According to the 2000 Census, the Town of Saratoga had 1,821 occupied households. Of these, 88.5% were owner occupied at the time of the Census, an increase of 4.3% since 1990. There were 47 vacant housing units, 12 of these which

were used for seasonal, recreational, or occasional use. Economists and urban planners consider a vacancy rate of 5% to be the ideal balance between the interests of a seller and buyer, or landlord and tenant. The vacancy rate for the Town of Saratoga was 2.3% in year 2000.

Table 5.6: Housing Occupancy Characteristics

Occupancy	1990 Number	1990 Percent	2000 Number	2000 Percent
Owner Occupied Housing Units	1,426	84.2%	1,821	88.5%
Renter Occupied Housing Units	187	11.0%	190	9.2%
Vacant Housing Units	80	4.7%	47	2.3%
Homeowner Vacancy Rate		0.6%		0.3%
Rental Vacancy Rate		5.1%		2.6%

Source: US Census, Town of Saratoga

Of the owner-occupied housing units, 36% have been lived in by the same householder for five or fewer years (1995-2000) and 56% for 10 or fewer years (1990-2000). Of the population five years and older, 68% have lived in the same house since 1995, and only 9% of the population didn’t live somewhere within Wood County in 1995. What this data suggests is that those Town of Saratoga housing units that have become occupied within the last five years (1995-2000) consists largely of residents that already lived within Wood County.

Table 5.7: Housing Tenure & Residency

Year Head of Household Moved into Unit	Percent of Housing Units	Residence in 1995	Percent of Population 5 years an older
1969 or earlier	10.0%	Same House in 1995	67.8%
1970 to 1979	12.6%	Different House in US in 1995	31.8%
1980 to 1989	20.9%	Same County	23.2%
1990 to 1994	20.6%	Different County	8.6%
1995 to 2000	35.9%	Same State	5.0%
		Different State	3.6%

Source: US Census, Town of Saratoga

5.2.5 Value & Affordability Characteristics

In year 2000, the median value for a home in the Town of Saratoga was \$89,800, compared to \$81,400 for Wood County and \$112,200 for Wisconsin. The median value increased 75% from 1990, the County and State increased 62% and 81% respectively. Most homes, 80%, ranged in value between \$50,000 and \$149,999. The median rent in the Town of Saratoga was \$417, compared to \$442 for Wood County and \$540 for Wisconsin.

Table 5.8: Home Value and Rental Statistics

Value of Owner-Occupied Units	1990 Percent	2000 Percent	Gross Rent for Occupied Units	1990 Percent	2000 Percent
Less than \$50,000	46.5%	10.1%	Less than \$200	23.1%	0.0%
\$50,000 to \$99,999	50.3%	51.3%	\$200 to \$299	40.5%	12.8%
\$100,000 to \$149,999	2.9%	28.6%	\$300 to \$499	23.1%	48.6%
\$150,000 to \$199,999	0.2%	9.2%	\$500 to \$749	0.0%	22.3%
\$200,000 to \$299,999	0.0%	0.7%	\$750 to \$999	0.0%	5.6%
\$300,000 to \$499,999	0.0%	0.0%	\$1,000 to \$1,499	0.0%	5.6%
\$500,000 to \$999,999	0.0%	0.0%	\$1,500 or more	0.0%	0.0%
\$1,000,000 or more	0.0%	0.0%	No cash rent	13.3%	5.0%
Median Value	\$51,400	\$89,800	Median Rent	\$250	\$417

Source: US Census, Town of Saratoga

In the Town of Saratoga, affordable housing opportunities are often provided through the sale of older housing units located throughout the Town. According to the U.S. Department of Housing and Urban Development (HUD), housing is generally considered affordable when the owner or renter’s monthly costs do not exceed 30% of their total gross monthly income. Among households that own their homes, 8% exceeded the “affordable” threshold in 2000. The 2000 median percentage of household income spent on owner occupied units with a mortgage was 18.7%, compared to 18.1% for the County. These figures are far below the 30% threshold established by HUD. This data indicates that housing is generally affordable to most Town residents.

Table 5.9: Home Costs Compared to Income

Selected Monthly Owner Costs as a Percentage of Household Income	Percent	Gross Rent as a Percentage of Household Income	Percent
Less than 15%	48.7%	Less than 15%	23.5%
15% to 19.9%	17.6%	15% to 19.9%	17.9%
20% to 24.9%	18.7%	20% to 24.9%	13.4%
25% to 29.9%	6.5%	25% to 29.9%	17.9%
30% to 34.9%	2.5%	30% to 34.9%	11.2%
35% or more	5.4%	35% or more	11.2%
Not computed	0.6%	Not computed	5.0%
Median (1990) with mortgage	16.6%	Median (1990)	25.9%
Median (2000) with mortgage	18.7%	Median (2000)	22.3%

Source: US Census, Town of Saratoga

5.3 TRANSPORTATION

This element provides a baseline assessment of the Town of Saratoga transportation facilities and covers all of the information required under SS66.1001. Information includes: commuting patterns, traffic counts, transit service, transportation facilities for the disabled, pedestrian & bicycle transportation, rail road service, aviation service, trucking, water transportation, maintenance & improvements, and state & regional transportation plans. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of transportation facilities in the Town of Saratoga.

In general, the majority of the Town of Saratoga transportation system is in excellent condition. Of particular note is the presence of State Highway 13, which runs from WI-Dells to WI-Rapids. Other major highways include State Highway 73, which runs from I-39/51 to the City of Nekoosa. These roadways handle large volumes of traffic, which often does not originate or terminate in the Town. The result can be increases in congestion and vehicular crashes at intersections with Town & County roads. The Town will continue to experience increased traffic volumes on many local roads, which will in turn require additional road maintenance and construction costs. Major highway projects include a rerouting of HWY 73 near the intersection of HWY 13. Refer to the Functional Classification and Improvement Map for areas the Town has indicated for possible future improvements.

5.3.1 Transportation Issues Raised During the Planning Process

The Plan Committee identified three transportation issues during the planning process. The first was the lack of a north/south bike trail. The Plan Committee indicated that roads needed to be constructed or improved to accommodate alternative modes of transportation. The second major issue raised was the need to lower the speed limit along HWY 73 from the City of Nekoosa to HWY 13. Finally, the Plan Committee expressed concern over the amount of vehicle crashes occurring at the intersection of CTH Z and Hillcrest/Hollywood Rds.



5.3.2 Existing Transportation Facilities

5.3.2.1 Highways & the Local Street Network

The transportation system is classified according to primary function representing very different purposes: 1) mobility and efficient travel and 2) access to properties. (Refer to the Town of Saratoga Functional Classification & Improvement Map)

- **Principal Arterials** accommodate interstate and interregional trips.
- **Minor Arterials** accommodate interregional and inter-area traffic movements.
- **Major Collectors** serve moderate-sized communities and intra-area traffic generators.
- **Minor Collectors** link local roads to higher capacity roads and smaller communities.
- **Local Roads** provide access to residential, commercial, and industrial development.

Table 5.10: Miles by Roadway

Roadway	Miles
Interstate	0
US & State Highways	16
County Highways	10
Local Roads	90
Total	116

The existing transportation system serving the Town of Saratoga is shown on the Existing Land Use Map in Appendix. Approximately 646 acres, or 2%, of the existing land use is transportation related. Table 3.2 estimates the amount of road miles per roadway type in the Town of Saratoga.

Source: MSA GIS, Town of Saratoga

5.3.2.2 Commuting Patterns

Table 5.11 shows commuting choices for resident workers over age 16. Nearly 90% of local workers use automobiles to commute to work, and of these about 6% percent report carpooling. About 4% of residents worked at home and did not commute to work. Most residents can travel to work in about 21 minutes. This is identical to the overall State of Wisconsin mean travel time to work of 21 min. The lower commuting times is due to the lack of congestion on local roads and the high percentage of residents who work within Wood County, see Table 5.12.

Table 5.11: Commuting Methods

Commuting to Work	Percent
Car, Truck, Van (alone)	84.7%
Car, Truck, Van (carpooled)	6.0%
Public Transportation (including taxi)	0.0%
Walked	4.5%
Other Means	0.6%
Worked at Home	4.1%
Mean Travel Time to Work (minutes)	21.4
Total (Workers 16 Years or Over)	100.0%

Source: US Census, Town of Saratoga

Figure 5.4: Commuting Time

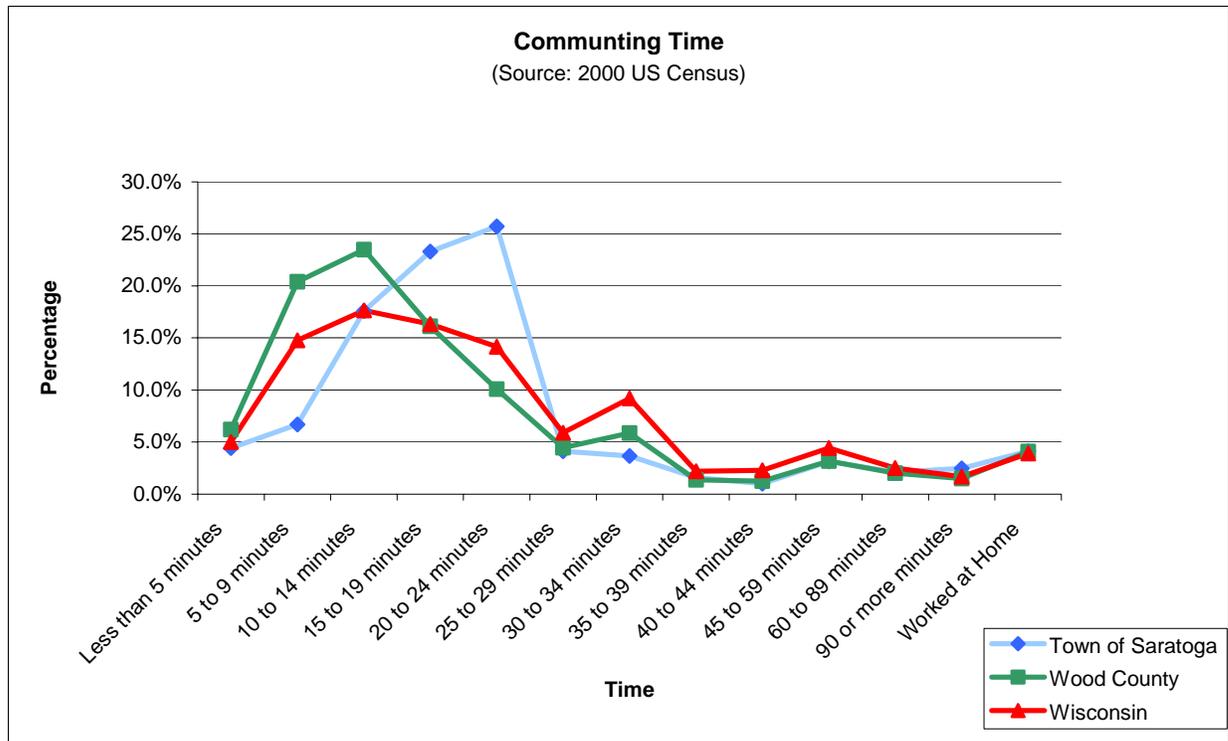


Table 5.12: Residents Place of Work

Place of Work, Residents 16 Years or Older	Town of Saratoga	Wood County
In County	83.6%	85.1%
Outside of County	15.5%	14.4%
Outside of State	0.9%	0.4%
Total	100.0%	100.0%

Source: US Census

5.3.2.3 Traffic Counts

Between 1990 and 2000, vehicle miles traveled (VMT) increased by 30% in Wisconsin. The Annual Average Daily Traffic (AADT) counts are an important measure when prioritizing improvements. AADT counts can offer indications of traffic circulation problems and trends

and also provide justification for road construction and maintenance. WisDOT provides highway traffic volumes from selected roads and streets for all communities in the State once every three years. WisDOT calculates AADT by multiplying raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors. Table 5.13 displays ADT along STH & CTH in the Town of Saratoga for 1999 and 2002. This data, along with pavement ratings, are displayed on the Town of Saratoga Average Daily Traffic & Pavement Rating Map.

Table 5.13: Average Daily Traffic

Location	At	2002 ADT	2005 ADT	Percent Change
STH 73	Oak St.	2,500	NR	#VALUE!
STH 73	West of STH 13	6,200	6,000	-3.2%
STH 73	East of CTH Z	7,200	6,500	-9.7%
STH 73	Wisconsin River	NA	8,400	NA
STH 13	Evergreen Ave.	6,900	6,900	0.0%
STH 13	Church Ave.	6,550	11,600	77.1%
STH 13	North of Kester Rd.	6,900	13,600	97.1%

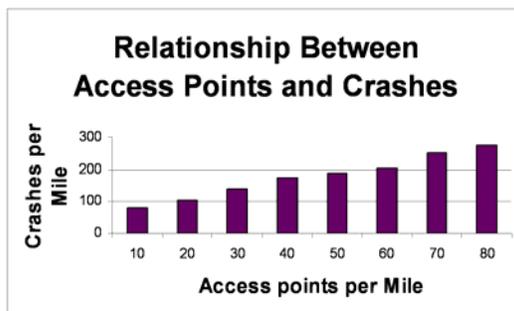
Location	At	2002 ADT	2005 ADT	Percent Change
CTH Z	Sandy Spring Dr.	2,100	NR	#VALUE!
CTH Z	North of STH 73	2,300	2,300	0.0%
CTH Z	North of Ranger Rd.	3,400	3,400	0.0%
Ranger Rd.	North of CTH 73	1,100	NR	#VALUE!
Ranger Rd.	West of CTH 13	600	NR	#VALUE!
Ranger Rd.	East of CTH 13	1,100	NR	#VALUE!
CTH U	North of STH 73	506	NR	#VALUE!

Source: WIDOT Highway Traffic Volume Data, Town of Saratoga, NR = Data not recorded in 2005

5.3.2.4 Access Management & Safety

Studies show a strong correlation between: 1) an increase in crashes, 2) an increase in the number of access points per mile, and 3) the volume of traffic at each access point. Simply put, when there are more access points, carrying capacity is reduced and safety is compromised.

Figure 5.5: Relationship Between Access Points And Crashes



The authority of granting access rights to roadways is ordinarily assigned based upon the functional classification of the roads. Arterials should fall under state jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility. Through implementation of its adopted *Access Management System Plan*, the WisDOT plans for and controls the number and location of driveways and streets intersecting state highways. In general, arterials

should have the fewest access points since they are intended to move traffic through an area. Collectors and local roads should be permitted to have more access points since they function more to provide access to adjacent land.

Locally, there are several techniques that the Town of Saratoga may consider using to control access management. They are generally divided into two categories: 1) development related, and 2) roadway related. Development related techniques address the potential impacts associated with decisions made for land abutting a roadway. These may include:

- Avoiding planning narrow, commercial strips along roadways,
- Requiring developers to provide a connected and sufficient local road system to minimize using the main arterials for short trips (e.g. connected bike and pedestrian facilities)
- Requiring master planning for large tracts of land,
- Planning and designing transportation improvements that fit with the character of the community, and
- Requiring developers to provide traffic impact analyses for large developments.

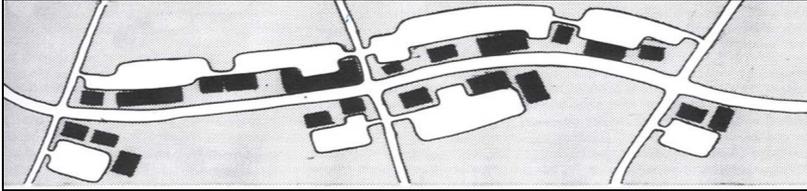
Roadway-related techniques consider how traffic flow may be managed on the facility, and include design considerations, such as:

- Location, design and spacing of driveways, streets, and medians,
- Location, design, and opening of medians,
- Providing turn lanes,

- Considering proper spacing and timing of traffic signals,
- Protecting intersections and interchanges from increases in traffic,
- Investigating the potential for shared access points along a facility, and for inner-connectivity between parcels, and
- Providing for local traffic in the community’s road network, instead of relying on the state or county highway facility.

(Source: Transportation Planning Resource Guide)

Figure 5.6: Commercial Access Design



Connecting rear parking lots allows customers to drive to many other shops in the corridor without re-entering the highway and interrupting traffic flow. Such arrangements can be required for new development, expansion of existing buildings, and redevelopment. Source: Rural By Design, Randall Arendt (1994).

It is estimated that a single-family home generates 9.5 trips per day. On a town road, one new home may not make much difference, but 10 new homes on a rural road can have quite an impact on safety and ag-vehicle mobility.

Table 5.14: Trip Generation Estimates

Land Use	Base Unit	Rates		
		AM Peak	ADT	ADT Range
Residential				
Single Family Home	per dwelling unit	.75	9.55	4.31-21.85
Apartment Building	per dwelling unit	.41	6.63	2.00-11.81
Condo/TownHome	per dwelling unit	.44	10.71	1.83-11.79
Retirement Community	per dwelling unit	.29	5.86	
Mobile Home Park	per dwelling unit	.43	4.81	2.29-10.42
Recreational Home	per dwelling unit	.30	3.16	3.00-3.24
Retail				
Shopping Center	per 1,000 GLA	1.03	42.92	12.5-270.8
Discount Club	per 1,000 GFA	65	41.8	25.4-78.02
Restaurant				
(High-turnover)	per 1,000 GFA	9.27	130.34	73.5-246.0
Convenience Mart w/ Gas Pumps	per 1,000 GFA		845.60	578.52-1084.72
Convenience Market (24-hour)	per 1,000 GFA	65.3	737.99	330.0-1438.0
Specialty Retail	per 1,000 GFA	6.41	40.67	21.3-50.9
Office				
Business Park	per employee	.45	4.04	3.25-8.19
General Office Bldg	per employee	.48	3.32	1.59-7.28
R & D Center	per employee	.43	2.77	.96-10.63
Medical-Dental	per 1,000 GFA	3.6	36.13	23.16-50.51
Industrial				
Industrial Park	per employee	.43	3.34	1.24-8.8
Manufacturing	per employee	.39	2.10	.60-6.66
Warehousing	1,000 GFA	.55	3.89	1.47-15.71
Other				
Service Station	per pump	12.8	168.56	73.0-306.0
City Park	per acre	1.59	NA	NA
County Park	per acre	.52	2.28	17-53.4
State Park	per acre	.02	.61	.10-2.94
Movie Theatre	per movie screen	89.48	529.47	143.5-171.5
w/Matinee	Saturday	(PM Peak)		
Day Care Center	per 1,000 GFA	13.5	79.26	57.17-126.07

Source: Institute of Transportation Engineers (ITE). Trip Generation.

Figure 5.7: Total Crashes 1994-2005

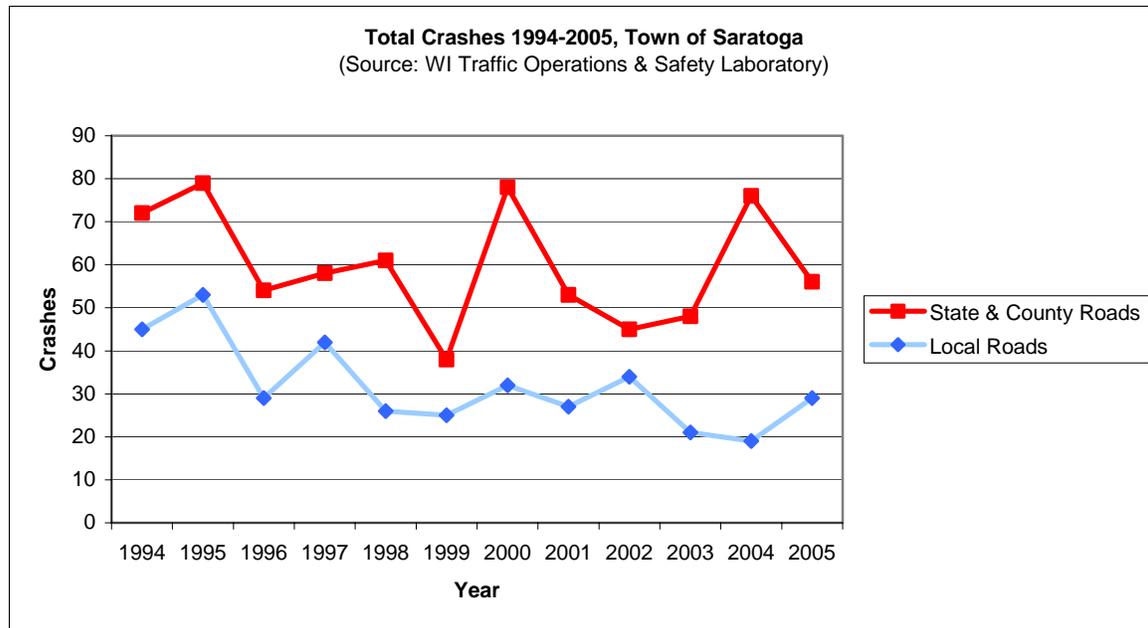


Figure 5.7 displays the reported vehicular crashes for the Town of Saratoga from 1994-2005. The annual average over this time period has been 32 crashes on town roads and 60 on county or state highways. The Town Roads with the most crashes over the time span were Church, Mill, Ranger, and 52nd. It is important to note that crashes which occur at the intersections of town roads and county or state highways, generally get reported as occurring on the county or state highway.

5.3.3 Additional Modes of Transportation

5.3.3.1 Transit Service

No formal transit services are available in the Town of Saratoga. The need for this service should be monitored and coordinated with the City of Nekoosa, Village of Port Edwards, and Wood County.

5.3.3.2 Transportation Facilities for the Disabled

Wood County Aging Resource Center provides transportation for elderly and disabled citizens of Wood County. Countywide services are available to help older and disabled adults access the services and program they need to remain independent. Buses are operated in Wisconsin Rapids, Marshfield and rural areas and offer door-to-door service. The Volunteer Driver Program provides certified drivers who provide rides for necessary, primarily medical appointments within Wisconsin. Taxi Fare Assistance Program, operated in cooperation with Radio Cab and River City Cab, provides fare reduction tickets to low-income riders. To learn more, call the Transportation Coordinator at (608) 421-8900.

5.3.3.3 Pedestrian & Bicycle Transportation

Walkers and bikers currently use the Town's existing roadways. In a survey of Town residents, the number one need amongst parks, public lands or recreational facilities were more multi-use trails for bicyclists, pedestrians, skiers, snowmobiles and ATV use. Currently there is one proposed on road bicycle trail along Ranger Road and County Z connecting to the Greater Wisconsin Rapids Area Bicycle Routes and Trails. The Plan Committee indicated a desire to extend access to this bicycle

corridor to other portions of the Town. The Town of Saratoga Functional Classification and Improvements Map displays areas where the Plan Committee indicated corridors for future on and off road trails could be located. This map differs slightly from the Wood County Bicycle Routes & Trails map. The major difference is whether a future bicycle trail should be extended south along County Z from STH 73 to Hillcrest Rd. (Town version) or along Hollywood Rd from STH 73 to Hillcrest Rd. (County version). In addition, the Town has indicated the need for a secondary trail, which would extend further south and east through the Town. Consideration should be given to further developing ATV and snowmobile trails throughout the Town.

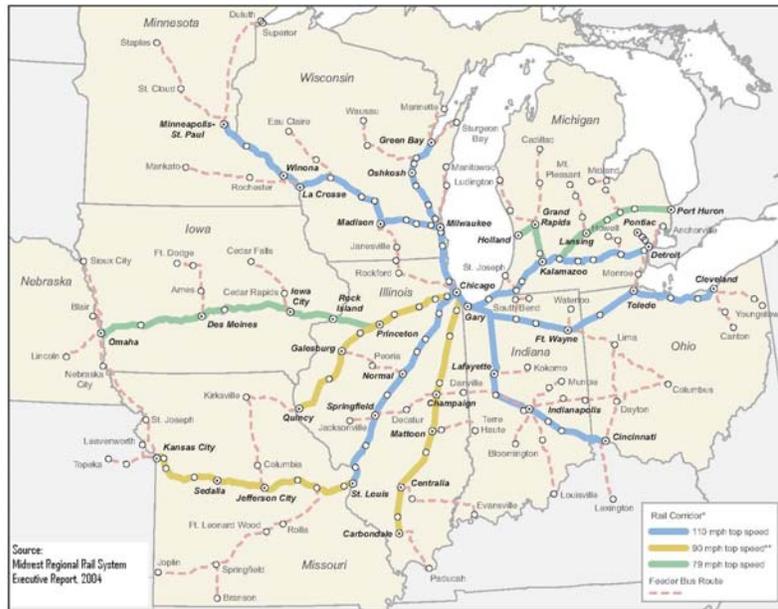
The *Wisconsin Bicycle Facility Design Handbook*, available online, provides information to assist local jurisdictions in implementing bicycle-related improvements. . It provides information that can help to determine if paved shoulders are necessary. In addition, the WisDOT has developed the *Bicycle Transportation Plan 2020* and the *Pedestrian Plan 2020*. These plans are intended to help both communities and individuals in developing bicycle and pedestrian friendly facilities.

5.3.3.4 Rail Road Service

Wisconsin's rail facilities are comprised of four major (Class 1) railroads, three regional railroads, and four local railroads. Freight railroads provide key transportation services to manufacturers and other industrial firms. Over the last ten years, the amount of Wisconsin track-miles owned by railroads has declined, due in large part to the consolidation of railroad operators and the subsequent elimination of duplicate routes. A recent commodity forecast predicts growth in state freight rail tonnage of 51% by the year 2020. Freight rail does not pass through the Town but does run through Wisconsin Rapids via the Canadian National Railway.

Amtrak operates two passenger trains in Wisconsin: the long-distance Empire Builder operating from Chicago to Seattle and Portland, with six Wisconsin stops; and the Hiawatha Service that carries about 470,000 people each year on seven daily round-trips in the Chicago-Milwaukee corridor. The WisDOT has been studying ways in which passenger rail could be expanded. WisDOT, along with Amtrak and eight other state DOTs, is currently evaluating the Midwest Regional Rail System (MWRRS), a proposed 3,000-mile Chicago based passenger rail network. The MWRRS would provide frequent train trips between Chicago, Milwaukee, Madison, La Crosse, Eau Claire, St. Paul, Milwaukee, and Green Bay. Modern trains operating at peak speeds of up to 110-mph could produce travel times competitive with driving or flying. (Source: WisDOT Rail Issues and Opportunities Report)

Figure 5.8: Proposed Midwest Regional Rail System



*Indiana DOT is evaluating additional passenger rail service to South Bend and to Louisville.
 **In Missouri, current restrictions limit train speeds to 79 mph.

5.3.3.5 Aviation Service

As of January 2000, the State Airport System is comprised of 95 publicly owned, public use airports and five privately owned, public use airports. In its *State Airport System Plan 2020*, the WisDOT does not forecast any additional airports will be constructed by year 2020. Airports are classified by the Federal Aviation Administration (FAA) into four categories: 1) Air Carrier/Cargo, 2) Transport/Corporate, 3) General Utility, 4) Basic Utility.

Alexander Field, in the City of Wisconsin Rapids, is the nearest public airport. The airport has three runways and it handles an average of 44 aircraft operations per day. The WisDOT does not anticipate Alexander Field will change in classification from Transport/Corporate by year 2020. Alexander Field is included in the FAA’s *National Plan of Integrated Airport Systems (NPIAS)*. To be eligible for federal funds, an airport must be included in the NPIAS, which is published by the FAA every two years. The 2007-2011 NPIAS Report estimates that by year 2011 69 locally owned aircraft will be hangered or based at Alexander Field. In addition, the WisDOT *5-Year Airport Improvement Program* lists several reconstruction projects for Alexander Field, but no additional runways.

5.3.3.6 Trucking

According to a 2004 report by TDA, trucks carry 83% of all manufactured freight transported in Wisconsin. More than 77% of all Wisconsin communities are served exclusively by trucks. The Town of Saratoga is served by a network of highways that includes: STH 13 and STH 73. Trucking across local roads includes forestry and agricultural products, various commodities and delivery trucks.

5.3.3.7 Water Transportation

The Town of Saratoga does not have its own access to water transportation but it does border the Wisconsin River. Port access can be found in Green Bay, approximately 120 miles East.

5.3.5 Maintenance & Improvements

The responsibility for maintaining and improving roads should ordinarily be assigned based upon the functional classification of the roads. Arterials should fall under state jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility.

The WisDOT has developed the *State Highway Plan 2020*, a 21-year strategic plan which considers the highways system's current condition, analyzes future uses, assess financial constraints and outlines strategies to address Wisconsin's preservation, traffic movement, and safety needs. The plan is updated every six years (*Six Year Improvement Plan*) to reflect changing transportation technologies, travel demand, and economic conditions in Wisconsin.

The WisDOT *Six Year Improvement Plan* for Wood County lists two projects located in the Town of Saratoga. State Highway 13 is scheduled for pavement replacement and resurfacing from Friendship to Wisconsin Rapids. Construction is estimated to begin in 2009-2011. State Highway 73 will be realigned near the intersection of STH 13. Construction is estimated to begin in 2009-2011. (Refer to the Town of Saratoga Functional Classification & Improvement Map)

In general, the transportation network in the Town of Saratoga is in excellent condition. In a survey of Town residents, 66% of respondents indicated local roads were in "good" condition (31% indicated "fair"). The Plan Committee indicated that future improvements need to be made at the intersection of CTH Z and Hillcrest Rd, and at CTH Z and Tesserville Rd (poor visibility). The Plan Committee also raised concerns over the high speed limit on STH 73/CTH Z. These improvement areas, along with known WisDOT or Wood County transportation projects are shown on the Town of Saratoga Functional Classification and Improvement Map. The map is intended to provide a snapshot of potential improvements known at the time this Plan was developed. It is not intended to be updated for every road improvement project completed in the Town of Saratoga; however, changes should be addressed during the required 10-year update of this Plan (See Implementation Chapter).

5.3.5.1 Pavement Surface Evaluation & Rating

Table 5.15: PASER Ratings

Pavement Conditions	Description
1, Failed	Needs total reconstruction
2, Very Poor	Severe deterioration. Needs reconstruction with extensive base repair
3, Poor	Needs patching & major overlay or complete recycling
4, Fair Poor	Significant aging and first signs of need for strengthening. Would benefit from recycling or overlay
5, Fair	Surface aging, sound structural condition. Needs sealcoat or nonstructural overlay
6, Very Fair	Shows sign of aging. Sound structural condition. Could extend with sealcoat
7, Good	First signs of aging. Maintain with routine crack filling
8, Very Good	Recent sealcoat or new road mix. Little or no maintenance required
9, Very Very Good	Recent overlay, like new
10, Excellent	New Construction

Every two years, municipalities and counties are required to provide WisDOT with a pavement rating for the physical condition of each roadway under their jurisdiction (Refer to the Town of Saratoga ADT & PASER Map). In 2005 the development of the PaserWare 3.0 software was discontinued. WisDOT plans to add more comprehensive pavement

management functionality to WISLR (Wisconsin Information System for Local Roads). The UW-Transportation Information Center and WisDOT plan to design and develop multi-year budget planning capability within WISLR's Pavement Analysis Tools.

5.3.6 State & Regional Transportation Plans

Figure 5.9: Transportation Plans & Resources

- Translink 21
- WI State Highway Plan 2020
- 6-Year Highway Improvement Plan
- WI State Transit Plan 2020
- WI Access Management Plan 2020
- WI State Airport System Plan 2020
- WI State Rail Plan 2020
- WI Bicycle Transportation Plan 2020
- WI Pedestrian Plan 2020

A number of resources were consulted while completing this comprehensive plan. Most of these resources were WisDOT plans resulting from Translink 21, Wisconsin’s multi-modal plan for the 21st Century. Currently the WisDOT is in the process of replacing Translink 21 with a new plan called Connections 2030. Similar to Translink 21, Connections 2030 will address all forms of transportation. However, unlike Translink 21, Connections 2030 will be a policy-based plan instead of a needs based plan. The policies will be tied to “tiers” of potential financing levels.

One set of policy recommendations will focus on priorities that can be accomplished under current funding levels. Another will identify policy priorities that can be achieved if funding levels increase or decrease.

5.4 UTILITY & COMMUNITY FACILITIES

This element provides a baseline assessment of the Town of Saratoga utility & community facilities and covers all of the information required under *SS66.1001*. Information includes: forecasted utility & community facilities needs, and existing utility & community facility conditions. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of utility & community facilities in the Town of Saratoga.

In general, the majority of the Town of Saratoga utilities & community facilities are in excellent condition. Of particular note is the new Town Hall that was built in 2003. The facility should serve the needs of the Town for the foreseeable future. Additional development will increase the demand for local services such as fire, police, emergency rescue, recycling, and solid waste.

5.4.1 Utility & Community Facility Issues Raised During the Planning Process

The Plan Committee expressed concern about water quality issues stemming from older septic systems within the Town and new residential construction on small lots (<1acre). In a survey of Town residents, concern over water quality was listed as the number one issue facing the Town of Saratoga. When asked what services and facilities the Town needs, local parks and a compost area were listed as the top two responses.



5.4.2 Forecasted Utility & Community Facilities Needs

Table 5.16 indicates any utility or community facility projects that were known at the time this comprehensive plan was completed. Refer to the text in section 5.4.3 Existing Utility & Community Facilities Conditions, for more detailed information.

Table 5.16: Forecasted Utilities & Community Facilities Needs

Utility or Facility	Name/Location	Estimated Quantity (sq.ft, linear ft, gallons, etc.)	Condition (Excellent, Good, Fair, Poor)	Estimated Percent of Capacity	Pending Repairs or Improvements	New or Replacement Facilities Planned
Sanitary Sewer Service	All private	Approx 2,049 residential	Varies	NA	NA	NA
Stormwater Management	Mainly drainage ditches	NA	NA	NA	NA	NA
Water Supply	All private	Approx 2,049 residential	Lot of iron	NA	NA	NA
Solid Waste Disposal	Contract for curbside pickup	NA	NA	NA	NA	NA
Recycling Facilities	Contract for curbside pickup	NA	NA	NA	NA	NA
Parks	Boat landing	Small vehicles only	Fair	NA	NA	Possible new river park
Telecommunication Facilities	Behind Town Hall, S HWY 13	2	NA	NA	NA	NA
Power Plants and Transmission Lines	Several oil/electric lines, See Existing Land Use Map	NA	NA	NA	NA	New oil line proposed in existing ROW
Cemeteries	See Existing Land Use Map	2	NA	NA	NA	NA
Health Care Facilities	None	NA	NA	NA	NA	NA
Child Care Facilities	Home and businesses	NA	NA	NA	NA	NA
Police	Wood County Sheriff Dept.	NA	NA	NA	NA	NA
Fire	3 Fire Districts	NA	NA	NA	NA	NA
Rescue	Town has EMS staff	NA	NA	NA	NA	NA
Libraries	None	NA	NA	NA	NA	NA
Schools	None	NA	NA	NA	NA	NA
Town Hall	New 2003	NA	Excellent	NA	NA	NA
Other Town Equipment	NA	NA	NA	NA	NA	NA

5.4.3 Existing Utility & Community Facilities Conditions

5.4.3.1 Sanitary Sewer System

Town of Saratoga residences rely on private septic systems for sanitary needs. Most of these systems are in proper working condition; however, the Plan Committee did indicate that there is concern over aging systems that are on lots too small to locate a second system. The Plan Committee is also concerned about increased development in areas that have high water tables (northeastern portion of the Town).

