

# ISSUES AND OPPORTUNITIES

## 1.1 INTRODUCTION

Population is an important contributing factor to the pattern of settlement and development of a municipal unit. Significant increases or decreases in the number of inhabitants along with the characteristics of income, education, and age all impact economic development, land use, transportation, and the use of public and private services. Examining past changes and the present conditions of population enhances the ability to prepare for the future needs of a community.

## 1.2 SMART GROWTH REQUIREMENTS

This element of the plan gives an overview of the pertinent demographic trends and background information necessary to develop a comprehensive understanding of the changes taking place in the Town of Stinnett. As required under SS 66.1001, Wisconsin Statutes, this element includes information on population, households, age distribution, education, and income characteristics and forecasts. It also includes a section on overall goals, objectives, policies, and programs to help guide future preservation and development in the town over a 20-year planning period.

## 1.3 POPULATION

### Historical Population

Since 1950, the Town of Stinnett has exhibited variable population trends. Table 1.1 reveals the town sustained a substantial decline from 1950 to 1970, losing 69 residents. Since 1970 the town’s population has been continually on the rise with the greatest increase in the period from 1990 to 2000 when the town increased by 52 inhabitants, leaving it at 263 in the 2000 Census.

**Table 1.1: Town of Stinnett: Historical Population 1950-2000**

	1950	1960	1970	1980	1990	2000
US Census	203	156	134	179	211	263

US Census Bureau

### Population Projections

In Table 1.2, population projections for the Town of Stinnett, generated by the Northwest Regional Planning Commission (NWRPC), are displayed using three different projection methods through 2020. All three methods used to project Stinnett’s population over the next 20 years show an increasing population. While differing in absolute numbers, the projections of all three formulas reveal a similar pattern: a modest, continued growth through the year 2020. For

clarification on how these projections were generated see footnote.<sup>1</sup> Figure 1.1 charts both the historical population as well as the projected population change through 2020.

**Table 1.2: Town of Stinnett: Population Projections, 2005-2020**

	2005	2010	2015	2020
<sup>1</sup> Historical Avg.	273	283	294	305
<sup>2</sup> Forecast (Linear Regression)	235	242	249	257
<sup>3</sup> 20 Year Avg.	291	319	353	387

<sup>1</sup>NWRPC Projections based upon historical average  
<sup>2</sup>NWRPC Projections based upon linear regression analysis  
<sup>3</sup>NWRPC 20 year average

Population projections represent estimates of future population change based on historical information. Actual future population growth will be based on many social and economic factors, and unforeseen events may cause dramatic deviations from the projected future values. Three methods are used to depict different mathematical models and are represented in Figure 1.1. The methods used are:

- Linear regression
- Historical population growth rate
- 20-year growth rate

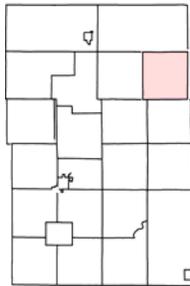
Regression projections tend to be the most conservative estimates due to the negative population spike occurring between 1950 and 1960. The historical growth rate is typically a mid-range estimate based on the average growth rate from 1950 through 2000. The 20-year growth rate tends to produce the highest estimates, due to the high population growth rates experienced in Washburn County during this period. Barring unforeseen changes, population growth in Washburn County will occur, and likely at a rate at least equivalent to or exceeding the 20-year growth rate. It is expected that net in-migration will continue to drive population growth as more retirees relocate to places within the county, especially the lake areas. The 20-year grow rate model is likely to be the most realistic future growth model for most local units of government within the county.

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<sup>1</sup>  
Historical Average:  
Model based on the historical average 10-year growth rate for the period 1950-2000. Derived historical growth rate (x) is applied to year 2000 population in order to generate 2010 figure.

