

*TOWN OF  
LONG LAKE  
COMPREHENSIVE  
PLAN*





# TOWN OF LONG LAKE COMPREHENSIVE PLAN 2020

NOVEMBER 2004

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Prepared by:



Funding provided in part by Wisconsin Department of  
Administration, Comprehensive Planning Grant





**TOWN OF LONG LAKE  
COMPREHENSIVE PLAN**

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## INTRODUCTION

The Town of Long Lake is located in southern Washburn County, and borders the Town of Sarona to the west, the Town of Madge to the north, the Town of Birchwood to the east, and the Town of Oak Grove (Barron County) to the south. Located at latitude 454109N & longitude 0914321W, the Town of Long Lake is a civil township. Long Lake was part of Bashaw from 1883 through 1889, when the west quarter was part of Shell Lake and the rest became Long Lake. It was reduced to its present size in 1915.

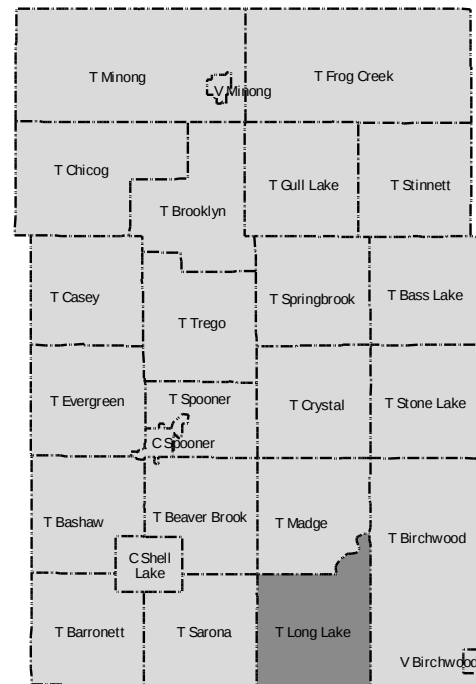
Long Lake is a rural community that has experienced population growth over the past two decades (229 persons). Of the businesses operating in the town, home businesses, eating establishments, and recreation-oriented businesses are the primary economic sectors. Residents enjoy the rural character and atmosphere of the town, which is sustained by a large amount of woodlands and water to create an extremely diversified ecosystem. The plentiful woodlands and abundant water resources provide the basis for a diverse set of wildlife and other natural resources. The major water resource, Long Lake, along with the rich amount of forestland, have provided residents and visitors alike with a unique and enjoyable environment in a rural character setting. Rural character is defined as life in the country characterized by open spaces, wooded areas, low population density, excellent water quality, clean lakes, abundant wildlife, dark night skies, and a high quality natural habitat.

Development of the comprehensive plan is intended to guide future land use decisions made by the Town of Long Lake, surrounding jurisdictions, and Washburn County. It is important to point out this plan is representative of year-round and seasonal residents. Participation by year-round and seasonal residents has contributed to a broad-based plan where all persons had an opportunity to provide direct input. Nowhere during the process were seasonal residents ignored as being “non-voting” landowners or non-residents of the community. Throughout the process, the planning committee/commission encouraged and utilized comments from the public. As a result of this integrated planning process, the comprehensive plan examines the entire community, that pertaining to both year-round and seasonal residents.

### PURPOSE OF THIS PLAN

The *Town of Long Lake Comprehensive Plan* is intended to assist local officials make future land use decisions. The plan will also assist in development and management issues by addressing

**Figure 1: Washburn County**



short-range and long-range concerns regarding growth, development, and preservation of the community. There are numerous reasons for developing a comprehensive plan, including;

- Identifying areas appropriate for development and preservation over the next 20 years;
- Recommending types of land use for specific areas of the town;
- preserve forestry practices and retain forestry as a viable industry;
- Protecting surface water resources and their surrounding environments;
- Identifying needed transportation and community facilities to serve future residents;
- Directing housing and other investments in the town; and
- Providing detailed objectives and actions to implement the plan goals.

This *comprehensive plan* has been prepared under the Wisconsin's Comprehensive Planning legislation contained in Wisconsin Statute 66.1001. The plan is organized into nine chapters or elements. These include: Issues and Opportunities; Housing; Transportation; Utilities and Community Facilities; Natural, Agricultural, and Cultural Resources; Economic Development; Intergovernmental Cooperation; Land Use, and Implementation.

## **THE PLANNING PROCESS**

Efforts by the Town of Long Lake to begin reviewing and discussing comprehensive planning began in 2001 when a community planning committee representing town residents was appointed by the town board. This broad-based committee assisted the town in developing a local community survey and in developing the comprehensive plan prior to recommending it to the plan commission in early 2004.

The Planning Committee/Commission has prepared goals, objectives, and action statements to aid the Town of Long Lake in planning for its future. The Town Board, following review and recommendations by the plan commission adopted the goals and objectives. These broad goals and objectives are intended to provide guidelines for future decision about land use and are intended to provide an orderly basis for immediate and long-range planning. These guidelines will be used by the plan commission in its recommendations to the town board on future land use changes. The goals and objectives recommended in this comprehensive plan are the framework for the various specific action-plans and programs taken on by both the public and private sectors. These implementation statements will provide the foundation for town and county future ordinances, especially those relating to zoning, land division, erosion control, parks, and town and county services.

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

## **TOWN OF LONG LAKE “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 Long Lake 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.

In adhering to the requirement of developing and adopting a Public Participation Plan, on February 5, 2003 the Town of Long Lake adopted the plan for use in the overall development of the Long Lake Comprehensive Plan. (Appendix A)

## **COMMUNITY SURVEY**

In January 2002, a community land use survey was mailed to 691 property owners and residents of the Town of Long Lake. Of the 691 sent, 248 completed surveys were returned to Northwest Regional Planning Commission. This results in a response rate of 35.9 percent, excellent for a written survey of six pages. The survey included questions to gather basic demographic data, ascertain resident’s assessment of the current situation in the town, and to obtain opinions regarding the town’s future. (Appendix B)

## **ISSUES IDENTIFICATION AND S.W.O.T. ANALYSIS WORKSHOPS**

The town held its issues identification meeting in January 2002, and a S.W.O.T. (strengths, weaknesses, opportunities, and threats) meeting in February 2002. The purpose of the issues meeting was to identify issues the town faces specific to seven of the nine ‘Smart Growth’ elements. In February, the town held a workshop 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. meetings are available at the end of the Issues and Opportunities Element.

## **TOWN OF LONG LAKE OPEN HOUSE**

On June 19, 2002, 7-9 p.m., the Town of Long Lake 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 gather comments from the public on the planning process. Eleven people attended this meeting.

## **PUBLIC HEARING**

A formal public hearing on the comprehensive plan and adopting ordinance was held on January 11, 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.



## **ISSUES & 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 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 POPULATION CHARACTERISTICS**

#### **Historical Population**

Since 1950, the town's population has been continually on the rise, with the greatest increase coming in the period from 1990 to 2000, when the town increased by 168 inhabitants putting the town at 737 according to the 2000 U.S. Census.

**Table 1.1: Historical Population 1950-2000**

1950	1960	1970	1980	1990	2000
381	383	422	508	569	737

U.S. Census Bureau

#### **Population Projections**

In Table 1.2, population projections through 2020 for the Town of Long Lake, generated by the Northwest Regional Planning Commission (NWRPC), are displayed using three different projection methods. All three methods used to project Long Lake's population over the next 20 years show an increasing population. While differing in absolute numbers, the projections 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.

1

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.

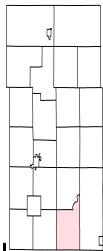
20-Year Historical Average:

Population model which uses the historical average for the period 1980-2000.

**Table 1.2: Population Projections, 2005-2020**

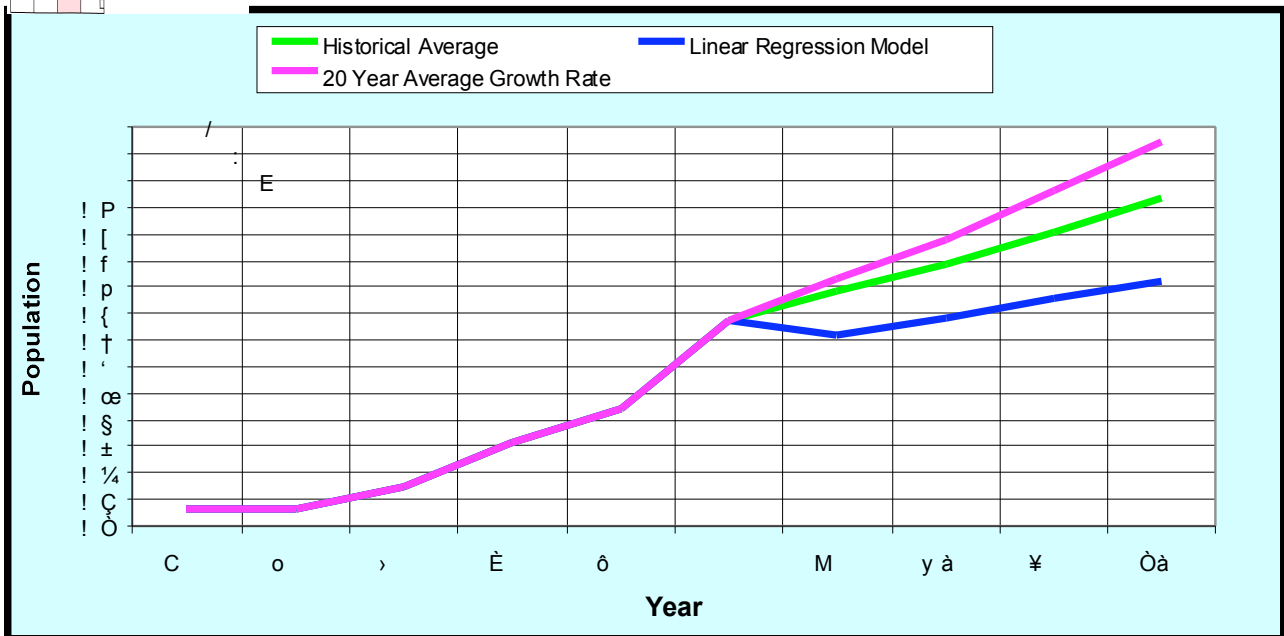
	2005	2010	2015	2020
Historical Average	791	844	905	967
Forecast (Linear Regression)	708	742	777	812
20 Year Average	814	890	982	1,075

Source: US Census Bureau 1950-2000, NWRPC 2005-2020



**Figure 1.1**

**Historic Population: 1950-2000  
Population Projection: 2005-2020**



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:

- ✓ Historical population growth rate
- ✓ Linear regression
- ✓ 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

Long Lake during this period. Barring unforeseen changes, population growth in Long Lake 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. Town of Long Lake housing projections in the Housing Element are based on the 20-year growth rate.

**Factors Affecting Population Change**

Factors for the overall increase in population in the Town of Long Lake 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 the town’s current population and to attract new people.

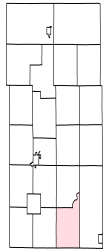
**1.3 AGE DISTRIBUTION AND DEMOGRAPHIC TRENDS**

**Summary of Demographic Changes**

In the years between 1990 and 2000, the Town of Long Lake saw a decrease in children under 5 years old, persons age 25 to 34, and persons age 65 to 74. Conversely, the town saw an increase in all other age groups, the largest of which were persons age 5 to 14 and 35 to 44 where they both gained 65 people. 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 Long Lake.

<b>Table 1.3: Demographic Change: 1990-2000</b>		
<b>Age category</b>	<b>Change in Absolute Numbers: 1990-2000</b>	<b>Percent Change: 1990-2000</b>
Under 5	-4	-10.5%
5 to 14	+65	+108.3%
15 to 24	+18	+36.0%
25 to 34	-29	-38.2%
35 to 44	+65	+101.6%
45 to 54	+32	+43.2%
55 to 64	+19	+22.9%
65 to 74	-7	-8.6%
75 to 84	+8	+23.5%
85 and over	+2	+25.0%
Selected age categories		
All inhabitants under 14	+61	+62.2%
All inhabitants under 24	+79	+53.4%
All inhabitants over 65	+3	+2.4%
All inhabitants over 75	+10	+23.8%

Calculated from U.S. Census Bureau data, 1990 & 2000(STF-1A)



**Figure 1.2**  
**Male & Female Age Distribution, 2000**

85 and over	85 and over
75-84	75-84
65-74	65-74
55-64	55-64
45-54	45-54
35-44	35-44
25-34	25-34
15-24	15-24
5-14	5-14
under 5	under 5

Source: U.S. Census Bureau

## 1.4 HOUSEHOLD CHARACTERISTICS

### Households

The 2000 U.S. Census identifies 284 households in the Town of Long Lake. Of these, 212 (74.6%) are family households and 72 (25.4%) are non-family households. Over 40 percent of households in the town are two person households, which is slightly greater than the countywide average of 2.39 persons. Definitions for household characteristics are provided at the end of this element.

### Household Trends

In reviewing the household characteristics and present composition of households, one noticeable trend comes forth: married-couple families with children comprise one-fourth of the families in the town. Table 1.4 reveals in more detail the composition and characteristics of households in the Town of Long Lake.



**Table 1.4: Household Characteristics**

	Total	Percent of all households
TOTAL HOUSEHOLDS	284	100.0%
Family Households (families)	212	74.6%
Male Householder	180	63.4%
Female Householder	32	11.3%
Married couple-family with children	72	25.3%
Other family	20	7.0%
Non-family Households	72	25.4%
Male householder	42	14.8%
Female householder	30	10.6%
Householder age 55 or older	135	47.5%
1 persons in household	60	21.1%
2 persons in household	122	43.0%
3 persons in household	36	12.7%
4 persons in household	33	11.6%
5 persons in household	18	6.3%
6 persons in household	12	4.2%
7 or more persons in household	3	1.1%
Average household size	2.57	(x)
Average family size	2.96	(x)

Source: U.S. Census Bureau  
(X) Not applicable.

### **Household Projections**

In Table 1.5, household projections for the Town of Long Lake are displayed through 2020. In the next 20 years, the town is projected to gain 151 households (approximately 8 per year).

**Table 1.5: Households 1980-2000, Projected Households 2005-2020**

Town of Long Lake	1980	1990	2000	2005	2010	2015	2020
U.S. Census	193	229	284	--	--	--	--
NWRPC	--	--	--	323	356	394	435

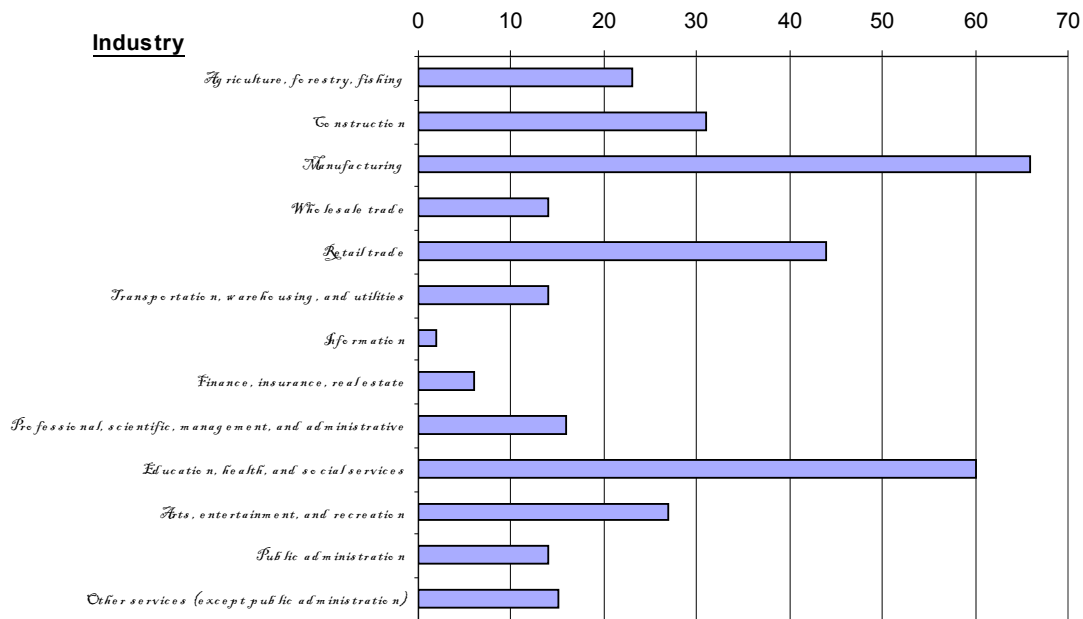
Source: U.S. Census Bureau & NWRPC Projections

## **1.5 EMPLOYMENT, INCOME, AND POVERTY STATISTICS**

### **Employment Characteristics**

The 2000 U.S. Census reports 66 of the town's 332 civilian labor force as currently employed within the manufacturing employment category. Education, health, and social services employ the second most people in the town at 60. Figure 1.3 below shows in more detail the composition of the town's workforce.

**Figure 1.3: Employment by Industry 2000**

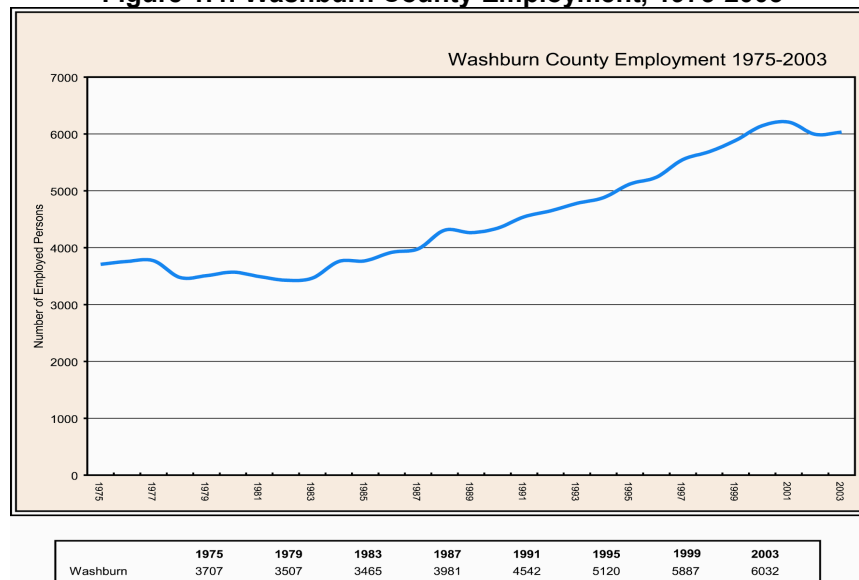


Source: U.S. Census Bureau

**Washburn County Employment Forecasts**

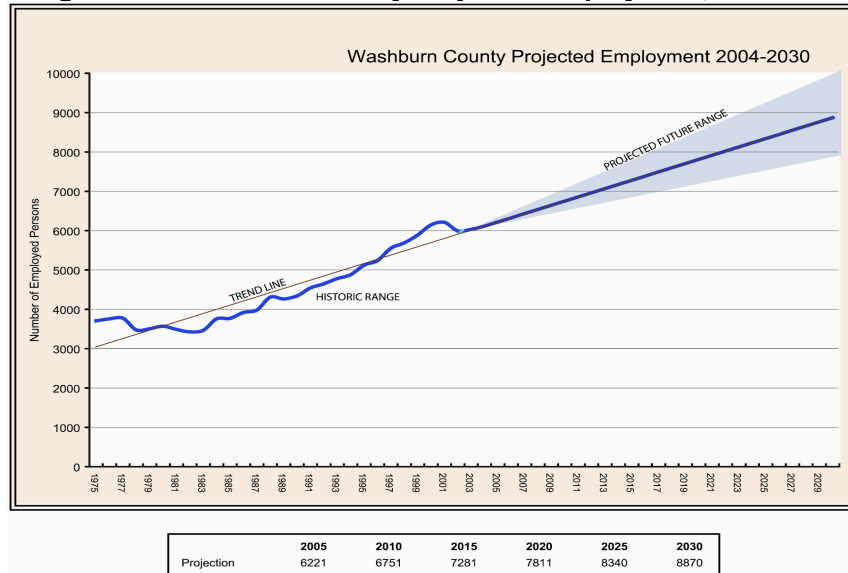
Based on data from the Wisconsin Department of Workforce Development (DWD) highlighting the number of jobs with employers located in Washburn County from 1975 to 2003, employment projections were developed to 2030. Figure 1.4 shows the employed persons for 1975 to 2003 and Figure 1.5 shows not only the past employment data but also the employment projections for future years to 2030.

**Figure 1.4: Washburn County Employment, 1975-2003**



Analyzing the local employment data from 1975-2003 derived employment projections for Washburn County. The “trend line” in Figure 1.5 depicts a “best fit” of the known data values and a projection of the future data values. The shaded area in Figure 1.5 represents a range of probability, meaning that it is more likely that the future value will fall somewhere within this range rather than directly along the trend line. This is a very simplistic model to be used for general planning purposes.

**Figure 1.5: Washburn County Projected Employment, 2004-2030**



**Occupational Categories**

The 2000 U.S. Census identifies most employed Town of Long Lake residents work in management and professional occupations. Table 1.6 illustrates the occupational status of Town of Long Lake residents.

**Table 1.6: Occupations 2000 (Employed civilian population 16 years and over)**

Occupation	Number
Management, professional, and related occupations	116
Service occupations	30
Sales and office occupations	76
Farming, fishing, and forestry occupations	6
Construction, extraction, and maintenance occupations	30
Production, transportation, and material moving occupations	74
<b>Total</b>	<b>332</b>

Source: U.S. Census 2000

**Household Income**

In the 2000 census, the Town of Long Lake reported the fourth highest median household income of all municipalities in Washburn County. About 72 percent of town households reported incomes exceeding \$25,000 per year, with nearly 37 percent earning \$50,000 per year or more. Table 1.7 breaks down household income for Town of Long Lake households.

**Table 1.7: Household Income**

Annual Income	Number of Households	Percent of Households
Less than \$10,000	16	5.9%
\$10,000 - \$14,999	18	6.6%
\$15,000 - \$24,999	41	15.1%
\$25,000 - \$49,999	98	36.0%
\$50,000 - \$99,999	79	29.0%
\$100,000 and over	20	7.4%

Source: U.S. Census Bureau

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

The 2000 U.S. Census reports a median household income of \$40,208 for Long Lake. This figure is between the median level for Washburn County and the state figure as indicated in Table 1.8. Per capita income for Long Lake is higher than the county but lower than the state average, while the percent of inhabitants below the poverty level is significantly lower than both the county and the state.

**Table 1.8: Median Household Income, Per Capita Income and Poverty Levels for the Town of Long Lake, Washburn County, and the State of Wisconsin**

	Town of Long Lake	Washburn County	State of Wisconsin
Median Household Income	\$40,208	\$33,716	\$43,791
Per Capita Income	\$18,049	\$17,341	\$21,271
Percent of inhabitants below poverty level	5.2%	9.9%	8.7%

Source: 2000 Decennial U.S. Census

**Washburn County Labor Force**

A communities labor force is that portion of the population that is employed or available for work. The labor force includes people who are in the armed forces, employed, unemployed, or actively seeking employment. According to Wisconsin Department of Workforce Development (WDWD) data, 7,469 county residents were employed in 2002. The lowest unemployment rate attained in the past 10 years was 5.7 percent (1999 & 2000); it has increased since that time to 7.1 percent. Table 1.9 below depicts Washburn County Labor Force statistics in more detail.

**Table 1.9: Washburn County Labor Force Data**

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Labor Force	6,976	7,081	7,265	7,575	7,835	7,820	7,680	8,061	8,306	8,044
Employed	6,444	6,543	6,781	7,127	7,329	7,355	7,246	7,599	7,785	7,469
Unemployed	532	538	484	448	506	465	434	462	521	575
Unemp. Rate	7.6	7.6	6.7	5.9	6.4	5.9	5.7	5.7	6.3	7.1

Source: Wisconsin Department of Workforce Development

### 1.6 EDUCATIONAL ATTAINMENT

The 2000 Decennial U.S. Census identifies 491 town residents aged 25 and over; of this age group, 435 (88.6 %) have attained a high school education. The Table 1.10 below details educational attainment of Town of Long Lake residents.

**Table 1.10: Educational Attainment**

Highest level of education attained	Number of Residents Aged 25 and Older	Percent of all Town of Long Lake Residents
Less than 9 <sup>th</sup> Grade education	26	5.3%
9 <sup>th</sup> to 12 <sup>th</sup> education, no diploma	30	6.1%
High School Diploma	172	35.0%
Some College, No Degree	92	18.7%
Associate Degree	45	9.2%
Bachelor’s Degree	91	18.5%
Master’s Degree or Professional Degree	35	7.1%

Source: U.S. Census Bureau

**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 U.S. 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.

## 1.7 OVERALL GOAL STATEMENT

The Town of Long Lake 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, and actions described in this plan are implemented to fully achieve the desired outcome. A full set of the goals, objectives, and actions are included in the Implementation Element of this plan.

The overall goal is to maintain the quality of life in the Town of Long Lake. To do this the overall objective of the Town of Long Lake 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 policies and programs outlined throughout the action-plans represent the methods to achieve the overall plan goal.

## 1.8 RESULTS OF ISSUES IDENTIFICATION PROCESS

### Town of Long Lake January 17, 2002

#### Housing

- Access to senior housing
- Increased lakeshore development (could be a land use issue)
- Septic regulations
- Condo's/Apartments/Hotels-lake access
- Density
- Placement and location of single-wide manufactured homes

#### Transportation

- CTH M & D corridor
- Senior Transportation
- Snowmobiles and ATV's-specific corridors
- Enforcement of existing laws
- Emergency disaster plan
- Condition/Maintenance of town roads
- Communication with county on county roads

#### Utility & Community Facilities

- Lack of parks, walking/biking trails
- Utilizing money for above items
- Utility corridors and cell towers
- Underground pipelines

- Town-based clinic

### **Agricultural, Natural, & Cultural Resources**

- Quality of lakes
- Nobleton school
- Fishing contests

- Fire/Police/Emergency Services

- Factory farms
- Erosion of county roads

### **Economic Development**

- Small business promotion-maintain rural character

- Resort industry
- Encourage tourism industry

### **Land Use**

- Zoning of 2<sup>nd</sup> tier lots
- Preservation of agricultural land

- Logging regulations
- Recreation on town land

### **Intergovernmental Cooperation**

- County/town communication
- Sharing of facilities among other towns and ways to communicate with other towns and county

- Local standards should be observed by county if higher standards
- Development of a lake district

## 1.9 SWOT (STRENGTHS, WEAKNESS, OPPORTUNITIES, & THREAT) ANALYSIS

### Town of Long Lake

February 13, 2002

\* Bold type are additions from open house

#### Strengths

1. Long Lake Preservation Association
2. First responders
3. Hunt Hill
4. Lake
5. Bio-diversity
6. Good air/water quality
7. Scout camp
8. Geographic location
9. High evaluation
10. Good access to public land
11. Support from residents
12. Recycling center
13. Small business support
14. Tourism
15. Long Lake Chamber
16. Churches

#### Weaknesses

1. Tourism
2. Lack of long-range planning
3. Little public lands in township
4. No parks/bike trails
5. Distance from Fire, Police, & Hospital
6. High evaluation and taxation
7. Traffic control
8. Location of CTH M
9. Unpaved direct access roads
10. Paved roads
11. Lack of citizen involvement
- 12. Lack of enforcement (should be easy and effective)**

#### Opportunities

1. Development of low impact trails & parks
2. Farmers market
3. Attraction of artisans
4. Environmental (green) development
5. Identify available grants
6. Land use planning
7. Scout camp, Hunt Hill, and Long Lake Chamber rapport with residents
8. Educational opportunities
9. Cooperation with LLPA & 2<sup>nd</sup> tier utilization
10. Preservation of area and its history
11. People potentials
12. Community land trusts
13. Communication with seasonal residents

#### Threats

1. Uncontrolled development
2. 2<sup>nd</sup> tier development
3. Division of large properties
4. Lack of land use planning
5. Lack of resources in county zoning department
6. Loss of money/revenue
7. Non-point pollution
8. Population density
9. Landfill
10. Conflicts in recreational land and water use
11. Eminent domain
12. Towers & billboards
13. Uninformed residents on issue



# HOUSING

## 2.1 INTRODUCTION

Usually, most rural towns contain a high percentage of single-family homes, often with few other housing types available. As new people move in and the population ages, other types of housing will have to be given some thought, in order to provide the variety needed to meet the needs of residents. In developing a 20-year comprehensive plan for the Town of Long Lake, the existing housing stock has been reviewed and recommendations made to meet the housing needs to the year 2020.

## 2.2 EXISTING HOUSING STOCK CHARACTERISTICS

For the period 1980 to 1990, the Town of Long Lake exhibited a 2.3 percent increase in total housing units. From 1990 to 2000, the town saw an additional 21 new housing units, a 3.4 percent increase, putting total housing units according to the U.S Census Bureau at 590 in 2000.

**Table 2.1: Housing Characteristics**

Long Lake Town	1980	1990	2000	2005	2010	2015	2020
Total Housing Units	556	569	590	671	740	819	904
Total Occupied Housing Units (Households)	193	234	284	323	356	394	435
Single-Family Units (Owner-Occupied Units)	167	193	245	279	307	340	375
Renter-Occupied Housing Units	26	41	39	44	49	54	60
Seasonal Units	-	312	279	317	350	387	428
Average Household Size	2.63	2.49	2.57	2.52	2.5	2.49	2.47

Source: U.S. Census 2000 & NWRPC Projections

### **Owner-Occupied Housing Units**

The majority of housing units in the Town of Long Lake are owner occupied. In 2000, 245 (86.3%) of all occupied housing units were identified as owner occupied, representing a 3.8 percent increase from 1990. Projections indicate that owner-occupied units will continue to comprise the majority of all occupied units through 2020.

### **Renter-Occupied Housing Units**

Renter-occupied units comprised 13.7 percent of all occupied housing units in the Town of Long Lake in 2000. Projections indicate an additional 21 renter occupied units in the town by the year 2020.

### **Seasonal Homes**

The Town of Long Lake has traditionally been a tourism/recreation destination and has maintained a large number of homes identified as seasonal housing units, units not lived in as a permanent residence but used for recreation or occasional use. This category includes all types

of recreational uses, from summer homes to hunting cabins. Nearly 50 percent of housing units in Long Lake are classified as seasonal housing units.

Trends that have been identified as taking place throughout northern Wisconsin in the past 10 to 15 years also may impact the Town of Long Lake. One is the conversion of seasonal homes into permanent residences, especially by individuals at retirement age; and two is the conversion of permanent homes into seasonal homes as area residents retire and spend winters in a more temperate climate. As no specific data exists on these trends for the Town of Long Lake, it is difficult to definitively describe where and at what rate these conversions are taking place. In the next 20 years, the town is expected to see 314 new housing units built for seasonal use, approximately 16 per year.

### **Decline in Inhabitants per Occupied Housing Unit**

A trend common to many northern Wisconsin townships and rural areas in general is the gradual decline of inhabitants per occupied household. Table 1.4 indicates that in 2000 the Town of Long Lake had an average of 2.57 persons per household, representing a decrease from the 1980 level of 2.63. Projections indicate that by 2020, the town will have an average of 2.47 persons per household. The central trends causing this decline include the out migration of inhabitants over the age of 18 for work or school, overall smaller family sizes, fewer families with children moving into the town, fewer children being born to Town of Long Lake residents, and a steady divorce rate. Additionally, many households are composed of retired couples or are single person households.

### **Projected Housing Needs**

Future growth or decline in housing units can impact local units of government significantly. Each housing unit requires public services from fire protection to addressing and tax assessment. Projecting future housing units in the Town of Long Lake will assist local town government in planning for future growth.

According to the Census Bureau, the Town of Long Lake has experienced an increase in total housing units since 1980. During the 20-year period from 1980 to 2000, 34 new housing units were constructed. Based upon past trends, total housing units in Long Lake will continue to increase to the year 2020. In 2000, the Town of Long Lake had 590 units, with projections indicating that by 2010, the town will have 740 units and 904 units by 2020. The projected growth indicates an average of 16 new housing units per year through 2020.

### **Structural Characteristics**

Table 2.2 compares housing characteristics for the Town of Long Lake with the surrounding Towns of Oak Grove (Barron County), Birchwood, Madge, Sarona as well as Washburn County. In 2000, the town had a vacancy of 51.9 percent. According to the 2000 Census, seasonal, recreational, or occasional use accounted for 50 percent of that vacancy, leaving a “true” vacancy of 4.6 percent. These seasonal, recreational, or occasional uses likely are around Long Lake. The town’s median housing value in 2000 (\$127,000) was higher than all surrounding municipalities, with the exception of the Town of Birchwood.

**Table 2.2: Housing Comparisons**

	Town of Long Lake	Town of Birchwood	Town of Madge	Town of Oak Grove	Town of Sarona	Washburn County
Total Housing Units	590	528	410	324	263	10,814
% Vacant	51.9%	63.8%	50.7%	3.4%	37.3%	38.9%
*Median Housing Value	\$127,000	\$144,000	\$120,500	\$97,100	\$91,800	\$85,700

Source: U.S. Census 2000, Summary File 3

\* All specified owner-occupied units

**Housing Stock**

Understanding the relative age of the housing stock is a good indicator of the quality and condition of the available housing stock. Over 50 percent of the homes in the Town of Long Lake were built before 1970 (30+ years ago), which might indicate that the need for repair and maintenance of these homes is likely over the 20-year planning period. Table 2.3 details the percent of the town’s total housing stock by year built.

**Table 2.3: Age of Housing Stock**

Year Structure Built	% of Total Housing Stock
1999 to March 2000	1.7%
1995 to 1998	8.0%
1990 to 1994	6.2%
1980 to 1989	11.0%
1970 to 1979	17.6%
1960 to 1969	13.7%
1940 to 1959	21.6%
1939 or earlier	20.2%
<b>Total</b>	<b>100%</b>

Source: U.S. Census Bureau

**Units in Structure**

1-Unit, Detached--This is a 1-unit structure detached from any other house; that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides. Mobile homes or trailers to which one or more permanent rooms have been added or built also are included.

1-Unit, Attached--This is a 1-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.

The 2000 Census reports that of the total housing units 91.3 percent are 1-unit detached, 2.0 percent are 1-unit attached, and 5.4 percent are mobile homes.

**Heating Fuel**

Of the occupied housing units, 172 are identified as using bottled, tank, or LP gas as their primary source of heat. Table 2.4 below illustrates other means of heating fuel that are used in the Town of Long Lake.

**Table 2.4: Home Heating Fuel**

Heating Fuel	Number
Utility Gas	*6
Bottled, tank or LP gas	172
Electricity	27
Fuel oil, kerosene, etc	29
Coal or coke	-
Wood	40
Solar energy	-
Other fuel	-
No fuel used	-

Source: U.S. Census 2000 (DP-4)

\* No gas utilities exist in the town as of this writing

*Housing*

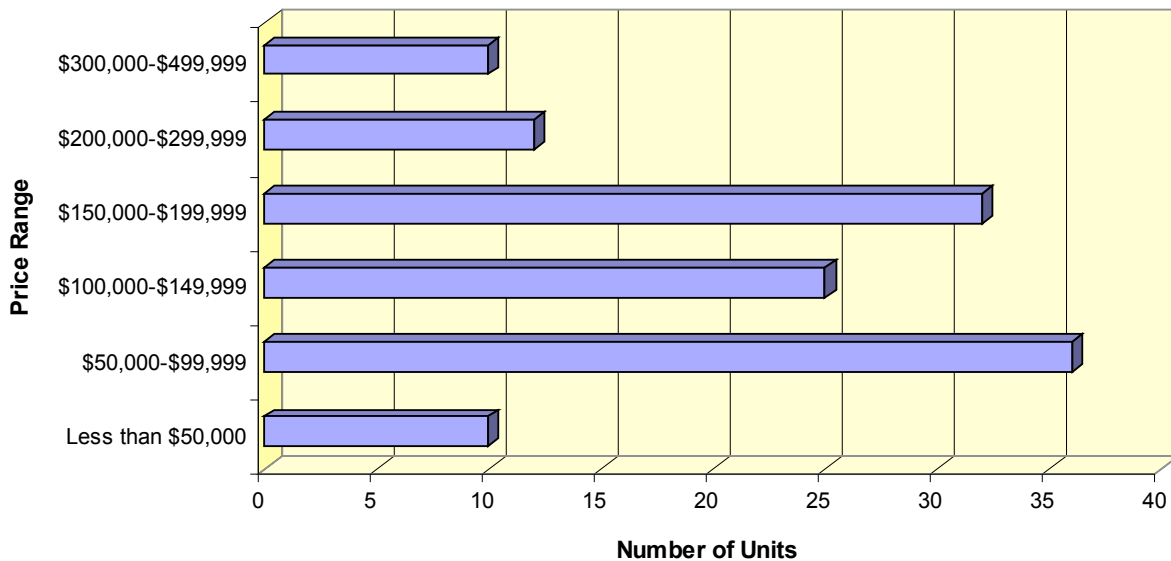
**Housing Market**

The MLS (Multiple Listing Service) database was used to determine the number of off-water residential listings and prices within Washburn County as of January 7, 2003. This database does not include residential properties for sale through private individuals. There was one residential property in the Town of Long Lake listed in the MLS system on January 7, 2003. Within Washburn County, 125 off-water listings were found, ranging in price from \$29,900 to \$499,000. The average sale price of residential listings was \$129,346. Figure 2.1 depicts the number of listings in the MLS system and price ranges of residential, off-water properties in Washburn County.

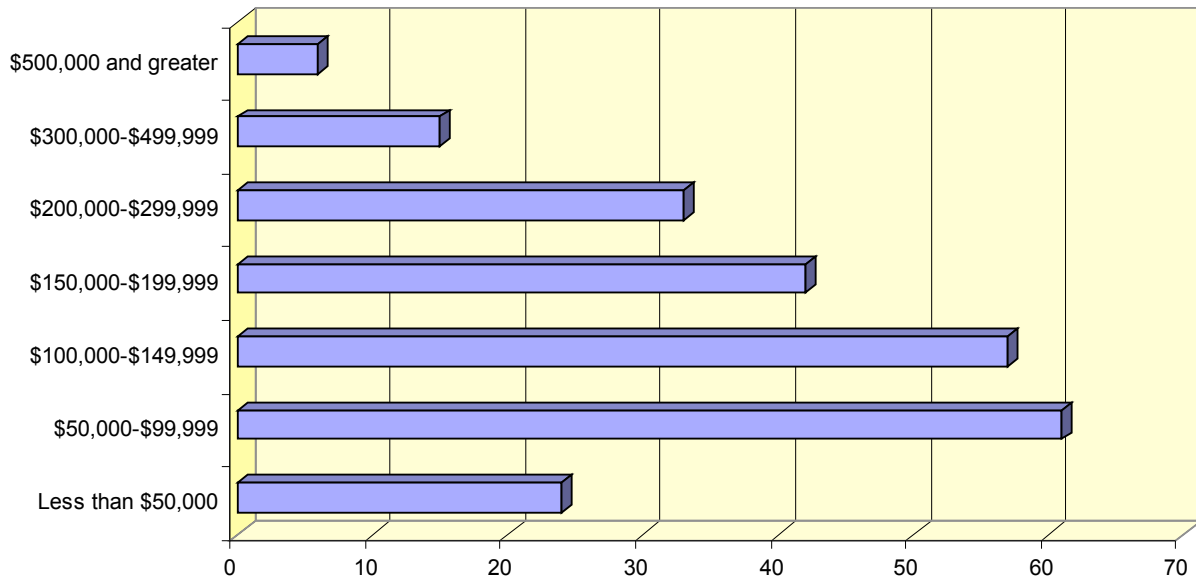
**Value of Existing Housing**

The 2000 Census Bureau identifies the value of a sample portion of all owner-occupied housing units in the Town of Long Lake. In the Town of Long Lake, 61 (25.6%) are valued between \$50,000 and \$99,999, while 24 (10.1%) are valued under \$50,000. Figure 2.2 gives a detailed breakdown of existing housing values in the Town of Long Lake.

**Figure 2.1: Washburn County Residential Listings (off-water)**



**Figure 2.2: Value of Owner-Occupied Housing Units (2000 Census)**



**Affordability Analysis**

For low-income households, housing affordability is a great concern. According to the US Department of Housing and Urban Development (HUD), it is suggested that households spend 30 percent or less of their income on housing related expenses. HUD defines low-income levels based upon median household income and the number of family members.

Table 2.5 depicts housing affordability based on HUD income categories. Low and moderate-income (LMI) households in the Town of Long Lake have an income cutoff limit of \$32,166 per year. This represents those households earning 80 percent of the median (\$40,208) value for all households in the town. Extremely low-income households; those earning less than 30 percent of the median per year (\$12,074) are the group of most concern with regards to housing affordability.

**Table 2.5: Housing Affordability**

Percent of Median Income	2000 Annual Household Income <sup>1</sup>		Affordable Monthly Housing Costs		Estimated Affordable Home Price <sup>2</sup>		# Listings Countywide (Long Lake) Homes
	Low	High	Low	High	Low	High	
Extremely Low Income (0 % to 30 %)	\$0	\$12,062	\$0	\$302	\$0	\$12,074	0
Very Low Income (30% to 50%)	\$12,062	\$20,104	\$302	\$503	\$12,074	\$30,498	1
Low Income (50% to 80%)	\$20,104	\$32,166	\$503	\$804	\$30,498	\$84,832	37(1)
Low-Moderate (80% to 100%)	\$32,166	\$40,208	\$804	\$1,005	\$84,832	\$121,057	54(1)

(1) = 1 unit in the Town of Long Lake

<sup>1</sup> Unadjusted figures

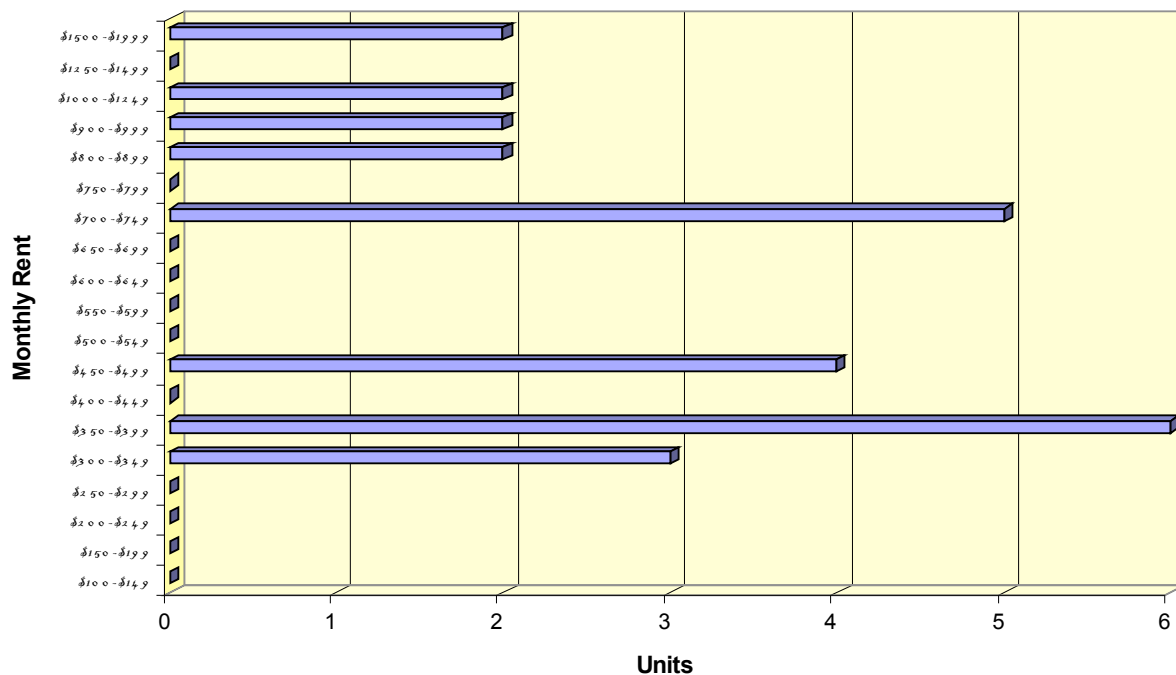
<sup>2</sup> Based on 20-year mortgage financed at 6%, with 10% down payment.

According to the analysis, in Washburn County, no homes are currently on the market (MLS listings) at prices considered affordable to extremely low-income households. Only one home is priced in the range considered affordable to very low-income households. Housing opportunities for low-income households were available (37 homes – countywide).

The affordable monthly housing costs in Table 2.5 would also apply to rental units. Figure 2.3 depicts the monthly rental costs for units within the Town of Long Lake. Most of the town’s rental units were assessing monthly rents of \$300 to \$749 a month. Those households at the high end of the extremely low-income category may be able to afford monthly rents up to \$302 per month. Very low- income households may be able to afford monthly rental costs up to \$503 per month.

The housing affordability analysis is done to give an idea of how much money households would be able to spend on housing, using HUD’s income categories. Households that are considered *very low income* and *extremely low income*, by HUD’s requirements, will have the hardest time finding affordable housing in Washburn County, as there are very few that are available.

**Figure 2.3: Rental Costs**



Source: U.S. Census Bureau

**Property Taxes**

Property taxes can have a significant impact on housing affordability. Home ownership can be put out of reach of low-income families who otherwise may be able to afford a \$400 per month mortgage payment but cannot afford the additional \$100 per month in property taxes. Property taxation is directly correlated with assessed valuation of land and property and the cost of local government based upon the mill rate. Demand for rural land and waterfront property in Washburn County has caused substantial increases in land value. The increased land valuation

coupled with rising government and school costs has caused significant increases in taxes assessed to Washburn County property owners. According to the comprehensive planning survey, nearly 60 percent (60.7% Long Lake) of Washburn County property owners were not satisfied with the current property taxation.

The Town of Long Lake's effective full value tax rate in 2002 was .01455, or \$14.55 per \$1000 of valuation. This equates to \$1,455 (less credits) annually in net property taxes on a \$100,000 home. On the same home, this tax rate would add an additional \$121.25 to the monthly mortgage payment.

## 2.3 Housing Programs

The Wisconsin Comprehensive Planning legislation requires that the Town of Long Lake compile a list of programs to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit.

**Washburn County Housing Authority** - The Washburn County Housing Authority contracts with Impact Seven, Inc. to manage housing projects in the Village of Birchwood, City of Shell Lake, and the City of Spooner. The authority is comprised of a five-citizen committee who oversees and gives direction to Impact Seven, Inc. on budget, finance, and administrative duties.

**Washburn County Housing Rehabilitation Program (RLF)** - Washburn County maintains a revolving loan fund to assist income eligible families, low- to moderate-income, make necessary repairs to their homes. The program provides owner-occupied and rental unit rehabilitation including repairs such as the replacement of windows, roof, siding, furnace, electrical, septic, and wells. Owner-occupied funds made available to eligible recipients is based on a deferred payment plan with a zero percent interest rate and is payable at the time when the home is no longer the mortgage holders primary residence. Renter-occupied funds are based on a low interest rate and monthly repayment plan. Homebuyer funds are available to assist with down payment and closing costs and are based on a deferred payment plan with a zero percent interest rate, payable at the time when the home is no longer the mortgage holders primary residence.

**WHEDA (Wisconsin Housing and Economic Development Authority)** - The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing, small business, and agribusiness.

**USDA-Rural Development** - Rural Development administers federal funds to help secure loan options to assist low-moderate income families with home purchase and rehabilitation. Rural Development generally funds individuals who cannot obtain conventional financing.

**CDBG (Community Development Block Grant) Housing Rehabilitation** - CDBG funds are available through HUD (Housing and Urban Development). These funds are available to public

or private entities to help offset rehabilitation costs to homeowners, renters, and property owners. These funds are in the form of percent interest / deferred payment loans.

**Northwest Affordable Housing Inc.** - Northwest Affordable Housing Inc. is a 501(C)(3) non-profit organization that is able to obtain funds that are not available to the public for the purpose of promoting affordable and accessible housing for low and moderate-income persons.

**HCRI (Housing Cost Reduction Initiative)** - This organization provides state funds for housing down payment and closing costs to low-moderate income families.

**HOME (part of the Home Investment Partnership Program)** - Funds are available to assist new homeowners with money to rehabilitate homes that were recently purchased. These funds can be used as equity to encourage banks or lending institutions to be the primary lender on a home purchase.

**Indianhead Community Action Agency** - This agency provides weatherization (insulation, windows, doors, energy efficient furnaces etc...) or anything that helps homeowners with even the most modest or extensive home repairs.

## 2.4 HOUSING GOALS, OBJECTIVES, AND ACTIONS

A set of recommended goals, objectives, and action-plans has been developed to assist the Town of Long Lake in the area of housing. Implementation of the identified actions will assist in achieving the overall goal that an adequate range of housing opportunities are available to meet the varied needs and desires of existing and future community residents.

**Goal: A range of housing opportunities to meet the varied needs of existing and future community residents, while maintaining a predominantly rural atmosphere.**

**Objective 1:** Encourage home siting in areas that will not result in property or environmental damage or impair the rural character of Long Lake.

*Regulation Action: Require applicants for building permits submit a plan, which will be evaluated for compliance with current state and local regulations, ordinances, and the compatibility with the existing environment.*

*Education Action 1: Develop and provide the checklists to be considered during the permitting process.*

*Education Action 2: Develop and provide a brochure outlining the permitting process, including zoning regulations and subdivision ordinance.*



*Education Action 3: Develop pamphlets of low-cost shrubs and trees available through the county and in the area.*

*Monitoring Action 1: Update the land use maps annually for new housing development.*

*Monitoring Action 2: Review annually the number of building permits granted and denied. Evaluate the cause for denials and whether the permitting process needs revision or is meeting the objective.*

**Objective 2:** Encourage high quality construction and maintenance standards for housing.

*Regulation Action 1: Support the enforcement of the Uniform Dwelling Code in Washburn County and the Town of Long Lake.*

*Regulation Action 2: Limit one residential structure per parcel of land.*

*Education Action 1: Provide homeowners with educational offerings related to responsible home ownership, maintenance, and rehabilitation to keep in good condition.*

*Education Action 2: Provide homeowners with rehabilitation loan and grant information in cooperation with the Housing Coalition for Washburn County.*

**Objective 3:** Allow cluster development where it will minimize housings' negative impact on natural resources.

*Regulation Action: Work with Washburn County to create a Conservation Subdivision Ordinance that meets the objectives of this plan.*

*Education Action: Share the Conservation Subdivision Ordinance when created.*

*Incentive Action: Consider a smaller acreage minimum lot size for development in exchange for permanently setting aside a large undeveloped tract of land.*

*Monitoring Action: Annually review the amount of cluster development.*

# TRANSPORTATION

## 3.1 INTRODUCTION

A multi-modal transportation system serving Washburn County has a significant influence on the growth and development of the Town of Long Lake. A review of the town’s transportation system not only confirms these linkages but also identifies the growth impacts on the transportation system and the improvements programmed in response to these impacts. An analysis of transportation system trends provides further insight into the future transportation needs of the Town of Long Lake and Washburn County.

Vehicular transportation is the predominant form of transportation in Long Lake due to the limited forms of transportation available. Recreational transportation also plays an important role as part of the overall system. Recreational transportation is further described in the Utilities and Community Facilities element. The following section describes the existing conditions of transportation facilities in the Town of Long Lake.

## 3.2 TRANSPORTATION VISION AND VALUES

The Town of Long Lake envisions managing demand for local transportation needs by providing an appropriate level of service to sustain residents and businesses, while preserving the rural character of the town. This can be achieved by providing for efficient and effective delivery of commercial, public, and emergency services and through encouraging the use of multi-modal means of transportation. The Town of Long Lake values a safe, efficient, multi-modal transportation network that is planned, well maintained, and which meets the current and future needs of residents, visitors, and community businesses.

## 3.3 FACILITIES INVENTORY AND CHARACTERISTICS

### Road Network

The Town of Long Lake’s roadway network is comprised of 53.97 miles of highways and town roads. Roads within the town are classified by their functional use and by the amount of traffic they sustain. Table 3.1 indicates the functional use of Long Lake’s roadway network, while the map on page 2.4 visually depicts the functional classification in the Town of Long Lake.

**Table 3.1:  
Functional Classification of  
Roadways**

Classification	Miles of Roadway
Principal arterials	0.45
Minor arterials	0.00
Major collectors	15.69
Minor collectors	0.79
Local roads	37.04
<b>Total</b>	<b>53.97</b>

Source: Wisconsin Department of Transportation, District 8

Functional road classifications for rural areas include principal arterials, minor arterials, major collectors, minor collectors, and local roads.

**Principal arterials**- serves interstate and interregional trips. These roads generally serve urban areas greater than 5,000 in population.

**Minor arterials**- serves cities, large communities, and other major traffic generators providing intra-regional and inter-regional traffic movements.

**Major collectors**- provides service to moderate sized communities and links intra-area traffic to nearby larger population centers.

**Minor collectors**- these roads collect traffic from local roads and links them to all remaining smaller communities. All developed areas should be within a reasonable distance of a collector road.