The Wood County Sanitary Ordinance regulates the location, design, construction, alteration, and maintenance of all private waste disposal systems in the county. The County requires approval for a sanitary system be obtained prior to issuance of a Building Permit and installation or modification of any sewage disposal system.

5.4.3.2 Storm Water Management

Stormwater management involves providing controlled release rates of runoff to receiving systems, typically through detention and/or retention facilities. A stormwater management system can be very simple – a series of natural drainage ways – or a complex system of culverts, pipes, and drains. Either way, the purpose of the system is to store and channel water to specific areas, diminishing the impact of non-point source pollution.

Since March 10, 2003, federal law has required that landowners of construction sites with one acre or more of land disturbance obtain construction site storm water permit coverage to address erosion control and storm water management. Except within Indian Country, the Department of Natural Resources (DNR) has been delegated by the United States Environmental Protection Agency (USEPA) to implement the federal storm water program in Wisconsin. On August 1, 2004, the DNR received authority under revised ch. NR 216, Wis. Adm. Code, to require landowners of construction sites with one acre or more of land disturbance to obtain permit coverage. Landowners need to submit an application called a Notice of Intent (NOI) to request coverage under the Construction Site Storm Water Runoff General Permit No. WIS067831. A NOI can be obtained through the Wood County Land Conservation Department.

5.4.3.3 Water Supply

Town of Saratoga businesses and residences rely on private wells for water needs. Wells are safe, dependable sources of water if sited wisely and built correctly. Wisconsin has had well regulations since 1936. NR 812 (formerly NR 112), Wisconsin's Administrative Code for Well Construction and Pump Installation, is administered by the DNR. The Well Code is based on the premise that if a well and water system is properly located, constructed, installed, and maintained, the well should provide safe water continuously without a need for treatment. Refer to the WI DNR, the Wood County Department of Zoning and Sanitation for more information on water quality and well regulations.

5.4.3.4 Solid Waste Disposal & Recycling Facilities

Curbside pickup for solid waste and recycling facilities are available in the Town. These services are contracted with a private company (Onyx). In a survey of Town residents, 86% of respondents indicated that current levels of service are "good." However, some concern was raised over spills during pickup and the failure to cleanup. Survey respondents also indicated that a compost area was the number one service or facility needed in the Town.

5.4.3.5 Parks

A small boat landing provides access to the Wisconsin River from CTH Z. The Plan Committee indicated that this landing was in poor condition and was not appropriate for many trucks and trailers. The Plan Committee indicated that a new park & landing was something the Town should consider adding in the future. In a survey of Town residents, respondents indicated that a local park was the second most needed facility in the Town (compost area was number one). When asked what types of parks, public lands, or recreational facilities are needed most, respondents listed multiuse trails, natural areas, and community parks in that order. Additional park and river access is available through the City of Nekoosa. Refer to the Natural Resources chapter for additional discussion on parks and recreation.

5.4.3.6 Telecommunication Facilities

There are two telecommunication towers located with the Town of Saratoga. One behind the Town Hall and another one located along STH 13 on the Town's southern border. Cellular coverage appears to be adequate in most parts of the Town.

5.4.3.7 Power Plants & Transmission Lines

There are a number of utility easements for the transport of electric and oil resources. Refer to the Existing Land Use Map.

5.4.3.8 Cemeteries

There are two cemeteries located in the Town of Saratoga. Refer to the Existing Land Use Map.

5.4.3.9 Health Care Facilities

There are no health care facilities located in the Town of Saratoga. The nearest hospital is Riverview, in the City of Wisconsin Rapids (410 Dewey St.). Founded in 191 and hospital contains 79 beds. In addition, the Riverview Hospital Association maintains two clinics in the City of Nekoosa, Riverview Family Clinic and the Lake Area Medical Clinic. For more information visit the Hospital's website <http://www.rhahealthcare.org>.

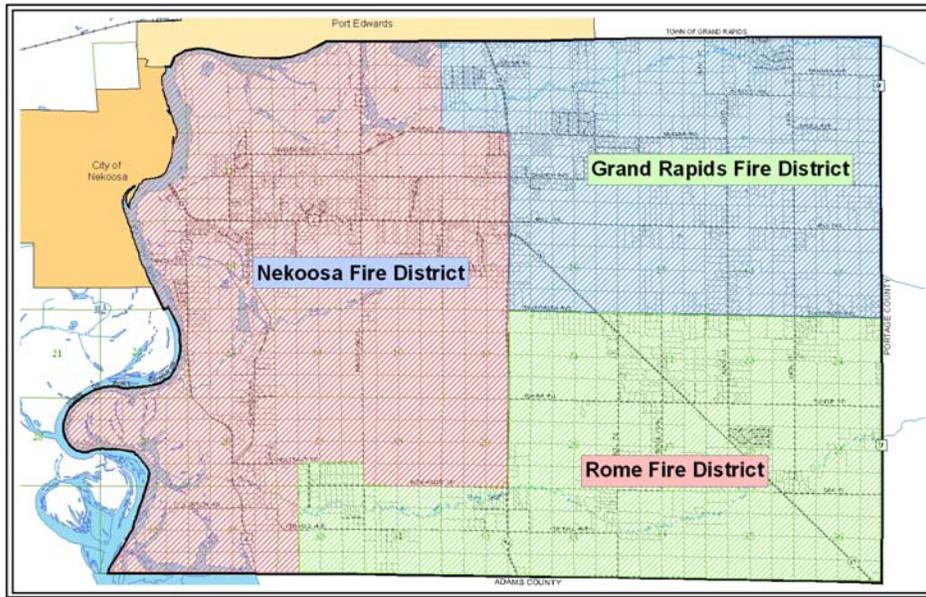
5.4.3.10 Child Care Facilities

There are no licensed childcare facilities in the Town of Saratoga; however, there are several within the Nekoosa, Port Edwards, and Wisconsin Rapids. Town residents also rely on networks of friends and family for childcare needs.

5.4.3.11 Police & Emergency Services

The Wood County Sheriff Department provides police service to Saratoga residents. Three fire districts (Nekoosa, Rome, Grand Rapids) provide fire protection (Figure 4.1). Rescue services are provided by Saratoga First Responders, and Nekoosa EMS.

Figure 5.10: Saratoga Fire Districts



5.4.3.12 Libraries

The Town of Saratoga does not maintain a public library. The nearest libraries are in the cities of Nekoosa and Wisconsin Rapids. The Charles & JoAnn Lester Library in Nekoosa (100 Park Ave.) serves a population of approximately 5,387, is approx. 8,300 sq.ft, and has a total yearly circulation of 53,676. For more information visit the Libraries website <http://www.scls.lib.wi.us/nek/index.html> The McMillan Memorial Library, in Wisconsin Rapids (490 E. Grand Ave.) serves a population of approximately 36,932, is approx. 45,787 sq.ft, and has a total yearly circulation of 398,733. For more information visit the Library's website <http://www.mcmillanlibrary.org/index.shtml>. Under the county funding section of Act 150 (WI Statutes Section 43.12), counties are required to pay each public library in the county at least 70 percent of the cost of library services provided to residents in the county that do not maintain a public library. In 2006, Town residents paid approximately \$89,000 in library taxes to the Wood County. (Source: 2004 WI Department of Public Instruction)

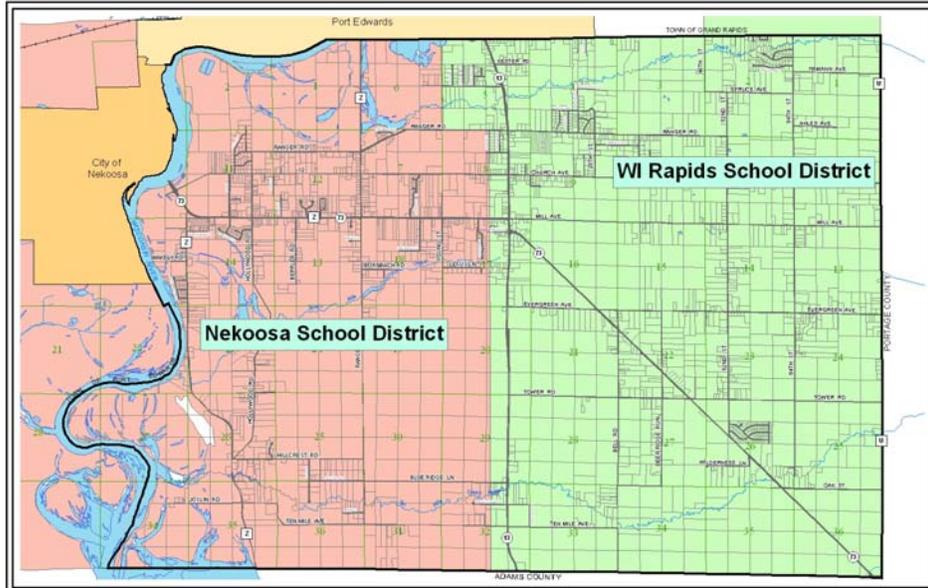
Wood County is part of the South Central Library System. In 1971, the Wisconsin State Legislature passed a law creating seventeen Library Systems in Wisconsin. The purpose of the library systems is to provide free and equitable access to public libraries for all residents in Wisconsin even if their community has no library. The library systems also serve to take on projects too costly or complex for individual community libraries. The funding for the Public Library Systems comes from a set percentage of the budgets of all the public libraries in Wisconsin. The South Central Library System is headquartered in Madison and serves libraries in Adams, Columbia, Dane, Green, Portage, Sauk, and Wood counties. For more information visit the Library's website <http://www.scls.info>

5.4.3.13 Schools

The Town of Saratoga is served by the Nekoosa and Wisconsin Rapids School Districts. The Nekoosa School District operates one elementary, one middle, and one high school. The District serves five municipalities: Armenia, Rome, Saratoga, Port Edwards, and Nekoosa. Approximate enrollment for the school district in 2005-06 was 1,500. In 2006, a new building addition was added to the high school, including a new gym and science labs. Humke Elementary also added additional classroom space in 2006. For more information visit the school district's website <http://www.nekoosa.k12.wi.us/index.html>

The Wisconsin Rapids School District operates ten elementary schools, two middle schools, two high schools, and one charter school. Approximate enrollment for the school district in 2005-06 was 6,000. For more information visit the school district's website <http://www.wrps.org/> Private schools are also available in the area. There is one elementary school in Nekoosa. Wisconsin Rapids has two high schools, one middle school, four grade schools, and one early child center.

Figure 5.11: School Districts Serving Saratoga



Wood County is served by the Mid-State Technical College headquartered in Wisconsin Rapids. MSTC offers technical training in more than 50 fields and professions by granting one- and two-year technical diplomas and two-year associate degrees. In addition, MSTC also awards certificates for the successful completion of a single course or a combination of courses. For more information about MSTC's programs visit their website at <http://www.mstc.edu/>. Additional universities include the UW Marshfield/Wood County (freshman and sophomore campus) and the UW-Stevens Point (four year university).

5.4.3.14 Public Buildings

The Saratoga Town Hall is located at 1120 STH 73, near STH 13. In 2003, a new town hall was built at this location. The new facility is expanded to meet the communities needs for the foreseeable future.

5.5 AGRICULTURAL, NATURAL & CULTURAL RESOURCES

This element provides a baseline assessment of the Town of Saratoga agricultural, natural, & cultural resources and covers all of the information required under *SS66.1001*. Information includes: productive agricultural areas, a natural resource inventory, and a cultural resource inventory. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of agricultural, natural, & cultural resources in the Town of Saratoga.

The Town of Saratoga has a small agricultural economy, which includes some cranberry operations. The Town does not anticipate a lot of growth in the agricultural operations. Given the proximity to the City of Nekoosa and the Village of Port Edwards, there is a small potential for growth in the niche agricultural economy (nurseries, greenhouses, organic farming, orchards, etc.).

In general, the majority of the Town's natural features is in good condition and continues to be one of the biggest assets of the community. There are only a couple of agricultural operations located within the Town, as much of the soil is not ideal for farming. In addition, there are a couple of cranberry operations located in the western portion of the Town. The major natural resource within the Town is the Wisconsin River. Currently access to the River is limited on the Town of Saratoga side. Of equal importance in the Town are the abundant stands of coniferous trees. Much of these wooded lands are in private ownership by the Plum Creek Timberland LP. The most significant cultural resource is the Wakely House, a hotel/tavern built along the Wisconsin River in 1837. The Tavern is still stands and is listed on the State Register of Historic Places.

5.5.1 Agricultural, Natural & Cultural Resources Issues Raised During the Planning Process



The Plan Committee expressed some concern over the conversion of woodland to other uses, the degradation of water quality from failing septic systems, and the lack of access to the Wisconsin River.



5.5.2 Agricultural Resource Inventory

The following section details some of the important agricultural resources in the Town of Saratoga and Wood County. The information comes from a variety of resources including the U.S. Census, U.S. Census of Agriculture, and the Wood County Land Conservation Department. Several other relevant plans exist and should be consulted for additional information:

- Wood County Land and Water Resource Management Plan, 2007
- Wood County Farmland Preservation Plan, 1982
- Wood County Soil Erosion Control Plan, 1987
- Soil Survey of Wood County, 1977

5.5.2.1 Geography and Soils

In Wood County, if a line were drawn east and west approximately through Wisconsin Rapids, it would roughly separate the loamy soils north of the line from the sandy soils south of the line. Most of the soils in the southern part of the county formed in sandy material deposited by glacial melt waters along the Wisconsin River or in Glacial Lake Wisconsin.

The USDA-Natural Resources Conservation Service, formerly known as the Soil Conservation Service (SCS) has grouped the soils of Wood County into eleven major soil associations. Their location can be seen on Map 2-1. Soils in the Town of Saratoga include:

Plainfield – Friendship Association

The soils of this association are on outwash plains on either side of the Wisconsin River and extend from the vicinity of Wisconsin Rapids southward.

- Current land cover: Most of this association is in woodland.
- Other important features: This association has good potential for irrigated crops.

Alluvial land, wet Association

This association consists of bottomlands, islands, and sloughs along the Wisconsin and Yellow Rivers.

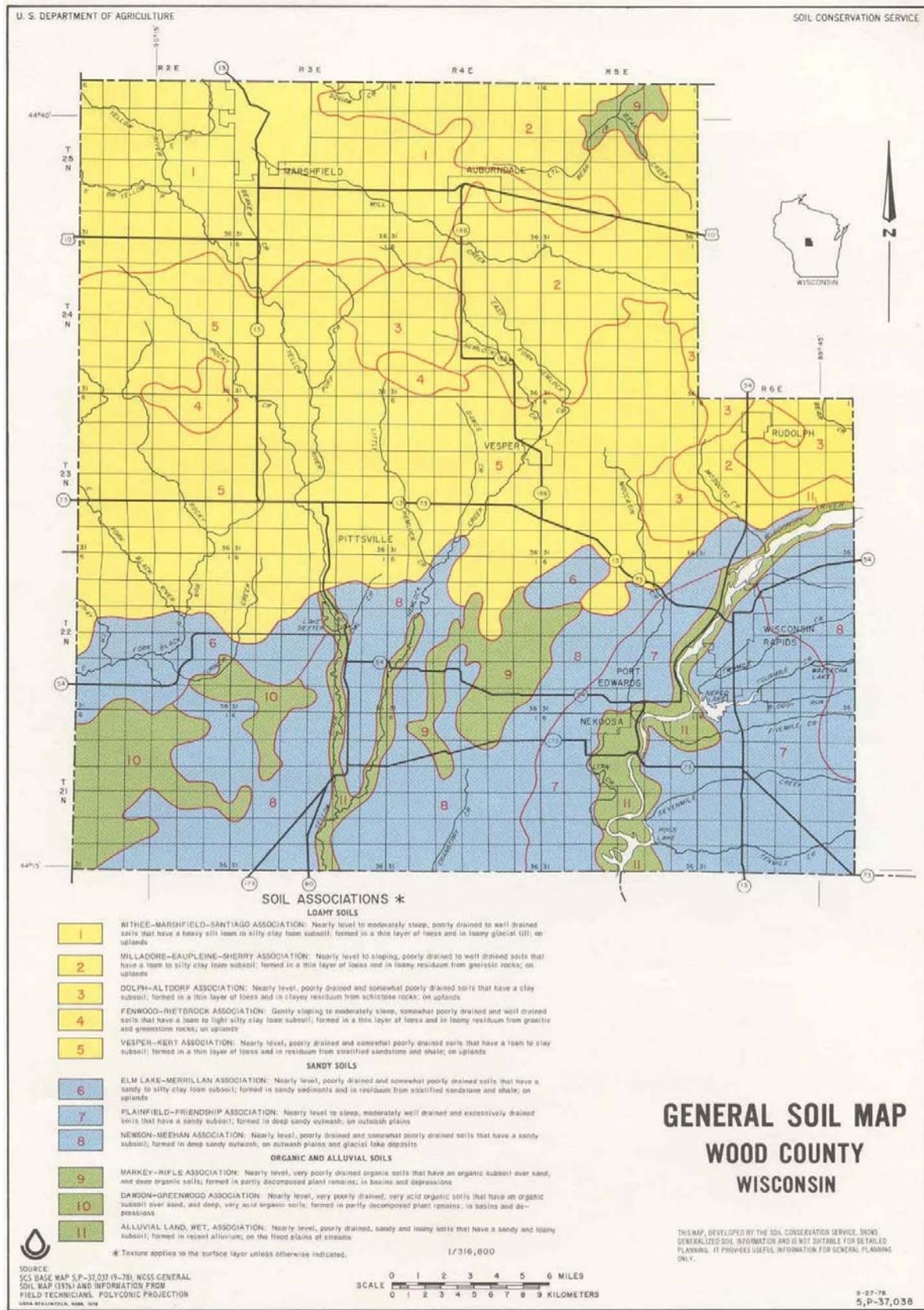
- Current land cover: Most of this association is in woodland and wildlife habitat, but some areas are in native pasture.
- Other important features: Floods are frequent and the water table is high.

(Source: Wood County Land and Water Resource Management Plan)

5.5.2.2 Productive Agricultural Areas

The Town of Saratoga Prime Soils Map depicts the location of prime farmland. The “prime farmland” designation indicates Class I or II soils. These class designations refer to the quality of soils for growing crops and are based on Natural Resource Conservation Service (NRCS) classifications. Class I soils are the best soils in Wood County for growing all crops. Class II soils are also very good agricultural soils; however, they may be prone to wetness and are therefore less desirable than Class I soils. It should be noted that not all prime farm soils are used for farming; some have been developed with residential or other uses. The “prime farmland” designation simply indicates that these soils are good for productive farming. In Wood County, prime farmland soils are mostly found north of a line drawn through Wisconsin Rapids from west to east. Figure 5.12 displays the General Soil Types for Wood County.

Figure 5.12: General Soils Map, Wood County



5.5.2.3 Farming Trends

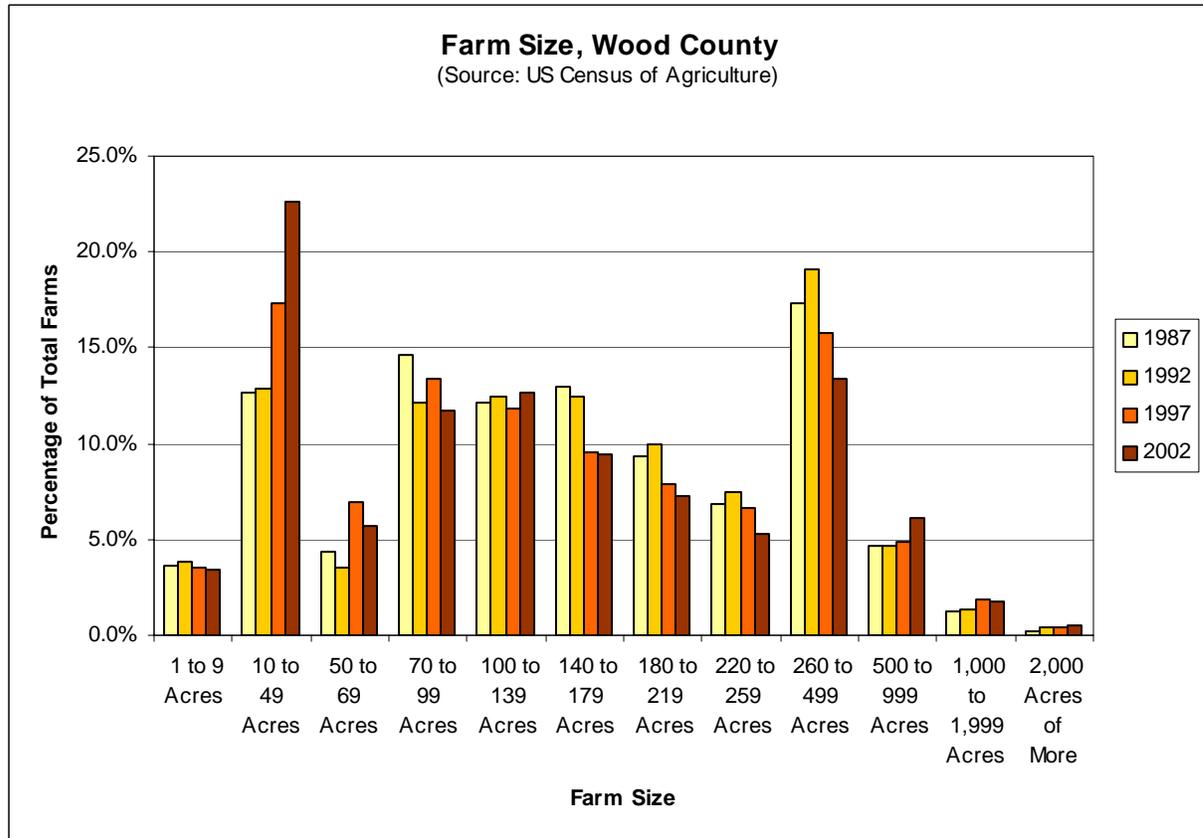
Most farming data is not collected at the township level. However, assumptions can be made based on data collected at the County level. Table 5.17 and Figure 5.13 provide information on the number and size of farms in Wood County from 1987 to 2002. The total number of farms in Wood County has decreased by 7.6% from 1987 to 2002. The amount of land in farms has also decreased by 5.7%, while the average size of farms has increased by 2%. The Agricultural Census defines a farm as any place from which \$1,000 or more of agricultural products were produced, and sold, during a year. Today many “farms” or “farmettes” qualify under this definition but few are actually the traditional farms that people think of, 80 plus acres with cattle or dairy cows. These farmettes are typically less than 40 acres, serve niche markets, and produce modest agricultural goods or revenue. Figure 5.13 illustrates how the number of 10-49 acre farms has risen since 1987.

Table 5.17: Farms and Land in Farms 1987-2002

Farms and Land in Farms	Wood County 1987	Wood County 1992	Wood County 1997	Wood County 2002	Percent Change 1997-2002
Number of Farms	1,157	1,029	1,199	1,108	-7.6%
Land in Farms (acres)	236,904	221,357	241,822	228,050	-5.7%
Average Size of Farms (acres)	205	215	202	206	2.0%
Market Value of Land and Buildings					
Average per Farm	\$179,023	\$228,408	\$286,620	\$390,246	36.2%
Average per Acre	\$884	\$1,040	\$1,486	\$1,825	22.8%

Source: US Census of Agriculture, Wood County

Figure 5.13: Farm Size 1987-2002, Wood County



On the opposite end, the number of large farms sometimes referred to as “factory farms,” has also increased since 1987. Since 1987 the number of farms 500 acres or more has steadily increased. This has occurred due to older traditional farms having to continually expand in order to stay a float in the agricultural economy.

The increase in the number of farmettes and factory farms has resulted in the replacement of the typical bell shaped graph, with most farms occurring equally around the mean, with a bimodal shaped graph, which has two peaks at either end of the data. (See Figure 5.13) These same trends can be expected for the Town of Saratoga.

Table 5.18 displays the number of farms by NAICS (North American Industrial Classification System) for Wood County and Wisconsin, as reported for the 2002 Census of Agriculture. The largest percentage of farms in Wood County is in the Grain, Hay, and Dairy categories. Wood County ranks number one in Wisconsin for cranberry production.

Table 5.18: Number of Farms by NAICS

Types of Farms by NAICS	Wood County		Wisconsin	
	Number of Farms 2002	Percentage of Farms 2002	Number of Farms 2002	Percentage of Farms 2002
Oilseed and grain (1111)	287	29.0%	12,542	16.3%
Sugarcane, hay, and all other (11193, 11194, 11199)	190	19.2%	20,943	27.2%
Dairy cattle and milk production (11212)	121	12.2%	16,096	20.9%
Animal aquaculture and other animal (1125, 1129)	104	10.5%	6,347	8.2%
Beef cattle ranching (112111)	95	9.6%	9,852	12.8%
Greenhouse, nursery, and floriculture (1114)	44	4.5%	2,284	3.0%
Sheep and goat (1124)	34	3.4%	1,117	1.4%
Vegetable and melon (1112)	32	3.2%	1,317	1.7%
Cattle feedlots (112112)	30	3.0%	3,749	4.9%
Hog and pig (1122)	22	2.2%	759	1.0%
Poultry and egg production (1123)	16	1.6%	910	1.2%
Fruit and tree nut (1113)	13	1.3%	1,027	1.3%
Tobacco (11191)	0	0.0%	188	0.2%
Cotton (11192)	0	0.0%	0	0.0%
Total	988	100.0%	77,131	100.0%

Source: US Census of Agriculture, Wood County

5.5.3 Natural Resource Inventory

The following section details some of the important natural resources in the Town of Saratoga and Wood County. The information comes from a variety of resources including the Wisconsin Department of Natural Resources and the Wood County Department of Land Conservation. Several other relevant plans exist and should be consulted for additional information:

- Wood County Land and Water Resource Management Plan, 2007
- Wood County Soil Erosion Control Plan, 1987
- Soil Survey of Wood County, 1977
- Wood County Forest Comprehensive Land Use Plan, 1996-2005
- Wood County Floodplain, Shoreland, & General Zoning Codes

- Wood County Park, Recreation, and Open Spaces Plan, 2001
- The State of the Central Wisconsin River Basin Report, 2002
- Wisconsin Statewide Comprehensive Outdoor Recreation Plan, 2005-2010
- Wisconsin DNR Legacy Report, 2002

The Wood County Land and Water Resource Management Plan identified six main resource concerns for Wood County. In order of priority:

- 1) Landspreading issues, animal, human, fertilizer, municipal
- 2) Monitoring of surface water quality, municipal discharge, cooperation between agencies affecting quality
- 3) Declining grassland habitat (prairie chicken) fragmentation
- 4) Loss of wetlands
- 5) Loss of agricultural land
- 6) Soil erosion, agricultural, highway, and construction

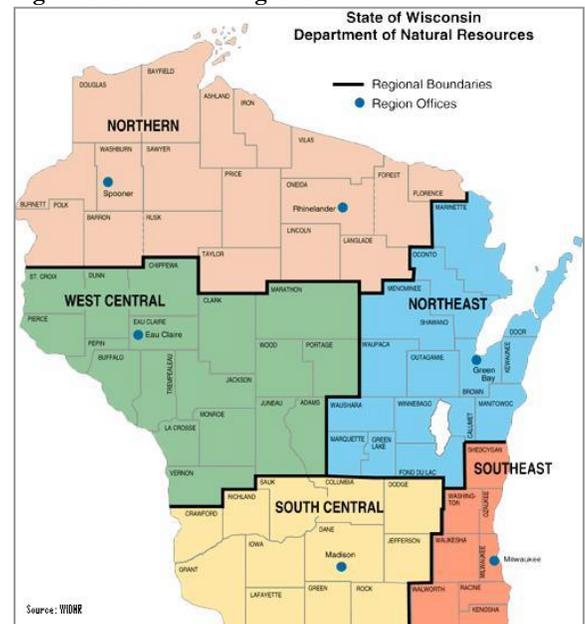
The Wood County Land and Water Resource Management Plan developed seven goals to address these priorities:

- Goal 1: Reduce Sediment Delivery to Surface Waters of Wood County
- Goal 2: Reduce Animal Waste and Nutrient Delivery to Surface Waters
- Goal 3: Reduce Crop Damage Caused by Wildlife
- Goal 4: Protect and Develop Wetland and Uplands for Wildlife Habitat
- Goal 5: Increase Efforts to Inventory the Water Resources
- Goal 6: Minimize the Adverse Effects of Urban Sprawl & Land Fragmentation in Rural Wood County
- Goal 7: Improve Air Quality

Wood County is located within the West Central Region of the WIDNR. The Regional Office is located in Eau Claire, with the nearest Service Center location in Wisconsin Rapids, and the nearest Field Stations in the Babcock, Milladore, and Wisconsin Rapids.

In an effort to put potential future conservation needs into context, the Natural Resources Board directed the Department of Natural Resources (DNR) to identify places critical to meet Wisconsin's conservation and outdoor recreation needs over the next 50 years. In 2002, after a three-year period of public input, the WIDNR completed the Legacy Report. The final report identifies 228 Legacy Places and 8 Statewide Needs and Resources. The Report identifies nine criteria that were used in order to identifying the types or characteristics of places critical to meeting Wisconsin's conservation and outdoor recreation needs. The nine criteria were:

Figure 5.14: WIDNR Regions



1. **Protect the Pearls** (protect the last remaining high quality and unique natural areas).
2. **Protect Functioning Ecosystems in Each Part of the State** (protect representative, functional natural landscapes that help keep common species common).
3. **Maintain Accessibility and Usability of Public Lands** (protect land close to where people live and establish buffers that ensure these lands remain useable and enjoyable).
4. **Think Big** (protect large blocks of land).
5. **Ensure Abundant Recreation Opportunities** (provide a wide range of outdoor recreation opportunities).
6. **Connect the Dots** (link public and private conservation lands through a network of corridors).
7. **Protect Water Resources** (protect undeveloped or lightly developed shorelands, protect water quality and quantity, and protect wetlands).
8. **Promote Partnerships** (leverage state money and effort through partnerships with other agencies and organizations).
9. **Diversify Protection Strategies** (where feasible, utilize options other than outright purchase to accomplish conservation and recreation goals).

Figure 5.15: WIDNR Ecological Landscapes



The 228 Legacy Places range in size and their relative conservation and recreation strengths. They also vary in the amount of formal protection that has been initiated and how much potentially remains. The Legacy Places are organized in the report by 16 ecological landscapes, shown in Figure 5.15 (ecological landscapes are based on soil, topography, vegetation, and other attributes). Wood County is located within the Central Sand Plains and Forest Transition ecological landscapes. The Town of Saratoga is completely within the Central Sand Plains ecological landscape. Refer to the Appendix for specific information. (Source: WIDNR Legacy Report)

5.5.3.1 Groundwater

Groundwater is the only source of drinking water in the Town of Saratoga. It is a critical resource, not only because it is used by residents as their source of water, but also because rivers, streams, and other surface water depends on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near ground surface, or where only a thin layer of soil separates the ground surface from the water table. According to the WIDNR Susceptibility to Groundwater Contamination Map (Figure 5.16), the Town of Saratoga generally ranks high for susceptibility to groundwater contamination.

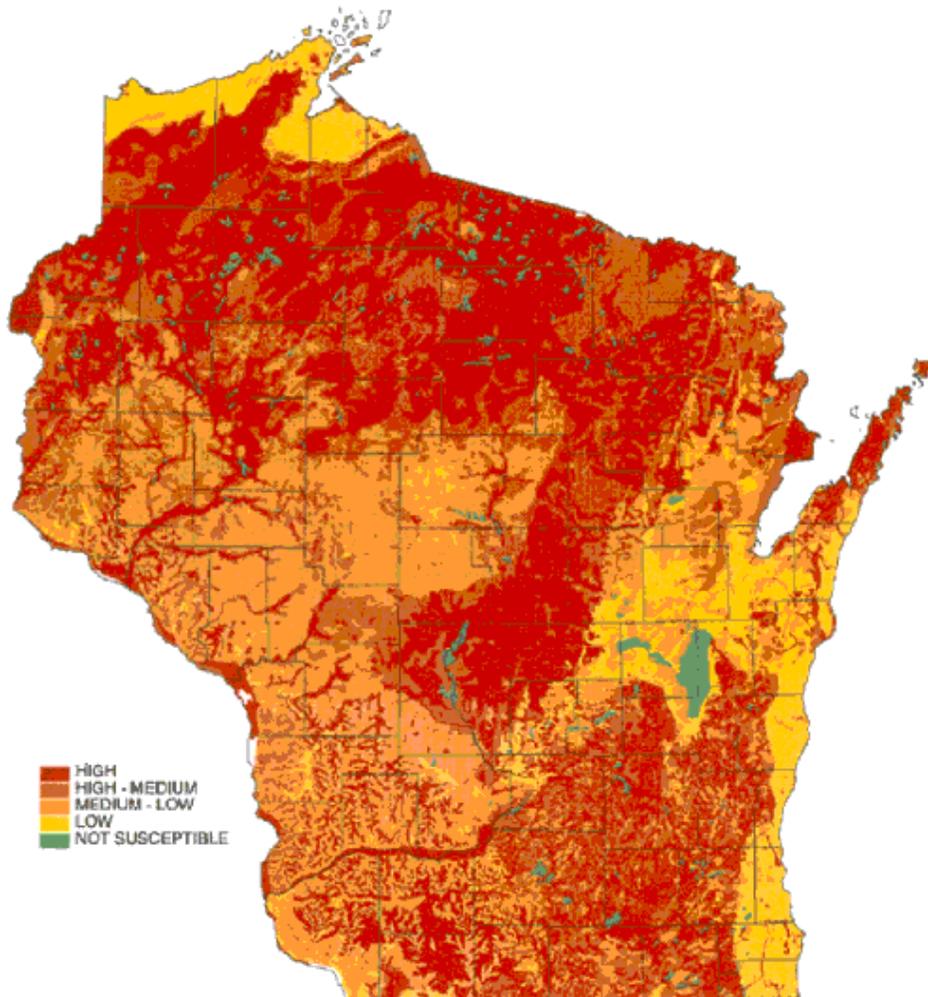
Groundwater can be contaminated through both point and non-point source pollution (NPS). The Environmental Protection Agency defines NPS as:

“Pollution which occurs when rainfall, snowmelt, or irrigation runs over land or through the ground, picks up pollutants, and deposits them into rivers, lakes, and coastal waters or introduces them into ground water.”

According to the EPA, NPS pollution remains the Nation’s largest source of water quality problems and is the main reason why 40% of waterways are not clean enough to meet basic uses such as fishing or swimming. The most common NPS pollutants are sediment (erosion, construction) and nutrients (farming, lawn care). Areas that are most susceptible to contaminating groundwater by NPS pollution include:

- An area within 250ft of a private well or 1000ft of a municipal well
- An area within the Shoreland Zone (300ft from streams, 1000ft from rivers and lakes)
- An area within a delineated wetland or floodplain
- An area where the soil depth to groundwater or bedrock is less than 2 feet

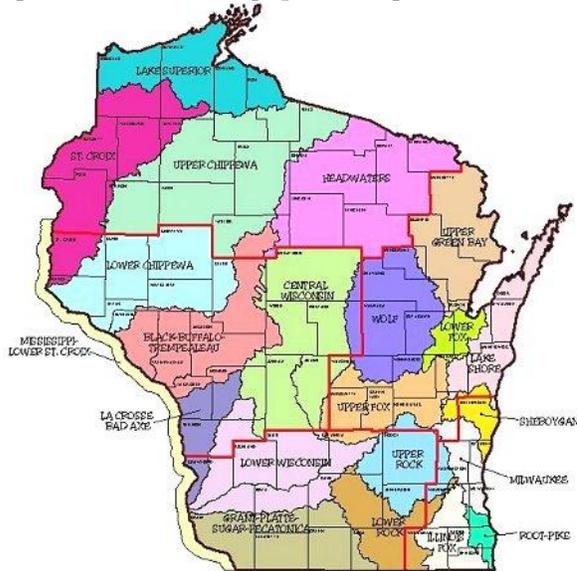
Figure 5.16: Susceptibility to Groundwater Contamination, WI



(Source: WIDNR) Groundwater Contamination Susceptibility (GCS) is defined for the Groundwater Susceptibility Model with which water and any contaminant carried in the water travels from the land surface to the top of the groundwater layer. Five physical resource characteristics were identified as important in determining GCS: Bedrock Depth, Bedrock Type, Soil Characteristics, Superficial Deposits, Water Table Depth.

