

## ISSUES & OPPORTUNITIES

1.8 Results of Issues Identification Process and 1.9 SWOT need to be updated after township surveys and meetings are conducted.

### 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 continually rose until the decade between 2000 and 2010, when the population decreased by 113, and seems to have stabilized with 624 residents in 2010 and 628 in 2020.

Table 1.1: Historical Population 1950-2020

1950	1960	1970	1980	1990	2000	2010	2020
381	383	422	508	569	737	624	628

U.S. Census Bureau

#### Population Projections

The population projections presented in the 2004 plan were of very little value. Table 1.2 in the 2004 plan projected a township population close to 1,000 residents. Recent data indicates the number of permanent residents in the township may be continuing to decrease. Some of this is likely due to people changing the state they claim residency in. A fair number of retired people change their official state of residency for tax purposes. All this considered, there does not seem to be much value in attempting to predict the town’s population numbers ten or twenty years out.

#### Factors Affecting Population Change

Factors for the overall increase in population in the Town of Long Lake may include more people working from home; the conversion of seasonal residences into permanent residences; continued lakeshore development; attractiveness of the area’s natural resources; 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 2000 and 2020, the Town of Long Lake saw a decrease in all age groups under 55, the largest being in the 5 to 14 age group. Conversely, the town saw an increase in age groups 55 and older, the largest of which was the 65 to 74 group which increased by slightly more than 100%. Table 1.2 illustrates the net gain/loss and percent change for each age group. These demographics clearly show the aging of the Town’s population over the last twenty years.

**Table 1.2: Demographic Change: 2010-2020**

Age category	Change in Absolute Numbers: 2000-2020	Percent Change: 2000-2020
Under 5	-14	-41.3%
5 to 14	-82	-65.6%
15 to 24	-29	-42.6%
25 to 34	-4	-8.3%
35 to 44	-88	-68.2%
45 to 54	-51	-48.1%
55 to 64	+52	+51%
65 to 74	+75	+100.3%
75 to 84	+31	+73.6%
85 and over	+1	+10%
Selected age categories		
All inhabitants under 14	-120	-75.5%
All inhabitants under 24	-125	-55.1%
All inhabitants over 65	+107	+84.2%
All inhabitants over 75	+11	+21.1%

Calculated from U.S. Census Bureau data, 2000 & 2020

### 1.4 HOUSEHOLD CHARACTERISTICS

#### Households

The 2020 U.S. Census identifies 274 households in the Town of Long Lake. Of these, 180 (65.7%) are family households and 94 (34.3%) are non-family households. Definitions for household characteristics are provided at the end of this element.

#### Household Trends

Table 1.3 reveals in more detail the composition and characteristics of households in the Town of Long Lake.

**Table 1.3: Household Characteristics**

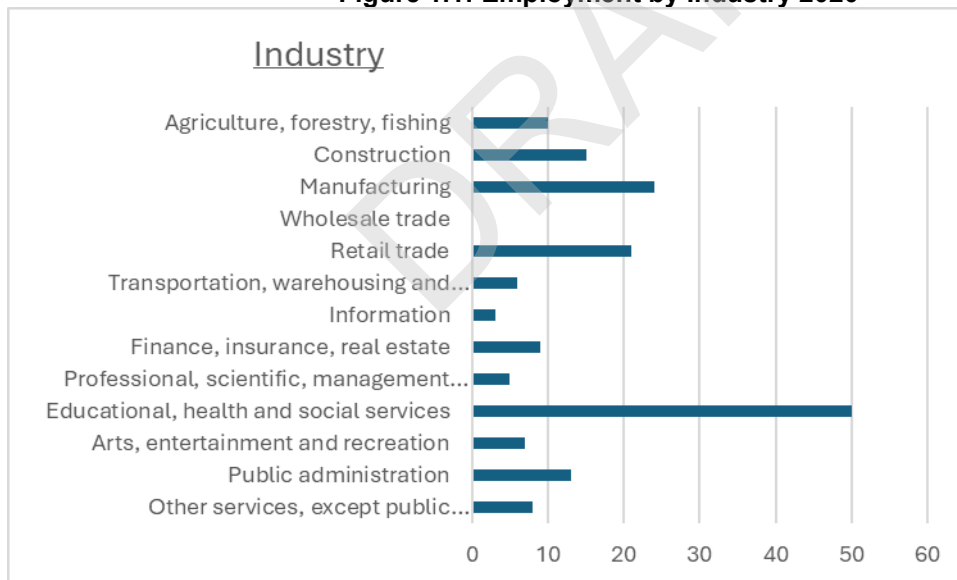
	Total	Percent of all households
TOTAL HOUSEHOLDS	274	100.0%
Family Households (families)	180	65.7%
Cohabiting couple household	21	7.7%
Non-family Households	94	34.3%
Male householder	40	14.6%
Female householder	33	12%
Householder age 65 or older	41	15%
Average household size	2.14	(x)
Average family size	2.56	(x)