**Local roads**- provides access for travel over relatively short distances. All roads not classified as arterials or collectors are local function roads.

In the Town of Long Lake, US Highway 53 is classified as a principal arterial highway on a statewide level. CTH “D” and “M” serve as the central road corridors providing residents and visitors access to the community, while other local roads provide routes to homes and recreational destinations both within and beyond the town.

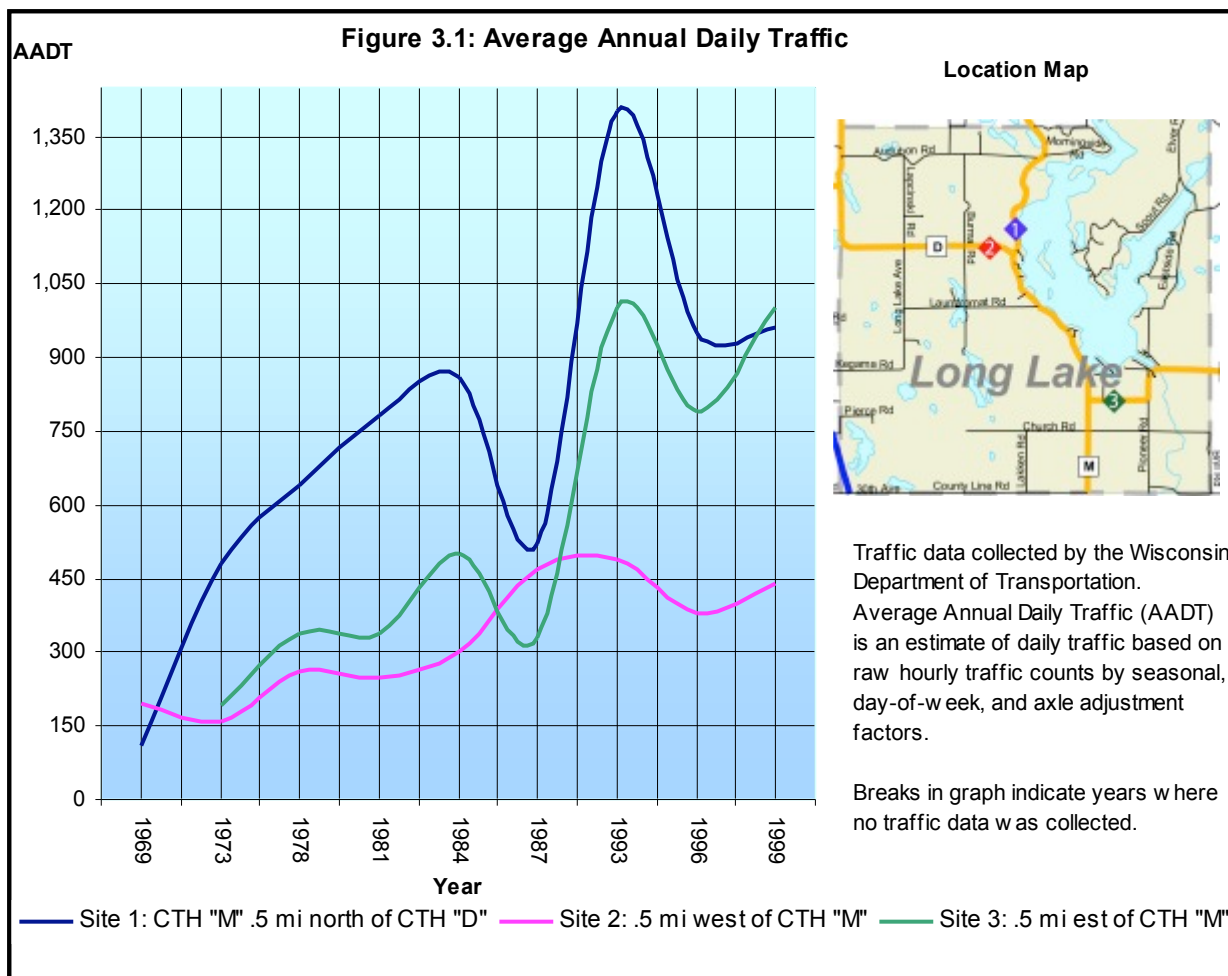
### **Traffic Volume**

Figure 3.1 on the following page depicts change in traffic volume at recording sites on roads passing through the Town of Long Lake. As is indicated in the graph, sites along CTH D and M have shown the highest amount of traffic increase of all roadways in the town measured since 1969. Additionally, traffic volume along CTH D (west of CTH M) into and out of the Town of Long Lake has shown a slight increase over the 30-year period.

The increase in traffic in and around the Town of Long Lake and throughout Washburn County can be attributed to two main factors. First, since 1969, residents of the town and surrounding towns are making more frequent vehicular trips for shopping, commuting to work, and to recreational sites. Secondly, many areas of Washburn County have seen a significant increase in population density and the development of second homes owned by seasonal residents of the town.

### **Intersection Accidents**

An inventory of traffic accidents at intersections was completed on a countywide level using a Wisconsin Department of Transportation (WisDOT) database. The database was queried to retrieve multiple accidents at intersections in the county from January 1995 through December 2001. In the Town of Long Lake, three accidents were identified at the intersection of CTH M and CTH D East, on the south end of Long Lake. Map 3.2, depicting multiple intersection accidents, can be found at the end of this element.



**PASER Roadway Evaluation**

In summer 2003, the Town of Long Lake conducted a state mandated roadway evaluation known as PASER (Pavement Surface Evaluation Rating) for the Town of Long Lake. The rating system is intended to assist the town in planning for roadway improvements and to better allocate its financial resources for these improvements. Currently, there are approximately 37 miles of roadways that the Town of Long Lake is responsible for repairing and/or maintaining throughout the year. This mileage may fluctuate from year to year due to additions or subtractions of roadway miles to the overall town system. During the inventory, roadways in the town were evaluated and rated in terms of their surface condition, drainage, and road crown. Paved roads were rated from 1 to 10 (10 being the best), and gravel roads were rated from 1 to 5 (5 being the best). For information on how to rate local roads, you can reference one of six manuals produced by the Transportation Information Center. These include manuals on Concrete, Asphalt, Gravel, Unimproved, Sealcoated Roads, and a Rural & Urban Drainage Manual.

**Road Weight Restrictions & Limitations**

In the spring, the town board imposes weight restrictions (Frost Laws) to lower the allowable weight on most roads in recognition of the instability caused by winter frost activity. Some roads, however, have been designated as all-season roads and are exempt from springtime weight restrictions.

### 3.4 ROADWAY IMPROVEMENTS (TOWN, COUNTY, AND STATE)

Improvements to local roads are critical for maintaining an adequate and safe roadway system. Future road improvements are generally based on current road conditions, with the intent to keep all roadways intact and useable on a daily basis. Future roadway improvements need to be flexible because of the possibility of unforeseen emergencies or disasters that may arise from year-to-year or even day-to-day. The Town of Long Lake has developed a schedule of road improvements. There are currently 11-scheduled roadway improvements in the next five years (Table 3.2).

**Table 3.2: Selected Roadway Improvements, 2004-2008**

Year	Sponsor	Road/Street	Location	Mileage	Type of Improvement
2004	Long Lake	Long Lake Ave	--	1 mile	Hot Mix
2004	Long Lake	Lapcinski Rd	--	N/A	Gravel
2004	County	CTH M	30 <sup>th</sup> Ave to CTH D	4.8 miles	Resurface
2005	Long Lake	County Line Road	--	1 mile	Hot Mix
2005	Long Lake	Audubon Rd	--	N/A	Gravel
2006	Long Lake	County Line Road	--	1 mile	Hot Mix
2006	Long Lake	Elver Road	--	N/A	Gravel
2007	Long Lake	County Line Road	--	1 mile	Hot Mix
2007	Long Lake	East Side Road	--	1 mile	Resurface
2008	Long Lake	County Line Road	--	1 mile	Hot Mix
2008	Long Lake	Audubon Road	--	N/A	Prepare for Hot Mix

Source: Town of Long Lake & Washburn County

### 3.5 AIRPORTS AND AVIATION

No scheduled passenger flights are available in the Town of Long Lake. The nearest airports providing regular scheduled passenger flights to domestic and international destinations are located in Eau Claire, WI; Duluth, MN; or Minneapolis-St. Paul. Charter air service is also available at the Rice Lake Air Center-Regional Airport. At present, there are two public and nine private airport/airfields within Washburn County. Their county location and present status is outlined in Table 3.3.

**Table 3.3: Washburn County Airports/Airfields**

<b>Airport/Airfield</b>	<b>Location</b>	<b>Owner/Operator</b>	<b>Status</b>
Will-B-Gon Airport	Birchwood	William Cyr	Private
Lilac Time Airport	Birchwood	Robert Gillette	Private
Ben Sutherland Airport	Minong	Byron Bright	Private
Four Seasons Airport	Sarona	William Plumeri	Private
Long Lake Seaplane Base	Sarona	Henry Didlier	Private
Shell Lake Municipal Airport	City of Shell Lake	City of Shell Lake	Public
Nest of Eagles Airport	Spooner	K. Johnson	Public
Spooner Hospital Heliport	Spooner	Spooner Hospital	Private
Springbrook Airport	Springbrook	Clifford Ingbretson	Private
Lakewood Lodge Airport	Stone Lake	Robert Gillette	Private
Warbirds North Airport	Trego	Arland Fox	Private

Source: Wisconsin Department of Transportation, Bureau of Aeronautics, 2001

**3.6 MULTI-USE TRAILS**

Throughout Washburn County, there are several hundred miles of multi-use trails. This network is used most intensely during the winter months for snowmobiling and in the summer months for ATV use, which in addition to its recreational use provides an alternate means of commuting (other than car travel) for some Washburn County residents. There are two designated snowmobile trails in the town, Trail #28 and #34. Long Lake’s motorized and non-motorized trail systems are further described in the Utilities and Community Facilities Element of the comprehensive plan.

**3.7 ELDERLY AND DISABLED TRANSPORTATION**

Section 5310, Wisconsin State Statute-**Elderly and Disabled Transportation Program** provides for capital assistance to be used in serving the special transportation needs of elderly persons and persons with disabilities for whom public transportation services are unavailable, insufficient, or inappropriate. The grants available through this program cover up to 80 percent of the cost of purchasing vehicles that will be used in specialized transportation service for elderly and/or disabled persons as well as for anyone for whom room is available in the vehicle. At present, there are no designated pick-up or drop-off sites located in the Town of Long Lake relating to this program.

Non-emergency medical transportation is available through three private providers outside Washburn County and by local providers including Caring Medical, Indianhead Medical Center, Spooner Health Systems, Washburn County Veterans, and Washburn County Unit on Aging. Ventures Unlimited provides specialized transportation service to its clients, with limited seating available to the general public. Ventures Unlimited operates throughout Washburn County four days a week.

### **3.8 PUBLIC TRANSIT**

Currently, no bus service exists within the Town of Long Lake. Closest access to commercial bus transportation is available by Greyhound Bus Lines in Eau Claire, WI. NWT Express operating from the City of Hayward also provides ground passenger transportation. NWT Express provides transit service between Hayward and Minneapolis/St. Paul seven days a week with scheduled stops at several other communities between Hayward and Minneapolis/St. Paul.

### **3.9 TRUCKING AND WATER TRANSPORTATION**

Trucking through the town is accommodated through the highway network and typically is subject to road weight restrictions, while water transportation is primarily utilized for recreational purposes.

The closest port available for the delivery or shipment of water borne commerce is approximately two hours north of the town. Domestic and international shipping is handled out of the Duluth/Superior Port.

### **3.10 RAIL SYSTEM**

There are currently no railways in the Town of Long Lake and there are no plans for future expansion of railways into the town.

### **3.11 NEIGHBORHOOD DESIGNS AND MOBILITY**

Due to the Town of Long Lake being primarily rural in nature, the ability to functionally provide a full range of transportation choices to its residents has limitations. However, it is the desire of the town that when possible and financially feasible alternative transportation modes be investigated and developed into new neighborhood designs. A number of the objectives and action statements made by the town support the overall development of a multi-modal transportation system. Due to the rural nature of the town, full implementation of a townwide pedestrian/trail system may be difficult. However, in areas more densely populated like that around Long Lake itself, designs targeted to better pedestrian movement may be adapted.

Transportation costs to a developer in meeting the town requirements for minimum road standards can have an impact to total project development costs. It is recommended that developers consider a more compact cluster design of building lots with community green space (residential, commercial, and industrial) to minimize the total mileage of road construction. The total cost saving can be significant to the developer and, in turn, can reduce for the town the total mileage required to maintain when designated as a town road. In the future, as commercial development occurs, the placement of frontage roads with limited access to local, county, and state roadways will minimize traffic congestion and have the potential to increase safety.

### **3.12 SUMMARY OF EXISTING TRANSPORTATION PLANS**

#### **Washburn County Road Improvement Plan**

The Washburn County Highway department has a road construction schedule in place for scheduled county road improvements for the next seven years. There is one scheduled improvement on CTH M in 2004.

#### **Wisconsin State Highway Plan 2020**

The *Wisconsin State Highway Plan* focuses on the 11,800 miles of State Trunk Highway routes in Wisconsin. The plan does not identify any projects in the Town of Long Lake in the next 20 years. No conflicts with the Town of Long Lake Comprehensive Plan have been identified.

#### **Corridors 2020**

*Corridors 2020* sets criteria for selected routes that go beyond traditional highway planning with the intent to enhance and improve all two-lane and four-lane highways connecting cities of 5,000 inhabitants or more. This does not pertain to the Town of Long Lake, as no corridor 2020 primary or secondary route passes through the town. No conflicts with the Town of Long Lake Comprehensive Plan exist at this time.

#### **Wisconsin Bicycle Transportation Plan 2020**

The *Wisconsin Bicycle Transportation Plan 2020* (1998) presents a blueprint for improving and expanding bicycle transportation routes in the state. There are no plans to expand state bicycle routes into the Town of Long Lake at this time.

#### **Wisconsin Pedestrian Policy Plan 2020**

This plan provides a statewide framework to increase walking and to promote pedestrian safety. The plan establishes goals, objectives, and actions regarding the provision of pedestrian accommodations that could be implemented locally. The plan also serves to help communities identify actions they can take to establish pedestrian travel as a viable, convenient, and safe transportation choice throughout Wisconsin. No specific recommendations to the Town of Long Lake exist.

#### **Wisconsin Airport System Plan 2020**

The Five-Year Airport Improvement Program, which is produced by WisDOT's Bureau of Aeronautics, is published annually and includes an overview of the process through which it was developed. This document provides a snapshot of the scheduled airport improvement projects to date for the next five years. There are no airports or airfields in the Town of Long Lake; therefore, there are no scheduled improvements.

#### **2003 Comprehensive Economic Development Strategy**

The *2003 Comprehensive Economic Development Strategy* (CEDS) provides an analysis of local conditions; identifies problems, needs, and opportunities of the ten-county region; and defines the vision, goals, and objectives of the region. Within the document, specific transportation objectives and activities have been identified on a regional basis. Based on a review of the 2003 CEDS and that of the transportation goals and objectives of the Town of Long Lake, the transportation goals and objectives are complementary and no conflicts exist.



### 3.13 TRANSPORTATION GOALS, OBJECTIVES, AND ACTIONS

A set of recommended transportation goals, objectives, and action steps has been developed to assist the Town of Long Lake in achieving the identified objectives and overall goal of a safe and efficient transportation system while preserving the aesthetic qualities of the town.

**Goal:** A safe and efficient multi-modal transportation system, which accommodates the movement of people and goods.

**Objective 1:** Continue to maintain and upgrade town roadways while preserving the town's rural character.

*Regulation Action 1: Inventory town roads with respect to state standards for local roads pertaining to road widths and geometric standards.*

*Education Action 2: Discuss PASER road evaluation results at a town board meeting and make available per request thereafter.*

*Resource Improvement Action 1: Contact DNR before replacing or installing culverts.*

*Resource Improvement Action 2: Make improvements to any areas identified as high accident areas.*

*Resource Improvement Action 3: Implement Best Management Practices for erosion control during road projects.*

**Objective 2:** Work closely with Washburn County on transportation problems and projects that affect the Town of Long Lake.

*Regulation Action 1: Work with the county to ensure that county roads M, D, and P are upgraded and maintained to appropriate standards.*

*Regulation Action 3: Cooperate with DNR and DOT to ensure that they use proper erosion control and BMP's when working on county roads in the town.*

*Education Action 1: Request that the county give appropriate notices to the town on any known upcoming meetings when county road improvements are to be discussed.*

*Education Action 2: Review the County's road improvement plan at the annual meeting along with the town's five-year road plan.*

*Resource Improvement Action: Consider bike trails, paved shoulders, utility relocations, and safety improvements when upgrading town or county roads.*

*Monitoring Action: Town of Long Lake representatives should continue to coordinate with Washburn County by continuing to attend meetings and provide input on future projects.*

**Objective 3:** Promote safe driveways.

*Regulation Action 1: Develop an ordinance and permitting process for new driveways.*

*Regulation Action 2: Require future land use change requests to address adequate town road access as part of the checklist process.*

*Regulation Action 3: Develop standards for access control, spacing, and frequency.*

*Education Action: Develop a handout or brochure delineating town driveway standards.*

*Monitoring Action: Maintain a record of driveway permits granted.*

**Objective 4:** Explore the possibility of non-automotive road use and trail development.

*Regulation Action: Recognize regulations already in place for non-automotive road use and trail use.*

*Resource Improvement Action: Identify areas where ATV trails connect to the Town of Long Lake and work with local clubs in the area to identify needs.*

## **UTILITIES & COMMUNITY FACILITIES**

### **4.1 INTRODUCTION**

This element identifies and evaluates existing utilities and community facilities serving the Town of Long Lake. Based on this inventory and assessment, the plan recommends improvements to ensure that services are adequate to meet local population demands over the next 20-year planning period. Utilities and community facilities include such things as water supply, sewers, recycling facilities, parks, telecommunication facilities, power plants, cemeteries, health care facilities, child care facilities, fire and rescue services, libraries, schools, and other government facilities.

### **4.2 EXISTING UTILITIES AND COMMUNITY FACILITIES**

#### **Water Supply**

The Town of Long Lake does not provide municipal water service. All residents receive their water via private wells that are owned and maintained by the property owner. Currently the town has no plans to develop a public water system over the next 20-years.

#### **On-Site Waste Disposal Facilities**

The disposal of domestic and commercial wastewater in the Town of Long Lake is handled using individual on-site wastewater disposal systems, often referred to as septic systems, which gradually discharge the wastewater to underground drainage fields.

The Wisconsin Department of Commerce (COMM) regulates the siting, design, installation, and inspection of most private on-site sewage systems in the state. In 2000, the state adopted a revised private system policy called COMM 83. The revised policy allows for conventional sewage systems and advanced pre-treatment sewage systems. There are five types of on-site disposal system designs authorized for use today: conventional (underground), mound, pressure distribution, at-grade holding tank, and sand filter systems. Sanitary permits are required under state law; and to obtain a permit, you would have to contact a Wisconsin licensed master plumber who will complete the necessary forms and obtain the sanitary permit. The plumber is then also responsible for the installation of the private sewage system.

#### **Solid Waste Disposal and Recycling Facilities**

Prior to 1969, solid waste management in Washburn County consisted primarily of individuals hauling to unsupervised open municipal dumps. Since that time, state and federal codes have become more restrictive and non-hazardous household wastes are landfilled only in licensed facilities. These solid waste disposal sites or landfills are important potential sources of groundwater pollution. It wasn't until approximately 1990, when the costs to comply with state codes ultimately forced towns to close dumpsites that could not be upgraded. The municipal dump in the Town of Long Lake closed at that time. It is likely that most town, village, or city disposal sites are contaminated to some degree because of inadequate methods of disposal and

monitoring techniques used at the time of operation. Table 4.1 shows information regarding old dump(s) in the Town of Long Lake and Map X shows the location of closed municipal dumps.

**Table 4.1: Waste Disposal Sites**

Facility Name	Legal Description	Status
Long Lake Town Dump	SW NW S09 37N 11W	Inactive
Long Lake Town Dump	SW SE S24 37N 11W	Inactive
Tomahawk Scout Reservation	SE NW S11 37N 11W	Inactive

Browning-Ferris Industries Inc. (BFI) provides both garbage and recycling pick-up services to residents of Washburn County and runs the only private sanitary landfill in Washburn County, which is located on CTH D in the Town of Sarona. A current proposed expansion would serve municipalities and industries located in 22 Wisconsin counties and four Minnesota counties. Waste Management also serves a portion of Washburn County. Township residents have their choice of garbage haulers.



The recycling program in Washburn County is a two-tier program that includes curbside collection and drop-off recycling centers. Under the current Washburn County Solid Waste Ordinance, waste haulers that provide curbside collection of garbage must also provide curbside collection of certain recyclables. Curbside collection in rural areas involves storage of recyclables in separate compartments of BFI trucks.

Drop-off sites are aimed at persons that do not have curbside garbage collection. There are currently six drop-off recycling centers in Washburn County, two of which take expanded recyclables and one that is a transfer station. These facilities are located in the communities of Spooner, Minong, Shell Lake, Springbrook, Stone Lake, and Long Lake. The Spooner and Minong facilities are the expanded recycling centers, with the Minong facility being the only present transfer station in the county. The transfer station in Minong serves both the Town and Village of Minong and the Town of Frog Creek. Waste that is brought to the station is compacted, loaded into trailers, and taken to the landfill in Sarona for final disposal. Recyclables on the other hand, are collected and maintained separate from other solid waste materials.

### **Stormwater Management**

The management and regulation of stormwater is divided among federal, state, county, and local governments depending on the status of incorporation and size and the activities affecting stormwater. Towns that have a population of less than 10,000 and are not included in a priority watershed are not required to obtain municipal stormwater discharge permits under Administrative Code NR 216. The Town of Long Lake permits stormwater to drain through a series of ditches and culverts along town roadways. The town does not have a stormwater management plan in place, and there are no plans to add a municipal storm sewer system in the town.

Over the next 20-years, stormwater management may become an issue in the areas around Long Lake as continued development occurs. Coordination between the Town of Long Lake and Washburn County must be established in the future to effectively implement a management plan,

if developed. Additional runoff from development and roads will have negative impacts on lakes and streams as sediment and nutrient delivery increases. Managing storm water to increase infiltration and reduce or eliminate direct delivery to surface waters is one of the most important steps that can be taken to protect surface water quality.

### **Law Enforcement**

The Town of Long Lake does not have a police station or its own police department. The Washburn County Sheriff's Department serves as the primary law enforcement agency to the Town of Long Lake. The department's administrative functions and jail facility are located in the City of Shell Lake and provide emergency assistance to an 816 square mile area. The department operates on a split shift schedule. From May 1 to October 31, patrol officers work nine-hour shifts and from November 1 to April 30, patrol officers work eight-hour shifts. At any given time, one to three patrol officers are on duty each with his/her own cruiser. All emergency calls should use 911, which is staffed 24-hours by the Washburn County Sheriff's Department.

Over the 20-year planning period, it is not likely the Town of Long Lake will develop a law enforcement department. Coordination between the Town of Long Lake and Washburn County Sheriff's Department regarding local crime must continue to be monitored in an effort to address local concerns regarding public health, safety, and welfare.

### **Fire and Rescue**

By intergovernmental agreement, the Town of Long Lake is served by the Birchwood Volunteer Fire Department. The department is located at 101 N. Main Street in the village and operates two pumpers, two tankers, a brush buggy, and an equipment van. The department includes a staff of 26 paid-on-call workers, meaning that no one is paid until they are paged. The department provides rescue services in conjunction with the Birchwood Ambulance Service. Part of the rescue services equipment includes a rescue boat, an ice rescue boat, an ATV, and a snowmobile, all of which are housed at the department. Any facility expansions or changes are the responsibility of the Birchwood Volunteer Fire Department.

For ambulance service, the west three-quarters of the town is taken care of by Lakeview Medical Center, located at 1100 N. Main Street, Rice Lake. The east one-quarter is provided ambulance service by the Birchwood Ambulance Service in the Village of Birchwood. The Birchwood Ambulance Service provides basic and advanced rescue services with two ambulances and ten EMT, three of whom are also firefighters. The ambulances are owned and operated by the village.

Washburn County has a network of first responders who are paged or called to medical emergencies by the Washburn County Sheriff's Department. All emergency calls should use 911, which is staffed 24-hours by the Washburn County Sheriff's Department.

### **Libraries**

There are no public libraries in the Town of Long Lake. Residents can utilize the City of Shell Lake Public Library at 501 1<sup>st</sup> Street, the City of Spooner Public Library at 421 High Street, or the Rice Lake Public Library at 2 E Marshall Street. Residents may also take advantage of the Hunt Hill Audubon Sanctuary's library in their lodge, which can seat up to 85 people. This

library is not winterized and does not lend or rent books out. Over the next 20-years, the Town of Long Lake is not likely to create a library.

### **Town Hall/Garage**

The town hall and garage is located at N1584 County Highway MD. Town meetings are held at the town hall on the second Tuesday of each month at 7:00 p.m. The town hall is also used for a number of different functions throughout the year. The town garage is used to store and maintain town equipment. See Map 4.1 for location.



### **Cemeteries**

Frequently unnoticed, cemeteries are important community facilities that provide a tangible link with the past and serve as holy and sacred places. Currently, there is one cemetery in the Town of Long Lake. Long Lake Lutheran Cemetery is located on Church Road in the southeast corner of the town. See Map 4.1 for cemetery location.

### **Communication Facilities**

Due to the increase in use of wireless communication, the construction of telecommunication towers is an issue that towns are addressing more often. Access to wireless communication facilities is becoming more and more important in the modern world. Currently, there are no cellular towers in the Town of Long Lake. Over time, as wireless communication company's look to expand their services, cellular towers may be erected in the town. Washburn County currently has cell tower guidelines in place for the construction of new towers. As part of the planning process, the town should work with the county in determining acceptable locations for possible future tower locations and ordinances. Map 4.2 depicts current cell tower locations in Washburn County.

CenturyTel, Inc. serves the town for local telephone communications. Multiple companies are available to provide long distance telephone and internet services. The quality of telecommunication services depends on the capacity of the network that serves the Town of Long Lake. Future services will be dependant on identifying and planning for future development areas. The comprehensive plan will help guide decisions for installing and upgrading facilities, which will be needed to provide quality services as the town's population increases.

Over the next 20-years, it is not likely the town will engage in developing communication facilities. It is expected however, that the town will participate in discussions for future planning of area communication facilities to ensure that present and future residents have access to these facilities, and that any future siting of these facilities is done in the best interest of the town.

### **Power Plants, Substations, and Transmission Lines**

There are no power plants (hydro, coal, or nuclear) or substations located in the Town of Long Lake, and there are no plans to locate any in the future.

Transmission lines are the largest and most visible electric lines on the landscape. These lines generate the most public interest because they are the most noticeable electric lines and because

of the potential human and animal health affects associated with them. Transmission lines transport electricity from power plants to substations and operate at several hundred thousand volts (typically ranging from 46,000 to 345,000 volts), stand anywhere between 60 and 100 feet tall, and serve several hundred thousand customers. The Public Service Commission (PSC) is the branch of Wisconsin State government with the overall responsibility of regulating electric utilities. There are no transmission lines in the Town of Long Lake and is not likely the town will engage in the development of power plants, substations, or transmission line over the next 20 years. Map 4.2 depicts transmission lines and substations located in Washburn County.

### **Electric & Gas Utilities**

Barron Electric and Xcel Energy are the two primary providers of electric services to the Town of Long Lake. For more information on electric service providers see this section of the *Washburn County Comprehensive Plan*. Map X depicts electric utility territories in Washburn County.

Currently, natural gas is not offered in the Town of Long Lake. The closest natural gas lines are located in the Village of Haugen. Any future extension of this main line to the Town of Long Lake would depend on year-round home heating customers who would be will to pay for the extension.

Over the 20-year planning horizon, it is not expected the town will engage in the development of utilities such as electricity or gas. However, it is expected the town will actively participate in discussions and planning with companies providing or proposing such facilities to ensure siting of these facilities is done so in the best interest of the community.

## **4.3 MEDICAL/HEALTH CARE AND OTHER FACILITIES**

The Town of Long Lake has no medical facilities within its boundaries. Residents can receive full medical services at Lakeview Medical Center, Rice Lake; Spooner Health System, Spooner; or Indianhead Medical Center, Shell Lake. All three hospitals operate facilities that are staffed 24 hours a day to respond to medical emergencies in Barron, Rusk, Sawyer, and Washburn Counties. See Map 4.1, Community Facilities for hospital locations. For more information on medical facilities, see the **Utilities and Community Facilities Element** of the *Washburn County Comprehensive Plan*.

In-home health care services are available to residents of the town through Spooner Health System Home Care, Indianhead Medical Center, Lakeview Healthcare, Hearts of Gold, and Indianhead Homecare.

### **Senior Care Facilities**

There are currently no licensed nursing home facilities located in the Town of Long Lake These facilities can be found in the Villages of Birchwood and Minong and the Cities of Rice Lake, Shell Lake and Spooner. The town has no plans to develop senior care facilities over the next 20-years. For more information on senior care facilities in Washburn County, see the Utilities and Community Facilities Element of the *Washburn County Comprehensive Plan*.

### **Childcare Facilities**

There are currently no childcare facilities located in the Town of Long Lake. These facilities can be found in the Villages of Birchwood and Minong and the Cities of Rice Lake, Shell Lake and Spooner. The town has no plans to develop childcare facilities over the next 20-years. For more information on childcare facilities, see the Utilities and Community Facilities Element of the Washburn County Comprehensive Plan.

## **4.4 EDUCATIONAL FACILITIES**

Most school age children in the Town of Long Lake attend public schools either in the Spooner or Rice Lake School District. According to the last available school census (for the 2002-2003 school year on a district-wide basis), there were 1,550 pupils that attended the Spooner School District and 2,668 pupils that attended the Rice Lake School District. In 2003 there were 91 children (K-12) living in the Town of Long Lake that attended the Rice Lake School District. The Spooner School District does not track students by town anymore. Based on a 1999 survey conducted on a school-by-school basis by the Department of Public Instruction (DPI), the elementary, middle, and high schools in the Spooner School District were all rated as being overcrowded as well as the Lincoln Elementary, Hilltop Elementary, and the High School in Rice Lake. This survey is the result of Section 115.33(4), Wis. Stats. enacted into law in 1998 that requires the state superintendent to conduct a study of the physical condition and capacity of the public schools and their suitability for use as public schools. Based on the population projections in Table 1.2 of the Issues and Opportunities Element, total population is predicted to rise through the year 2020, some of which will be school age children. Educational facilities are expressed in more detail in the Utilities and Community Facilities Element of the Washburn County Comprehensive Plan and school district boundaries are depicted in Map 4.3.

Nearby post secondary educational facilities include the Wisconsin Indianhead Technical College (WITC) and UW-Barron County campus located in Rice Lake.

Over the 20-year planning horizon, it is not expected the town will engage in the development of public or private educational facilities. However, it is expected the town will actively participate in discussions and planning with both public and private schools providing or proposing facilities to ensure siting of these facilities is done so in the best interest of the community and that local residents are afforded the best educational programs possible.

## **4.5 RECREATIONAL FACILITIES**

### **Parks**

As of September 2002, there is one park, no designated campgrounds, and one designated day-use recreation area in the Town of Long Lake. Fristad Park is a ten-acre park located in section 16-37-11 that provides tables and toilets. Refer to Map 4.4, Park and Recreation Areas in Washburn County for park locations.



**Trails**

Trail #28 and 34 are the only town designated snowmobile trails in the Town of Long Lake. The Washburn County Official Highway Map depicts these trails and other trails in Washburn County. The map is available for free and can be obtained at the Washburn County Tourism Association located at 122 W. River Street, Spooner.

**Public Access Points**

Public access points are points of entry for the public to make use of public lakes, forests, and parks. Public access points would include boat landings, carry-in sites, waysides, or road crossings. In the Town of Long Lake, there are six public access points that are scattered throughout the town. Boat landings are often one of the most prevalent public access points in the Town of Long Lake. There are two boat landings in the town for the public to access lakes and rivers. See Map 4.4 for Washburn County boat landings (boat launches) and Table 4.2 below for more details.



**Table 4.2: Improved Boat Landings**

Water Body	Section No.	Future Improvements	Timeframe
Long Lake	T.37N. – R.1W. Section 16		
Long Lake	T.37N. – R.1W. Section 14		
Fenton Lake	T.37N. – R.1W. Section 21		
McCune Lake	T.37N. – R.1W. Section ?		

**4.6 UTILITIES AND COMMUNITY FACILITIES GOALS, OBJECTIVES, AND ACTIONS**

The local infrastructure, services, and amenities associated with utility and community facilities are important to local residents, seasonal residents, and visitors to the town. Many of the services and functions associated with utilities and community facilities impact the overall quality of life and the future development of the town.

A set of recommended goals, objectives, and action-plans has been developed to assist the Town of Long Lake in addressing utility and community facilities. Actions identified with each objective are intended to assist the town with meeting the overall goal of maintaining and enhancing community facilities and services, thus contributing to the overall improvement of the town.

**Goal: Support utilities and community facilities that cost-effectively provide for the safety, health, and well-being of the town.**

**Objective 1:** Improve and maintain town-owned recreation sites.

*Resource Improvement Action 1: Make an effort to establish public parks, recreation areas, and walking/biking trails to accommodate all seasons.*

*Resource Improvement Action 2: When town roads are improved, consider widening them to accommodate biking and walking.*

*Resource Improvement Action 3: Develop a long-range plan for a public community facility.*

**Objective 2:** Encourage and support volunteer efforts to assist in providing public services.

*Education Action 1: Continue to support the Long Lake Chamber of Commerce.*

*Education Action 2: Continue to support the LLPA.*

*Education Action 3: Inform the public of volunteer opportunities via town board meetings.*

*Education Action 4: Continue to support first responders.*

**Objective 3:** Work with private utility companies.

*Regulation Action 1: Require utilities to share corridors and towers in the township.*

*Regulation Action 2: Encourage buried utilities when utility companies request easements.*

*Resource Improvement Action 1: Work closely with electric and telephone companies to ensure they have sufficient ROW for utility expansion for town residents.*

*Resource Improvement Action 2: Review long-range plans of utility companies to identify impacts they might have on the town.*

## **NATURAL, AGRICULTURAL, AND CULTURAL RESOURCES**

### **5.1 INTRODUCTION**

This element will explore the various natural, agricultural, and cultural resources in the town including topography, soils, land cover, agricultural areas, water resources, wetlands, floodplains, agricultural characteristics, and cultural and historic town resources. It is important to acknowledge these resources to make intelligent land use decisions, as they are directly related.

### **5.2 NATURAL RESOURCES**

#### **Importance of the Community Natural Resource Base**

The natural resource base of the Town of Long Lake is directly interconnected to land use. The community's natural resource base impacts activities such as farming and forestry, as quality and quantity of natural resources directly influences the productivity and sustainability of land use activities. Residential development is greatly influenced by the presence of natural attributes such as woodlands, lakes, rivers, and wildlife, which attract both residents and visitors to the community. Furthermore, community economy is linked to revenues generated through tourist expenditures and agricultural productivity, both of which rely on the continued viability of the community natural resource base.

Due to the interconnectedness of land use and community natural resources and the role natural resources play in defining community character, it is important that community planning emphasize resource sustainability and protection of sensitive environmental features.

The maintenance of resource quality in the future is directly related to land use. Impacts to air, land, wildlife, and water are generated by every land use activity; and it is the cumulative effect of these activities that can create environmental problems.

#### **Background**

The Town of Long Lake encompasses approximately 24,192 acres and is located along the southern portion of the county bordering Barron County. Long Lake was part of the Towns of Bashaw and Shell Lake before it became a township in 1915. Alvern, Nobleton, Oak Park, and Woodland Park are historical communities that no longer exist in Long Lake Township. Chippewa Indians who camped on the lake originally named it Little Bear. It is believed the Rice Lake Lumber Company changed the name to Long Lake and the township also took that name.

#### **Topography**

The Town of Long Lake is located within the Central Plains geographic province of Wisconsin; a region characterized by low to moderate topographic relief. Surface elevations in Long Lake range from a maximum of approximately 1,433 feet (derived) west of Long Lake, north of CTH

D to minimum of approximately 1,202 feet along the Brill River in the southeastern part of the town. Topography and slope are depicted in Map 5.1.

### **Slopes**

Steeply sloping lands can present challenges or pose as barriers to development. Steepness of topography is commonly expressed as percent slope (vertical rise /horizontal run x 100). As a general rule, slopes in excess of 20 percent are of greatest concern for any land disturbing activity. Steep slopes do not necessarily preclude all forms of development; although, costly engineering and site preparation/mitigation measures are required in order to minimize potential adverse impacts. Potential problems associated with development of excessively sloping lands include erosion and slope stability.

Slopes in the Town of Long Lake range from level to nearly 44 percent. The steepest slopes are found in scattered locations throughout the town, especially along watercourses. The principal existing land use in these areas is currently woodlands and residential (shoreland). Any proposed future development of these lands will require consideration of site-specific topographic constraints.

### **Soils**

An understanding of local soils is a critical component of land use planning. Soil conditions influence productivity of agricultural lands and forests and may pose obstacles to land and infrastructure development. Soil factors such as wetness, drainage capacity, strength, and depth to bedrock all influence soil suitability for land uses. In order to evaluate soil suitability for land uses, soil criteria for each use must be well defined and the suited soil regions must be identified.

Soil properties which limit land uses or restrict land use activities are referred to as limitations or limiting factors. Different soil types vary widely in terms of their distribution and limitations for specified uses. The spatial distribution of soils in the Town of Long Lake have been inventoried and mapped by the Natural Resource Conservation Service (NRCS) and soil properties identified. Soil limitations for specified uses are defined as “slight”, “moderate”, or “severe”. Soils rated with severe limitations have one or more properties that are generally considered unfavorable for the specified land use or activity. A “severe” rating implies that substantial cost may be incurred through special designs or construction practices, remediation, or soil maintenance practices in order to overcome the limitation. Soils that exhibit these limitations should therefore generally be avoided, and development should be guided into more appropriate locations.

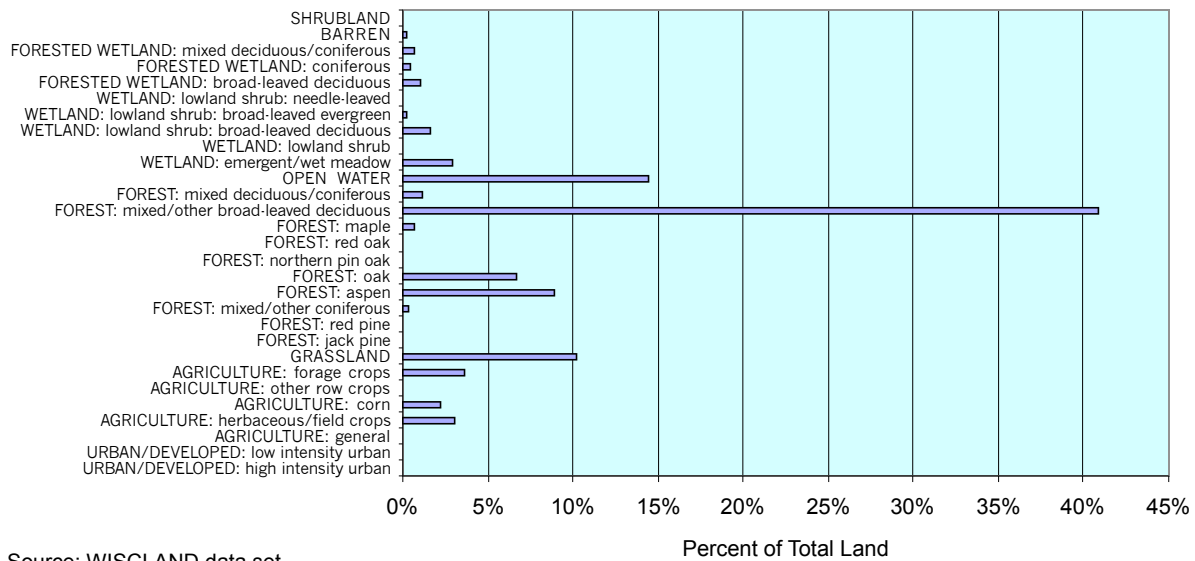
While soil inventory and interpretation does provide an accurate representation of soil characteristics at the local level, this data should not supplant the evaluation of individual site soil characteristics; therefore, the following soil information should be used as a general guide for local officials, planners, citizens, and developers. Soil types are portrayed in Map 5.2 and soil limitations are depicted in Map 5.3.

### **Land Cover**

Land cover information for the Town of Long Lake was obtained from the WISCLAND (Wisconsin Initiative for Statewide Cooperation on Land Cover Analysis and Data) data set. See

Figure 5.1. This data represents surface vegetation, open water, and urban area delineation based on interpretation of dual year satellite imagery. The data presents a generalized view of community land cover and should not replace individual site examination. WISCLAND land cover is depicted in Map 5.4.

**Figure 5.1: Land Cover Class by Percent of Total Area**



Source: WISCLAND data set

**Forest Resources**

Forests are one of the most defining characteristics of northern Wisconsin. These resources represent significant cultural, social, environmental, and economic assets to citizens and communities. Forests provide a range of benefits including wildlife habitat, forest products, recreational opportunities, aesthetics, and other benefits. They are also very important to protect and enhance water quality.

The dominant forest cover type in the Town of Long Lake is mixed/other broad-leaved deciduous, which comprises nearly 10,000 acres of the total forested area. Aspen, oak, maple, and mixed deciduous/coniferous forestland comprise the balance of forest cover types in the town. See Figure 5.2.

The majority of the forestland in the Town of Long Lake is currently under private ownership. However, the Town of Long Lake owns and manages an 80-acre forest located along CTH D in Section 24. No industrial forestland is located in the town.

**County-Owned Forest Lands**

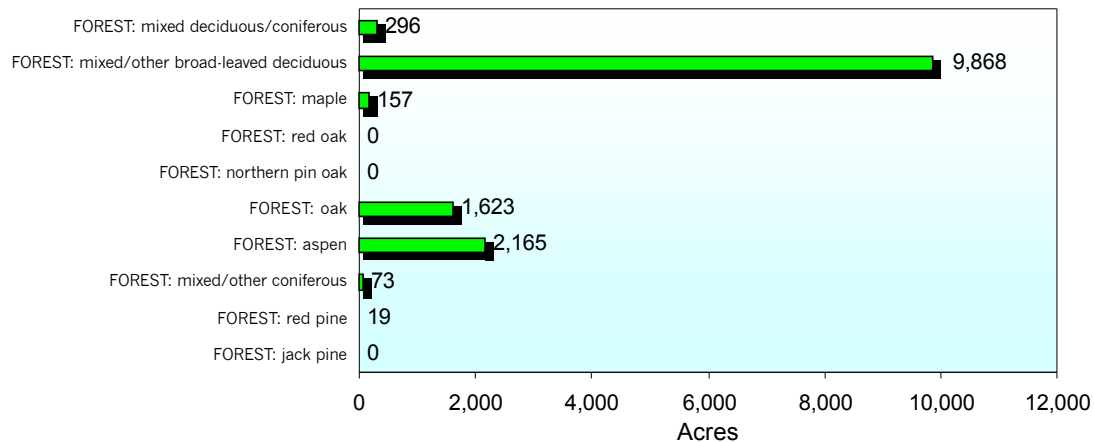
There are nine county-owned acres in the Town of Long Lake found at the Long Lake dam site.

**State-Owned Forest Lands**

There are no state-owned lands in the Town of Long Lake.

**Federally Owned Lands**

There are no federally owned acres in the Town of Long Lake.

**Figure 5.2: Forest Cover Types, Approximate Area**

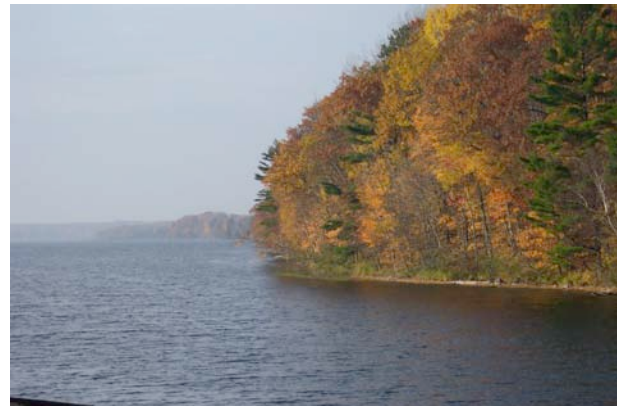
Source: GIS analysis using WISCLAND data set

### **Mineral Resources**

Gravel is the only mineral extracted from the ground in the Town of Long Lake. One active gravel pit exists in the town and is located on Lakken Road. These resources are necessary for construction activities on existing and new development of roads, commercial, industrial, and residential properties.

### **Surface Water Resources**

Water resources in the Town of Long Lake are environmentally, socially, and economically significant. These resources represent unique and complex environments supporting a wide range of biological diversity. The aquatic influence extends beyond the confines of the lake or stream and impacts the diversity of surrounding terrestrial communities. See Map 5.5 Surface Water Resources.



Surface water resources represent central components of natural environmental corridors, creating a natural organizational framework for Washburn County, linking communities to each other and to the environment. The corridors are centered on the water bodies, wetlands, and woodlands and contain some of the most critical plant and animal habitat in the county.

Water resources represent one of the most significant factors in defining the “northwoods” character of northern Wisconsin. Results of the comprehensive planning survey indicate that water resources are important recreational assets. Lakes, rivers, and streams provide residents and visitors with recreational opportunities and provide economic benefits through tourism and development.

Over the past 30 years, nearly two-thirds of all lakes ten acres and larger were developed in northern Wisconsin. Continuing pressures are being placed on water resources and the number of people using these resources continues to grow annually.

The quality and quantity of surface water resources is correlated to land use activities, and land use change is a primary factor causing water quality and habitat degradation in northern Wisconsin's surface waters. The intensity of the activity is also a vital land use characteristic related to water quality as issues such as livestock density, septic system density, traffic density, or proportion of impervious surfaces can influence the quality of surface water resources.

In 1987, Wisconsin initiated a surface water protection policy after a federal judge ordered the state to comply with the revised Federal Clean Water Act, which instructed states to protect their most outstanding lakes, flowages, and streams from the dumping of polluted wastewaters.

### **Water Quality**

Surface water resources were evaluated and numerically rated for water quality, fish, wildlife, and aesthetic values by the Wisconsin Department of Natural Resources. Some water bodies were proposed for designation in Chapter 102, Wisconsin Administrative Code, (*Water Quality Standards for Wisconsin Surface Waters*), as Outstanding Resource Waters (ORW). Such a designation allows for special protection under NR 102. ORW resources were rated as having high quality values associated with water quality, fish, wildlife, and aesthetic characteristics. Exceptional Resource Waters (ERW) resources are similar to ORW's in characteristics but did not score as high in the ranking system and were not included in NR 102 revisions. ERW are streams that have excellent water quality and valued fisheries but already receive and/or may receive wastewater discharges. Increased discharges from existing point sources or new discharges from communities that currently are unsewered may be allowed if that discharge is necessary to correct an environmental or public health concern. ORW waters get the highest protection possible under Wisconsin law, with no water degradation allowed in the future. Any discharges into ORW waters must be as clean as the background water quality. Table 5.1 lists all designated ORW and ERW waters located in Washburn County.

**Table 5.1: ORW & ERW Waters Located in Washburn County**

Water Resource	Status	Municipality
Bass Lake (T40N-R10W-Sec. 17)	ORW	Bass Lake
Beaver Brook	ORW	Beaver Brook
<b>Long Lake</b>	<b>ORW</b>	<b>Long Lake</b>
Middle McKenzie Lake	ORW	Casey
Namekagon River	ORW	Bass Lake-Chicog-Springbrook-Trego
S. Fork Bean Brook	ORW	Stone Lake
Sawyer Creek	ORW	Bashaw
Dago Creek	ERW	Evergreen
Shell Lake	ORW	City of Shell Lake
Stone Lake (T39N-R10W-Sec. 24)	ORW	Stone Lake
Chippanazie Creek Tributary (T41N-R10W-Sec. 9 to 16)	ERW	Stinnett
Chippanazie Creek	ERW	Stinnett
Crystal Brook	ERW	Madge
Dahlstrom Brook	ERW	Bashaw
Godfrey Creek	ERW	Stone Lake
Gull Creek	ERW	Springbrook
Little Bean Brook	ERW	Bass Lake
McKenzie Creek	ERW	Casey & Chicog
Namekagon River Tributary (T41N-R13W-Sec. 18)	ERW	Casey, Chicog, & Brooklyn
Shell Creek	ERW	Minong
Spring Brook	ERW	Springbrook
Whalen Creek	ERW	Trego
Yellow River Tributary (T38N-R13W-Sec. 4)	ERW	Bashaw
Yellow River Tributary (T39N-R12W-Sec. 31)	ERW	City of Spooner

Source: Wisconsin Department of Natural Resources

At 3,200 acres, Long Lake is the largest Outstanding Resource Water found in Washburn County. The lake is a major recreational resource both locally and regionally. Water quality in Long Lake is currently good but recent trends indicate that this quality is declining. One common measure of lake quality is the amount of phosphorous in the water. Phosphorous is the nutrient responsible for algae blooms and lakes with more phosphorous are generally more green in color, less clear, and have lower levels of oxygen available for fish.

In 1997 a plan was created for the management of Long Lake. This plan included specific goals for water quality stated in terms of phosphorous concentrations in different portions of the lake. Table 5.2 shows these goals as well as the results of recent water quality testing. These tests show that Long Lake is not meeting its water quality goals and the DNR recently categorized Long Lake as a eutrophic lake based on its declining water quality. Figure 5.3 shows the location of basin monitoring sites in Long Lake.

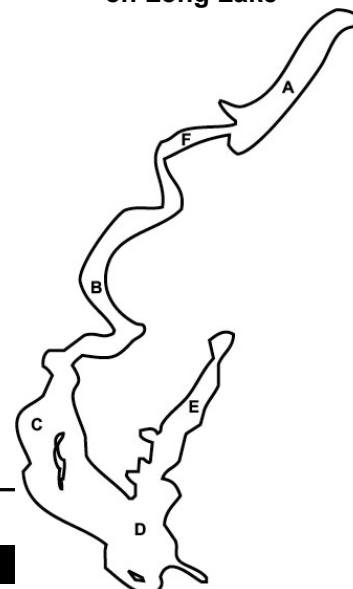
Table 5.2: Water Quality Basin Goals				
Basin	Goal	1994 summer	1998-2001	2002-2003 summer



		average	summer average	average
A	16 ug/L	16 ug/L	22 ug/L	21.5 ug/L
B	17 ug/L	17 ug/L	20 ug/L	NA
C	19 ug/L	19 ug/L	19 ug/L	NA
D	18 ug/L	18 ug/L	20 ug/L	NA
E	17 ug/L	17 ug/L	19 ug/L	NA
F (between A and B)	NA	NA	20 ug/L	25 ug/L

The 1997 Long Lake Management Plan provides an analysis of the sources of phosphorous in Long Lake. Table 5.3 lists these sources. Surface runoff includes snowmelt and storm water that drains into Long Lake or its watershed. Internal loading results from annual lake turnover and the mixing of organic sediments from the lake bottom. Atmospheric deposition of phosphorous results from rain and snow falling directly into the lake and dust settling on the lake. Groundwater contributions come from underwater springs in the lake. Septic systems contribute phosphorous both from functional systems where the soil is saturated with phosphorous and failing systems that deliver waste to the lake. Of these sources of phosphorous, surface water runoff and septic system contributions are the only components that can be readily managed by human intervention. As the area becomes more built up, the amount of phosphorous contributed by runoff is likely to increase and lake water quality goals will be more difficult to reach.

**Figure 5.3: Approximate Locations of Water Quality Monitoring Sites on Long Lake**



**Table 5.3: Phosphorous Sources**

Phosphorous Source	Amount (pounds per year)	
Surface Runoff	2,322	40%
Internal Loading	1,409	24%
Atmospheric	928	16%
Groundwater	877	15%
Septic Systems	233	4%
Total	5,779	

Surface water resources for the Town of Long Lake are depicted in Map 5.5.

Section 303(d) of the federal **Clean Water Act** requires the State of Wisconsin to periodically prepare a list of all surface waters in the state for which beneficial uses of the water – such as for drinking, recreation, aquatic habitat, and industrial use – are impaired by pollutants. These are water quality limited lakes, rivers, and streams that do not meet surface water quality standards and are not expected to improve within the next two years.

Currently, five lakes in Washburn County are classified as 303(d) waterbodies, based on elevated levels of mercury. These lakes include:

- |                                     |                              |                                     |                             |
|-------------------------------------|------------------------------|-------------------------------------|-----------------------------|
| <input checked="" type="checkbox"/> | Gilmore Lake (Minong Twp.)   | <input checked="" type="checkbox"/> | Silver Lake (Brooklyn Twp.) |
| <input checked="" type="checkbox"/> | Harmon Lake (Madge Twp.)     | <input checked="" type="checkbox"/> | Spring Lake T40 R11W S25    |
| <input checked="" type="checkbox"/> | Minong Flowage (Minong Twp.) |                                     | (Springbrook Twp.)          |

Each of these waterbodies has a low priority ranking under the State of Wisconsin Priority Watershed Program, which provides grants to local governmental units in both urban and rural watersheds selected for priority watershed projects.