5.5.3.2 Stream Corridors

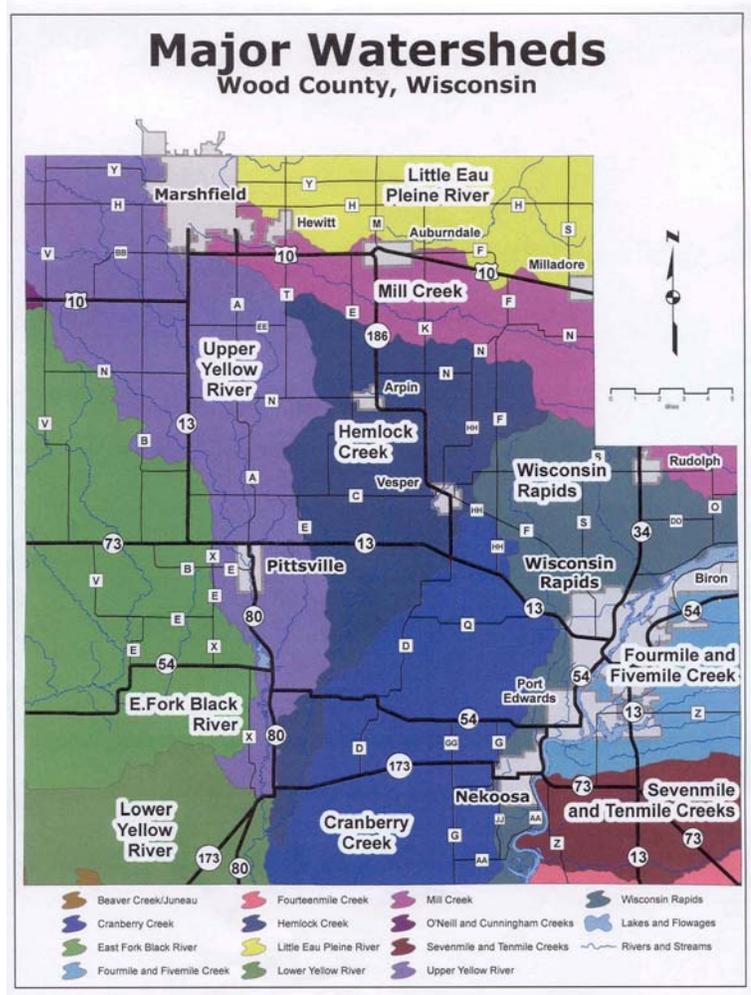
Figure 5.17: WIDNR Geographic Management Units



Wood County is located within two geographic management units (GMUs) including the Black-Buffalo-Trempealeau, and the Central Wisconsin GMU. Within these GMUs, Wood County is located within two different river basins including the Central Wisconsin River Basin and the Black River Basin. Within these basins, ten distinct watersheds can be found.

Figure 5.18 displays the watersheds of Wood County. A watershed can be defined as an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed. All lands and waterways can be found within one watershed or another. 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. Wisconsin’s 32 river basins are then divided in 23 geographic management units. These units or “GMUs” are the basis for the reorganized DNR and form the nucleus around which programs are implemented in the regions. (Source: Wood County Land and Water Resource Management Plan)

Figure 5.18: Wood County Watersheds



5.5.3.3 Surface Water

Surface water resources, consisting of rivers and streams together with associated floodplains, form an integral element of the natural resource base of the Town of Saratoga. Surface water resources influence the physical development of an area, provide recreational opportunities, and enhance the aesthetic quality of the area. Rivers and streams constitute focal points of water related recreational activities; provide an attractive setting for properly planned residential development; and, when viewed in context of the total landscape, greatly enhance the aesthetic quality of the environment. Rivers and streams are susceptible to degradation through improper rural and urban land use development and management. Water quality can be degraded by excessive pollutant loads, including nutrient loads, that result from malfunctioning and improperly located onsite sewage disposal systems; urban runoff; runoff from construction sites; and careless agricultural practices. The water quality of streams and ground water may also be adversely affected by the excessive development of river areas combined with the filling of peripheral wetlands (which if left in a natural state serve to entrap and remove plant nutrients occurring in runoff, thus reducing the rate of nutrient enrichment of surface waters that results in weed and algae growth).

Wood County is drained by four primary drainage systems. The Wisconsin River flows through the southeastern quarter of the county and intercepts a number of small creeks that drain the eastern part of the county, including the Town of Saratoga. Perennial streams are defined as watercourses that maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. The perennial streams in the Town of Saratoga are shown on the Water Resources Map. Perennial streams in the Town include Harvey Creek, Five Mile Creek, Seven Mile Creek, Ten Mile Creek, and the Wisconsin River. In addition, there are several shallow water resources in the western, and northwestern, portion of the Town that are an integral part of the local cranberry economy.

Outstanding & Exceptional Waters

Wood County has a total water surface of 7,250 acres, which includes nine named lakes, 70 unnamed lakes/flowages and 82 streams. Wisconsin has classified many of the State's highest quality waters as Outstanding Resource Waters (ORWs) or Exceptional Resource Waters (ERWs). The WIDNR conducted a statewide evaluation effort in the early 1990's to determine which waters qualified for ORW and ERW classification. There are no outstanding resource waters listed by WIDNR in Wood County. Wood County has 9.5 miles of Class I trout water classified as exceptional resource waters. This would include 3.2 miles of Bloody Run Creek, 2.0 miles of Five Mile Creek 1.0 mile of Lynn Creek, 0.3 miles of Rocky Creek, and 3.0 miles of Seven Mile Creek. There are no outstanding resource waters listed by WIDNR in Wood County. (Source: Wood County Land and Water Resource Management Plan)

Impaired Waters

The listing of waters under the Clean Water Act (s.303(d) must, under current U.S. Environmental Protection Agency (EPA) requirements occur every two years. This list identifies waters which are not meeting water quality standards, including both water quality criteria for specific substances or the designated uses, and is used as the basis for development of Total Maximum Daily Loads (TMDLs) under the provisions of section 303(d)(1)(c) of the Act. There are three listed impaired water bodies in Wood County, according to the WIDNR. These waters are listed within Wisconsin's 303(d) Waterbody Program and are managed by the WIDNR's Bureau of Watershed Management. They include Lake Dexter, Mill Creek above Junction City, and the Wisconsin River near Port

Edwards. The one-mile stretch of the Wisconsin River near Port Edwards is on the list because of fish consumption advisory due to mercury contamination and contaminated sediment. Lake Dexter is on the list because of beach closings due to bacteria. 16.7 miles of Mill Creek in Wood County are on the list because of low levels of dissolved oxygen due to high amounts of phosphorus. (Source: Wood County Land and Water Resource Management Plan)

5.5.3.4 Floodplains

Floods are the nation's and Wisconsin's most common natural disaster and therefore require sound land use plans to minimize their effects. Benefits of floodplain management are the reduction and filtration of sediments into area surface waters, storage of floodwaters during regional storms, habitat for fish and wildlife, and reductions in direct and indirect costs due to floods.

Direct Costs:

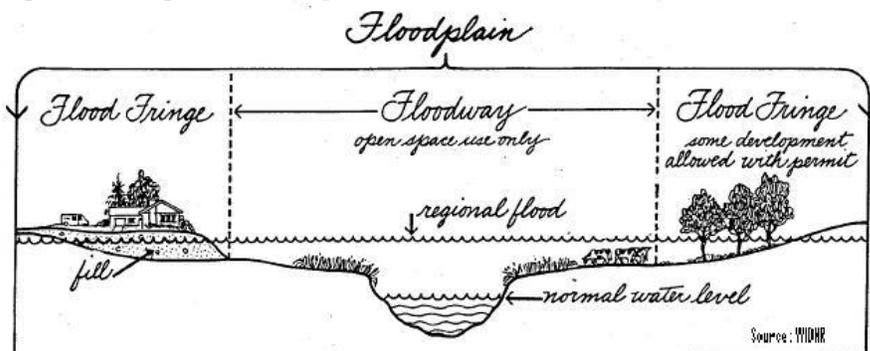
- Rescue and Relief Efforts
- Clean-up Operations
- Rebuilding Public Utilities & Facilities
- Rebuilding Uninsured Homes and Businesses
- Temporary Housing Costs for Flood Victims

Indirect Costs:

- Business Interruptions (lost wages, sales, production)
- Construction & Operation of Flood Control Structures
- Cost of Loans for Reconstructing Damaged Facilities
- Declining Tax Base in Flood Blight Areas
- Subsidies for Flood Insurance

The Water Resources Map displays the floodplain areas in the Town of Saratoga. These floodplains encompass an area of about 5,373 acres (17% of the land area) within the Town. The Federal Emergency Management Agency (FEMA) designates floodplain areas. A flood is defined as a general and temporary condition of partial or complete inundation of normally dry land areas. The area inundated during a flood event is called the floodplain. The floodplain includes the floodway, the floodfringe, and other flood-affected areas. The floodway is the channel of a river and the adjoining land needed to carry the 100-year flood discharge. Because the floodway is characterized by rapidly moving and treacherous water, development is severely restricted in a floodway. The floodfringe, which is landward of the floodway, stores excess floodwater until it can be infiltrated or discharged back into the channel. During a regional flood event, also known as the 100-year, one-percent, or base flood, the entire floodplain or Special Flood Hazard Area (SFHA) is inundated to a height called the regional flood elevation (RFE). (Source: WIDNR Floodplain & Shoreland Zoning Guidebook)

Figure 5.19: Diagram of a Floodplain



Floodplain areas generally contain important elements of the natural resource base such as woodlands, wetlands, and wildlife habitat; therefore they constitute prime locations necessary for park, recreation, and open space areas. Every effort should be made to discourage incompatible urban development of floodplains and to encourage compatible park, recreation, and open space uses.

Floodplain zoning applies to counties, cities and villages. Section 87.30, Wis. Stats., requires that each county, village and city shall zone, by ordinance, all lands subject to flooding. Chapter NR 116, Wis. Admin. Code requires all communities to adopt reasonable and effective floodplain zoning ordinances within their respective jurisdictions to regulate all floodplains where serious flood damage may occur within one year after hydraulic and engineering data adequate to formulate the ordinance becomes available. Refer to the Wood County Floodplain Ordinance. (Source: WIDNR Floodplain & Shoreland Zoning Guidebook)

5.5.3.5 Wetlands

Wetlands are areas in which water is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment. Wetlands generally occur in low-lying areas and near the bottom of slopes, particularly along lakeshores and stream banks, and on large land areas that are poorly drained. Under certain conditions wetlands may also occur in upland areas. Wetlands accomplish important natural functions, including:

- Stabilization of lake levels and stream flows,
- Entrapment and storage of plant nutrients in runoff (thus reducing the rate of nutrient enrichment of surface waters and associated weed and algae growth),
- Contribution to the atmospheric oxygen and water supplies,
- Reduction in stormwater runoff (by providing areas for floodwater impoundment and storage),
- Protection of shorelines from erosion,
- Entrapment of soil particles suspended in stormwater runoff (reducing stream sedimentation),
- Provision of groundwater recharge and discharge areas,
- Provision of habitat for a wide variety of plants and animals, and
- Provision of educational and recreational activities.

The Wisconsin Wetland Inventory (WWI) was completed in 1985. Pre-European settlement wetland figures estimate the state had about 10 million acres of wetlands. Based on aerial photography from 1978-79, the WWI shows approximately 5.3 million acres of wetlands remaining in the state representing a loss of about 50% of original wetland acreage. This figure does not include wetlands less than 2 or 5 acres in size (minimum mapping unit varies by county); and because the original WWI utilized aerial photographs taken in the summer, some wetlands were missed. In addition, wetlands that were farmed as of the date of photography used and then later abandoned due to wet conditions were not captured as part of the WWI.

As is the case statewide and nationally, Wood County has experienced a decline in the number and quality of wetlands. The 1978-79 DNR wetlands inventory map for Wood County shows 130,725 acres of wetlands (25.8% of the land area), the majority located along major stream corridors. The

Water Resources Map displays the location of wetlands within the Town of Saratoga. These wetlands encompass an area of about 2,462 acres (8% of the land area) within the Town.

Wetlands are not conducive to residential, commercial, and industrial development. Generally, these limitations are due to the erosive character, high compressibility and instability, low bearing capacity, and high shrink-swell potential of wetland soils, as well as the associated high water table. If ignored in land use planning and development, those limitations may result in flooding, wet basements, unstable foundations, failing pavement, and excessive infiltration of clear water into sanitary sewers. In addition, there are significant onsite preparation and maintenance costs associated with the development of wetland soils, particularly as related to roads, foundations, and public utilities. Recognizing the important natural functions of wetlands, continued efforts should be made to protect these areas by discouraging costly, both in monetary and environmental terms, wetland draining, filling, and urbanization. The Wisconsin DNR and the US Army Corp of Engineers require mitigation when natural wetland sites are destroyed.

5.5.3.6 Threatened or Endangered Species

While the conservation of plants, animals and their habitat should be considered for all species, this is particularly important for rare or declining species. The presence of one or more rare species and natural communities in an area can be an indication of an area's ecological importance and should prompt attention to conservation and restoration needs. Protection of such species is a valuable and vital component of sustaining biodiversity.

Both the state and federal governments prepare their own separate lists of such plant and animal species but do so working in cooperation with one another. The WI-DNR's Endangered Resources Bureau monitors endangered, threatened, and special concern species and maintains the state's Natural Heritage Inventory (NHI) database. The NHI maintains data on the locations and status of rare species in Wisconsin and these data are exempt from the open records law due to their sensitive nature. According to the Wisconsin Endangered Species Law it is illegal to:

1. Take, transport, possess, process or sell any wild animal that is included on the Wisconsin Endangered and Threatened Species List;
2. Process or sell any wild plant that is a listed species;
3. Cut, root up, sever, injure, destroy, remove, transport or carry away a listed plant on public lands or lands a person does not own, lease, or have the permission of the landowner.

There are exemptions to the plant protection on public lands for forestry, agriculture and utility activities. In some cases, a person can conduct the above activities if permitted under a Department permit (i.e. "Scientific Take" Permit or an "Incidental Take" Permit).

Table 5.19 list those elements contained in the NHI inventory for the Town of Saratoga. These elements represent "known" occurrence and additional rare species and their habitat may occur in other locations but are not recorded within the NHI database. For a full list of elements known to occur in Wood County & Wisconsin visit the WIDNR's Endangered Resources Bureau.

- Endangered Species - one whose continued existence is in jeopardy and may become extinct.
- Threatened Species - one that is likely, within the foreseeable future, to become endangered.
- Special Concern Species - one about which some problem of abundance or distribution is suspected but not proven.

Table 5.19: Natural Heritage Inventory

Group	Scientific Name	Common Name	State Status	Date Listed
Bird	Buteo Lineatus	Red-Shouldered Hawk	THR	1992
Bird	Tyto Alba	Barn Owl	END	1978
Bird	Bhaliaeetus Leucocephalus	Bald Eagle	SC/FL	1992
Bird	Pandion Haliaetus	Osprey	THR	1989
Community	Northern Dry-Mesic Forest	Northern Dry-Mesic Forest	NA	1981
Community	Alder Thicket	Alder Thicket	NA	1981
Community	Stream-Slow; Hard; Cold	Stream-Slow; Hard; Cold	NA	1981
Community	Floodplain Forest	Floodplain Forest	NA	1980
Community	Northern Wet Forest	Northern Wet Forest	NA	1981
Invertebrate	Lycaeides Melissa Samuelis	Karner Blue Butterfly	SC/FL	1994
Invertebrate	Atrytonopsis Hianna	Dusteed Skipper	SC/N	1976
Invertebrate	Erynnis Persius	Persius Dusky Wing	SC/N	1990
Plant	Arabis Missouriensis Var. Deamii	Dean's Rockcress	SC/FL	1962
Herptile	Ophisaurus Attenuatus	Western Slender Glass Lizard	END	1974

Source: WIDNR NHI, Town of Saratoga

NOTE: END = Endangered; THR = Threatened; SC = Special Concern; NA* = Not applicable, SC/N = Regularly occurring, usually migratory and typically non-breeding species for which no significant or effective habitat conservation measures can be taken in Wisconsin, SC/H = Of historical occurrence in Wisconsin, perhaps having not been verified in the past 20 years, and suspected to be still extant. Naturally, an element would become SH without such a 20-year delay if the only known occurrence were destroyed or if it had been extensively and unsuccessfully looked for.

The Federal Endangered Species Act (1973) also protects animals and plants that are considered endangered or threatened at a national level. The law prohibits the direct killing, taking, or other activities that may be detrimental to the species, including habitat modification or degradation, for all federally listed animals and designated critical habitat. Federally listed plants are also protected but only on federal lands.

5.5.3.7 Forests & Woodlands

Under good management forests, or woodlands, can serve a variety of beneficial functions. In addition to contributing to clean air and water and regulating surface water runoff, the woodlands contribute to the maintenance of a diversity of plant and animal life in association with human life. Unfortunately, woodlands, which require a century or more to develop, can be destroyed through mismanagement in a comparatively short time. The destruction of woodlands, particularly on hillsides, can contribute to stormwater runoff, the siltation of lakes and streams, and the destruction of wildlife habitat. Woodlands can and should be maintained for their total values; for scenery, wildlife habitat, open space, education, recreation, and air and water quality protection.

The Existing Land Use Map displays those lands that are wooded in the Town of Saratoga. Approximately 22,000 acres (69%) of the Town of Saratoga are forested (Existing Land Use Map). According to the Wood County Land and Water Resource Management Plan, approximately 206,500 acres (40%) of Wood County are forested. Of this amount, 37,536 acres are contained within the county owned forest and are owned by non-forest industry private owners (1996 Forest Inventory data). The major cover types in the county are aspen, oak, white birch, and conifers.

The major natural resource concerns associated with woodland in Wood County is rising assessed value of forestland, high-grade logging, and fragmentation. An increasing share of the property

tax burden continues to shift to forestland owners, primarily due to use-value assessment and the rising assessed value of forestland. Use value assessment is lowering the property tax burden for owners of agricultural land, thus placing more demand on non-agricultural properties. Rising property taxes for forestland owners have led to a sharp increase in Managed Forest Law (MFL) program enrollment. This WDNR program provides a property tax break for forest owners who agree to adopt a forest management plan, conduct a timber harvest, and pay a 5% tax on the timber sale.

Another problem identified in Wood County is a practice called “high-grade logging. This common occurrence is the practice of harvesting the best timber from a site and leaving the rest. This practice diminishes the stand’s productivity and potential by removing the best genetic stock. Land use practices are also identified as a problem for forestry. Woodlands that are parceled off (fragmented) for rural home construction often result in woodlots being removed from commodity production. The timber in these parcels is often no longer managed for timber production. (Source: Wood County Land and Water Resource Management Plan)

5.5.3.8 Parks, Open Spaces & Recreational Resources

Parks and recreational resources are important components of a community’s natural resource inventory. These resources provide residents with areas to exercise, socialize, enjoy wildlife viewing or provide opportunities for environmental education for adults and children. Increasingly, parks and recreational resources can contribute to a community’s local economy through eco-tourism. In addition, these resources are important for wildlife habitat and movement. Taken together, it is clear that the protection, enhancement, and creation of parks and recreational resources are important to the quality of life and character of a community.

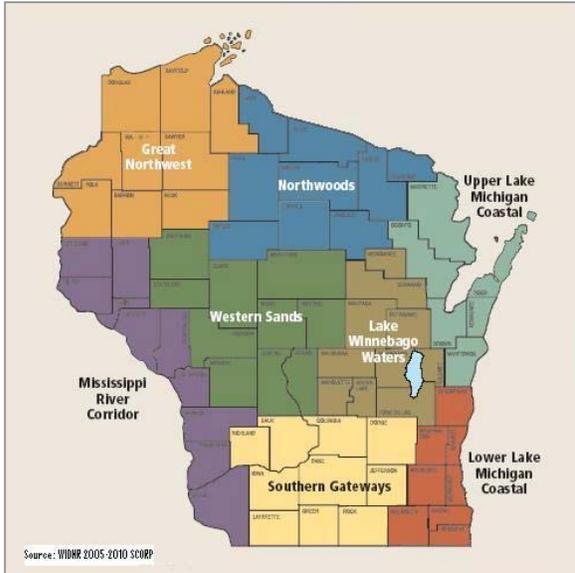
The National Recreation and Park Association recommends between six to 10 total acres of parks or recreation space per 1,000 people within a community. The Town of Saratoga does not have any town parks, but residents have many recreational resources within close proximity. The City of Nekoosa and the Village of Port Edwards have several park and recreation areas. Wood County has several park and recreational areas (see below) within 30 miles of most Town residents. Refer to the Wood County Park, Recreation, and Open Spaces Plan for more information. The plan does not list any planned projects for the Town of Saratoga. In addition, water park resorts in Warren and Wisconsin Dells are all within an hour drive of Saratoga residents.

The 2005-2010 Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP) provides information on statewide and regional recreation, including recreation supply and demand, participation rates and trends, and recreation goals and actions. Since passage of the Federal Land and Water Conservation Fund (LWCF) Act of 1965, preparation of a statewide outdoor recreation plan has been required for states to be eligible for LWCF acquisition and development assistance. The LWCF is administered by the WDNR and provides grants for outdoor recreation projects by both state and local governments. The following are a few highlights of the plan:

- Walking for Pleasure is rated as the activity with the most participation.
- Backpacking, Downhill Skiing, Golf, Hunting, Mountain Biking, Snowmobile, and Team Sports are decreasing in demand.
- ATVing, Birdwatching, Canoeing, Gardening, Geocaching, Paintball Games, Road Biking, RV Camping, Hiking, Water Parks, Wildlife Viewing, and Photography are increasing in demand.

- The Warren Knowles-Gaylord Nelson Stewardship Program (Stewardship 2000) provides \$60 million annually through FY 2010 for outdoor recreation purposes.

Figure 5.20: WIDNR SCORP Regions



The Wisconsin SCORP divides the state into eight planning regions based on geographic size, demographic trends, tourism influences, and environmental types. Together these influences shape each region’s recreational profile, describing which activities are popular, which facilities need further development, and which issues are hindering outdoor recreation. Wood County is a part of the *Western Sands Region* (Adams, Chippewa, Clark, Eau Claire, Jackson, Juneau, Marathon, Monroe, Portage, and Wood Counties). The most common issues and needs for the region identified by the plan include:

Issues:

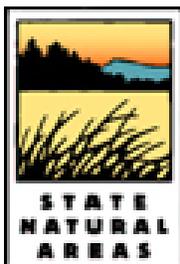
- Deteriorating facilities
- Increasing multiple-use recreation conflicts
- Increasing pressure and overcrowding
- Increasing use of recreational facilities by disabled populations
- Poor water quality impairing recreation

Needs:

- More trails for biking, hiking, horses
- More boat access
- More fishing opportunities
- More camping access

5.5.3.9 Environmentally Sensitive Areas & Wildlife Habitat

Taken together, surface waters, wetlands, floodplains, woodlands, and parks represent environmentally sensitive areas that deserve special consideration in local planning. Individually all of these resources are important areas, or “rooms,” of natural resource activity. They become even more functional when they can be linked together by environmental corridors, or “hallways.” Wildlife, plants, and water all depend on the ability to move freely within the environment from room to room. Future planning should maintain and promote contiguous environmental corridors in order to maintain the quantity and quality of the natural ecosystem.



The WIDNR maintains other significant environmental areas through its State Natural Areas (SNA) program. State Natural Areas protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations and archeological sites. Wisconsin's **418** State Natural Areas are valuable for research and educational use, the preservation of genetic and biological diversity, and for providing benchmarks for determining the impact of use on managed lands.

They also provide some of the last refuges for rare plants and animals. In fact, more than 90% of the plants and 75% of the animals on Wisconsin's list of endangered and threatened species are protected on SNAs. Site protection is accomplished by several means, including land acquisition from willing sellers, donations, conservation easements, and cooperative agreements. Areas owned by other government agencies, educational institutions, and private conservation organizations are brought into the natural area system by formal agreements between the DNR and the landowner. The SNA Program owes much of its success to agreements with partners like The Nature Conservancy, USDA Forest Service, local Wisconsin land trusts, and county governments. (Source: WIDNR)

There are no SNA in the Town of Saratoga; however there is one located in Wood County (#131 Powers Bluff Maple Woods, Powers Bluff County Park). Most SNA's are open to the public; however these sites usually have limited parking and signage. Visit the WIDNR Bureau of Endangered Resources for more information each location.

5.5.3.10 Metallic & Non-Metallic Mineral Resources

Mineral resources are divided into two categories, metallic and non-metallic resources. Metallic resources include lead and zinc. Nonmetallic resources include sand, gravel, and limestone. In June of 2001, all Wisconsin counties were obliged to adopt an ordinance for nonmetallic mine reclamation. (Refer to Wood County Department of Zoning) The purpose of the ordinance is to achieve acceptable final site reclamation to an approved post-mining land use in compliance with uniform reclamation standards. Uniform reclamation standards address environmental protection measures including topsoil salvage and storage, surface and groundwater protection, and concurrent reclamation to minimize acreage exposed to wind and water erosion. After reclamation many quarries become possible sites for small lakes or landfills. Identification of quarry operations is necessary in order to minimize nuisance complaints by neighboring uses and to identify areas that may have additional transportation needs related to trucking. Presently there are no quarries in the Town of Saratoga.

5.5.4 Cultural Resource Inventory

The following section details some of the important cultural resources in the Town of Saratoga and Wood County. Cultural resources, programs, and special events are very effective methods of bringing people of a community together to celebrate their cultural history. Not only do these special events build community spirit, but they can also be important to the local economy. Unfortunately, there are many threats to the cultural resources of a community. Whether it is development pressure, rehabilitation and maintenance costs, or simply the effects of time, it is often difficult to preserve the cultural resources in a community. Future planning within the community shall minimize the effects on important cultural resources in order to preserve the character of the community.

Wood County was created in 1856 from Portage County and is named after Joseph Wood, a state legislator and judge. The Town of Saratoga was created in 1857 and reduced to its present size in 1975. The name is derived from the Saratoga settlement, originally called Ten Mile Creek for the nearby stream. The origin of the name Saratoga is unknown, likely taken from another place in the U.S. named Saratoga. The nationality of original settlers is diverse and includes: Norwegians, Danish, Swedish, German, Polish and Irish. Many came to the area to establish farms, but eventually found the sandy soil difficult to survive on. Beginning

in 1926 and continuing until 1940, a cooperative effort between landowners and the University of Wisconsin resulted in planting thousands of acres of trees.

The region's involvement in forestry dates back to 1831 when Daniel Whitney dammed the Wisconsin River and built the first sawmill across from the City of Nekoosa, which was known in pioneer days as Pointe Basse. In 1837, Mary and Robert Wakely built a house/hotel/tavern in Point Basse that became a haven for travelers. The Tavern still stands and is listed on the State Register of Historic Places. In 1893, the Nekoosa Paper Company constructed a sawmill. Today the Domtar Paper Mill continues the tradition of paper manufacturing.

Continued growth in the area eventually led to the incorporation of the Village of Nekoosa in 1907. In 1916, construction of a steel bridge linked the Town of Saratoga to the City of Nekoosa; previous transportation across the river was by ferry only. (Source: Reflections of 150 Years, The Sesquicentennial of Wood County, Wisconsin)

5.5.4.1 Historical Resources

Wisconsin Historical Markers identify, commemorate and honor the important people, places, and events that have contributed to the state's heritage. The WI Historical Society's Division of Historic Preservation administers the Historical Markers program. Table 5.20 lists the historical markers located in Wood County.

Table 5.20: Historical Markers, Wood County

Marker Name	Location
Cranberry Culture	HWY 54, W. Port Edwards
Centralia Pulp & Paper Mill	HWY 54 & 73, S Wisconsin Rapids
Point Basse	Riverside Park, Nekoosa
Prisoners of War	Wayside No. 4, HWY 10 & 73
Founder's Square	Depot & Chestnut St., Marshfield

Source: WI Historical Society

The Architecture and History Inventory (AHI) is a collection of information on historic buildings, structures, sites, objects, and historic districts throughout Wisconsin. The AHI is comprised of written text and photographs of each property, which document the property's architecture and history. Most properties became part of the

Inventory as a result of a systematic architectural and historical survey beginning in 1970s. Caution should be used as the list is not comprehensive and some of the information may be dated, as some properties may be altered or no longer exist. Due to funding cutbacks, the Historical Society has not been able to properly maintain the database. In addition, many of the properties in the inventory are privately owned and are not open to the public. Inclusion of a property conveys no special status, rights or benefits to the owners. Contact the Wisconsin Historical Society Division of Historic Preservation for more information about the inventory.

Table 5.21: Architecture and History Inventory, Town of Saratoga

AHI ID #	T,R,S	Location	Resource Type - Style	Historic Name
27590	21,05E,15	W3424 Wakely Rd	Tavern - Greek Revival	Wakely's Tavern
55799	21,05E,10	Nekoosa Station	House, Vernacular	
55803	21,06E,06	Ranger Rd.	Barn - Side Gabled	
55804	21,06E,11	SW Corner of Church Ave. & 48th St.	Church - Front Gabled	
55805	21,06E,11	NW Corner of 64th St. & Church Ave.	Church - Vernacular	
55886	21,05E,10	3366 W. Church Ave.	Ranger Station - Utilitarian	
57174	21,06E,02	SE Corner of Townline Rd. * 48th St.	Cemetery	
111418	21,05E,15	Wakely Rd.	Stone Arch Bridge	

Source: State Historical Society AHI Inventory, Town of Saratoga

The Archaeological Site Inventory (ASI) is a collection of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites throughout Wisconsin. Similar to the AHI, the ASI is not a comprehensive or complete list; it only includes sites reported to the Historical Society. The Historical Society estimates that less than 1% of the archaeological sites in the state have been identified. Wisconsin law protects Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries from intentional disturbance. Contact the Wisconsin Historical Society Division of Historic Preservation for more information about the inventory.

Table 5.22: Archaeological Site Inventory, Town of Saratoga

ASH ID #	T,R,S	Site Name	Site Type	ASH ID #	T,R,S	Site Name	Site Type
7496	21,05E,15	Wakely Cemetery	Cemetery	22470	21,05E,9-10	Section Stree	Unknown
7497	NA	MesaKaw	Mound-Effigy	25350	21,05E,27	PW-40	Campsite
7501	21,05E,26	Ross	Mound-Effigy	25353	21,05E,35	PW-51	Campsite
7502	21,05E,26	Ross	Mound-Effigy	25776	21,05E,35	H-367	Cabin
7505	21,05E,35	Tracy Gravel Pit	Cemetery	25777	21,05E,35	H-372	Cabin
7506	21,06E,31	Unnamed	Campsite	26039	21,06E,2	Five Mile Creek	Cemetery
17994	21,05E,11	Modern Cemetery	Cemetery	26040	21,06E,2	Five Mile Creek	Cemetery
18025	21,05E,35	Greenhill Cemetery	Cemetery	26292	21,05E,34	Sacred heart Catholic	Cemetery
18026	21,06E,2	Pioneer Cemetery	Cemetery	27028	21,05E,34	Unnamed	Farmstead
20366	21,06E,2	Nepco 5	Campsite	27029	21,05E,34	Unnamed	Farmstead
20368	21,06E,2	Nepco 4	Campsite	28807	21,05E,36	Unnamed	HCM Concent
20376	21,05E,11	Nepco 3	Unknown	62745	21,05E,27	Heubner Pininsula	Foundation, Farmstead
20377	21,05E,10	Nepco 10	Cabin	69205	21,05E,15	P-278-10	Lithic Scatter
21365	21,05E,15	Pointe Basse Site I	Cabin	69208	21,05E,16	P-278-5B	Lithic Scatter
22465	21,05E,15	Pointe Basse	Other	Source: State Historical Society ASI Inventory, Town of Saratoga			
22466	21,05E,15	Walt Tesser House	Cabin				
22467	21,05E,15	Pointe Basse Site II	Cabin				
22468	21,05E,15	MesaKaw	Mound-Effigy				
22469	21,05E,15	Wakely Inn Pointe Basse Site III	Cabin, Campsite, Post				

Some resources are deemed so significant that they are listed as part of the State and National Register of Historic Places. The National Register is the official national list of historic properties in America worthy of preservation, maintained by the National Park Service. The State Register is Wisconsin’s official listing of state properties determined to be significant to Wisconsin’s heritage and is maintained by the Wisconsin Historical Society Division of Historic Preservation. Both listings include sites, buildings, structures, objects, and districts that are significant in national, state, or locally history.

Table 5.23: State Register of Historic Places, Wood County

Reference #	Historic Name	Municipality	Location
97000269	Central WI State Fair Round Barn	Marshfield	Vine Ave. & 17th St.
93001172	Elizabeth Daly House	Wisconsin Rapids	641 Baker St.
93001166	Marshfield Central Ave. Historic District	Marshfield	Depot St. to Third St.
1243	Marshfield Post Office	Marshfield	202 S. Chestnut Ave.
500072	Marshfield Senior High School	Marshfield	900 E. Fourth St.
780	Pleasant Hill Residential Historic District	Marshfield	1st, Ash, 4th, Cedar
92001188	Willard Purdy Junior High School	Marshfield	110 W. Third St.
2000732	Skunk Hill Ceremonial Community	Marshfield	Restricted
86000083	Gov. William Upham House	Marshfield	212 W. 3rd St.
91001988	Wahle-Laird House	Marshfield	208 S. Cherry Ave.
74000146	Wakely Tavern	Saratoga	Wakely Rd.
1000345	Wakely Road Bridge	Saratoga	Wakely Rd.
6000054	W. Fifth St.-W. Sixth St. Historic District	Marshfield	Adams Ave. to Oak Ave.
734	West Park St. Historic District	Marshfield	300-417 W. Park St.

Source: WI Historical Society

5.5.4.2 Community Design

A majority of the Town is rural in character with large lots of forest-agriculture mixed with small lot residential development, and commercial development along STH 13 & 73. Most of the new home and business growth is located near the City of Nekoosa and the Village of Port Edwards.

The establishment of a historical preservation ordinance and commission is one of the most proactive methods a community can take to preserve cultural resources. A historical preservation ordinance typically contains criteria for the designation of historic structures, districts, or places, and procedures for the nomination process. The ordinance further regulates the construction, alteration and demolition of a designated historic site or structure. A community with a historic preservation ordinance may apply for CLG status, with the Wisconsin State Historical Society. Once a community is certified, they become eligible for:

- Matching sub-grants from the federal Historic Preservation Fund,
- Use of Wisconsin Historic Building Code,
- Reviewing National Register of Historic Places nominations allocated to the state.