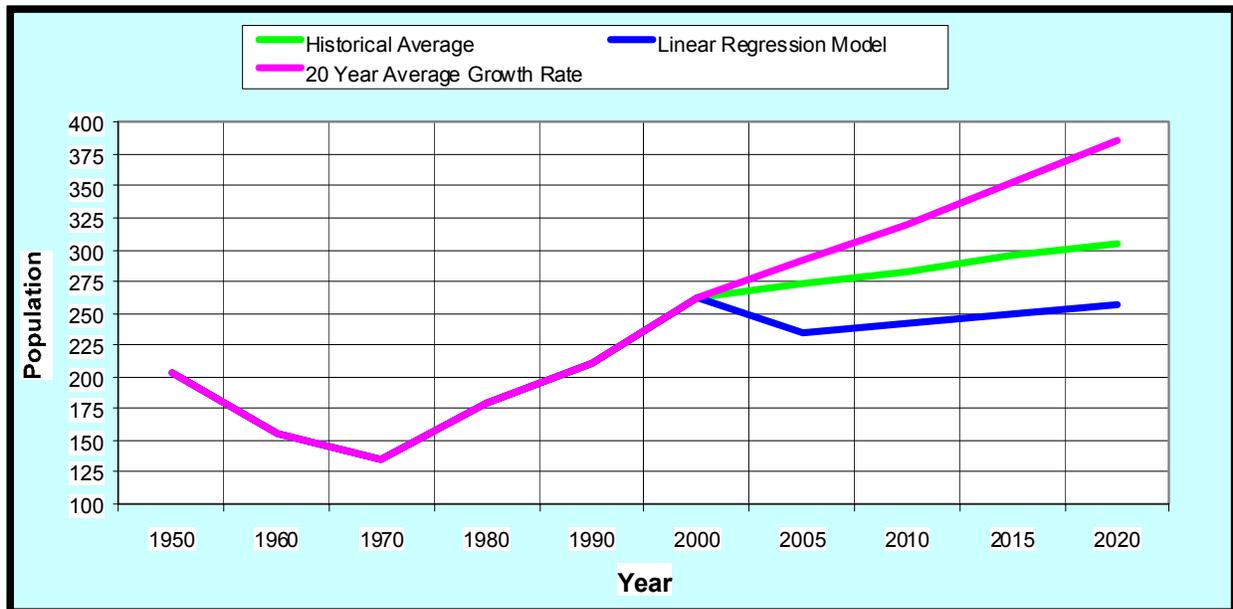
Linear Regression Model  
Prediction of future population based on historic values. Regression fits a line through a set of observations using the "least squares" method

20-Year Historical Average  
Population model which uses the historical average for the period 1980-2000.



**Figure 1.1**

**TOWN OF STINNETT**  
**Historic Population: 1950-2000**  
**Population Projection: 2005-2020**



**Factors Affecting Population Change**

Factors for the overall increase in population in the Town of Stinnett may include: the relatively new phenomena of home-based electronic businesses, the conversion of seasonal residences into permanent residences, continued lakeshore development, attractiveness of the areas natural resources, affluent people choosing to buy homes and retire in the area, and the overall ability of the region to provide a quality of life that’s comfortable with access to goods, services, and economic activities to satisfy its current population and attract new people.

**1.4 AGE DISTRIBUTION AND DEMOGRAPHIC TRENDS**

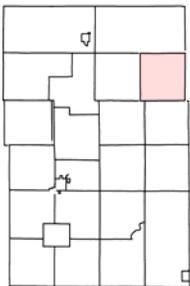
**Summary of Demographic Changes**

In the years between 1990 and 2000, the Town of Stinnett saw a decrease in persons age 5 to 14, 25 to 34, 45 to 54, and persons age 75 to 84. Conversely, the town saw an increase in all other age groups, the largest of which were persons age 35 to 44 as this age class gained 40 people. That is a 222.2 percent increase from 1990. Table 1.3 illustrates the net gain/loss and percent change for each age group, while the population pyramids in Figure 1.2 represent a visual depiction of the age categories for 2000 in the Town of Stinnett.