### **Watersheds**

A watershed can be defined as interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed. The Wisconsin Department of Natural Resources has transitioned its resource management approach to utilize watershed boundaries rather than political or social boundaries.

For the most part, the Brill and Red Cedar Rivers watershed encompass the Town of Long Lake. A small portion of the Shell Lake and Upper Yellow River watershed juts into the northwest corner of the town. The Brill and Red Cedar River watershed is part of the Lower Chippewa River Basin.

When considering water quality in area lakes it is important to include the entire watershed of a given lake. This is because the chemical composition of a lake is largely the product of land uses in the area where storm water and snow melt drains to the lake. Agricultural areas, for example, yield higher amounts of nutrients and sediment in runoff than do forested areas.

Most of the lake watersheds in Long Lake are surrounded by forestland, though some are more heavily impacted by nearby agricultural uses. The Long Lake watershed, for example, is about 90 percent forested. Besides the type of plant cover, watersheds can be impacted by the amount and connectivity of impervious surfaces located within their borders. It does not take a large amount of impervious surface to impact a stream or lake; as little as 5 percent impervious surface can degrade water quality and lead to a decline in fish population and diversity. Managing storm water at the watershed scale is an important strategy for protecting the long-term condition of surface waters.

In addition to storm water and nutrients, invasive species in lakes present another natural resource issue best managed at the watershed scale. For example, an upstream lake that becomes infested with Eurasian water milfoil is likely to spread this invasive plant to downstream lakes. A lake that is infested with rusty crayfish can spread this invasive arthropod both upstream and downstream because the crayfish is capable of moving in both directions. Currently, these or other invasive species does not impact the watersheds in Long Lake, but should they enter one part of a watershed, they will likely spread to other parts.

Surface waters such as lakes and streams that are not physically connected can still impact one another through groundwater transport. A wetland or lake polluted from a landfill, for example, can contribute pollution to other lakes through groundwater. The groundwater-shed is more difficult to delineate and operates on a time scale that is difficult to measure and predict. This is

because groundwater movement is largely determined by the makeup of subsurface soils and bedrock which are not easily studied. Washburn County watersheds are depicted on Map 5.6.

### **Town of Long Lake Lake Characteristics**

Within the Town of Long Lake exist 11 named and 40 unnamed lakes and a little over 72 miles of shoreline. Named lakes in the town are relatively deep, with an average maximum depth of 33 feet and a maximum of 74 feet in Long Lake. Unnamed lakes are typically much smaller in size, averaging less than seven acres in size.

**Table 5.4: Named Lakes**

Name	Location Sec. T-N R-W	Surface Acres^^	Maximum Depth	Miles of Shoreline^^	Miles of Public Shoreline	Percent of Private Shoreline
Elizabeth Lake**	10-37-11	36.5	24	1.08	0	100
Fenton Lake**	28-37-11	139.0	52	4.15	0.1	98
Haugen Lake**	31-37-11	43.3	6	2.30	0.58	75
Kingelm Lake*	29-37-11	57.3	7	1.67	0	100
Little Mud Lake***	1-37-11	70.7	12	1.67	0.02	99
Long Lake***	15-37-10	3289.7	74	38.00	0.29	99
McCune Lake**	20-37-11	62.3	37	2.90	0.11	96
Monday Lake**	31-37-11	89.4	25	3.42	0	100
Pavlas Lake**	7-37-11	44.2	46	1.73	0.01	99
Twin Lake, East***	4-37-11	14.8	37	0.65	0	100
Twin Lake, West***	4-37-11	7.6	44	0.43	0	100

Source: Washburn County Lakes Classification

^^These figures represent acres, miles of shoreline and miles of public shoreline of entire water body, which may cross jurisdictional boundaries.

### **Lake Types**

The named lakes of the Town of Long Lake are classified as “spring lakes”, “seepage lakes” or “drainage lakes”. Table 5.4 above notes how each of the named lakes in Long Lake is classified.

- ☒ **Spring Lakes\*\***- Groundwater drainage lakes (spring lakes) are natural lakes fed by groundwater, precipitation, and limited runoff. These lakes have a stream outlet and are usually well buffered against acid rain and contain low to moderate amounts of nutrients.
- ☒ **Seepage Lakes\***- Seepage lakes are a natural lake fed by precipitation, limited runoff, and groundwater. These lakes do not have a stream outlet. These lakes are generally acidic, low in nutrients, and susceptible to acid rain.
- ☒ **Drainage Lakes\*\*\***- Drainage lakes are lakes fed by streams, precipitation, groundwater, and runoff and are drained by a stream. In these lakes the nutrient content is usually high, with water exchange happening quite rapidly. Water quality in these lakes is variable, depending on runoff and human activity in the watershed.

**Lakes Classification System**

The Washburn County Lakes Classification System was developed as a way to assess county surface water resources based on the characteristics of individual water bodies. Lakes in Washburn County were evaluated based on the following criteria: (see appendix for descriptions)

Lake surface area	Size of the watershed
Maximum depth	Shoreline Development Factor (SDF)
Lake Type	Development density

Each one of the evaluation criteria for each lake received a score from 0 to 3, based on individual lake characteristics. The total sum of all scores is referred to as the vulnerability ranking, which ranges from 0 to a possible score of 24. These rankings are used to then define the lake classification assigned.

Overall Vulnerability Ranking	Lake Classification	Protection Level
Score of 13 and greater	1	Minimum
Score of 10 to 12	2	Moderate
Score of 9 or less	3	Maximum

The Washburn County shoreland zoning ordinance regulates development on all county waterways, including surface waters in the Town of Long Lake. See Table 5.5, Lake Class and Development Standards.

**Table 5.5: Lakes Class & Development Standards**

Name	Score	Class	Lot Area per Single Family Unit	Minimum Lot Area	Minimum Shoreline Setback <sup>1</sup>	Vegetation Removal <sup>2</sup>	Minimum Side Yard Setback <sup>3</sup>	Minimum Rear Setback
Elizabeth Lake	8	3	300'	3 Acres	100' / 125**	30'/75'	30'/90'	40'
Fenton Lake	10	2	200'	80,000 ft <sup>2</sup>	100' *	30'/75'	20'/60'	40'
Haugen Lake	7	3	300'	3 Acres	100' / 125**	30'/75'	30'/90'	40'
Kingelm Lake	9	3	300'	3 Acres	100' / 125**	30'/75'	30'/90'	40'
Little Mud Lake	11	2	200'	80,000 ft <sup>2</sup>	100' *	30'/75'	20'/60'	40'
Long Lake	16	1	150'	30,000 ft <sup>2</sup>	75' *	30'/50'	10'/30'	40'
McCune Lake	9	3	300'	3 Acres	100' / 125**	30'/75'	30'/90'	40'
Monday Lake	9	3	300'	3 Acres	100' / 125**	30'/75'	30'/90'	40'
Pavlas Lake	9	3	300'	3 Acres	100' / 125**	30'/75'	30'/90'	40'
Twin Lake, East	11	2	200'	80,000 ft <sup>2</sup>	100' *	30'/75'	20'/60'	40'
Twin Lake, West	12	2	200'	80,000 ft <sup>2</sup>	100' *	30'/75'	20'/60'	40'

**Perennial and Intermittent Rivers, Creeks, and Streams**

Riparian surface features such as rivers, creeks, and streams represent unique and diverse natural systems. The quality and quantity of these resources is intimately linked to land use and human activities.

<sup>1</sup> Minimum Shoreline Setbacks Class I –100’ lakes, 125’ rivers. Setback averaging per section 271(1) Washburn County Zoning Ordinance applies to Class I and II.

<sup>2</sup> Vegetation Removal = Removal Corridor/feet from Ordinary High Water Mark (OHWM)

<sup>3</sup> Minimum Side Yard Setback = Feet Off One Side/ Feet Total Both Sides

There are two kinds of streams, perennial and intermittent. Perennial streams flow throughout most (>50%) of the year. Intermittent streams usually flow only after rainstorms or snowmelt and are, therefore, dry most of the year. Intermittent streams must be protected because they channel runoff into perennial streams and lakes and may become part of the aquatic ecosystem when water flows in them.

There are approximately 3.5 miles of rivers, creeks, and streams in the Town of Long Lake. There are no rivers, creeks, or streams classified as Class 1 trout streams.

Named Rivers and Streams in the Town of Long Lake:

*Brill River*

### **Floodplains**

Floodplains are lands adjacent to rivers or streams, which are subject to periodic, recurring inundation by water. Due to the flood-prone nature of these lands, development and other land use activities within this zone are strongly discouraged. Appropriate land uses for these areas would consist of resource protection and wildlife habitat uses.

### **Flood Hazard Assessment**

The Federal Emergency Management Agency (FEMA) has defined areas of flood susceptibility in the Town of Long Lake. The Flood Hazard Boundary Map (FHBM) series for Washburn County depicts these flood zones as shaded areas. Flood prone areas were determined by statistical analyses of records of river flow and rainfall information obtained through consultation with the community, floodplain topographic surveys, and hydrologic and hydraulic analyses.

Washburn County has adopted flood plain regulations that apply to all bodies of water in the county. Determination as to whether a building site is located in a flood plain must be made through zoning office review of flood plain maps or through field verification of flood boundary.

Floodplains in the Town of Long Lake depicted in the Map 5.7.

### **Groundwater**

Groundwater is a critical resource for Washburn County and for Wisconsin. It is the main source of drinking water for 70 percent of Wisconsin residents and 95 percent of Wisconsin communities.

#### *Groundwater Quantity*

Under natural conditions, a balance existed between the volume of water entering an aquifer and the volume of water being discharged from an aquifer. With the development of water wells, the natural balance between recharge rates and discharge rates was disrupted. In Wisconsin, the overall groundwater supply has been depleted due to increased discharge. Natural fluctuations in groundwater supply can occur due to droughts or natural seasonal precipitation fluctuations.

### Groundwater Quality

The quality of natural groundwater varies by location. As groundwater passes through natural sediments, naturally occurring chemicals may become deposited in the water. While naturally occurring groundwater contamination is generally mild, human-induced contaminants can make groundwater supplies unusable. The quality of groundwater is directly related to land use activities. The application of fertilizers, chemical spills, urban runoff, and non-point pollution can contribute to decreased quality of groundwater reserves.

### Groundwater Depth and Contamination Susceptibility

Groundwater depths (see Map 5.8) in the Town of Long Lake range from 0-20 feet in eastern half of the town to 50 feet or greater in the northeastern corner of the town. Groundwater contamination susceptibility corresponds to groundwater depth (see Map 5.9), with shallow groundwater depths being the most vulnerable areas for potential contamination. These areas are of significant concern in relation to the installation of conventional septic systems.

### **Environmental Corridors**

Environmental Corridors are defined by the Wisconsin Department of Natural Resources as:

*“Linear areas of natural resources that are critical to maintaining water quality and quantity and to providing habitat linkages that ensure biological diversity. Environmental corridors are often associated with rivers and streams.”*

Natural benefits provided by environmental corridors include air filtration, erosion control, and improved water quality. In addition, these natural features benefit the overall quality of life in the area and reduce the need for more expensive man-made solutions to water quality issues.

Many areas within these corridors provide important habitats for land and aquatic plants and animals. Connected habitats are superior to disjointed habitats and larger habitats are better for ensuring the survival of a species than smaller areas. Ensuring these corridors can continue to work as a system, and the relationships between plants, insects, animals, land, and water continue to function properly are critical to environmental health and continued biological diversity.

The impacts and benefits of these corridors are not limited to one community or the responsibility of one jurisdiction. These areas follow natural boundaries and do not stop at political boundaries. Coordination among communities/jurisdictions is necessary in order to achieve the environmental, economic, cultural, community building, and health benefits, which can be attributed to these natural features.

### **Wetlands**

Wetlands represent one of the most unique and diverse elements of the natural community. Defined by the presence of water and water-loving vegetation, these communities support a range of plants and animals adapted to survive and thrive in this wet environment, including many threatened and endangered species.

These environments provide additional benefits through the services they provide.

- Wetlands act as natural filters removing nutrients and chemicals from the water and are often constructed as bio-engineered water filtration devices used to treat and cleanse municipal wastewater or urban runoff.
- Wetlands serve as natural flood control devices by intercepting and holding water; a service that reduces flood risk to local communities.
- Wetlands also serve as groundwater recharge supplies for Washburn County communities.
- Wetland vegetation serves to stabilize streambanks and watercourses. This action reduces overall soil erosion and protects water quality by reducing siltation and sediment loads.

The United States Army Corps of Engineers, the Wisconsin Department of Natural Resources, and local zoning codes regulate wetlands. Section 404 of the Clean Water Act establishes a program to regulate the discharge of dredged and fill material into waters of the state including wetlands and is the primary federal regulatory program for wetlands.

Article 27 (Shoreland Regulations) of the Washburn County Zoning Ordinance regulates the use/alterations of wetlands in the county. The regulations contained within this document apply to all lands within 1,000 feet of the ordinary high-water mark of any navigable lake, pond, or flowage and those lands within 300 feet of the ordinary high-water mark of any navigable river or stream.

Wetlands boundaries have been delineated by the Wisconsin Department of Natural Resources. The Wisconsin Wetland Inventory (WWI) displays all wetland areas within Washburn County, which are less than five acres in size.

Washburn County has 518,236 surface acres of which 79,140 acres are wetlands. Based on the WWI data, the Town of Long Lake has approximately 1,843 acres of wetlands (wetlands five acres and larger). See Table 5.6

*Emergent/wet meadow* wetlands are the most common type found in the Town of Long Lake. These wetlands may have saturated soils rather than standing water, more often than not. Sedges, grasses, and reeds are dominant. Other species found in this wetland type include blue flag iris, marsh milkweed, sneezeweed, mint, and several species of goldenrod and aster.

*Scrub/Shrub* wetlands are also common in the town and include bogs and alder thicket and are characterized by woody shrubs and small trees such as tag alder, bog birch, willow, and dogwood. The balance of town wetlands is classified as either forested or aquatic bed. Forested wetlands include bogs and forested floodplain complexes and are characterized by trees 20 feet or more in height such as tamarack, white cedar, black spruce, elm, black ash, green ash, and silver maple.

**Table 5.6: Wetland Types**

Name	Approximate Acres
Emergent/Wet Meadow	815
Scrub/Shrub	469
Forested	549
Aquatic Bed	207
APPROXIMATE TOTAL	1,843

*Aquatic bed* wetland communities include plants such as pondweed, duckweed, lotus, and water lilies growing entirely on or in a water body no deeper than six feet. Wetlands are depicted in Map 5.7.

### **Resources of Concern**

The Town of Long Lake provides habitat for many species of wildlife, including rare, threatened, or endangered species of plants and animals. These critical resources have been documented by the Wisconsin Department of Natural Resources as part of the Natural Heritage Inventory Program. The specific location of endangered resources is confidential. Most threatened and special concern species in the Town of Long Lake are associated with water or stream resources. The rare communities in the town include those areas at the Hunt Hill Sanctuary designated as State Natural Areas.

Plants and animals threatened with extinction are protected under federal and state endangered species legislation. Protection is not limited to only the individual species but includes protection of habitat critical to the species' survival.

Natural Heritage Inventory List for the Town of Long Lake:

<b>Birds</b>	<b>Scientific Name</b>	<b>Status</b>
<i>Osprey</i>	<i>Andion Haliaetus</i>	<i>Threatened</i>
<i>Bald Eagle</i>	<i>Haliaeetus Leucocephalus</i>	<i>Special Concern</i>
<i>Red-Shouldered Hawk</i>	<i>Buteo Lineatus</i>	<i>Threatened</i>
<b>Fish</b>		
<i>Lake Herrin</i>	<i>Gcoregonus Artedi</i>	<i>Special Concern</i>
<i>Pugnose Shiner</i>	<i>Notropis Anogenus</i>	<i>Threatened</i>
<i>Ozark Minnow</i>	<i>Notropis Nubilus</i>	<i>Threatened</i>
<i>Weed Shiner</i>	<i>Notropis Texanus</i>	<i>Special Concern</i>
<i>Banded Killifish</i>	<i>Fundulus Diaphanus</i>	<i>Special Concern</i>
<i>Least Darter</i>	<i>Etheostoma Microperca</i>	<i>Special Concern</i>
<b>Butterflies</b>		
<i>Bog Copper</i>	<i>Lycaena Epixanthe</i>	<i>Special Concern</i>
<i>Great Copper</i>	<i>Lycaena Dione</i>	<i>Special Concern</i>



**Communities**

<i>Lake-Soft Bog</i>	<i>Dorys Bog</i>
<i>Lake-Deep, Hard, Drainage</i>	<i>Sarona Audubon Twin Lake</i>
<i>Northern Wet Forest</i>	<i>Dorys Bog</i>
<i>Open Bog</i>	<i>Dorys Bog</i>
<i>Southern Dry-Mesic Forest</i>	<i>Sarona Audubon Twin Lake</i>
<i>Northern Mesic Forest</i>	<i>Dorys Bog</i>

Other endangered, threatened, or rare species or communities may also occur within the Town of Long Lake. Locations of these critical resources are mapped to the section level in order to protect the security of these resources.

**5.3 AGRICULTURAL RESOURCES****Productive Agricultural Lands**

Agricultural lands play an important role in defining the character of many Wisconsin communities. While not a considerable land use in each Washburn County community, agriculture is an economically and culturally significant activity in some portions of the county. Wisconsin's Comprehensive Planning legislation requires communities to review and analyze their agricultural land base and to formulate goals, objectives, and policies for preserving prime agricultural lands. Prime farmlands are depicted in Map 5.11.

**County Agricultural History**

Early agricultural activities in Washburn County were primarily focused on providing food supplies to lumber camps; and by 1935, there were 1,754 farms producing on 215,316 acres of cropland. Low yields due to poor soil conditions caused many of these operations to fail; and by 1978, nearly 50 percent of the county's farm acreage had been sold for other uses. The greatest losses occurred between 1949 and 1969 when nearly 95,000 acres of agricultural lands were converted to other uses. Agricultural land use trends have continued a downward slide as reflected by the Agriculture Census for Washburn County, which indicate an additional 2.9 percent decrease in farmland between 1987 and 1997. Agricultural uses have declined countywide, especially in the marginal lands on the sand barrens of the northern and western parts of the county but remain a viable activity on the more productive lands of the southern parts of the county.

The decrease in overall farmland acreage coincides with an increase in the average farm size. Between the years of 1935 and 1997, the average farm size in Washburn County increased from 122.8 acres to 276 acres, a net increase of nearly 125 percent. This trend mirrors statewide trends towards farmland consolidation and reflects the combining of many smaller family farms into larger enterprises.

**Agricultural Trends in the Town of Long Lake**

The Town of Long Lake has experienced a net decline in overall farmland acreage in the past 25 years. Between the period 1967 and 1976, the town actually gained 631 acres of farmland. During the same period, the town lost 12 farms, an indication that farm sizes increased during

this period. Between 1977 and 2001, the Town of Long Lake lost 3,159 acres of land assessed as farmland. Additional agricultural trend information is found in the Land Use Element.

**Prime Farmland (Washburn County Farmland Preservation Plan)**

The Washburn County Farmland Preservation Plan (1982), drafted under the 1977 Wisconsin Farmland Preservation Act, provides detailed statistics, background information, maps, goals, objectives, and polices for farmland preservation. Prime farmland has been delineated from the Washburn County Soil Survey and is depicted in Map 5.11.

**5.4 CULTURAL RESOURCES**

**Introduction**

Community cultural resources are a significant element in defining local character. The cultural heritage of the community may consist of many things such as historic buildings, festivals, cultural groups, entertainment, and viewsheds. This element proposes to identify a number of cultural attributes in the Town of Long Lake and propose meaningful objectives to the enhancement and protection of town cultural resources. According to the Architecture and Historic Inventory (AHI), provided by the Wisconsin Historical Society, there are five sites identified in the Town of Long Lake. These sites are listed below in Table 5.7.

**Table 5.7: Historic Sites Inventory**

Town	Township/Range	PLS	Common Name	Historical Name	Type of Structure	Date
Long Lake	37-11-16	NE/SE	Long Lake Town Hall		Town Hall	1920
Long Lake	37-11-24	SW/SW		Long Lake Dam	Dam	1883
Long Lake	37-11-26	SW/SE	Long Lake Lutheran Church	Synode Hauge	Church	1897
Long Lake	37-11-36	SW/SE				1907
Long Lake	37-11-36	NW/NW		Pioneer School		1895

Source: Wisconsin Architecture and History Inventory, Wisconsin Historical Society

There are some sites in the Town of Long Lake not listed in the Wisconsin Architecture and Historic Inventory. These sites, both of historical and cultural significance are important to the community and, therefore, have been identified below:

- **Nobleton School** - located on CTH M on the northern end of Long Lake.
- **Tomahawk Scout Reservation** – the scout camp (Est. 1953) encompasses more than 2,500 acres of woodland area and over eight miles of shoreline. Tomahawk is home to the council’s summer Boy Scout and Webelos resident camps as well as the Snow Base Winter Camp.



- Hunt Hill Nature Center & Audubon Sanctuary** – located on Audubon Road in northern Long Lake Township, it is situated on 500 acres of forestland, meadow, bogs, and pristine glacial lakes. The facility is used throughout the year by a variety of groups to experience the world of nature, but the summer months are when most activities and programs occur. Frances Hunt Andrews donated Hunt Hill to the National Audubon Society in 1955.



**Archaeological Sites Inventory**

The Wisconsin Historical Society maintains a list of archaeological sites and cemeteries known as the Archaeological Site Inventory Database (ASI). Up to this point in time, 173 archaeological sites and cemeteries have been reported to the Wisconsin Historical Society for Washburn County. These sites cover an extended period of time, which include campsites/villages/communities, cabins/homesteads, sugar mapling sites, cemetery/burial/mounds, trading/fur posts, mill/sawmills, and kilns. Of the 173 present in the county, eight are reported for the Town of Long Lake and are shown in Table 5.8.

**Table 5.8: Archaeological Sites & Cemeteries**

Site Name	Site Type	Cultural Study Unit
N/A	Mound(s)-Conical Cemetery/burial	Unknown
N/A	Mound(s)-Other/Unk Cemetery/burial	Unknown
N/A	Cemetery/burial	Unknown Historic
N/A	Campsite/village	Unknown Historic
N/A	Other Cemetery/burial	Unknown
N/A	Trading/fur post	Historic Euro-American
Long Lake Lutheran Church and Cemetery	Cemetery/burial	Historic Euro-American
Hanks	Campsite/village	Historic Indian Late Archaic

Source: Archaeological Site Inventory Database, Wisconsin Historical Society

**Viewsheds and Scenic Resources**

Qualities that characterize the Town of Long Lake are the picturesque views common throughout the general vicinity of the town. Accessibility to the views may over time be limited or denied due to private development of land. It should be a planning policy to try and ensure that the characteristic natural landscape features are protected and that views remain accessible to the public. Land use design should consider the natural scenic views during the development review process.

As a way to preserve the rural character of Long Lake, the built environment shall reflect a northwoods atmosphere. Development of voluntary or community design principles could be

identified as a way to guide design decisions for commercial and industrial structures. Several of the goals and objectives throughout the plan refer to community design. It is important to the community that the preservation of the rural character and northwoods atmosphere be maintained in existing and new facilities.

**5.5 NATURAL, AGRICULTURAL, AND CULTURAL RESOURCES, GOALS, OBJECTIVES, AND ACTIONS**

A set of recommended goals, objectives, and action steps has been developed to assist the town in the conservation and promotion of effective management of the local natural, agricultural, and cultural resources. These resources are important to the town.

Significant data and information is available from federal, state, local, and tribal sources pertaining to the importance of the local natural, agricultural, and cultural resources. Throughout this comprehensive plan, information was used to assist in developing goals, objectives, actions, policies, and programs in an effort to be consistent with planning principles and in protecting economically productive areas, where applicable.

**NATURAL RESOURCES**

**Goal 1: Conserve, protect, manage and enhance the town’s natural resources.**

**Objective 1:** Protect lakeshores and stream banks from harmful land uses.

*Regulation Action: Support state and county rules and regulations regarding lakeshore and stream banks.*

*Education Action: Raise awareness of existing state and county rules and regulations through mailings with tax role, scheduling a town meeting to covers said rules and regulations, utilizing existing resources such as the DNR and UW Extension materials and representatives, and by utilizing the town hall as and information center.*

*Incentive Action: Develop recognition awards for lakeshore/stream bank stewardship.*

*Resource Improvement Action: Create demonstration sites for lakeshore restoration.*

*Monitoring Action: Review annually how many buffers were restored due to stipulations on variance requests.*

**Objective 2:** Develop strategies for maintaining large undeveloped areas, including near-lake areas, off-lake areas, and wetlands.

*Regulation Action: Identify blocks of land to be placed in resource conservation utilizing land use map.*

*Education Action A: The town will cooperate with LLPA, Hunt Hill, and other non-profit organizations in furthering their educational objectives.*

*Education Action B: Educate landowners about state and federal programs (i.e. MFL, WHIP, EQUIP, etc.)*

*Education Action C: Educate landowners about alternatives to development.*

*Incentive Action: Consider purchase of development rights.*

*Resource Improvement Action A: Promote wetland restoration demonstration sties.*

*Resource Improvement Action B: Promote shoreland habitat restoration projects.*

*Resource Improvement Action C: Practice sound forestry management principles and water quality BMP's when logging town land.*

*Monitoring Action: Monitor development by reviewing building permits granted annually.*

**Objective 3:** Identify and protect critical habitat areas in the town.

*Regulation Action: Require land use change proposals to include habitat assessments for the site in question. (Develop a simple assessment protocol; match the degree of detail in the protocol to the nature of the proposal; i.e. very intense land uses require more detailed assessments; work with DNR, county and others to jointly develop protocol).*

*Education Action A: Sponsor periodic town-wide habitat assessments and share results with the public at an annual town meeting.*

*Education Action B: Develop an educational brochure for town properties explaining the different types of habitat found on the properties and land management practices used by the town to improve habitat.*

*Incentive Action: Provide density bonuses for land use change proposals that provide long-term protection to critical habitat areas.*

*Resource Improvement Action A: Identify and sponsor wetland restoration projects in the town.*

*Resource Improvement Action B: Develop and implement habitat management and improvement plans for town-owned properties.*

*Resource Improvement Action C: Sponsor annual shrub sale at town hall to provide property owners with low-cost plant material for private habitat improvement projects.*

*Monitoring Action A: Monitor the location and extent of land use changes annually and note the impact on wildlife habitat.*

*Monitoring Action B: Sponsor a town-wide habitat assessment.*

*Monitoring Action C: Revisit and update the town-wide assessment every five years.*

*Monitoring Action D: Maintain a public file of site-specific habitat assessments associated with land use change proposals.*

**Objective 4:** Encourage sensible, environmentally friendly outdoor lighting.

*Resource Improvement Action: Create demonstration site at the town hall to make public aware of sensible lighting alternatives.*

*Regulations Action A: Develop and implement a town lighting ordinance.*

*Monitoring Action B: Include night lighting information as a requirement of the building permit process.*

*Monitoring Action C: Public to monitor ordinance by requests to town board.*

**Objective 5:** Ensure that commercial and industrial land use activities do not negatively impact surrounding natural resources and properties.

*Education Action: Require a statement of compatibility of new use with current uses. Create minimum lot sizes appropriate for different land uses.*

**Goal 2: Maintain and improve surface and ground water quality.**

**Objective 1:** Minimize pollutants from runoff entering surface and groundwater.

*Regulation Action A: Require a stormwater management plan at the time a building permit is requested.*

*Regulation Action B: New or reconstruction of town roads will have a detailed plan for stormwater run-off.*

*Regulation Action C: Require on-site stormwater management for businesses and residential neighborhoods.*

*Education Action A: Provide signage on town properties for changes needing to be made for improving stormwater run-off.*

*Education Action B: The town will develop requirements for stormwater management.*

*Resource Improvement Action A: The Town Hall and boat landings should be evaluated as to run-off improvements needed, and serve as an example of ways to improve.*

*Resource Improvement Action B: Assess town roads and culverts for areas that stormwater management could be improved. When assessed, ditches should employ bioretention and ponding practices prior to entering lakes and wetlands.*

*Monitoring Action: Monitor annually the variances and plans submitted.*

**Objective 2:** Minimize pollutants entering groundwater.

*Regulation Action: Land use changes would require identification and proper abandonment of wells and underground tanks.*

*Education Action A: Refer landowners to Washburn County Land and Water Conservation Department for assistance.*

*Education Action B: Use tax mailing to remind landowners of proper septic use and maintenance.*

*Incentive Action: Promote use of state cost share programs for well abandonment.*

*Monitoring Action: The town should request an annual summary of the county's three-year septic system analysis.*

## **AGRICULTURAL RESOURCES**

**Goal:** Support existing, and future agricultural activity within the Town of Long Lake.

**Objective 1:** Encourage the continuation of farming activities in the Town of Long Lake.

*Education Action: Inform and encourage farmers to take advantage of existing federal, state, and county programs.*

**Objective 2:** Ensure that future land uses are compatible with the rural atmosphere of the Town of Long Lake.

*Regulation Action: Discourage residential development next to existing livestock operations.*

**Objective 3:** Minimize pollution from agricultural operations (noise, odor, run-off, etc.)

*Regulation Action: Require (by ordinance) livestock or poultry farms that wish to expand existing operations or develop new ones greater than 250 animal units to use DATCP's best management practices and to meet DNR's performance standards in NR 151 (ATCP 50, NR151).*

*Monitoring Action: Cooperate with county and state enforcement agencies in reporting violations of state and local laws.*

## **CULTRURAL RESOURCES**

**Goal: Preserve and enhance cultural heritage resources, including historical places, sites, and landscapes.**

**Objective 1:** Identify and recognize historic and cultural resources.

*Regulation Action: Require a historic and cultural assessment when land use changes are proposed.*

*Education Action: Write a brief informative text on these sites that explains what they are and illustrates their importance.*

*Resource Improvement Action: Support the preservation of the oral and written history of the Long Lake area.*

*Monitoring Action: Evaluate list of historical and cultural resources as needed.*

**Objective 2:** Maintain the historic integrity of the Long Lake Town Hall.

*Regulation Action: Any additions, remodels, or renovations should be consistent with the historic nature of the existing building.*

*Education Action: Include the town hall in any written documentation/inventory of historically significant sites.*



**Objective 3:** Encourage the preservation of Long Lake “big camps”. (i.e.-Tomahawk Scout Camp, Hunt Hill Audubon Sanctuary)

*Regulation Action A: Work with the camps to see if they would be agreeable to limiting development to a lesser density, should the parcels ever be sold.*

*Regulation Action B: Look into the possibility of deed restrictions.*

*Education Action: Educate the public as to the importance of these camps historic/cultural value to the town.*

*Incentive Action: Look into Purchase of Development Rights (PDR's)*

**Objective 4:** Develop a long-term plan to identify a site in Long Lake for a historical society building.

## **ECONOMIC DEVELOPMENT**

### **6.1 INTRODUCTION**

The ability for a community to attract new and innovative businesses, industries, and workers is a key element for the community's economic survival and prosperity. Providing a good climate for business development enhances the community's overall well being both in financial terms as well as in morale and civic pride. By providing for its businesses and the residents who comprise its workforce, the community insures its future success.

This element of the plan contains a compilation of background information, goals, objectives, and programs to promote the retention and stabilization of the economic base in the Town of Long Lake. As required by §66.1001, Wisconsin Statutes, this element includes an assessment of new business and industries that are desired in the town and an assessment of the town's strengths and weaknesses with respect to attracting and retaining businesses and industries. It also identifies applicable county, state, and regional economic development programs that apply to the Town of Long Lake.

### **6.2 LABOR FORCE**

According to the 2000 Census, of the 737 inhabitants in the Town of Long Lake, 547 are 16 years or over. Of those 547, 65.8 percent, or 360, comprise the civilian labor force. At that time, 332 of the 360 were identified as employed and 28 as unemployed or 7.8 percent.

Between the 1990 Census and the 2000 Census, the percentage of the population over the age of 25 that have attained some education past high school has increased from 43 percent to 54 percent. Of the 491 people over 25 years old, 263 have some higher level of education, with 65 percent achieving an associate degree or higher.

### **6.3 ECONOMIC BASE**

In 2000, the average annual wage for Washburn County was \$21,410. The highest paying industry in the county is government at \$28,442, followed closely by finance, insurance, & real estate at \$27,774 and then manufacturing at \$24,698. The lowest paying industry is retail trade at \$13,200.

For the Town of Long Lake residents, the manufacturing industry provided 20 percent of the jobs in 2000, which is slightly higher than in 1990. The educational, health, and social services (18%); retail trade (13%); and construction (9%) were the next largest industry employers of the town residents. In 1990, the industries employing the most people were educational, health, and social services (26%); manufacturing (19%); personal services (11%); and retail trade (10 %).

## 6.4 CURRENT BUSINESS INVENTORY

The Town of Long Lake is a rural community with relatively easy access to the Cities of Spooner, Shell Lake, and Rice Lake. There are a number of businesses located in the Town of Long Lake, though many residents of the town generally travel to the cities mentioned above for work and to purchase needed and desired goods and services.

Specifically the town is home to approximately 37 business establishments: It should be noted that as of October 22, 2001, the Wisconsin Department of Revenue reported in its Statement of Assessments that there were 67 different commercial parcels in Long Lake, totaling 157 acres. Currently, there is approximately 120 acres of land zoned for commercial use in the town, most of which exists along CTH's D and M, and in scattered locations throughout the town where businesses currently exist. See Map 8.2 Town of Long Lake Zoning. Current businesses include:

- Beaver Design Woodworks
- Bob Dahle Excavating
- Carla's Custom Curtains
- Crafter's Corner
- Dave's Outboard
- David Librande (Lone Elm Maintenance)
- DeVoe's
- DHH Designs
- Falkner, CPA
- Fletch's Reel'em-Inn
- Grandview Resort
- Greg Hartman Computers
- Hartman Construction
- Hayen Pump and Well
- Hobo's Hideout
- Hunt Hill Preserve
- L & L Excavating
- Lincolnwood Resort
- Long Lake Mini Storage
- Marawarden Resort and Store
- Monday Lake Kennels
- Oak Lake Kennels
- Pioneer Bar
- Props Sports Bar
- River's Edge Campground
- Road House Saloon
- Sirek's Construction
- Sunrise Construction
- Sunset Resort
- Tom Hauser (Floors to You)
- Tomahawk Scout Camp
- Treats on Long Lake
- Trees and Bees
- Van Beek Construction
- Water's Edge Resort
- Wolf Marine

Most of the local economic activity that occurs in the town is associated with recreation, forestry, and home occupations. It is believed that many home occupations exist in the town, which were not addressed as part of the business inventory. Such businesses probably do not have special permits or zoning approvals because the nature of such businesses presents no noticeable impacts or nuisances to adjacent properties, so their location is difficult to detect. The town supports a resident's right to have a small business operation on his/her property provided that the establishment does not create an environmental hazard or create a nuisance for neighboring property owners by generating excessive traffic, noise, lighting, signage, etc. This is true because in the planning survey, 68.0 percent of people who own land in Long Lake answered that there should be aesthetic requirements for commercial and industrial development.

## 6.5 ATTRACTING AND RETAINING BUSINESS AND INDUSTRY

The Town of Long Lake has several attributes that would make it an excellent place to locate a potential business. Specifically the town has:

- Rural lifestyle
- Large summer population
- Recreational opportunities
- Steadfast population (not everyone is seasonal)
- Scenic atmosphere
- Proximity to other attractions
- High speed internet
- Wealth in residents and visitors

While the town enjoys its share of advantages, there are several disadvantages or weaknesses that the town must address when seeking to attract new business and industry. In particular:

- High property costs
- High property taxes
- Resources (i.e.-lakes, wetlands) are sensitive to development
- Some poverty in the community
- Unpredictable weather
- Unsafe county roads

## 6.6 BUSINESS OPPORTUNITIES

While the town would like to welcome additional business development to support the local tax base, it is important that any new development exist in harmony with the local environment. Therefore, new business and industry development should be “clean” and not produce waste, which would be a hazard to the natural resources of the Town of Long Lake (i.e.-lakes, rivers, streams, wetlands, forests, and agricultural lands). Likewise, new development should blend into the rural landscape and not represent a nuisance to other residents. Also, in helping to determine where new businesses should be located, 53.7 percent of survey respondents said new businesses generally should be located near other businesses.

## 6.7 LONG LAKE’S TARGETED BUSINESS AND INDUSTRY

New business and industry in the town must not require municipal water or sewer service unless the town wishes to begin providing these services through the creation of sanitary district. Also, the town wants to be sure that new developments do not jeopardize the rural character and quality of life. (Insert Survey Results)

In essence, businesses and industries which might choose to locate in the town should be environmentally friendly, have limited outdoor storage, and require minimal lighting and signage.

Given these constraints, the town would like to target the following types of commercial businesses:

- Laundromat
- Bed & Breakfast
- Restaurants/Coffee shops
- Tourism-based business (bait and sporting goods, food-grocery store)
- Businesses that help support existing resorts
- Home occupations
- Artisans and retail crafts

## 6.8 PROGRAM ASSISTANCE

There are many programs at the federal, state, and county level that can help the Town of Long Lake to support economic development efforts. There are also programs available for individual businesses to utilize as well. What follows is a list with descriptions of agencies and programs that can assist the Town of Long Lake with its economic development plans.

The U.S. Department of Commerce Economic Development Administration offers two programs for assistance with economic development that apply to the Town of Long Lake and/or Washburn County. One is the Public Works and Economic Development Facilities Assistance Program, which supports the construction or rehabilitation of essential public infrastructure and development facilities necessary to generate private sector jobs and investment, including investments that support technology-led development, redevelopment of brownfield sites, and eco-industrial development. Secondly, the Economic Adjustment Assistance Program is available to: (1) address the immediate needs of businesses and communities presently undergoing transition due to a sudden and severe job loss; and (2) demonstrate new and proactive approaches for economic competitiveness and innovative capacity for threatened regions and communities.

Another program available at the federal level to public entities is the USDA Rural Development Community Facility Loan Program. The purpose of this program is to construct, enlarge, extend, or otherwise improve community facilities providing essential services in rural areas and towns with a population of 50,000 or less.

Three programs are available to local units of government through the Wisconsin Department of Commerce. The first program is the Community Development Block Grant for Economic Development (CDBG-ED). Its purpose is to provide resources to local governments that will enable them to assist economic development projects in their community. The local unit of government is the applicant and recipient of the funds. A specific business, which must be located in a municipality of 50,000 or less, is loaned the funds for eligible business development uses. When the funds are repaid to the local government, they may stay in the community to be used as a revolving loan fund to assist other businesses in the community.

The second program is the Community Development Block Grant Public Facilities for Economic Development (CDBG-PFED). Its purpose is to provide grant funds to local governments that

will enable them to provide needed public facilities (i.e., streets, sewer mains, water mains, etc.) to private business enterprises that are going to create full-time jobs by starting or expanding their businesses because of the availability of the funded public facilities.

The third program available from the Wisconsin Department of Commerce is the Community-Based Economic Development Program (CBED). Its purpose is to provide financing assistance to local governments and community-based organizations that undertake planning or development projects or that provide technical assistance in support of business (including technology-based businesses) and community development.

Available from the Wisconsin Department of Transportation is a program called the Transportation Facilities Economic Assistance and Development Program (TEA). The intent of the TEA program is to help support new business development in Wisconsin by funding transportation improvements that are needed to secure jobs in the state. A governing body, a business, a consortium group, or any combination thereof can apply for TEA program funding.

There are many programs related to business development available to businesses located in Washburn County. On a regional level, there are revolving loan funds administered by Northwest Wisconsin Business Development Corporation (NWBDC), an affiliate of the Northwest Regional Planning Commission in Spooner. Washburn County also has a CDBG-ED revolving loan fund available to local businesses.

A strategic planning initiative called Build Wisconsin was initiated to produce the first cohesive economic development plan for the State of Wisconsin. As part of Build Wisconsin, six counties in northwest Wisconsin, including Washburn, were designated a technology zone. The Technology Zone program brings \$5 million in income tax incentives for high-tech development to the area. Eligible businesses can receive tax credits based on their ability to create high-wage jobs and investment and support the development of high-tech industries in the region.

There are many more federal, state, and local programs offering assistance to businesses that are too numerous to mention here; however, they are listed in the Economic Development Manual prepared by the Wisconsin Bankers Association and the Wisconsin Financing Alternatives booklet prepared by the Wisconsin Department of Commerce.

## **6.9 ECONOMIC DEVELOPMENT GOALS, OBJECTIVES, AND ACTIONS**

A set of recommended goals, objectives, and action-plans has been developed to assist in the overall economic development efforts of the town.

**Goal: Support business activities that both reflect and contribute to the scenic and rural character of Long Lake.**

**Objective 1:** Support the existence and promote the growth of small businesses that contribute to the rural character of the Town of Long Lake.

*Regulation Action: Support existing county zoning for locations of different types of businesses and changes that meet the overall goal.*

*Education Action: Encourage business owners to do appropriate design, signing, site planning, and market research to ensure success.*

**Objective 2:** Support tourism opportunities that compliment the quality of life for local residents.

*Regulation Action: Urge the county board to develop design standards for new businesses that desire to locate within the town*

*Education Action: Feel the pulse of seasonal and full-time residents of Long Lake and advise proposed new and existing business owners of sentiment related to objective.*

## **INTERGOVERNMENTAL COOPERATION**

### **7.1 INTRODUCTION**

In order to ensure continuity and prevent potentially conflicting development patterns, community planning must incorporate a thorough inventory and analysis of the plans of adjacent and overlapping jurisdictions.

Within the Washburn County Comprehensive Planning process, maps, goals, objectives, and plan recommendations were developed in conjunction with one another. Development of individual local plan components was conducted in concert, as to achieve a logical and consistent framework among the local units of government and Washburn County.

Inventory and examination of the existing jurisdictional relationships within the community provides the cornerstone for intergovernmental cooperation. Understanding the nature and complexity of these relational issues is key to understanding how these relationships can be enhanced to provide maximum coordination and cooperation. Presently, many jurisdictions within the county have informal agreements with other units of government. It will be the aim of the intergovernmental component to achieve a superior level of multi-jurisdictional cooperation through formalization of relationships, opening the lines of communication between jurisdictions, and to promote intergovernmental agreements.

### **7.2 GOVERNMENTAL UNITS AND RELATIONSHIPS TO THE TOWN OF LONG LAKE**

The Town of Long Lake shares borders with four municipalities, one county, and is divided among two school districts. In addition, the town must also coordinate with state and federal agencies.

#### **Adjacent & Overlapping Jurisdictions**

- |                     |   |
|---------------------|---|
| ➤ Town of Birchwood | ➤ Spooner School District                   |
| ➤ Town of Madge     | ➤ Rice Lake School District\                |
| ➤ Town of Oak Grove | ➤ Northwest Regional Planning Commission    |
| ➤ Town of Sarona    | ➤ Wisconsin Department of Natural Resources |
| ➤ Barron County     | ➤ Wisconsin Department of Transportation    |
| ➤ Washburn County   |   |

#### **Relationship to Adjoining Towns**

Towns have fixed borders and do not have annexation authority, thus, boundary disputes do not occur. The Town of Long Lake's maintains a general working relationship with adjoining towns. The town does cooperate with adjacent towns on road maintenance issues. Of greatest concern to the Town of Long Lake is the monitoring of adjoining land uses to ensure



compatibility between communities and avoid potential conflict. Additionally, the Town of Long Lake is open to working with adjoining communities to improve critical services such as fire, police, and emergency medical services.

### **Relationship to Washburn County**

Washburn County has some jurisdiction within the town. In particular, the county has jurisdiction over land divisions, on-site sanitary sewer systems, and zoning (including shoreland, wetland, and floodplain areas) in the Town of Long Lake. Washburn County also owns and maintains the county roads.

In general, the relationship between the Town of Long Lake and Washburn County can be characterized as one in which cooperation and understanding could be enhanced. The primary conflict lies between proposed zoning and land use recommendations made by Washburn County. A large part of the rationale for developing the comprehensive plan is the desire of the town to look forward and to identify where the community chooses to go. The development of the future land use map is intended to provide town officials, the Washburn County Zoning Committee, and the Washburn County Board of Supervisors with a better understanding of development trends and preferred future land use patterns.

In areas where the county has jurisdiction in the town, the county attempts to get input from the town before making decisions affecting town land use. Likewise, the town has attempted to maintain open lines of communication with Washburn County. These lines of communication have not always proved to work effectively or efficiently, resulting in conflict.

Washburn County has committed to incorporating town land use recommendations into a formal zoning revision process, following plan adoption. Following the revision, the county zoning ordinances should be consistent with town level land use requirements and desires. A formal process of communications has been developed to ensure both parties are informed, involved, and engaged in the zoning/land use process.

### **Relationship to School Districts**

The Town of Long Lake is within the School Districts of Rice Lake and Spooner. The Town maintains a cooperative relationship with the districts but does not directly participate in administration, facility siting, or improvement issues. Town residents also pay property taxes, which partially fund the district.

The Spooner School District is in the process of developing a Strategic Plan. The strategies outlined in this document will provide guidance and direction for the district for the next 20 years. Facilities improvement and/or development will be dictated by the plan's assessments and recommendations.

### **Relationship to Northwest Regional Planning Commission**

Regional planning commissions are formed under Section 60.0309 of Wisconsin State Statutes to provide a range of services to local units of government within the RPC boundaries. RPC's provide planning assistance, assist local interests in responding to state and federal



programs, serve as a coordinating agency for programs, and provide other technical and advisory assistance to local government. The Town of Long Lake is within the boundary of the Northwest Regional Planning Commission (NWRPC), which is based in Spooner, Wisconsin. The Town of Long Lake has a working relationship with NWRPC.

### **Relationship to State of Wisconsin**



The Wisconsin Department of Natural Resources (WDNR) and the Wisconsin Department of Transportation (WisDOT) are the principal state entities with whom the town must communicate. WDNR is responsible for natural resource protection, environmental law enforcement, and compliance monitoring. WisDOT is responsible for planning and development of transportation infrastructure, and facilities. In order to achieve the goals of this comprehensive plan, the Town of Long Lake must continue to communicate and cooperate with these agencies. It is important that the town be informed of changes in policy, management or planning conducted by these agencies. Currently, the only identified relationship the Town of Long Lake has with state agencies is the relationship for receiving general transportation aids through the WisDOT.



### **Conflict Resolution Process (CRP)**

Potential conflicts related to land use decision-making have been greatly diminished due to the concerted development of local jurisdictional plans through the planning process. Although, it is important to recognize that unplanned future variables may result in conflict, planning for potential future conflict between jurisdictions requires a process to resolve such disputes. The conflict resolution process developed for Washburn County outlines the appropriate steps to be taken by the local governing body to resolve these disputes in a logical, systematic, and equitable manner. See Appendix for detailed description of the conflict resolution process.

## **7.3 EXISTING AND PROPOSED LOCAL, COUNTY AND REGIONAL PLANS**

### **Adjacent Units of Government**

The Town of Long Lake shares borders with the Washburn County Towns of Birchwood, Madge, and Sarona, and the Barron County Town of Oak Grove. All Washburn County units of government mentioned above participated in the Washburn County Comprehensive Planning process. Each participating local unit of government has a comprehensive plan with individual goals, objectives, and a future land use map.

The Intergovernmental Cooperation goal of the Town of Long Lake is to ***“Establish cooperative relationships with adjacent and overlapping jurisdictions”***. In order to achieve this broad goal, the town must keep the lines of communication open with adjacent jurisdictions. The town must continue to participate in the planning efforts and any future plan revision efforts with neighboring communities. Likewise, the Town of Long Lake must continue to inform adjacent communities of changes to its comprehensive plan and ongoing efforts to implement the plans actions.

The Town of Long Lake Planning Commission will be the entity responsible for promoting town communications and coordinating planning affairs with adjacent units of government.

### **Washburn County Comprehensive Plan**

The Washburn County Comprehensive Plan was developed to address countywide growth and development issues, transportation, economic development, housing, and the provision of public utilities services and facilities.

The key link between the Town of Long Lake Comprehensive Plan and the county plan is land use and zoning changes. Washburn County will conduct a comprehensive revision of the county zoning ordinances following local plan adoption. This revision will incorporate community level land use concerns into the overall growth management strategy for Washburn County.

The Town of Long Lake Planning Commission and Town Board will be responsible for communications and correspondence with the Washburn County Zoning Committee regarding both local and county comprehensive planning issues.

### **Regional Plan**

Under Wisconsin's 1999 Comprehensive Planning legislation, each regional planning commission must develop a full nine element comprehensive plan. Under this law, the Northwest Regional Planning Commission will be responsible for developing a regional plan for the ten-county northwest region. In development of this plan, it is important that the Town of Long Lake is solicited for input relating to the overall future land use efforts already completed for the town.

## **7.4 STATE AND COUNTY AGENCY PLANS**

### **Washburn County Outdoor Recreation Plan (1980)**

The plan includes a list of general recommendations that apply to all Washburn County communities, with no recommendations specific to resources within the Town of Long Lake. No conflicts with the Town of Long Lake Comprehensive Plan have been identified.

### **Washburn County Forest Recreation Plan (1999-2003)**

No recommendations specific to the Town of Long Lake have been identified, although guidelines of County-Owned Land Ordinance (22-98) apply only to lands that are County owned and maintained. No conflicts with the Town of Long Lake Comprehensive Plan have been identified.

### **Washburn County Land and Water Resource Management Plan (July 1999)**

No recommendations specific to the Town of Long Lake exist, although general guidelines apply to all of Washburn County. No conflicts with the Town of Long Lake Comprehensive Plan have been identified.

**Long Range Program, Washburn County Soil & Water Conservation District (1980)**

No recommendations specific to the Town of Long Lake exist, although general guidelines and actions would apply to the town. No conflicts with the Town of Long Lake Comprehensive Plan have been identified.

**Washburn County Solid Waste Management Plan (July 1983)**

The Resource Conservation and Recovery Act (RCRA) of 1976 enacted standards for treatment, storage, and disposal of solid waste. Since this legislation, all local landfills (town) have since closed. No conflicts with the Town of Long Lake Comprehensive Plan have been identified.

**Washburn County Farmland Preservation Plan (May 1982)**

Portions of the Town of Long Lake have been identified by the plan as “Agricultural Preservation Areas”; “Transition Areas”; “Woodlands, Wetlands, and Environmentally Significant Areas”; and “Exclusion Areas”. These areas would be subject to the recommendations and actions as outlined in the plan. The general plan recommendations would also apply to lands in the Town of Long Lake. No conflicts with the Town of Long Lake Comprehensive Plan have been identified.

**Washburn County Forest Comprehensive Land Use Plan (1996-2005)**

There is no county-owned land in the town. No conflicts with the Town of Long Lake Comprehensive Plan have been identified.

**Washburn County Roadway Improvement Plan**

County roadway improvements within the Town of Long Lake are identified in the **Transportation Element** (Table 3.2). Roadways under Washburn County jurisdiction within Long Lake include: County Highway’s D and M. No conflicts with the Town of Long Lake Comprehensive Plan have been identified.

**Wisconsin State Highway Improvement Plan**

State roadway improvements within the Town of Long Lake are identified in the **Transportation Element**. The only road the state has jurisdiction over in the Town of Long Lake is State Highway 53 (0.45 miles), located in the far southwest corner of the town. No conflicts with the Town of Long Lake Comprehensive Plan have been identified.

## **7.5 EXISTING RELATIONSHIPS, SHARED SERVICES, AND AGREEMENTS**

**Protective Services (Police, Fire, EMS)**

- ❑ Fire-The Village of Long Lake Fire Department provides fire protection. The cost for this service is based on the equalized value of the Town of Long Lake.
- ❑ Police- Police protection is provided by the Washburn County Sheriff’s Department.
- ❑ Ambulance- Ambulance service is provided by Lakeview Medical Center in Rice Lake and the Village of Long Lake ambulance.

**Transportation Services (Road Maintenance, plowing, etc.)**

Long Lake contracts with Washburn County to maintain town roads. Washburn County Highway Department does road maintenance based on time and materials. The town owns their own snowplow.

**Public Facilities (Town Hall, garages, library, etc.)**

A recycling and compost area located in the town is for countywide use. Does the town share or rent the town hall for any events?

**Relationships between the Town of Long Lake and Washburn County**

No county-owned lands exist in the Town of Long Lake.

**Relationships between the Town of Long Lake and State Agencies**

The Town of Long Lake has boat landings that were improved in cooperation with the DNR. The DOT has provided information for road improvements.

**Relationships between the Town of Long Lake and Federal Agencies**

FEMA provides the town with some funds when rainwater washes out town roads.

**Relationships between the Town of Long Lake and School Districts**

Representatives from both the Rice Lake and Spooner school boards have attended town board meetings and provided information on school concerns.