5.6 ECONOMIC DEVELOPMENT

This element provides a baseline assessment of the Town of Saratoga economic development and covers all of the information required under *SS66.1001*. Information includes: labor market statistics, economic base statistics, new businesses desired, strength & weaknesses for economic development, analysis of business & industry parks, and environmentally contaminated sites. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future economic development activities in the Town of Saratoga.

The presence of STH 13 & 73, and the proximity to incorporated municipalities, has led to the development of a sizable business base compared to the average Wisconsin town. Since year 2000, the Town of Saratoga has approved approximately 45 business permits. Some of these are traditional businesses while others are run out of residential homes (home businesses). Most businesses are situated along STH 13 or 73 and are interspersed amongst older residential homes. The vast majority of businesses, and rural homes, have direct access onto either highway. This development pattern, along with a lack of planning or zoning regulations, has resulted in a corridor that has some transportation and design issues.

In general, the local economy is stable and appears well situated for steady expansion. The location of STH 13 & 73, proximity to incorporated municipalities, unemployment rates at or below County and State averages, proximity to goods & services, income levels at or above County and State averages, and the overall quality of life give the Town of Saratoga a competitive edge and decent economic outlook compared to the average Wisconsin town. However, an aging population, continued brain drain, lack of venture capital, and a below average number of knowledge based business and industry may hinder the economic development potential of the area.

5.6.1 Economic Development Issues Raised During the Planning Process

The Plan Committee identified two issues within this topic. The first was the number of home businesses, particularly where the business has grown and become a larger use of the property. There is concern amongst the Plan Committee that some of these businesses are becoming a disturbance to neighboring properties due to traffic, noise, or design of the property. The second issue raised regarded the future development of commercial and residential properties along STH 13 & 73. Although over 70% of survey respondent's favored continued commercial growth along STH 13 & 73, the Plan Committee had concerns regarding the manner in which such development would



occur. The Plan Committee indicated a desire to consolidate parcels and access points along the highways to diminish traffic delays, congestion, and crashes. The Plan Committee also indicated that the Town may need to pursue zoning or design ordinances to better regulate landscaping, signage, lighting, and building layout. In a survey of residents, 64% of respondents indicated that there should be aesthetic requirements for commercial and industrial developments (79% wanted specific standards for advertising signs).

5.6.2 Economic Development Existing Conditions

5.6.2.1 Labor Market

Table 5.24: Employment Status of Civilians 16 Years or Older

Employment Status, Civilians 16 Years or Older	Town of Saratoga	Wood County	Wisconsin
In Labor Force (1990)	1,445	37,540	2,598,898
Unemployment Rate	6.4%	4.2%	4.3%
In Labor Force (2000)	2,871	40,989	2,996,091
Unemployment Rate	4.8%	5.0%	3.4%
In Labor Force (2005)	NA	39,827	3,041,470
Unemployment Rate	NA	5.7%	4.7%

Table 5.24 details the employment status of workers in the Town of Saratoga as compared to Wood County and the State. Unemployment rates for towns are only collected during the U.S. Decennial Census; therefore, 2005 data was not available.

Source: WI Department of Workforce Development

Table 5.25 indicates the percentage of workers by class for the Town of Saratoga, Wood County and the State, in year 2000. Figures for the Town of Saratoga are almost identical to County and State averages.

Table 5.25: Class of Worker

Class of Worker	Town of Saratoga	Wood County	Wisconsin
Private Wage & Salary	83.9%	82.9%	81.1%
Government Worker	9.4%	10.1%	12.5%
Self-Employed	5.9%	6.6%	6.1%
Unpaid Family Worker	0.8%	0.4%	0.3%
Total	100.0%	100.0%	100.0%

Source: US Census

Figure 5.21 and Table 5.26 illustrate the number and percentage of workers by occupation within the Town, County and State in year 2000. The highest percentage of occupations of employed Saratoga residents is in the Management, Professional & Related category. This category also ranks highest for Wood County and the State.

Table 5.26: Employment by Occupation

Employment by Occupations, Civilians 16 Years & Older	Town of Saratoga Number	Town of Saratoga Percent	Wood County Number	Wood County Percent	Wisconsin	
					Number	Percent
Prod, Trans & Mat. Moving	857	31.5%	8,374	22.4%	540,930	19.8%
Const, Extraction & Maint.	320	11.7%	3,900	10.4%	237,086	8.7%
Farm, Fishing & Forestry	0	0.0%	471	1.3%	25,725	0.9%
Sales & Office	627	23.0%	8,991	24.1%	690,360	25.2%
Services	452	16.6%	5,598	15.0%	383,619	14.0%
Mgmt, Prof & Related	468	17.2%	10,011	26.8%	857,205	31.3%
Total	2,724	100%	37,345	100%	2,734,925	100%

Source: US Census

Figure 5.21: Employment by Occupation

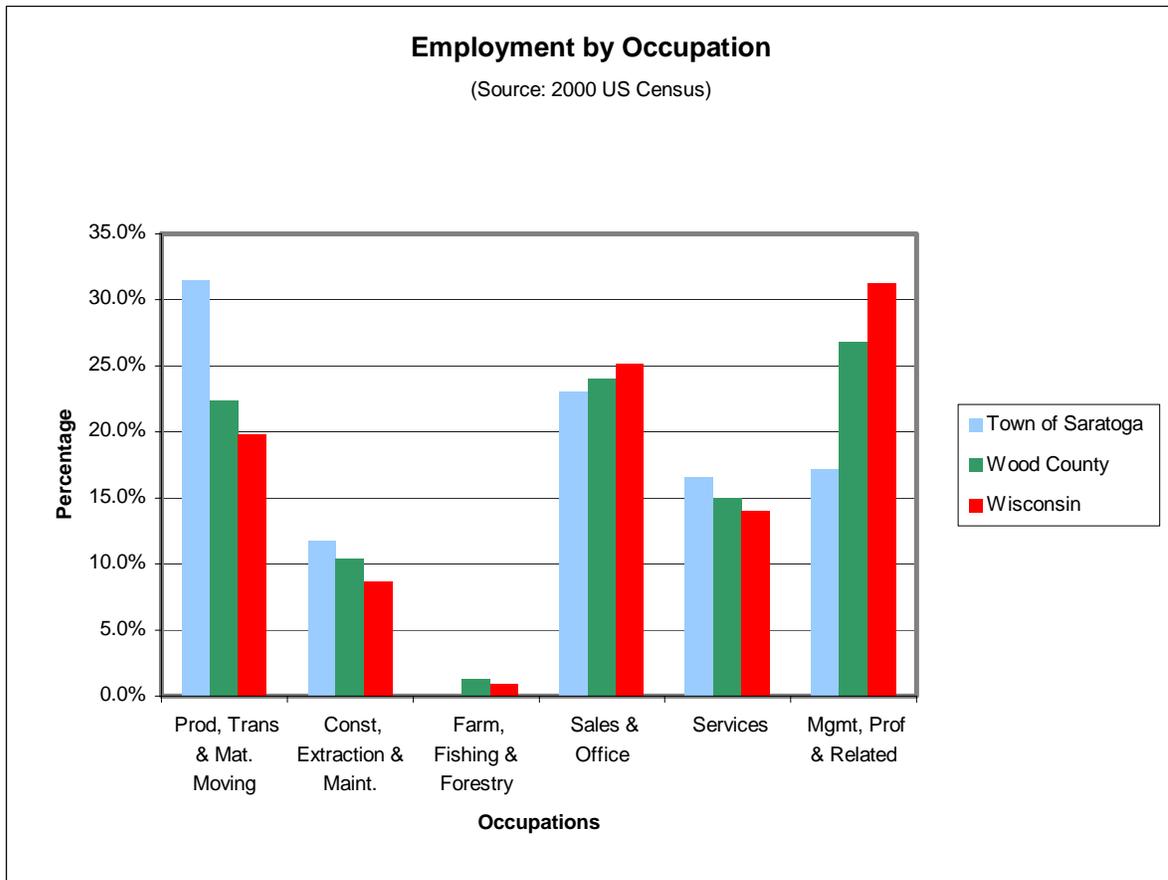


Figure 5.22 and Table 5.27 show the earnings for workers within the Town, County and State, in years 1990 & 2000. Earning figures are reported in three forms: per capita income (based on individual wage earner), median family income (based on units of occupancy with individuals related by blood), and median family income (based on every unit of occupancy with one or more unrelated individuals). For all two of three income indicators, the Town of Saratoga ranks higher than the average for Wood County, and in the case of median household income, higher than the State average. However, from 1989 to 1999 the income of Town of Saratoga residents have grown slightly slower than the State for all three income indicators.

Table 5.27: Income

Income	Town of Saratoga 1989	Town of Saratoga 1999	Percent Change 89-99	Wood County 1989	Wood County 1999	Percent Change 89-99	Wisconsin 1989	Wisconsin 1999	Percent Change 89-99
Per Capita Income	\$12,924	\$18,761	45.2%	\$13,130	\$20,203	53.9%	\$13,276	\$21,271	60.2%
Median Family Income	\$35,731	\$52,750	47.6%	\$34,933	\$50,798	45.4%	\$35,082	\$52,911	50.8%
Median Household Income	\$33,943	\$48,500	42.9%	\$29,735	\$41,595	39.9%	\$29,442	\$43,791	48.7%
Individuals Below Poverty	7.6%	5.9%	x	8.5%	6.5%	x	10.4%	8.7%	x

Source: US Census

Figure 5.22: Income, Year 1999

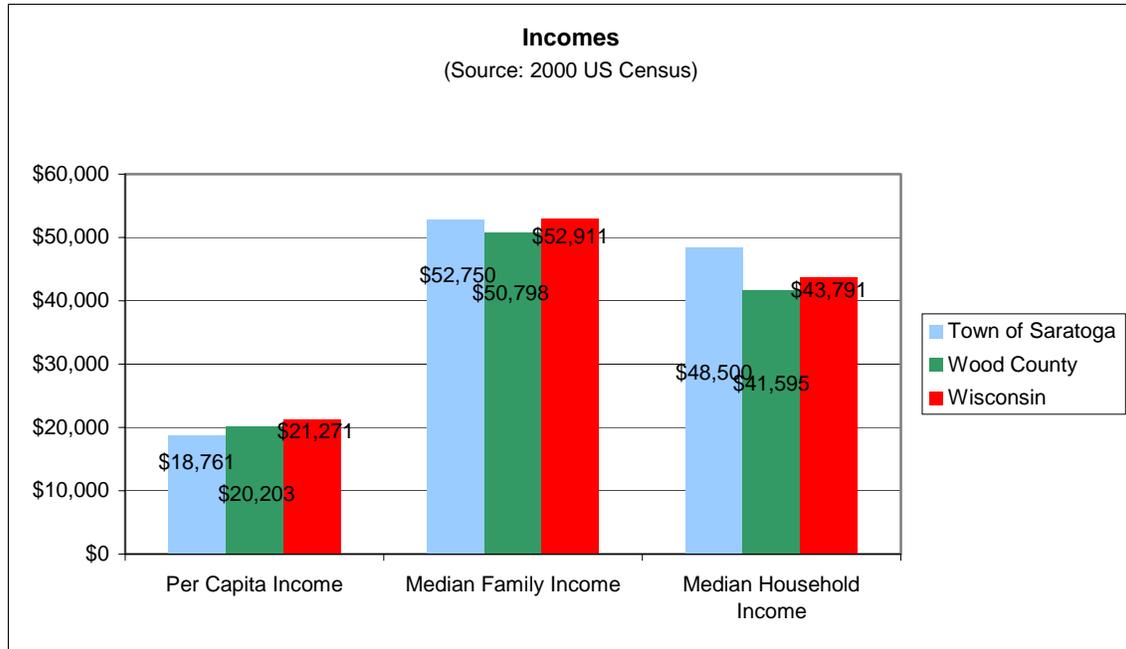


Table 5.28 details the educational attainment of Town of Saratoga, Wood County, and State residents 25 years and older according to the 1990 & 2000 U.S. Census. In year 2000, 86.9% of Town of Saratoga residents 25 years or older, have at least a high school diploma. This figure is higher than both Wood County (84.8%) and the State (85.2%). However, both the Town and the County lag behind the State in graduate and professional degrees.

Table 5.28: Educational Attainment Person 25 Years & Over

Educational Attainment Person 25 Years and Over	Town of Saratoga 1990	Town of Saratoga 2000	Wood County 1990	Wood County 2000	Wisconsin 1990	Wisconsin 2000
Less than 9th Grade	6.4%	4.5%	11.6%	6.1%	9.5%	5.4%
9th to 12th No Diploma	11.7%	8.6%	10.1%	9.2%	11.9%	9.6%
HS Grad	56.5%	52.2%	42.7%	41.0%	37.1%	34.6%
Some College	11.6%	16.8%	13.9%	18.8%	16.7%	20.6%
Associate Degree	8.0%	7.1%	8.2%	8.1%	7.1%	7.5%
Bachelor's Degree	4.7%	8.2%	8.9%	11.8%	12.1%	15.3%
Graduate/Prof. Degree	1.2%	2.6%	4.6%	5.1%	5.6%	7.2%
Percent High School Grad or Higher	82.0%	86.9%	78.3%	84.8%	78.6%	85.2%

Source: US Census

5.6.2.2 Economic Base

Table 5.29 lists the top 25 employers in Wood County as reported by the Wisconsin Department of Workforce Development, in year 2005. The Marshfield Clinic continues to be the largest employer for Wood County. Domtar Paper Mill, in Nekoosa, is the largest employer locally.

Table 5.29: Top 25 Employers in Wood County

Rank	Employer	Industry Type	Number of Employees
1	Marshfield Clinic	HMO medical centers	1000+
2	St Joseph's Hospital of Marshfield	Gen. medical & surgical hospitals	1000+
3	Stora Enso North America Corp	Paper, except newsprint, mills	1000+
4	Roehl Transport Inc	Gen. freight trucking, long-dist, truckload	1000+
5	Fig's Mail Order Gifts Inc	Mail-order houses	1000+
6	Domtar A W Corp	Paper, except newsprint, mills	1000+
7	Wisconsin Rapids Public School	Elementary & secondary schools	500-999
8	County of Wood	Executive & legislative offices, combined	500-999
9	Wal-Mart Associates Inc	Warehouse clubs & supercenters	500-999
10	Riverview Hosp Assn	Nursing care facilities	500-999
11	Marshfield Doorsystems Inc	Wood window & door mfg.	500-999
12	Marshfield Public School	Elementary & secondary schools	500-999
13	Renaissance Learning Inc	Software publishers	500-999
14	Marshfield Homes/Wick Building Systems Inc	Manufactured home, mobile home, mfg.	500-999
15	Deboer Transportation Inc	Gen. freight trucking, long-dist, truckload	250-499
16	Shopko Stores Inc	Discount department stores	250-499
17	City of Marshfield	Executive & legislative offices, combined	250-499
18	Mid-State Technical College District	Junior colleges	250-499
19	City of Wisconsin Rapids	Fitness & recreational sports centers	250-499
20	Nekoosa Public School	Elementary & secondary schools	100-249
21	Ministry Home Care Inc	Gen. medical & surgical hospitals	100-249
22	Fig's Inc.	All other specialty food stores	100-249
23	V & H Inc	Motor vehicle merchant dealers	100-249
24	Markfest Inc	Supermarkets & other grocery stores	100-249
25	Felker Brothers Corp	Fabricated pipe & pipe fitting mfg.	100-249

Source: WI Department of Workforce Development, Wood County

Table 5.30 and Figure 5.23 illustrate the number and percentage of workers by industry within the Town, County and State in year 2000. Whereas occupations refer to what job a person holds, industry refers to the type of work performed by a workers employer. Therefore, an industry usually employs workers of varying occupations. (i.e. a “wholesale trade” industry may have employees whose occupations include “management” and “sales”)

Historical, Wisconsin has had a high concentration of industries in agricultural and manufacturing sectors of the economy. Manufacturing has remained a leading employment sector compared to other industries within the State; however, State and National economic changes have led to a decrease in total manufacturing employment. It is expected that this trend will continue while employment in service, information, and health care industries will increase.

The highest percentage of employment by industry for Saratoga residents is in the Manufacturing category. This category is also the highest industry of employment for Wood County and the State. Areas where employment by industry for the Town of Saratoga outpaces the State includes:

- Manufacturing,
- Retail, and
- Arts, Entertainment, Recreation.

Areas where employment by industry for the Town of Saratoga lags behind the State includes:

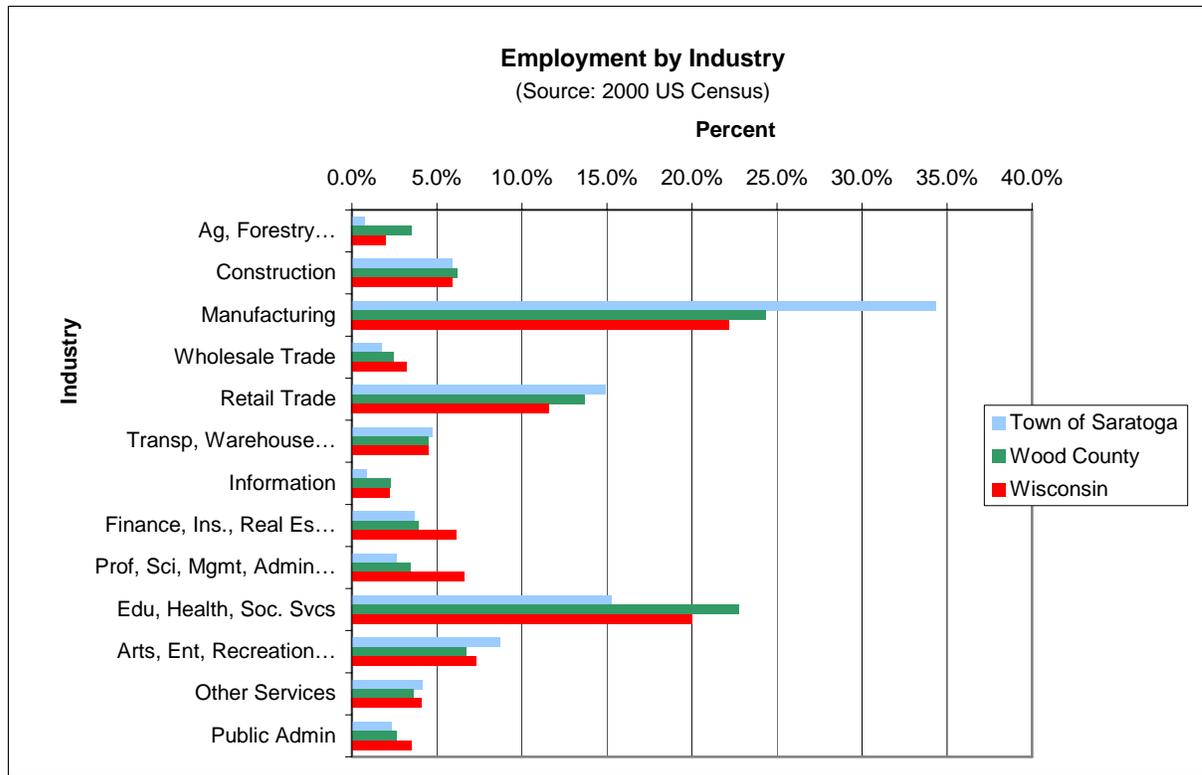
- Professional, Science, Management, & Administration
- Finance & Real Estate, and
- Education, Health, Social Services.

Table 5.30: Employment by Industry

Employment by Industry, Civilians 16 Years & Older	Town of Saratoga Number	Town of Saratoga Percent	Wood County Number	Wood County Percent	Wisconsin Number	Wisconsin Percent
Ag, Forestry, Fishing, Hunting & Mining	21	0.8%	1,321	3.5%	75,418	2.0%
Construction	160	5.9%	2,333	6.2%	161,625	5.9%
Manufacturing	936	34.4%	9,144	24.3%	606,845	22.2%
Wholesale Trade	48	1.8%	929	2.5%	87,979	3.2%
Retail Trade	406	14.9%	5,150	13.7%	317,881	11.6%
Transp, Warehousing & Utilities	129	4.7%	1,685	4.5%	123,657	4.5%
Information	23	0.8%	851	2.3%	60,142	2.2%
Finance, Insurance, Real Estate, Rental & Leasing	100	3.7%	1,471	3.9%	168,060	6.1%
Prof, Scientific, Mgmt, Administrative & Waste Mgmt	72	2.6%	1,288	3.4%	179,503	6.6%
Educational, Health & Social Services	416	15.3%	8,558	22.8%	548,111	20.0%
Arts, Entertainment, Recreation, Accommodation & Food Services	237	8.7%	2,537	6.7%	198,528	7.3%
Other Services	113	4.1%	1,359	3.6%	111,028	4.1%
Public Administration	63	2.3%	980	2.6%	96,148	3.5%
Total	2,724	100%	37,606	100%	2,734,925	100%

Source: US Census

Figure 5.23: Employment by Industry



Within each industry the Wisconsin Department of Workforce Development collects statistics on the average wage of employees at the County and State levels. Table 5.31 details average employee wages for industries. In Wood County, employees working in Educational & Health Services earn the highest average wage, while employees working in Leisure & Hospitality earn the lowest average wage. The average wage per industry for Educational & Health Services, Manufacturing, Professional & Business Services, and Natural Resources & Mining, is higher for Wood County workers compared to State averages for the same industries.

Table 5.31: Wage by Industry

NAICS Code	Industries	Wood County Average Annual Wage 2005	Wisconsin Average Annual Wage 2005	Wood County as a Percentage of Wisconsin
61-62	Educational & Health Services	\$47,442	\$37,228	127.4%
31-33	Manufacturing	\$47,431	\$44,430	106.8%
23	Construction	\$41,737	\$42,891	97.3%
54-56	Professional & Business Services	\$41,174	\$40,462	101.8%
21, 1133	Natural Resources & Mining	\$34,719	\$27,765	125.0%
51	Information	\$32,372	\$43,439	74.5%
	Public Administration	\$31,236	\$37,244	83.9%
52-53	Financial Activities	\$30,057	\$46,267	65.0%
42, 44, 48, 22	Trade, Transportation, Utilities	\$29,134	\$31,088	93.7%
71-72	Leisure & Hospitality	\$9,498	\$12,468	76.2%
81	Other Services	NA	\$20,604	
	Unclassified	NA	\$27,296	
	All Industries	\$28,822	\$35,503	81.2%

5.6.3 Employment Projections

The Wisconsin Department of Workforce Development collects data and projects occupation and industry growth for the State. According to the 2000 Census, 19.5% of Wood County's population is over 60 years old. Four other counties in the Central Wisconsin Region also have 60 and over populations greater than 19% (Adams 29%, Clark 20%, Jackson 19%, and Juneau 22%). It is estimated that by year 2030 the population over age 60 for these counties will range from 22% to 42% (33% for Wood County). Higher percentages of older workers, coupled with trends of lower retirement ages, will create labor shortages in the region (especially for skilled laborers).

Table 5.32 identifies which occupations are expected to experience the most growth over a ten-year period from year 2004 to 2014. According the DWD, occupations in Healthcare Support, Healthcare Practitioners, and Computers are expected to have the highest growth rate. Occupations in Production, Office Administration, and Sales are expected to have the lowest growth rate.

Table 5.32: Fastest Growing Occupations 2004-2014

SOC Code	Occupational Title	WI Employment 2004	WI Employment 2014	Percent Change 2004-2014	2005 Average Annual Salary
29-1071	Physician Assistants	1,310	1,990	51.9%	NA
31-1011	Home Health Aides	13,730	20,790	51.4%	\$20,162
15-1081	Network Systems and Data Communication Analysts	4,220	6,240	47.9%	\$56,789
31-9092	Medical Assistants	5,890	8,640	46.7%	\$27,441
15-1031	Computer Software Engineers, Applications	7,960	11,610	45.9%	\$70,386
15-1032	Computer Software Engineers, Systems Software	2,740	3,890	42.0%	\$76,324
39-9021	Personal and Home Care Aides	21,260	29,460	38.6%	\$19,200
29-2021	Dental Hygienists	4,390	6,050	37.8%	\$54,203
31-9091	Dental Assistants	5,050	6,950	37.6%	\$28,602
29-2032	Diagnostic Medical Sonographers	840	1,140	35.7%	\$66,410
15-1072	Network and Computer systems Administrators	5,300	7,190	35.7%	\$56,246
29-2055	Surgical Technologists	2,120	2,860	34.9%	\$40,055
15-1061	Database Administrators	1,550	2,090	34.8%	\$61,299
29-2071	Medical Records and Health Information Technicians	3,540	4,770	34.7%	\$28,976
29-1126	Respiratory Therapists	1,460	1,960	34.2%	\$47,309
29-1111	Registered Nurses	48,410	64,420	33.1%	\$55,060
31-2021	Physical Therapist Assistants	1,220	1,620	32.8%	\$38,342
29-2034	Radiologic Technologists and Technicians	4,130	5,440	31.7%	\$46,916
29-1124	Radiation Therapists	390	510	30.8%	\$65,931
45-2021	Animal Breeders	490	640	30.6%	\$37,339
29-9091	Athletic Trainers	460	600	30.4%	\$40,162
31-2022	Physical Therapists Aids	690	900	30.4%	\$23,632
13-1071	Employment, Recruitment, and Placement Specialists	3,520	4,590	30.4%	\$46,133
29-2031	Cardiovascular Technologists and Technicians	660	860	30.3%	\$42,569
19-1042	Medical Scientists, Except Epidemiologists	1700	2210	30.0%	\$51,920
29-1123	Physical Therapists Aids	3550	4610	29.9%	\$62,582
29-1122	Occupational Therapists	3,040	3,940	29.6%	\$52,248
13-2052	Personal Financial Advisors	3,350	4,340	29.6%	\$77,792
25-2011	Preschool Teachers, Except Special Education	8,540	11,060	29.5%	\$24,027
29-2056	Veterinary Technologists and Technicians	1,280	1,650	28.9%	\$27,233

Source: WI Department of Workforce Development

Table 5.33 identifies which industries are expected to experience the most growth over a ten-year period from year 2004 to 2014. According to the DWD, industries in Professional & Business Services, Educational & Health Services, and Construction categories are expected to have the highest growth rate. Industries in Natural Resources & Mining and Manufacturing categories are expected to have the lowest growth rate.

Since the DWD does not collect data on employment projections for the Town of Saratoga or Wood County, it is assumed that local trends will be consistent with statewide projections. It is important to note that unanticipated events may affect the accuracy of these projections.

Table 5.33: Fastest Growing Industries 2004-2014

NAICS Code	Industries	WI Employment 2004	WI Employment 2014	Percent Change 2004-2014
487	Scenic and Sightseeing Transportation	370	510	37.8%
621	Ambulatory Health Care Services	99,480	135,700	36.4%
624	Social Assistance	60,400	79,300	31.3%
518	Internet Service Providers	8,480	10,760	26.9%
493	Warehousing and Storage	11,060	14,030	26.9%
561	Administrative and Support Services	118,130	149,690	26.7%
562	Waste Management and Remediation Services	5,070	6,310	24.5%
485	Transit and Ground Passenger Transport	13,740	16,960	23.4%
623	Nursing and Residential Care Facilities	68,870	84,800	23.1%
622	Hospitals	108,570	133,200	22.7%
523	Securities, Commodity Contracts	9,210	11,210	21.7%
541	Professional, Scientific, and Technical Services	89,500	108,000	20.7%
454	Nonstore Retailers	22,950	27,630	20.4%
238	Specialty Trade Contractors	81,660	98,000	20.0%
531	Real Estate	18,360	21,420	16.7%
721	Accommodation	30,720	35,800	16.5%
236	Construction of Buildings	31,520	36,700	16.4%
722	Food Services and Drinking Places	185,410	215,000	16.0%
443	Electronics and Appliance Stores	8,580	9,890	15.3%
511	Publishing Industries	19,120	22,020	15.2%
237	Heavy and Civil Engineering Construction	13,560	15,600	15.0%
425	Wholesale Electronic Markets	5,520	6,350	15.0%
551	Management of Companies	39,830	45,800	15.0%
525	Funds, Trusts, & Other Financial Vehicles	1,170	1,340	14.5%
611	Educational Services	260,670	297,700	14.2%
453	Miscellaneous Store Retailers	17,330	19,790	14.2%
488	Support Activities for Transportation	4,540	5,170	13.9%
446	Health and Personal Care Stores	16,430	18,620	13.3%
423	Merchant Wholesalers, Durable Goods	64,210	72,490	12.9%
451	Sporting Goods, Hobby, Book, and Music Stores	12,960	14,610	12.7%

Source: WI Department of Workforce Development

5.6.4 Analysis of Business & Industry Parks

Wood County has eight business and industry parks consisting of 1,579 acres, of which approximately 43% is for sale. According to the North Central Wisconsin Regional Planning Commission's 2004-2005 Comprehensive Economic Development Strategy (CEDS) Report the Village of Nekoosa has plans on developing a new industry park. In addition, immediately south of the Town of Saratoga, the Town of Rome has developed a business park.

Table 5.34: Wood County Business & Industry Parks

Community	Name of Site	Total Acres	Acres for Sale
Town of Rome (Adams County)	Town of Rome Business Park	220	75
City of Wisconsin Rapids	Woodlands Business Park	95	55
City of Wisconsin Rapids	Rapids East Commerce Center	230	200
City of Wisconsin Rapids	Wisconsin Rapids Industrial Park	450	75
City of Marshfield	Marshfield Air Business Park	26	8
City of Marshfield	Norwood Industrial Park	60	55
City of Marshfield	Yellowstone Industrial Park	84	84
City of Marshfield	Mill Creek Business park	154	125
City of Marshfield	Marshfield East Industrial Park	260	0

Source: North Central RPC 2005 CEDS, Wood County Business & Industrial Parks

5.6.5 Environmentally Contaminated Sites

The Bureau of Remediation and Redevelopment within the Wisconsin Department of Natural Resources oversees the investigation and cleanup of environmental contamination and the redevelopment of contaminated properties. The Remediation and Redevelopment Tracking System (BRRTS) provides access to information on incidents ("Activities") that contaminated soil or groundwater. These activities include spills, leaks, other cleanups and sites where no action was needed. Table 5.35 provides BRRTS data for sites located within the Town of Saratoga.

Table 5.35: BRRTS Sites

DNR Activity Number	Activity Type	Site Name	Address	T,R,S	Status
02-72-215588	ERP	Havel Auto Service	9540 Young St.	21,06E,07	Open
03-72-120582	LUST	Saratoga Mini Mart	8810 HWY 13 S	21,06E,08	Closed
02-72-000241	Open	Dye Elmer	1451 HWY 73 S	21,06E,17	Open
02-72-000443	Closed	Badger Marine	Hwy 73	21,05E,12	Closed
03-72-000902	LUST	Georgia Pacific Wastewater Treatment Plant	Govt Lots 4,5,8 & 9	21,05E,02	Closed
04-72-050936	Spill	HWY 73 & Ranger Rd	HWY 73 & Ranger Rd.	21,05E,10	Historic
04-72-543756	Spill	American Transmission Co	1931 Church Ave.	21,06E,09	Closed
09-72-295422	No Action	Thomas Residence	2411 Ranger Rd.	NA	No Action
03-72-000051	LUST	Saratoga Gas & Grocery	HWY 73	21,05E,12	Open

Source: WIDNR, BRRTS, Town of Saratoga

Abandoned Container (AC), an abandoned container with potentially hazardous contents has been inspected and recovered. No known discharge to the environment has occurred. *Leaking Underground Storage Tank (LUST)*, a LUST site has contaminated soil and/or groundwater with petroleum, which includes toxic and cancer causing substances. *Environmental Repair (ERP)*, ERP sites are sites other than LUSTs that have contaminated soil and/or groundwater. *Spills*, a discharge of a hazardous substance that may adversely impact, or threaten to impact public health, welfare or the environment. Spills are usually cleaned up quickly. *General Property Information (GP)*, this activity type consists of records of various milestones related to liability exemptions, liability clarifications, and cleanup agreements that have been approved by NDR to clarify the legal status of the property. *Liability Exemption (VPLE)*, VPLEs are an elective process in which a property conducts an environmental investigation and cleanup of an entire property and then receives limits on future liability for that contamination under s. 292.15. *No Action Required by RR Program (NAR)*, There was, or may have been, a discharge to the

environment and, based on the known information, DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge.

5.6.6 New Businesses Desired

In a survey of residents, 53% of respondents indicated the Town should be involved in attracting commercial or retail businesses. The Town of Saratoga envisions future businesses that are intended to serve rural residents, are rural in nature, and do not generate significant traffic, impose risks to area natural resources, or do not impose community safety concerns. The ideal location for new businesses will be along existing state highways or in proximity to existing businesses. Examples of desired businesses include veterinarian clinics, small engine shops, woodworking shops, implement dealers, and small retail stores. Businesses that sell or manufacture locally grown or produced goods are strongly encouraged.

Regionally the Town of Saratoga supports businesses which can provide a family supporting wage or sell/manufacture locally grown or produced goods. However, the Town encourages large businesses with heavy traffic demands to be located within existing or planned industrial parks. In a survey of residents, 57% of respondents indicated the Town should not be involved in attracting industry. In the same survey, 81% of respondents indicated support for continued development of business development along STH 13, 70% support development along STH 73.

5.6.7 Strengths & Weaknesses for Economic Development

The following lists some of the strengths and weaknesses for economic development as identified by the Plan Committee and the North Central Regional Planning Commission, via their Comprehensive Economic Development Strategy (CEDS Report, 2005).

Strengths:

- Transportation system – STH 13 & 73
- Proximity to the City of Nekoosa, Village of Port Edwards, & Wisconsin Rapids for employment, goods, and services
- Educated workforce, (86.9% with at least a high school diploma)
- Income levels higher than County averages and near State averages
- Excellent public school system
- Excellent quality of life – low crime, friendly, neighborly
- Manufacturing base – more people employed in manufacturing jobs than State averages, these jobs have typically provided family supporting wages

Weaknesses:

- Retention of college educated residents (brain drain) – many graduates do not return to the area after college
- Lower percentage of residents with advanced college degrees (compared to State)
- Lower percentage of knowledge based businesses (compared to State)
- Regional, national, & global competition for jobs, people, and resources
- Aging workforce & projected labor shortages
- Lack of risk capital – lack of community or county revolving loan fund to provide financing at attractive rates for expanding businesses and industry that otherwise wouldn't be provide by private banks

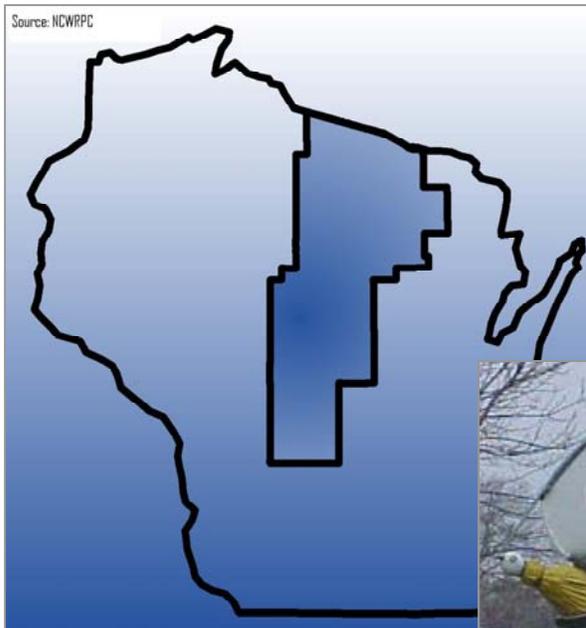
- Lack of venture capital (capital typically provided by outside investors for financing of new, growing or struggling businesses) – investments in Wisconsin in 1998 were \$14.30 per capita, significantly below the U.S. average of \$71.79
- Lack of advanced telecommunication technologies in rural areas
- Unattractive strip development along STH 13
- Small parcels along STH 13 make business expansion difficult
- Lack of a coherent business park

5.7 INTERGOVERNMENTAL COOPERATION

With over 2,500 units of government and special purpose districts Wisconsin ranks 13th nationwide in total number of governmental units and 3rd nationwide in governmental units per capita. (Source: WIDOA Intergovernmental Cooperation Guide) While this many government units provide more local representation it does stress the need for greater intergovernmental cooperation. This element provides a baseline assessment of the Town of Saratoga intergovernmental relationships and covers all of the information required under SS66.1001. Information includes: existing & potential areas of cooperation, and existing & potential areas of intergovernmental conflict. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future intergovernmental cooperation activities in the Town of Saratoga.