**Table 1.3: Town of Stinnett, Demographic Change: 1990-2000**

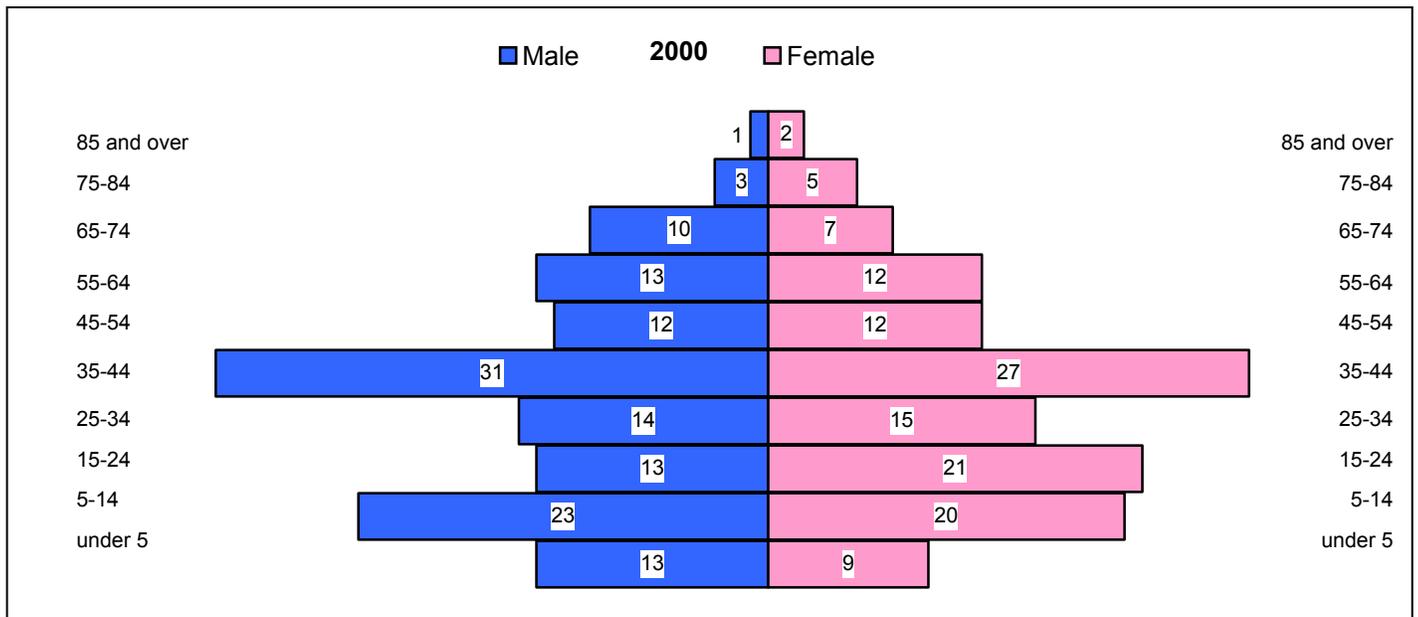
Age category	Change in Absolute Numbers: 1990-2000	Percent Change: 1990-2000
Under 5	8	57.1%
5 to 14	-5	-10.4%
15 to 24	19	126.7%
25 to 34	-12	-29.3%
35 to 44	40	222.2%
45 to 54	-6	-20.0%
55 to 64	4	19.0%
65 to 74	5	41.7%
75 to 84	-4	-33.3%
85 and over	3	300.0%
Selected age categories		
All inhabitants under 14	3	4.8%
All inhabitants under 24	22	28.6%
All inhabitants over 65	4	16.7%
All inhabitants over 75	-1	-8.3%

Calculated from US Census Bureau data, 1990 & 2000(STF-1A)



**Figure 1.2**

**TOWN OF STINNETT  
Male & Female Age Distribution, 2000**



## 1.5 HOUSEHOLD CHARACTERISTICS

### Households

The 2000 Census identifies 100 households in the Town of Stinnett. Of these, 69 (69.0%) are family households and 31 (31.0%) are non-family households. Over 30 percent of households in the town are two person households, which is close to the average household size of 2.63 persons.