**7.6 INTERGOVERNMENTAL COOPERATION GOALS, OBJECTIVES, AND ACTIONS**

A set of recommended goals, objectives, and action-plans has been recommended for the town to engage and work with adjoining and overlapping jurisdictions. Implementation of the action steps is a start to providing discussion and cooperation of a broad range of issues impacting the town and surrounding jurisdictions.

**Goal: Establish cooperative relationships with adjacent and overlapping jurisdictions.**

**Objective 1:** Coordinate the sharing of community facilities whenever possible.

*Education Action: Attend joint meetings with neighboring towns to identify and share resources.*

*Resource Improvement Action: Jointly apply for grants or pool money for capital projects.*

*Incentive Action: Shared costs for resources shared.*

**Objective 2:** Develop partnerships with neighboring towns and Washburn County to minimize land use conflicts and effectively protect the areas natural resources.

*Regulation Action 1: Develop and enforce consistent zoning and land use in all contiguous towns.*

*Regulation Action 2: A proposed land use change in the Town of Long Lake within a half-mile of another town border requires the requestee to submit the land use proposal to the neighboring town to avoid surprises.*

*Regulation Action 3: Develop regulations and agreements between town and county to enforce ordinances developed by the Town of Long Lake.  
Education Action: Communicate new or changed ordinances with surrounding townships.*

*Resource Improvement Action 1: Work with all contiguous towns and encourage them to use town-owned properties to protect the watersheds.  
Resource Improvement Action 2: Attempt to coordinate signage for access onto all lakes in Long Lake Township.*

*Monitoring Action: Periodically monitor water quality and watershed quality and share results among townships involved.*

**Objective 3:** Develop reciprocal agreements with bordering jurisdictions for the purposes of grading and maintaining current and new roads and other right-a-ways.

*Education Action: Request and share the 5-year road improvement plan with neighboring townships.*

*Resource Improvement Action: Identify town roads that cross jurisdictional boundaries to coordinate improvement efforts.*

**Objective 4:** Develop and/or enhance relationships and shared service agreements with police, fire, emergency and other town services.

*Education Action 1: Periodically update residents of costs associated with these services and any actions being taken on them through published reports.*

*Education Action 2: Hold joint meetings with neighboring towns to share service agreements and contracts for such services and evaluate the feasibility of future joint ventures.*

*Resource Improvement Action: Investigate other alternatives to emergency service agreements.*

*Monitoring Action: Annually compile service costs associated with police, fire, and medical services at the town level.*

# LAND USE

## 8.1 INTRODUCTION

The Land Use Element is intended to provide important background data, analyze trends, and define future needs related to community land use. This information will serve as the foundation for the development of goals, objectives, policies, programs, and actions. This planning element must be utilized in conjunction with the other eight elements and will serve as a guide to future growth and development within the community. Tools to implement the community actions taken related to land use are defined and described under Element 9 Implementation.

Defining appropriate land use is about more than making ecologically and economically intelligent choices. It is also about retaining values, lifestyles, cultural assets, and community character. The planning of future land uses is sometimes perceived as an intrusion on the rights of private property owners. The actual purpose of this activity is to protect the rights of the individual and to give landowners, citizens, and local communities the opportunity to define their own destiny.

Many northern Wisconsin communities are facing the same problems now engulfing the southern parts of the state including pollution, a loss of community character, traffic problems, and rising costs to individuals and governments. Taxes have reached all time highs, and infrastructure and maintenance costs continue to encumber local units of government. These issues are being further exacerbated by the trends of unplanned, haphazard growth and development. By giving communities the opportunity to define the way they wish to grow and developing a “road map” to reach that destination, the magnitude of these problems can be reduced.

## 8.2 BACKGROUND

The Town of Long Lake, located in southern Washburn County encompasses 24,162 acres (37.73 mi<sup>2</sup>). Long Lake, the largest surface water body in Washburn County, is the central natural feature in the town. The Town of Long Lake is rural in nature and generally has a low development density, with the exception of shoreland areas, where significantly higher housing densities prevail.

## 8.3 EXISTING LAND USE

An inventory of existing land uses was compiled through analysis of 1996 digital aerial photography and verified by the town’s Comprehensive Planning Committee in October 2002. The determined land use boundaries are approximations based of photo-identifiable changes in land use and are not based on parcel classifications used for assessment and zoning purposes.

A standard land use classification system was used to assign different use areas into categories.



- **Agriculture** The predominate existing land use is agriculture. Agricultural areas include croplands, livestock grazing, and dairy farming.
- **Commercial** Retail sales establishments, restaurants, hotels/motels, and service stations.
- **Commercial Forest** The use of land primarily for the cultivation of trees for timber and other forest products.
- **Communications/Utilities Facilities** Lands used for generating and/or processing electronic, communication, or water, electricity, petroleum, or other transmittable products and for the disposal, waste processing and/or recycling of by-products.
- **Government/Institutional** These lands include: government-owned administration buildings and offices, fire stations, public hospitals and health care facilities, day care centers, public schools, colleges and educational research lands, and lands of fraternal organizations (BSA, VFW, etc.). Cemeteries, churches, and other religious facilities are included in this land use category.
- **Industrial** Manufacturing and processing, wholesaling, warehousing and distribution, and similar activities.
- **Mobile Home Park** Designated multi-unit mobile home clusters.
- **Open Space** Privately owned non-wooded undeveloped lands, fallow fields.
- **Parks and Recreation** Recreation lands under public or private ownership. Publicly owned recreational lands may include: town parks, nature preserves or athletic fields, boat landings, campgrounds, etc. Examples of privately owned lands may include: golf courses, campgrounds, marinas, shooting range, etc.
- **Residential** Lands with structures designed for human habitation including: permanent, seasonal, and mobile housing units (not in a designated mobile home park) and recreational cabins and cottages.
- **Transportation** Use of land corridors for the movement of people or materials, including related terminals and parking facilities.
- **Water** Open water areas, including natural and impounded lakes and streams.
- **Woodlands** Forested lands under public and private ownership and` private forest woodlots.

Based on the existing land use in the Town of Long Lake, see Table 8.1 and Map 8.1, an analysis of each land use classification has been developed. This information is intended to provide a snapshot of the existing conditions or “supply” of available land throughout the town. Overall, the intensity and density of all land use activities is considered low due to the rural nature of the

town. Only land along the shores of Long Lake would be considered as having a higher density level and even that is argumentative based on a persons perspective and definition of density. Over the planning period, it is anticipated that overall density of the land use activities will remain at a low level. However, land use activities associated with residential development will continue to see demand resulting in newly platted subdivisions and lakeshore development. The town's position on minimum lot size is one way in which to maintain land use activities appropriate to the desires of the community and to curb high-intensity and high-density development, which may negatively impact the rural nature and northwoods character so highly valued by the community.

Limited land use conflicts exist due to the community supporting primarily residential activity. Conflicts between agricultural and residential activities are non-existent due to the very limited amount of farming. Agricultural activity in the town is considered a low-intensity land use, primarily growing of crops. Very limited and sporadic development associated with commercial and industrial activity is present resulting in little adjoining land use conflicts.

The potential for land use conflicts will not be completely eliminated by this plan. However, the goals, objectives, action statements, and future land use map will set a course of action that will minimize such conflicts. As stated elsewhere in this plan, an integrated planning process between the Town of Long Lake and all overlapping and adjoining jurisdictions will ensure that future land use decisions consider and examine potential conflicts.

## **8.4 EXISTING LAND USE PATTERN**

### **Woodlands**

The dominant land use within the Town of Long Lake is woodlands. The vast majority of woodlands are under private ownership. A large tract of woodlands in the northeastern part of the town is owned by Indianhead Scout Camps. Most private woodlands in the town are used as recreational parcels and for forest crop production.

As of this writing, the Town of Long Lake is in the process of developing a non-motorized trail system on an 80-acre parcel of town-owned land. The dominant land use for this parcel would continue to be forestry.

### **Agriculture**

Agricultural use is the second most dominant land use in the Town of Long Lake, and a patchwork of agricultural lands is found throughout the town. Agricultural land use is especially prevalent in the flat, productive soils found in southeastern corner of the town.

### **Residential**

Rural density residential land use is scattered throughout the Town of Long Lake. The vast majority of these residences are single-family homes. The spatial distribution of homes corresponds to typical patterns for a rural Wisconsin community. Several permanent and seasonal residences line the perimeter of Long Lake, the largest surface water body in the county. Development density along the perimeter of Long Lake is very high in places, with

some shoreland areas having attained maximum build-out. Development along this water body has, in some cases, extended to the second tier (non-adjointing property with lake views), which is typical around Wisconsin lakes with extensively developed shorelines.

**Transportation (local and county roads)**

Road corridors are defined as the actual road surface and the associated right-of-ways. The town has a fairly extensive road network consisting of both county and town roadways, with a small section of federal roadway (USH 53) in the southwestern corner of the town.

**Commercial**

The Town of Long Lake has very little commercial land use. Most commercial businesses are located on or in close proximity to Long Lake. Some of these businesses are seasonal in nature. A trend towards home-based business has emerged in many Washburn County communities. It is difficult to determine the exact numbers of these businesses in the community due to lack of available data. The 2000 decennial census indicated that 50 town residents worked at home.

**Industrial**

One industrial area was identified as an extractive operation. This area is located off of Lakken Road in Section 33.

**Government/Institutional**

Government/Institutional land use within the Town of Long Lake consists of the town hall located along CTH M/D and buildings associated with the Indianhead Scout Camps and the Hunt Hill Nature Center and Audubon Society.

With the exception of surface water, the remainder of land uses within the town comprises little land area. Surface waters account for nearly 3,545 acres, while the remaining uses (parks and recreation, communications and utilities) represent less than one acre.

**Table 8.1: Existing Land Use by Category**

Land use	Acres	Percent of Total
Agriculture	3,414.5	14.1%
Comm/Utilities	0.0	0.0%
Commercial	9.5	<0.1%
County Roads	92.2	0.4%
Gov't/Inst	11.2	<0.1%
Local Roads	268.1	1.1%
Park & Rec	0.5	<0.1%
Residential	146.5	0.6%
Water	3,745.0	15.5%
Woodlands	16,485.4	68.2%
<b>TOTALS</b>	<b>24,173.0</b>	<b>100.0%</b>

**8.5 PRIMARY FACTORS INFLUENCING THE DEVELOPMENT PATTERN IN THE TOWN OF LONG LAKE**

**Transportation Network**

The town’s road network provides access to land parcels throughout the town. Further road development will open new lands to potential development pressure. Highways and roads also produce a large amount of runoff with negative consequences for area streams and lakes. Historically, little effort has been made to slow down or infiltrate this runoff.

### **Long Lake and Other Surface Water Resources**

A visible trend across northern Wisconsin continues to be the development of private lakeshore frontage, and in some cases, second tier (backlot) growth. Surface waters are attractive resources for a wide variety of reasons including recreation, quiet, and aesthetic views. Areas adjacent to and near lakeshores have experienced a dramatic increase in seasonal/retirement home development. Many seasonal homes on county lakes have been converted to year-round residences as people retire and occupy these dwellings permanently. Remaining undeveloped shoreland areas along Long Lake are likely to continue to experience growth pressure, as are non-adjointing parcels (second tier). Like highways, the development and expansion of homes and home sites near lakes will yield more runoff for area lakes and lead to declining water quality.

### **Forested Rural Lands**

As lake frontage becomes developed and expensive, more landowners will look towards developing homes in rural forested lands. These types of development can lead to fragmentation of the landscape and general loss of rural character. Rural developments of this type often have long and/or inadequately maintained driveways, which pose challenges for emergency/police/fire response. Large tracts of forestland are important for protecting water quality and providing habitat to migratory birds and other wildlife, and their loss represents a threat to the environmental health of Long Lake.

### **Tomahawk Scout Camp**

This large tract of relatively undeveloped land in the northeastern part of the town limits additional growth in this area. These lands include a large amount of Long Lake frontage along the western side of the lake and Gruenhagen Bay.

### **Lands Enrolled in Forest Management Programs**

Lands that are enrolled in forestry programs such as the Managed Forest Law (MFL) program can provide some assurance that these lands will continue to be utilized as forest. These lands are under contractual commitment, which may or may not be renewed upon expiration.

### **Land Prices**

The rural communities, woodlands, and lakes of Washburn County have many attractive qualities making it a desirable place to live, work, and recreate. The high density of lakes, abundant forests, and low population density represent the kinds of amenities people are seeking to escape urban living and to enhance their quality of life. These factors have resulted in tremendous development pressure within the county, especially on lakes and rivers. As a result, the prices of land have increased exponentially, placing land ownership out of the range of affordability of many people.

Markets beyond Washburn County, including Rice Lake, Eau Claire and the Twin Cities, largely drive the demand for land in Long Lake. Land and housing prices in these urban areas are significantly higher than Washburn County, and households are increasingly transferring their equity from urban markets to rural areas where their housing dollar goes significantly further. In doing so, can they effectively out-compete local households with smaller home equity amounts and lower incomes.

The price of land depends upon many factors and can vary significantly from town to town or even lake to lake. It is often difficult to generalize the market price of property within a given municipality due to 'location specific' factors, which dictate the price and by the fact that a limited number of properties are on the market at any given time. By examining the entire local market over a period of time, we can draw some conclusions about the general land prices within the local area.

Based on market listings of undeveloped rural lands within Washburn County, the average price per acre is about \$2,500. This includes all vacant rural lands such as forests, non-forested areas, and agricultural areas. The range in price variability is high, with some areas selling for as little as \$1,000 per acre and others near \$5,000 per acre.

Undeveloped lake frontage within the county is in very high demand. The supply of vacant lake frontage is low and decreasing at an increasing rate. These factors have resulted in historically high prices for lake frontage and lots, which can provide direct lake access or even lake views. Based on market listings of lake frontage, the average price is \$700-\$1,000 per linear foot. There is a very high range of variability in these prices, and many properties are marketed at prices up to several thousand dollars per linear foot of shoreline. Frontage on higher quality recreational lakes typically goes for an even higher price. Recent sales of frontage on Long Lake, for example, have been in the range of \$2,000 to \$2,500 per linear foot of frontage.

## **8.6 WISCONSIN DEPARTMENT OF REVENUE ASSESSMENT STATISTICS**

Wisconsin Department of Revenue real estate classes are used to determine land assessments and valuations. Because these data cover extensive time periods, they can be useful in conducting a simplified land use analysis and for examining trends, which are determined by the conversion from one type of assessment class to another over a period of time. The land use classes used for assessment purposes are: Residential, Commercial, Manufacturing, Agricultural, Swamp and Waste, and Forest. Excluded from this inventory are lands categorized as "other" or tax-exempt lands. See Figure 8.1 for tax class acres in Long Lake.

### **Wisconsin Real Estate Class Definitions**

Residential includes any parcel or part of a parcel of untilled land that is not suitable for the production of row crops, on which a dwelling or other form of human abode is located.

Commercial includes properties where the predominant use is the selling of merchandise or a service. Also includes apartment buildings of four or more units, and office buildings.

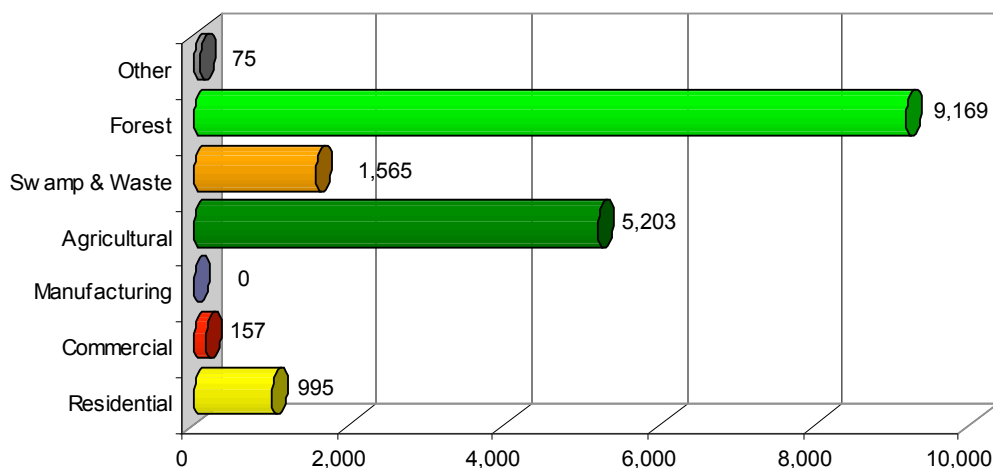
Manufacturing property consists of all property used for manufacturing, assembling, processing, fabricating, making, or milling tangible personal property for profit. It also includes establishments engaged in assembling component parts of manufactured products. All manufacturing property is assessed by the Wisconsin Department of Revenue.

Agricultural means land exclusive of buildings and improvements that is devoted primarily to agricultural use, as defined by rule.

Swampland or wasteland means bog, marsh, lowland brush, and uncultivated land zoned as shoreland under s. 59.692 and shown as a wetland on a final map under s. 23.32 or other nonproductive lands not otherwise classified.

Productive forestland means land that is producing or is capable of producing commercial forest products.

**Figure 8.1: Wisconsin Department of Revenue 2001 Tax Class Acres**

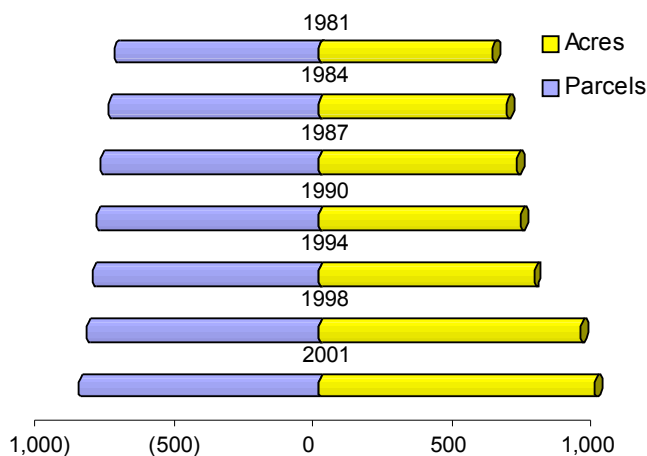


## 8.7 HISTORIC TRENDS

As indicated by Figure 8.2, the number of residential parcels and the total acreage of lands assessed for residential purposes increased over the past 20 years. The largest increases in residential acreage occurred between 1994 and 1998.

Figure 8.3 shows lands assessed for agricultural purposes declined noticeably over the past 20 years, a trend which is occurring at both the county and state levels. While the total acreage of lands in the agricultural<sup>1</sup> class declined, the number of parcels in this category remained relatively stable from 1981 through 2001. The decreased acreage in this class

**Figure 8.2: Residential Assessments 1981-2001**



<sup>1</sup> It is important to note that changes in the way land is assessed have occurred over the past 20 years. Under Wisconsin's use value assessment (Implemented in 2000) only land that is actually used for crop or pasture production is eligible for use value assessment. This means that land associated with the farmstead, road rights-of-way, ungrazed woodland and swampland, etc. is currently excluded from land assessed under use value.

combined with a stable number of agricultural parcels indicates that the average size of agricultural parcels in the Town of Long Lake decreased.

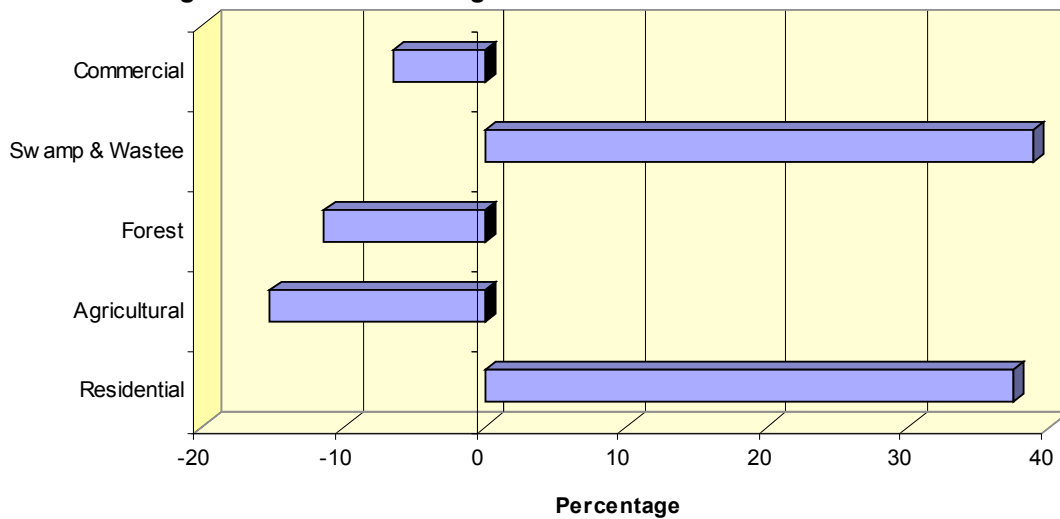
Over the past 20 years, the total acreage of lands assessed as forest declined in the Town of Long Lake, Figure 8.4. The total number of forest parcels remained constant while the total acreage in this class decreased by 14.6 percent. The average forest parcel size decreased from 27.9 acres in 1981 to 23.9 acres in 2001.

**Figure 8.3: Agricultural Assessments 1981-2001**

**Figure 8.4: Forest Assessments 1981-2001**

Commercial acreage in the Town of Long Lake nearly doubled in 20 years, from 80 in 1981 to 157 in 2001. The ‘swamp & waste’ classification experienced an overall increase in acreage between 1981 and 2001, from 1139 acres to 1565. This may be due, in part, to the reclassification of some lands once classified as agricultural, in order to comply with Wisconsin’s use value law.

**Figure 8.5: Percent Change in Assessment Classes 1990-2001**



## 8.8 BUILDING AND SANITARY PERMIT DATA

### **Washburn County Waterfront Zoning Permits, 2000 & 2001**

Zoning permits issued for the construction of waterfront homes accounted for approximately half of all zoning permits issued in both 2000 and 2001 in Washburn County. In 2000, a total of 197 permits were issued, with a total of 97 issued for dwellings. In 2001, 197 total permits were issued, with 93 permits for dwellings. The remaining zoning permits were issued for additions, accessory buildings, deck and stairs, or other structures. See Table 8.2 below.

**Table 8.2: Zoning Public Hearing Processes  
Involving Waterfront Property, 2000 & 2001 (County)**

	2000	2001
Rezoning requests	24%	35%
Variance requests	55%	55%
Conditional use requests	7%	11%

Source: Washburn County Zoning Department

## 8.9 LAND USE REGULATION

### **General Land Use**

Zoning is a locally enacted ordinance that regulates and controls the use of property. Zoning involves dividing the countryside into districts or zones for agricultural, residential, commercial, industrial, and public purposes. The zoning text, which accompanies the maps, states which specific uses are permitted in each district, and defines the requirements and/or conditions for those uses. This tool provides for orderly growth by protecting homes and property from harmful uses on neighboring properties.

Zoning is the primary tool regulating land use in the Town of Long Lake and the town is currently under Washburn County zoning jurisdiction. See Table 8.3 and Map 8.2 for more information of zoning in the Town of Long Lake. The town could develop and enforce its own zoning ordinance. Counties are granted general zoning powers within the unincorporated areas (towns) of the county. However, a comprehensive county zoning ordinance becomes effective only in those towns that approve the county ordinance. (Amendment changes to a county ordinance that are short of a comprehensive zoning revision may be ratified by a majority of towns that accept the change). This would in effect, establish the amendment change for all towns under comprehensive county zoning). Towns in counties with a general zoning ordinance (such as Washburn), which have not adopted the county zoning ordinance, may adopt village powers and use the city zoning enabling authority, subject to county board approval.

Zoning ordinances must be based on a land use plan in order to be effective and protect the public interest. The current general Washburn County Zoning Ordinance is not plan based and, to some extent, fails to recognize the interests of local government, landowners, and the general public. The planning for future land uses as a component of the Washburn County comprehensive planning process will form the basis for revision of the existing zoning ordinances.



Currently, Washburn County is working on a subdivision ordinance. When completed, this will become the Town of Long Lake’s guidelines for future subdivision plats in the town.

**Table 8.3: Existing Zoning District Acreage -Town of Long Lake Map GIS Analysis**

Zoning District	Parcels	Total Acres	Percent of Total Area
Agriculture	243	8731.7	36.1%
Commercial	10	120.97	0.5%
Conservation	26	170	0.7%
Forestry	216	6937.63	28.7%
Residential	79	625.54	2.6%
Residential Agricultural	93	2564.71	10.6%
Residential Mobile	10	209.2	0.9%
Residential Recreational (1)	69	986.22	4.1%
Residential Recreational (2)	46	715.01	3.0%
Water	0	3117.99	12.9%
<b>Total</b>	<b>792</b>	<b>24,178.97</b>	<b>100.0%</b>

Source: Washburn County Zoning

**Shorelands and Wetlands**

The Washburn County shoreland/wetland zoning ordinance, which is mandated by the State of Wisconsin, establishes development standards for lands adjacent to county surface waters. This ordinance regulates lands within 1000 feet of the ordinary high water mark of any navigable lake, pond, or flowage, and those lands within 300 feet of the ordinary high water mark of any navigable river or stream. These standards are based on the lakes classification system, which assigns each county water body into one of three classes (I, II, III). The lakes classification rating is based on the individual characteristics of each lake, with class I lakes requiring minimum protection and class III needing the most. Mapped wetlands are also regulated under this ordinance.

**Subdivision Regulations**

Subdivision regulations are used by the county and state to ensure that the division of land is done in such a way as to not negatively impact the public. The current subdivision regulations follow the state minimum guidelines and are only enacted when a landowner seeks to create 5 or more lots within five years, each under 1.5 acres in size. Counties and towns have the option of creating their own subdivision ordinances to better manage growth and development. For example, towns can have land division ordinances that specifically address lot sizes and layouts for new lots larger than the state’s 1.5-acre cutoff. Such local ordinances could better address issues of storm water runoff management, private on-site wastewater system locations, and access to buildings for emergency vehicles. Enacting and enforcing a subdivision ordinance can be done through the town board and planning commission and does not require the creation of a new administrative office.

**Town Enforced Land Use Controls**

Currently, there are no town enforced land use controls in the Town of Long Lake. The Town of Long Lake may wish to work with Washburn County to refine and update the county subdivision ordinance to better implement the town’s comprehensive plan. Alternatively, the town could create its own land division ordinance based on this plan (see above).

### **Relationship Between Development and Lake Water Quality**

As smaller lots are created for new housing units, there is a marked increase in storm water runoff and nutrient transport to lakes in the Long Lake area. Three dimensions of housing development combine to increase runoff and nutrient loading. First, housing adds impervious surfaces from driveways, patios, and buildings. Runoff from these impervious surfaces is often channeled and concentrated. Second, existing vegetation is often removed during construction and development. The elimination of trees and shrubs in particular can increase the yield in storm water on the ground. Third, the area surrounding a house is most often compacted and re-graded to drain to lakes or nearby ditches or streams. People prefer smooth lawns over pitted, natural landscapes. These three processes effectively minimize the amount of water that can infiltrate into the ground before reaching a stream, wetland or lake.

There is an inverse relationship between lot size and runoff and nutrient export from the land. Smaller lots are more thoroughly developed and yield more runoff; larger lots generally have a portion of the lot that remains undisturbed by development. Table 8.4 below shows the expected nutrient yield from an average lot of various sizes in the Long Lake area. The in land use to 1 acre residential lots is expected yield 14 times the amount of phosphorous than a 40 acre size.

**Table 8.4: Nutrient Yields**

<b>Lot Size (acre)</b>	<b>Impervious (House, driveway)</b>	<b>Developed Pervious (Lawns, gardens)</b>	<b>Undeveloped (natural)</b>	<b>Estimated phosphorus transfer rate (pounds/acre/year)</b>	<b>Annual phosphorous yield from a 40 acre parcel (pounds)</b>
0.25	34%	67%	0%	.59	23.6
0.5	23%	77%	0%	.4	16
1	16%	84%	0%	.28	11.2
2	12%	50%	38%	.18	7.2
5	7%	20%	73%	.09	3.6
10	5%	10%	85%	.05	2
40	2.5%	2.5%	95%	.02	.8

The Long Lake Management Plan recognizes this effect of development on runoff and lake nutrients. The plan recommends that residential lots in the watershed be limited to a five acre minimum and that on-site storm water BMPs be implemented to minimize runoff from new development. Storm water BMPs are discussed in Section Nine of this report (Implementation).

### **Redevelopment and Contaminated Sites**

Leaking underground storage tanks (LUST's) are often a source of localized contamination problems and may pose threats to health and safety. These threats may include: contamination of soil and groundwater; contamination of drinking water; or contamination of lakes, rivers, and streams. Underground storage tanks are regulated in Wisconsin under,

- ❑ **Comm 10** - Wisconsin Department of Commerce's rule governing installation, registration, maintenance and abandonment of petroleum storage tanks.
- ❑ **NR 746** - Applies specifically to sites where petroleum products have discharged from storage tanks.
- ❑ **Comm 47** - Department of Commerce rule that governs reimbursement from Petroleum Environmental Cleanup Fund Act (PECFA).
- ❑ **PCFA** - Wisconsin's reimbursement program for eligible costs of cleaning up contamination from leaking underground and aboveground petroleum storage tank systems, administered by the Department of Commerce.

MCD	LUST Sites
Bass Lake Town	1
Beaver Brook Town	2
Birchwood Village	5
Brooklyn Town	1
Gull Lake Town	1
Long Lake Town	1
Minong Town	2
Minong Village	5
Sarona Town	4
Shell Lake City	15
Spooner City	23
Spooner Town	1
Springbrook Town	2
Stone Lake Town	1
Trego Town	4
<b>Total Washburn County</b>	<b>68</b>

The Wisconsin Department of Natural Resources has jurisdiction over 54 LUST sites within Washburn County, while the Department of Commerce has jurisdiction over 14 sites, Table 8.5. The siting of land uses should consider the potential negative impact of LUST sites and other pollution hazards. Wisconsin's corrective action rules (NR 140 & NR 700 series) define the process for management of environmental discharges from the time of discovery until site closure. Soil and groundwater clean up standards under these rules are 'risk-based' with consideration of individual site conditions.

### **Closed Sites with Groundwater Contamination**

The Wisconsin Department of Natural Resources GIS registry of closed remediation sites indicates four sites of known groundwater contamination. Only closed sites with groundwater contamination remaining above chapter NR140 enforcement standards or soil contamination above NR720 residual contaminant levels are included in this registry. None of these sites are located in the Town of Long Lake.

### **Redevelopment & Smart Growth Areas**

Wisconsin Chapter 66 planning legislation requires local communities to explore and plan for redevelopment options such as infill housing, brownfield sites, and obsolete buildings. Local communities are also responsible for identifying potential "smart growth areas" or areas with existing infrastructure and services in place where development and redevelopment can be directed. These areas may also be recently developing land contiguous to existing development that will be developed at densities that will have relatively low public service costs.

The plan does not specifically identify any particular area or parcel in the Town of Long Lake in need of redevelopment. The vast majority of the town is currently undeveloped.

### **Future Land Use Development Strategy**

The future land use development strategy for the Town of Long Lake is based on several components. Early in the planning process, surveys were distributed to all landowners in the town; the results of these surveys assisted the town planning committee in defining community issues and opportunities. A series of goals and objectives were developed which provided the direction for development of a preferred future land use scenario. These tools were utilized in conjunction with GIS analysis of existing environmental, infrastructure, and transportation conditions to determine the most appropriate locations for future growth and development. Finally, growth forecasts based on the projections found in the Issues and Opportunities and Housing Elements provided the means to assess future needs related to land use. The combination of public involvement, assessment of conditions, and expected future needs led to the development of a future land use map, recommendations, policies, programs, and actions.

### **8.10 EXPECTED FUTURE TRENDS IN THE TOWN OF LONG LAKE**

1. The year-round population of the Town of Long Lake will continue to rise. More retirees will likely relocate to the town.
2. The number of seasonal residents and tourists is expected to increase.
3. Demands for rural housing will continue to increase, coupled with increased demand for larger parcels of land.
4. Demand for waterfront property will continue to be high, with increased pressure to develop smaller lakes and riverfront property.
5. Future industrial development is not expected.
6. Commercial growth will continue at the current rate. New commercial development will likely be on or in close proximity to Long Lake.
7. Increased traffic on town roads to accommodate more residents and visitors.
8. More lake users resulting in a more intensive recreational use of Long Lake.
9. Areas within the town will be attractive to developers wishing to create condominium and retirement communities.
10. Land prices and taxes will continue to rise.
11. Seasonal housing units will continue to be converted to year-round permanent residences.
12. Home-based business and telecommuting will become more prevalent allowing more people the flexibility to live in rural areas such as the Town of Long Lake.

13. There will be no significant expansion of infrastructure into the town within the next 20 years.

14. Water quality concerns will increase due to increased development.

**8.11 GROWTH FORECASTS**

**Residential**

The population projection model for the Town of Long Lake indicates that by the year 2020 a minimum of an additional 338 people will be year-round residents of the town.

**Table 8.6: Population/Housing Projections**

	2000	2005	2010	2015	2020
Population	737	814	890	982	1075
Average Household Size	2.57	2.52	2.5	2.49	2.47
Year Round Units	311	354	390	432	477
Seasonal Units	279	317	350	387	428
	2000	2005	2010	2015	2020
Single-Family Homes	245	279	307	340	375
Rental Units	39	44	49	54	60

Note: Does not include vacant housing units, which are factored into totals

The number of new single-family homes in the Town of Long Lake by the year 2020 is projected to be 375, a 53.1 percent increase in just 20 years. The number of seasonal homes is also expected to increase by 149 units, a 53.4 percent increase. See Table 8.6. The projected increase in numbers of housing units is due, in part, to the steadily decreasing average household size. This trend is also being experienced at both the state and national levels. The number of projected future homes is based on 1) anticipated population 2) proportion of seasonal/year round housing units in the census year 2000. It is important to note that the proportion model used represents a high demand, or maximum anticipated growth scenario. Not factored into the projection model is the rate of conversion of seasonal homes to permanent year-round residences. This phenomenon is certainly occurring in many Washburn County communities but is difficult to quantify due to lack of available data.

Acreage requirements for residential growth will be a factor of both number of housing units required and housing unit density. Table 8.7 reflects the varying acreage requirements for residential growth based on different housing unit densities. Optimal housing density varies significantly by community and should be based on the community’s goals and objectives. The purpose of the chart is to show how differing development densities will impact the overall community land base.

**Table 8.7: Potential Acreage Required for Residential Housing Units 2005-2020**

Average Density (Acres)	2005 Potential New Units	2005 Acres	2010 Potential New Units	2010 Acres	2015 Potential New Units	2015 Acres	2020 Potential New Units	2020 Acres	Total Acres 2005-2020
40	34	1,360	28	1,120	33	1,320	35	1,400	5,200
20	34	680	28	560	33	660	35	700	2,600
10	34	340	28	280	33	330	35	350	1,300
5	34	170	28	140	33	165	35	175	650
3	34	102	28	84	33	99	35	105	390
1	34	34	28	28	33	33	35	35	130
0.5	34	17	28	14	33	17	35	18	65

### **Commercial**

As previously noted, commercial growth has nearly doubled in the Town of Long Lake in the past 20 years. If historical commercial growth trends continue, the town is expected to require about 285 total acres of commercial land by the year 2020. This estimate means that the town could gain about 128 total acres of commercial land in the next 20 years, Table 8.8.

**Table 8.8: Projected Commercial Acreage**

	2001	2005	2010	2015	2020
Commercial Acres Needed	157	208.19	250.60	277.46	285.20
Yearly Additional Acres	-	51.19	42.41	26.86	7.74

### **Industrial**

The Town of Long Lake has very little industrial land use. Additional industrial growth is not projected to occur within the town during the next 20 years.

### **Agricultural**

Based on current trends, the Town of Long Lake is expected to require nearly 14 percent less agricultural land in 2020, Table 8.9.

**Table 8.9: Projected Agricultural Acreage**

	2001	2005	2010	2015	2020
Agricultural Acres Needed	5,203	5,042.5	4,848.0	4,661.1	4,481.3
Yearly Additional Acres	-	-160.5	-194.5	-187.0	-179.8

### **Gross Developable Land**

In order to determine gross developable land, public ownership and natural constraints such as wetlands and surface water were deducted from the total. This total should be viewed as an **approximation** for planning purposes, as **not all lands within this total would typically be considered developable**. Lands proposed for future growth and development should be measured against natural constraints outlined in the “Natural and Cultural Resources Element”, infrastructure requirements, and other site-specific conditions that will contribute to actual site development potential. The Town of Long Lake has 24,162 acres of total land area and 6,199 acres with development constraints, leaving 17,963 acres of gross developable land.

**Development Factors**

- Surface Waters =3,745Acres
- Wetlands<sup>1</sup> = 1,820 Acres (1,843 Total Acres)
- Roads & Existing Development = 539 Acres
- DNR Land = 95 Acres

**Resource Constraints Analysis**

The Town of Long Lake contains several resource constraints which, when viewed individually or together, represent impediments to land development. Resources identified in *Natural, Agricultural and Cultural Resources Element presents* various levels of limitation to rural development. These constraints include natural features such as wetlands, floodplains, surface waters, steep slopes, and soil limitations. The absence or reduced existence of natural constraints also presents the opportunity for development with the least potential for environmental impact.

The *Development Factors Map* (5.10) represents a composite analysis of the exiting resource constraints in the Town of Long Lake. The analysis incorporates existing environmental factors, no development areas (public lands) and social/community factors such as prime farmland areas, forested lands and riparian/wetland buffer areas. With the exception of the buffer areas, which are subject to special zoning requirements (shoreland/wetland), other social/community factors do not generally restrict or limit development. These constraints are based on community goals and reflect the desires of the community to retain agriculture and the rural forested character.

Map 5.10 depicts the composite score of the resource constraints analysis for the Town of Long Lake. This model was used to assist the community in development of the *Future Land Use Map* (Map 9.1) and should continue to be used by the community to assist in making future land use decisions. A detailed description of the model and process used is in included in Appendix D.

**8.12 FUTURE LAND NEEDS**

Residential Land Needed.....	390 Acres
Commercial Land Needed.....	128 Acres
Industrial Land Needed.....	0 Acres
 Total Land Needed.....	 518 Acres

**8.13 2020 FUTURE LAND USE SUMMARY**

A map depicting future land use has been developed based on existing and future land use assumptions, a review of demographic and background data, past trends in land use, notable changes in land use activities over the past several years, environmentally sensitive and significant areas, and projected land use activities. This future land use map (Map 9.1) found in

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<sup>1</sup> Excludes portion which is county forest, industrial forest, or Wisconsin DNR land

the Implementation Element, is intended to serve as a guide to the plan commission and town board in matters concerning land use activities.

## 8.14 LAND USE GOALS, OBJECTIVES, AND ACTIONS

A set of recommended goals, objectives, and action steps has been developed to assist the town with existing and future land use activities.

**Goal: Ensure a coordinated, planned development pattern that is compatible with natural resources and preserves the rural character of the town.**

**Objective 1:** Encourage an appropriate balance of land uses while minimizing conflict, promoting efficiency, and protecting sensitive natural resources.

*Regulation Action 1: Require a statement of compatibility of new use with current uses.*

*Create minimum lot sizes appropriate for different land uses.*

*Regulation Action 2: Define acute water quality threats (i.e., large scale agricultural operations or chemical facilities). Permit such uses only as conditional use, and only if water quality risk is minimized.*

*Regulation Action 3: Land owners desiring any land divisions within the shoreland management area (1000 ft from a lake or 300 ft from a river), or land divisions less than 20 acres on mixed rural-residential, and 80 acres on camp/conservancy, will be required to obtain approval from the Town of Long Lake Board.*

*Regulation Action 4: Develop and implement a worksheet to assist the town board to objectively assess variance applications.*

*Regulation Action 5: Second (2<sup>nd</sup>) tier landowners desiring any land divisions within the shoreland management area (non-waterfront but within 1,000 ft from a lake or 300 ft from a river) are limited to a minimum parcel size of 5 acres. (3 acres may be approved based on utilizing industry approved **Low Impact Design** techniques.*

*Education Action 1: Provide education to the public that will lead to a better understanding of land use issues facing the town.*

*Education Action 2: Provide a "Landowners Checklist" to help guide them through the proposal review process.*

*Incentive Action: Consider smaller minimum lot sizes if properly clustered.*



*Monitoring Action: Create a map that tracks construction and land use changes-locate the map at the town hall.*

**Objective 2:** Identify town-owned properties and develop a plan for their appropriate future use.

*Regulation Action: Create a classification system of town owned water access (i.e., boatlanding, limited drive-in, path, or no access warranted).*

*Resource Improvement Action: Create a working group to create a site-plan and manage-plan.*

## **IMPLEMENTATION**

### **9.1 INTRODUCTION**

The Implementation Element is the “how to” portion of the plan. It prescribes those actions necessary to make the goals a reality over the next 20 years. This is achieved through a series of specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances. Each proposed action is included as part of an objective that has been developed to support a broad goal of the Town of Long Lake Comprehensive Plan. The concepts presented in this chapter will affect land use in the Town of Long Lake for the next 20 years and beyond.

### **9.2 CONSISTENCY AND RELATIONSHIP BETWEEN ELEMENTS**

This element is required to describe how each of the elements of the comprehensive plan will be integrated and made consistent with other elements of the plan. By coordinating and developing each element simultaneously, the process ensured that the development and review of each element is consistent with the others. Based on the analysis, there are no known inconsistencies or conflicts between plan elements. The goals, objectives, and in some cases the actions provided in this chapter are interrelated. In several instances, a single objective or action may apply to more than one element of the plan.

### **9.3 PLAN UPDATES AND REVISIONS**

As is stipulated in Wisconsin's "Smart Growth" legislation, a comprehensive plan must be updated at least once every ten years. However, in order to ensure that the Town's plan is an effective management tool, the Town of Long Lake Planning Commission will review the plan goals, objectives, and action-plans annually to track those activities that have been completed and to add additional objectives and action-plans as needed to accomplish the stated goals.

The Town of Long Lake should initiate its first major update of this plan by 2014. At this time, information from the 2010 census will be available to update tables, charts, graphs, and figures. This update will also involve a comprehensive review of the background information presented in each element. Furthermore, the town should coordinate with all partners identified in the *Intergovernmental Cooperation* element to understand any external changes that may impact the plan.

### **9.4 RESPONSIBILITIES**

Implementation of the Town of Long Lake Comprehensive Plan will be the primary responsibility of the **Town of Long Lake Planning Commission**. The Town of Long Lake Planning Commission will use this plan when reviewing development and land use issues in the town and

make formal recommendations to the Town and County Boards based upon the goals and objectives of the plan.

## 9.5 MEASURING PLAN PROGRESS

As part of the comprehensive planning process, a number of goals, objectives, and action-plans were developed that when implemented are intended to build stronger relationships and give direction to the town board and its residents. Many of the objectives and actions can be accomplished in the short term, while some will take longer to accomplish.

It is required to include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The task of developing a measurement tool to gauge the outcome of this plans' objectives and actions will be accomplished by the development of an implementation target for the identified objectives and activities. These targets will provide guidance to the plan commission and town board on when specific actions were to have been initiated. Based on the targets, the plan commission can then measure the progress of achieving implementation of the comprehensive plan.

## 9.6 PLAN RECOMMENDATIONS

- A. Request that Washburn County amend zoning ordinances and decision-making procedures to ensure consistency with the Town of Long Lake Comprehensive Plan.
- B. Hold a periodic review of the comprehensive plan and revise the document as needed. Plan content should be reviewed for effectiveness and revised to meet the changing needs of the community.
- C. Continue to seek public involvement and input. Continue to monitor local issues and opportunities and incorporate these factors into the plan.
- D. Base all county and town land use decisions on the contents of the comprehensive plan.
- E. Make the Town of Long Lake plan accessible to town residents and visitors. Post the current and future land use map and action plan in the town hall. Also, consider using local events to publicize the plan and educate citizens.

What follows is a list of the Town of Long Lake's goals, objectives, and action-plans as derived by the planning committee/commission in a table format. The goals of the plan are the "purpose or end" and they provide direction for community decisions. Objectives are statements that are measurable benchmarks the community works to achieve, and the action-plans are more specific statements that set preferred courses of action to carry out the objectives in the foreseeable future. Five different types of action-plans exist in the plan. They include regulatory actions, education actions, resource improvement actions, incentive actions, and monitoring actions. Many actions identified are continuous or ongoing steps that do not have an implementation

target date. These actions may involve the town board and/or the plan commission. On an annual basis, the plan commission should monitor the plan’s overall objectives and actions in an effort to realize its accomplishments and identify areas where additional resources or actions are needed.

## 9.7 PLAN IMPLEMENTATION - PLAN GOALS, OBJECTIVES, AND ACTION-PLANS

### HOUSING

Goal: A range of housing opportunities to meet the varied needs of existing and future community residents, while maintaining a predominantly rural atmosphere.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Encourage home siting in areas that will not result in property or environmental damage or impair the rural character of Long Lake.	<b>Regulation Action:</b> <i>Require applicants for building permits submit a plan, which will be evaluated for compliance with current state and local regulations, ordinances, and the compatibility with the existing environment.</i>	Planning Commission	2004-2005
	<b>Education Action 1:</b> <i>Develop and provide the checklists to be considered during the permitting process.</i>	Planning Commission, Town Board, Washburn County	2004-2005
	<b>Education Action 2:</b> <i>Develop and provide a brochure outlining the permitting process, including zoning regulations and subdivision ordinance.</i>	Town Board, Planning Commission	Ongoing
	<b>Education Action 3:</b> <i>Develop pamphlets of low-cost shrubs and trees available through the county and in the area.</i>	Town Board, Washburn County, LLPA	Ongoing
	<b>Monitoring Action 1:</b> <i>Update the land use</i>	Town Board, Washburn County, Planning	Annually

	<i>maps annually for new housing development.</i>	Commission	
	<b>Monitoring Action 2:</b> <i>Review annually the number of building permits granted and denied. Evaluate the cause for denials and whether the permitting process needs revision or is meeting the objective.</i>	Town Board, Washburn County, Planning Commission	Annually
2. Encourage high quality construction and maintenance standards for housing.	<b>Regulation Action 1:</b> <i>Support the enforcement of the Uniform Dwelling Code in Washburn County and the Town of Long Lake.</i>	Town Board, Washburn County	ASAP
	<b>Regulation Action 2:</b> <i>Limit one residential structure per parcel of land.</i>	Town Board, Washburn County	Ongoing
	<b>Education Action 1:</b> <i>Provide homeowners with educational offerings related to responsible home ownership, maintenance, and rehabilitation to keep in good condition.</i>	Planning Commission, UW Extension, Washburn County	2004
	<b>Education Action 2:</b> <i>Provide homeowners with rehabilitation loan and grant information in cooperation with the Housing Coalition for Washburn County.</i>	Town Board, Washburn County	Ongoing
3. Allow cluster development where it will minimize housings' negative impact on natural resources.	<b>Regulation Action:</b> <i>Work with Washburn County to create a Conservation Subdivision Ordinance that meets the objectives of this plan.</i>	Washburn County, Town Board Planning Commission	2004

	<b>Education Action:</b> <i>Share the Conservation Subdivision Ordinance when created.</i>	Town Board, Washburn County	Ongoing
	<b>Incentive Action:</b> <i>Consider a smaller acreage minimum lot size for development in exchange for permanently setting aside a large undeveloped tract of land.</i>	Planning Commission	Ongoing
	<b>Monitoring Action:</b> <i>Annually review the amount of cluster development.</i>	Washburn County, Town Board Planning Commission	Annually

**TRANSPORTATION**

<b>Goal:</b> A safe and efficient multi-modal transportation system, which accommodates the movement of people and goods.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Continue to maintain and upgrade town roadways while preserving the town's rural character.	<b>Regulation Action 1:</b> <i>Inventory town roads with respect to state standards for local roads pertaining to road widths and geometric standards.</i>	Town Board	2004
	<b>Education Action 2:</b> <i>Discuss PASER road evaluation results at a town board meeting and make available per request thereafter.</i>	Town Board	Annually
	<b>Resource Improvement Action 1:</b> <i>Contact DNR before replacing or installing culverts.</i>	Town Board, Washburn County Highway Dept.	Ongoing
	<b>Resource Improvement Action 2:</b> <i>Make</i>	Town Board, Washburn	Ongoing

	<i>improvements to any areas identified as high accident areas.</i>	County Highway Dept.	
	<b>Resource Improvement Action 3:</b> <i>Implement Best Management Practices for erosion control during road projects.</i>	Town Board, DNR, Washburn County Highway Dept.	Ongoing
2. Work closely with Washburn County on transportation problems and projects that affect the Town of Long Lake.	<b>Regulation Action 1:</b> <i>Work with the county to ensure that county roads M, D, and P are upgraded and maintained to appropriate standards.</i>	Town Board, Washburn County Highway Dept.	Ongoing
	<b>Regulation Action 3:</b> <i>Cooperate with DNR and DOT to ensure that they use proper erosion control and BMP's when working on county roads in the town.</i>	DNR, DOT, Town Board, Washburn County Highway Dept.	Immediate
	<b>Education Action 1:</b> <i>Request that the county give appropriate notices to the town on any known upcoming meetings when county road improvements are to be discussed.</i>	Washburn County Highway Dept., Town Board	Ongoing
	<b>Education Action 2:</b> <i>Review the county's road improvement plan at the annual meeting along with the town's five-year road plan.</i>	Town Board, Planning Commission	Annually
	<b>Resource Improvement Action:</b> <i>Consider bike trails, paved shoulders, utility relocations, and safety improvements when upgrading town or county roads.</i>	Washburn County Highway Dept., Town Board, Planning Commission	As needed/ongoing

	<p><b>Monitoring Action:</b>  <i>Town of Long Lake representatives should continue to coordinate with Washburn County by continuing to attend meetings and provide input on future projects.</i></p>	Town Board, Planning Commission, LLPA	Ongoing
3. Promote safe driveways.	<p><b>Regulation Action 1:</b>  <i>Develop an ordinance and permitting process for new driveways.</i></p>	Planning Commission, Town Board	2004
	<p><b>Regulation Action 2:</b>  <i>Require future land use change requests to address adequate town road access as part of the checklist process.</i></p>	Planning Commission, Town Board	Develop checklist immediately / Ongoing
	<p><b>Regulation Action 3:</b>  <i>Develop standards for access control, spacing, and frequency.</i></p>	Planning Commission, Town Board, Washburn County Highway Dept.	2004
	<p><b>Education Action:</b>  <i>Develop a handout or brochure delineating town driveway standards.</i></p>	Planning Commission, Town Board	2004
	<p><b>Monitoring Action:</b>  <i>Maintain a record of driveway permits granted.</i></p>	Planning Commission	Ongoing
4. Explore the possibility of non-automotive road use and trail development.	<p><b>Regulation Action:</b>  <i>Recognize regulations already in place for non-automotive road use and trail use.</i></p>	Planning Commission, Town Board	Immediately
	<p><b>Resource Improvement Action:</b> <i>Identify areas where ATV trails connect to the Town of Long Lake and work with local clubs in the area to identify needs.</i></p>	Planning Commission, Town Board	2005-2007



**UTILITIES & COMMUNITY FACILITIES**

Goal: Support utilities and community facilities that cost-effectively provide for the safety, health, and well-being of the town.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Improve and maintain town-owned recreation sites.	<b>Resource Improvement Action 1:</b> <i>Make an effort to establish public parks, recreation areas, and walking/biking trails to accommodate all seasons.</i>	Town Board (Subcommittee)	Ongoing
	<b>Resource Improvement Action 2:</b> <i>When town roads are improved, consider widening them to accommodate biking and walking.</i>	Town Board	As Needed/Ongoing
	<b>Resource Improvement Action 3:</b> <i>Develop a long-range plan for a public community facility.</i>	Town Board	As Needed/Ongoing
2. Encourage and support volunteer efforts to assist in providing public services.	<b>Education Action 1:</b> <i>Continue to support the Long Lake Chamber of Commerce.</i>	Plan Commission, Town Board	Ongoing
	<b>Education Action 2:</b> <i>Continue to support the LLPA.</i>	Plan Commission, Town Board	Ongoing
	<b>Education Action 3:</b> <i>Inform the public of volunteer opportunities via town board meetings.</i>	Town Board	Ongoing
	<b>Education Action 4:</b> <i>Continue to support first responders.</i>	Town Board	Annually/Ongoing
	<b>Regulation Action 1:</b> <i>Require utilities to share</i>	Town Board	As Needed
3. Work with private			

utility companies.	<i>corridors and towers in the township.</i>		
	<b>Regulation Action 2:</b> <i>Encourage buried utilities when utility companies request easements.</i>	Town Board	As Needed
	<b>Resource Improvement Action 1:</b> <i>Work closely with electric and telephone companies to ensure they have sufficient ROW for utility expansion for town residents.</i>	Town Board	As Needed
	<b>Resource Improvement Action 2:</b> <i>Review long-range plans of utility companies to identify impacts they might have on the town.</i>	Plan Commission	Ongoing