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

## 1.5 EMPLOYMENT, INCOME, AND POVERTY STATISTICS

### Employment Characteristics

**Figure 1.1: Employment by Industry 2020**



Source: U.S. Census Bureau

The 2020 U.S. Census reports 50 of the town’s 171 civilian labor force as employed within the Education, health, and social services category. Manufacturing employs the second most people in the town at 24. These two categories swapped the number 1 and number 2 positions as reported in the 2004 Comprehensive Plan. The number of employees at 171 is much lower than the total of 332 in 2000. Figure 1.1 above shows in more detail the composition of the town’s workforce.

**Occupational Categories**

The 2020 U.S. Census identifies most employed Town of Long Lake residents work in service occupations. Table 1.4 illustrates the occupational status of Town of Long Lake residents.

**Table 1.4: Occupations 2020 (Employed civilian population 16 years and over)**

Occupation	Number
Management, professional, and related occupations	37
Service occupations	58
Sales and office occupations	21
Farming, fishing, and forestry occupations	10
Construction, extraction, and maintenance occupations	15
Production, transportation, and material moving occupations	30
<b>Total</b>	<b>171</b>

Source: U.S. Census 2020

**Household Income**

In the 2020 census, the Town of Long Lake reported the median household income in the Town of Long Lake was \$58,333. Table 1.5 breaks down household income for Town of Long Lake households.

**Table 1.5: Household Income by Family Size**

Family Size	Number of Households	Median Income
2-person families	128	\$59,861
3-person families	31	\$81,250
4-person families	20	\$103,333
5-person families	6	\$43,750
Nonfamily households	89	\$37,875

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

The 2020 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 1.6. 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 1.6: Median Household Income, Per Capita Income and percent Individuals below 125% 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	\$58,333	\$51,711	\$63,293
Per Capita Income	\$39,397	\$30,217	\$34,450
Percent of inhabitants below poverty level	11.4%	7.6%	6.8%

Source: 2020 Decennial U.S. Census

### 1.6 EDUCATIONAL ATTAINMENT

The 2020 Decennial U.S. Census identifies 512 town residents aged 25 and over; of this age group, 488 (95.3%) have attained a high school education. Table 1.8 below details educational attainment of Town of Long Lake residents 25 years and older.

**Table 1.8: Educational Attainment 25 years and over**

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	5	1.0%
9 <sup>th</sup> to 12 <sup>th</sup> education, no diploma	19	3.7%
High School Diploma	145	28.3%
Some College, No Degree	117	22.9%
Associate Degree	56	10.9%
Bachelor’s Degree	114	22.3%
Master’s Degree or Professional Degree	56	10.9%

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.

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

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 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 important that the set of goals, objectives, and actions described in this plan are implemented to fully achieve the desired outcome. A full set of 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 plan goal.