5.7.1 Intergovernmental Cooperation Issues Raised During the Planning Process

The Plan Committee did not identify any significant existing intergovernmental issues during the planning process. They did express concern over potential land use conflicts along boundaries with other neighboring municipalities. Maintaining active lines of communication was thought to be the best method to minimize these potential conflicts.



5.7.2 Existing and Potential Areas of Cooperation

Table 5.36 lists the Town of Saratoga existing and potential areas of cooperation as identified by the Plan Committee.

Table 5.36: Existing & Potential Areas of Cooperation

Existing areas of cooperation with other local units of government.	
Local Unit of Government	Existing Cooperation Efforts
Town of Grand Rapids	Fire Service
City of Nekoosa	Fire & Ambulance Service
Town of Rome (Adams County)	Fire Service
Potential areas of cooperation with other local units of government.	
Local Unit of Government	Potential Cooperation Efforts
Town of Grand Rapids	Municipal Judge
???	Satellite Fire Department

5.7.3 Analysis of Intergovernmental Relationships

Table 5.37 provides a brief description of the quality of the Town of Saratoga relationship to other units of government according to the Plan Committee.

Table 5.37: Analysis of Intergovernmental Relationships

Units of Government (Adjacent Local Governments List Each Separately)	Satisfactory (5), Neutral (3), or Unsatisfactory (1)	Comments
Wood County	3	
Town of Grand Rapids	5	
Town of Grant (Portage County)	5	
Town of Rome (Adams County)	3	
City of Nekoosa	5	
Village of Port Edwards	No Response	
School Districts (List Each Separately)	Satisfactory (5), Neutral (3), or Unsatisfactory (1)	Comments
Nekoosa Area School District	5	
Wisconsin Rapids School District	5	
Other	Satisfactory (5), Neutral (3), or Unsatisfactory (1)	Comments
WI-DNR	5	
WI-DOT	5	
WI-DOA	No Response	
Mississippi River Regional Planning Commission	No Response	

5.7.4 Existing & Potential Conflicts & Potential Solutions

There were no existing conflicts with other units of government identified during the planning process. However, the Plan Committee did express concern over potential land use conflicts along boundaries with other neighboring municipalities. Maintaining active lines of communication was thought to be the best method to minimize these potential conflicts.

The Intergovernmental Cooperation Element Guide published by the Wisconsin Department of Administration provides several ideas for cooperation including the following listed below. (Source: WIDOA Intergovernmental Cooperation Element Guide)

Voluntary Assistance: Your community, or another, could voluntarily agree to provide a service to your neighbors because doing so makes economic sense and improves service levels.

Trading Services: Your community and another could agree to exchange services. You could exchange the use of different pieces of equipment, equipment for labor, or labor for labor.

Renting Equipment: Your community could rent equipment to, or from, neighboring communities and other governmental units. Renting equipment can make sense for both communities – the community renting gets the use of equipment without having to buy it, and the community renting out the equipment earns income from the equipment rather than having it sit idle.

Contracting: Your community could contract with another community or jurisdiction to provide a service. For example, you could contract with an adjacent town or village to provide police and fire protection, or you could contract with the county for a service in addition to that already routinely provided by the county sheriff's department.

Routine County Services: Some services are already paid for through taxes and fees. Examples are police protection services from the county sheriff's department, county zoning, county public health services, and county parks. Your Intergovernmental Cooperation Element could identify areas where improvements are needed and could recommend ways to cooperatively address them.

Sharing Municipal Staff: Your community could share staff with neighboring communities and other jurisdictions – both municipal employees and independently contracted professionals. You could share a building inspector, assessor, planner, engineer, zoning administrator, clerk, etc.

Consolidating Services: Your community could agree with one or more other communities or governmental units to provide a service together.

Joint Use of a Facility: Your community could use a public facility along with other jurisdictions. The facility could be jointly owned or one jurisdiction could rent space from another.

Special Purpose Districts: Special purpose districts are created to provide a particular service, unlike municipalities that provide many different types of services. Like municipalities, special purpose districts are separate and legally independent entities.

Joint Purchase and Ownership of Equipment: Your community could agree with other jurisdictions to jointly purchase and own equipment such as pothole patching machines, mowers, rollers, snowplows, street sweepers, etc.

Cooperative Purchasing: Cooperative purchasing, or procurement, is where jurisdictions purchase supplies and equipment together to gain more favorable prices.

Annexation

Annexation is the process of transferring parcels of land from unincorporated areas to adjacent cities or villages. Cities and village cannot annex property without the consent of landowners as required by the following petition procedures:

1. Unanimous Approval – A petition is signed by all of the electors residing in the territory and the owners of all of the real property included within the petition.
2. Notice of Intent to Circulate Petition (Direct Petition for Annexation) – The petition must be signed by a majority of electors in the territory and the owners of one-half of the real property either in value or in land area. If no electors reside in the territory, then only the landowners need sign the petition.
3. Annexation by Referendum – A petition requesting a referendum election on the question of annexation may be filed with the city or village when signed by at least 20 percent of the electors in the territory.

More detailed information on annexation can be obtained from Wisconsin State Statute Sections 66.0217-66.0223.

Detachment

Detachment is the process by which territory is detached from one jurisdiction and transferred to another. Essentially detachment is the opposite of annexation. More detailed information on detachment can be obtained from Wisconsin State Statute Sections 66.0227 and 62.075.

Incorporation

Incorporation is the process of creating a new village or city from unincorporated territory. More detailed information on incorporation can be obtained from Wisconsin State Statute Sections 66.0201-66.0215.

Consolidation

Consolidation is the process by which a town, village, or city joins together with another town, village, or city to form one jurisdiction. More detailed information on incorporation can be obtained from Wisconsin State Statute Section 66.0229.

Extraterritorial Zoning

Extraterritorial Zoning allows a first, second or third class city to adopt zoning in town territory, 3 miles beyond a city's corporate limits. A fourth class city or village may adopt zoning 1.5 miles beyond its corporate limits. Under extraterritorial zoning authority a city or village may enact an interim-zoning ordinance that freezes existing zoning (or if there is no zoning existing uses). A joint extraterritorial zoning committee is established to develop a plan and regulations for the area. The joint committee is comprised of three member from the affected town and three members from the city or village. Zoning requests within the area must be approved by a majority of the committee. More detailed information can be obtained from Wisconsin State Statute 66.23.

Extraterritorial Subdivision Review

Extraterritorial subdivision review allows a city or village to exercise its extraterritorial plat review authority in the same geographic area as defined within the extraterritorial zoning statute. However, whereas extraterritorial zoning requires town approval of the zoning ordinance, extraterritorial plat approval applies automatically if the city or village adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the city or village. The city or village may waive its extraterritorial plat approval authority if it does not wish to use it. More detailed information can be obtained from Wisconsin State Statute 236.10.

Intergovernmental Agreements

Intergovernmental Agreements can be proactive or reactive. There are three types of intergovernmental agreements that can be formed including general agreements, cooperative boundary agreements, and stipulations and orders.

1. General Agreements – This is the type of intergovernmental agreement that is most commonly used for services. These agreements grant municipalities with authority to cooperate on a very broad range of subjects. Specifically, Wis. Stats 66.0301 authorizes municipalities to cooperate together for the receipt of furnishing of services or the joint exercise of any power or duty required or authorized by law. The only limitation is that municipalities with varying powers can only act with respect to the limit of their powers. This means that a general agreement cannot confer upon your community more powers than it already has.
2. Cooperative Boundary Agreements – This type of agreement is proactive and is used to resolve boundary conflicts. Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative agreement must include a plan for the physical development of the territory covered by the plan; a schedule for changes to the boundary; plans for the delivery of services; an evaluation of environmental features and a description of any adverse environmental consequences that may result from the implementation of the plan. It must also address the need for safe and affordable housing. Using a cooperative boundary agreement a community could agree to exchange revenue for territory, revenue for services, or any number of other arrangements. More detailed information can be obtained from Wisconsin State Statute 66.0307.
3. Stipulation and Orders – This type of agreement is reactive because it is used for resolving boundary conflicts that are locked in a lawsuit. The statute provides the litigants a chance to settle their lawsuit by entering into a written stipulation and order, subject to approval by a judge. Using a stipulation and order a community could agree to exchange revenue for territory in resolving their boundary conflict. Stipulation and orders are subject to a binding referendum. More detailed information can be obtained from Wisconsin State Statute 66.0225.

(Source: WIDOA Intergovernmental Cooperation Element Guide)

5.8 LAND USE

This element provides a baseline assessment of the Town of Saratoga land use and covers all of the information required under *SS66.1001*. Information includes: existing land uses, existing & potential land use conflicts, natural limitations for building site development, and land use trends. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future land use activities in the Town of Saratoga.

The desire by the public to live in rural settings in conjunction with short commuting times to the City of Nekoosa, Village of Port Edwards, and the City of Wisconsin Rapids will make the Town of Saratoga an attractive place for residential development. Person per household figures will continue to decline meaning proportionately more housing units will be required to accommodate growing populations. The WIDOA projects a 19% increase in population to 6,406 and a 31% increase in households to 2,634 by year 2025. Based on these figure this plan estimates that an additional 585 acres will be needed for residential development, and 39 acres for commercial development. It is expected that land prices will continue to increase.

5.8.1 Land Use Issues Raised During the Planning Process

Throughout the planning process the Plan Committee identified a number of land use issues, including:

- The conversion of forest-agricultural land to other uses,
- The placement of new homes in the middle of productive forest-agricultural land,
- Land use conflicts between forestry and non-forestry uses (noise, odor, traffic, water quality),
- Increased traffic congestion on rural roads,
- Uncontrolled commercial growth along STH 13 & 73
- Unpleasant commercial signage and billboards
- Land use conflicts occurring from home businesses
- The degradation of environmentally sensitive areas,
- Failing septic systems on older residential lots.



5.8.2 Existing Land Use

Table 5.38 approximates the existing land uses in the Town of Saratoga as of year 2006. The Town of Saratoga's existing land use pattern is indicative of a generally rural community but the influence of urban pressures from the nearby urban areas is also apparent. The dominant land use is forest-agriculture. Since the Town is within 30 minutes of three urban centers there has been significant residential development. This development has fragmented the landscape cutting up what used to be large connected tracts of forested land. The other significant land use feature in the Town is the presence of STH 13 & 73. There is significant commercial development along STH 13, much of which is strip development including unpleasant billboards and signage. Refer to the existing Land Use Map in the Appendix.

Table 5.38: Existing Land Use

Existing Land Use	Acres	Percentage
Agricultural	689.5	2.2%
Water Based Ag	229.2	0.7%
Residential	4,412.7	13.8%
Vacant	214.2	0.7%
Commercial	290.9	0.9%
Industrial	289.7	0.9%
Public	46.5	0.1%
Communications	207.4	0.6%
Quarry	0.0	0.0%
Transportation	645.5	2.0%
Wetlands & Water	1,021.3	3.2%
Pasture & Open Spaces	1,577.0	4.9%
Wooded Lands	6,787.8	21.3%
Forested Agriculture	15,300.0	47.9%
Recreational	209.4	0.7%
Total	31,921.1	100.0%

Source: MSA GIS, Town of Saratoga

5.8.2.1 Existing & Potential Conflicts

The following is a description of some of the key land use conflicts expressed by the Plan Committee.

- There is growing concern over the conversion of forest agricultural land to other uses, including both residential and agricultural uses. The Plan Committee noted that large tracts of forested land are equated as part of the Town's rural character.
- The uncontrolled growth of business development along STH 13 & 73 raises a concern for land use conflicts and diminishing rural character. While these areas are ideal for commercial growth they must be properly planned in order to minimize land use conflicts. Implementing site & design review standards for new business development will be of critically importance.

- The Plan Committee expressed concern over the development of residential uses in areas with a high water table. Maintaining wetlands & floodplains is a top community priority in the Town of Saratoga.

5.8.2.2 Natural Limitations for Building Site Development

All land does not hold the same development potential. Development should only take place in suitable areas, which is determined by a number of criteria, including:

- A community's comprehensive plan
- Compatibility with surrounding uses
- Special requirements of a proposed development
- Ability to provide utility and community services to the area
- Cultural resource constraints
- Ability to safely access the area
- Various physical constraints (soils, wetlands, floodplains, steep slopes, etc.)

The United States Soil Conservation Service (SCS), the predecessor agency to the United States Natural Resources Conservation Service (NRCS), has completed a detailed operational soil survey of Wood County. The findings of this survey are documented in the report entitled "Soil Survey of Wood County, Wisconsin", published in 1977 by the United States Department of Agriculture, Soil Conservation Service. The soil survey provides useful information regarding the suitability of the soils for various urban and rural land uses. Utilization of the soil survey involves determining the kinds and degrees of limitations that the soil properties are likely to impose on various uses and activities, and evaluating the appropriateness of a particular land use with respect to the soil limitations. Of particular importance in preparing a land use plan for the Town of Saratoga are the soil capability classifications for forest agriculture and the soil limitation ratings for residential development with conventional onsite sewage treatment and disposal systems.

Topography is an important determinant of the land uses practicable in a given area. Lands with steep slopes (greater than 12%) are generally poorly suited for urban development and for most agricultural purposes and, therefore, should be maintained in natural cover for water quality protection, wildlife habitat, and erosion control purposes. Lands with less severe slopes may be suitable for certain agricultural uses, such as pasture, and for certain urban uses, such as carefully designed low-density residential use. Lands that are gently sloping or nearly level are suitable for agricultural production or for urban uses.

It should also be noted that storm water runoff and erosion are directly related to the topography of an area and, therefore, the type and extent of both urban and rural land uses should be carefully adjusted to the slope of the land. In general, slopes of 12 percent or greater should be considered unsuitable for agricultural uses and urban development, and should be maintained essentially as natural, open uses areas.

Another important determinant of land suitability for development is the presence of water and an area's susceptibility to flooding. Lands that are classified as wetlands, have a high water table, or are in designated floodplains are rarely suitable for rural or urban development.

The Development Limitations Map in the Appendix indicates those areas within the Town of Saratoga that are unfavorable for development due to steep slopes, wetlands, and floodplains.

5.8.3 Land Use Trends

5.8.3.1 Land Supply Area

In year 2006, there were 31,921 acres of land within the Town of Saratoga. It is anticipated that the land supply area in the Town will remain steady as the Wisconsin River provides a barrier to annexation from the City of Nekoosa and the Village of Port Edwards. Under rare occurrence have towns ever increased in size since their creation and the Town of Saratoga has no plans to add additional land from surrounding Towns. Table 5.39 indicates that there are approximately 16,913 acres of developable land within the Town of Saratoga. Caution should be given, as this number does not include other factors that determine land suitability for development such as transportation access or utility access.

Table 5.39: Land Supply Based on Existing Land Use Inventory

Land Use Categories	Acres	Percentage
Developed	6,107	19.1%
Undevelopable	8,901	27.9%
Developable	16,913	53.0%
Total	31,921	100.0%

Source: MSA GIS, Town of Saratoga

1. Developed lands include all intensive land uses (residential, commercial, industrial, public, vacant platted)
2. Undevelopable lands include water, wetlands, floodplains, and steep slopes >12%
3. Developable lands include all lands not categorized as developed or undevelopable.

5.8.3.2 Land Demand

According to the U.S. Census the Town of Saratoga gained 398 households between years 1990 to 2000. This represents an increase of 25%, which was more aggressive than the housing growth of the City of Nekoosa (1%) and Wood County (10%). The WIDOA projects that the Town will add an additional 623 homes between years 2000 and 2025. This represents a growth of 31% compared to 12% for the City of Nekoosa and 14% for Wood County. Table 5.41 indicates that the Town of Saratoga has already issued 83 building permits from year 2001 to 2005.

Table 5.40: Building Permits 2001-2005

Year	Building Permits Issued
2001	25
2002	21
2003	18
2004	11
2005	8
Total	83

Source: Town of Saratoga

Table 5.42 reports the estimated total acreage that will be utilized by residential, commercial, and industrial land uses for five-year increments throughout the planning period. Projected residential acreage is calculated by using the WIDOA household projections and an average lot size of 1.0 acre (minimum lot size recommended in plan). It is estimated that an additional 585 acres will be needed for new homes by year 2025. Caution should be given, as this number is probably an underestimate since it assumes there won't be any new residential lots created larger than 1.0 acre. The Town anticipates occasional approvals of commercial development proposals appropriate for the Town. It

is assumed that commercial acreage will maintain the same proportion to residential acreage as in year 2005 (1 acre commercial per 15 acres of residential). The Town does not anticipate growth in manufacturing land use. It is anticipated that the 624 acres of new development will come from the conversion of developable land, which includes land currently in forest agriculture.

Table 5.41: Projected Land Use Needs

Projected Land Use Option II	2005	2010	2015	2020	2025	20 Year Change
Residential (acres)	4,413	4,655	4,790	4,907	4,998	+585
Commercial (acres)	291	307	316	323	329	+39
Manufacturing (acres)	290	290	290	290	290	0

Source: MSA, Town of Saratoga

5.8.3.3 Land Prices

The U.S. Census of Agriculture tracts land sale transactions involving agricultural and forestry land at the county level. From year 1996 to 2005, Wood County has averaged 18 transactions per year where agricultural land was diverted to other uses. The average price per acre for those transactions grew by 338%, from \$490 to \$2,144. During that same period, Wood County averaged 25 transactions per year where agricultural land continued in agricultural use. The average price per acre for those transactions grew by 455%, from \$602 to \$3,341.

Table 5.42: Agricultural Land Sale Transactions

Year	Ag Land Continuing in Ag Use			Ag Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
1996	32	1,875	\$602	15	595	\$490
1997	22	1,233	\$574	5	219	\$711
1998	20	1,319	\$1,008	19	667	\$1,164
1999	37	2,807	\$1,187	28	1,299	\$1,037
2000	20	1,251	\$1,446	21	1,102	\$1,331
2001	22	1,062	\$1,888	16	758	\$1,462
2002	21	1,653	\$1,469	13	507	\$1,683
2003	16	1,192	\$1,581	14	539	\$2,078
2004	28	1,744	\$2,529	32	1,150	\$1,837
2005	35	3,235	\$3,341	16	396	\$2,144
Total	253	17,371	x	179	7,232	x

Source: US Census of Agriculture, Wood County

Information regarding the number of forestland sale transactions is not as well known and what data is available appears in Table 5.43. From year 1996 to 2005, Wood County has averaged 18 transactions per year, where forestland was diverted to other uses. The average price per acre for those transactions was \$1,482.

Table 5.43: Forest Land Sale Transactions

Year	Forest Land Continuing in Forest Use			Forest Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
1996	NA	NA	NA	NA	NA	NA
1997	NA	NA	NA	NA	NA	NA
1998	28	1,071	\$907	20	797	\$1,591
1999	33	1,037	\$1,074	21	676	\$1,130
2000	24	844	\$1,152	15	399	\$1,268
2001	18	477	\$1,183	19	544	\$1,137
2002	NA	NA	NA	NA	NA	NA
2003	NA	NA	NA	NA	NA	NA
2004	NA	NA	NA	NA	NA	NA
2005	18	815	\$2,074	14	339	\$2,283
Total	121	4,244	x	89	2,755	x

Source: US Census of Agriculture, Wood County

Trends in land prices can also be derived using the tax assessment data. Table 5.44 displays the aggregate assessed value for various land use categories for year 2001 and 2005. According to the data the total aggregate assessed value has increased by 14% (per acre) from year 2001 to 2005. The information is from the WI Department of Revenue and caution should be given as the WIDOR has periodically switched the way that they have reported certain land classifications over the years. In addition, technological advances have allowed the WIDOR to better identify land. These changes can account for some land uses growing in total parcels but decreasing in total acreage. In addition, local assessors have changed over time, which can also account for some difference in the methods by which data was reported.

Table 5.44: Town of Saratoga Land Use Assessment Statistics

Land Use	2001			2005			
	Parcels	Acres	Aggregate Assessed Value ¹	Parcels	Acres	Aggregate Assessed Value	Equalized Value ²
Residential	2,604	5,779	\$188,580,200	2,651	5,994	\$203,140,300	\$226,752,200
Commercial	120	1,374	\$15,516,200	94	353	\$15,466,000	\$16,118,000
Manufacturing	4	120	\$343,200	4	120	\$263,900	\$300,100
Agricultural	37	863	\$347,600	44	1,058	\$242,600	\$116,100
Undeveloped	112	1,640	\$651,600	106	1,573	\$410,100	\$677,800
AG Forest	0	0	\$0	14	303	\$176,300	\$318,200
Forest	464	9,211	\$12,386,100	435	8,270	\$11,263,800	\$18,447,000
Other	22	47	\$1,128,500	20	43	\$1,038,100	\$1,288,700
Personal Property	x	x	\$904,700	x	x	\$1,053,700	\$1,070,300
Total	3,363	19,034	\$219,858,100	3,368	17,714	\$233,054,800	\$265,088,400

Source: WI Dept Revenue, Town of Saratoga

1. Aggregate Asset Value – This is the *dollar amount* assigned to taxable real and personal property by the local assessor for the purpose of taxation. Assessed value is called a primary assessment because a levy is applied directly against it to determine the tax due. Accurate assessed values ensure fairness between properties within the taxing jurisdiction. The law allows each municipality to be within 10% of market value (equalized value), provided there is equity between the taxpayers of the municipality. (Source: 2006 Guide for Property Owners, WI DOR)

2. Equalized Value Assessment – This is the *estimated value* of all taxable real and personal property in each taxation district. The value represents market value (most probable selling price), except for agricultural property, which is based on its use (ability to generate agricultural income) and agricultural forest and undeveloped lands, which are based on 50% of their full, fair market value. Since assessors in different taxing districts value property at different percentages of market value, equalized values ensure fairness between municipalities. The equalized values are used for apportioning county property taxes, public school taxes, vocational school taxes, and for distributing property tax relief. In summary, equalized values are not only used to distribute the state levy among the counties, but also the equalized values distribute each county's levy among the municipalities in that county. The WI-DOR determines the equalized value. (Source: 2006 Guide for Property Owners, WI-DOR)

Table 5.45: Home Sales

Year	Number of Home Sales	Median Sale Price YTD
2001	677	\$80,900
2002	694	\$81,100
2003	733	\$85,600
2004	801	\$86,000
2005	791	\$93,300
Average	739	\$85,380

Another indication of trends in land prices can be analyzed using recent home sales statistics. Table 5.45 displays the number of home sales and the median sale price for housing transaction in Wood County from year 2001 to 2005. Since year 2001 the median price of home sales in Wood County has increased by 15.3%.

5.8.4 Redevelopment Opportunities

Source: WI Realtors Association, Wood County

Section 5.6.5 (Environmentally Contaminated Sites) identified potential areas for redevelopment or improvement within the Town of Saratoga. Other areas listed by the Plan Committee for major redevelopment include the intersection of STH 13 & 73. Currently this site has some traffic alignment issues and the WIDOT has plans to reconfigure the intersection of STH 13 & 73. There are also a number of uses and lot sizes that detract from the potential value of this high traffic location. This includes a vacant lot on the northwestern corner, a small tavern on the southwestern corner, a small car dealership on the southeastern corner, and a few mobile homes on the northeastern corner. When the WIDOT reconfigures this intersection the Town of Saratoga may want to consider acquiring and consolidating properties around the intersection to create a business park district that controls access to the intersection and makes better economic use of the area.

APPENDIX & MAPS

Town of Saratoga Comprehensive Plan

Public Participation

Statutory Requirement

Wis. Stats. 66.1001 (4) (a) The governing body of a local government unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements or a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.

Town of Saratoga Public Participation Policies and Procedures

1. All Plan board and Town Board meetings regarding the comprehensive plan will be open to the public. Meeting notices will be provided to the Wisconsin Rapids Tribune and will be posted at the Town Hall. Notification of Plan Board meetings will also be announced at the monthly Town Board meetings.
2. Unless otherwise noticed, the regular meeting of the Plan Board will be held on the last Thursday of each month at 6:30 PM at the Town Hall.
3. Each adjacent municipality and the Wisconsin Rapids Tribune will be notified of each meeting. The final draft of each comprehensive plan element will be provided to adjacent municipalities and the news media.
4. An opportunity for public comment will be offered at each meeting.
5. Minutes of the plan Board meetings and copies of comprehensive plan elements will be made available to the public upon request. A fee may be required to cover reproduction costs.
6. The Plan Board will forward the final draft of the comprehensive plan to the Town Board with a resolution passed by a majority of the plan board, recommending that the Town Board adopt the plan by ordinance.
7. Prior to adoption of the comprehensive plan by the Town Board, there will be at least one public hearing at which the proposed ordinance is discussed. A time period of 15 days following the public hearing will be provided for the public to comment in writing. A Class 1 notice, pursuant to Chapter 985. Wis. Stats. will be published at least 30 days before the hearing.

The class 1 notice shall contain at least the following information:

- a. The date, time and place of the hearing.
- b. A summary, which may include a map, of the proposed comprehensive plan.

- c. The name of a member of the plan Board or the Town Board, of a person employed by the Town who can provide additional information regarding the proposed ordinance.
 - d. Information relating to where and when the proposed comprehensive plan may be inspected before the hearing and a copy of the plan may be obtained.
8. Following the public hearing and 15 day review period, it will take a majority vote of the Town Board to enact the comprehensive plan as an ordinance.
9. One copy of the adopted comprehensive plan shall be sent to all of the following:
- a. Wood County, the Nekoosa School District
 - b. The clerk of every local governmental unit that is adjacent to the Town of Saratoga
 - c. The Wisconsin Land Council
 - d. The Department of Administration
 - e. The North Central Wisconsin Regional Planning Commission
 - f. The Charles and JoAnn Lester Public Library, Nekoosa, WI

Adopted by Saratoga Town Board of Supervisors on June 07th, 2006

Amy Pukoff
Chairman

Ken Nelson
Supervisor

Frank
Supervisor

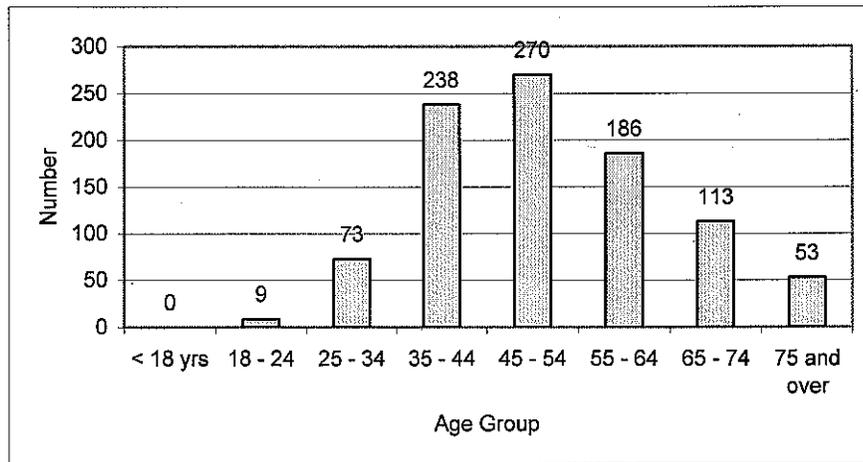
Danny Forster
Supervisor

Douglas J. Passineau
Supervisor

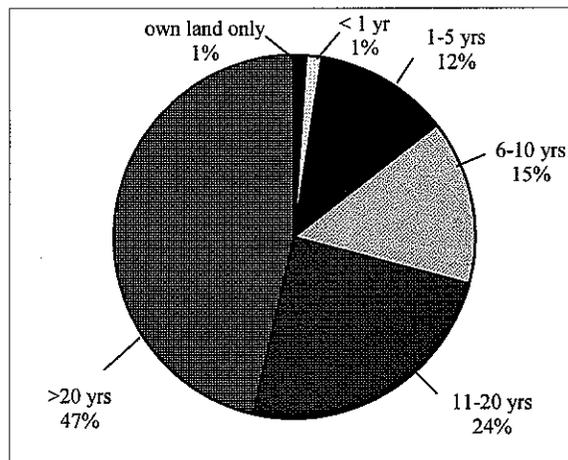
Dick Kaweski
Clerk

DEMOGRAPHICS

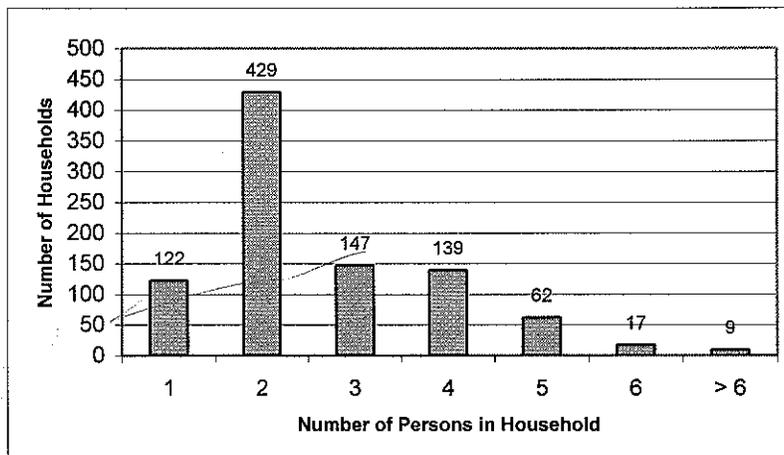
1. What is your age?



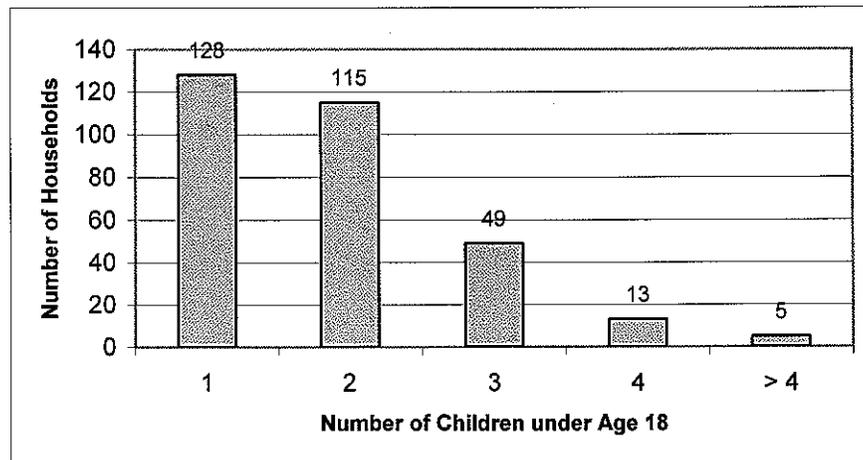
2. How long have you been a resident of the Town of Saratoga?



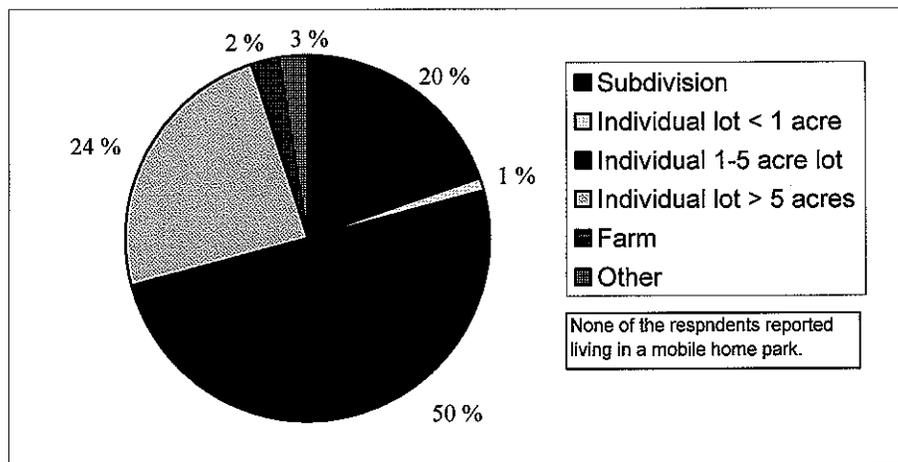
3. Indicate the number of people currently living in your household, including yourself.



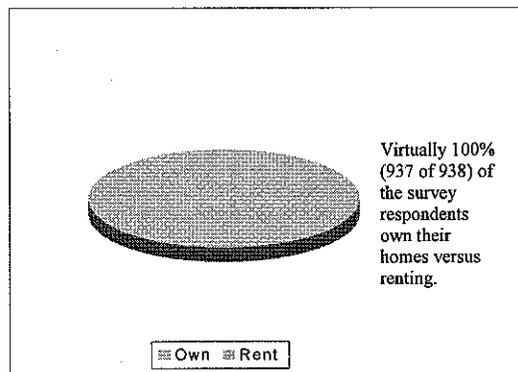
4. How many children under the age of 18 years live in your home?



5. Which best describes where you live?



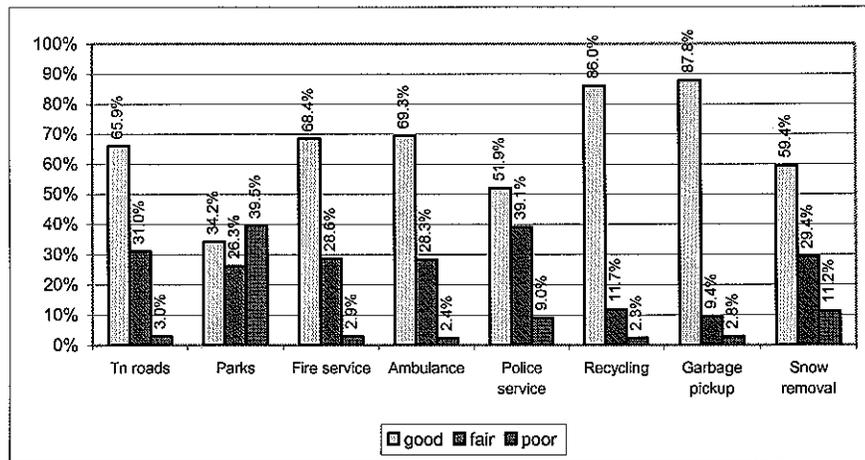
6. Do you own or rent your home?



COMMUNITY FACILITY/SERVICES/GOVERNMENT

Rate each of the following town services as “good”, “fair”, or “poor”. Please check your level of satisfaction concerning community services in the Town of Saratoga. Feel free to make additional comments at the end of this question.