### Household Trends

In reviewing the household characteristics, and present composition of households, one noticeable trend comes forth: married-couple families with children comprise one-quarter of the families in the town. Table 1.4 below reveals in more detail the composition and characteristics of households in the Town of Stinnett as well as definitions for each characteristic.

	<b>Total</b>	<b>Percent of all households</b>
<b>TOTAL HOUSEHOLDS</b>	100	100.0%
Family Households (families)	69	69.0%
Male Householder	55	55.0%
Female Householder	14	14.0%
Married couple-family with children	23	23.0%
Other family	17	17.0%
Non-family Households	31	31.0%
Male householder	22	22.0%
Female householder	9	9.0%
Householder age 55 or older	35	35.0%
1 persons in household	27	27.0%
2 persons in household	34	34.0%
3 persons in household	10	10.0%
4 persons in household	15	15.0%
5 persons in household	9	9.0%
6 persons in household	3	3.0%
7 or more persons in household	2	2.0%
Average household size	2.63	(x)
Average family size	3.13	(x)

Source: U. S. Census Bureau, 2000-(STF-1A)  
 (X) Not applicable

**Definitions**

Households- A person or group of persons who live in a housing unit. These equal the count of occupied housing units in a traditional census.

Householder- This is the person or one of the people in whose name the house is owned, being bought, or rented.

Family Households (families)- Includes a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption.

Married-couple family- A family in which the householder and his or her spouse are enumerated as members of the same household.

Other family- A male or female householder with no husband or wife present.

Non-family Household- A householder living alone or with non-relatives only.

Average Household Size- A measure obtained by dividing the number of people in households by the total number of households.

Average Family Size- A measure obtained by dividing the number of people in families by the total number of families.

Per-Capita Income- Calculated as the personal income of the residents of an area divided by the population of that area.

Median Household Income- The average income received in the previous calendar year by all household members 15 years old and over, including household members not related to the householder, people living alone, and others in non-family households.

**Household Projections**

In Table 1.5, household projections for the Town of Stinnett, generated by the Northwest Regional Planning Commission (NWRPC), are displayed through 2020. In the next 20 years, the town is projected to gain 35 households (approximately 2 per year), which is an increase of 35.0 percent.