**NATURAL RESOURCES**

Goal 1: Conserve, protect, manage and enhance the town’s natural resources.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Protect lakeshores and stream banks from harmful land uses.	<b>Regulation Action:</b> <i>Support state and county rules and regulations regarding lakeshore and stream banks.</i>	Town Board, Washburn County, DNR, Planning Commission	Ongoing
	<b>Education Action:</b> <i>Raise awareness of existing state and county rules and regulations through mailings with tax role, scheduling a town meeting to covers said rules and regulations, utilizing existing resources such as the DNR and UW Extension materials and</i>	Town Board	Annually

	<i>representatives, and by utilizing the Town Hall as and information center.</i>		
	<b>Incentive Action:</b> <i>Develop recognition awards for lakeshore/stream bank stewardship.</i>	Town Board, Washburn County Zoning Department	Annually
	<b>Resource Improvement Action:</b> <i>Create demonstration sites for lakeshore restoration.</i>	LLPA, Town Board, Washburn County Land Conservation Dept.	2005
	<b>Monitoring Action:</b> <i>Review annually how many buffers were restored due to stipulations on variance requests.</i>	LLPA, Town Board Washburn County Land Conservation Dept.	Annually
2. Develop strategies for maintaining large undeveloped areas, including near-lake areas, off-lake areas, and wetlands.	<b>Regulation Action:</b> <i>Identify blocks of land to be placed in resource conservation utilizing land use map.</i>	Town Board Planning Commission	2005
	<b>Education Action A:</b> <i>The town will cooperate with LLPA, Hunt Hill, and other non-profit organizations in furthering their educational objectives.</i>	Town Board, Hunt Hill, LLPA, Chamber	Ongoing
	<b>Education Action B:</b> <i>Educate landowners about state and federal programs (i.e.MFL, WHIP, EQUIP, etc.)</i>	LLPA, Hunt Hill, Town Board, NRCS, DNR	Ongoing
	<b>Education Action C:</b> <i>Educate landowners about alternatives to</i>	Town Board, Planning Commission, LLPA	Ongoing

	<i>development.</i>		
	<b>Incentive Action:</b> <i>Consider purchase of development rights.</i>	Town Board, Planning Commission	Ongoing
	<b>Resource Improvement Action A:</b> <i>Promote wetland restoration demonstration sties.</i>	Town Board, Washburn County, LLPA, Planning Commission	2005
	<b>Resource Improvement Action B:</b> <i>Promote shoreland habitat restoration projects.</i>	Town Board, Washburn County, LLPA, Planning Commission	2005-2006
	<b>Resource Improvement Action C:</b> <i>Practice sound forestry management principles and water quality BMP's when logging town land.</i>	Town Board, Washburn County, DNR	Ongoing
	<b>Monitoring Action:</b> <i>Monitor development by reviewing building permits granted annually.</i>	Planning Commission	Ongoing
3. Identify and protect critical habitat areas in the town.	<b>Regulation Action:</b> <i>Require land use change proposals to include habitat assessments for the site in question. (Develop a simple assessment protocol; match the degree of detail in the protocol to the nature of the proposal; i.e. very intense land uses require more detailed assessments; work with DNR, county and others to jointly develop protocol).</i>	Planning Commission, Town Board, DNR, Washburn County	2005-2006
	<b>Education Action A:</b> <i>Sponsor periodic town-wide habitat assessments and share</i>	Town Board	Annually

	<i>results with the public at an annual town meeting.</i>		
	<b>Education Action B:</b> <i>Develop an educational brochure for town properties explaining the different types of habitat found on the properties and land management practices used by the town to improve habitat.</i>	Town Board, LLPA, Planning Commission	2005-2006
	<b>Incentive Action:</b> <i>Provide density bonuses for land use change proposals that provide long-term protection to critical habitat areas.</i>	Town Board, Planning Commission	2005-2006
	<b>Resource Improvement Action A:</b> <i>Identify and sponsor wetland restoration projects in the town.</i>	Town Board, LLPA, Planning Commission, Washburn County Land Conservation Dept.	Ongoing
	<b>Resource Improvement Action B:</b> <i>Develop and implement habitat management and improvement plans for town-owned properties.</i>	Town Board, LLPA, Planning Commission	2005-2010
	<b>Resource Improvement Action C:</b> <i>Sponsor annual shrub sale at town hall to provide property owners with low-cost plant material for private habitat improvement projects.</i>	LLPA	Annually in spring
	<b>Monitoring Action A:</b> <i>Monitor the location and extent of land use changes annually and note the impact on wildlife habitat.</i>	Town Board, LLPA, Planning Commission	Ongoing

	<p><b>Monitoring Action B:</b> <i>Sponsor a town-wide habitat assessment.</i></p>	Town Board	2005
	<p><b>Monitoring Action C:</b> <i>Revisit and update the town-wide assessment every five years.</i></p>	Town Board	Every 5 years
	<p><b>Monitoring Action D:</b> <i>Maintain a public file of site-specific habitat assessments associated with land use change proposals.</i></p>	Town Board	Ongoing
4. Encourage sensible, environmentally friendly outdoor lighting.	<p><b>Resource Improvement Action:</b> <i>Create demonstration site at the town hall to make public aware of sensible lighting alternatives.</i></p>	Town Board	2006-2008
	<p><b>Regulations Action A:</b> <i>Develop and implement a town lighting ordinance.</i></p>	Town Board Washburn County Zoning Dept.	Ongoing
	<p><b>Monitoring Action B:</b> <i>Include night lighting information as a requirement of the building permit process.</i></p>	Town Board Planning Commission	Ongoing
	<p><b>Monitoring Action C:</b> <i>Public to monitor ordinance by requests to town board.</i></p>	Town Land Owners	Ongoing
5. Ensure that commercial and industrial land use activities do not negatively impact surrounding natural resources and properties.	<p><b>Education Action:</b> <i>Require a statement of compatibility of new use with current uses. Create minimum lot sizes appropriate for different land uses.</i></p>	Town Board, Washburn County Zoning Dept., Planning Commission	Ongoing
<b>Goal 2: Maintain and improve surface and ground water quality.</b>			
<b>Objectives</b>	<b>Action-Plan</b>	<b>Key Groups for Implementation</b>	<b>Timeframe</b>

1. Minimize pollutants from runoff entering surface and groundwater.	<p><b>Regulation Action A:</b>  <i>Require a stormwater management plan at the time a building permit is requested.</i></p>	Washburn County UDC Inspector	2005-2006
	<p><b>Regulation Action B:</b>  <i>New or reconstruction of town roads will have a detailed plan for stormwater run-off.</i></p>	Town Board, Planning Commission, DNR	2005
	<p><b>Regulation Action C:</b>  <i>Require on-site stormwater management for businesses and residential neighborhoods.</i></p>		
	<p><b>Education Action A:</b>  <i>Provide signage on town properties for changes needing to be made for improving stormwater run-off.</i></p>	Town Board, LLPA, Planning Commission	Ongoing
	<p><b>Education Action B:</b>  <i>The town will develop requirements for stormwater management.</i></p>	Town Board	2005
	<p><b>Resource Improvement Action A:</b> <i>The town hall and boat landings should be evaluated as to run-off improvements needed, and serve as an example of ways to improve.</i></p>	Town Board, LLPA, Planning Commission	2005
	<p><b>Resource Improvement Action B:</b> <i>Assess town roads and culverts for areas that stormwater management could be improved. When assessed, ditches should employ bioretention and ponding practices prior to</i></p>	Town Board, Planning Commission	2005-2006

	<i>entering lakes and wetlands.</i>		
	<b>Monitoring Action:</b> <i>Monitor annually the variances and plans submitted.</i>	Town Board, Planning Commission	Ongoing
2. Minimize pollutants entering groundwater.	<b>Regulation Action:</b> <i>Land use changes would require identification and proper abandonment of wells and underground tanks.</i>	Town Board, Washburn County Zoning Dept., Planning Commission	Ongoing
	<b>Education Action A:</b> <i>Refer landowners to Washburn County Land and Water Conservation Department for assistance.</i>	Town Board, LLPA, Planning Commission	Ongoing
	<b>Education Action B:</b> <i>Use tax mailing to remind landowners of proper septic use and maintenance.</i>	Town Board	Annually
	<b>Incentive Action:</b> <i>Promote use of state cost share programs for well abandonment.</i>	Town Board, Washburn County	Ongoing
	<b>Monitoring Action:</b> <i>The town should request an annual summary of the county's three-year septic system analysis.</i>	Town Board, Washburn County	Annually

### AGRICULTURAL RESOURCES

Goal: Support existing, and future agricultural activity within the Town of Long Lake.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Encourage the continuation of farming activities in the Town of Long	<b>Education Action:</b> <i>Inform and encourage farmers to take advantage of existing</i>	Plan Commission, Washburn County, LWRD, DNR	Ongoing



Lake.	<i>federal, state, and county programs.</i>		
2. Ensure that future land uses are compatible with the rural atmosphere of the Town of Long Lake.	<b>Regulation Action:</b> <i>Discourage residential development next to existing livestock operations.</i>	Plan Commission	Ongoing
3. Minimize pollution from agricultural operations (noise, odor, run-off, etc.)	<b>Regulation Action:</b> <i>Require (by ordinance) livestock or poultry farms that wish to expand existing operations or develop new ones greater than 250 animal units to use DATCP's best management practices and to meet DNR's performance standards in NR 151 (ATCP 50, NR151).</i>	Town Board, Planning Commission, DNR, Washburn County LWRD, DATCP	Ongoing
	<b>Monitoring Action:</b> <i>Cooperate with county and state enforcement agencies in reporting violations of state and local laws.</i>	Town Board, Plan Commission	Ongoing

**CULTURAL RESOURCES**

Goal: Preserve and enhance cultural heritage resources, including historical places, sites, and landscapes.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Identify and recognize historic and cultural resources.	<b>Regulation Action:</b> <i>Require a historic and cultural assessment when land use changes are proposed.</i>	Plan Commission	Ongoing
	<b>Education Action:</b> <i>Write a brief informative text on these sites that explains what they are and illustrates their</i>	Plan Commission/High School Student	Open

	<i>importance.</i>		
	<p><b>Resource Improvement Action:</b> <i>Support the preservation of the oral and written history of the Long Lake area.</i></p>	Plan Commission	Ongoing
	<p><b>Monitoring Action:</b> <i>Evaluate list of historical and cultural resources as needed.</i></p>	Plan Commission	As Needed
2. Maintain the historic integrity of the Long Lake Town Hall.	<p><b>Regulation Action:</b> <i>Any additions, remodels, or renovations should be consistent with the historic nature of the existing building.</i></p>	Plan Commission, Town Board	As Needed
	<p><b>Education Action:</b> <i>Include the town hall in any written documentation/inventory of historically significant sites.</i></p>	Plan Commission	Ongoing
3. Encourage the preservation of Long Lake “big camps”. (i.e.-Tomahawk Scout Camp, Hunt Hill Audubon Sanctuary)	<p><b>Regulation Action A:</b> <i>Work with the camps to see if they would be agreeable to limiting development to a lesser density, should the parcels ever be sold.</i></p>	Plan Commission, LLPA	Ongoing
	<p><b>Regulation Action B:</b> <i>Look into the possibility of deed restrictions.</i></p>	Plan Commission, LLPA	Ongoing
	<p><b>Education Action:</b> <i>Educate the public as to the importance of these camps historic/cultural value to the town.</i></p>	Plan Commission, LLPA	Ongoing
	<p><b>Incentive Action:</b> <i>Look into Purchase of Development Rights</i></p>	Plan Commission, LLPA	Ongoing

	(PDR's)		
4. Develop a long-term plan to identify a site in Long Lake for a historical society building.		Town Board	Ongoing

**ECONOMIC DEVELOPMENT**

Goal: Support business activities that both reflect and contribute to the scenic and rural character of Long Lake.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Support the existence and promote the growth of small businesses that contribute to the rural charter of the Town of Long Lake.	<b>Regulation Action:</b> <i>Support existing county zoning for locations of different types of businesses and changes that meet the overall goal.</i>	Town Board	Ongoing
	<b>Education Action:</b> <i>Encourage business owners to do appropriate design, signing, site planning, and market research to ensure success.</i>	Planning Commission	Ongoing
2. Support tourism opportunities that compliment the quality of life for local residents.	<b>Regulation Action:</b> <i>Urge the county board to develop design standards for new businesses that desire to locate within the town</i>	Town Board, Planning Commission	Ongoing
	<b>Education Action:</b> <i>Feel the pulse of seasonal and full-time residents of Long Lake and advise proposed new and existing business owners of sentiment related to objective.</i>	Town Board, Planning Commission	Ongoing

**INTERGOVERNMENTAL COOPERATION**

Goal: Establish cooperative relationships with adjacent and overlapping jurisdictions.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Coordinate the sharing of community facilities whenever possible.	<b>Education Action:</b> <i>Attend joint meetings with neighboring towns to identify and share resources.</i>	Town Board	Ongoing
	<b>Resource Improvement Action:</b> <i>Jointly apply for grants or pool money for capital projects.</i>	Town Board, LLPA	Ongoing
	<b>Incentive Action:</b> <i>Shared costs for resources shared.</i>	Town Board	Ongoing
2. Develop partnerships with neighboring towns and Washburn County to minimize land use conflicts and effectively protect the areas natural resources.	<b>Regulation Action 1:</b> <i>Develop and enforce consistent zoning and land use in all contiguous towns.</i>	Town Boards and Planning Commissions of all contiguous towns, Washburn and Barron County Zoning Dept.'s	Ongoing
	<b>Regulation Action 2:</b> <i>A proposed land use change in the Town of Long Lake within a half-mile of another town border requires the requestee to submit the land use proposal to the neighboring town to avoid surprises.</i>	Planning Commission	Ongoing As Needed
	<b>Regulation Action 3:</b> <i>Develop regulations and agreements between town and county to enforce ordinances developed by the Town of Long Lake.</i>	Planning Commission, Washburn County, Town Board	Ongoing
	<b>Education Action:</b>	Town Board	Ongoing

	<i>Communicate new or changed ordinances with surrounding townships.</i>	Planning Commission	
	<b>Resource Improvement Action 1:</b> <i>Work with all contiguous towns and encourage them to use town-owned properties to protect the watersheds.</i>	LLPA, Town Board	Ongoing
	<b>Resource Improvement Action 2:</b> <i>Attempt to coordinate signage for access onto all lakes in Long Lake Township.</i>	LLPA, Town Board	Ongoing
	<b>Monitoring Action:</b> <i>Periodically monitor water quality and watershed quality and share results among townships involved.</i>	LLPA, Town Board, Birchwood & Madge	Ongoing/Annually
3. Develop reciprocal agreements with bordering jurisdictions for the purposes of grading and maintaining current and new roads and other right-a-ways.	<b>Education Action:</b> <i>Request and share the five-year road improvement plan with neighboring townships.</i>	Town Board	As Needed/Annually
	<b>Resource Improvement Action:</b> <i>Identify town roads that cross jurisdictional boundaries to coordinate improvement efforts.</i>	Town Board	As Needed/Annually
4. Develop and/or enhance relationships and shared service agreements with police, fire, emergency and other town services.	<b>Education Action 1:</b> <i>Periodically update residents of costs associated with these services and any actions being taken on them through published reports.</i>	Town Board	Annually
	<b>Education Action 2:</b> <i>Hold joint meetings with neighboring towns to share service</i>	Town Board	Annually

	<i>agreements and contracts for such services and evaluate the feasibility of future joint ventures.</i>		
	<b>Resource Improvement Action:</b> <i>Investigate other alternatives to emergency service agreements.</i>	Town Board	Annually
	<b>Monitoring Action:</b> <i>Annually compile service costs associated with police, fire, and medical services at the town level.</i>	Town Board	Annually

**LAND USE**

Goal: Ensure a coordinated, planned development pattern that is compatible with natural resources and preserves the rural character of the town.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Encourage an appropriate balance of land uses while minimizing conflict, promoting efficiency, and protecting sensitive natural resources.	<b>Regulation Action 1:</b> <i>Require a statement of compatibility of new use with current uses. Create minimum lot sizes appropriate for different land uses.</i>	Planning Commission, Town Board	2004
	<b>Regulation Action 2:</b> <i>Define acute water quality threats (i.e., large scale agricultural operations or chemical facilities). Permit such uses only as conditional use, and only if there are no water quality impacts.</i>	Planning Commission, Town Board	2004-2020
	<b>Regulation Action 3:</b> <i>Land owners desiring any land divisions within the shoreland management area (1000</i>	Planning Commission, Town Board	2004

	<i>ft from a lake or 300 ft from a river), or land divisions less than 20 acres on mixed rural-residential, and 80 acres on camp/conservancy, will be required to obtain approval from the Town of Long Lake Board.</i>		
	<b>Regulation Action 4:</b> <i>Develop and implement a worksheet to assist the town board to objectively assess variance applications.</i>	Town Board Planning Commission	2004-2005
	<b>Regulation Action 5:</b> <i>Second (2<sup>nd</sup>) tier landowners desiring any land divisions within the shoreland management area (non-waterfront but within 1,000 ft from a lake or 300 from a river) are limited to a minimum parcel size of 5 acres. (3 acres may be approved based on utilizing industry approved <b>Low Impact Design</b> techniques.</i>	Town Board Planning Commission	Ongoing
	<b>Education Action 1:</b> <i>Provide education to the public that will lead to a better understanding of land use issues facing the town.</i>	Town Board	Ongoing
	<b>Education Action 2:</b> <i>Provide a "Landowners Checklist" to help guide them through the proposal review process.</i>	Planning Commission, Town Board, Washburn County	2004
	<b>Incentive Action:</b> <i>Consider smaller minimum lot sizes if properly clustered.</i>	Planning Commission	2004-2020

	<b>Monitoring Action:</b> <i>Create a map that tracks construction and land use changes-locate the map at the town hall.</i>	Planning Commission, Town Board, Washburn County	Annually
2. Identify town-owned properties and develop a plan for their appropriate future use.	<b>Regulation Action:</b> <i>Create a classification system of town owned water access (i.e., boatlanding, limited drive-in, path, or no access warranted.</i>	Town Board	2004
	<b>Resource Improvement Action:</b> <i>Create a working group to create a site-plan and manage-plan.</i>	Town Board	Ongoing

## 9.8 FUTURE LAND USE MAP

The Future Land Use Map (FLUM) incorporates the realities, ideas, goals, and visions identified in Elements 1-9 and are depicted in Map 9.1. The map presents the town’s vision for growth and development through the next 20 years. The town planning commission and town board when making land use recommendations and decisions will use it extensively.

In order for the FLUM to be an effective tool for local decision-making, it is important that the FLUM be regarded as general in nature and should not be used for site-specific decisions. It is for this reason that only general locations for various land uses are shown on the map. The Town of Long Lake FLUM was built from the Existing Land Use Map. It represents the beginning point from which to build the future. As a result, areas that are not proposed for future development are represented by their existing land use in order to promote stability in the Town of Long Lake. The FLUM has several areas delineated for future development and protection. The paragraphs below describe the key components of the Town of Long Lake FLUM.

The FLUM does not designate specific areas for future residential (except for shoreland areas), commercial, agricultural, or industrial land uses. Instead, it considers most land in the Town of Long Lake as mixed rural residential, and equally open to mixed rural residential activities. However, as proposals are presented, amendments may be necessary to reflect forces that change or shift local land use patterns and demand. Overall, the Town of Long Lake would like to have the following recommendations included as part of the future Washburn County Zoning Ordinance revision.



**Mixed Rural Residential**

The mixed rural residential future land use category (light green of the FLUM) signifies areas that would be suitable for mixed residential uses on land currently used for forestry, agriculture or open space. The town recommends that division of mixed rural residential land be at one residential dwelling per 20 acres. If a landowner desires a division less than 20 acres in this future land use category, it could be granted pending the future proposal meet certain checklist criteria.

**Shoreland Residential** – Shoreland residential represents land use activities within 1,000 feet of a lake (including ponds and flowages) and within 300 feet of a navigable river or stream and having a density of greater than one dwelling per five acres. In the shoreland area, continued residential and other development activities are anticipated to occur. The town board realizes the importance of shoreland development activities; however, it desires to protect the natural resources and control over development of area resources. The town continues to support the existing shoreland standards as outlined in the Washburn County Lakes Classification System to do so. State shoreland requirements would apply in these locations identified in orange on the FLUM.

**Forestry**

The Forestry future land use category is proposed on lands within the Town of Long Lake that are currently enrolled in the Forest Crop Law (FCL) or Managed Forest Law (MFL) through the Department of Natural Resources. These lands are under contract with the DNR to continue in the program for a time period of 25 or 50 years, an option, which is left up to the landowner. Future areas of primarily forestry are depicted in dark green on the FLUM.

**Camps**

Two areas of Long Lake are used as camps. The Tomahawk Scout Reserve is owned and operated by the Boy Scouts of America and is located on the peninsula of land on the eastern shores of Long Lake. Tomahawk has been operating since 1953 and includes over 3,500 acres of land and almost ten miles of shoreline. Hunt Hill Audubon Sanctuary has operated as a camp since 1954. It includes over 500 acres of land and significant shoreline on Devils Lake. The camp entirely encompasses Upper and Lower Twin Lakes as well as Dory's Bog. Both camps are predominantly covered in forestland, though there are open areas as well including a prairie at Hunt Hill and a bison grazing area at Tomahawk.

The predominant use of land at camps is recreational, educational, woodlands and open space. Minimal development of facilities and transportation networks accompany the operation of a camp. Camps require a large amount of space (>500 acres) to provide nature-based recreation and learning opportunities to camp participants. Land divisions less than 80 acres on land designated as "Camps" on the FLUM will be required to obtain approval of the Long Lake Town Board.

### **Parks & Recreation**

The future parks and recreational category includes both publicly and privately owned recreational lands. Currently, two areas are depicted as future parks and recreation on the FLUM. One is the 80-acres town-owned forest located along CTH D in Section 24 and the ten-acre Fristad Park located in 16-37-11 on Fristad Road.

### **Conservancy**

Areas depicted for future conservancy on the FLUM include sensitive areas that may include riparian corridors, viewsheds, wetlands, floodplains, buffer zones, special habitat areas, and other natural features. Land divisions less than 80 acres on land designated as “Conservancy” on the FLUM will be required to obtain approval of the Long Lake Town Board.

## **9.9 PLAN IMPLEMENTATION POLICIES AND PROGRAMS**

Town and county ordinances will need to be created or amended in order to ensure that the goals and objectives of the community are realized. The Town of Long Lake has previously adopted the Washburn County Zoning Ordinance, with zoning districts and associated requirements being administered by the county. The Town of Long Lake would like to continue to be included under Washburn County Zoning jurisdiction over the next 20-year planning horizon. The Town of Long Lake retains the ability to adopt and enforce its own zoning, although this action would require County Board approval. The town intends to develop local subdivision, land division, driveway, and lighting ordinances to further the objectives of the plan and maintain local control. The following is a list of programs and strategies that the town could implement or utilize in order to achieve plan goals and objectives, in conjunction with the relevant town and county ordinances.

As part of the overall comprehensive planning process, the identification of issues and desires of citizens and property owners of the town assisted in developing a future land use scenario covering a 20-year planning horizon. The future land use map is intended to assist the town in directing land use activities to areas best suited for such development and is based on background data, future projections, local issues and opportunities, natural resource constraints, and public input.

The goals, objectives, and action-plans of the comprehensive plan include specific statements or references to promoting the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures. In implementing the comprehensive plan, redevelopment of land versus new development of greenfields is encouraged, where applicable.

### **Purchase of Development Rights Program (PDR)**

This technique is currently in use in some southern counties of Wisconsin and elsewhere in the United States and has proven to be effective for preserving farmland in areas adjacent to cities. The purchase of development rights is a *voluntary* protection technique that compensates the landowner for limiting future development on their land. The programs are primarily used for retention of agricultural lands, but the concept can be applied to all types of land use scenarios.

Under a PDR program, an entity such as a town, county, or private conservation organization purchases the development rights to a designated piece of property. The land remains in private ownership, and the landowner retains all the other rights and responsibilities associated with the property.

### **Transfer of Development Rights (TDR) Program**

The TDR program is a non-regulatory (voluntary) approach that allows the right to develop property to be transferred from one parcel (or zoning district) to another. Under a TDR program, development rights to parcel of land are transferred from a “sending area” to another parcel referred to as the “receiving area”. Sending areas are typically those areas where development is discouraged or limited, and receiving areas are areas where growth and development are encouraged. Under some TDR programs, local government awards development rights to each parcel of developable land in the community or in selected districts on the basis of the land's acreage or value. Landowners can then sell the development rights on the open market. The TDR program has been widely implemented at the local level due to the fact that it requires no major financial contribution by local government.

Benefits of the TDR program include:

- ▶ The public benefits from the conservation easements, which protect and preserve sensitive natural features and wildlife habitat.
- ▶ Owners of sending area properties receive economic compensation for their properties where development would normally be precluded due to sensitive natural features or zoning restrictions.
- ▶ Owners of receiving area properties can increase their development density, accommodating a greater number of uses or tenants.
- ▶ Little financial contribution on behalf of local government.

### **Acquisition**

This type of land preservation tool involves the direct purchase of land for the purposes of preservation and protection. This tool should be used in cases where other protective mechanisms fail to meet objectives and/or in cases of high-priority acquisition lands. Acquisition efforts should be coordinated with other local, state, and national acquisition initiatives (lake associations, environmental groups, USFS, WDNR, etc.)

### **Conservation Easements**

When a landowner sells their development rights, a legal document known as a conservation easement is drafted. The easement restricts the use of the land to agricultural use, open space, or other desired use in perpetuity. A conservation easement permanently limits residential, commercial, or industrial development to protect its natural attributes or agricultural value. The conservation easement becomes a part of the landowner's deed and remains on the deed even if the land is sold or passed through inheritance thereby ensuring the development will not occur on the property.

The conservation easement does not automatically allow public access to the land; the land remains in the hands of the owner, as only the right to develop it has been purchased. All remaining rights of property ownership remain with the landowner including the right to transfer ownership, swap, deed, or sell the land. A purchase of development rights program works to ensure that incompatible development will not take place; the PDR becomes a part of the deed and keeps the land in its agricultural or natural state in perpetuity. An effective purchase of development rights program requires initial financial support and on-going administration. Additionally, the program requires a county review board to assess the lands of landowners requesting entry of their parcel into the PDR program.

### **Land Trusts**

Land trusts are non-profit voluntary organizations that work with landowners to use a variety of tools to help them protect their land. Such organizations are formed with the purpose of protecting open space, scenic views, wildlife, etc. and they use a variety of techniques to raise money for operating expenses and the acquisition of easements. Land trusts also provide adequate monitoring and stewardship. In the United States, land trusts can hold conservation easements, which means that the organization has the right to enforce the restrictions placed on the land.

### **LESA Farmland Preservation Tool**

LESA is an acronym for Land Evaluation and Site Assessment, a program that assists in the evaluation of land based on its suitability for agricultural use and value for non-farm uses. This system, developed by the Soil Conservation Service in 1981, has been routinely adopted and implemented for use by local government throughout the nation. The system involves a two-part process, the land evaluation component (LE) and site assessment component (SA). The LE portion involves assessment of soil conditions as they relate to the production of food and fiber products. Site assessment typically involves an analysis of the non-soil variables which effect the property's use such as municipal services available, adjacent land uses, development suitability, compatibility with land use plans, and distance from populated areas (expansion areas). A point system is often used in order to quantify the variables of the LE and SA components. Points are assessed based on whether or not the property meets the guidelines of the community and then totaled to achieve a composite score. A threshold score then determines whether or not the property would be an appropriate residential development area or whether the land should remain in agricultural use.

<b>Land Protection Tool</b>	<b>Pro</b>	<b>Con</b>
<b>Donated Conservation Easements</b>	Permanently protects land from development pressures. Landowners may receive income, estate, and property tax benefits. No or low cost to local unit of government. Land remains in private ownership and on the tax rolls.	Tax incentives may not provide enough compensation for many landowners Little local government control over which areas are protected.
<b>Purchase of Development Rights</b>	Permanently protects land from development pressures. Landowner is paid to protect their land. Landowners may receive estate and property tax benefits. Local government can target locations effectively. Land remains in private ownership and on the tax rolls.	Can be costly for local unit of government.
<b>Transfer of Development Rights</b>	Permanently protects land from development pressures. Landowner is paid to protect their land. Landowners may receive estate and property tax benefits. Local government can target locations effectively. Low cost to local unit of government. Utilizes free market mechanisms. Land remains in private ownership and on tax roll	Can be complex to manage Receiving area must be willing to accept higher densities.

**Conservation Design Subdivisions**

The conservation design subdivision concept is an alternative development design to the conventional residential subdivision. Conventionally designed subdivisions are typically characterized by land divided into house lots and streets, with minimal (if any) open space. Usually, the remaining open space lands consist of the undevelopable portion of the subdivision (steep slopes, wetlands, floodplain, etc.). The conventional subdivision lacks communal open space, community woodlands, or other open areas where people can meet and interact.

The purpose of a conservation design subdivision is to provide opportunity for development while maintaining open space characteristics, encouraging interaction among residents through site design, and protection of habitat and environmental features. A typical conservation design subdivision contains the same number of lots that would be permitted under a conventional design. The lots are typically smaller than conventional lots and are designed for single-family homes reminiscent of traditional neighborhoods found in small towns throughout America.

The compact design of a conservation subdivision allows for the creation of permanent open space (typically 50 percent or more of the buildable area). This undeveloped land typically serves as community open space land and provides recreational, aesthetic, and social benefits to subdivision residents.

The conservation design subdivision has proven economic, environmental, and social advantages over conventionally designed subdivisions<sup>1</sup> including:

#### *Economic Advantages*

- ▶ Lower infrastructure and design (engineering) costs
- ▶ Attractiveness of lots for home development
- ▶ Reduction in demand for public parklands

#### *Environmental Advantages*

- ▶ Protection of conservation areas and upland buffers (which would normally be developed)
- ▶ Reduced runoff due to less impervious surface cover
- ▶ Improved water filtration due to presence of vegetation and buffers
- ▶ Opportunities for non-conventional septic system design

#### *Social Advantages*

- ▶ Opportunities for interaction among residents (common open space)
- ▶ Pedestrian friendly
- ▶ Greater opportunity for community activities

### **Best Management Practices (BMP)**

Best management practices describe voluntary procedures and activities aimed at protection of natural resources. BMP's are described in detail in the Wisconsin Department of Natural Resources publications titled "Wisconsin Construction Site Best Management Practice Handbook", and "Wisconsin's Forestry Best Management Practices for Water Quality". Shoreland. Storm water management BMPs are likely to play a growing role in the town of Long Lake as citizens work together to reduce runoff and non-point pollution in Long Lake and other lakes. The Wisconsin Storm Water Manual produced by the DNR and UW Extension provides a comprehensive source and reference for infiltration basins, vegetated runoff swales, and other practices that can reduce runoff volume. BMP's are a set of specific actions that landowners can take to help protect and preserve water quality. Detailed information on the use and implementation of shoreland BMP's is available from the University of Wisconsin Extension (UW-EX), Washburn County Land and Water Resource Management and the Wisconsin DNR.

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<sup>1</sup> Randall Arendt, *Conservation Design for Subdivisions*, (Island Press, Washington D.C., 1996), pp 3-16.

## **9.10 ADDITIONAL PLAN IMPLEMENTATION TOOLS**

The following is a partial list and description of additional plan implementation tools available to local government to assist in achieving the goals and objectives of a land use plan.

### **Special Plans**

Special plans may arise through the planning process to address other specific issues. These plans often supplement the master plan and are important implementation tools. Some examples might include a downtown design plan, neighborhood plans or waterfront development plans.

### **Eminent Domain**

Eminent domain allows government to take private land for public purposes, even if the owner does not consent, as long as the government compensates the landowner for their loss. The legislature has delegated the power of eminent domain to local government for specific purposes.

### **Annexation/Incorporation**

Cities and villages have the power to annex lands within their extraterritorial boundaries. The power to extend municipal boundaries into adjacent unincorporated land allows a community to control development on its periphery, therefore, minimizing land use conflicts. As an alternative to annexation, an unincorporated area may incorporate as a city or village, provided the unincorporated area meets certain statutory criteria.

### **Subdivision Regulations**

Subdivision regulations are used by the county and state to ensure that the division of land is done in such a way as to not negatively impact the public. The current subdivision regulations follow the state minimum guidelines and are only enacted when a landowner seeks to create 5 or more lots within five years, each under 1.5 acres in size.

Counties and towns have the option of creating their own subdivision ordinances to better manage growth and development. For example, towns can have land division ordinances that specifically address lot sizes and layouts for new lots larger than the state's 1.5-acre cutoff. Such local ordinances could better address issues of storm water runoff management, private on-site wastewater system locations, and access to buildings for emergency vehicles.

Enacting and enforcing a subdivision ordinance can be done through the town board and planning commission and does not require the creation of a new administrative office. A model subdivision ordinance for towns is available from the Wisconsin Towns Association. Other models are available from UW Extension and the Wisconsin Chapter of the American Planning Association.

### **Building Codes**

Municipalities may choose to enact building codes as part of their ordinances. Building codes are sets of regulations that set standards for the construction and maintenance of buildings in a community, which ensures that these buildings are safe. The codes are usually concerned with maintaining buildings in order to keep them from becoming dilapidated and/or rundown.

**Moratoria**

Then enactment of a moratorium temporarily stops all development in a specified area in order to plan for growth. This includes identifying and protecting sensitive lands and other community resources. Local units of government can enact this tool.

**General Zoning**

Zoning is a tool that gives governmental bodies the power to intervene in the lives of private citizens for the protection of public health, safety, and welfare. Zoning separates conflicting land uses and ensures that development is directed in certain areas that can accommodate that particular land use. Several different types of specialized zoning exist.

- **Floodplain Zoning** - Floodplain zoning ordinances are required by Wisconsin law and pertain to cities, villages, and towns. The Wisconsin DNR specifies minimum standards for development in floodplains, but local ordinances may be more restrictive than these rules.
- **Shoreland Zoning** - Wisconsin law requires that counties adopt zoning regulations in shoreline areas that are within 1,000 feet of a navigable lake, pond, or flowage or 300 feet of a navigable stream or the landward side of the floodplain, whichever distance is greater. Minimum standards for shoreland zoning ordinances are specified in rules developed by the Wisconsin DNR, while local standards may be more restrictive than these rules.
- **Exclusive Agricultural Zoning** - Municipalities may adopt exclusive agricultural zoning for farmland under the Farmland Preservation Program. For farmers to be eligible for income tax credits, they must meet standards that require a minimum parcel size of 35 acres limit the use of the land to those that are agriculturally related. The ordinance must comply with the county farmland preservation plan.
- **Extraterritorial Zoning** - Any city or village that has a plan commission may exercise extraterritorial zoning power in the unincorporated areas surrounding the city or village. The extraterritorial zoning power may be exercised in the unincorporated areas located within 3 miles of the corporate limits of a first, second, or third class city, or within 1 ½ miles of a fourth class city or village.
- **Performance Zoning** - Performance zoning uses performance standards to regulate development. Performance standards are zoning controls that regulate the effects or impacts of a proposed development, instead of separating uses into various zones. The standards often relate to a sites development capability. For example, in agricultural areas, performance zoning could be used to limit development on prime agricultural soils and allow development on lower quality soils.
- **Bonus and Incentive Zoning** - Bonus or incentive zoning allows local governments to grant a bonus, usually in the form of density or the size of the development, in exchange for amenities such as parks or walking paths for example.



- **Overlay Zoning** - Overlay zones are designed to protect important resources and sensitive areas. The underlying zoning regulates the type of uses permitted, while the overlay zone imposes specific requirements to provide additional protection.
- **Mixed-Use Zoning** - Mixed-use zoning is an effective way to enhance existing urban and suburban areas and encourage infill development. Mixed-use zoning recognizes the existing mixture and encourages its continuance and may offer an alternative to struggling with nonconforming use complexities.
- **Inclusionary Zoning** - Inclusionary zoning provides incentives to developers to provide affordable housing as part of a proposed development project. For example, in exchange for higher density, a developer would have to build a specified number of low and moderate income dwelling units.

### **Planned Unit Developments (PUD's)**

Planned Unit Developments (PUD's) are planned and built developments that create a variety of compatible land uses. These developments vary in densities and are subject to more flexible setbacks, design, and open space requirements than are afforded by traditional or general zoning.

### **Reserved Life Estates**

This is a tool in which a landowner has the opportunity to sell or donate his or her land to a conservation organization but is able to continue living and managing the property until they are no longer living.

## **9.11 FISCAL TOOLS**

### **Capital Improvement Program (CIP)**

Capital Improvement Programs are a fiscal tool that can help communities plan for the timing and location of community facilities and utilities (such as municipal sewer and water service, parks or schools). CIP's ensure that proper budgets are allocated for future developments or improvements to community infrastructure.

### **Impact Fees**

Impact fees are financial contributions imposed on new developments to help pay for capital improvements needed to serve the development. Local governments can impose impact fees to finance highways, other transportation facilities, storm water facilities, solid waste and recycling facilities, fire and police facilities etc.

### **Tax Increment Financing (TIF)**

Cities and villages may designate tax increment financing districts to finance public improvements through the property taxes generated on future increases in the value of taxable properties in the district. Under TIF, the overlying taxing jurisdictions do not receive any tax revenues based on the increase in property valuation in a district until all improvement costs are paid. In this way, the TIF district assures that all taxing jurisdictions benefiting from development pay a share of the costs.

## 9.12 HOW TO USE THE PLAN

The Town of Long Lake Comprehensive Plan is intended to help guide growth and development decisions within the town. The plan is an expression of the town's wishes and desires and provides a series of actions for assisting the community in attaining its goals. The comprehensive plan is not an inflexible or static set of rules. The objectives and actions are intended to allow flexibility in light of new information or opportunities. The plan is not an attempt to predict the future; it is an attempt to record the fundamental community values and philosophy that citizens of the Town of Long Lake share and to use them as benchmarks in future decisions concerning growth, development, and community improvement. The plan guides considerations regarding not only land use but also addresses community issues such as housing, transportation and economic development.

This document should be utilized by the town Planning Commission, Town Board, and citizens to assist in reviewing all proposals pertaining to growth and development. Proposals should be examined to determine whether they are consistent with community wishes and desires, as expressed in the plan. A thorough review of the plan is necessary with particular attention given to the goals and objectives. Where the impact of a proposed development is minimal, the evaluation may simply be a determination of whether or not the plan provides relevant direction and whether the requested action is in conformance with the plan. Development proposals with significant potential impacts will require a more detailed analysis in order to determine consistency.

## 9.13 CONCLUSION

The Comprehensive Plan for the Town of Long Lake is intended to be a dynamic, evolving document. Periodic revision and update of the plan will ensure that it is accurate and consistent with the wishes and desires the community. Plan recommendations in this document provide the basis for evaluation of development proposals, and give the community a means for achieving their community vision. The specific action statements are meant to serve as the mechanisms for achieving the goals and objectives, which were defined throughout the planning process. Ultimately the success of the planning process will be measured by the future quality of life experienced by both residents and visitors.

APPENDIX A

# **Town of Long Lake**

## **“Public Participation Plan”**

**Prepared by the Northwest Regional Planning Commission**

**Approved by the  
Town of Long Lake Comprehensive Planning Committee**

February 5, 2003

**Adopted by the Long Lake Town Board**

February 5, 2003

## INTRODUCTION

Recognizing that the Town of Long Lake Comprehensive Plan must reflect the people it serves, the Town of Long Lake encourages citizen input throughout the development of the plan. Public participation procedures must provide for a broad dissemination of proposals and alternatives, public meetings after effective notice, opportunity for written comments, communication programs, information services, provisions for open discussion, and consideration of and response to public comments. These enhanced procedures augment the minimum public notification requirements required by law.

The Town of Long Lake's Public Participation Plan forms the basic framework for achieving an interactive dialogue between local, state and federal decision-makers and the citizens of the Town of Long Lake. This plan outlines the public participation strategy for the development, evaluation and eventual adoption of the comprehensive plan for the Town of Long Lake. The creation of the Public Participation Plan is the first step in meeting the requirements of Wisconsin's comprehensive planning legislation and will apply throughout the local planning process leading to the adoption of the Town of Long Lake Comprehensive Plan.

The Town of Long Lake will comply with the Public Participation Plan as appropriate to the situation. As the planning process develops, it should be expected that deviations from the plan might be warranted.

# **PUBLIC PARTICIPATION GUIDELINES**

## **General**

The main goal of the Public Participation Plan is to make the citizens of the Town of Long Lake aware of the progress of the comprehensive planning process and to offer the public opportunities to make suggestions and comments during the process. To reach these goals, the Town of Long Lake has adopted the following plan to encourage public participation through the planning process. Taken individually, the activities described in this plan are not expected to reach and inform each and every resident and property owner of the Town of Long Lake. Collectively, however, the plan activities are designed to effectively and efficiently provide a broad-based dissemination of information and maximize the opportunity for citizen involvement and comment.

The majority of the public participation activities will focus on public information, education, and input. Public meetings, workshops, and open houses will provide opportunities for the public to openly discuss comprehensive planning issues with planning committee members, town board supervisors and consultant staff. Formal public hearings will also be conducted as part of the plan adoption process to allow public testimony to be made regarding the comprehensive plan. During the comprehensive planning process, every effort will be made to ensure that public meetings are held at locations convenient to all citizens of the Town of Long Lake. Other public participation activities will be explored to inform and receive input from residents that may not be able to attend public meetings and hearings.

## **Provisions for Open Discussion**

The Town of Long Lake will ensure that public meetings allow for an open discussion of the relevant issues at hand and those public hearings allow for appropriate testimony. When public meetings or hearings are conducted, the Town of Long Lake will make every effort to ensure those who choose to participate in the planning process have the opportunity to actually have their opinions heard. To accomplish this, the following actions will be implemented:

- An agenda will be established that clearly defines the purpose of the public meeting or hearing, the items to be discussed, and any actions that may be taken.
- The scheduled date, time, and place will be convenient to encourage maximum participation by the town residents and property owners.
- A clearly identifiable facilitator or chair will conduct the meeting or hearing in an orderly fashion to ensure that all attendees have an opportunity to offer comments, discuss issues, or provide testimony.
- The facilitator or chair will provide opening remarks that clearly outline the purpose of the meeting or hearing, describe procedures attendees should use during the meeting or hearing when offering input, and describe how the public input will be used.
- As appropriate, an overview of documents or proposals to be considered will be discussed.

- All persons attending the meeting or hearing that desire to participate should be allowed to do so. However, specific factors, such as the meeting or hearing purpose, number in attendance, time considerations, or future opportunities to participate may require that appropriate constraints be applied. These constraints will be clearly outlined by the facilitator or chair if the need arises.
- All attendees will be encouraged to sign in using a provided sign in sheet.
- Meetings and hearings will be recorded by appointed committee members.
- Meeting summaries will be transcribed and made available as soon as possible following the meeting or hearing.
- Special arrangements will be made under the provisions of the Americans with Disabilities Act (ADA) with sufficient advance notice.

### **Opportunity for Written Comments**

Detailed comments can most often be better expressed through written format. To encourage the citizens of the Town of Long Lake to express written comment throughout the planning process, (while having the opportunity to remain anonymous) the following steps will be taken:

- All meeting and hearing notices will include the name, address, and e-mail address (if applicable) of person(s) to whom written comments should be sent along with any deadlines for submitting comments, when warranted.
- Persons speaking or testifying will be encouraged to concisely express their comments and provide specific details in written format.

### **Consideration of and Response to Public Comments**

The various methods for involving the public and soliciting public opinions and comments during the comprehensive planning process are defined herein. These methods represent the initial steps for bringing public comment into the decision-making process. The following steps will be taken to ensure that public recommendations and comments are taken into consideration by the decision-makers when developing the comprehensive plan:

- Time will be reserved subsequent to the close of a meeting, hearing, or comment deadline and prior to the actual decision or recommendation being made to ensure that decision makers can adequately review all relevant materials or comments.
- Decision-makers may reconvene a public hearing for the purpose of addressing public comments.
- The record (written comments or testimony, tape recordings, or transcripts) of hearings and meeting summaries will be compiled by appointed committee members and made available to decision makers for their review and consideration.
- Substantive comments pertaining to studies, analysis, or reports, along with appropriate responses, will be included in the published documents itself.
- Relevant comments or testimony will be addressed through the findings-of-fact portion of the decision maker's written decision or recommendation.

## **PUBLIC PARTICIPATION PLAN**

### **Public Meetings and Workshops**

#### *Planning Group Meetings & Workshops*

The Town of Long Lake will hold public meetings and workshops to assimilate information collected relevant to the nine elements of the comprehensive plan. Through local public meetings, residents will be able to become an instrumental part of their community's planning process. By participating in meetings and workshops, citizens can aid their elected officials and planning committee in creating a vision for their community's comprehensive plan. Interested citizens can also become involved in the planning process as members of their community's planning committee.

#### *Meeting/Hearing Notices*

Official meeting notices will be prepared for any of the above public meetings or hearings conducted pertaining to the comprehensive planning process. At a minimum, the requirements of §19.31 pertaining to public meetings and notification will be met. The town clerk or other town staff will place meeting notices at the town's designated posting location(s). In all cases, notices will be forwarded to the town's official paper and other newspapers as deemed appropriate. It is recommended that meeting notices be posted at least one week prior to the meeting. All public hearings will follow the same public notice recommendations except all public hearings will be published as per a Class II notice.

#### *Civic and Community Presentations*

Throughout the planning process, representatives responsible for development of the comprehensive plan will meet with local civic and community organizations to discuss the development of the comprehensive plan. In addition to presenting information, information will be collected at the civic and community functions as it pertains to the development of the comprehensive plan.

#### *Newsletter Mailings*

An annual newsletter will be developed by NWRPC to inform residents and property owners about comprehensive planning and other issues related to the development of the comprehensive plan. Each newsletter will include a list of contacts from which citizens can gain additional information and an address or e-mail where comments can be sent.



### *Community Displays*

The development of public displays will be prepared during the course of the project and could be displayed at locations throughout the town or county.

### *Mailing Lists*

As public participation proceeds, interested citizens will have opportunities to place their name on a mailing list to receive additional information regarding the planning process via direct mail or e-mail where applicable. The consultant will compile and maintain this mailing list. Names to be included on the mailing list will originate from meeting and hearing sign-in sheets, written correspondence, recognized community organizations, as well as through individual requests. This list will also be used for newsletter circulation, special mailings, and notices as appropriate.

### *Periodic Articles*

As the public participation process proceeds, interested citizens and community leaders may request more detailed information on land use related topics than desired by much of the general public. To provide more detail to citizens and key officials showing an interest in the comprehensive plan, articles will be prepared from time to time by the consultant or UW-Extension staff.

### *Planning Document Dissemination*

Documents that contain or describe the proposed plan's policies, maps, or recommendations (draft plan documents) will be made available for public review. Such documents will be made available well in advance of opportunities for public discussion or testimony. Such documents will be made available ten (10) calendar days prior to any public meeting or hearing scheduled for their discussion or a decision.

Documents may be disseminated as follows:

- Digital versions may be posted on the consultants or others website.
- A copy will be delivered to a local libraries.
- A copy will be delivered to each elected official and/or key staff.
- A copy will be placed at the town hall for citizen review.
- A copy will be available for review at the Northwest Regional Planning Commission, 1400 S River Street, Spooner, WI 54801 during normal business hours.

## **Public Hearings**

Once the final draft of the Town of Long Lake Comprehensive Plan is completed, the Town of Long Lake with assistance from the consultant will conduct a public hearing to receive public comment on the proposed plan. As plan development progresses, a schedule for these meetings will be prepared.

### *Hearing Notices*

The Town of Long Lake will place legal notice of hearings in the official newspaper. Hearing notices should be published as required by local and state requirements.

Prior to the town enacting an ordinance approving the comprehensive plan, a hearing shall be conducted preceded by a Class 1 public notice that is published at least 30 days before the hearing is held. The town may also provide notice of the hearing by any other means it considers appropriate. According to the comprehensive planning legislation, the Class 1 notice shall contain at least the following information:

1. The date, time, and place of hearing.
2. A summary, which may include a map, of the proposed comprehensive plan or amendment to such a plan.
3. The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.
4. Information relating to where and when the proposed comprehensive plan may be inspected before the hearing and how a copy of the plan may be obtained.

## **Town of Long Lake Comprehensive Plan Adoption Process**

The Town of Long Lake will follow the procedures for adopting the comprehensive plan as listed in §66.1001. The first step in the adoption process is being met by the adoption of this document that details written procedures that are designed to foster public participation throughout the comprehensive planning process.

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Thomas Dettle, Chairman

Attest: \_\_\_\_\_  
Dolores Magnus, Clerk

Approved by the Town of Long Lake, Board of Supervisors on: \_\_\_\_\_

**APPENDIX B**

**TOWN OF LONG LAKE  
COMPREHENSIVE PLAN SURVEY**

Town Response Rate – 35.9%

County Response Rate – 35.5%

**Note:** Minor data inconsistencies in survey results are due to invalid or missing responses. In some cases, these inconsistencies result in a disproportionate number of resident and non-resident responses when compared to total town responses.