7. Condition of Town Roads (N = 928)
8. Availability of parks (N = 825)
9. Fire department service (N = 849)
10. Ambulance service (N = 848)
11. Police protection (N = 877)
12. Recycling (N = 914)
13. Garbage pickup program (N = 924)
14. Snow removal (N = 929)



Comments regarding Community Facility/Services/Government:

Town Roads

- 64th St. - Between Townline Rd and Spruce was resurfaced last year with a single asphalt layer . The job is horrible.
- Better visibility at some intersections.
- Church Ave is in need of repair big time.
- Church Ave needs resurfacing.
- Church Ave. is nothing but bumps and hills. Stretch from County Road Z to Hollywood Rd.
- Deer Ridge Road, North side needs crack sealing, snow removal, main roads need to be done sooner, ie: Emergency snow routes.
- Hills need to be removed on some roads like the hill on Range Line and Bornbach. Young St. Reblack top verses pea gravel.
- I do not live on a town road. So is not maintained by town.
- I don't drive.
- I don't think Saratoga should be destroying lupine and other wildflowers in the ditches without doing some environmental studies first. What about the Karner Blue Butterfly?
- I think our roads are the best kept in the area.
- Could be taken care of better in winter.

Fire Service

- Unaware that we have fire dept.
- Don't want our own Fire/Ambulance, Nekoosa does fine.

- Supplied by outside service. Seems good.
- Fire department charges too much.
- Fire department too far away.
- Wish it was a little closer.

Ambulance

- Ambulance service should not be checked at all.
- Supplied by outside service. Seems good.
- Ambulance never used.
- Used ambulance once and it took them 30-45 minutes to arrive.
- Have not yet needed ambulance service so I have no idea.

Police Service

- Either eliminate the town constable or hire one who will do the job.
- County sheriff system fine.
- County is slow getting to area for police calls.
- Supplied by outside service. Seems good.
- Need more police protection.

Recycling

- Should have place for old furniture and carpet, and appliances.
- I could use a new recycle bin. I think for \$86 a year when you are in need of a new one they could drop it off.

Garbage Pickup

- Am very dissatisfied with garbage pick up. Cans left all over after pick up.
- Do not have to have garbage and recycling pick up.
- Garbage payments should be on basis of family size. Some people have 6-7 bags per week. I have 1 every other week.
- Garbage pickup cost too much – 2 responses.
- Garbage pickup is hit and miss. After weekly pick up lot of recyclable debris found in ditches (must be blowing out)
- Garbage. People seem to like to see how far they can throw empty containers, especially the cover.
- I find that superior isn't the best sanitation co. EX: Lots of broken glass garbage, strewn containers broken.
- I miss the old system. The pick up service drives past our garbage can about every 4th time and if they spill it they won't pick it up.
- A lot of trash on streets on trash day, just throw empty cans around.

Parks

- Unaware of the fact that we have parks – 16 responses.
- Maybe on Wisconsin River
- Although #8 is marked poor, I don't think it is a necessity.
- Don't feel we need any parks, boat landings or river access by the town of Saratoga. Can use others.
- Don't need or want to pay for parks.
- Parks not an issue to me too much.
- I don't think we need any, because there are many good parks in our area.

Snow Removal

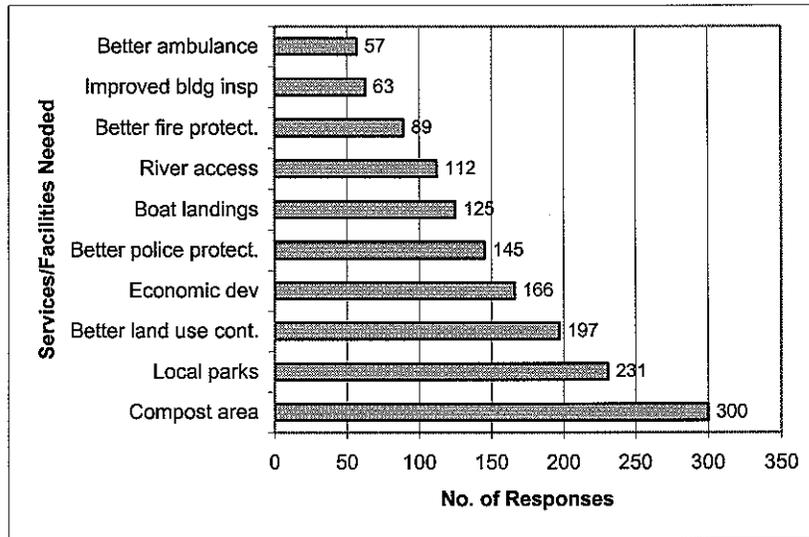
- After salting side roads, slush freezes and roads are rutty
- A little sand on the S curve on Hollywood would save lots of problems in the winter.
- Center of road never plowed.
- Check Mill Ave, never plowed decent.
- Church Ave not being plowed in a timely fashion – 3 responses.
- When it snows heavily, I believe the roads should be plowed better. Spraying sand down the middle of the road doesn't do much good.

- Dividing and edge lines need to be painted on the roads before each winter. Snow removal better in some areas than others.
- Do not drop their blades when plowing snow on Church Ave.
- Doesn't salt or plow until days later.
- Except plow hitting mailboxes.
- Often takes a day for road to be cleared.
- Side roads could be done better when it comes to snow removal and salting.
- For the life of me I don't understand the sanding logic at stop signs in winter.
- Clear roads off earlier for morning traffic before 4 or 5 am.

Miscellaneous

- I like the job done on keeping things kept up.
- All services always could be better but the town does very well in this respect.
- Everything good so far, haven't been here long enough to make any decisions yet.
- Grade - A+
- I feel the township on a whole is doing a great job. Our road is always in good shape, snow removal is always within 2 hours.
- I feel services are overall adequate. I won't want taxes to go up a lot to improve them any more.
- Hard to improve but are doing a fair to good job.
- I am satisfied with the current level of services and do not want any more government micro management of our land.
- I cannot comment from experience on the whole.
- I have answered only those that I have had an experience with.
- I have rated the above all good. As I do not feel that we can afford increased levels. Do we really need them? We don't need to build a fire dept, garage as a clubhouse for guys to get out of the house.
- Never had to use fire service – 15 responses.
- Never had to use police service – 9 responses.
- Never had to use ambulance service – 14 responses.
- Do not feel that Saratoga is ready for such full-fledged Depts either.
- A closer fire and ambulance service would be beneficial, we have higher insurance because of the distance.
- Fire and ambulance service is to far away.
- Are we big enough to warrant having our own fire and ambulance volunteer dept?
- 8,9,10,11 All supported by Nekoosa. Saratoga doesn't provide the sources.
- Fire, ambulance, and police are not directly offered by the T. of Saratoga. This is how I based my rating.
- Could have something more for the children.
- I lose too many mailboxes.
- #20 should not be checked at all.
- As absentee landowner do not utilize other services enough to comment. Taxes do go for services.
- I don't live in town.

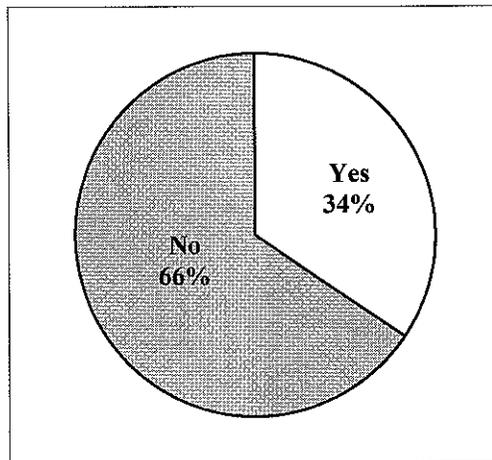
15. Which of the following services and facilities does the Town of Saratoga need? Please check all that apply.



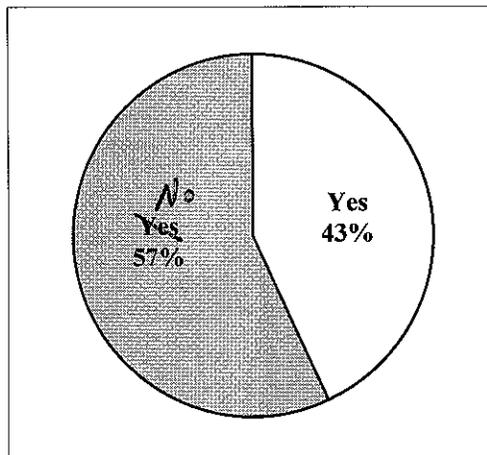
Responses to "Other" regarding services and facilities that are needed in Saratoga:

- Junk ordinance (junky yards and homes/mobile homes, junk cars)/better enforcement/higher fines – 8 responses.
- Metal drop off/recycling, large appliance drop off/better transfer site – 6 responses.
- Cleaner garbage pick up, compost pickup, leaf/brush disposal, access to dump – 4 responses.
- Better snow plowing – 4 responses.
- A better dog catcher/barking-stray dog ordinance – 3 responses.
- ATV trails – 2 responses.
- Bicycle/walking/ski trails – 4 responses.
- Swimming pool/water park/family activity – 2 responses.
- Fewer land use controls – 2 responses.
- Zoning/managed growth/fewer subdivisions – 2 responses.
- Better community hall
- Better road maintenance.
- Better schools for Nekoosa
- Fire arms zoning, it is getting into residential areas.
- Not prohibit some use of fire arms.
- Boat landing at Hwy Z.
- Motor oil dumpsite.
- No Nekoosa wells.
- Sewer and water.
- Street lights.
- Volunteer Fire Dept.
- What we need is fairness, not who you know.

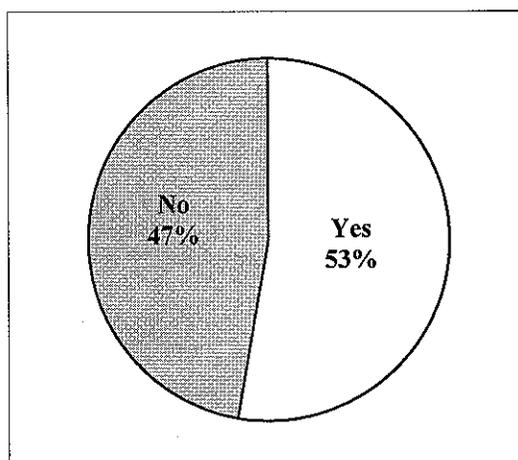
16. Would you support a slight increase in property taxes to pay for better services and facilities? (N = 902)



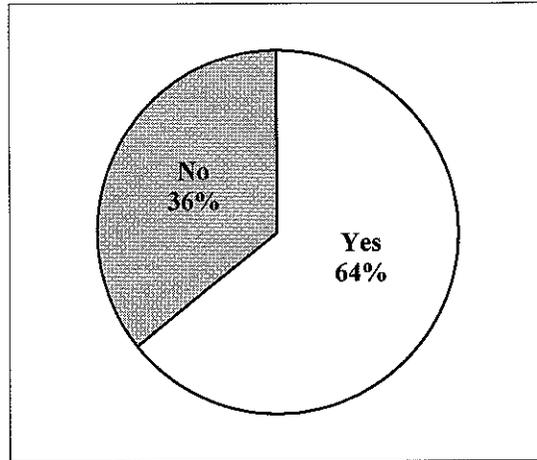
17. Should the Town be involved in attracting industry? (N = 909)



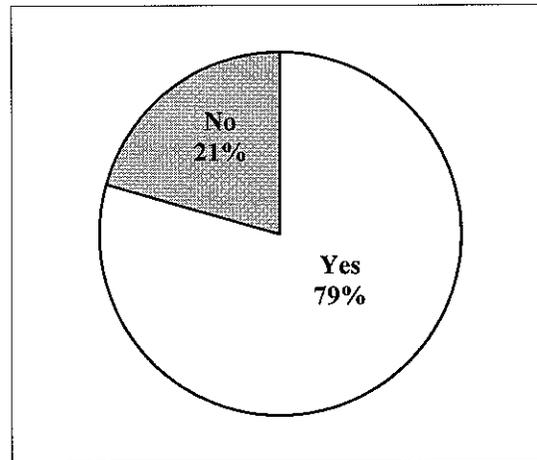
18. Should the Town be involved in attracting commercial or retail businesses? (N = 906)



19. Should there be aesthetic requirements for commercial and industrial developments (such as landscaping, exterior materials, sign design requirements, colors)? (N = 898)

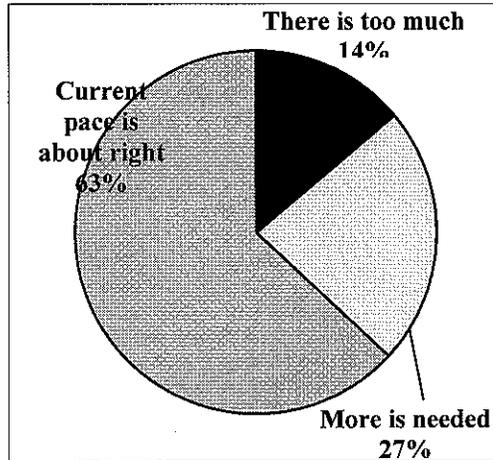


20. Should the Town of Saratoga set specific standards for business advertising signs such as where they can be located, size and maintenance requirements? (N = 905)

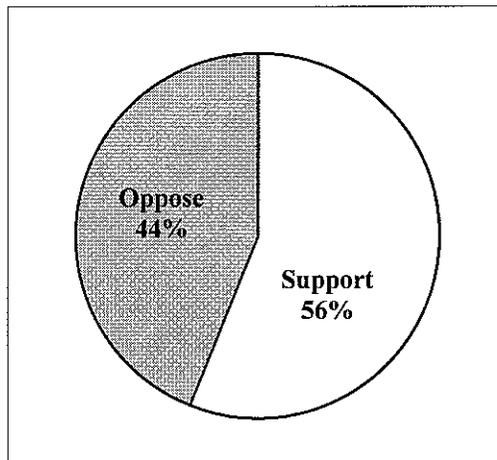


GROWTH/PLANNING/ECONOMIC DEVELOPMENT

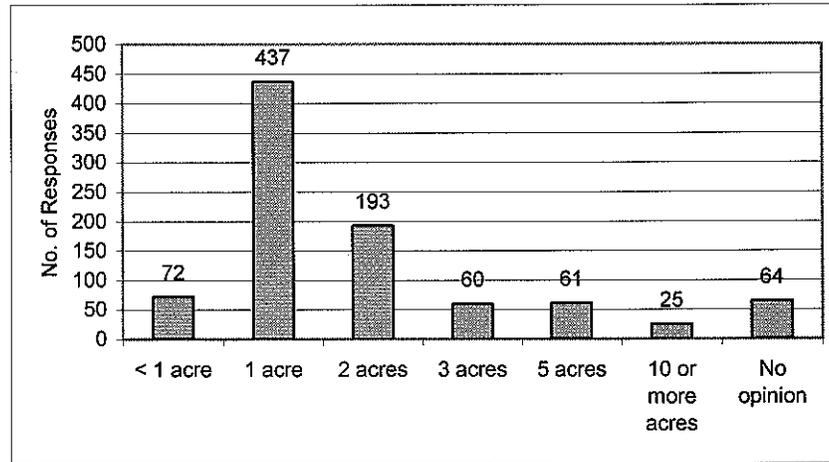
21. Which of the following statements best describes how you feel about development in the Town of Saratoga?
Development is defined as residential, commercial and/or industrial growth (check one). N = 907



22. Would you support or oppose additional residential development in the Town of Saratoga (please check one)? N = 612



23. What do you think the minimum size should be for a residential lot?



24. Please rank what you think are the top seven issues facing the Town of Saratoga (1 being the most important, 2 being the second most important and so on with 7 being the least important). Please add and rank any issues you think should be included.

ISSUE	RANK (1 is most important; 7 is least important)							N
	1	2	3	4	5	6	7	
A. Control of residential development	59	55	96	119	139	122	113	703
B. Lack of control on commercial development (i.e., business)	30	60	74	137	155	157	128	741
C. Lack of zoning policies	67	69	80	113	140	126	111	706
D. Concern over drinking water quality	396	102	108	66	67	44	40	823
E. Accumulating junk in yards (i.e., junk and/or abandoned cars, trash)	200	218	111	93	67	58	77	824
F. Preservation of the rural environment (i.e., woodlots, wetlands, farmland)	131	179	152	100	69	83	77	791
G. Sand, gravel, granite mining (i.e., non-metallic mining)	34	57	90	77	88	88	144	578
H. Placement of mobile homes outside established mobile home parks	86	122	120	103	87	83	127	728

Comments regarding issues that should receive priority in the Town of Saratoga:

Residential-Related:

- Mobile homes belong in mobile parks – 3 responses.
- There are too many junk trailer houses.
- Mobile homes should only be allowed until a permanent home can be built. Thus a more stable tax base. 2 responses.
- The mobile home laws are too lax – 2 responses.
- There is too many mobile homes not paying fees, not being lived in, unfit to live in, an eyesore too.
- Mobile homes are fine if kept neat appearing.
- Quality homes.
- Quality of mobile homes allowed to set up outside parks.
- Stop mobile home parks in town. Too many now. Not kept up.
- As part of 1 the increased # of mobile homes in the town is causing an influx of low income persons who easily fall victim to and are in criminal activity.

<p><u>Commercial-Related:</u></p> <ul style="list-style-type: none"> • Control number of used car lots.
<p><u>Community Facility-Related:</u></p> <ul style="list-style-type: none"> • Keeping schools up with increasing population. Could be as simple as redrawing district lines so Grant school has less students. • School taxes.
<p><u>Recreation-Related:</u></p> <ul style="list-style-type: none"> • Need boat landing east side of river. • Hiking, bike riding and hunting.
<p><u>Public Works/Public Safety-Related:</u></p> <ul style="list-style-type: none"> • Composting site. • Garbage and recycling pick up – 3 responses. • Better transfer site, move dumpster, more hours (one Sat/month not enough), keep it open all year long. Should solve rural dumping. • Require the recycler/garbage pick up service to have viewable headlights during pick up times. • Work along road sides. • Getting roads and side shoulders in good condition. • Pave the 66 ft right-of-ways which the town named trails. • Monitor traffic volume and upgrade heavily traveled roads based on volume of traffic. • Installation of more lighting. • Purchase of additional snowplow for faster service. • Plow and maintain the taxpayers trails, so the taxpayer can go to and from work without getting stuck. • Be careful how signs and mailboxes are placed along highway. There are some that obstruct view from side roads on the highway. • Better snow removal – 4 responses. • Care and maintenance of main thoroughfare roads within township (very poor) • Concern over practice shooting guns in the backyards of residential neighborhoods. • Speed limit on County Rds because more driveway coming out to them, getting very dangerous.
<p><u>Emergency Services-Related:</u></p> <ul style="list-style-type: none"> • Vandalism and crime – 2 responses. • Better police protection - people are driving way too fasten residential street. • Police patrols at night. • Enforce speed limits. • 3. Easy access to beer and liquor to young people coming out to Saratoga Mini Mart after 8 PM. This steady stream creates a hazard on our roads.
<p><u>Aesthetics/Community Image-Related:</u></p> <ul style="list-style-type: none"> • All the dumpy houses in the town of Saratoga. Seems like mobile homes pop up over night. What an eyesore. • Clean up residential areas on Hwy 73 N and S – 2 responses. • Condemning eyesore places. 1110 Church Ave. • There are too many junk mobile homes in Saratoga. • There is currently 2 abandoned mobile homes deteriorating and falling apart on Church Ave. • Please clean up all the junk cars in the town, and all the junky places. • Existing mobile home parks attracting undesirable residence. • Down Ranger Rd it is like the worst slum area you can find. • Get rid of junk mobile homes, cars and garbage around dwellings. Note Young St Hwy 73. • I see a lot of garbage along the ditches and sides of the road. Me and a neighbor pick garbage up by the bags full at least once a month. • Litter control – 2 responses. • I think the town should talk to some people about their yards that look like junk yards like some of the places on East Ranger Road. • Keep Saratoga's country living atmosphere. • Tearing up the ditches, removing trees, topsoil and destroying wildflowers. • Repeated failure in efforts to eliminate illegal junkyards (not just a car or two) is our current most serious concern. Not just esthetic, but seriously effects property values. • The major thing in Saratoga is the rundown houses and junk in the yards. Houses don't have to be new, but some of them could be inspected and the junk around is horrible. I know you have a rule about no run down mobile homes can be set up, how about the regular houses. • There should be a yearly fee for each unused vehicle that is sitting on the property, may make the people get rid of their junkers.

<ul style="list-style-type: none"> • Leaving junk all around the houses. I think they have to enforce cleaning up these places. No one will come in when you get places like this.
<p><u>Environment-Related:</u></p> <ul style="list-style-type: none"> • Noise abatement/noise ordinance – 2 responses. • Air pollution, quality – 2 responses. • Building creek beds, then people are complaining about water problems. • Burning without burning permit. • Deteriorating septic systems in abandoned places-drinking water. • Opposition to Nekoosa municipal well – 6 responses. • Get rid of Domtar stink, treatment plant so we don't get weird cancers or have kids with 3 eyes – 2 responses. • Outside water drillings should be top concern. • Protect ground water quantity and quality. Unlimited agriculture pumping is severely reducing the volume of stream flow. • The area being perceived as a high cancer risk area. • No more land fills for commercial use. • The smell from GP landfill still a concern.
<p><u>Public Nuisance-Related:</u></p> <ul style="list-style-type: none"> • Barking dogs, the town should have a policy regarding barking dogs, 24 hours a day – 2 responses. • Better pet control policies or better enforcement of them.
<p><u>Town Government-Related:</u></p> <ul style="list-style-type: none"> • Board taking care of business as issue are brought in. • Municipal tax (future taxation needs). • Assess land according to actual price paid for land. • People pushing for continued or extended services, which will raise taxes unnecessarily. • Managing town employees. • Policing property lines when a new home is being built.
<p><u>Zoning/Land Use Control-Related:</u></p> <ul style="list-style-type: none"> • If people want control, they should move to the city. • Leave a persons right to use their land as they see fit. (Keep your nose out of my business). • None of the above, let people live their lives. • Need good zoning policies – 3 responses. • Mini storage, too much destruction of trees and habitat for animals and birds. Plus they are an eyesore. • NO MINING!!!!!!!!!! • Stop trying to control everything. We pay our taxes on this land, let us do what we want with it. • The town is a quiet secure place to raise a family, leave it alone! • The town should not be able to tell citizens what they can and/or can't do with their own personal property. • Peoples yards such as their treasurer's, (junk) and the placement of mobile homes shouldn't even be issues. We live in America. Let's keep our freedoms, and lets not become one Great Subdivision, where we want everybody to be the same. • The economy car only support so much, Don't encourage growth where it can't be supported.

25. What do you consider the most important land-use issues facing the Town of Saratoga?

<p><u>Residential-Related:</u></p> <ul style="list-style-type: none"> • Allowing subdivision development. • Houses need to have some space around them, or you might as well live in the city. • Attractive will planned residential neighborhoods should be encouraged. • Mobile home parks should be encouraged and leistrated ie: Pirco park. • Mobile home park regulations (placement). • Keep out the 1/2 acre subdivision because that is just like living in town. • Housing developments less than 1-2 acre lots.

Commercial/Industrial-Related:

- Attracting business – 4 responses.
- Restrict commercial – use space in Wisconsin Rapids.
- Economic development.
- Added businesses, if you want to shop go to Rapids or Nekoosa.
- Commercial development along 73/13 should be controlled and coordinated.
- Don't think we need anymore second hand car lots on RV businesses, along Hwy 73.
- Commercial development without controls.
- Commercial businesses should only be on Hwy 13 and 73 – 2 responses.
- Failing businesses.

Recreation-Related:

- Local parks – 3 responses.
- Biking/walking trails – 3 responses.
- Create more snowmobile and ATV trails.
- Campgrounds.
- DNR encroachment and lands purchased or controlled by government agencies. There should be NONE!!!!!!!
- Protect forestry, public hunting.

Public Works/Safety-Related:

- A sidewalk to Rapids
- Allowing snowmobiles to operate in road right of ways is a serious accident waiting to happen.
- Garbage collection and disposal.
- A place to dispose of items that are not picked up with the garbage pick up etc. Appliances and paints and oil etc.
- Composting tree waste site.
- County and town snowplows can go easier on our mail boxes.

Emergency Services-Related:

- A more involved constable.
- Increased protection of homes from vandalism, breaking and entering, and theft.
- Control of snowmobiles on private property.

Aesthetics/Community Image-Related:

- Junk-related – 16 responses.
- Keep this township a country way of life.
- Maintaining the rural environment.

Environment/Natural Resources-Related:

- Air quality – 3 responses.
- Water quality/quantity – 13 responses.
- Nekoosa well proposal concerns – 12 responses.
- Chemicals from potato farms seeping into our water supply.
- Avoiding future soil and water and air contamination that could occur with too much commercial or residential development.
- Chemical dumping – 2 responses.
- Concerned about landfills.
- Domtar wastewater treatment area/landfill (groundwater quality, air quality) – 7 responses.
- Cranberry marshes draining water from streams.
- Cranberry marshes in next county. Lack of groundwater. Neighboring cities should not be drilling in Saratoga for drinking water.
- Vulcan chemical disposal.
- Farming, trees, crops, timber and animal use.
- Cutting, clearing woods – 2 responses.
- Crop farming and use of fertilizers etc. ConsoGrow and mill dumping waste.

Town Government-Related:

- Busy bodies putting their nose in other people's business and trying to dictate what you can do on your private property.
- No more secret meetings let the town taxpayers know your wishes and vote on issues.
- Contractors buying up land for their own profits and development with no consideration of neighbors especially grossly rising land taxes.

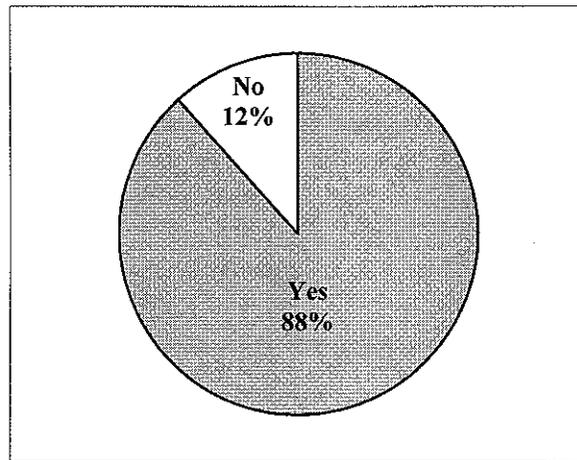
Zoning/Land Use Control-Related:

- A good zoning ordinance for the Town of Saratoga.
- Controlled development – 9 responses.
- Be careful not to over populate.

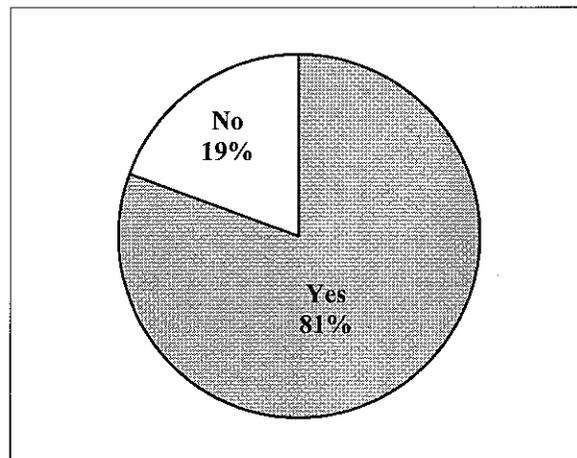
- Being over-developed we don't want to turn into another Grand Rapids with too many subdivisions and houses on top of each other.
- Drinking water quality due to building houses on too small of lots.
- There are no restrictions on business coming into residential areas – 2 responses.
- Better commercial control on Hwy 13/73 and aesthetic concerns for commercial development.
- Business zoning/residential zoning. Mobile homes.
- Control of our natural resources water, air etc.
- Commercial is too close to residential areas. Too much noise for a residential area. And there should be hours specified like only from 9-5 or 9-3
- Over crowding. I feel houses should limited square footage.
- Conversion of large land tracks into subdivisions.
- Very limited commercial and residential development.
- Control the growth of commercial and residential properties as to help maintain the rural environment that we enjoy now larger lots. Restriction (zoning)?
- Building houses on too small tract of land. Too many pollute ground water. Subdivisions will have to have own sewer right now your putting your wastewater next to drinking water.
- Development of land, "wasting" sites like large storage unit buildings.

LAND USE/RECREATION

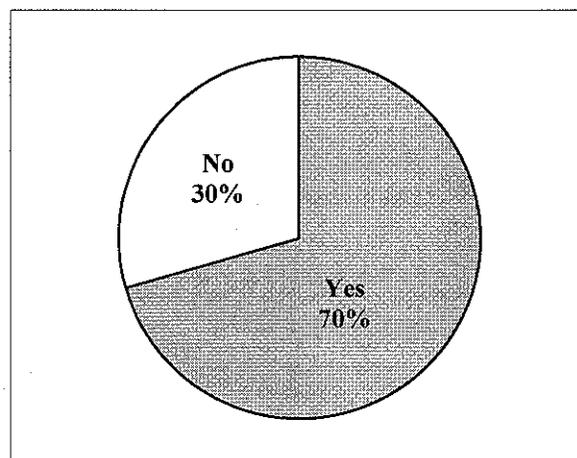
26. Is maintaining the Town of Saratoga's current rural landscape important to you? N = 909



27. Do you support the continuing growth of business development along Highway 13? N = 906

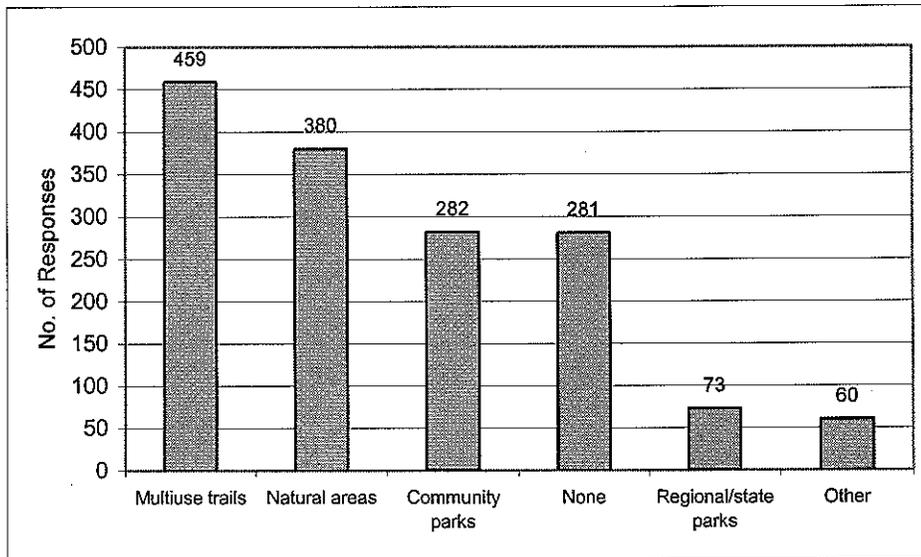


28. Do you support the continuing growth of business development along Highway 73? N = 903



29. In your opinion, which of the following types of parks, public lands or recreational facilities are needed in the Town of Saratoga? Please check all that apply.

- A. None, all park and recreational needs are being met.
- B. Community parks (30 or more acres with a variety of facilities including lighted ball fields concessions areas, swimming, tennis courts, trails, picnic areas, etc.).
- C. Large regional or state parks (generally more than 50 acres with a wide variety of active and passive recreation facilities).
- D. Natural areas such as nature trails, wildlife viewing areas, interpretive centers which are focused on natural features such as rivers, streams, ponds, wetlands, woodlands, etc.
- E. Multi-use trails for bicyclists, pedestrians, skiers, snowmobilers and ATV which utilize existing public rights-of-ways.
- F. Other.



“Other” land use/recreation suggestions (and comments) submitted include:

Trails – In total, there were 20 comment or suggestions offered regarding bicycle and pedestrian trails. Respondents offered several comments regarding a need for long trails, perhaps connecting the town with Nekoosa and Wisconsin Rapids trails. A suggestion was made to develop a bike/pedestrian trail on Highway 73/13 for residential and commercial commuters. There were also several comments regarding the need to separate bicycles from ATVs. It was suggested that town roads be made available to ATVs, similar to what is allowed in the Town of Rome and other area towns. Four respondents made requests for more road and trail availability for ATVs and snowmobiles. Three equestrians also expressed an interest in having trails for horseback riding.

Parks/Recreation Areas – There were many comments regarding the need, or lack of need for local parks and recreation areas. Those who were opposed to spending local money on town parks said that facilities in Nekoosa, Wisconsin Rapids and Grand Rapids serve the need quite well. Sixteen survey respondents offered many suggestions regarding the need for local parks and recreation areas. One recommended requiring subdivision developers to provide playground areas within their developments. Many agreed that the local parks should include playgrounds, picnic facilities and be family oriented.

Boating/Hunting/Camping – Five survey respondents expressed a need for retaining areas for hunting and wanted assurances that surface waters would remain accessible to the public. One person said there is a need for a target range for rifle sitting. One popular comment (6 responses) supported development of a boat landing on the east side of the Wisconsin River, preferably one that is handicap accessible. Three others recommended that there be more camping opportunities in Saratoga.

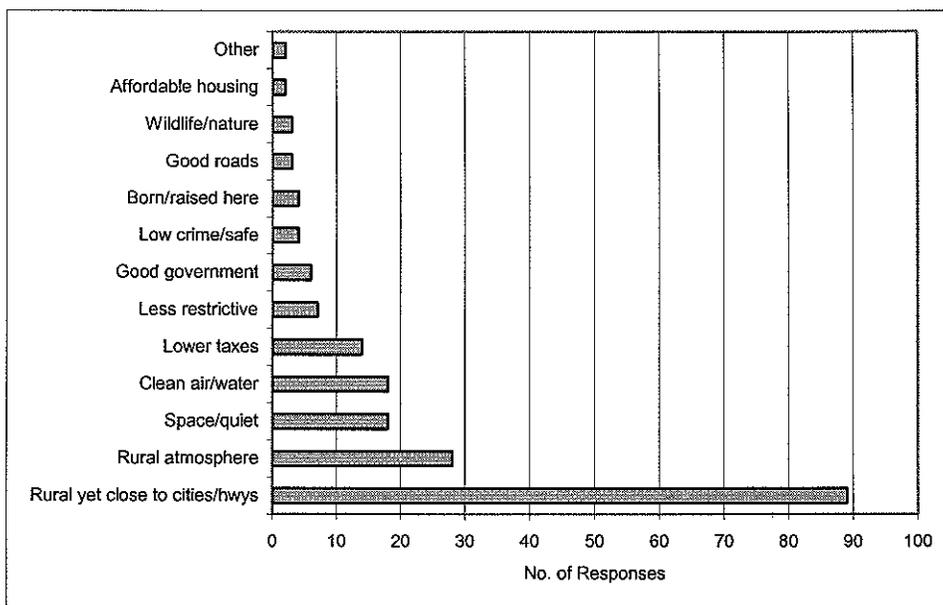
Community Center/Town Hall - Two residents said that the town hall was in need of replacement or upgrading. One recommended development of a community center-type facility. A third respondent recommended converting the old town hall across from Clancy's Pro Driving Range into a small group activity or meeting place.

Miscellaneous – A few recommendations were offered by one or two residents. Those suggestions include a skateboard park, rollerblade facilities, a dog park, a farmer's market, and assistance to the historic Wakely Inn.