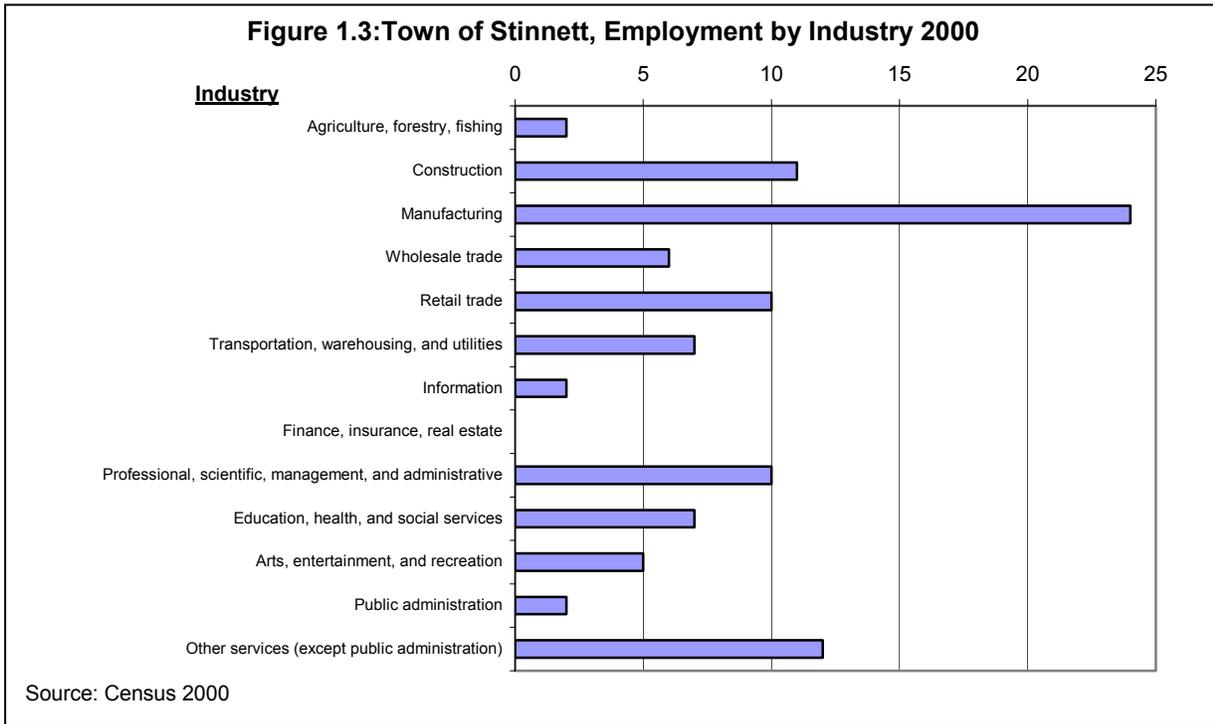
Town of Stinnett	1980	1990	2000	2005	2010	2015	2020
U.S. Census <sup>1</sup>	65	83	100	--	--	--	--
NWRPC <sup>2</sup>	--	--	--	109	118	126	135

Source: <sup>1</sup>US Census Bureau  
<sup>2</sup>NWRPC Linear Regression Analysis Projections

## 1.6 INCOME AND POVERTY STATISTICS

### Industry

The 2000 Census reports 24 of the town’s 98 civilian labor force as currently employed in the manufacturing industry in the Town of Stinnett. Figure 1.3 shows in more detail the composition of the town’s workforce.



### Washburn County Employment Forecasts

According to the 2000 Census, 7,145 persons were employed, a 45 percent employment rate. Forecasts were done using projected population estimates, and assuming that 45 percent of the population will be employed in the next 20 years.

In 2000, education, health, and social services lead the county in job type with 1,286 persons employed. Manufacturing is at a close second with 1,186 jobs and third is retail trade at 1,010. Predictions indicate that by 2020, these same three employment sectors will lead the county in employment. Table 1.6 displays forecasted Washburn County job employment through 2020.

**Table 1.6: Washburn County Employment by Job Type 2000, Forecasts 2005-2020**

Job Categories	2000	% Employed in 2000	2005	2010	2015	2020
Ag., forestry, fishing & mining	389	5.4%	411	433	458	483
Construction	647	9.1%	684	720	761	803
Manufacturing	1,186	16.6%	1,253	1,320	1,396	1,471
Wholesale Trade	155	2.2%	164	173	182	192
Retail Trade	1,010	14.1%	1,067	1,124	1,188	1,253
Transportation & warehousing	402	5.6%	425	447	473	499
Finance, insurance, real estate	280	3.9%	296	312	329	347
Information	80	1.1%	85	89	94	99
Professional, management, admin.	278	3.9%	294	309	327	345
Education, health & social services	1,286	18.0%	1,359	1,431	1,458	1,595
Arts, entertainment & recreation	638	8.9%	674	710	751	791
Public administration	413	5.8%	436	460	486	512
Other services	381	5.3%	403	424	448	473
<b>Total</b>	<b>7,145</b>		<b>7,549</b>	<b>7,952</b>	<b>8,352</b>	<b>8,863</b>

Source: U.S. Census & NWRPC Projections

### **Occupational Categories**

The 2000 Census identifies most employed Town of Stinnett residents work in production, transportation, and material moving occupations. Table 1.7 illustrates the occupational status of Town of Stinnett residents.