## 1.8 RESULTS OF ISSUES IDENTIFICATION PROCESS **UPDATE**

### Town of Long Lake TBD, 2026

#### Housing

- Lakeshore development (could be a land use issue)
- Location of single-wide manufactured homes

#### Transportation

- CTH M & D corridor
- Snowmobiles and ATV's-specific corridors
- Enforcement of existing laws
- Condition/Maintenance of town roads

#### Utility & Community Facilities

- Lack of parks, walking/biking trails
- Fire/Police/Emergency Services

#### Agricultural, Natural, & Cultural Resources

- Quality of lakes
- Fishing contests
- Factory farms
- Erosion of county roads

#### Economic Development

- Small business promotion-maintain rural character
- Resort industry
- Encourage tourism industry

## Land Use

- Preservation of agricultural land
- Recreation on town land
- Aesthetic requirements for commercial and industrial development
- Minimum rural residential lot size
- Land use regulation enforcement
- Maintain rural character

## Intergovernmental Cooperation

- Local standards should be observed by county if higher standards
- County Zoning committee cooperation

DRAFT

## 1.9 SWOT (STRENGTHS, WEAKNESS, OPPORTUNITIES, & THREAT) ANALYSIS UPDATE AFTER TOWN MEETING

### Town of Long Lake TBD, 2026

\* 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, to provide the variety needed to meet the needs of residents.

## 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. As shown in Table 2.1, 85 housing units were added between 2000 and 2020.

**Table 2.1: Housing Characteristics**

Long Lake Town	1980	1990	2000	2020
Total Housing Units	556	569	590	675
Total Occupied Housing Units (Households)	193	234	284	274
Single-Family Units (Owner-Occupied Units)	167	193	245	249
Renter-Occupied Housing Units	26	41	39	25
Seasonal Units	-	312	279	338*

Source: U.S. Census 2020 \* - estimated

### Owner-Occupied Housing Units

In 2000, 245 (86.3%) of all occupied housing units were identified as owner occupied. Projections made in the 2004 plan have not materialized. Rather than continuing to increase, occupied housing units decreased from 284 in 2000 to 274 by 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. Again, the projections in the 2004 plan expected the number of rental units to increase. The small decrease from 1990 to 2000 may have been a harbinger of things to come, since rented housing units decreased by 14 units from 2000 to 2020.

### Seasonal Homes

The Town of Long Lake has traditionally been a tourism/recreation destination and has maintained many 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 use, from summer homes to hunting cabins. Nearly 50 percent of housing units in the Town of Long Lake were classified as seasonal housing units in 1990 and 2000.

The number of seasonal housing units in 2020 is not available in the US census data. Using 50% as an approximation, it's likely there were around 338 seasonal units in 2020.

### **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 in the 2004 plan indicated that in 2000 the Town of Long Lake had an average of 2.57 people per household, representing a decrease from the 1980 level of 2.63. The projection made in 2004 estimated that by 2020, the town would have an average of 2.47 people per household. The average household size reported in the 2020 census was 2.14, as shown in the updated Table 1.3.

### **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 1980 (40+ years ago), which might indicate that the need for repair and maintenance of these homes is likely over the 20-year planning period. Table 2.2 details the percent of the town's total housing stock by year built.

**Table 2.2: Age of Housing Stock**

Year Structure Built	% of Total Housing Stock
2014 or later	2.6%
2000 to 2013	1.8%
2000 to 2009	9.1%
1980 to 1999	35.4%
1960 to 1979	32.1%
1940 to 1959	11.7%
1939 or earlier	7.3%
<b>Total</b>	<b>100%</b>

Source: U.S. Census Bureau 2020 data

### **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 2020 Census reports that of the total occupied housing units 91.6 percent are 1-unit detached, 3.6 percent are 1-unit attached, and 4.7 percent are mobile homes.

### **Heating Fuel**

Of the occupied housing units, 205 are identified as using bottled, tank, or LP gas as their primary source of heat. Table 2.3 illustrates other means of heating fuel that are used in the Town of Long Lake.