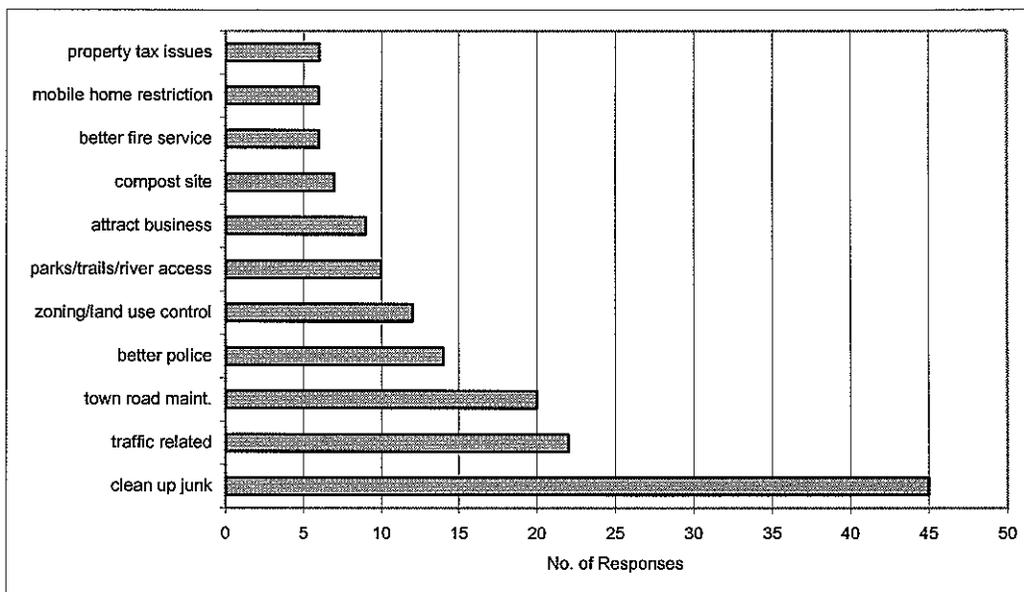
None – 17 respondents were opposed to spending local dollars on town recreation facilities, stating that county and local parks were available for use in surrounding communities.

OPINIONS AND TOWN VISION

30. Please list two reasons why you like living in the Town of Saratoga.



31. Please list two things you would like to change about the Town of Saratoga.



The biggest response to changes Saratoga residents would like to see related to cleanup of junk autos, junk yards, residential structures that are in unkempt conditions and road ditches that are strewn with litter. Some asked for the Town Board to enact and enforce a junk ordinance to improve the image of the town.

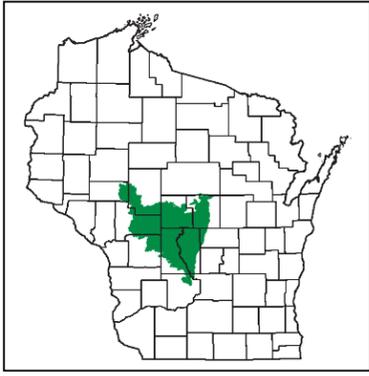
A distant second to the junk issues were traffic-related concerns. These included signage needs, speed limit concerns, visual clearance at intersections and enforcement of traffic laws in the town. Closely associated with this

is town road maintenance. Several respondents criticized the condition of some town roads, asking that improvements be made for safety and vehicle maintenance reasons. On a larger scale, recommendations were offered to widen Highway 73 to a four-lane highway to Interstate 39 at Plainfield and to widen Highway 13 even wider than its present four lanes.

Police protection, or, more specifically, more involvement by the Town constable, was also an issue residents expressed a desire to see changed. The chief complaint is that the constable and County Sheriff's Department is not around unless called. There is a desire for a higher presence of law enforcement personnel.

A number of survey respondents suggested that it is time to enact and enforce some land use controls, including comprehensive zoning. The concerns centered on commercial encroachment on residential areas and expanding commercial development along Highways 13 and 73.

CENTRAL SAND PLAINS Ecological Landscape



KEY CHARACTERISTICS:

- Sandy soils
- Extensive pine and oak barrens
- Dry forests
- Large wetland complexes
- Significant tracts of public land
- Commercial cranberry production

SIZE

3,420 square miles
2,187,100 acres
(6.1% of Wisconsin)

POPULATION

191,000
(3.6% of Wisconsin's 5.3 million residents)

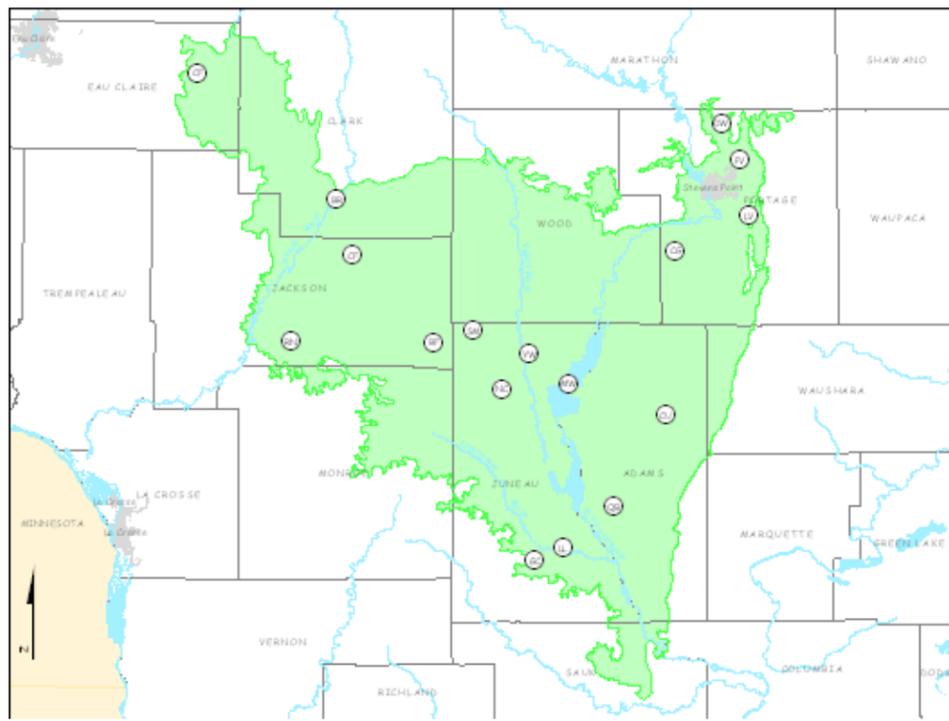
NOTABLE SPECIES:

- Timber wolf
- Black bear
- Fisher
- Sandhill crane
- Trumpeter swan
- Prairie chicken
- Blanding's turtle
- Massasauga rattlesnake
- Walleye
- Sand shiner
- Karner blue butterfly
- Massachusetts fern

NATURAL COMMUNITIES:

(see Appendix B for descriptions)

- Central Sands pine-oak forest
- Northern dry forest
- Southern dry-mesic forest
- Floodplain forest
- White pine-red maple swamp
- Pine barrens
- Oak barrens
- Sand prairie
- Open bog
- Poor fen
- Alder thicket
- Shrub carr
- Coastal plain marsh
- Northern sedge meadow
- Dry cliff



LEGACY PLACES

- BF Bear Bluff
- BR Black River
- CF Central Wisconsin Forests
- CG Central Wisconsin Grasslands
- CU Colburn - Richfield Wetlands
- DW Dewey Marsh and Woods
- GC Greensand Cuesta
- LV Little Plover River
- LL Lower Lemonweir River
- MW Middle Wisconsin River
- NC Necedah National Wildlife Refuge
- PV Plover River
- QB Quincy Bluff
- RN Robinson Creek Barrens
- SM Sandhill-Meadow Valley-Wood County Wildlife Areas
- YW Yellow (Wisconsin) River

Attributes and Characteristics of the Central Sand Plains

The dominant feature in this landscape is the vast, remarkably flat, sandy plain that was once the bed of Glacial Lake Wisconsin - the enormous body of water fed primarily by glacial runoff. This lake, ringed by the Driftless Area to the southwest and the glacier to the north and east, was 70 to 150 feet deep and covered over 1,800 square miles. Streams and rivers draining from the glacier into the lake carried enormous loads of sand, silt, and clay that settled onto the lake bottom. The lake is believed to have drained catastrophically - in an estimated 7 to 10 days - when the ice dam along its southern end failed. This flush of water out of the lake carved the spectacular narrow, deep-sided gorges at Wisconsin Dells.

Additional striking features are the castellated mounds scattered across the southern portion of this landscape. These irregular bluffs are remnants of the sandstone escarpment forming the eastern border of the Western Coulees and Ridges ecological landscape. They are the result of the steady erosional forces of wind and water (particularly Glacial Lake Wisconsin) slowly wearing away the softer sandstone that used to surround them.

There are no large, naturally occurring lakes in this ecological landscape, although there are a number of hydroelectric dams on the Wisconsin River that create large impoundments.

Conservation Needs and Opportunities in the Central Sand Plains

Prior to Euro-American settlement, large wetland complexes, sand prairies, and oak forests, savannas, and barrens dominated the area. Some mesic forests, containing white pine and hemlock, were found in the northwest portion of the landscape. Today, much of the existing forest is comprised of oak, aspen and pine. A minor portion is maple-basswood forest and lowland hardwood. Conifer swamps occupy a significant portion of the wetlands. Timber management is focused on pulp production, giving rise to an abundance of pine plantations. Farmland and grassland comprise the bulk of the remaining area. Agricultural activities are dominated by extensive commercial cranberry production and crop production through the use of center-pivot irrigation on drained soils. Due to the abundance of bogs, commercial harvest of sphagnum moss occurs more extensively here than in any other ecological landscape in the state.

The Central Sand Plains ecological landscape provides some of the best prospects in the state for managing large oak and pine barrens complexes. Excellent conservation opportunities exist for a number of species dependent on these "shrubby" habitats, including brown thrasher, eastern towhee, eastern phlox moth and the federally endangered Karner blue butterfly. Some of the largest wetland complexes in the southern portion of the state are found within this landscape, and they provide important habitat for numerous species of reptiles, amphibians, and birds, including sandhill crane, golden-winged warbler, and northern harrier. Efforts are underway to establish a new population of the federally endangered whooping crane, which hopefully will spend their summers in these large wetlands.

Because this landscape has a relatively low human population, few roads, and a high percentage of forested cover, wide-ranging mammals such as timber wolf, black bear, and fisher occur throughout the area. This landscape also offers important opportunities to manage for numerous species of birds (hermit thrush, black-throated green warbler, ring-necked duck, etc.) typically found in northern Wisconsin.

Recreation Uses and Opportunities in the Central Sand Plains

This landscape receives substantial public use for a variety of recreation activities, due largely to the extensive amount of public land. Use of all terrain vehicles and snowmobiles is particularly popular due to the presence of an extensive trail system. Deer hunting, camping, hiking and cross-country skiing are also popular activities. There is demand in this area for additional trails to accommodate off road biking, ATV riding, horseback riding, snowmobiling, snowshoeing, and cross country skiing. Canoeing and kayaking along the larger rivers, as well as rustic tent camping and fully developed camping opportunities, are in demand in this region.

Also noteworthy are the many shallow-water areas within the large public properties that offer fishing, canoeing, kayaking, waterfowl observation, and hunting opportunities.

CENTRAL SAND PLAINS Ecological Landscape

Public Conservation Lands		
Map #	Property Name	Size (acres) ¹
STATE		
1	Augusta State Wildlife Area ²	380
2	Big Roche A Cri State Fishery Area	810
3	Black River State Forest ²	65,930
4	Buckhorn State Park	2,610
5	Buckhorn State Wildlife Area	4,380
6	Buena Vista State Wildlife Area	7,740
7	Colburn State Wildlife Area	5,050
8	Dell Creek State Wildlife Area ²	770
9	Dells of the Wisconsin River State Natural Area	1,370
10	Dewey Marsh State Wildlife Area ²	4,960
11	Hulburt Creek State Fishery Area ²	590
12	Jay Creek State Natural Area	360
13	Leola Marsh State Wildlife Area	1,870
14	Little Plover River State Fishery Area	245
15	Meadow Valley State Wildlife Area	58,040
16	Mill Bluff State Park ²	1,150
17	Mirror Lake State Park	2,150
18	Paul Olson State Wildlife Area ²	780
19	Quincy Bluff And Wetlands State Natural Area	4,870
20	Roche A Cri State Park	460
21	Rocky Arbor State Park	230
22	Sandhill State Wildlife Area	9,480
23	Wood County State Wildlife Area	1,070
	Miscellaneous lands ³	4,175
FEDERAL		
1	Necedah National Wildlife Refuge	39,580
COUNTY FOREST⁴		
1	Clark County Forest ²	123,300
2	Eau Claire County Forest ²	41,340
3	Jackson County Forest ²	118,130
4	Juneau County Forest ²	14,950
5	Monroe County Forest ²	3,500
6	Wood County Forest	37,570
	TOTAL	557,840

- Actual acres owned in *this* Ecological Landscape.
- This property also falls within adjacent Ecological Landscape(s).
- Includes public access sites, fish hatcheries, fire towers, streambank and non-point easements, lands acquired under statewide wildlife, fishery, forestry, and natural area programs, small properties under 100 acres, and properties with fewer than 100 acres within this Ecological Landscape.
- Locations and sizes of county owned parcels enrolled in the Forest Crop Law are presented here. Information on locations and sizes of other county and local parks in this Ecological Landscape is not readily available and is not included here, except for some very large properties.

FIGURE 77: Land cover of the Central Sand Plains.

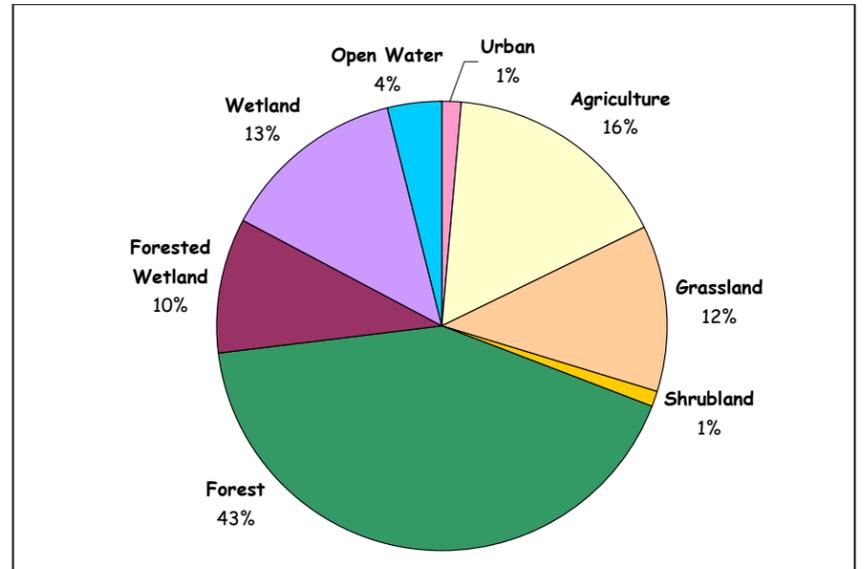


FIGURE 78: Public conservation and other land ownership in the Central Sand Plains.

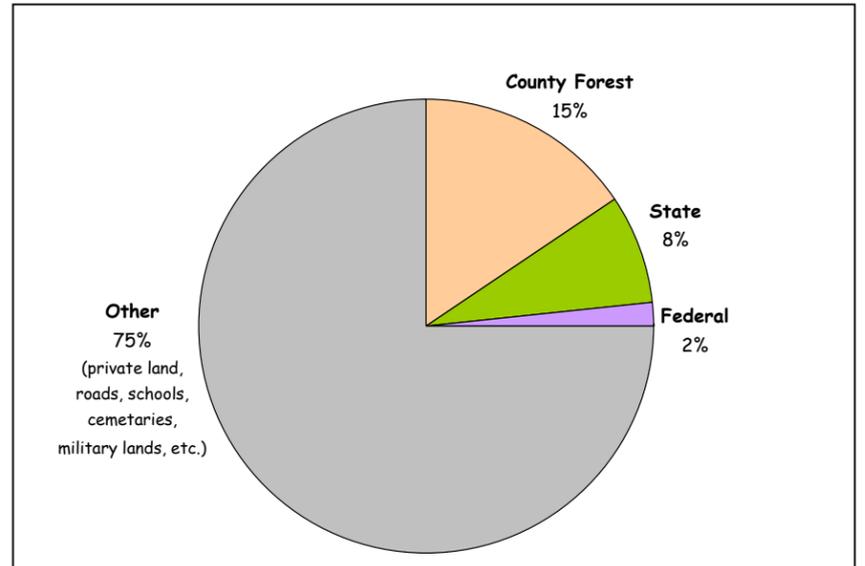


FIGURE 79: Land cover of public conservation lands in the Central Sand Plains.

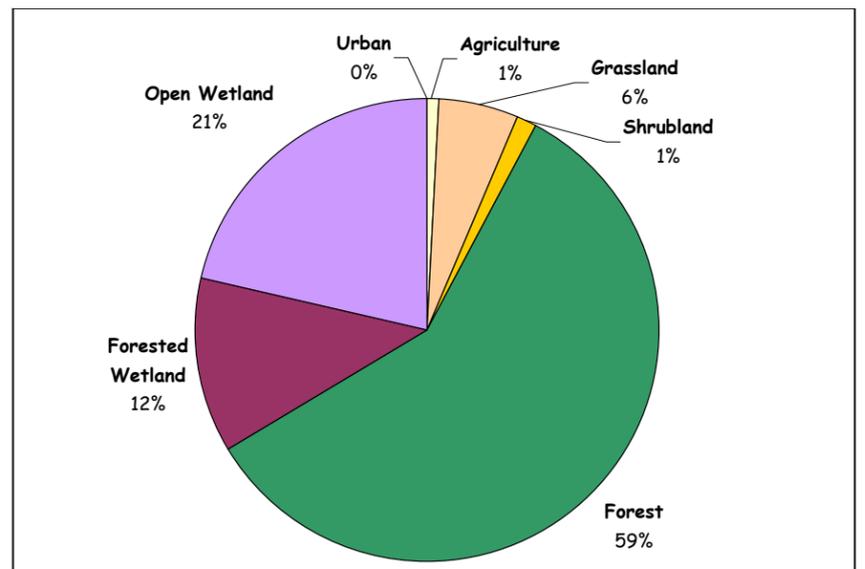
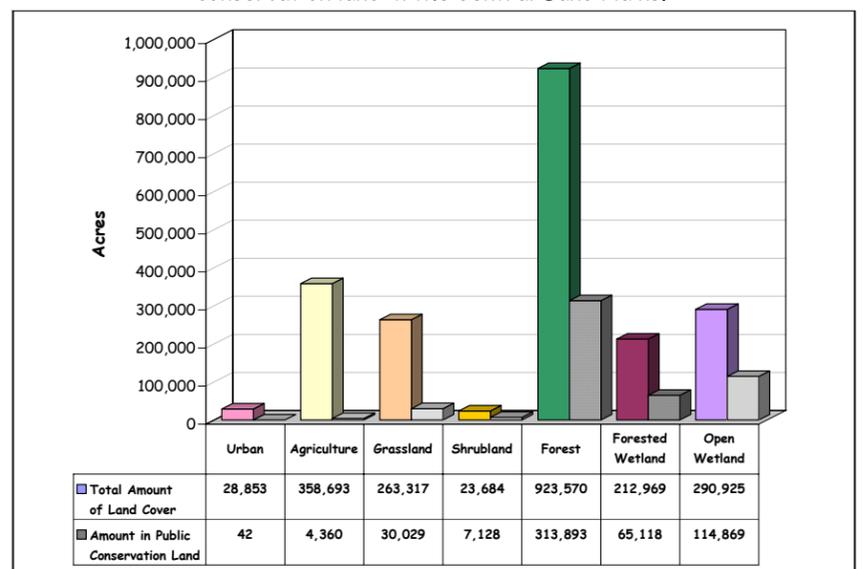


FIGURE 80: Amount of each type of land cover occurring on public conservation land in the Central Sand Plains.



Legacy Places

Bear Bluff (BF)

Size	Large
Protection Initiated.....	Limited
Protection Remaining.....	Substantial
Conservation Significance.....	OOOOO
Recreation Potential.....	O

Lying on the bed of old Glacial Lake Wisconsin, the Bear Bluff area is made up of a vast complex of wetlands interspersed with low, sandy upland ridges supporting stands of pine, aspen, pine barrens, oak barrens, and dry oak forest. Due to its remoteness, size, variety of habitat types, and proximity to large blocks of public land, this area harbors a high concentration of rare species. Remnant pine and oak barrens support large Karner blue butterfly populations, and provide critical habitat for sharp-tailed grouse. Wooded tracts harbor a diverse assemblage of birds, including many with northern affinities such as hermit thrush, pine warbler, and white-throated sparrow. The Bear Bluff area also contains the largest remaining wetlands in southern Wisconsin and forms the headwaters of streams flowing outward in nearly all directions. Sandhill cranes are abundant. Several packs of timber wolves have become well established in the area, as have other wide-ranging species including black bear and fisher.

By providing a linkage to existing public properties, including Black River State Forest, Jackson County Forest, Wood County Forest, Meadow Valley and Sandhill State Wildlife Areas and Necedah National Wildlife Refuge, the Bear Bluff area provides the best opportunity in southern Wisconsin to undertake landscape scale protection and management. Ensuring the viability of this landscape would provide substantial benefits to rare plant communities and myriad wildlife species. Significant public recreation opportunities, including hunting, fishing, trapping, camping, hiking, cross-country skiing, and motorized trails, could be realized.

Black River (BR)

Size	Large
Protection Initiated.....	Limited
Protection Remaining.....	Substantial
Conservation Significance.....	OOOOO
Recreation Potential.....	OOOOO

The Black River originates in the northern forests of central Taylor County and meanders south for more than 100 miles to its confluence with the Mississippi River. Biological diversity along the corridor is high due to its north-south orientation, association with four ecological landscapes, and the presence of pronounced, intact, wet-to-dry environmental gradients along the length of the river. The floodplain widens downstream from Black River Falls and supports large tracts of high quality southern floodplain forest, numerous oxbow lakes, and shallow marshes.

Wildlife habitat value along the corridor is extremely high due, in part, to the adjacent, extensive, and relatively undeveloped uplands. The river corridor provides important nesting and migratory habitat for a variety of songbirds and waterfowl, and serves as an important north-south dispersal corridor for bear, wolves and fisher. The river and its major tributaries support a diverse warmwater fishery and offers high quality sport fishing opportunities. The East Branch of the Black River in particular hosts a very diverse aquatic community.

Establishment of a protected corridor along the Black River would serve several purposes. First, it would link several existing public lands: Chequamegon National Forest, Clark and Jackson County Forests, Black River State Forest, Big Creek State Fishery Area, North Bend Bottoms and Van Loon State Wildlife Areas, and the Upper Mississippi River National Fish and Wildlife Refuge. In addition, it would facilitate protection of important wildlife habitats, thus maintaining the value of the corridor for migrating and dispersing wildlife. It would also provide additional opportunities for high quality outdoor recreational experiences in the western part of the state.

Central Wisconsin Forests (CF)

Size	Large
Protection Initiated.....	Substantial
Protection Remaining.....	Limited
Conservation Significance.....	OOOOO
Recreation Potential.....	OOOO

The Black River State Forest and the Jackson, Wood, and Clark County Forests together provide a block of more than 330,000 acres of publicly-owned land. Located in the central part of the state, these properties have a "north woods" feel to them and support numerous species more commonly found in northern environs, including timber wolf, black bear, fisher, blackburnian warbler and white-throated sparrow. Aspen and maple are predominant and stands of white and red pine are common. Also present are dry oak forests, remnant pine and oak barrens, tamarack swamps and boggy sedge meadows.

Diverse recreation opportunities are provided by these properties, including hunting, fishing, camping, hiking, cross-country skiing, and motorized recreational vehicle use (snowmobile, ATV) on designated trails.

Central Wisconsin Grasslands (CG)

Size	Large
Protection Initiated.....	Moderate
Protection Remaining.....	Moderate
Conservation Significance.....	OOOOO
Recreation Potential.....	OOO

Stretching in an "S" shape from northwestern Marathon County, between Stevens Point and Wisconsin Rapids, and south to northeastern Adams County, this area is probably the best location in Wisconsin to create a grassland landscape large enough to sustain viable populations of most grassland species. This area consists of a mosaic of publicly and privately owned grasslands of varying size embedded in a primarily open, agricultural landscape. Center pivot irrigation agriculture is prevalent in the flat sandy soils covering the southern portion of the area. Dairy farming predominates on the gently rolling clay loams of the northern portion of the area that is within the Forest Transition ecological landscape.

Due to the size, quality and distribution of the existing grasslands, this area is particularly attractive to a diverse community of grassland birds. The state's largest populations of prairie chicken and Henslow's sparrow are found here. Other declining or rare grassland birds, including grasshopper sparrow, upland sandpiper, eastern meadowlark, northern harrier, and short-eared owl, are found locally. Few opportunities exist in Wisconsin to create and sustain an existing functional grassland landscape. Working with farmers and non-farming landowners to create linkages between scattered grassland parcels would be important in ensuring the long-term viability of populations of grassland-dependent species. Strategic expansion of existing public properties would also provide substantial public recreation benefits.

Colburn - Richfield Wetlands (CU)

Size	Small
Protection Initiated.....	Substantial
Protection Remaining.....	Limited
Conservation Significance.....	OO
Recreation Potential.....	OO

This very large and diverse wetland complex contains relatively undisturbed sedge meadows with dry oak ridges harboring degraded oak savanna. There has been little invasion by exotic species. Colburn State Wildlife Area protects part of this vast wetland.

Legacy Places

Dewey Marsh and Woods (DW)

Size	Small
Protection Initiated.....	Moderate
Protection Remaining.....	Limited
Conservation Significance.....	OOO
Recreation Potential.....	OOO

Dewey Marsh contains extensive tracts of open bog, sedge meadow and both conifer and hardwood swamp. The State Wildlife Area protects much of the marsh and is a popular destination for hunting and wildlife watching. Beyond the marsh are large blocks of upland forest that provide habitat for numerous species of rare plants and animals.

Greensand Cuesta (GC)

See the Western Coulee and Ridges ecological landscape.

Little Plover River (LV)

Size	Small
Protection Initiated.....	Moderate
Protection Remaining.....	Moderate
Conservation Significance.....	OO
Recreation Potential.....	OOO

Although only about five miles long from its headwaters to its confluence with the Wisconsin River, this good quality river supports a diverse coldwater fishery. Flowing between Plover and Whiting, the river is heavily used for recreation and education. Part of the river is protected within the Little Plover River State Fishery Area. Threats include land use changes associated with the growing cities and high capacity well development adjacent to headwater areas.

Lower Lemonweir River (LL)

Size	Medium
Protection Initiated.....	Limited
Protection Remaining.....	Substantial
Conservation Significance.....	OOO
Recreation Potential.....	OO

The Lower Lemonweir River, from New Lisbon to its confluence at the Wisconsin River, flows through the flat, sandy soils that characterize the Central Sand Plains. Due primarily to a lack of topographic relief, the floodplain consists of a vast complex of swales, running sloughs, and oxbow lakes. Floodplain forests, occurring throughout the river corridor, are dominated by silver maple, green ash, river birch, hackberry, and swamp white oak. The surrounding uplands are also heavily wooded. Sandstone cliffs border the south side of the river channel and provide habitat for a variety of unusual plants. Red and white pine relicts occur on some of the cliffs.

Although the waters of the Lemonweir run very dark (a result of the peat soils it flows through), it is one of the highest quality rivers in the area and supports an excellent warmwater fishery. Aquatic diversity within the river is very high.

Due to the extensive forests and scenic cliffs, the Lower Lemonweir River offers high quality canoeing opportunities. Access points are limited which, particularly in the lower reaches near the Wisconsin River, provides a near-wilderness setting.

Middle Wisconsin River (MW)

Size	Large
Protection Initiated.....	Limited
Protection Remaining.....	Moderate
Conservation Significance.....	OO
Recreation Potential.....	OOOOO

As the Wisconsin River meanders across the central portion of the state, it flows through a number of communities, including Wausau, Mosinee, Stevens Point, and Wisconsin Rapids. Numerous hydroelectric facilities are found throughout this reach of the river.

Despite heavy industrial and commercial use, the Wisconsin River continues to support a robust warmwater fishery. Extensive southern floodplain forests dominated by silver maple, green ash, and hackberry are found along the river's lowlands. In concert with associated marshes, they provide important habitat for a variety of resident and migratory wildlife. Upland forests adjacent to the river contribute to the corridor's wildlife habitat values, help maintain water quality, and have significant aesthetic value.

Due to the proximity of several large population centers, this portion of the river receives substantial public use. Recreational boating, fishing and waterfowl hunting are particularly popular activities. A protected corridor along the river could provide protection for critical habitats and increase the variety of public recreation opportunities available.

Necedah National Wildlife Refuge (NC)

Size	Medium
Protection Initiated.....	Substantial
Protection Remaining.....	Limited
Conservation Significance.....	OOOOO
Recreation Potential.....	OOO

Necedah NWR consists of stands of oak-dominated hardwoods, large wetlands, and extensive flowages managed primarily for waterfowl. Uplands are managed for a variety of game and non-game species. Many of the oak barrens found within the refuge are periodically burned to maintain habitat for the Karner blue butterfly and other barrens associated wildlife. This refuge also serves as the site for establishment of Wisconsin's first wild flock of whooping cranes, a federally endangered species. Popular recreation activities include hunting, trapping, fishing, and wildlife observation.

Plover River (PV)

Size	Medium
Protection Initiated.....	Limited
Protection Remaining.....	Substantial
Conservation Significance.....	OOO
Recreation Potential.....	OOO

The Plover River originates from a series of springs and spring ponds and flows southerly to the Wisconsin River. In the upper stretches, the Plover supports one of the most productive and popular trout fisheries in the area. Further downstream, the river slows, widens and runs through several large, high quality forest blocks and wetlands. Of particular note is Jordan Swamp, a large, forested wetland complex that harbors a good quality conifer bog and supports numerous rare species.

Some state ownership exists along the Plover River, but is mostly confined to a narrow corridor along the river. Additional land protection would help ensure that water quality and quantity are maintained and provide improved management capability for important habitats.

Legacy Places

Quincy Bluff and Wetlands **QB**

Size	Medium
Protection Initiated.....	Substantial
Protection Remaining.....	Moderate
Conservation Significance.....	OOOOO
Recreation Potential.....	OOO

Running two miles in length and rising more than 200 feet above the surrounding plain, Quincy Bluff provides spectacular views of the Central Sand Plains and other "castellated mounds." The bluff harbors outstanding examples of northern dry forest and dry cliff natural communities. Remnant pine-oak barrens are also present. Surrounding the bluff are high quality sedge meadows, shrub carrs, and northern wet forests. Numerous rare species have been documented here. The Nature Conservancy and the DNR are actively working with landowners to protect the area.

Robinson Creek Barrens **RN**

Size	Medium
Protection Initiated.....	Substantial
Protection Remaining.....	Limited
Conservation Significance.....	OOOOO
Recreation Potential.....	OOO

The predominantly sandy, nutrient-poor soils of the Robinson Creek watershed support relatively open, "scrubby" vegetation, including extensive pine barrens dominated primarily by jack pine, and oak barrens dominated by black oak and Hill's oak. Numerous pine plantations are also found throughout the area.

Most remaining pine and oak barrens exist as small, isolated fragments on existing state and federal properties, and most of these are too small and isolated to ensure long-term viability of all their characteristic plant and animal species. The Robinson Creek barrens are large enough to be biologically viable and provide one of the best opportunities to restore and maintain functioning pine and oak barrens within this ecological landscape. The juxtaposition of this area with the Jackson County Forest, Black River State Forest and the U.S. Army's Fort McCoy enhances landscape scale management opportunities and would augment the ability to manage for wide-ranging species such as timber wolf and black bear and barrens-dependent species like the Karner blue butterfly.

Sandhill-Meadow Valley-Wood County State Wildlife Areas **SM**

Size	Large
Protection Initiated.....	Substantial
Protection Remaining.....	Limited
Conservation Significance.....	OOOOO
Recreation Potential.....	OOO

Covering more than 80,000 acres, these state-managed wildlife areas support diverse habitats, including oak forest, emergent marsh, sedge meadow, pine and oak barrens, and extensive flowages. Wildlife is abundant. Notable species include sandhill crane, timber wolf, trumpeter swan, sharp-tailed grouse, woodcock, and the federally-endangered Karner blue butterfly.

These properties provide excellent opportunities for hunting, berry picking and wildlife observation.

Yellow (Wisconsin) River **YW**

Size	Large
Protection Initiated.....	Moderate
Protection Remaining.....	Moderate
Conservation Significance.....	OOOOO
Recreation Potential.....	OO

Originating in the farmland west of Marshfield, the Yellow River flows southward through the flat sand plains in southwest Wood County and central Juneau County. From Dexterville to its confluence with the Wisconsin River, the river corridor is characterized as having nearly level topography, sandy soils and relatively low human population density. A low stream gradient and meandering main stem have combined to create oxbow lakes, cut-offs and running sloughs, and numerous small ponds. The broad, flat floodplain gives rise to large tracts of southern floodplain forest dominated by silver maple, green ash, cottonwood, and swamp white oak.

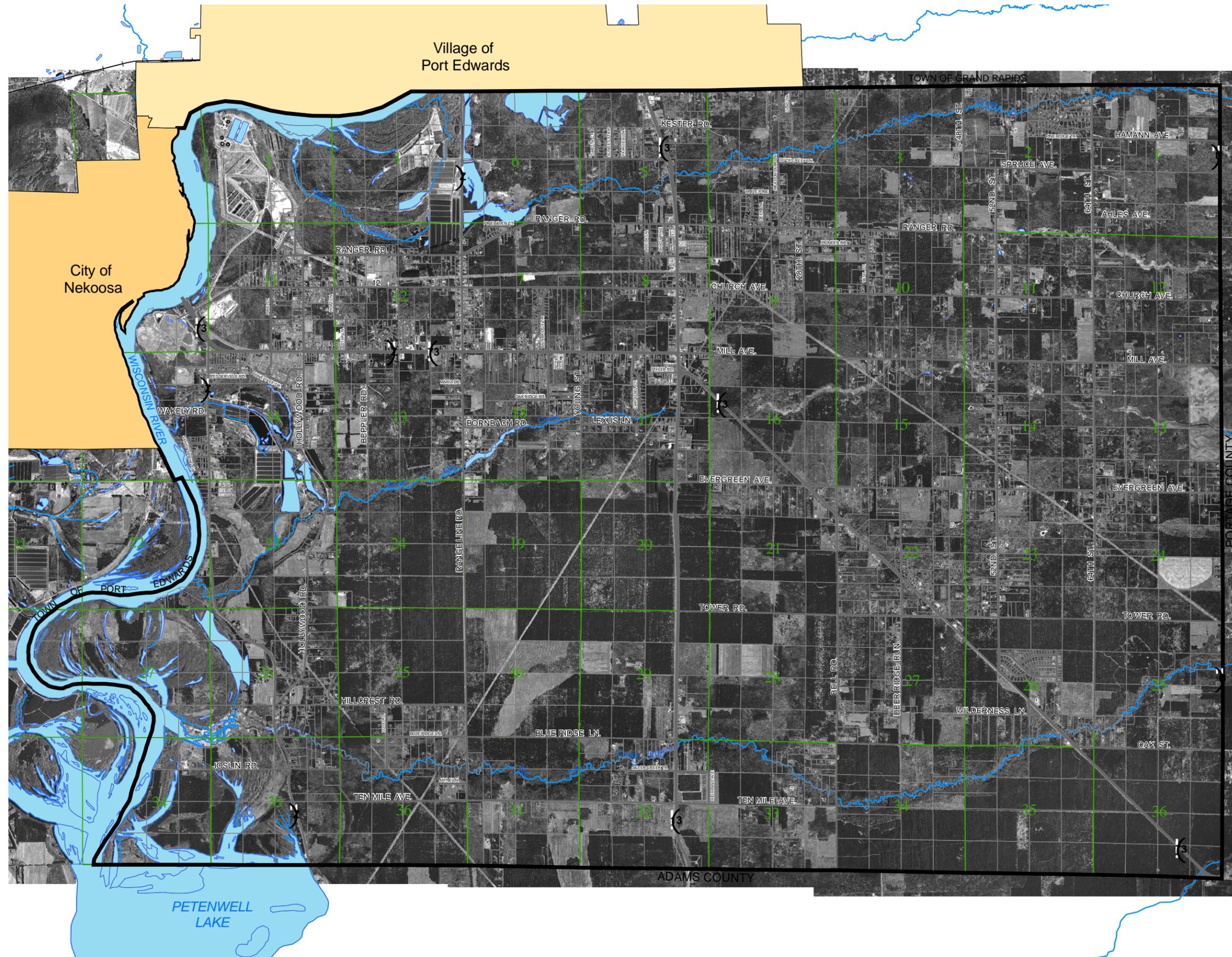
The extensive forests, oxbows and shallow marshes within the river corridor support an impressive array of wildlife. Particularly noteworthy are populations of wood duck, hooded merganser, red-shouldered hawk, prothonotary warbler, and cerulean warbler. Overall aquatic diversity is high.