**Table 1.7: Town of Stinnett, Occupations 2000  
(Employed civilian population 16 years and over)**

Occupation	Number
Management, professional, and related occupations	2
Service occupations	15
Sales and office occupations	18
Farming, fishing, and forestry occupations	2
Construction, extraction, and maintenance occupations	23
Production, transportation, and material moving occupations	38
<b>Total</b>	<b>98</b>

Source: Census 2000

### **Household Income in 1999**

Of the town's 103 households, 57.3 percent report an annual income of over \$25,000, while the remaining households (42.7%) report annual incomes below \$25,000. Table 1.8 reports in more detail the average annual income for households in the Town of Stinnett.

**Table 1.8: Town of Stinnett, Household Income**

Annual Income	Number of Households	Percent of Households
Less than \$10,000	8	7.8%
\$10,000 - \$14,999	9	8.7%
\$15,000 - \$24,999	27	26.2%
\$25,000 - \$49,999	34	33%
\$50,000 - \$99,999	25	24.2%
\$100,000 and over	0	0%

Source: 2000 Decennial Census

**Median Income, Per Capita, and Poverty Level**

The 2000 Census reports a median household income of \$27,750 for Stinnett. This figure is lower than the median level for both Washburn County and the state figure as indicated in Table 1.9. Per capita income for Stinnett is lower than both the county and state average, while the poverty level is identified as being lower than the county and the state.

**Table 1.9: Median Household Income, Per Capita Income and Poverty Levels for the Town of Stinnett, Washburn County, and the State of Wisconsin**

	Town of Stinnett	Washburn County	State of Wisconsin
Median Household Income	\$27,750	\$33,716	\$43,791
Per Capita Income	\$13,168	\$17,341	\$21,271
Percent of inhabitants below poverty level	2.8%	9.9%	8.7%

Source: 2000 Decennial Census

**Educational Attainment**

The 2000 Decennial Census identifies 171 town residents age 25 and over; and of this age group, 138 (80.7%) have attained only a high school education. The table below details educational attainment of Town of Stinnett residents.

**Table 1.10: Educational Attainment**

Highest Level of Education Attained	Number of Residents Aged 25 and Older	Percent of all Town of Stinnett Residents
Less than 9 <sup>th</sup> Grade education	10	5.8%
9 <sup>th</sup> to 12 <sup>th</sup> education, no diploma	23	13.5%
High School Diploma	82	48.0%
Some College, No Degree	29	17.0%
Associate Degree	15	8.8%
Bachelor’s Degree	10	5.8%
Master’s Degree or Professional Degree	2	1.2%

Source: 2000 Decennial Census

## **1.7 KEY PLANNING ISSUES AND OPPORTUNITIES**

To guide the planning process, the Town Comprehensive Planning Committee directed a number of efforts to ensure that this comprehensive plan is based on a vision shared by Stinnett residents. The results are summarized below.

### **Washburn County Comprehensive Plan “Public Participation Plan”**

Wisconsin’s new “Smart Growth” law requires municipalities to adopt written procedures that are designed to foster a wide range of public participation throughout the planning process. The main goal of this plan is to make all citizens of Stinnett aware of the progress of the comprehensive planning process occurring in the town and to offer the public opportunities to make suggestions or comments during the process. This Public Participation Plan is the same for all communities developing plans within Washburn County.

In adhering to the requirement of developing and adopting a Public Participation Plan, on October 17, 2002 the Town of Stinnett adopted the plan for use in the overall development of the Stinnett Comprehensive Plan.