**Table 2.3: Home Heating Fuel**

<b>Heating Fuel</b>	<b>Number</b>
Bottled, tank or LP gas	205
Electricity	13
Fuel oil, kerosene, etc	20
Coal or coke	0
Other fuel	40
No fuel used	0

Source: U.S. Census 2020

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

### **Value of Existing Housing**

The 2020 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, 22 (8.8%) are valued between \$50,000 and \$99,999, while 9 (3.6%) are valued under \$50,000. Table 2.4 gives a detailed breakdown of housing values reported in the 2020 census in the Town of Long Lake.

**Table 2.4: Occupied Housing Values**

<b>Value range</b>	<b># Occupied Units</b>
Less than \$50,000	9
\$50,000 to \$99,000	22
\$100,000 to \$199,999	54
\$200,000 to \$299,999	64
\$300,000 to \$399,999	28
\$400,000 to \$499,999	8
\$500,000 to \$749,000	54
\$750,000 to \$999,999	5
\$1,000,000 to \$1,499,999	0
\$1,500,000 to \$1,999,999	5
\$2,000,000 or more	0

**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 \$74,200 per year. This represents households earning 80 percent of the median (\$92,800) value for all households in the town. Extremely low-income households; those earning less than 30 percent of the median per year (\$27,800) are the group of most concern with regards to housing affordability.

**Table 2.5: Housing Affordability**

Percent of Median Income	2025 Annual Household Income <sup>1</sup>		Affordable Monthly Housing Costs		Estimated Affordable Home Price <sup>2</sup>		# Listings Countywide (Long Lake)
	Low	High	Low	High	Low	High	Homes
Extremely Low Income (0 % to 30 %)	\$0	\$27,800	\$0	\$696	\$0	\$27,828	0
Very Low Income (30% to 50%)	\$27,801	\$46,400	\$697	\$1,161	\$27,829	\$70,390	1
Low Income (50% to 80%)	\$46,401	\$74,240	\$1,162	\$1,856	\$30,498	\$195,795	37(1)
Low-Moderate (80% to 100%)	\$74,241	\$92,800	\$1,857	\$2,320	\$84,832	\$279,400	54(1)

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

The affordable monthly housing costs in Table 2.5 would also apply to rental units. The 2020 census indicated there were 3 units rented in the township in the \$600 to \$649/month range and 2 in the \$700 to \$749/month range. Those households at the high end of the extremely low-income category may be able to afford monthly rents up to \$696 per month. Very low-income households may be able to afford monthly rental costs up to \$1,161 per month. The 2020 census data also reported 20 units rented with ‘No cash rent’. ‘No cash rent’ means tenants provide something of value other than cash (in-kind), or no regular payments are required.

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.

**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 \$1,000 per month mortgage payment but cannot afford the additional \$300 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

<sup>1</sup> Unadjusted figures  
<sup>2</sup> Based on 20-year mortgage financed at 6%, with 10% down payment.

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 2004 comprehensive planning survey, 60.7% of Town of Long Lake property owners were not satisfied with the property taxation at that time. The survey conducted in 2025 for the comprehensive plan update shows 59, or 30.4% of the survey respondents indicated they were Not Satisfied with the town property tax situation.

The Town of Long Lake's Net Assessed Value tax rate in 2025 was .010104, or \$10.104 per \$1000 of valuation. This equates to \$1,010.40 (less credits) annually in net property taxes per \$100,000 value of a home. On the same home, this tax rate would add an additional \$84.20 to the monthly mortgage payment. The current tax rates are lower than what they were 20 years ago, but property values have more than doubled since 2002. Overall, property taxes have increased over this period.

## 2.3 HOUSING PROGRAMS

Housing assistance available to Town of Long Lake residents can be found by going to the Housing Counseling Services page on the US Department of Housing and Urban Development (HUD) website at <https://answers.hud.gov/housingcounseling> and entering your zip code and selecting the type of services desired.