This area provides a unique opportunity to protect and manage a large, biologically functional block of southern floodplain forest. It would also augment landscape scale management efforts in the Central Sand Plains by connecting several large blocks of public land.

OTHER AREAS OF INTEREST

Cranmoor Wetlands (Wood County) - This large wetland area is located within former Glacial Lake Wisconsin and is between large Wood County Forest properties. The area contains extensive wet meadows and marshes and an impressive array of wetland plant and wildlife species amidst a series of cranberry operations. Although altered, the wetlands have relatively few invasive plants and the potential to support rare plants is high.

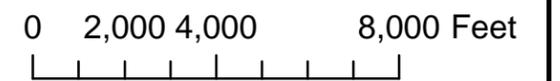
Town of Saratoga Wood County, Wisconsin Map 1: Aerial Base



Legend

-  Town of Saratoga
-  Village of Port Edwards
-  City of Nekoosa
-  Roads
-  Rail Roads
-  Sections
-  Parcels
-  Water
-  Rivers

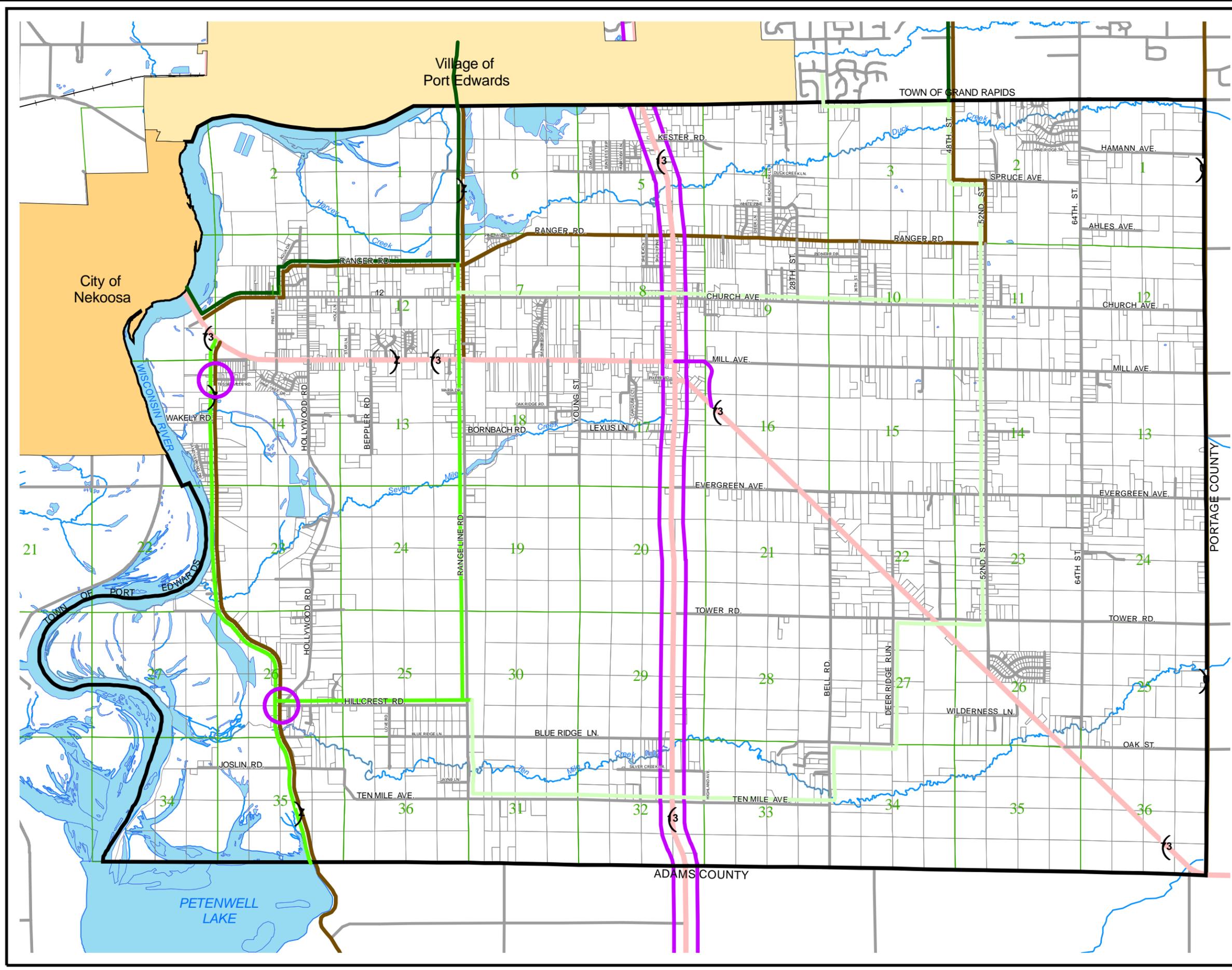
Sources:
 - Base map data provided by Wood County.
 - Orthophotography publication data is 2005.



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 Date: 05-04-07
 File: G:/projects/maps/wi/town/saratoga
 Data: Provided by Wood County



Town of Saratoga Wood County, Wisconsin Map 2: Functional Classification & Potential Improvements



Legend

- Town of Saratoga
- Village of Port Edwards
- City of Nekoosa
- Potential Improvement Areas

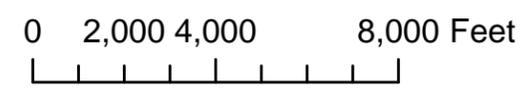
Potential Trails

- Existing
- Primary
- Secondary

Functional Classification

- Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local Road
- Rail Roads
- Sections
- Parcels
- Water
- Rivers

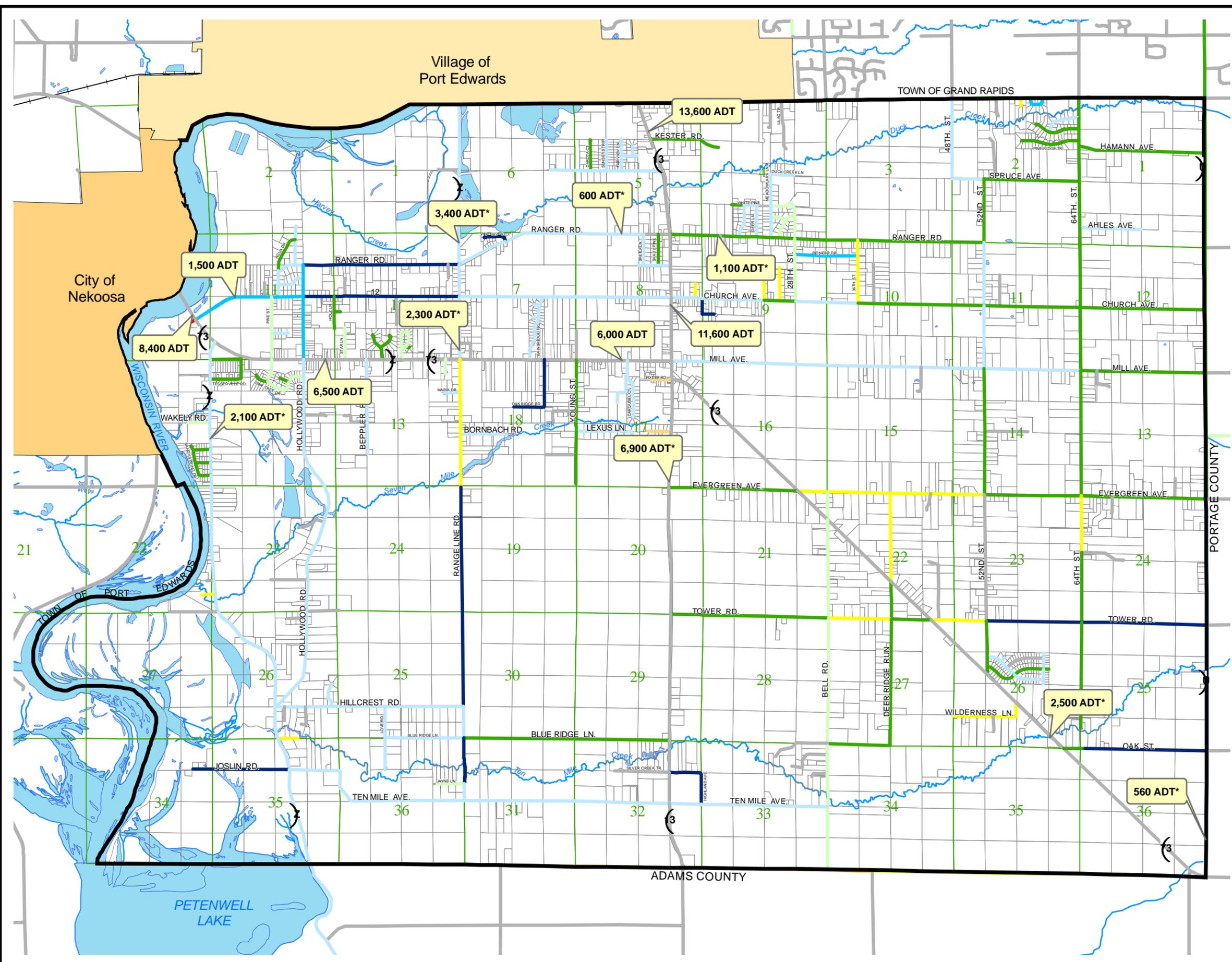
Sources:
 - Base map data provided by Wood County.
 - Functional Classification provided by WisDOT, 2005.
 - Improvement Areas provided by Saratoga Plan Commission & WisDOT.



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 File: G:/projects/maps/wi/town/saratoga
 Data: Provided by Wood County & DOT



Town of Saratoga Wood County, Wisconsin Map 3: Average Daily Traffic & Pavement Rating



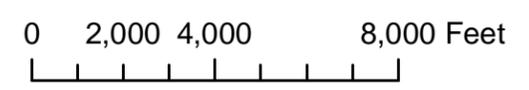
Legend

- Rail Roads
- Town of Saratoga
- Village of Port Edwards
- City of Nekoosa
- Sections
- Parcels
- Water
- Rivers

Pavement Rating

- 10 Excellent
- 9 Very Very Good
- 8 Very Good
- 7 Good
- 6 Very Fair
- 5 Fair
- 4 Fairly Fair
- 3 Poor
- 2 Very Poor
- 1 Failed
- No Data

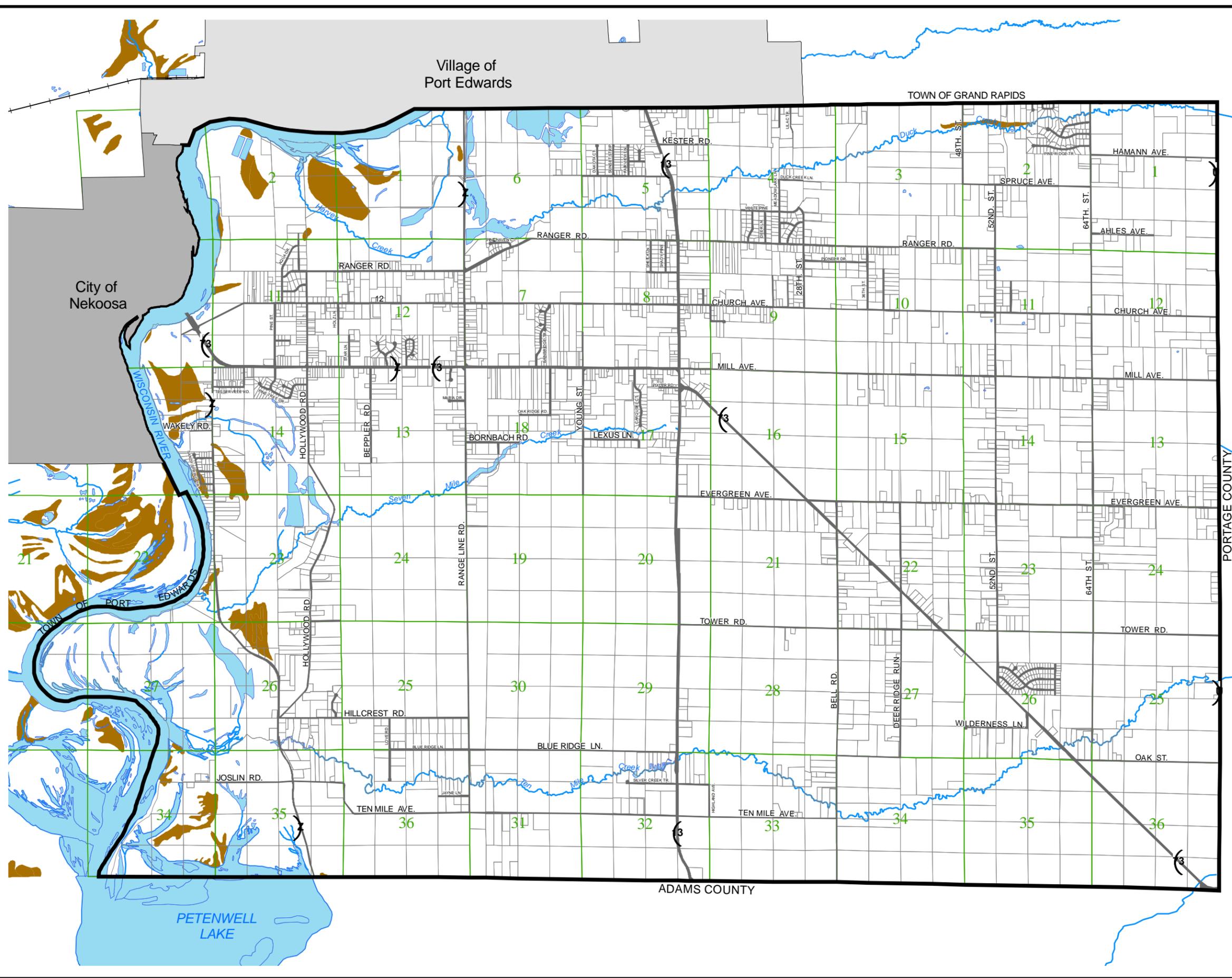
Sources:
 - Base map data provided by Wood County.
 - PASER provided by WisDOT, 2005
 - Yellow Text box ADT provided by 2005 WisDOT field records (*Indicates 2002 Data)



Drafted: ADB
 Date: 05-04-07
 File: G:/projects/maps/wi/town/saratoga
 Data: Provided by Wood County & DOT



Town of Saratoga Wood County, Wisconsin Map 4: Prime Soils

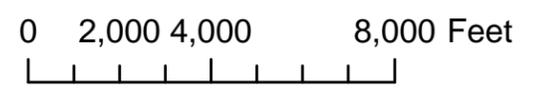


Legend

- Town of Saratoga
- Village of Port Edwards
- City of Nekoosa
- Roads
- Rail Roads
- Sections
- Parcels
- Water
- Rivers
- NRCS Soils**
 - All areas are prime farmland
 - Prime farmland if drained
 - Farmland of statewide importance

Sources:

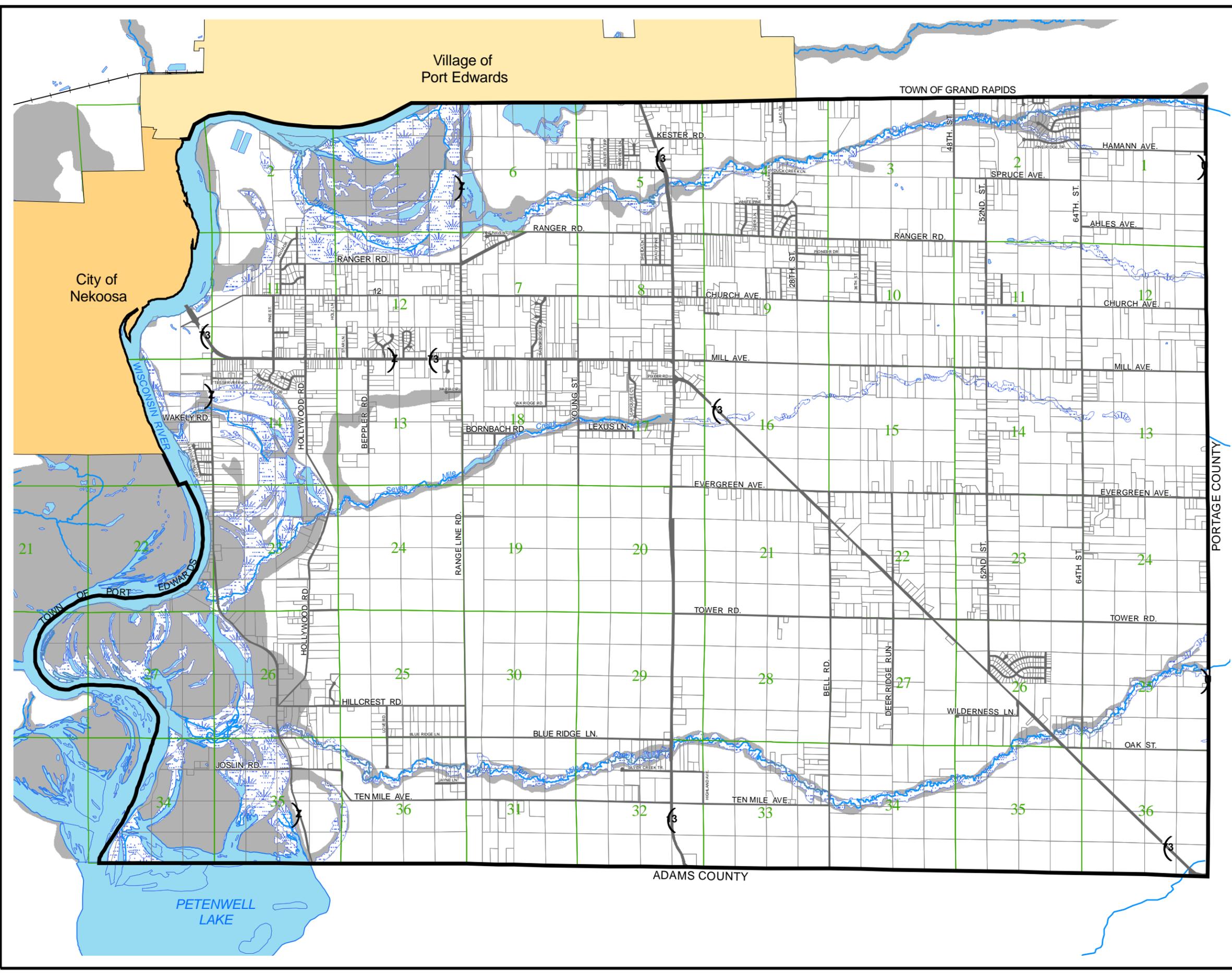
- Base map data provided by Wood County.
- Soil data provided by NRCS/Wood County.
- Wetland data provided by WiDNR/Wood County.
- Floodplain data provided by FEMA/Wood County.
- Orthophotography publication data is 2005.



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File: G:/projects/maps/wi/town/saratoga
Data: Provided by Wood County



Town of Saratoga Wood County, Wisconsin Map 5: Water Resources

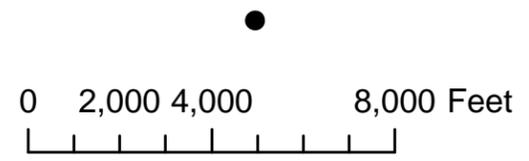


Legend

- Town of Saratoga
- Village of Port Edwards
- City of Nekoosa
- Roads
- Rail Roads
- Sections
- Parcels
- Water
- Rivers
- Wetlands
- Floodplain

Sources:

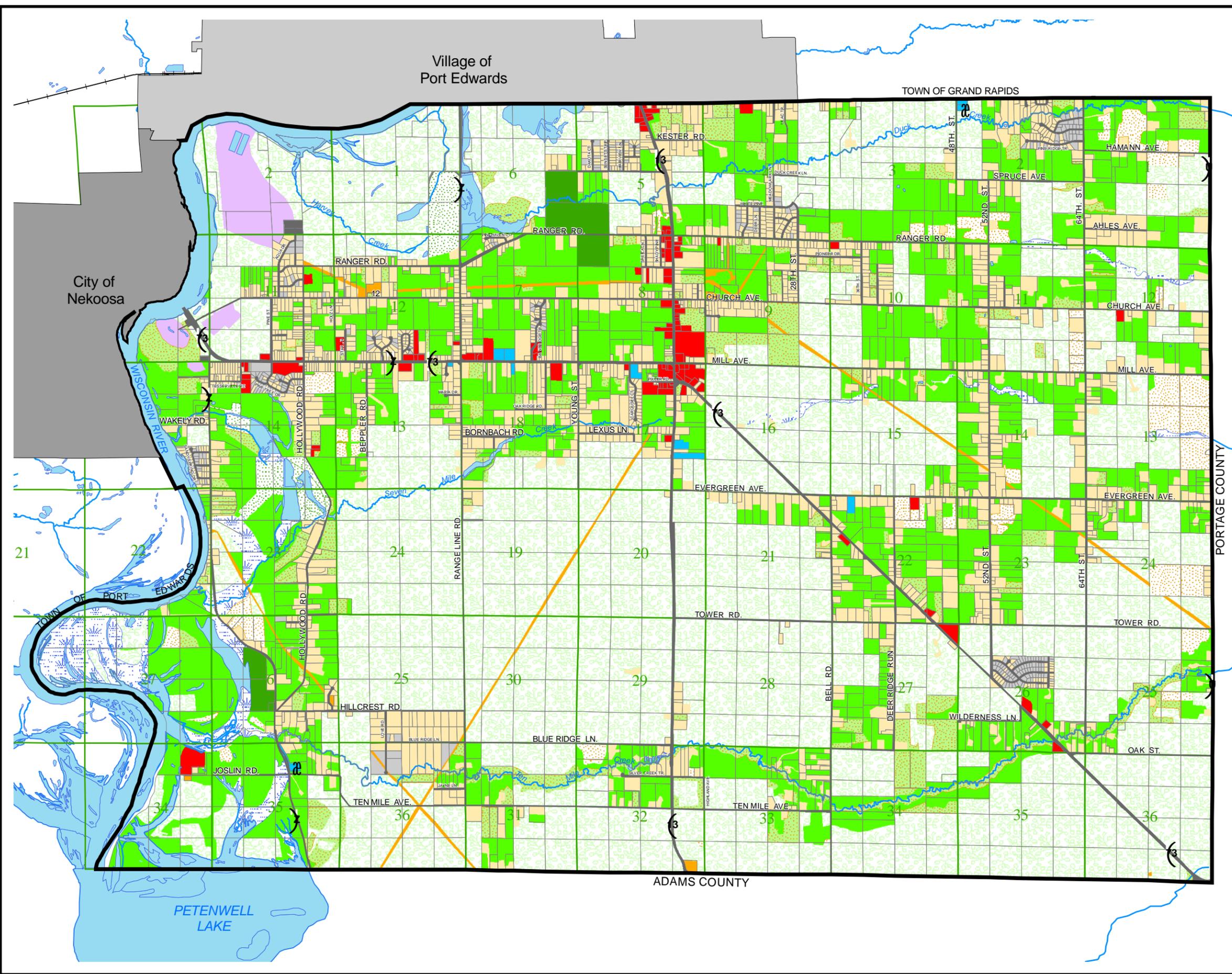
- Base map data provided by Wood County.
- Soil data provided by NRCS/Wood County.
- Wetland data provided by WIDNR/Wood County.
- Floodplain data provided by FEMA/Wood County.
- Orthophotography publication data is 2005.



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Town of Saratoga Wood County, Wisconsin Map 6: Existing Land Use



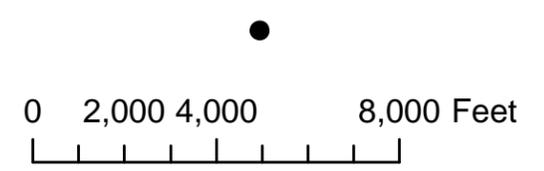
Legend

- Town of Saratoga
- Village of Port Edwards
- City of Nekoosa
- Roads
- Rail Roads
- Sections
- Parcels
- Rivers

Existing Land Use

- Agriculture
- Recreational Lands
- Forest Agriculture
- Water Based Agriculture
- Commercial
- Utilities
- Industrial
- Pasture and Other Open Spaces
- Public
- Residential
- Transportation
- Vacant
- Surface Water
- Wooded Lands
- Wetlands

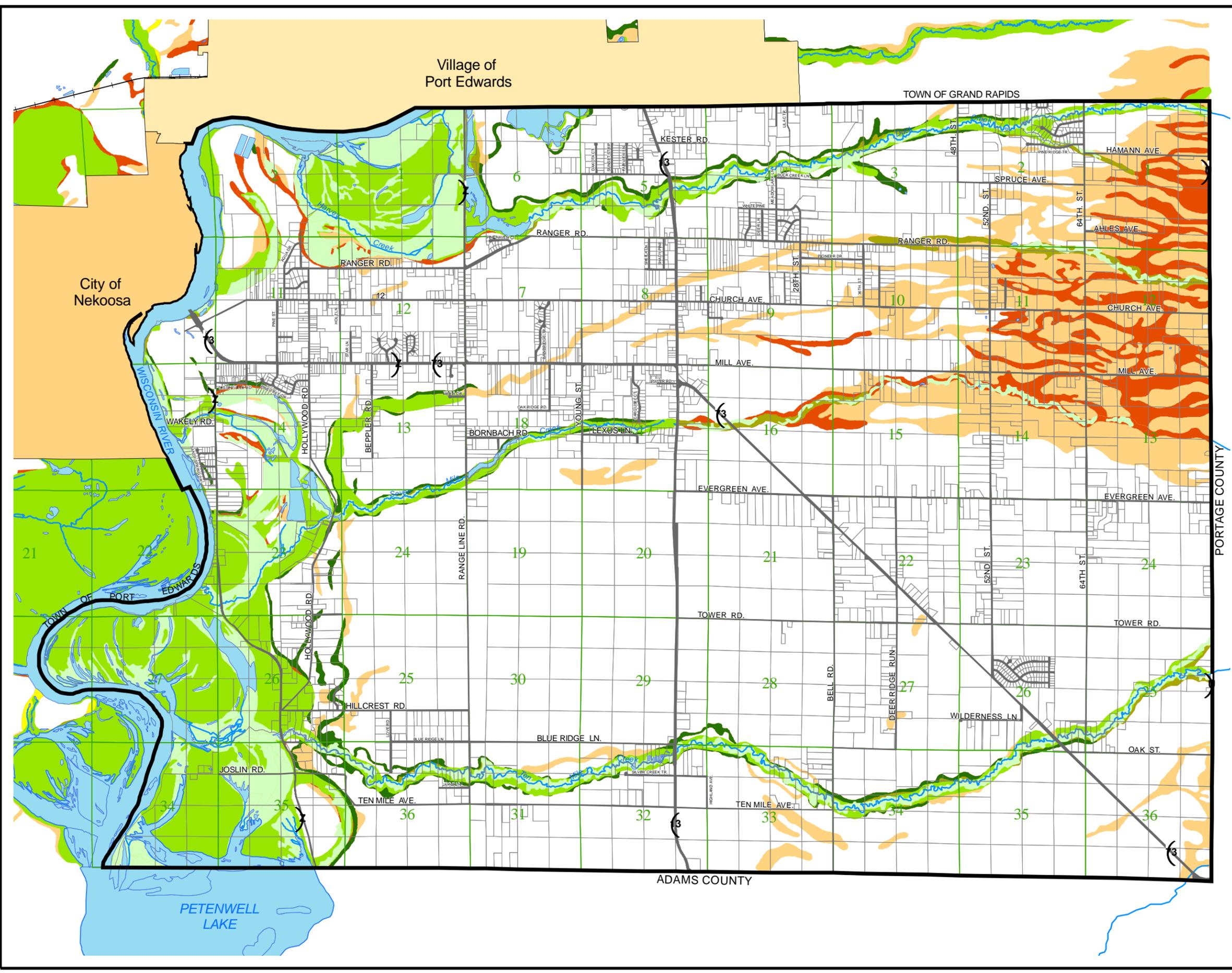
Sources:
 - Base map data provided by Wood County.
 - Orthophotography publication data is 2005.
 - Land Use/Wetlands observed from Orthophotos.



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 Date: 05-04-07
 File: G:/projects/maps/wi/town/saratoga
 Data: Provided by Wood County



Town of Saratoga Wood County, Wisconsin Map 7: Development Limitations



Legend

- Town of Saratoga
- Village of Port Edwards
- City of Nekoosa
- Roads
- Rail Roads
- Sections
- Parcels
- Water
- Rivers
- Wetlands
- Floodplain
- Steep Slopes > 12%

Flood Frequency

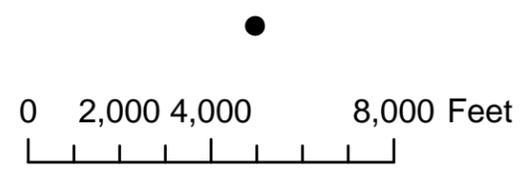
- Frequent
- Occasional

Basement Dwellings

- Very Limited
- Somewhat limited

Sources:

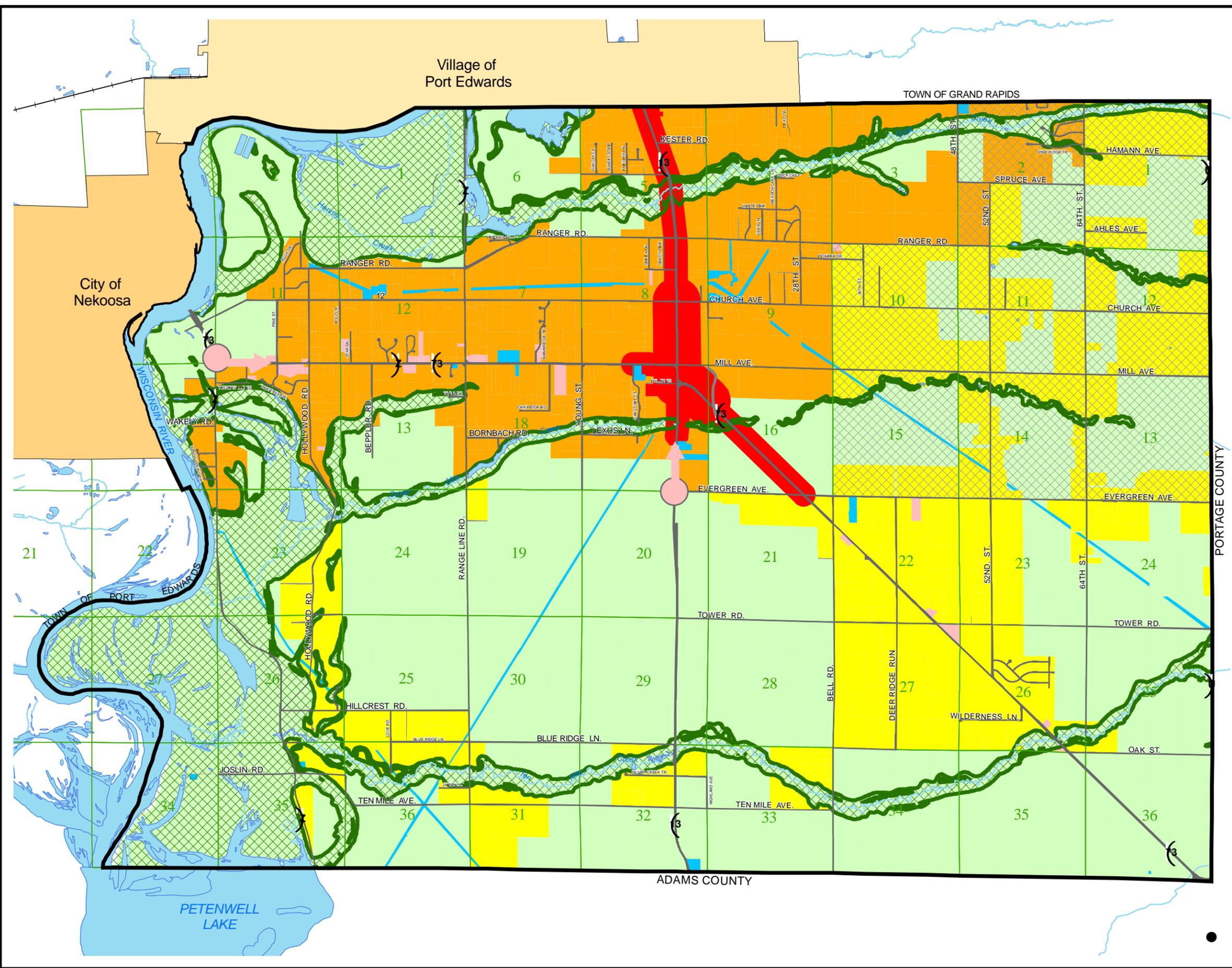
- Base map data provided by Wood County.
- Soil data provided by NRCS/Wood County.
- Wetland data provided by WiDNR/Wood County.
- Floodplain data provided by FEMA/Wood County.
- Orthophotography publication data is 2005.



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Date: 05-04-07
File: G:/projects/maps/wi/town/saratoga
Data: Provided by Wood County



Town of Saratoga Wood County, Wisconsin Map 8: Future Land Use

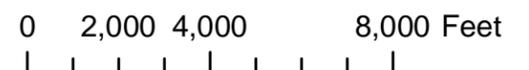


Legend

- Town of Saratoga
- Village of Port Edwards
- City of Nekoosa
- Roads
- Parcels
- Rail Roads
- Sections
- Water
- Rivers

Future Land Use

- Natural Resource Preservation
- Development Constraints
- Rural Preservation
- Rural Residential
- Residential Boundary
- Suburban Residential
- Rural Commercial
- Highway Commercial
- Industrial
- Public & Utilities
- Transportation



Sources:
- Base map data provided by Wood County.

Drafted: ADB
Date: 05-04-07
File: G:/projects/maps/wi/town/saratoga
Data: Provided by Wood County