### **Community Survey**

The town mailed a survey to all landowner in January 2002. Out of 173 surveys that were sent, 40 completed surveys were returned to Northwest Regional Planning Commission. This results in a response rate of 23.1 percent, which is good for a written survey of six pages. The survey included questions to gather basic demographic data, ascertain resident’s assessment of the current situations, and to obtain opinions regarding the town’s future.

### **Issues Identification and S.W.O.T. Analysis Workshops**

The town held its Issues Identification meeting in October 2002 and a S.W.O.T. (Strengths, Weaknesses, Opportunities, and Threats) meeting in November 2002. The purpose of the Issues meeting was to identify issues the town faces specific to seven of the nine ‘Smart Growth’ elements. In the November 2002 meeting, the town went through a S.W.O.T. analysis where participants were asked to express their opinions about the town’s strengths, weaknesses, opportunities, and threats. Results of both the issues and S.W.O.T. meeting are available at the end of this element.

### **Town of Stinnett Open House**

On January 19, 2003, from 1-3 p.m., the Town of Stinnett held an open house/public input session at the town hall. The purpose of the open house was to discuss the results of the survey and to take comments from the public. 31 people attended this meeting.

### **Public Hearing and Plan Adoption**

A formal public hearing on the comprehensive plan was held on September 13, 2005. In advance of that hearing, the town provided copies of the plan to surrounding governments and other parties under the requirements of the ‘Smart Growth’ legislation.

## **1.8 OVERALL GOAL STATEMENT**

The Town of Stinnett has prepared a number of goals and objectives that include actions and policies in addressing land use activities of the town. For purposes of this planning process, actions identified through the plan are also defined as policies. The goals and objectives are intended to assist the town board and local property owners in implementing actions deemed important and in the interest of the community. It is imperative the set of goals, objectives, actions, and policies described in this plan are implemented to fully achieve the desired outcome. A full set of the goals, objectives, and activities are included in the implementation element of this plan.

The overall goal is to maintain the quality of life in the Town of Stinnett. To do this the overall objective of the Town of Stinnett is to guide future development and redevelopment of the community in a manner consistent with the element goals, objectives, actions, and identified programs contained in this document. The overall policy is to adopt and implement the comprehensive plan and continue to work with the county and adjacent and overlapping jurisdictions. The overall programs outlined throughout the recommendations and action plan represent the methods to achieve the overall plan goal.

**Town of Stinnett  
October 17, 2002  
Issue Identification**

**Housing**

1. Condemnation and removal of abandoned housing
2. Affordable housing for low-income and senior residents
3. Mobile/manufactured homes are an area to be considered.
4. Environmental impacts of future developments
5. Parcel size/acreage requirement.

**Transportation**

1. Usage of alleys and roadways (developed and undeveloped)
2. Safety of recreational corridors
3. Safety of town and county/state roadways (ie Cty Rd M – S – curve, Hayward Road)
4. Railroad safety concerns ie. crossings
5. Development of recreational corridors
6. Availability of public transportation
7. Continued high quality maintenance of town roads
8. Impact of expanded land use on highway infrastructure
9. Development of well maintained and accessible public landings
10. Safety phones at landings
11. Adequate parking and access (ie: Wild River Trail)
12. Need recreational corridors to lessen road use and to connect to existing corridors outside of town

**Economic Development**

1. Location of future commercial properties
2. Address types of new businesses and industries
3. Maintain rural and recreational atmosphere
4. Development of industrial park
5. Promote tourism-related enterprises
6. Home-based businesses/controlling expansion to full-blown commercial
7. Attract higher wage paying businesses

**Utilities and Community Facilities**

1. Input on high-voltage transmission line construction
2. Future power substation concerns and locations
3. Maintenance on existing powerlines and pipelines
4. Input and information on natural gas line expansion
5. Possible expansion of sewer and water service (Hayward)
6. Placement of water and cell towers
7. Expansion and development of recycling/solid waste opportunities