## 2.4 HOUSING GOALS, OBJECTIVES, AND ACTIONS

A set of recommended goals, objectives, and action-plans have been developed to assist the Town of Long Lake in 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 rural atmosphere.

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

**Objective 2:** Encourage construction and development to be in line with Washburn County Zoning.

## **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 remains the predominant form of transportation in Long Lake Township 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. This status hasn't changed since the original release of this plan in 2004. 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.

<b>Classification</b>	<b>Miles of Roadway</b>
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.

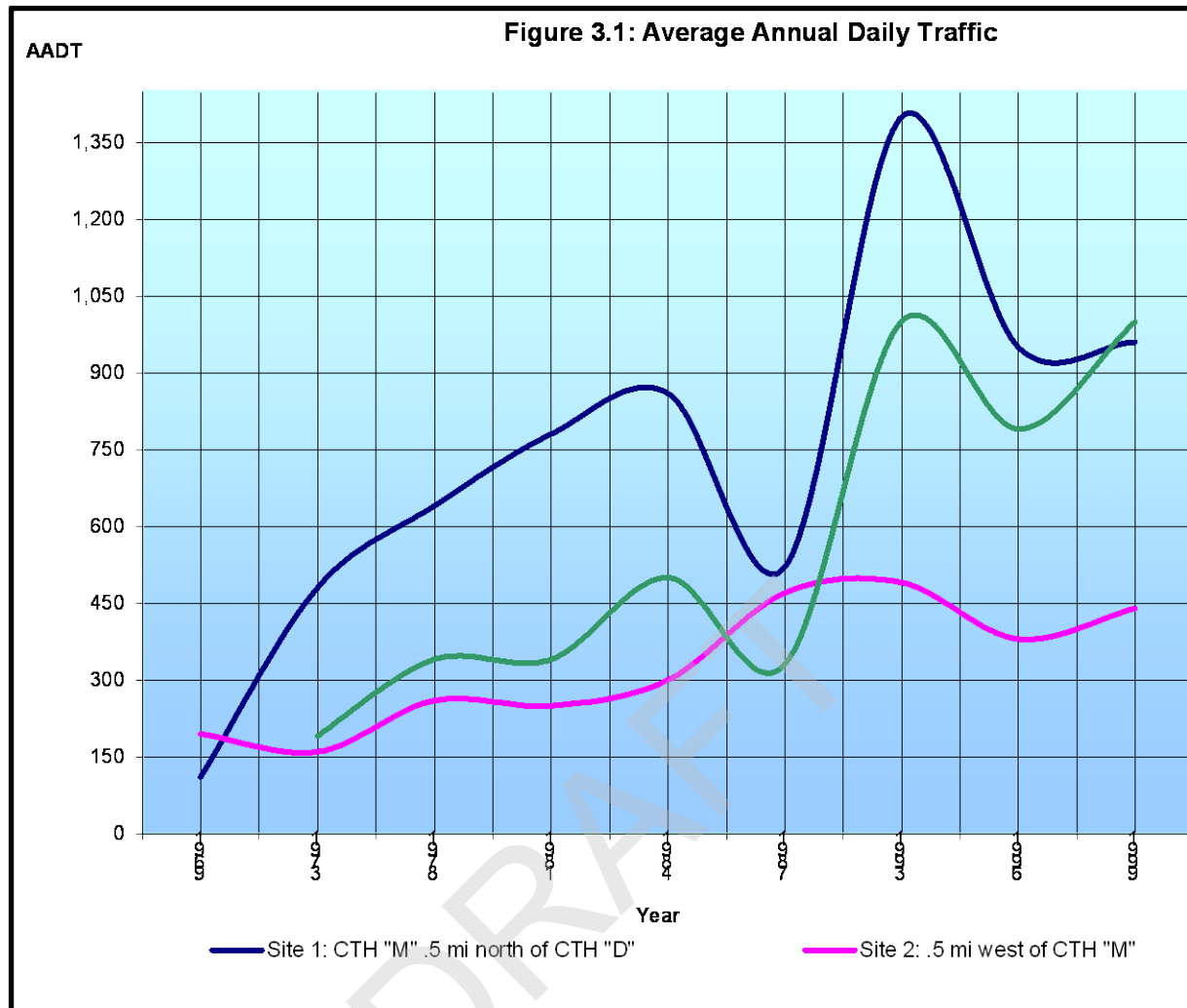
### **Traffic Volume**

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**

The Town of Long Lake conducts a state mandated roadway evaluation known as PASER (Pavement Surface Evaluation Rating) annually. 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, 2024-2028**