***I. COMMUNITY ISSUES & OPPORTUNITIES***

*Please examine your community (town, village or city) issues and opportunities and check HOW IMPORTANT the issue or opportunity is to you and HOW SATISFIED you are with each.*

		<u>Level of Importance</u>			<u>Level of Satisfaction</u>		
		Important	Neutral	Not Important	Satisfied	Neutral	Not Satisfied
1. Property Taxes	T	229 (93.5%)	16 (6.5%)	0 (0%)	37 (15.5%)	57 (23.8%)	145 (60.7%)
	R	112 (91.8%)	10 (8.2%)	0 (0%)	19 (16.1%)	25 (21.2%)	74 (62.7%)
	NR	116 (95.1%)	6 (4.9%)	0 (0%)	18 (15.0%)	32 (26.7%)	70 (58.3%)
	<b>C</b>	<b>4,269 (93.1%)</b>	<b>288 (6.3%)</b>	<b>27 (.6%)</b>	<b>812 (18.3%)</b>	<b>1,015 (22.9%)</b>	<b>2,608 (58.8)</b>
2. Recreational Opportunities	T	168 (68.3%)	63 (25.6%)	15 (6.1%)	139 (58.4%)	83 (34.9%)	16 (6.7%)
	R	83 (68.0%)	31 (25.4%)	8 (6.6%)	66 (56.9%)	36 (31.0%)	14 (12.1%)
	NR	84 (68.9%)	32 (26.2%)	6 (4.9%)	72 (59.5%)	47 (38.8%)	2 (1.7%)
	<b>C</b>	<b>2,935 (64.5%)</b>	<b>1,260 (27.7%)</b>	<b>354 (7.8%)</b>	<b>2,408 (55.0%)</b>	<b>1,573 (35.9%)</b>	<b>400 (9.1%)</b>
3. Local Roads	T	175 (71.4%)	55 (22.4%)	15 (6.1%)	127 (53.4%)	53 (22.3%)	58 (24.4%)
	R	101 (82.8%)	15 (12.3%)	6 (4.9%)	49 (41.9%)	26 (22.2%)	42 (35.9%)
	NR	72 (59.5%)	40 (33.1%)	9 (7.4%)	77 (64.2%)	27 (22.5%)	16 (13.3%)
	<b>C</b>	<b>3,366 (73.7%)</b>	<b>1,046 (22.9%)</b>	<b>156 (3.4%)</b>	<b>2,151 (48.8%)</b>	<b>1,281 (29.0%)</b>	<b>978 (22.2%)</b>
4. Clean Drinking Water	T	221 (90.2%)	19 (7.8%)	5 (2.0%)	174 (73.4%)	54 (22.8%)	9 (3.8%)
	R	111 (91.0%)	8 (6.6%)	3 (2.5%)	91 (77.1%)	20 (16.9%)	7 (5.9%)
	NR	108 (89.3%)	11 (9.1%)	2 (1.7%)	82 (69.5%)	34 (28.8%)	2 (1.7%)
	<b>C</b>	<b>4,111 (89.9%)</b>	<b>383 (8.4%)</b>	<b>79 (1.7%)</b>	<b>3,061 (69.9%)</b>	<b>1,056 (24.1%)</b>	<b>264 (6.0%)</b>
5. Quality Public Education	T	143 (58.4%)	73 (29.8%)	29 (11.8%)	89 (37.7%)	125 (53.0%)	22 (9.3%)
	R	91 (74.0%)	25 (20.3%)	7 (5.7%)	56 (47.5%)	43 (36.4%)	19 (16.1%)
	NR	52 (43.3%)	47 (39.2%)	21 (17.5%)	33 (28.2%)	81 (69.2%)	3 (2.6%)
	<b>C</b>	<b>2,790 (61.1%)</b>	<b>1,305 (28.6%)</b>	<b>470 (10.3%)</b>	<b>1,590 (36.3)</b>	<b>2,148 (49.1%)</b>	<b>638 (14.6%)</b>
6. Job Opportunities	T	101 (41.4%)	93 (38.1%)	50 (20.5%)	51 (21.5%)	149 (62.9%)	37 (15.6%)
	R	72 (59.0%)	38 (31.1%)	12 (9.8%)	31 (26.3%)	55 (46.6%)	32 (27.1%)
	NR	29 (24.0%)	55 (45.5%)	37 (30.6%)	19 (16.1%)	94 (79.7%)	5 (4.2%)
	<b>C</b>	<b>2,377 (52.3%)</b>	<b>1,483 (32.6%)</b>	<b>689 (15.1%)</b>	<b>709 (16.3%)</b>	<b>2,433 (55.9%)</b>	<b>1,214 (27.9%)</b>

**Level of Importance**

**Level of Satisfaction**

		Level of Importance			Level of Satisfaction		
		Important	Neutral	Not Important	Satisfied	Neutral	Not Satisfied
7. Shopping Facilities	T	99 (40.6%)	98 (40.2%)	47 (19.3%)	118 (49.6%)	99 (41.6%)	21 (8.8%)
	R	57 (47.1%)	42 (34.7%)	22 (18.2%)	59 (50.4%)	41 (35.0%)	17 (14.5%)
	NR	42 (34.7%)	55 (45.5%)	24 (19.8%)	58 (48.3%)	58 (48.3%)	4 (3.3%)
	C	<b>2,016 (44.2%)</b>	<b>1,819 (39.9%)</b>	<b>726 (15.9%)</b>	<b>1,648 (37.5%)</b>	<b>1,955 (44.5%)</b>	<b>792 (18.0%)</b>
8. Housing You Can Afford	T	119 (48.8%)	92 (37.7%)	33 (13.5%)	74 (31.8%)	123 (52.8%)	36 (15.5%)
	R	74 (60.7%)	38 (31.1%)	10 (8.2%)	43 (37.4%)	52 (45.2%)	20 (17.4%)
	NR	45 (37.5%)	53 (44.2%)	22 (18.3%)	31 (26.5%)	70 (59.8%)	16 (13.7%)
	C	<b>2,503 (55.0%)</b>	<b>1,433 (31.5%)</b>	<b>613 (13.5%)</b>	<b>1,323 (30.4%)</b>	<b>2,319 (53.3%)</b>	<b>712 (16.4%)</b>
9. Environmental Quality	T	212 (85.5%)	27 (10.9%)	9 (3.6%)	131 (54.6%)	75 (31.3%)	34 (14.2%)
	R	101 (82.1%)	16 (13.0%)	6 (4.9%)	62 (52.5%)	40 (33.9%)	16 (13.6%)
	NR	110 (89.4%)	10 (8.1%)	3 (2.4%)	68 (56.2%)	35 (28.9%)	18 (14.9%)
	C	<b>4,023 (87.9%)</b>	<b>464 (10.1%)</b>	<b>90 (2.0)</b>	<b>2,603 (59.1%)</b>	<b>1,339 (30.4%)</b>	<b>466 (10.6%)</b>
10. Air Quality	T	217 (87.9%)	26 (10.5%)	4 (1.6%)	169 (70.7%)	62 (25.9%)	8 (3.3%)
	R	107 (87.0%)	13 (10.6%)	3 (2.4%)	84 (70.6%)	30 (25.2%)	5 (4.2%)
	NR	109 (89.3%)	12 (9.8%)	1 (.8%)	84 (70.6%)	32 (26.9%)	3 (2.5%)
	C	<b>4,070 (89.0%)</b>	<b>435 (9.5%)</b>	<b>69 (1.5%)</b>	<b>3,207 (72.8%)</b>	<b>1,023 (23.2%)</b>	<b>178 (4.0%)</b>
11. Waterfront Protection	T	195 (79.3%)	38 (15.4%)	13 (5.3%)	105 (44.1%)	80 (33.6%)	53 (22.3%)
	R	87 (71.3%)	24 (19.7%)	11 (9.0%)	45 (38.5%)	43 (36.8%)	29 (24.8%)
	NR	106 (86.9%)	14 (11.5%)	2 (1.6%)	59 (49.2%)	37 (30.8%)	24 (20.0%)
	C	<b>3,493 (76.4%)</b>	<b>877 (19.2%)</b>	<b>204 (4.5%)</b>	<b>1,864 (42.4%)</b>	<b>1,606 (36.5%)</b>	<b>927 (21.2%)</b>
12. Quality of Life	T	218 (88.6%)	23 (9.3%)	5 (2.0%)	161 (67.4%)	65 (27.2%)	13 (5.4%)
	R	110 (90.2%)	11 (9.0%)	1 (.8%)	81 (68.6%)	28 (23.7%)	9 (7.6%)
	NR	106 (86.9%)	12 (9.8%)	4 (3.3%)	79 (65.8%)	37 (30.8%)	4 (3.3%)
	C	<b>4,022 (88.2%)</b>	<b>473 (10.4%)</b>	<b>66 (1.4%)</b>	<b>2,874 (65.5%)</b>	<b>1,256 (28.6%)</b>	<b>260 (5.9%)</b>
13. Noise Pollution	T	180 (73.5%)	50 (20.4%)	15 (6.1%)	106 (45.1%)	86 (36.6%)	43 (18.3%)
	R	86 (70.5%)	29 (23.8%)	7 (5.7%)	58 (50.0%)	40 (34.5%)	18 (15.5%)
	NR	93 (76.9%)	21 (17.4%)	7 (5.8%)	47 (39.8%)	46 (39.0%)	25 (21.2%)
	C	<b>3,314 (72.6%)</b>	<b>1,026 (22.5%)</b>	<b>227 (5.0%)</b>	<b>2,145 (48.8%)</b>	<b>1,595 (36.3%)</b>	<b>660 (15.0%)</b>
14. Public Land Management	T	161 (65.4%)	70 (28.5%)	15 (6.1%)	79 (33.8%)	116 (49.6%)	39 (16.7%)
	R	82 (66.7%)	34 (27.6%)	7 (5.7%)	36 (30.8%)	50 (42.7%)	31 (26.5%)
	NR	78 (64.5%)	36 (29.8%)	7 (5.8%)	43 (37.1%)	65 (56.0%)	8 (6.9%)
	C	<b>3,117 (68.4%)</b>	<b>1,264 (27.8%)</b>	<b>173 (3.8%)</b>	<b>1,503 (34.3%)</b>	<b>2,052 (46.9%)</b>	<b>822 (18.8%)</b>
15. Adequate Energy Supply	T	185 (75.2%)	52 (21.1%)	9 (3.7%)	136 (57.6%)	76 (32.2%)	24 (10.2%)
	R	98 (80.3%)	20 (16.4%)	4 (3.3%)	68 (59.1%)	31 (27.0%)	16 (13.9%)
	NR	85 (69.7%)	32 (26.2%)	5 (4.1%)	68 (56.7%)	44 (36.7%)	8 (6.7%)
	C	<b>3,440 (75.5%)</b>	<b>984 (21.6%)</b>	<b>133 (2.9%)</b>	<b>2,430 (55.4%)</b>	<b>1,609 (36.7%)</b>	<b>350 (8.0%)</b>

16. How satisfied are you that your local elected officials are serving your needs?

	<b>Satisfied</b>	<b>Not Satisfied</b>	<b>No Opinion</b>
T	80 (32.7%)	59 (24.1%)	106 (43.3%)
R	48 (39.7%)	35 (28.9%)	38 (31.4%)
NR	31 (25.4%)	24 (19.7%)	67 (54.9%)
<b>C</b>	<b>1,560 (34.2%)</b>	<b>1,252 (27.4%)</b>	<b>1,752 (38.4%)</b>

17. Would you be willing to pay more in taxes or user fees to improve services such as fire protection, law enforcement and road maintenance?

	<b>Yes</b>	<b>No</b>	<b>No Opinion</b>
T	48 (19.4%)	174 (70.4%)	25 (10.1%)
R	30 (24.6%)	82 (67.2%)	10 (8.2%)
NR	18 (14.6%)	90 (73.2%)	15 (12.2%)
<b>C</b>	<b>799 (17.4%)</b>	<b>3,291 (71.6%)</b>	<b>506 (11.0%)</b>

18. Should my local government develop cooperative agreements with adjoining jurisdictions to share equipment such as graders, dump trucks and other heavy equipment?

	<b>Yes</b>	<b>No</b>	<b>No Opinion</b>
T	182 (74.3%)	23 (9.4%)	40 (16.3%)
R	84 (69.4%)	18 (14.9%)	19 (15.7%)
NR	98 (80.3%)	4 (3.3%)	20 (16.4%)
<b>C</b>	<b>3,501 (76.1%)</b>	<b>473 (10.3%)</b>	<b>629 (13.7%)</b>

19. Is there a need for neighboring local governments to meet and work together as a team?

	<b>Yes</b>	<b>No</b>	<b>No Opinion</b>
T	186 (79.8%)	14 (6.0%)	33 (14.2%)
R	89 (76.7%)	9 (7.8%)	18 (15.5%)
NR	97 (83.6%)	4 (3.4%)	15 (12.9%)
<b>C</b>	<b>3,450 (77.6%)</b>	<b>263 (5.9%)</b>	<b>733 (16.5%)</b>

## II. LAND USE PLANNING AND ZONING

Land use planning involves a process of defining goals & priorities for your community and using these goals and priorities to guide elected officials and citizens in making better informed land use decisions.

20. How important are land use issues to you?

	Important	Not Important	Not Sure
T	194 (79.8%)	17 (7.0%)	32 (13.2%)
R	91 (76.5%)	10 (8.4%)	18 (15.1%)
NR	101 (82.8%)	7 (5.7%)	14 (11.5%)
<b>C</b>	<b>3,571 (78.7%)</b>	<b>302 (6.7%)</b>	<b>666 (14.7%)</b>

Please respond to the following statements that address growth management issues in your community:

<b>LAND USE PLANNING</b>		Yes	No	Don't Know
21. Does my town/village/city need land use planning?	T	143 (58.8%)	39 (16.0%)	61 (25.1%)
	R	66 (55.5%)	23 (19.3%)	30 (25.2%)
	NR	77 (63.1%)	15 (12.3%)	30 (24.6%)
	<b>C</b>	<b>2,568 (56.0%)</b>	<b>694 (15.1%)</b>	<b>1,320 (28.8%)</b>
22. Does Washburn County need land use planning?	T	152 (62.6%)	32 (13.2%)	59 (24.3%)
	R	73 (61.3%)	20 (16.8%)	26 (21.8%)
	NR	79 (64.8%)	11 (9.0%)	32 (26.2%)
	<b>C</b>	<b>2,887 (63.0%)</b>	<b>533 (11.6%)</b>	<b>1,166 (25.4%)</b>
23. Should there be more cooperation among communities in planning for growth?	T	176 (72.4%)	22 (9.1%)	45 (18.5%)
	R	87 (71.9%)	13 (10.7%)	21 (17.4%)
	NR	89 (73.6%)	8 (6.6%)	24 (19.8%)
	<b>C</b>	<b>3,416 (74.7%)</b>	<b>348 (7.6%)</b>	<b>807 (17.7%)</b>
<b>WATER RESOURCES</b>		<b>Yes</b>	<b>No</b>	<b>Don't Know</b>
24. Should the surface waters of Washburn County (its lakes, rivers, streams and wetlands) be further protected from the negative effects of development?	T	181 (73.9%)	29 (11.8%)	35 (14.3%)
	R	91 (74.6%)	17 (13.9%)	14 (11.5%)
	NR	89 (73.6%)	11 (9.1%)	21 (17.4%)
	<b>C</b>	<b>3,369 (73.4%)</b>	<b>725 (15.8%)</b>	<b>497 (10.8%)</b>
25. Should provisions be made to preserve the natural beauty of lakes, rivers, streams and wetlands?	T	204 (82.9%)	27 (11.0%)	15 (6.1%)
	R	97 (79.5%)	17 (13.9%)	8 (6.6%)
	NR	105 (86.1%)	10 (8.2%)	7 (5.7%)
	<b>C</b>	<b>3,723 (81.2%)</b>	<b>491 (10.7%)</b>	<b>369 (8.1%)</b>

**ZONING AND LAND USE REGULATIONS**

		<b>Yes</b>	<b>No</b>	<b>Don't Know</b>
26. Do zoning restrictions improve areas more than they detract from them?	T	126 (51.2%)	44 (17.9%)	76 (30.9%)
	R	69 (57.0%)	23 (19.0%)	29 (24.0%)
	NR	57 (46.3%)	20 (16.3%)	46 (37.4%)
	<b>C</b>	<b>2,332 (51.1%)</b>	<b>830 (18.2%)</b>	<b>1,398 (30.7%)</b>
27. Should land use be restricted by zoning?	T	146 (59.6%)	47 (19.2%)	52 (21.2%)
	R	70 (58.3%)	27 (22.5%)	23 (19.2%)
	NR	76 (61.8%)	18 (14.6%)	29 (23.6%)
	<b>C</b>	<b>2,690 (58.9%)</b>	<b>937 (20.5%)</b>	<b>942 (20.6%)</b>
28. Should there be aesthetic requirements for commercial and industrial development (i.e. landscaping, natural colors and material)?	T	166 (68.0%)	40 (16.4%)	38 (15.6%)
	R	79 (65.8%)	20 (16.7%)	21 (17.5%)
	NR	87 (70.7%)	19 (15.4%)	17 (13.8%)
	<b>C</b>	<b>3,021 (66.0%)</b>	<b>917 (20.0%)</b>	<b>638 (13.9%)</b>
29. Should new businesses generally be required to locate near other businesses?	T	131 (53.7%)	68 (27.9%)	45 (18.4%)
	R	63 (52.9%)	39 (32.8%)	17 (14.3%)
	NR	68 (55.3%)	28 (22.8%)	27 (22.0%)
	<b>C</b>	<b>2,418 (52.8%)</b>	<b>1,400 (30.6%)</b>	<b>764 (16.7%)</b>
30. Should rural residential lots have a minimum size restriction?	T	150 (60.7%)	68 (27.5%)	29 (11.7%)
	R	75 (61.5%)	35 (28.7%)	12 (9.8%)
	NR	75 (61.0%)	31 (25.2%)	17 (13.8%)
	<b>C</b>	<b>2,703 (58.9%)</b>	<b>1,339 (29.2%)</b>	<b>550 (12.0%)</b>
31. Should land use regulations be strongly enforced?	T	160 (65.0%)	35 (14.2%)	51 (20.7%)
	R	81 (66.4%)	21 (17.2%)	20 (16.4%)
	NR	79 (64.2%)	14 (11.4%)	30 (24.4%)
	<b>C</b>	<b>2,966 (64.8%)</b>	<b>731 (16.0%)</b>	<b>880 (19.2%)</b>
<b><u>PRESERVATION AND DEVELOPMENT POLICIES</u></b>				
32. Is it important to preserve the agricultural industry in Washburn County?	T	174 (70.7%)	35 (14.2%)	37 (15.0%)
	R	85 (70.2%)	20 (16.5%)	16 (13.2%)
	NR	87 (70.7%)	15 (12.2%)	21 (17.1%)
	<b>C</b>	<b>3,248 (70.8%)</b>	<b>549 (12.0%)</b>	<b>788 (17.2%)</b>
33. Should a landowner have the right to sell his or her farmland for purposes other than farming?	T	196 (80.3%)	21 (8.6%)	27 (11.1%)
	R	100 (82.6%)	9 (7.4%)	12 (9.9%)
	NR	94 (77.7%)	12 (9.9%)	15 (12.4%)
	<b>C</b>	<b>3,638 (79.7%)</b>	<b>307 (6.7%)</b>	<b>620 (13.6%)</b>
34. Should the rural character of Washburn County be preserved?	T	180 (73.5%)	21 (8.6%)	44 (18.0%)
	R	80 (66.7%)	10 (8.3%)	30 (25.0%)
	NR	99 (80.5%)	10 (8.1%)	14 (11.4%)
	<b>C</b>	<b>3,416 (74.7%)</b>	<b>398 (8.7%)</b>	<b>756 (16.5%)</b>

		Yes	No	Don't Know
35. Is it important to attract new population to this area?	T	58 (23.5%)	156 (63.2%)	33 (13.4%)
	R	36 (29.5%)	67 (54.9%)	19 (15.6%)
	NR	22 (17.9%)	87 (70.7%)	14 (11.4%)
	<b>C</b>	<b>1,568 (34.3%)</b>	<b>2,386 (52.2%)</b>	<b>617 (13.5%)</b>
36. Is it important to attract more tourists to this area?	T	97 (39.3%)	118 (47.8%)	32 (13.0%)
	R	51 (41.8%)	53 (43.4%)	18 (14.8%)
	NR	46 (37.4%)	63 (51.2%)	14 (11.4%)
	<b>C</b>	<b>2,112 (46.2%)</b>	<b>1,878 (41.0%)</b>	<b>586 (12.8%)</b>
37. Is it important to attract new industry to this area?	T	118 (48.4%)	85 (34.8%)	41 (16.8%)
	R	71 (58.2%)	36 (29.5%)	15 (12.3%)
	NR	47 (38.8%)	48 (39.7%)	26 (21.5%)
	<b>C</b>	<b>2,765 (60.3%)</b>	<b>1,160 (25.3%)</b>	<b>657 (14.3%)</b>
38. Is it important to plan for future utility corridors?	T	159 (64.6%)	25 (10.2%)	62 (25.2%)
	R	81 (66.4%)	13 (10.7%)	28 (23.0%)
	NR	77 (63.1%)	12 (9.8%)	33 (27.0%)
	<b>C</b>	<b>3,013 (65.9%)</b>	<b>610 (13.3%)</b>	<b>948 (20.7%)</b>

*Do you think your community should place MORE OR FEWER restrictions on the following:*

		More	Currently Adequate	Fewer	Don't Know
39. Where mobile homes can be located	T	114 (46.3%)	77 (31.3%)	27 (11.0%)	28 (11.4%)
	R	54 (44.3%)	39 (32.0%)	17 (13.9%)	12 (9.8%)
	NR	60 (49.2%)	36 (29.5%)	10 (8.2%)	16 (13.1%)
	<b>C</b>	<b>1,912 (41.7%)</b>	<b>1,586 (34.6%)</b>	<b>486 (10.6%)</b>	<b>605 (13.2%)</b>
40. Where residential housing can be built	T	56 (22.8%)	131 (53.3%)	30 (12.2%)	29 (11.8%)
	R	30 (24.6%)	67 (54.9%)	16 (13.1%)	9 (7.4%)
	NR	26 (21.3%)	63 (51.6%)	13 (10.7%)	20 (16.4%)
	<b>C</b>	<b>941 (20.6%)</b>	<b>2,479 (54.3%)</b>	<b>522 (11.4%)</b>	<b>624 (13.7%)</b>
41. Location of campgrounds and RV parks	T	82 (33.3%)	103 (41.9%)	23 (9.3%)	38 (15.4%)
	R	40 (32.8%)	55 (45.1%)	12 (9.8%)	15 (12.3%)
	NR	42 (34.4%)	47 (38.5%)	10 (8.2%)	23 (18.9%)
	<b>C</b>	<b>1,322 (29.0%)</b>	<b>2,183 (47.8%)</b>	<b>385 (8.4%)</b>	<b>673 (14.7%)</b>
42. Location of manufacturing plants	T	81 (32.9%)	93 (37.8%)	17 (6.9%)	55 (22.4%)
	R	41 (33.6%)	48 (39.3%)	12 (9.8%)	21 (17.2%)
	NR	40 (32.8%)	45 (36.9%)	4 (3.3%)	33 (27.0%)
	<b>C</b>	<b>1,493 (32.7%)</b>	<b>1,801 (39.4%)</b>	<b>368 (8.1%)</b>	<b>905 (19.8%)</b>
43. Location of retail and commercial enterprises	T	60 (24.9%)	115 (47.7%)	17 (7.1%)	49 (20.3%)
	R	29 (24.6%)	60 (50.8%)	12 (10.2%)	17 (14.4%)
	NR	31 (25.6%)	55 (45.5%)	4 (3.3%)	31 (25.6%)
	<b>C</b>	<b>1,164 (25.6%)</b>	<b>2,209 (48.5%)</b>	<b>381 (8.4%)</b>	<b>799 (17.5%)</b>



		More	Currently Adequate	Fewer	Don't Know
44. Location of cellular towers	T	104 (42.6%)	68 (27.9%)	34 (13.9%)	38 (15.6%)
	R	56 (46.3%)	30 (24.8%)	22 (18.2%)	13 (10.7%)
	NR	48 (39.7%)	38 (31.4%)	11 (9.1%)	24 (19.8%)
	<b>C</b>	<b>1,643 (36.0%)</b>	<b>1,441 (31.6%)</b>	<b>541 (11.8%)</b>	<b>942 (20.6%)</b>
45. Location of sand and gravel pit operations	T	59 (24.3%)	116 (47.7%)	21 (8.6%)	47 (19.3%)
	R	33 (27.5%)	56 (46.7%)	15 (12.5%)	16 (13.3%)
	NR	26 (21.5%)	60 (49.6%)	5 (4.1%)	30 (24.8%)
	<b>C</b>	<b>1,314 (28.9%)</b>	<b>1,921 (42.2%)</b>	<b>406 (8.9%)</b>	<b>913 (20.0%)</b>
46. Location of large feedlots	T	104 (42.4%)	65 (26.5%)	25 (10.2%)	51 (20.8%)
	R	56 (46.3%)	30 (24.8%)	16 (13.2%)	19 (15.7%)
	NR	47 (38.5%)	35 (28.7%)	8 (6.6%)	32 (26.2%)
	<b>C</b>	<b>1,749 (38.3%)</b>	<b>1,355 (29.7%)</b>	<b>419 (9.2%)</b>	<b>1,041 (22.8%)</b>
47. Location of agricultural processing plants	T	95 (38.8%)	83 (33.9%)	16 (6.5%)	51 (20.8%)
	R	52 (43.0%)	40 (33.1%)	8 (6.6%)	21 (17.4%)
	NR	42 (34.4%)	43 (35.2%)	7 (5.7%)	30 (24.6%)
	<b>C</b>	<b>1,516 (33.3%)</b>	<b>1,534 (33.7%)</b>	<b>318 (7.0%)</b>	<b>1,178 (25.9%)</b>
48. Development on wetlands	T	99 (40.7%)	80 (32.9%)	34 (14.0%)	30 (12.3%)
	R	50 (41.7%)	42 (35.0%)	18 (15.0%)	10 (8.3%)
	NR	48 (39.3%)	38 (31.1%)	16 (13.1%)	20 (16.4%)
	<b>C</b>	<b>1,792 (39.2%)</b>	<b>1,572 (34.4%)</b>	<b>675 (14.8%)</b>	<b>533 (11.7%)</b>
49. Development on floodplains	T	101 (41.6%)	73 (30.0%)	22 (9.1%)	47 (19.3%)
	R	46 (38.0%)	44 (36.4%)	10 (8.3%)	21 (17.4%)
	NR	55 (45.5%)	29 (24.0%)	11 (9.1%)	26 (21.5%)
	<b>C</b>	<b>1,730 (37.9%)</b>	<b>1,490 (32.7%)</b>	<b>574 (12.6%)</b>	<b>766 (16.8%)</b>
50. Development on land with unique natural features	T	103 (42.4%)	76 (31.3%)	27 (11.1%)	37 (15.2%)
	R	48 (40.3%)	42 (35.3%)	14 (11.8%)	15 (12.6%)
	NR	55 (45.1%)	33 (27.0%)	12 (9.8%)	22 (18.0%)
	<b>C</b>	<b>1,861 (40.9%)</b>	<b>1,478 (32.5%)</b>	<b>510 (11.2%)</b>	<b>703 (15.4%)</b>
51. Billboards	T	115 (47.1%)	69 (28.3%)	31 (12.7%)	29 (11.9%)
	R	55 (45.5%)	37 (30.6%)	19 (15.7%)	10 (8.3%)
	NR	59 (48.8%)	31 (25.6%)	12 (9.9%)	19 (15.7%)
	<b>C</b>	<b>2,140 (46.8%)</b>	<b>1,243 (27.2%)</b>	<b>777 (17.0%)</b>	<b>410 (9.0%)</b>
52. Logging practices	T	74 (30.2%)	99 (40.4%)	23 (9.4%)	49 (20.0%)
	R	38 (31.4%)	49 (40.5%)	15 (12.4%)	19 (15.7%)
	NR	36 (29.5%)	50 (41.0%)	7 (5.7%)	29 (23.8%)
	<b>C</b>	<b>1,364 (29.8%)</b>	<b>1,962 (42.9%)</b>	<b>507 (11.1%)</b>	<b>739 (16.2%)</b>

### III. COMMUNITY FACILITIES

53. How would you rate your local government (town/village/city) or community services?

		Excellent	Good	Fair	Poor	No Opinion
Road Maintenance	T	27 (11.0%)	115 (46.9%)	60 (24.5%)	33 (13.5%)	10 (4.1%)
	R	14 (11.6%)	46 (38.0%)	31 (25.6%)	29 (24.0%)	1 (.8%)
	NR	13 (10.7%)	68 (55.7%)	29 (23.8%)	3 (2.5%)	9 (7.4%)
	<b>C</b>	<b>487 (10.7%)</b>	<b>2,133 (47.0%)</b>	<b>1,123 (24.7%)</b>	<b>554 (12.2%)</b>	<b>244 (5.4%)</b>
Fire Protection	T	12 (4.9%)	88 (36.2%)	55 (22.6%)	22 (9.1%)	66 (27.2%)
	R	10 (8.4%)	41 (34.5%)	34 (28.6%)	17 (14.3%)	17 (14.3%)
	NR	2 (1.6%)	47 (38.5%)	21 (17.2%)	5 (4.1%)	47 (38.5%)
	<b>C</b>	<b>620 (13.6%)</b>	<b>2,019 (44.4%)</b>	<b>682 (15.0%)</b>	<b>237 (5.2%)</b>	<b>986 (21.7%)</b>
Law Enforcement	T	15 (6.2%)	117 (48.3%)	46 (19.0%)	18 (7.4%)	46 (19.0%)
	R	10 (8.4%)	60 (50.4%)	28 (23.5%)	13 (10.9%)	8 (6.7%)
	NR	5 (4.1%)	57 (47.1%)	18 (14.9%)	5 (4.1%)	36 (29.8%)
	<b>C</b>	<b>467 (10.3%)</b>	<b>2,113 (46.6%)</b>	<b>834 (18.4%)</b>	<b>313 (6.9%)</b>	<b>809 (17.8%)</b>
Ambulance Service	T	22 (9.1%)	95 (39.3%)	50 (20.7%)	8 (3.3%)	67 (27.7%)
	R	15 (12.7%)	54 (45.8%)	31 (26.3%)	5 (4.2%)	13 (11.0%)
	NR	7 (5.7%)	41 (33.6%)	19 (15.6%)	3 (2.5%)	52 (42.6%)
	<b>C</b>	<b>590 (13.0%)</b>	<b>1,762 (38.8%)</b>	<b>642 (14.1%)</b>	<b>200 (4.4%)</b>	<b>1,345 (29.6%)</b>
Health Care Availability	T	28 (11.6%)	112 (46.3%)	52 (21.5%)	8 (3.3%)	42 (17.4%)
	R	15 (12.7%)	60 (50.8%)	28 (23.7%)	7 (5.9%)	8 (6.8%)
	NR	13 (10.7%)	52 (42.6%)	23 (18.9%)	1 (.8%)	33 (27.0%)
	<b>C</b>	<b>510 (11.2%)</b>	<b>1,896 (41.8%)</b>	<b>947 (20.9%)</b>	<b>342 (7.5%)</b>	<b>845 (18.6%)</b>

54. Should my elected officials encourage the startup or expansion of private economic development?

	Yes	No	Don't Know
T	81 (33.5%)	77 (31.8%)	84 (34.7%)
R	42 (35.3%)	39 (32.8%)	38 (31.9%)
NR	39 (32.0%)	37 (30.3%)	46 (37.7%)
<b>C</b>	<b>2,112 (47.2%)</b>	<b>1,041 (23.3%)</b>	<b>1,319 (29.5%)</b>

55. Should my community provide incentives (such as reduced cost to purchase commercial/industrial land, development of roads, or provide infrastructure-electricity, natural gas) to encourage local economic development?

	Yes	No	Don't Know
T	70 (28.8%)	118 (48.6%)	55 (22.6%)
R	37 (30.8%)	57 (47.5%)	26 (21.7%)
NR	33 (27.0%)	60 (49.2%)	29 (23.8%)
<b>C</b>	<b>1,789 (39.9%)</b>	<b>1,669 (37.2%)</b>	<b>1,028 (22.9%)</b>

56. Are there adequate community facilities?

		Yes	No	Don't Know
Local Parks	T	146 (61.1%)	45 (18.8%)	48 (20.1%)
	R	71 (60.2%)	32 (27.1%)	15 (12.7%)
	N	74 (61.7%)	13 (10.8%)	33 (27.5%)
	R	<b>3,032 (66.9%)</b>	<b>721 (15.9%)</b>	<b>779 (17.2%)</b>
	C			
Town/Village/City Hall	T	193 (79.1%)	4 (1.6%)	47 (19.3%)
	R	107 (88.4%)	3 (2.5%)	11 (9.1%)
	N	85 (69.7%)	1 (.8%)	36 (29.5%)
	R	<b>3,568 (78.4%)</b>	<b>169 (3.7%)</b>	<b>813 (17.9%)</b>
	C			
Town/Village/City Garage	T	127 (52.9%)	12 (5.0%)	101 (42.1%)
	R	75 (63.0%)	9 (7.6%)	35 (29.4%)
	N	52 (43.3%)	2 (1.7%)	66 (55.0%)
	R	<b>2,818 (62.4%)</b>	<b>252 (5.6%)</b>	<b>1,449 (32.1%)</b>
	C			
Schools	T	167 (68.7%)	17 (7.0%)	59 (24.3%)
	R	94 (77.7%)	11 (9.1%)	16 (13.2%)
	N	72 (59.5%)	6 (5.0%)	43 (35.5%)
	R	<b>2,914 (64.1%)</b>	<b>674 (14.8%)</b>	<b>956 (21.0)</b>
	C			

#### IV. RECREATIONAL USE ISSUES

Should there be MORE OR FEWER restrictions on the following recreational activities on public land, such as state and county forests, or water.

		More	Currently Adequate	Fewer	Don't Know
57. Use of personal watercraft	T	127 (52.3%)	90 (37.0%)	18 (7.4%)	8 (3.3%)
	R	63 (52.5%)	43 (35.8%)	11 (9.2%)	3 (2.5%)
	NR	64 (52.5%)	47 (38.5%)	6 (4.9%)	5 (4.1%)
	R	<b>2,243 (49.3%)</b>	<b>1,719 (37.8%)</b>	<b>387 (8.5%)</b>	<b>202 (4.4%)</b>
	C				
58. Use of high speed boats	T	129 (53.3%)	88 (36.4%)	18 (7.4%)	7 (2.9%)
	R	65 (54.2%)	42 (35.0%)	12 (10.0%)	1 (.8%)
	NR	64 (52.9%)	45 (37.2%)	6 (5.0%)	6 (5.0%)
	R	<b>2,466 (54.1%)</b>	<b>1,419 (31.1%)</b>	<b>479 (10.5%)</b>	<b>195 (4.3%)</b>
	C				
59. Use of snowmobiles	T	69 (28.5%)	135 (55.8%)	15 (6.2%)	23 (9.5%)

	R	42 (35.3%)	60 (50.4%)	9 (7.6%)	8 (6.7%)
	NR	27 (22.1%)	75 (61.5%)	5 (4.1%)	15 (12.3%)
	<b>C</b>	<b>1,405 (30.8%)</b>	<b>2,450 (53.8%)</b>	<b>423 (9.3%)</b>	<b>279 (6.1%)</b>
	<b>T</b>	<b>91 (37.6%)</b>	<b>98 (40.5%)</b>	<b>34 (14.0%)</b>	<b>19 (7.9%)</b>
60. Use of all terrain vehicles	R	46 (38.3%)	46 (38.3%)	22 (18.3%)	6 (5.0%)
	NR	45 (37.2%)	52 (43.0%)	11 (9.1%)	13 (10.7%)
	<b>C</b>	<b>1,815 (39.8%)</b>	<b>1,723 (37.8%)</b>	<b>740 (16.2%)</b>	<b>278 (6.1%)</b>

		Currently Adequate			
		More		Fewer	Don't Know
61. Use of off-road motorized dirt bikes	T	104 (42.1%)	86 (34.8%)	21 (8.5%)	36 (14.6%)
	R	53 (43.4%)	44 (36.1%)	10 (8.2%)	15 (12.3%)
	NR	51 (41.5%)	42 (34.1%)	10 (8.1%)	20 (16.3%)
	C	2,005 (43.7%)	1,563 (34.0%)	570 (12.4%)	453 (9.9%)
62. Hunting	T	23 (9.3%)	178 (72.1%)	30 (12.1%)	16 (6.5%)
	R	14 (11.5%)	89 (73.0%)	16 (13.1%)	3 (2.5%)
	NR	9 (7.3%)	89 (72.4%)	13 (10.6%)	12 (9.8%)
	C	498 (10.8%)	3,270 (71.2%)	610 (13.3%)	217 (4.7%)
63. Fishing	T	18 (7.3%)	190 (76.6%)	29 (11.7%)	11 (4.4%)
	R	13 (10.6%)	94 (76.4%)	13 (10.6%)	3 (2.4%)
	NR	5 (4.1%)	95 (77.2%)	15 (12.2%)	8 (6.5%)
	C	324 (7.1%)	3,477 (75.7%)	609 (13.3%)	183 (4.0%)
64. Recreational boating	T	46 (18.6%)	172 (69.6%)	19 (7.7%)	10 (4.0%)
	R	24 (19.7%)	84 (68.9%)	10 (8.2%)	4 (3.3%)
	NR	22 (17.9%)	87 (70.7%)	8 (6.5%)	6 (4.9%)
	C	619 (13.5%)	3,302 (72.1%)	436 (9.5%)	224 (4.9%)
65. Off- road mountain biking	T	42 (17.1%)	131 (53.5%)	26 (10.6%)	46 (18.8%)
	R	25 (20.8%)	62 (51.7%)	13 (10.8%)	20 (16.7%)
	NR	17 (13.8%)	69 (56.1%)	12 (9.8%)	25 (20.3%)
	C	783 (17.1%)	2,414 (52.9%)	590 (12.9%)	780 (17.1%)
66. Structures on water (such as... boat lifts, trampolines, rafts)	T	60 (24.3%)	141 (57.1%)	31 (12.6%)	15 (6.1%)
	R	31 (25.4%)	63 (51.6%)	18 (14.8%)	10 (8.2%)
	NR	29 (23.6%)	77 (62.6%)	12 (9.8%)	5 (4.1%)
	C	1,150 (25.0%)	2,402 (52.3%)	531 (11.6%)	509 (11.1%)

## V. INFORMATION ABOUT YOUR RESIDENCE OR OTHER PROPERTY

67. Is your **primary residence** located in Washburn County?

**T** 123 (50.0%) **YES**

**C** 2,527 (54.9%)

a. What Town? na

b. What Village? na

c. What City? na

**T** 123 (50.0%) **NO**, I reside outside of Washburn County.  
**C** 2,078 (45.1%)

d. Do you own or rent your dwelling?

T	117 (100%) Own	0 (0%) Rent
<b>C</b>	<b>2,386 (99.2%)</b>	<b>19 (.8%)</b>

68. Approximately how many total acres do you own in Washburn County?

Number of Acres	Town	Town-Resident	Town-Nonresident	County
0 – 1	103 (41.5%)	30 (24.4%)	72 (58.5%)	<b>1,284 (27.6%)</b>
1.1 – 3	36 (14.5%)	22 (17.9%)	13 (10.6%)	<b>789 (17.0%)</b>
3.1 – 5	12 (4.8%)	8 (6.5%)	4 (3.3%)	<b>450 (9.7%)</b>
5.1 – 10	20 (8.1%)	13 (10.6%)	7 (5.7%)	<b>428 (9.2%)</b>
10.1 – 20	7 (2.8%)	3 (2.4%)	4 (3.3%)	<b>299 (6.4%)</b>
20.1 – 40	19 (7.7%)	13 (10.6%)	6 (4.9%)	<b>435 (9.4%)</b>
40.1 – 100	28 (11.3%)	21 (17.1%)	7 (5.7%)	<b>508 (10.9%)</b>
100.1 – 500	20 (8.1%)	11 (8.9%)	9 (7.3%)	<b>382 (8.2%)</b>
500 – 6,800	3 (1.2%)	2 (1.6%)	1 (.8%)	<b>69 (1.5%)</b>

69. Is your primary Washburn County residence (or most frequently used property in Washburn County)?

	Lakeshore Property	Riverfront Property	Non-Waterfront Property (neither lakeshore nor riverfront)
T	161 (67.6%)	5 (2.1%)	72 (30.3%)
R	60 (50.0%)	5 (4.2%)	55 (45.8%)
NR	99 (85.3%)	0 (0%)	17 (14.7%)
<b>C</b>	<b>2,014 (45.8%)</b>	<b>193 (4.4%)</b>	<b>2,189 (49.8%)</b>

70. If you own undeveloped lakeshore or riverfront property, do you plan on developing the property?

T	12 (9.5%)	<b>YES,</b> in
R	4 (7.3%)	
NR	8 (11.6%)	
<b>C</b>	<b>444 (19.9%)</b>	

	1 - 5 years	6 – 10 years	11 – 15 years	16 – 20 years
T	9	3	0	0
R	3	1	0	0
NR	6	2	0	0
<b>C</b>	<b>236</b>	<b>131</b>	<b>36</b>	<b>10</b>

T	114 (90.5%)	<b>NO</b>
R	51 (92.7%)	
NR	61 (88.4%)	
<b>C</b>	<b>1,789 (80.1%)</b>	

71. If you own undeveloped non-waterfront property, do you plan on developing the property?

**T** 16 (11.5%) **YES**, in  
**R** 7 (9.0%)  
**NR** 9 (15.3%)  
**C** **552 (19.8%)**

	1 - 5 years	6 – 10 years	11 – 15 years	16 – 20 years
T	7	4	1	1
R	2	3	0	0
NR	5	1	1	1
<b>C</b>	<b>284</b>	<b>182</b>	<b>42</b>	<b>22</b>

**T** 123 (88.5%) **NO**  
**R** 71 (91.0%)  
**NR** 50 (84.7%)  
**C** **2,230 (80.2%)**

## V. DEMOGRAPHIC INFORMATION

72. How long have you lived (or owned property) in Washburn County as either a permanent or seasonal resident?

Number of Years	Town	Town-Resident	Town-Nonresident	County
0 – 5	50 (20.2%)	22 (17.9%)	28 (22.8%)	<b>968 (20.8%)</b>
6 – 10	36 (14.5%)	17 (13.8%)	18 (14.6%)	<b>791 (17.0%)</b>
11 – 20	52 (21.0%)	22 (17.9%)	30 (24.4%)	<b>928 (20.0%)</b>
21 – 30	48 (19.4%)	28 (22.8%)	20 (16.3%)	<b>869 (18.7%)</b>
31 - 40	24 (9.7%)	13 (10.6%)	11 (8.9%)	<b>465 (10.0%)</b>
41 – 50	17 (6.9%)	11 (8.9%)	5 (4.1%)	<b>318 (6.8%)</b>
50 years and greater	21 (8.5%)	10 (8.1%)	11 (8.9%)	<b>305 (6.6%)</b>

73. Please list the total number of people in each age group that live in your household:

	Under 5	5 – 9	10 – 19	20 – 24	25 – 44	45 – 59	60 – 64	65 – 74	75 +
T	17	32	86	37	94	181	74	74	45
R	4	9	32	9	42	80	36	35	27
NR	13	23	54	28	52	99	38	39	18
<b>C</b>	<b>377</b>	<b>546</b>	<b>1,586</b>	<b>516</b>	<b>2,092</b>	<b>3,500</b>	<b>910</b>	<b>1,259</b>	<b>530</b>



74. What is your gender?

	<b>Male</b>	<b>Female</b>	<b>Multiple Respondents</b>
T	187 (77.0%)	46 (18.9%)	10 (4.1%)
R	85 (70.2%)	29 (24.0%)	7 (5.8%)
NR	101 (84.2%)	16 (13.3%)	3 (2.5%)
<b>C</b>	<b>3,285 (71.8%)</b>	<b>1,144 (25.0%)</b>	<b>146 (3.2%)</b>

75. Is your current place of employment located in Washburn County?

	<b>Yes</b>	<b>No</b>	<b>Retired</b>	<b>Unemployed</b>
T	25 (10.2%)	123 (50.0%)	92 (37.4%)	6 (2.4%)
R	25 (20.7%)	35 (28.9%)	55 (45.5%)	6 (5.0%)
NR	0 (0%)	86 (69.9%)	37 (30.1%)	0 (0%)
<b>C</b>	<b>932 (20.5%)</b>	<b>2,076 (45.7%)</b>	<b>1,464 (32.2%)</b>	<b>74 (1.6%)</b>

If employed, how many miles do you travel round trip to your place of work?

<b>Number of Miles</b>	<b>Town</b>	<b>Town-Resident</b>	<b>Town-Nonresident</b>	<b>County</b>
0 – 2	202 (81.5%)	86 (69.9%)	114 (92.7%)	<b>3,590 (77.3%)</b>
2.1 – 4	1 (.4%)	0 (0%)	1 (.8%)	<b>69 (1.5%)</b>
4.1 – 8	1 (.4%)	1 (.8%)	0 (0%)	<b>140 (3.0%)</b>
8.1 – 12	2 (.8%)	2 (1.6%)	0 (0%)	<b>114 (2.5%)</b>
12.1 – 17	3 (1.2%)	3 (2.4%)	0 (0%)	<b>120 (2.6%)</b>
17.1 – 24	8 (3.2%)	7 (5.7%)	1 (.8%)	<b>123 (2.6%)</b>
24.1 – 32	11 (4.4%)	9 (7.3%)	2 (1.6%)	<b>130 (2.8%)</b>
32.1 – 45	12 (4.8%)	9 (7.3%)	3 (2.4%)	<b>114 (2.5%)</b>
45.1 – 70	6 (2.4%)	4 (3.3%)	2 (1.6%)	<b>126 (2.7%)</b>
70.1 – 2000	2 (.8%)	2 (1.6%)	0 (0%)	<b>118 (2.5%)</b>

76. What are the top three most important issues to you confronting your community?

**Data to be provided under separate cover.**

77. What do you want your community to do that would enhance the quality of life for you and your family?

**Data to be provided under separate cover.**

78. What improvements would be beneficial to the future of your community?

**Data to be provided under separate cover.**

79. Which characteristics of your community are important enough to maintain for the future?

**Data to be provided under separate cover.**

***Please mail back this survey in the enclosed postage-paid envelope.  
Please return by January 30, 2002. THANK YOU FOR YOUR PARTICIPATION!***

## APPENDIX C

### CONFLICT RESOLUTION PROCESS (CRP)

**Purpose:** To provide the framework for resolving planning related conflicts which may arise between Washburn County and local units of government. The CRP is intended to provide a low-cost, flexible approach to resolving land use disputes between governmental entities. This process should not supersede local processes established for conflict resolution and is not intended to be used by parties dissatisfied with the appropriate application of local rules and regulations within their jurisdiction.

**Participation:** The conflict resolution process should involve an *authorized representative* (selected by local governing authority on 2/3 majority) of the involved jurisdictions. The designated representative shall have the authority to act on behalf of the jurisdiction and will be responsible for maintaining communications with the jurisdiction throughout the conflict resolution process. The process should accommodate public participation and comment pursuant to Wisconsin State Statutes 19.81(2).

#### SECTION I

**Initiation of the CRP** The process may be initiated by a local jurisdiction, Washburn County, or any other parties named in the *Intergovernmental Cooperation Planning Agreement*. Requests to initiate CRP should be submitted to Northwest Regional Planning Commission (NWRPC) and to affected jurisdictions and shall clearly and concisely identify the land use issue, the jurisdictions involved, and the affected jurisdiction's authorized representatives. Upon receipt of CRP notification, and unless otherwise requested by the jurisdictions involved, NWRPC shall act as an outside facilitator per the Intergovernmental Cooperation Agreement and proceed with the issues assessment process.

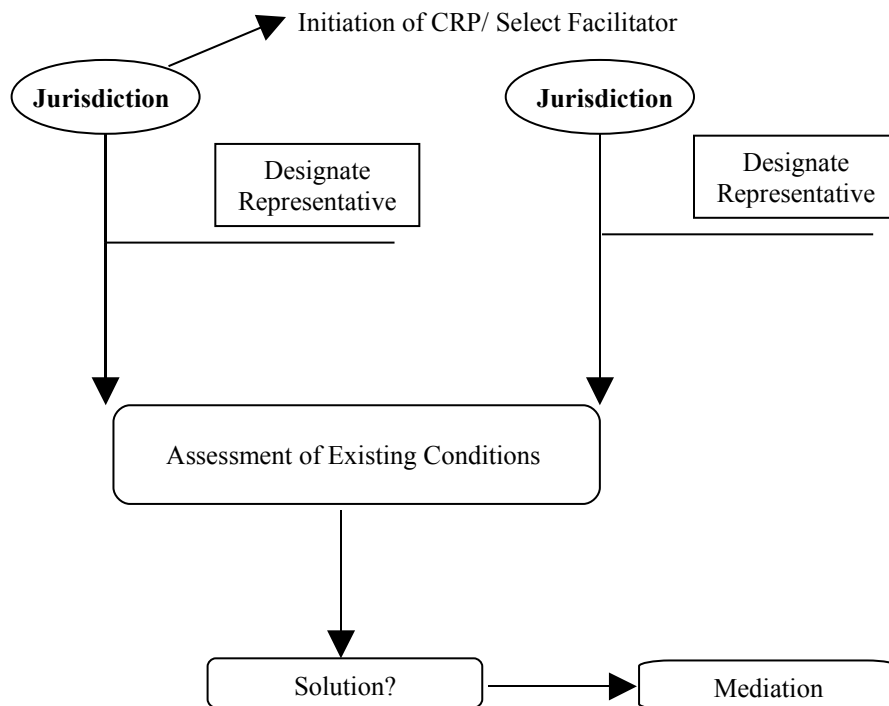
#### SECTION II

**Assessment of existing conditions** An assessment of existing conditions shall be conducted by the *outside facilitator* named under Section I. The assessment should consist of examination of pertinent documents, maps, ordinances, or other materials and/or public meetings to gather input from affected jurisdictions (representatives). Meetings should allow equal time for jurisdictions to comment on the issue and to propose suitable alternatives.

In situations where NWRPC is used as an outside facilitator, and following assessment of existing conditions, NWRPC may, upon its own initiative, propose a resolution to the conflict. The recommendations proposed by NWRPC shall be distributed to the affected parties, who may, at their discretion, choose to enter into mediation in lieu of the NWRPC recommendation.

#### SECTION III

**Mediation** All land use disputes should be mediated by a neutral party who understands land use planning and growth issues related to Washburn County. A mutually acceptable mediator is to be selected from those groups or individuals listed in the Intergovernmental Cooperation Agreement.



**Intergovernmental Cooperation Agreement**

This informal agreement was developed in order to provide the framework for a coordinated planning process and to define a procedure for conflict resolution throughout the planning process. It is the intention of this agreement to outline the coordination actions necessary to ensure consistency in planning related matters and to facilitate communication between all units of government. A formal agreement addressing intergovernmental cooperation and the conflict resolution process should be developed and implemented following the completion of the Washburn County comprehensive planning process.

Parties to this agreement will:

- 1) Agree to openly cooperate and share information pertinent to the planning process.
- 2) Agree to coordinate planning activities with adjacent and overlapping jurisdictions, including school districts.
- 3) Agree to work to ensure orderly transitions or buffers in areas of joint concern between different communities.
- 4) Recognize that policy, land use, or development decisions by one party affect other jurisdictions. The parties further recognize the need to involve the property owners and residents of the area in the land use planning and priority-setting process.
- 5) Agree to examine the potential for inter-local agreements addressing extra-jurisdictional services when increased efficiency and effectiveness will be achieved.

- 6) Agree to review comprehensive plans and plan amendments of adjacent and overlapping jurisdictions and plans of state and regional agencies for consistency with local planning.
- 7) Agree to utilize the informal conflict resolution process to resolve planning-related conflicts between adjacent and overlapping units of government where appropriate.
- 8) Agree to resolve inconsistencies, which may arise between adjacent and overlapping jurisdictions, through use of formal or informal negotiations or through use of the conflict resolution process.
- 9) Agree to work cooperatively with adjacent and overlapping jurisdictions to develop and implement a formalized intergovernmental cooperation agreement as a component of the Intergovernmental Cooperation element of the comprehensive planning process. This agreement should coordinate the Washburn County Comprehensive Plan with the comprehensive plans of local governments and regional and state agencies. The formal agreement should outline the process for continued coordination and cooperation and define the mechanisms for conflict resolution.
- 10) Acknowledge that this Intergovernmental Cooperation Agreement is not intended to and does not create legally binding obligations on any of the parties to act in accordance with its provisions. Rather, it constitutes a good faith statement of the intent of the parties to cooperate in a manner designed to meet the mutual objectives of all the parties involved in an efficient, equitable, and responsible manner.

## APPENDIX D

### Development Factors Map

A wide range of factors serve to limit or inhibit the future development potential of land. Natural features such as steep slopes, floodplains, soil conditions, wetlands, and surface waters act as barriers to development.

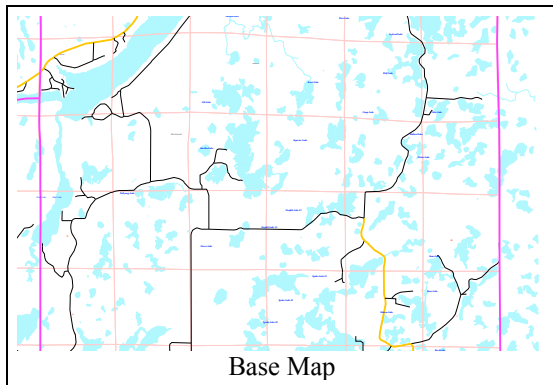
Existing land ownership may also prohibit growth and development. Public land holdings such as county forest, national wild and scenic rivers, and Wisconsin DNR lands must be excluded from the community land bank.

### GIS Model

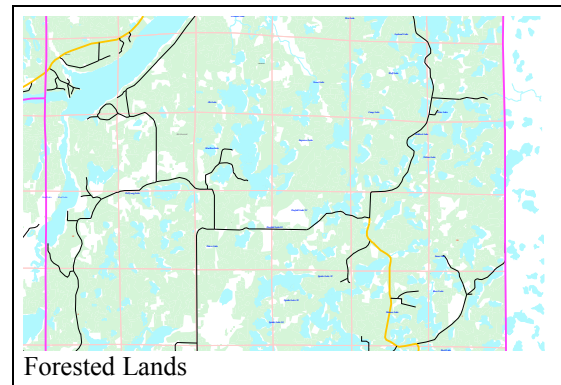
The development factors map for Washburn County was created using a GIS (geographic information system) model using digital data acquired from many sources. The digital data represents a range of development factors such as steep slopes, floodplains, wetlands, prime farmland areas, and public lands.

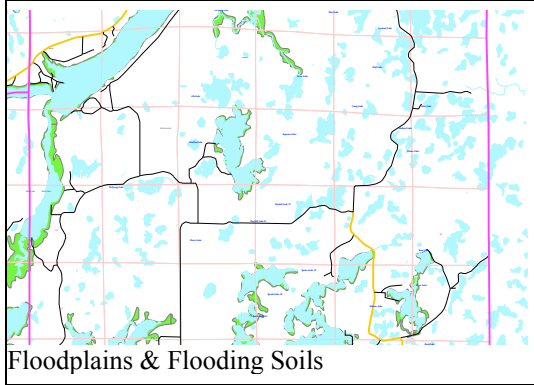
A model was developed which assigned numeric weighting values to each of the various components. Those factors exhibiting the most restrictive characteristics were assigned the highest values. For example, floodplains and wetlands were assigned the highest possible values, as these areas are essentially not developable. The scores of each of the individual components were then added together to derive a total score. The scores on Map 5.10 represent the cumulative degree of limitation, calculated by adding all of the individual component scores together.