8. Possible billboard restrictions
9. Future expansion/development/improvements to town park areas
10. Handicapped access issues
11. Street/light development
12. Investigate future fire/rescue/police services
13. Expanded use of town hall for civic activities and programs
14. Potential for child/adult care services
15. Neighborhood watch programs
16. Vandalism
17. Affordable continuing education facilities and services

### **Agricultural, Natural and Cultural Resources**

1. Groundwater protection
2. Surface water protection
3. Protection of wetlands, riparian and flood plain areas
4. More input into usage of county forest lands in town
5. Relinquish county forest lands to town
6. Restrictions on county acquisition of private lands
7. Better management of logging practices
8. Revision of managed forest crops policies
9. Preserve and maintain productive ag lands
10. Regulation of mining – non-metallic (ie. top soil/gravel)
11. Define and protect environmentally sensitive areas and habitat corridors
12. Preservation of historic sites/buildings

### **Intergovernmental Cooperation**

1. Maintain and encourage cooperative service agreements with surrounding municipalities
2. Need for communication with bordering municipalities and counties
3. Encourage community's involvement
4. Web site development for town to encourage communication with other entities
5. Coordinate with county on use of county lands and roads
6. More communication with zoning, WDNR and forestry departments

### **Land Use**

1. Concerns over forest lands fragmentation
2. Availability of township maps (ie. zoning, federal/county lands)
3. Location affordable housing developments
4. Separation of commercial/industrial enterprises from residential areas
5. Determine undesirable land uses
6. Identification and protection of environmental and habitat locations
7. Public lands policies
8. Possibility of town zoning

**Town of Stinnett  
Comprehensive Planning  
November 7, 2002  
Strengths, Weaknesses, Opportunities and Threats**

**Strengths**

1. Scenic Wild Riverway system
2. Commercial businesses
3. Good school system
4. Good roads
5. Proximity to surrounding communities
6. Good hunting and fishing
7. Rural atmosphere
8. Existing town park
9. Newly remodeled town hall
10. River and lake boat landings; new ones in the works
11. Davis Flowage area
12. Low crime
13. Proximity to major urban areas
14. Public lands
15. Near state highway
16. Emergency government plan
17. Availability of quality healthcare services
18. Proximity to tourist attractions and events

**Weaknesses**

1. Lack of employment opportunities
2. Low population
3. Distance from emergency services
4. Lack of town people involvement
5. Lack of housing
6. Limited growth potential
7. Lack of access to public lands; limited potential for usage
8. Limited cooperation with surrounding municipalities
9. Limited cooperation with county forest department
10. Limited cooperation with county government
11. Hazardous transportation network
12. Noise pollution from area roads, highways and railroads
13. Roads and highways not amenable to non-motorized traffic (pedestrians)
14. Lack of civil or social opportunities in town
15. Lack of recreational corridors for ATV's, snowmobiles, hiking, biking, etc.
16. Lack of vision to the future from town citizenry

## **Opportunities**

1. Develop and preserve historical sites
2. Protect and enhance town's rural atmosphere
3. To develop better intergovernmental relationships
4. Develop appropriate economic development in town
5. Develop a good and viable comprehensive plan
6. Promote recreational opportunities in town
7. Develop better access and use of public lands
8. Protecting environmentally sensitive areas
9. Planning for systematic and organized development – example: industry, commercial and housing
10. Promote community involvement in town government and activities
11. Develop services for town residents – example: flu clinics, health clinics, recreational activities
12. Investigate grant opportunities for various projects – example: housing, town services, economic development, environmental

## **Threats**

1. High-voltage power line development
2. Vulnerability to public utilities
3. Rising taxes
4. Possible loss of shared revenues
5. Undesirable growth
6. Poor management of county forest lands
7. Lack of management and direction from WDNR
8. Failing septic systems
9. Lack of zoning enforcement
10. Uncontrolled pet populations
11. High real estate costs
12. Will the county actually use municipal comprehensive plans developed
13. No balance between environmental concerns and recreational activities
14. Chronic wasting disease