Year	Sponsor	Road/Street	Location	Mileage	Type of Improvement
2024	Long Lake	Long Lake Ave	--	1 mile	Hot Mix
2024	Long Lake	Lapcinski Rd	--	N/A	Gravel
2024	County	CTH MD	CTH D West to CTH D East	2.9 miles	Scrub Oil & Fog Seal
2025	County	CTH D	CTH P to CTH MD	3 miles	Resurface
2027	County	CTH MD	CTH D West to CTH D East	2.9 miles	Resurface
2027	County	CTH D	USH 53 to CTH P	1.8 miles	Resurface
2025	Long Lake	County Line Road	--	1 mile	Hot Mix
2025	Long Lake	Audubon Rd	--	N/A	Gravel
2026	Long Lake	County Line Road	--	1 mile	Hot Mix
2026	Long Lake	Elver Road	--	N/A	Gravel
2027	Long Lake	County Line Road	--	1 mile	Hot Mix
2027	Long Lake	East Side Road	--	1 mile	Resurface
2028	Long Lake	County Line Road	--	1 mile	Hot Mix
2028	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, MN. Charter air service is also available at the Rice Lake Air Center-Regional Airport. Call 715-458-4400 for information regarding charters from Rice Lake. At present, there are one public, and six private airport/airfields and two private heliports 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>
Florida North Airport	Birchwood	Ronald & Wanda Masek	Private
Drew 9 Airport	Birchwood	Mark Baker	Private
Shell Lake Municipal Airport	City of Shell Lake	City of Shell Lake	Public
Indianhead Medical Center Heliport	City of Shell Lake	Indianhead Medical Center	Private
Nest of Eagles Airport	Spoooner	Keith Johnson	Private
Spoooner Hospital Heliport	Spoooner	Spoooner Hospital	Private
Springbrook Airport	Springbrook	Clifford Ingbretson	Private
Willie’s Airport	Springbrook	Willie Kauffman	Private
Lakewood Lodge Airport	Stone Lake	Robert & Judith Gillette	Private

Source: Wisconsin Department of Transportation, Bureau of Aeronautics, 2023

**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 three designated snowmobile trails in the town, Trails #26, #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, Spoooner Health Systems, Washburn County Veterans, and Washburn County Unit on Aging.

**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. Namekagon Transit, operating from the City of Hayward provides limited ground passenger transportation.

Namekagon Transit's primary purpose within Washburn County is to provide transportation for Ventures Unlimited clients. Town of Long Lake residents can schedule rides with at least 48 hours notice, providing the single bus Namekagon Transit operates in Washburn County is available.

Taxis, limo service?

### **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 five years. CTH D is scheduled for updates from CTH M to Berry Rd and from USH 53 to CTH MD in 2027, and from Shallow Lake Rd to USH 53 in 2030. CTH MD is scheduled for updates from CTH D West to CTH D East in 2027, including a major reconstruction of the concrete wall and road at the southwest end of Long Lake.

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

The *Wisconsin State Highway Plan* focuses on the 11,750 miles of State Trunk Highway routes in Wisconsin. The Six Year Highway Improvement Program information available on the Wisconsin DOT website does not identify any projects in the Town of Long Lake in the next six years. No conflicts with the Town of Long Lake Comprehensive Plan have been identified.