Feature	Score
<b>Wetlands</b>	10
<b>Forests</b>	2
<b>Prime Farmland</b>	5
<b>Farmland of State Significance</b>	3
<b>Soil Properties</b>	
<b>Soil Limitations for Septic Systems</b>	
<i>Very Limited</i>	5
<i>Somewhat Limited</i>	3
<b>Soil Limitations for Dwellings with Basements</b>	
<i>Very Limited</i>	3
<i>Somewhat Limited</i>	2
<b>Flood Frequency</b>	
<i>Frequent</i>	10
<b>Slope</b>	
<i>0-15 percent</i>	0
<i>15-20 percent</i>	3
<i>20-25 percent</i>	5
<i>25-30 percent</i>	7
<i>30-45 percent</i>	10
<b>Floodplains</b>	10
<b>Federal Lands</b>	10
<b>State Lands</b>	10
<b>County Forest</b>	10
<b>Industrial Forest</b>	5
<b>Shoreland Zone</b>	2
<b>Wetland Buffer (300ft)</b>	3

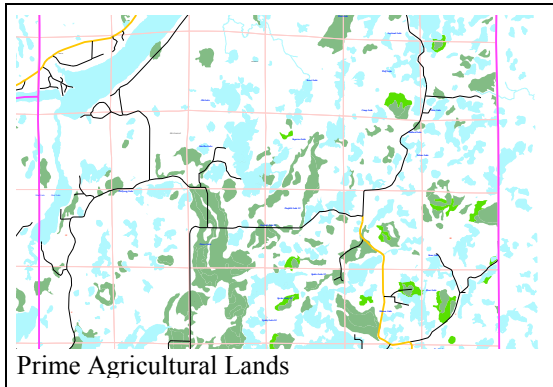
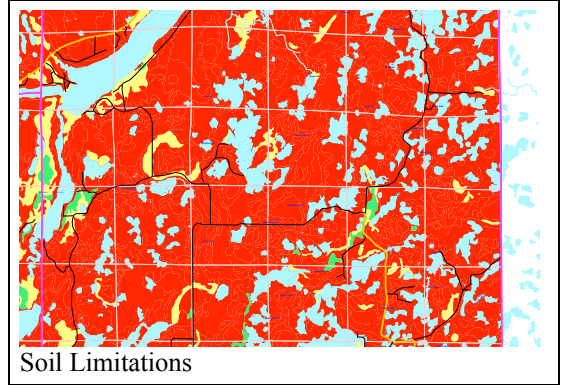


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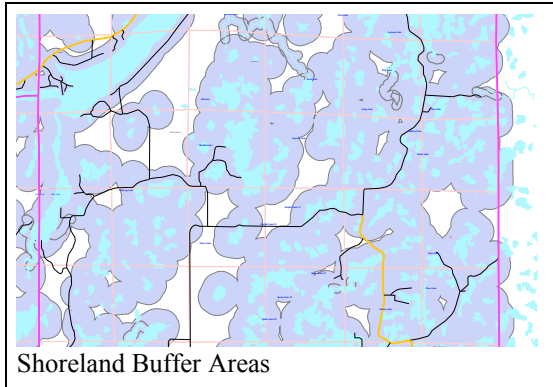
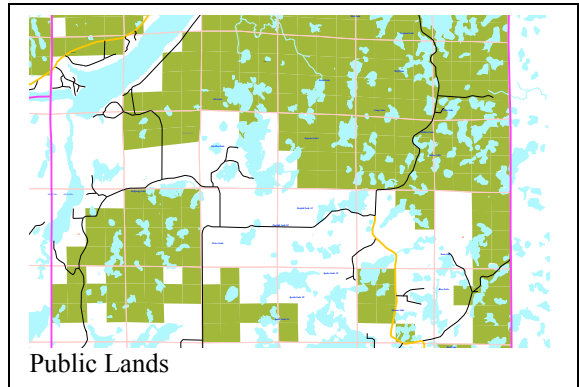




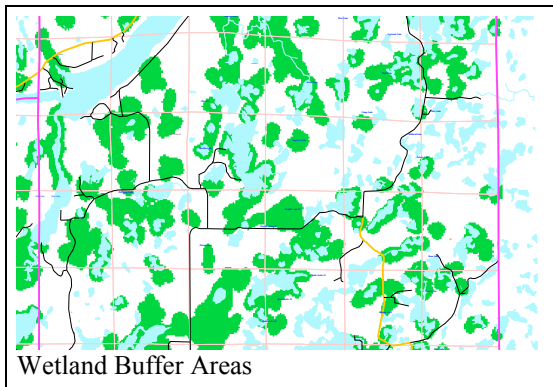
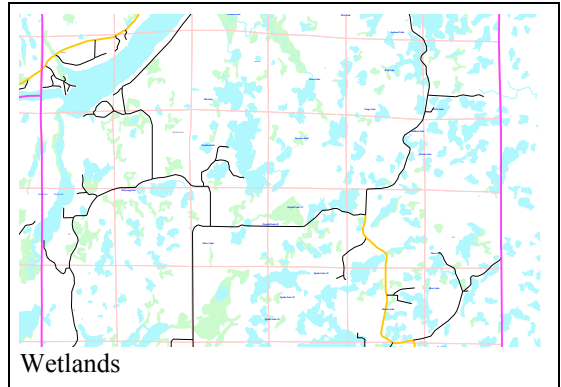
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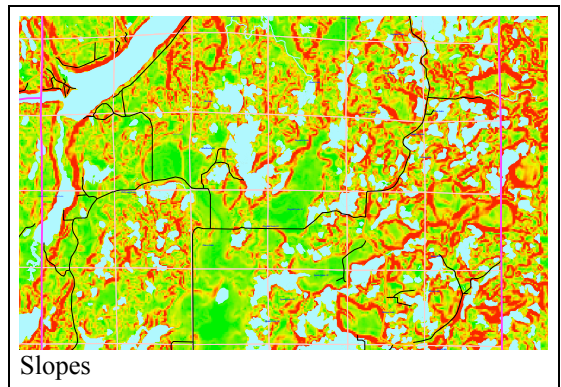
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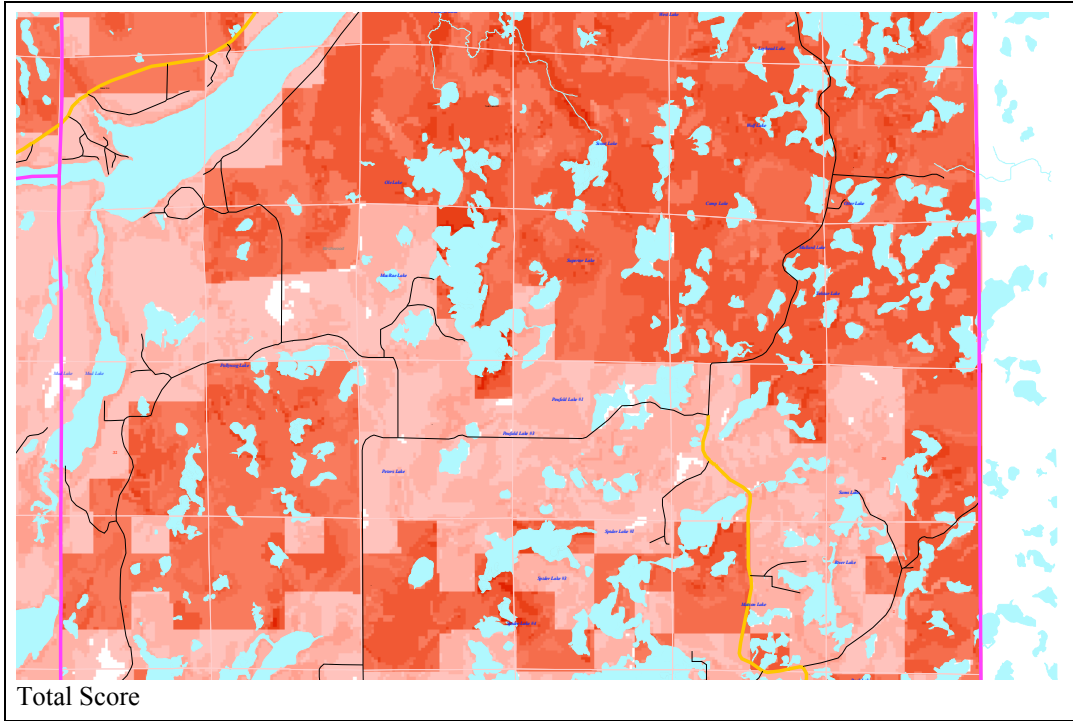
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Each of the development factors are “overlaid” atop one another and the values assigned to each individual layer are added together to produce a final map. The higher the overall score, the greater the limitation or degree of limitation posed by the natural features. This map is meant to be used as a guide to assist communities in determining where the most suitable locations for future growth and development may be. This is meant to be a landscape model, and should not be used for individual site analysis.



## APPENDIX E

### **How development of land increases storm water runoff and impacts lake water quality: An example from the Long Lake watershed in Washburn County**

John Haack, UW Extension; Paul McGinley, UW Stevens Point; Eric Olson, UW Stevens Point

#### ***Introduction***

Development in rural areas can create threats to Washburn County's natural environments. These include habitat fragmentation, introduction of exotic species, and growing traffic volumes on rural roads. One of the more visible effects can be seen in the declining water quality of inland lakes. The relationship between development and water quality is the subject of a great amount of research and analysis.

For many years it was thought that the increase in septic systems and modification of shorelines associated with lakeside development were the primary culprits of lake degradation. These changes do have negative consequences for lakes, but depending on the watershed they can be overshadowed by changes in the landscape that increase the volume and velocity of storm water runoff.

This report summarizes the effects of development away from the lake on runoff and lake water quality, compares runoff to other threats facing lakes, and presents different options for mitigating or preventing the impacts of runoff. The Long Lake watershed in the southeast corner of Washburn County is used to illustrate the impacts and provide concrete suggestions for policy improvement.

#### ***The basics of lake water quality***

Lakes are complex natural features and are tied to their surrounding landscape through the passage of water. Lakes in Washburn County are continually being replenished with water that falls as precipitation. Most of the water that replenishes the area's lakes falls on land and then flows to the lakes. Streams are an obvious example, but the majority of lake recharging water moves invisibly as groundwater. In Long Lake, for example, about half the water entering the lake comes from groundwater flowing through subsurface springs. One-quarter of the water comes from overland runoff into the lake or its tributaries (including Slim Lake and Flowage and Big and Little Devils Lakes) and the remaining quarter comes from direct rain and snow falling on the lake itself.

Water entering Long Lake brings with it a number of important chemicals that affect the ecology of the lake. These include nutrients that sustain algae, plants, and phytoplankton- the foundation of a lake's food chain. Unfortunately, too many nutrients can lead to excessive increases in plant and algae growth. Phosphorus is an example. Relatively little phosphorous is needed to stimulate plant productivity- one pound of phosphorous yields about 500 pounds of plant growth. A small change in phosphorus can lead to large changes in algae and plant growth. If unchecked, these can lead to reductions in water clarity and lower oxygen levels deeper in the lake. This increased productivity can make the lake less appealing for swimming and fishing.

### ***Runoff and phosphorous***

Groundwater and precipitation usually contain relatively low levels of phosphorous. Phosphorous is a rather “sticky” chemical- it binds to soil and other particles. After precipitation hits the ground it begins to run downhill. Along the way, it picks up organic matter and soil, increasing its phosphorous content. As runoff settles in ponds and puddles, it moves down through the soil to replenish groundwater. the “sticky” phosphorous in the water becomes bound to soil particles and taken up by terrestrial plants (grasses, forbs, trees and shrubs). The result is groundwater that is relatively low in phosphorous, even though the puddles and ponds that replenish the groundwater may be high in phosphorous. In this way, soil and roots work as phosphorus filters.

Not all storm water and snowmelt runoff ends up in small ponds and puddles. When the water is transported directly to lakes, surface runoff is not filtered by the ground or plants and can directly deliver high concentrations of phosphorous to lakes. Urban and agricultural areas can lead to increased surface runoff and subsequently deliver more phosphorus to lakes- the runoff itself is considered a pollutant, hence the term “non-point pollution”.

To reduce runoff entering our lakes, we can reduce the volume of runoff created and slow down the runoff that does form. Natural conditions in Washburn County’s glaciated landscape did a very good job of this: vegetation and permeable soils resulted in little runoff and when runoff was created, the surface of the land was very irregular and rough, providing many places for water to pond and infiltrate. These pitted, irregular surfaces can be contrasted to farmland where tillage and drainage have smoothed and straightened water pathways to allow runoff to “shed” more rapidly. These activities “connect” the watershed to the lake in a way that accelerates the movement of nutrients and sediments to the lake.

The agricultural landscape can be further contrasted to more developed areas where roads, driveways and homes are intentionally designed to eliminate infiltration and maximize the speed at which storm water is transported away. These impervious surfaces are surrounded by a heavily modified landscape that is also engineered to move runoff and snow melt away as quickly as possible, lest too much water get into basements or under roads and undermine these structures. Ponds and wet depressions are also eliminated to make yard care easier and reduce mosquito breeding areas. But where does all this water- water that used to infiltrate into the ground- go? Almost always the water is directly channeled to lakes.

The simple elimination of the filtering process of infiltration ensures that storm water and snowmelt will be higher in phosphorous than it would have been had it settled into the groundwater table. There is another factor, however, that makes development and agricultural runoff into lakes even more potent. As the velocity of water increases, so does its ability to carry solid and dissolved matter. When areas are developed and drained, the storm water is forced to move faster and faster to its new resting spot- the lake. As it speeds up, it carries with it more sediment and organic matter that bring their own phosphorous loads. These are deposited into the lake where the phosphorous becomes “unbound” and feeds algae and lake plant growth.

In summary, the re-shaping of the land from agriculture and development reduces the portion of rain and snow can infiltrate into the ground. This increases the volume of nutrient rich surface runoff. The increased amount of runoff is also directed to the lake faster, carrying with it more and more phosphorous. How does this increase in phosphorous loading compare to other water threats such as septic systems or other nutrient sources?

### ***Runoff compared to other nutrient sources***

Though septic systems are not designed to filter nutrients (they are meant to eliminate bacteria) they can do a good job of reducing phosphorous when compared to direct discharges into lakes. This is due to phosphorous' ability to bind to solid matter. As liquid waste passes through drain fields, the phosphorous can attach to soil and can be taken up by plants. There is a possibility that soil will become saturated with phosphorous- this is particularly likely in sandy soils that are difficult for chemicals to bind to. Systems can also be damaged or poorly maintained and as a result, they can "fail" to filter discharge and the related phosphorous can end up in the lake.

The amount of water associated with septic system outputs pales in comparison to the volume associated with surface runoff. Recall that surface runoff yields one quarter of Long Lake's total water input- this is over 3 billion gallons a year. Average household water use is about 125,000 gallons annually. A large portion of this is for plant and yard care, and this average represents year-round residences. In Long Lake, each household may transfer about 50,000 gallons annually to a septic system. There are approximately 750 systems on the lake and its upstream tributaries, yielding about 37.5 million gallons of effluent, or 1% of the amount of water coming from surface runoff.

The 1994 lake study reinforces the minor component of septic systems for Long Lake, estimating that they contribute between .3 to 8.8 percent of the total phosphorous entering the lake. Surface runoff, by comparison, yields about half the total current phosphorous found in the lake. Even if all the septic systems were to fail, their contribution of phosphorous would be relatively minor. It is estimated that one person per year generates one pound in phosphorous waste; assuming 1,000 year-round residents on a lake like Long Lake, complete system failure would yield 1,000 pounds of phosphorous, less than half the amount currently contributed by surface runoff.

The same lake study points out that increased surface runoff from development and the phosphorous it would bring to the lake is the most pressing issue, concluding that "*the long-term preservation of current water quality of Long Lake appears feasible. The key to preservation is the control of development throughout the lake's watershed.*"

Two complimentary strategies can be readily employed to bring about such watershed management. The first and somewhat simpler step is to require that new development be done on very large lot sizes, thus minimizing the relative amount of impervious surface and developed landscape accompanying new construction. This can be accomplished through town or county level planning and land use regulations.

The second step is to require that more dense developments, when allowed, be accompanied with a suite of best management practices (BMPs) to minimize the amount of runoff created and increase on-site infiltration. Such BMPs include steps in development design such as minimizing the footprint of buildings and construction envelopes to protect natural plants and soils, maintaining short driveways, and clustering buildings to eliminate the need for new roads. Structural BMPs include creating storm water infiltration basins, rain gardens, and rain barrels.

Unlike lot sizes, which can be easily determined before development begins, BMPs require detailed pre-construction designs as well as on-site inspections both at the time of construction and into perpetuity. For this reason, lot size requirements are seen as the more feasible approach for immediately limiting the

impact of development on runoff and water quality in rural areas such as Long Lake. As local capacity develops, BMPs may become a more attractive option and could be employed more frequently, though such development would still need to conform to the community's goals and objectives expressed in their comprehensive plans.

The following section describes how lot sizes and BMP requirements might be tailored to meet water quality goals.

### ***Lot sizes, surface runoff and phosphorous transport***

The attached diagrams show how runoff characteristics change as a lot becomes divided into smaller and smaller parcels. Going from natural conditions (40 acre lot) to intense development (1 acre lots) increases phosphorous loading *ten times*, from .8 pounds to 8 pounds. This is just from precipitation and does not include phosphorous loading from erosion and sediments. And while a net gain of 7 pounds of phosphorous may not sound like much, remember that a single pound of phosphorous produces 500 pounds of algae. So, in the case above, the development of one 40 acre lot into 40 one-acre residential lots yields on average 3,500 *new* pounds of algae each and every year after it is constructed. Because the lake cannot assimilate all this new growth, the amount of algae in the lake will accumulate over time. Future development in the watershed will almost certainly have a negative impact on lake water quality.

### ***Enacting BMP and lot size requirements for protecting surface water quality***

As discussed above, best management practices (BMPs) are a suite of methods for reducing storm water runoff and additional nutrient transport to a lake. These BMPs can mitigate the effects of increased development and impervious surface, but two actions may be necessary to make them effective. First, when new projects are being proposed, BMPs should be mandatory whenever the project is likely to yield additional runoff to a surface water body. Secondly, a long-term monitoring and upkeep agreement is needed to ensure that they are maintained indefinitely.

The comprehensive planning underway in Washburn County at the county and town levels provides a sound basis for developing land division ordinances that effectively manage the impacts of subdivision, development, and impervious surface.

The first step is to establish the level of development that can take place without diminishing the resources and failing to meet water quality goals. As this paper has discussed, large lots may be necessary to accomplish this. Large lots will help ensure that a greater portion of a rural watershed remains in its natural, undeveloped condition. Zoning and subdivision ordinances are two tools that can be used at both the county and town to better control the creation of new small lots and require BMPs as part of the development process. If the county and towns feel that small lots are consistent with their community's overall goals, then requiring stormwater management and infiltration BMPs will still be necessary to minimize runoff effects on lakes, streams and wetlands.

**Conclusions**

It will be no accident if 100 years from now Long Lake and other lakes in Washburn County are still the valuable and unique resources that they are today. To make that future a reality, proactive decisions that protect the landscape- especially its most sensitive components- are needed. Natural drainage pathways will need to be restored. The public, lawmakers, and government staff will need to understand the long-term, cumulative impact of hundreds of seemingly small changes. Consistent and regular monitoring is needed to ensure that lake and watershed health are maintained. Most importantly, concerned people will need to stand up and speak on behalf of the lake and its watershed, advocating that the best choices are made whenever a threat is posed to water quality or ecology.

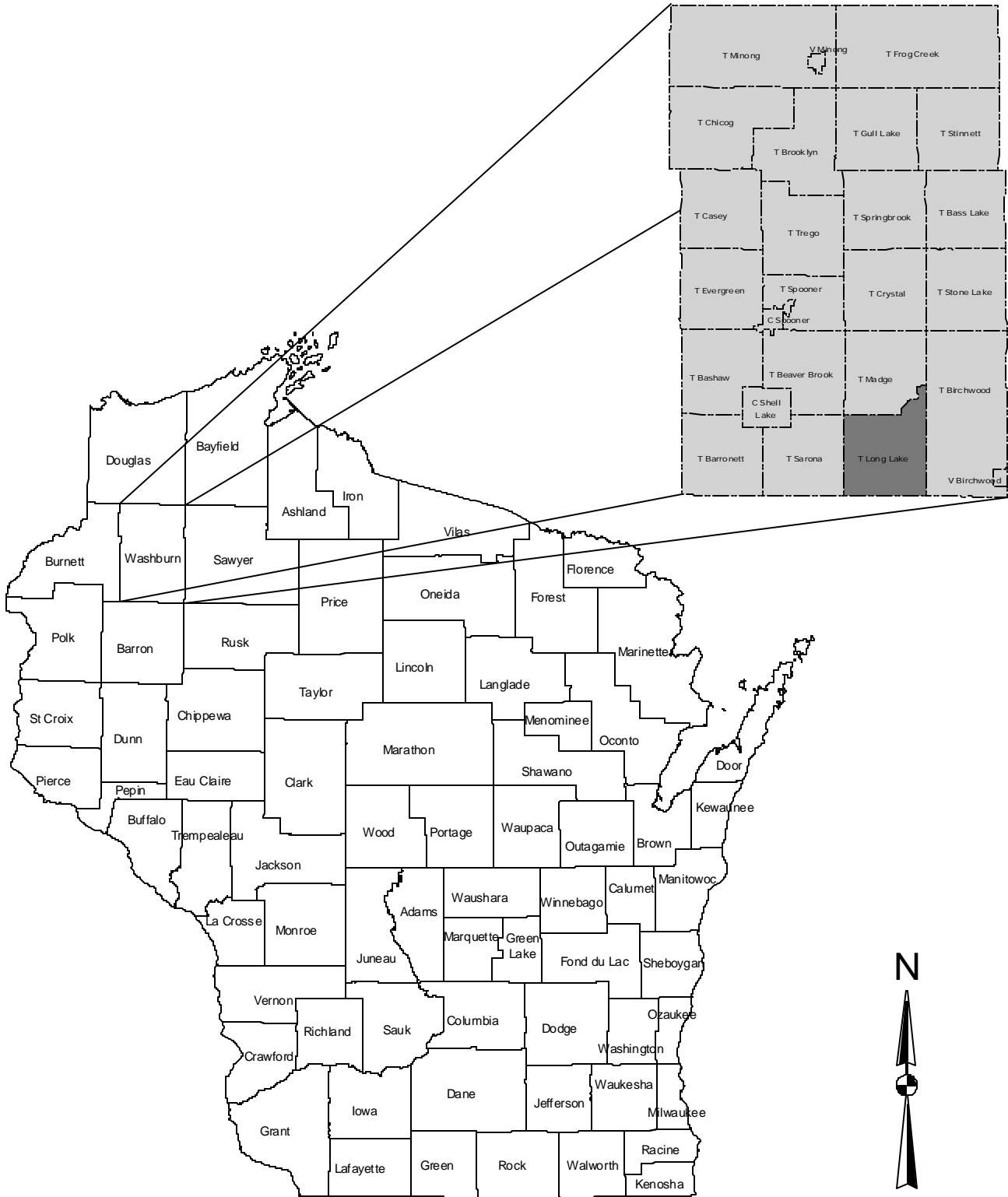
Basin	Goal	1994 Summer Average	1998-2001 Summer Average	2002-2003 Summer Average
A	16 ug/L	16 ug/L	22 ug/L	21.5 ug/L
B	17 ug/L	17 ug/L	20 ug/L	NA
C	19 ug/L	19 ug/L	19 ug/L	NA
D	18 ug/L	18 ug/L	20 ug/L	NA
E	17 ug/L	17 ug/L	19 ug/L	NA
F (between A and B)	NA	NA	20 ug/L	25 ug/L

Summer total phosphorous goals from Lake Management Plan and actual averages for sampling stations in Long Lake (measured in micrograms per liter; >20 generally indicates eutrophic conditions)

Lot Size	Runoff Volume	P load (pounds)	Effect on Total Annual P Load
1	1.6 billion	+5,250	+93%
2	1.0 billion	+3,500	+62%
5	524 million	+1,750	+31%
10	314 million	+1,000	+18%
40	135 million	+500	+9%

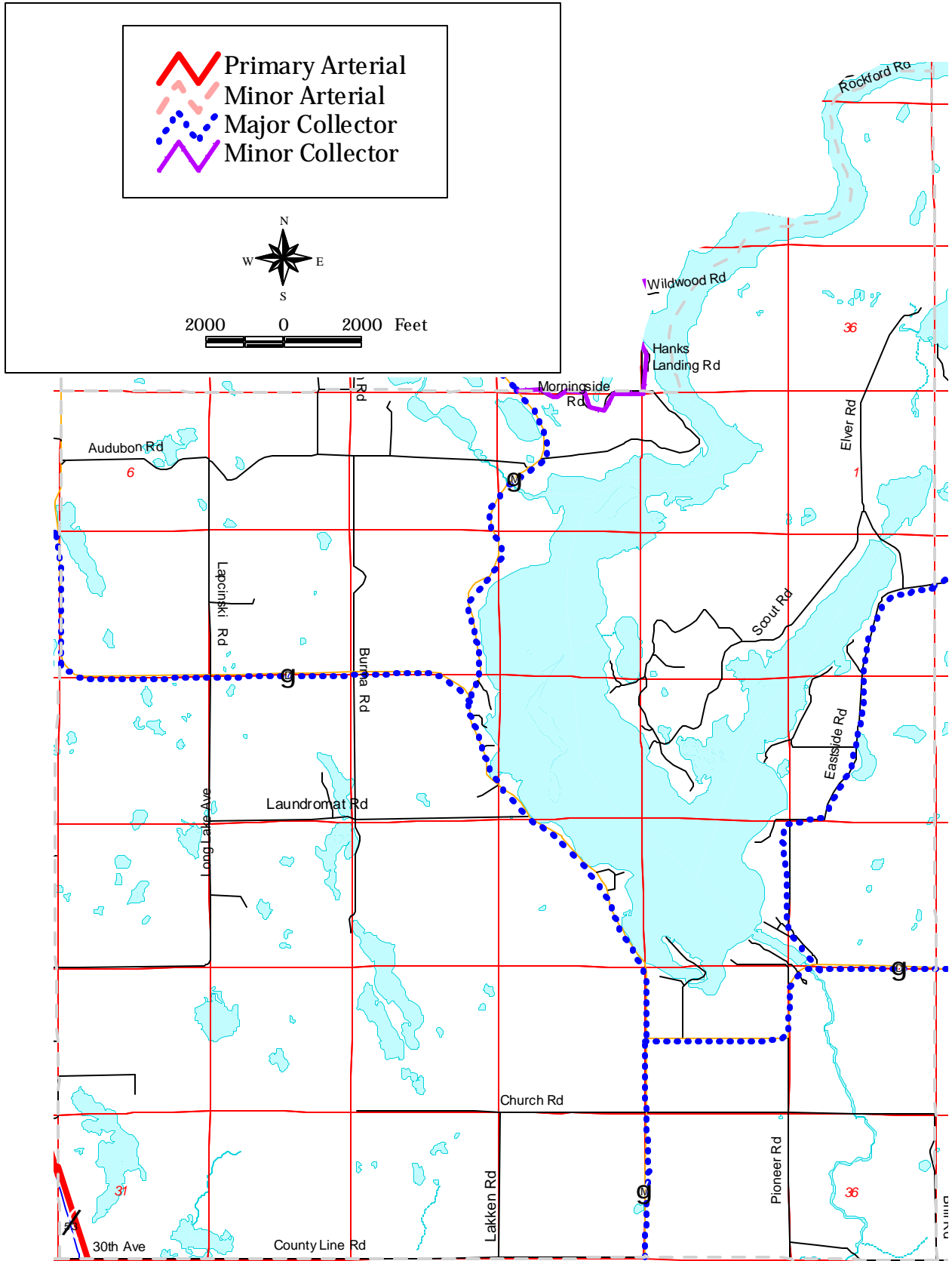
Watershed scale effects of residential development (25,000 acres, baseline P load is 5,674 pounds per year, assumes 5% slope and A soils)

# Location Map Town of Long Lake Washburn County, Wisconsin



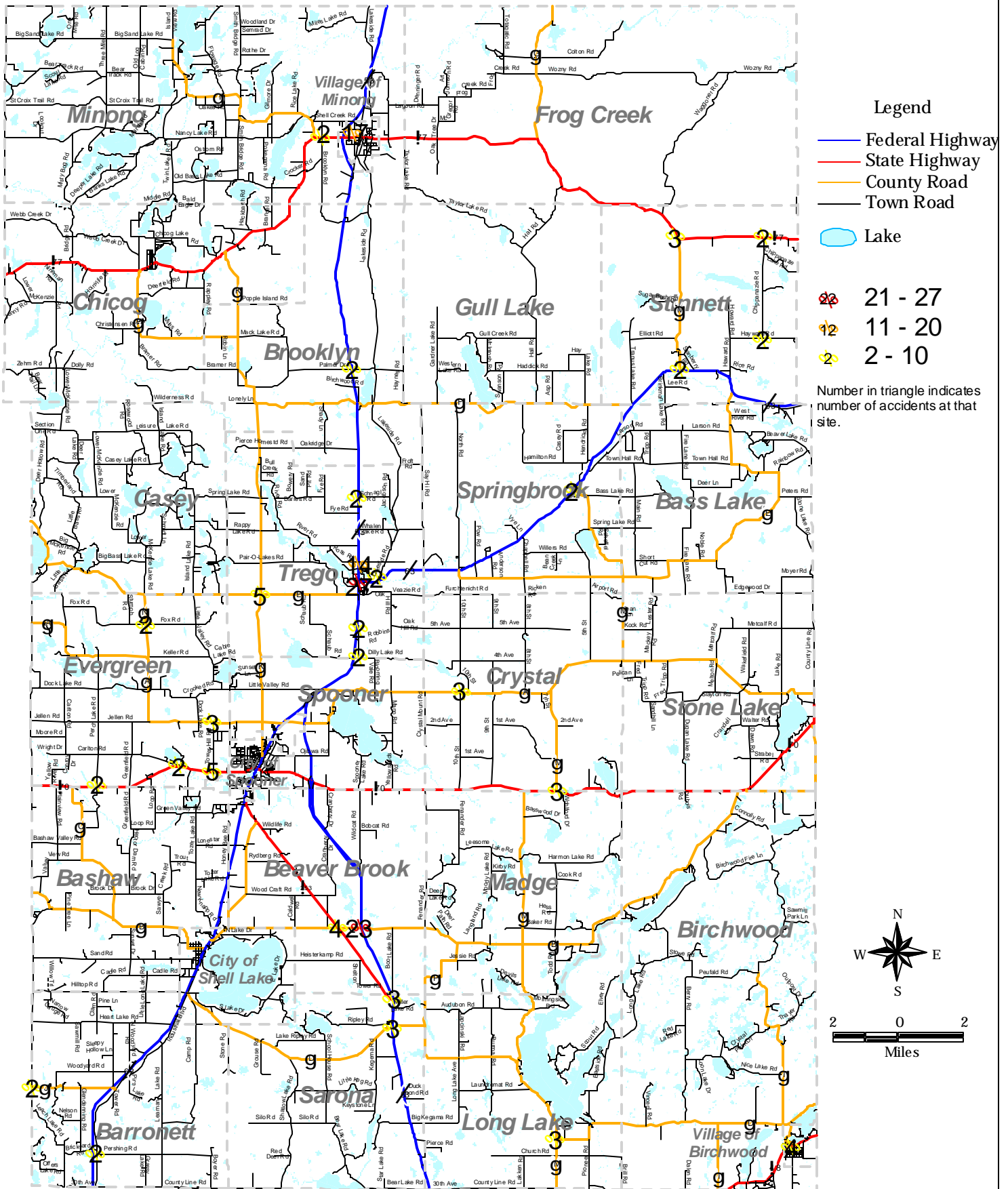
**WISCONSIN**

# Functional Classification System Town of Long Lake



Source: Wisconsin Department of Transportation,  
Northwest Regional Planning Commission.

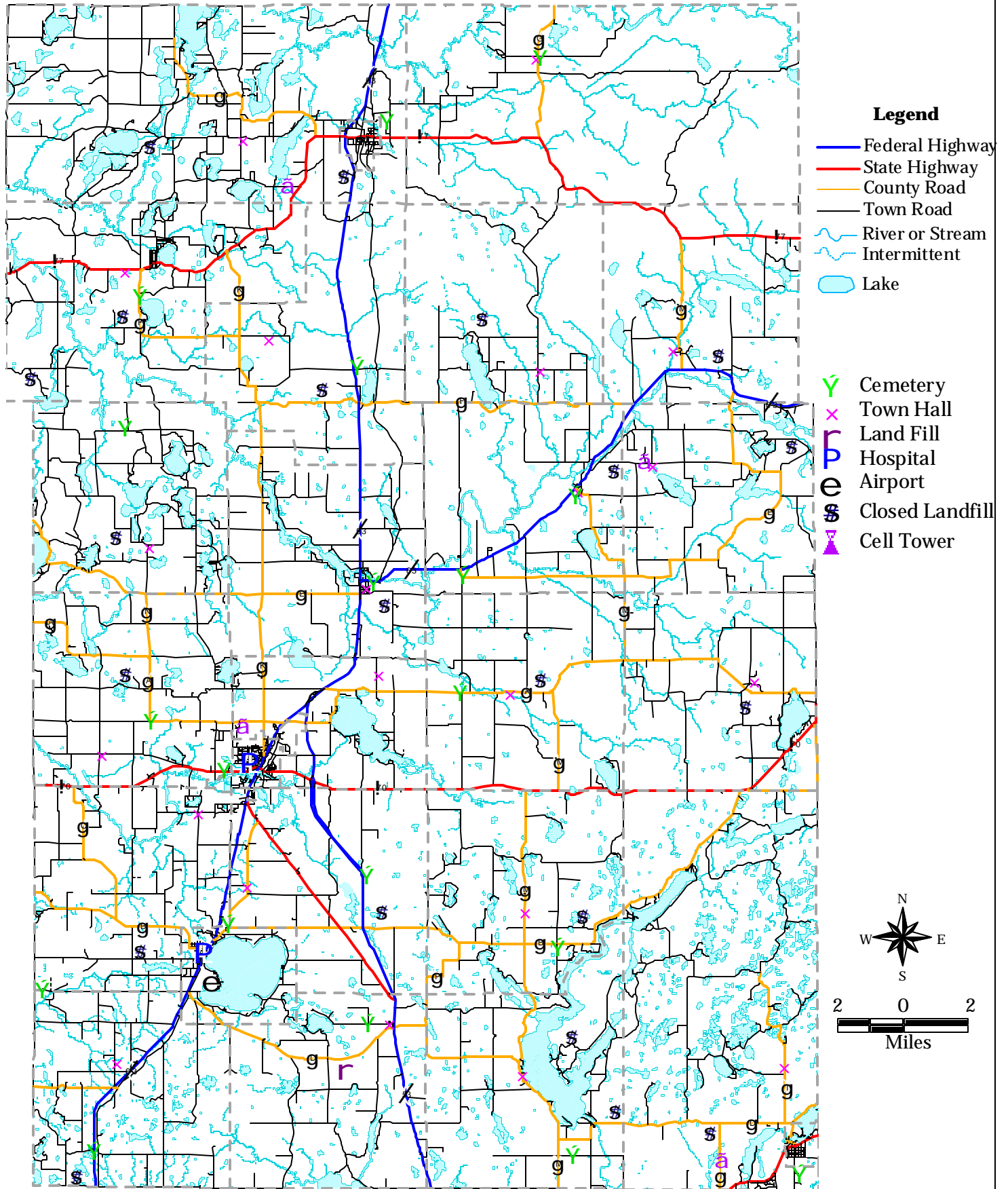
# Traffic Accidents - Washburn County



Source: Road Layer compiled from TigerLine files.  
 Hydrography & wetland data from WDNR. Functional  
 Traffic data from WisDOT & Washburn County  
 Sheriff's Dept.

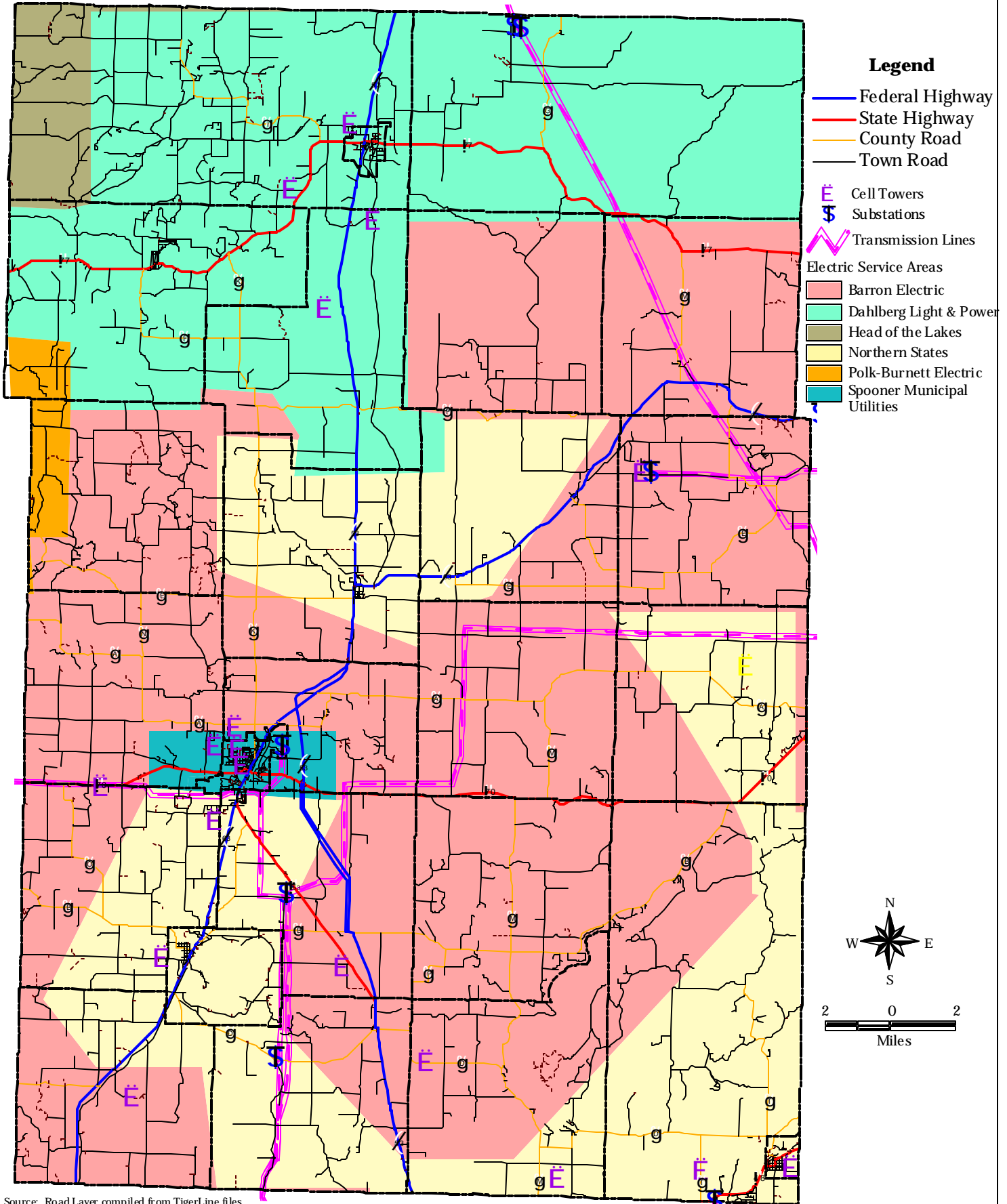


# Community Facilities - Washburn County



Source: Road Layer compiled from TigerLine files.  
Hydrography data from WDNR.

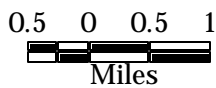
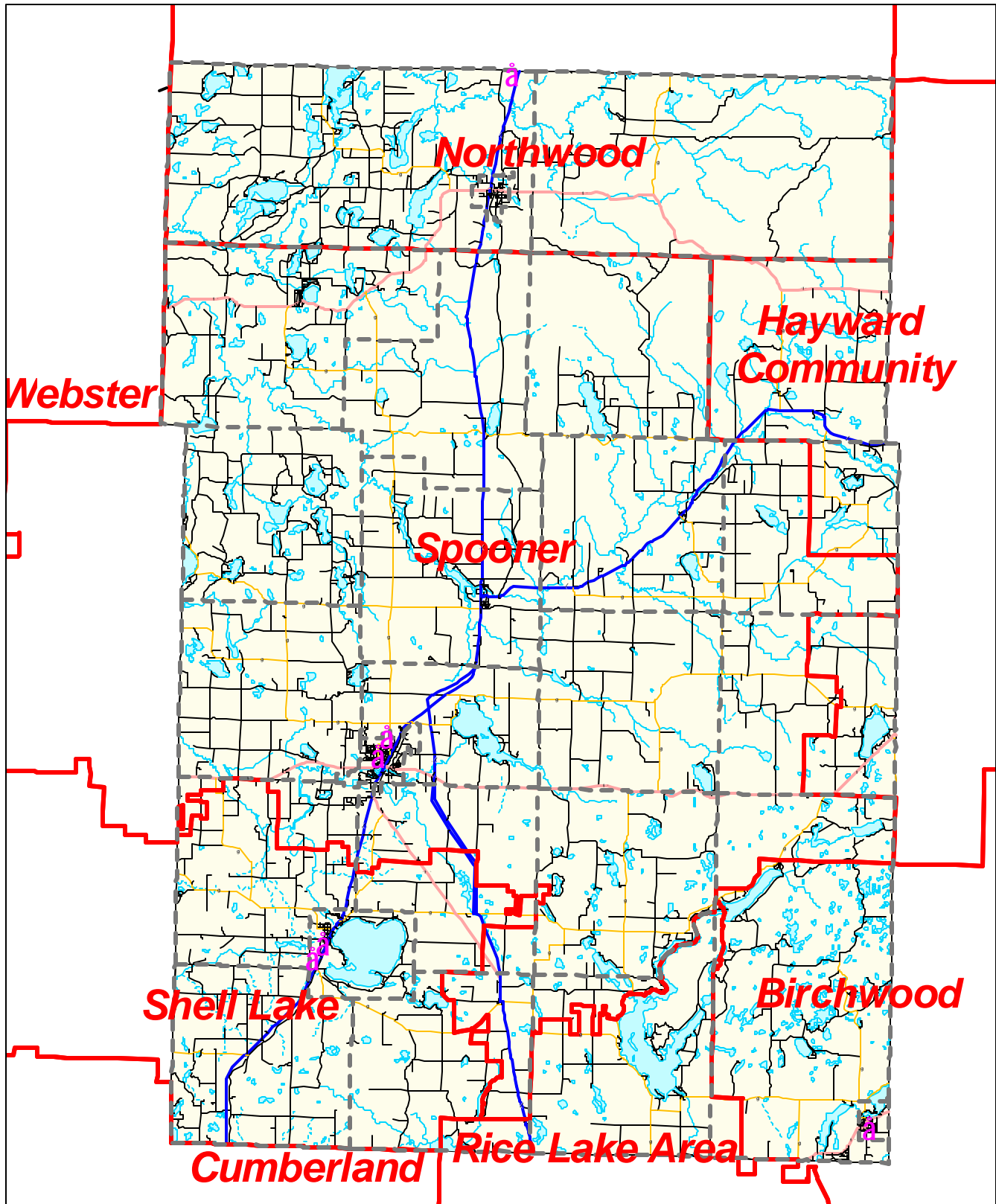
# Utilities - Washburn County



- Legend**
- Federal Highway
  - State Highway
  - County Road
  - Town Road
  - Cell Towers
  - Substations
  - Transmission Lines
  - Electric Service Areas
    - Barron Electric
    - Dahlberg Light & Power
    - Head of the Lakes
    - Northern States
    - Polk-Burnett Electric
    - Spooner Municipal Utilities

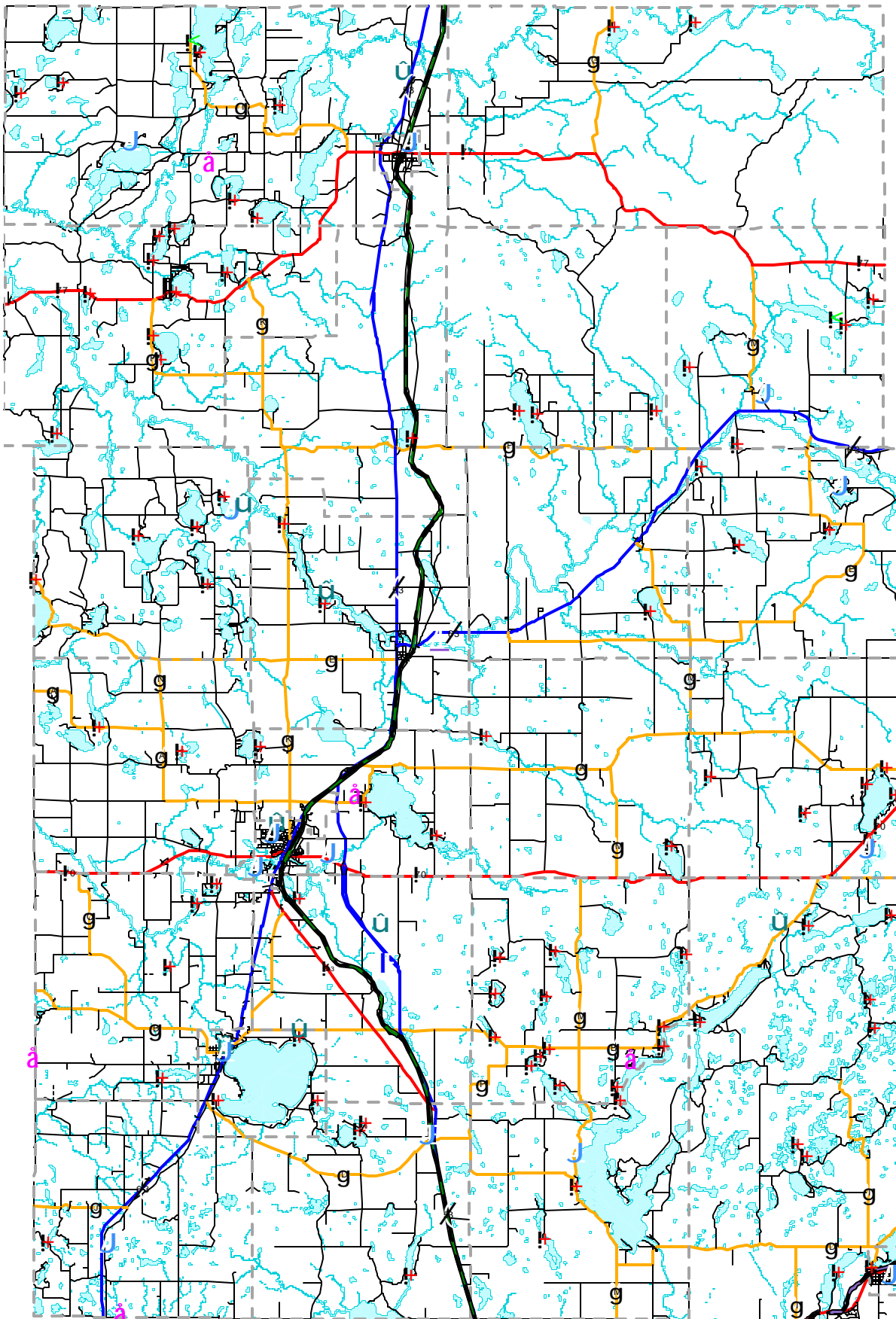
Source: Road Layer compiled from TigerLine files.  
Cell Tower data from FCC. All other Utility information  
from Wisconsin PSC.

# School Districts - Washburn County



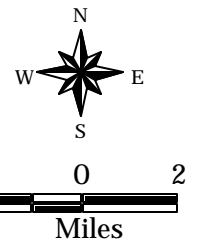
 Schools

# Park & Recreation Areas - Washburn County



## Legend

- Federal Highway
- State Highway
- County Road
- Town Road
- ~ River or Stream
- ~ Intermittent
- Lake
- T Boat Launch
- K Campground
- a Golf Course
- J Park
- U Ski Trail
- T Hiking Trail
- T Wayside
- W Multi-Use State Trails
- T Wild Rivers  
Tuscobia

















Park & Recreation Area data was taken from a variety of sources and is in no way an inclusive list.

Campgrounds included on this map are County managed. Many other public or private camping facilities exist in Washburn County.

Some boat landings may have park type facilities such as picnic tables, grills, etc. Also, some parks may have water access points for boating.

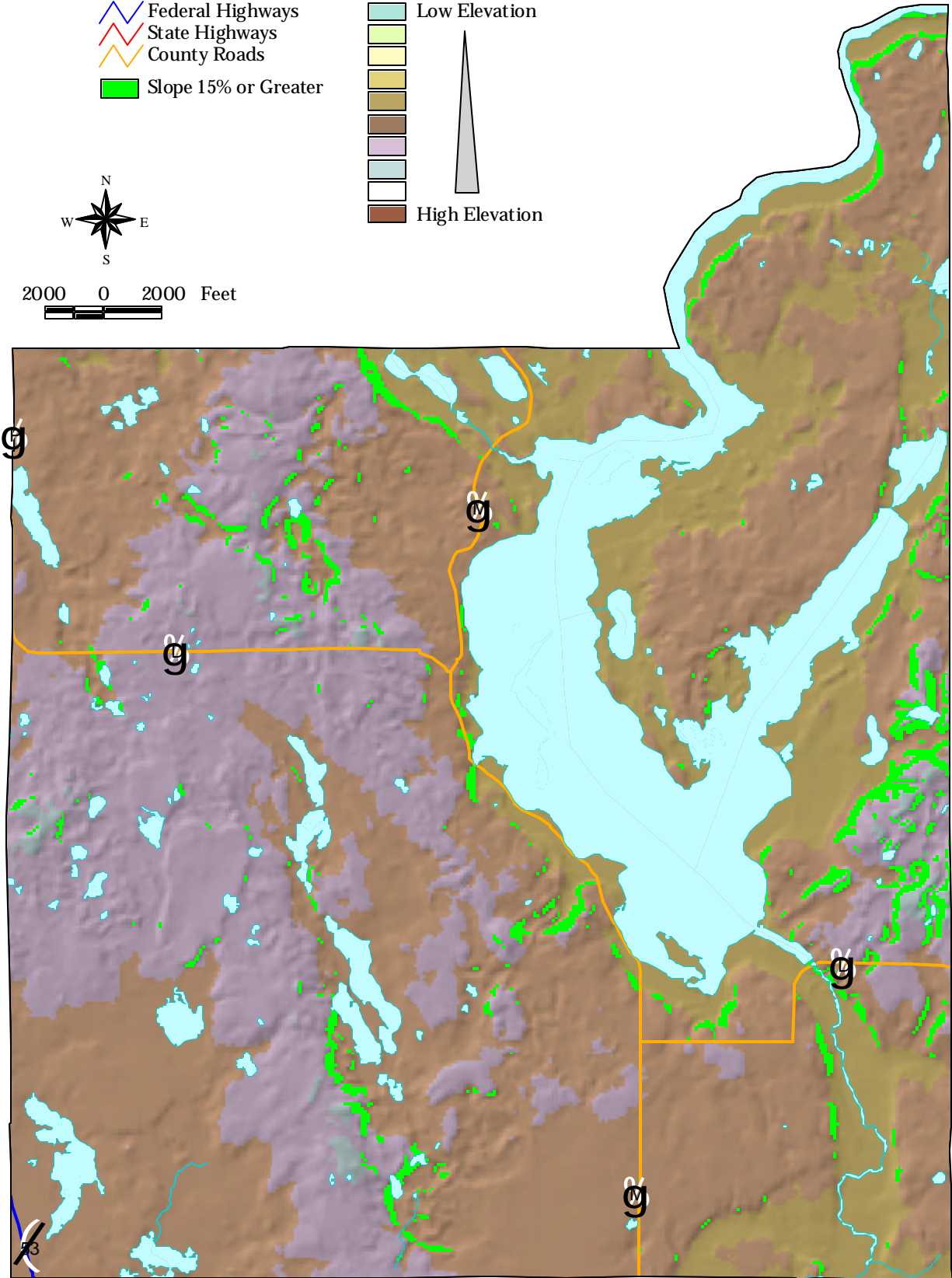
# Topography & Slope Town of Long Lake

-  Federal Highways
-  State Highways
-  County Roads
-  Slope 15% or Greater

-  Low Elevation
- 
- 
- 
- 
- 
- 
- 
- 
-  High Elevation



2000 0 2000 Feet





# Soil Types

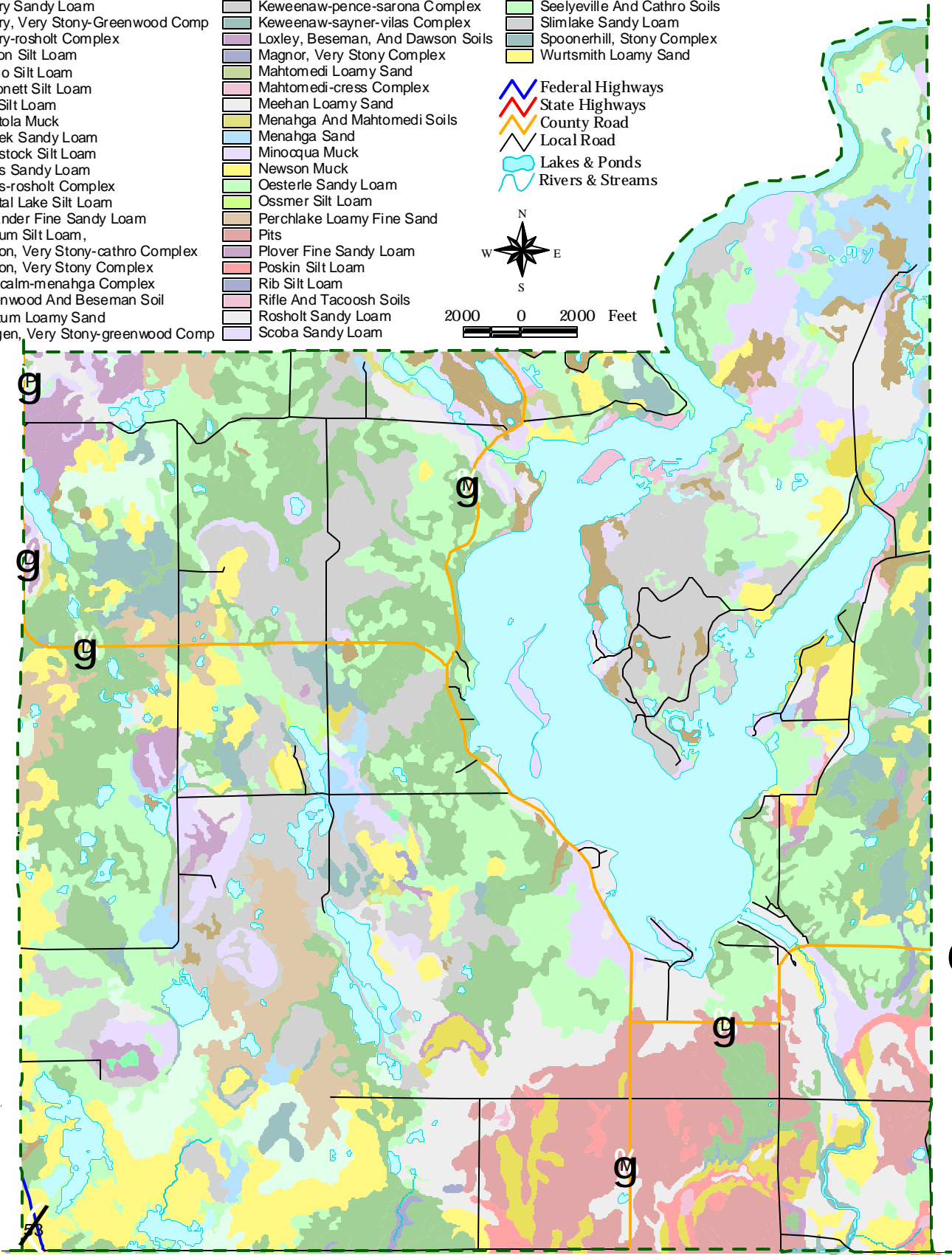
## Town of Long Lake

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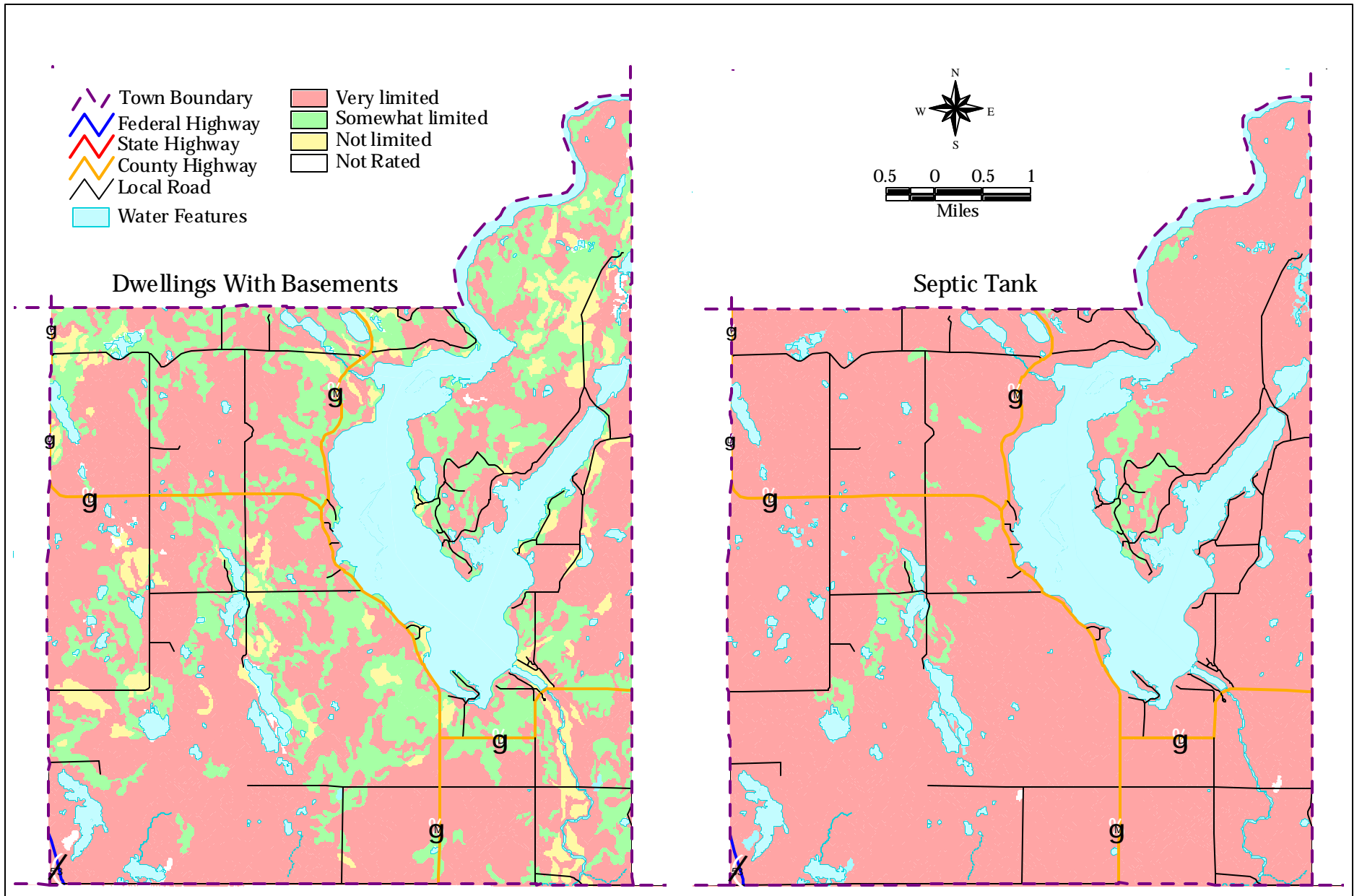
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- ▬ County Road
- ▬ Local Road
- ▬ Lakes & Ponds
- ▬ Rivers & Streams



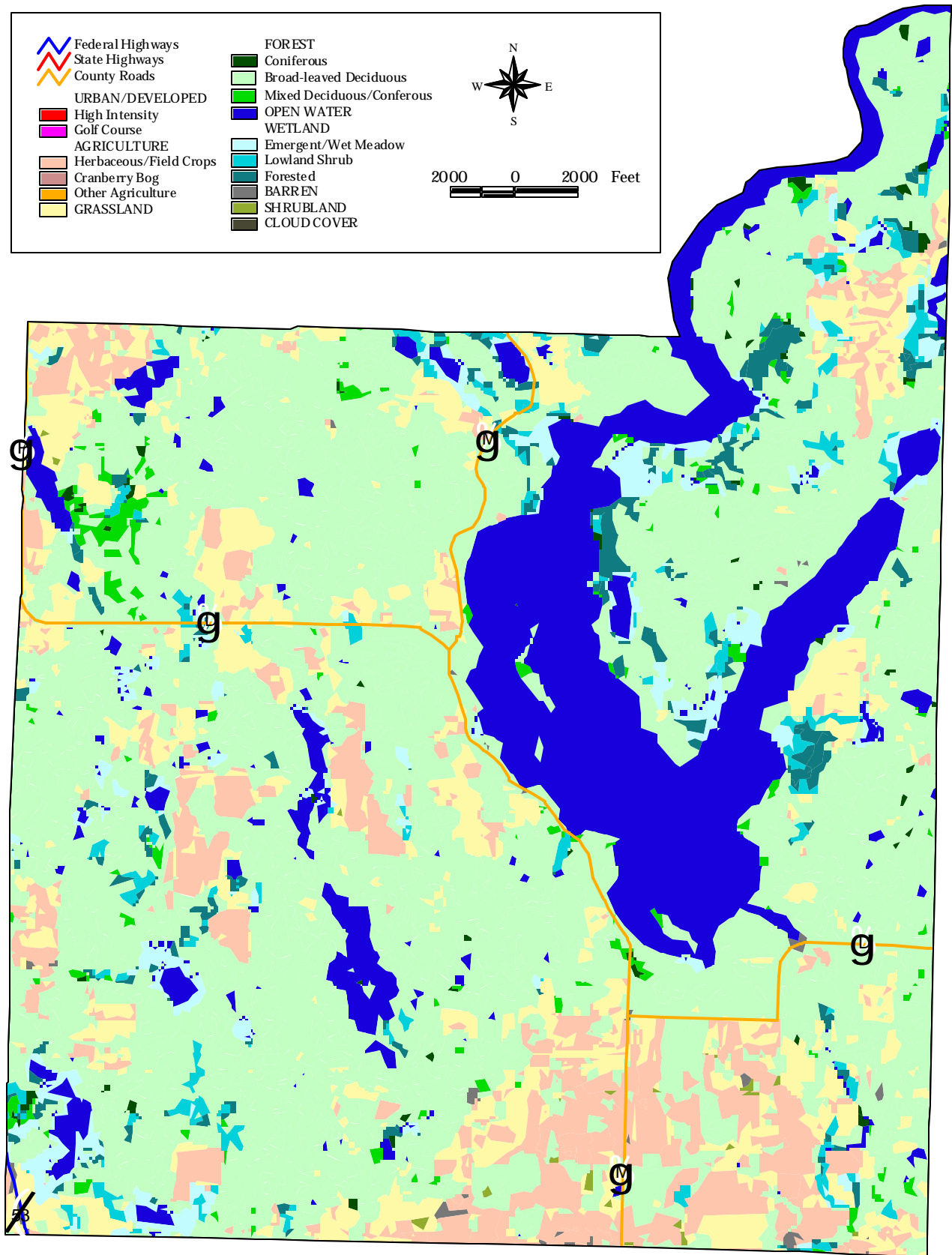
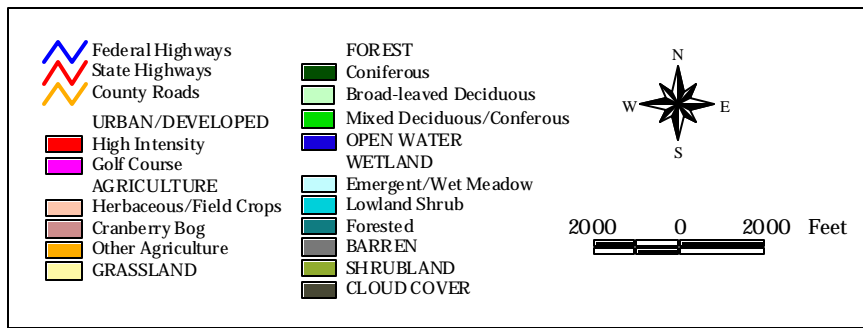
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# Soil Limitations - Town of Long Lake



# Land Cover Town of Long Lake



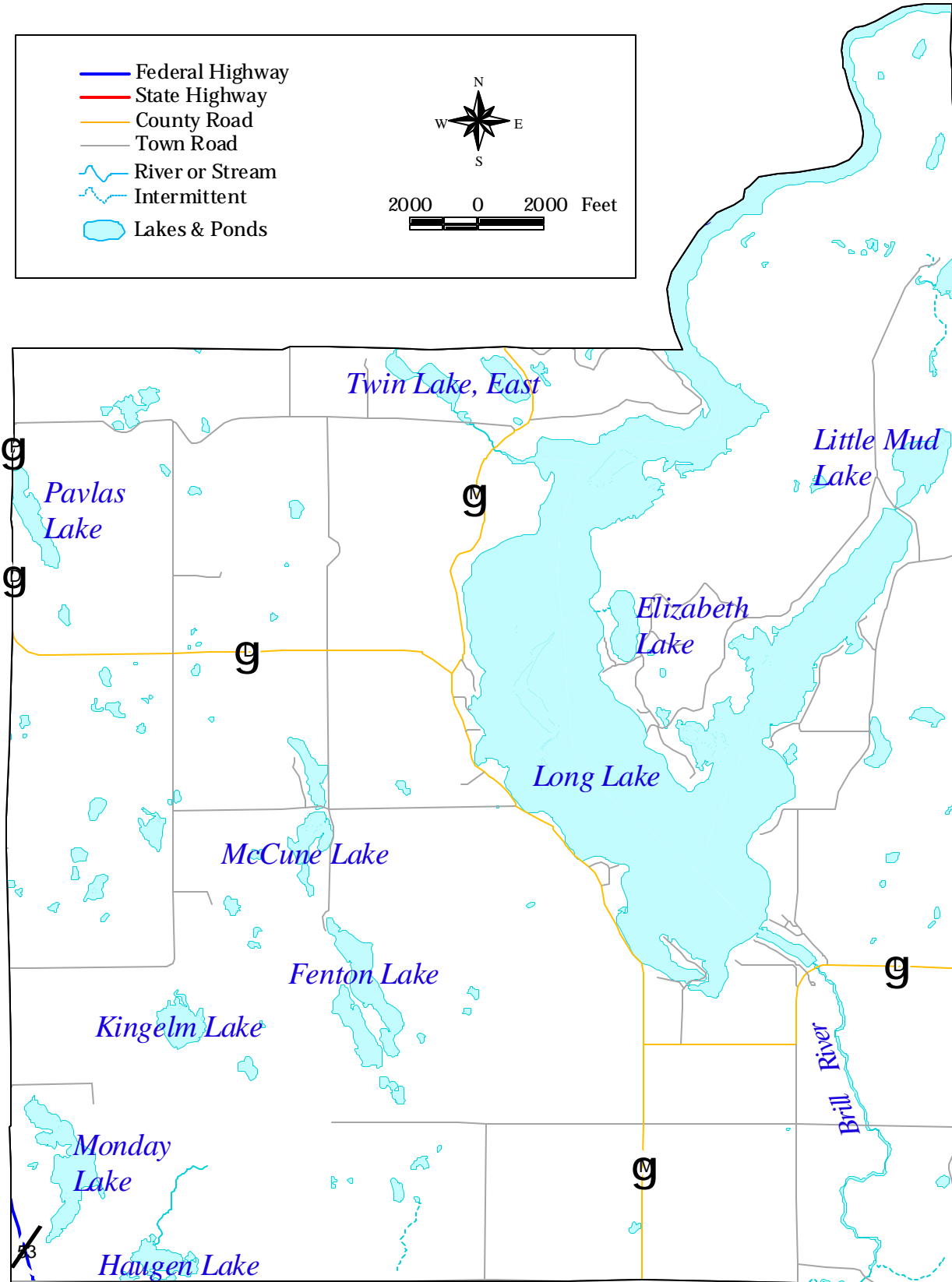
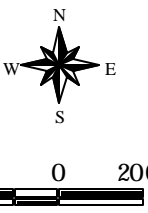


# Surface Waters Town of Long Lake

Legend:

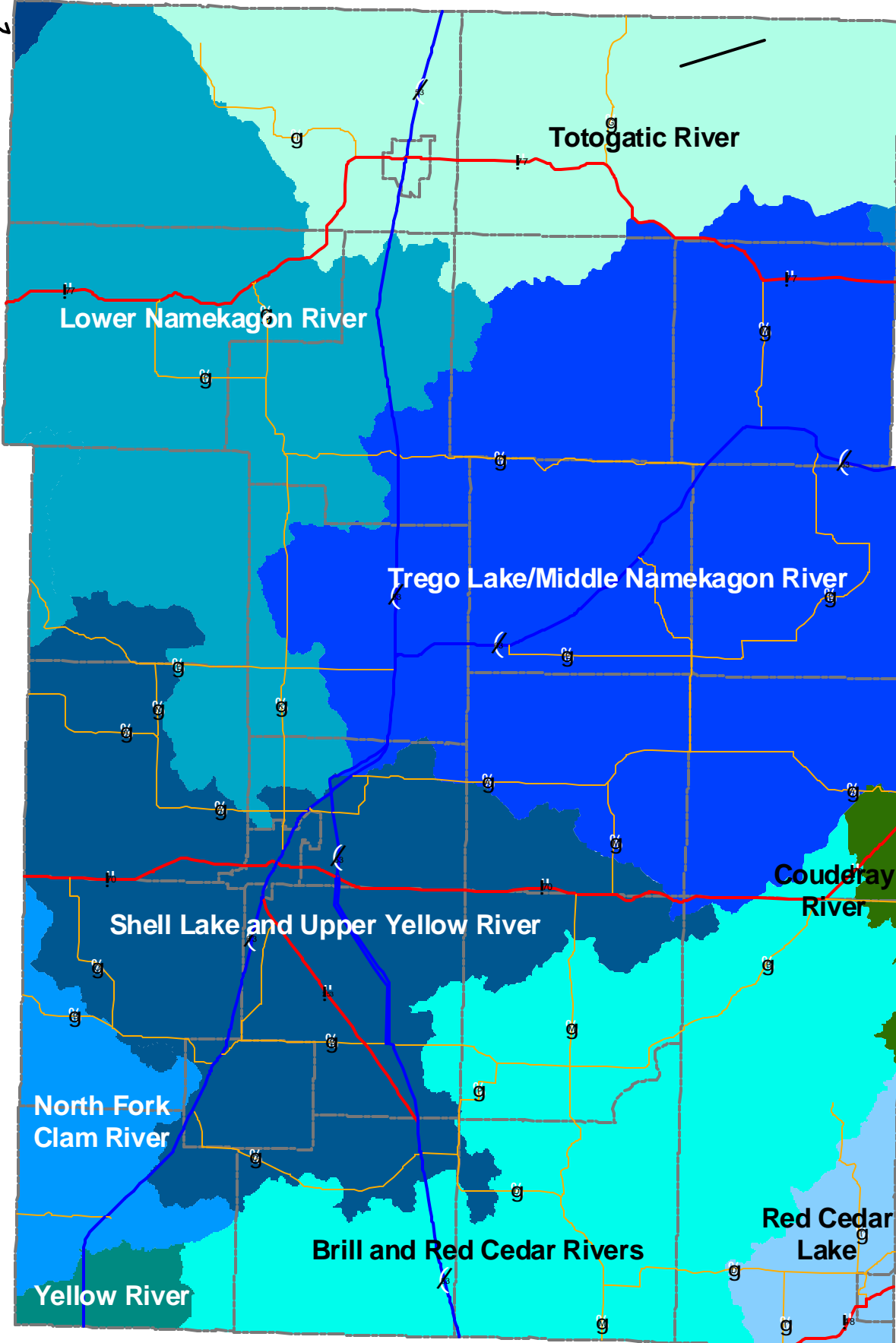
- Federal Highway
- State Highway
- County Road
- Town Road
- River or Stream
- Intermittent
- Lakes & Ponds

Scale: 2000 0 2000 Feet



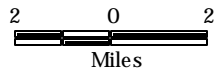
# Watersheds - Washburn County

Saint Croix and Eau Claire Rivers







### Legend

- Federal Highway
- State Highway
- County Road
- Town Road
- River or Stream
- Intermittent
- Lake

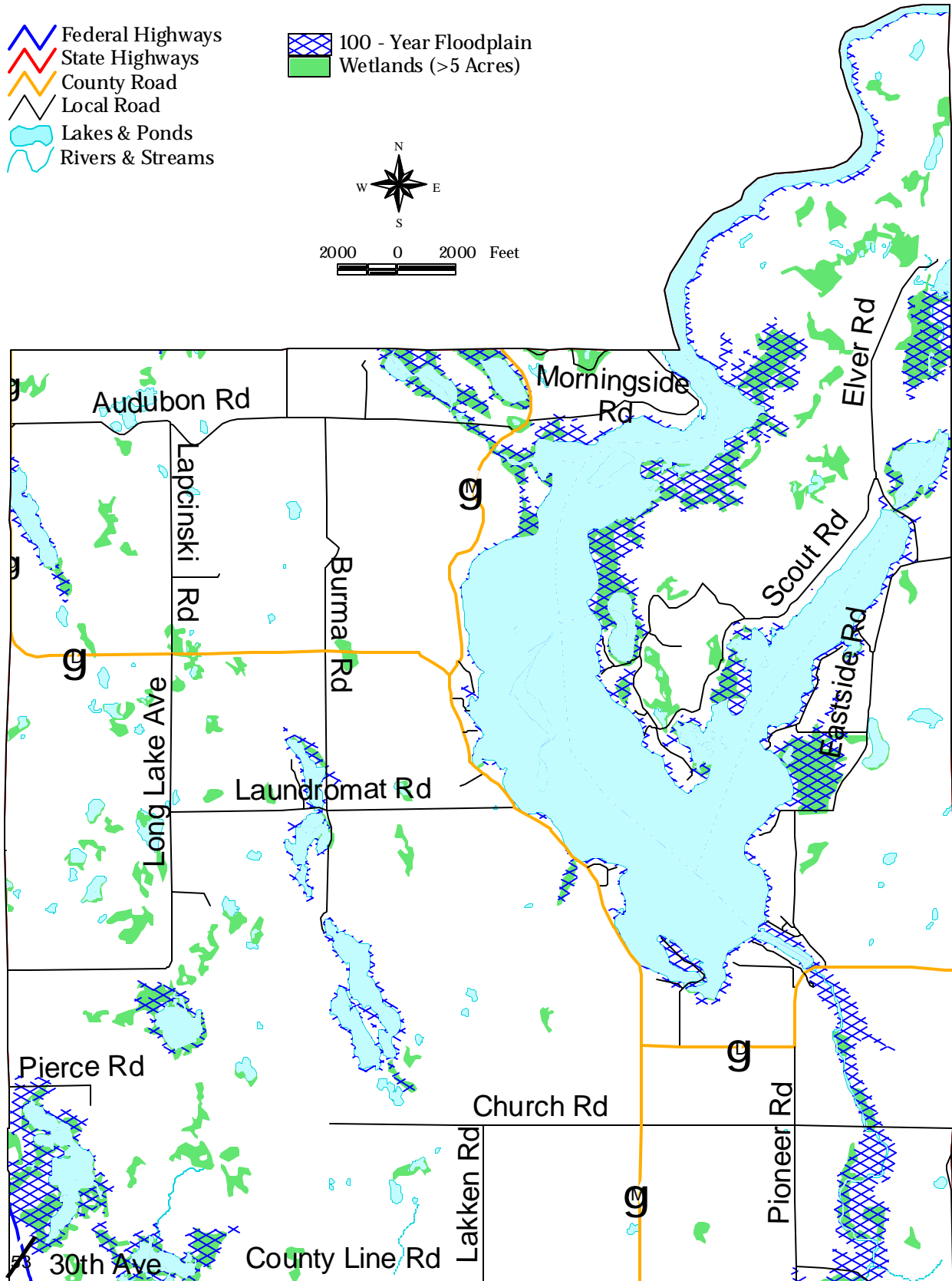
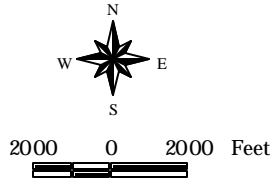


Source: Road Layer compiled from TigerLine files. Hydrography and watershed data from WDNR.

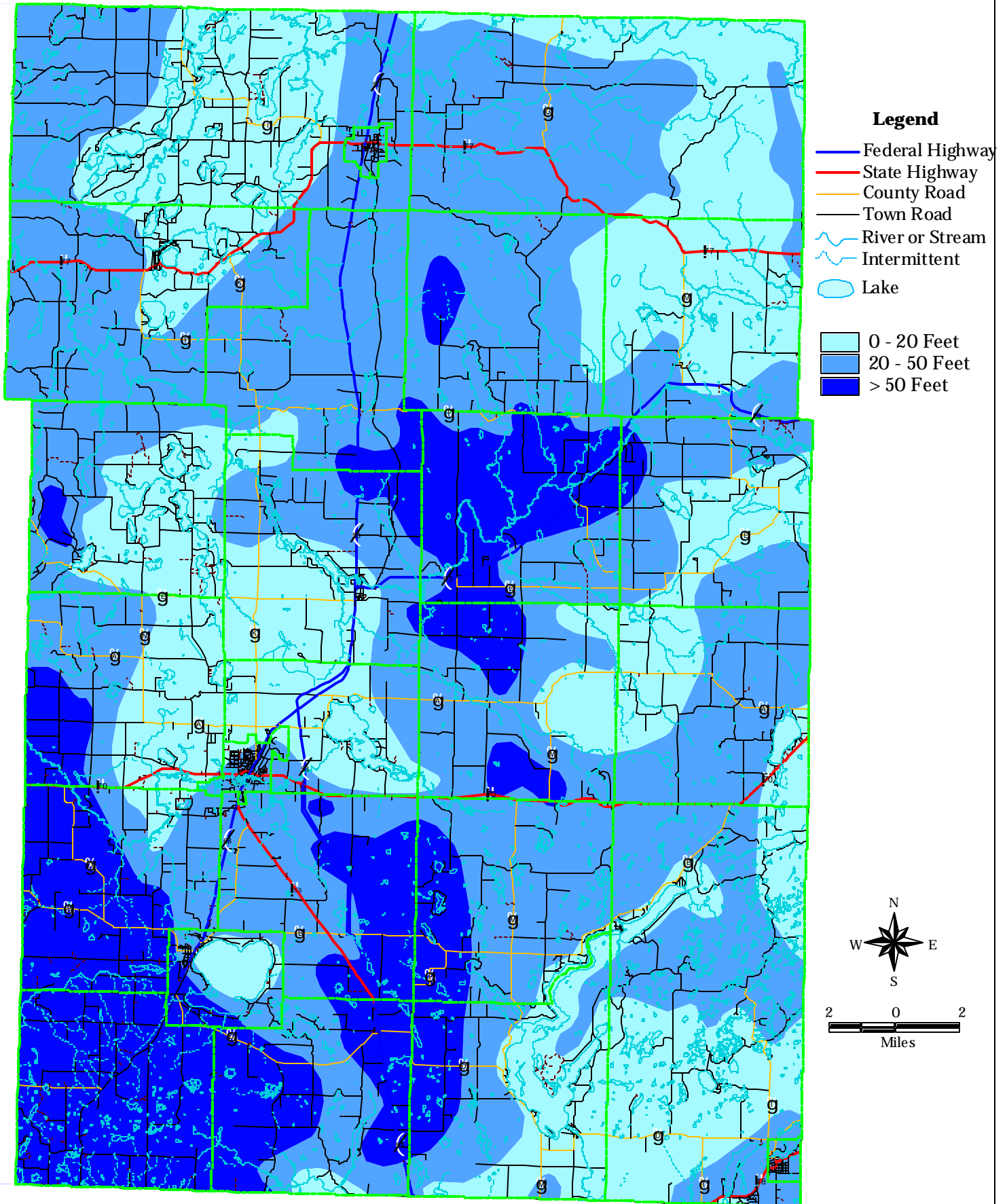
# Wetlands & Floodplains Town of Long Lake

-  Federal Highways
-  State Highways
-  County Road
-  Local Road
-  Lakes & Ponds
-  Rivers & Streams

-  100 - Year Floodplain
-  Wetlands (>5 Acres)

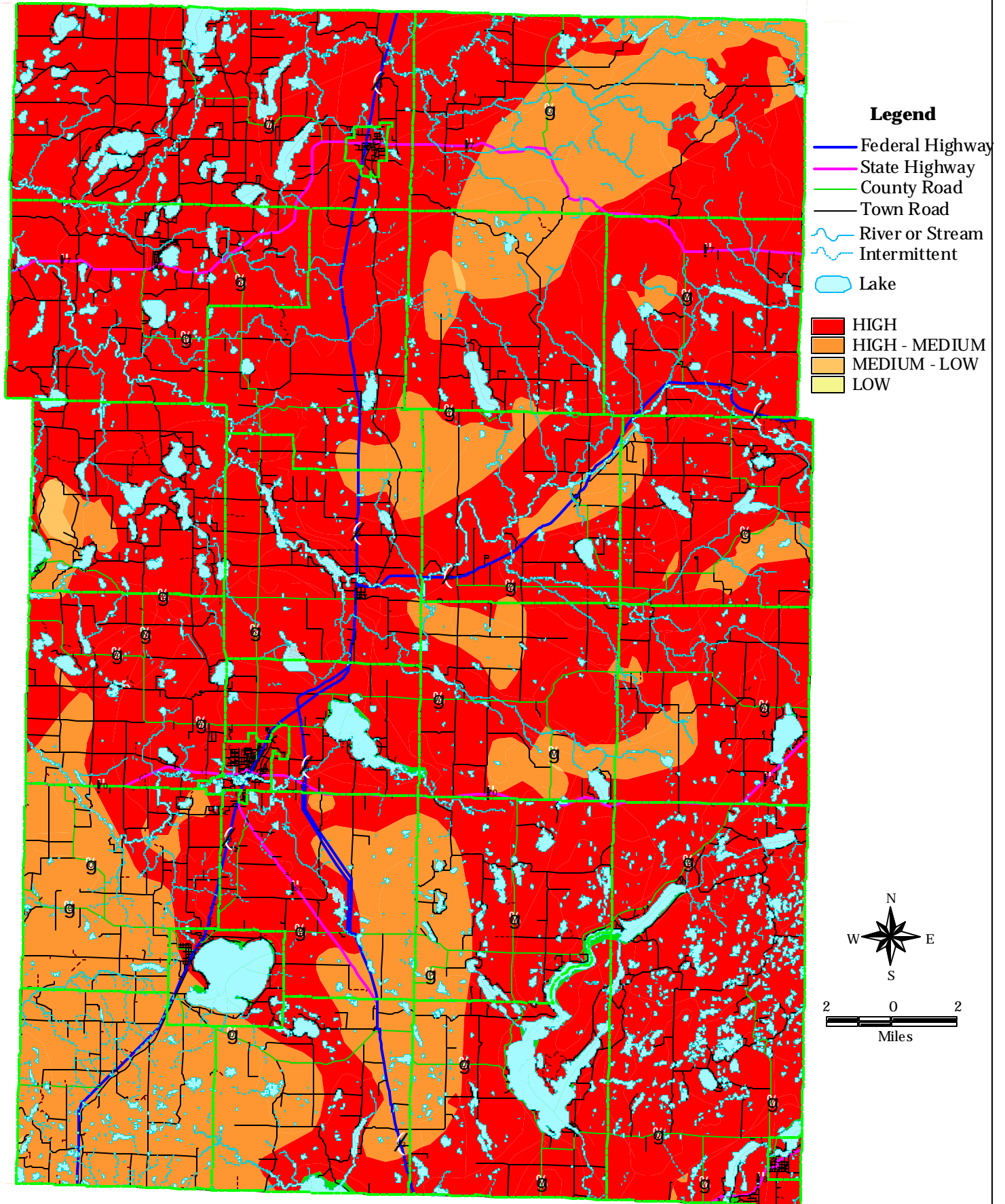


# Depth to Water Table - Washburn County



Source: Road Layer compiled from TigerLine files.  
Hydrography & water depth data from WDNR.

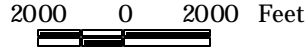
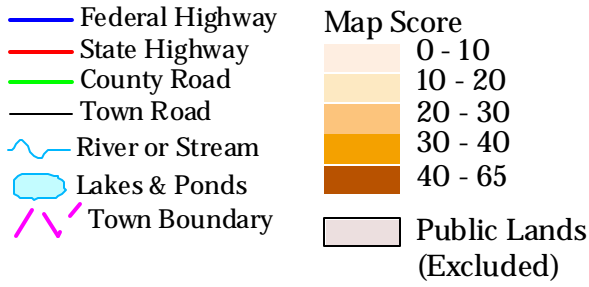
# Groundwater Contamination Susceptibility - Washburn County



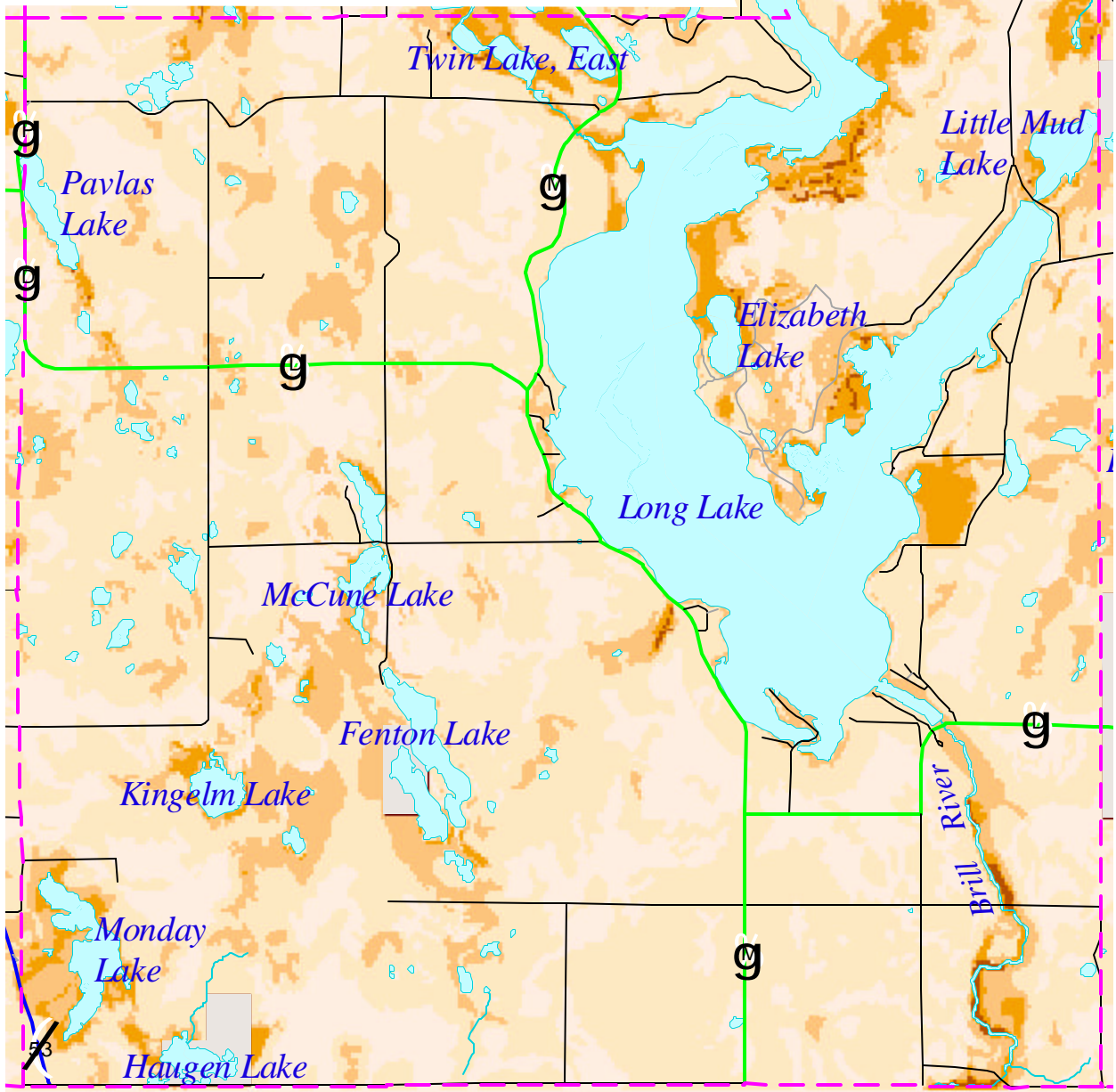
Source: Road Layer compiled from TigerLine files.  
Hydrography & groundwater data from WDNR.










# Development Factors Town of Long Lake

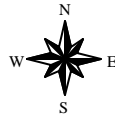


**\*NOTE:**  
A higher score indicates that more developmental constraints are present.

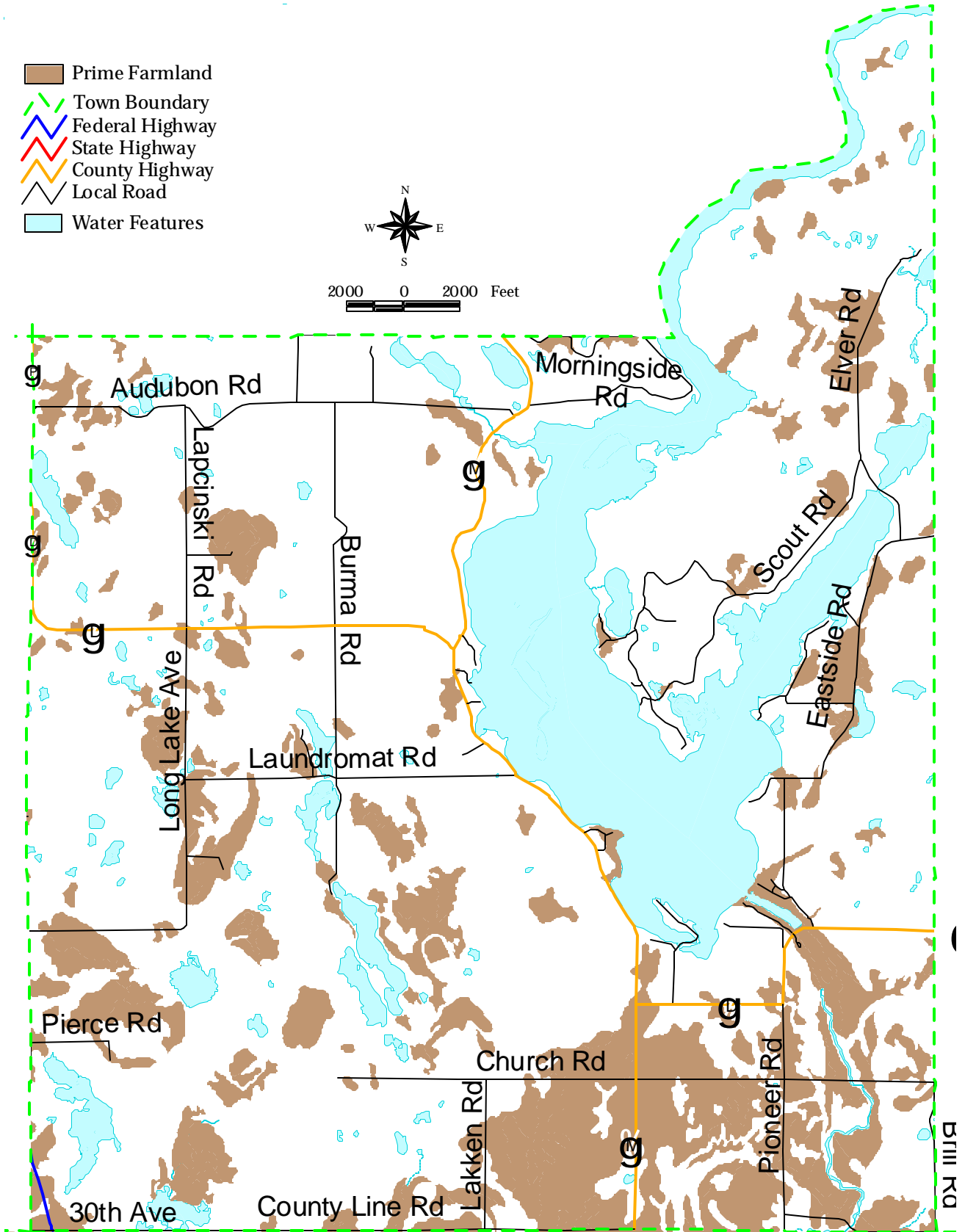


# Prime Farmland Town of Long Lake

-  Prime Farmland
-  Town Boundary
-  Federal Highway
-  State Highway
-  County Highway
-  Local Road
-  Water Features

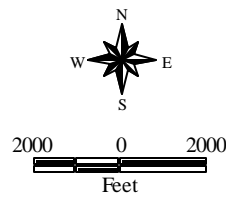


2000 0 2000 Feet

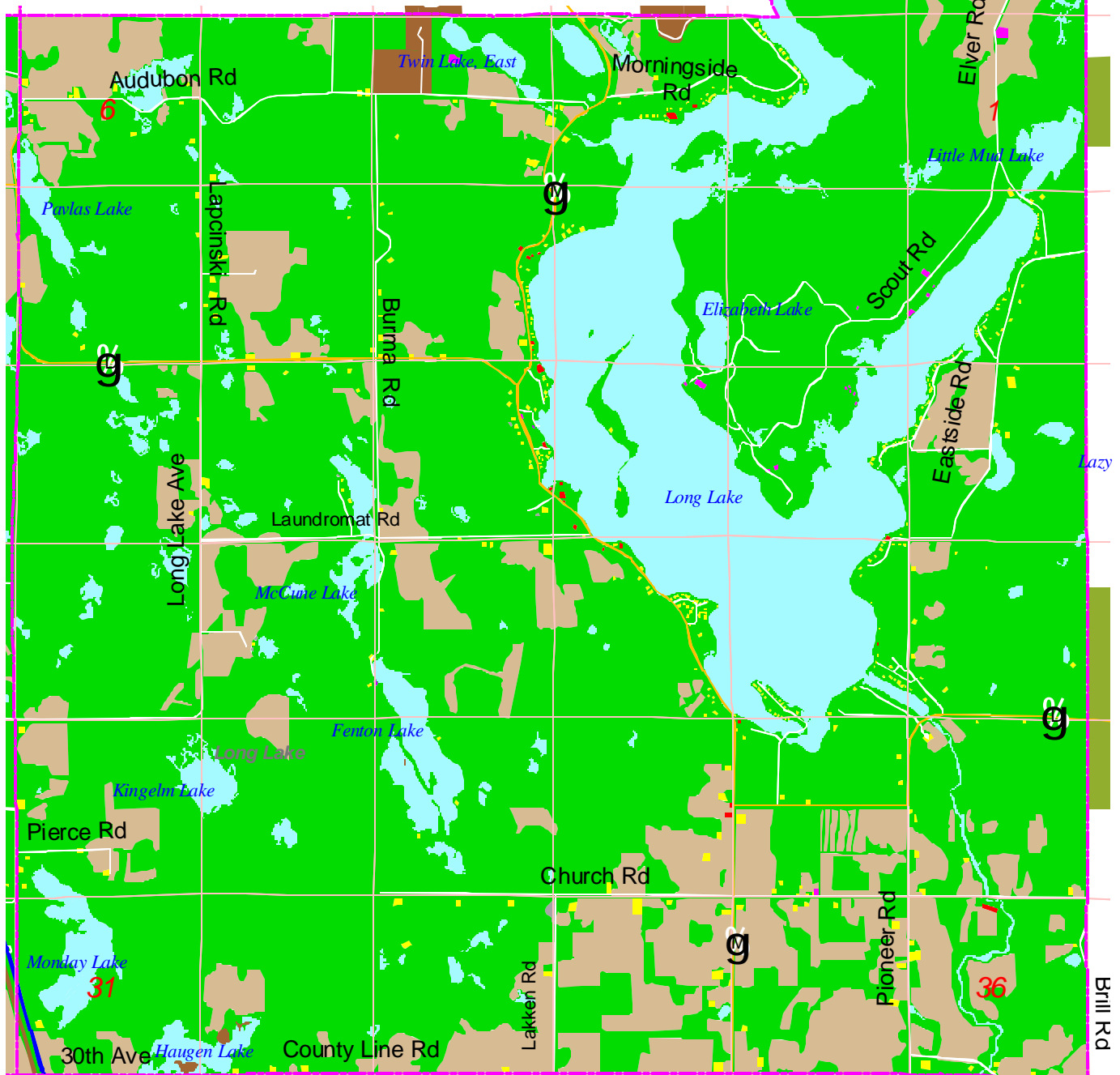


Map 8.1

# Generalized Existing Land Use Town of Long Lake



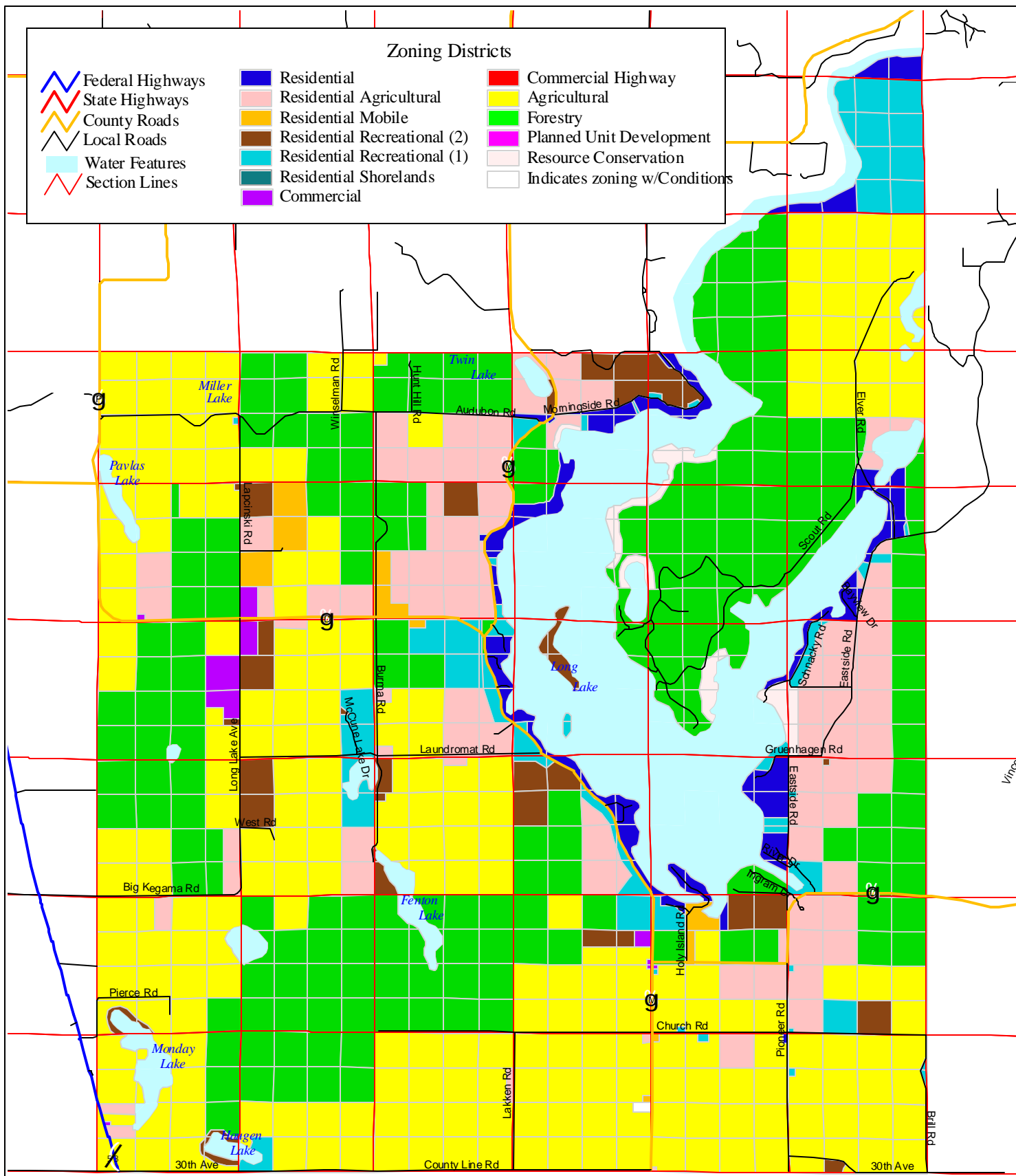
Federal Highways	Residential	Federal Lands
State Highways	Mobile Home Park	Industrial Forest
County Roads	Commercial	County Forest
Local Roads	Industrial	State Land
Town Boundary	Communication/Utilities	
Lakes	Governmental/Institutional	
Rivers & Streams	Park & Recreation	
	Open Space	
	Agriculture	
	Woodlands & Other Natural Areas	



Source: Northwest Regional Planning Commission, 2002.



# Zoning - Town of Long Lake



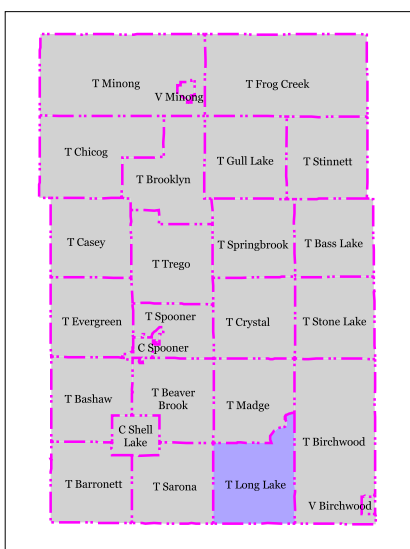
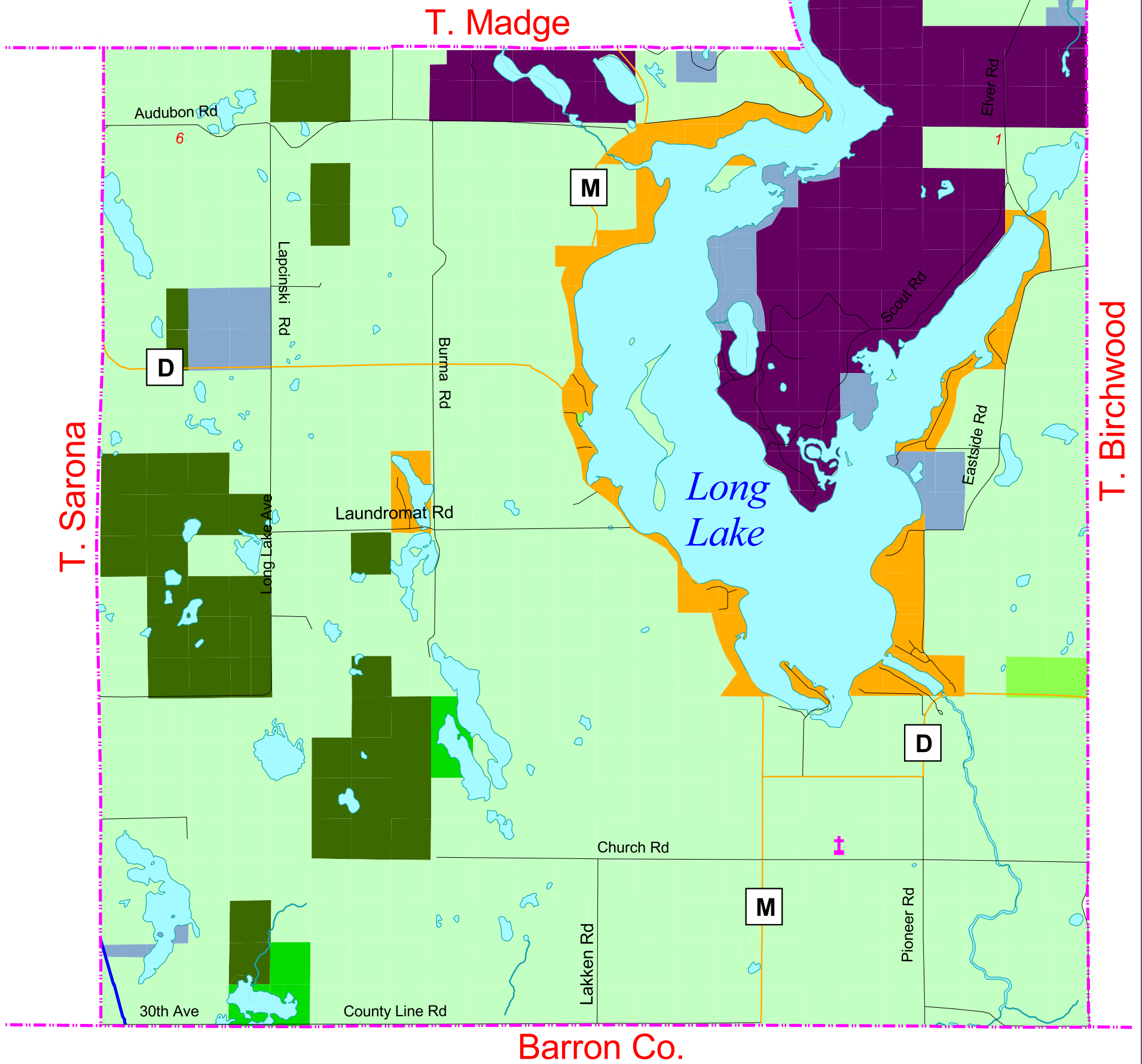
Source: Washburn Co. Zoning Department; Northwest RPC.

2000 0 2000 Feet



NOTE: This map is NOT an official zoning map. This map is intended for general and informational use only. For more specific information, please contact the Washburn County Zoning Department.

# Future Land Use Town of Long Lake



	Federal Highway		Mixed Rural Residential
	State Highway		Shoreland Residential
	County Highway		Commercial
	Local Road		Camps
	Private/Trail		Park & Recreation
	Town Boundary		Agriculture
	Lakes & Ponds		Forestry
	Rivers & Streams		Conservancy
	DNR Land		County Forest Land
	County Forest Land		Federal Land
	Federal Land		Industrial Forest
	Industrial Forest		