#### **Connections 2030**

Connections 2030 was the Wisconsin Department of Transportation's (WisDOT's) long-range transportation plan for the state. Connections 2030 included "Candidate expressway upgrades and/or the potential conversion of expressway-to-freeway corridor (US 53)" as part of the Future Corridor Vision for the Peace Memorial Corridor, which includes Hwy 53. Hwy 53 traverses a short distance in the southwest corner of the township. No other state highways cross the Town of Long Lake. No current state plans identify updates to the section of Hwy 53 in the Town of Long Lake. 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.

## **Connect 2050**

Connect 2050 has been adopted by the state as a roadmap for state transportation policymaking. Connect 2050 is a vision plan that will guide the policies and actions in future state transportation related plans. The 2020 plans listed above have not been updated by the state. Connect 2050 will provide guidance for updating those plans. The Wisconsin Active Transportation Plan 2050 (ATP) is in the draft stage of development. The ATP, when completed, will combine the 2020 Wisconsin Bicycle Transportation and Wisconsin Pedestrian Policy Plans into one plan for 2050.

## **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 2: 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: Regularly review the 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.*

*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 recycling facilities, parks, 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 septic systems, which gradually discharge the wastewater to underground drainage fields.

Washburn County 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 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 trash to unsupervised open municipal dumps. Since that time, state and federal codes have become more restrictive and non-hazardous household waste is 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.

**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

Waste Management, Republic Services and Walczak Sanitation provide residential waste disposal services to the Town of Long Lake. Tony G Disposal also provides delivery and pickup of dumpsters. 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.

Drop-off sites are aimed at people 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 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. Waste that is brought to the station is compacted, loaded into trailers, and taken to the landfill in Sarona for final disposal. Recyclables 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. 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 Four Corners Emergency Services District (BFC ESD) Volunteer Fire Department. The department is located in Birchwood Wisconsin.

For ambulance service, the west three-quarters of the town is taken care of by Marshfield Clinic, 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.

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 are located at N1584 County Highway MD. Town meetings are held at the town hall. Reference the Town kiosks & website for agendas and meeting times & dates. The town hall can be 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. 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.

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.

### **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.

### **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 4.2 depicts electric utility territories in Washburn County.

Currently, natural gas is not offered in the Town of Long Lake.

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 Marshfield Clinic in 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.

In-home health care services are available to residents of the town through providers in neighboring communities.

### **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 surrounding communities. The town has no plans to develop senior care facilities over the next 20 years.

### **Childcare Facilities**

There are currently no childcare facilities located in the Town of Long Lake. These facilities can be found in the surrounding communities. The town has no plans to develop childcare facilities over the next 20 years.

## **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..’Report Cards’ for schools are available on the state Department of Public Instruction website at <https://apps6.dpi.wi.gov/reportcards/home>. For the 2024-25 school year, the Spooner school district has an overall score of 68.8 which meets expectations. The Rice Lake school district overall score was 64, which also meets expectations. School district boundaries are depicted in Map 4.3.

Nearby post-secondary educational facilities are available in surrounding communities.

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 wooded area located in section 16-37-11 open to the public. Refer to Map 4.4, Park and Recreation Areas in Washburn County for park locations.

### **Trails**

Trails #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 at the Washburn County Tourism Association located at 122 W. River Street, Spooner. Designated roads in the township are open for ATV’s and UTVs. Reference signage.

## **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 four boat landings in the town for the public to access lakes. See Map 4.4 for Washburn County boat landings (boat launches) and Table 4.2 below for more details.

Water Body	Section No.
Long Lake	T.37N. – R.11W. Section 16
Long Lake	T.37N. – R.11W. Section 14
Fenton Lake	T.37N. – R.11W. Section 21
McCune Lake	T.37N. – R.11W. 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.*

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

**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 connected 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. The community economy is linked to revenues generated through tourism and agricultural productivity, both of which rely on the continued viability of the community natural resource base.

Due to the connections between 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 barriers to development. Steepness of topography is commonly expressed as percent slope (vertical rise /horizontal run x 100). Generally, 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 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 provides 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**

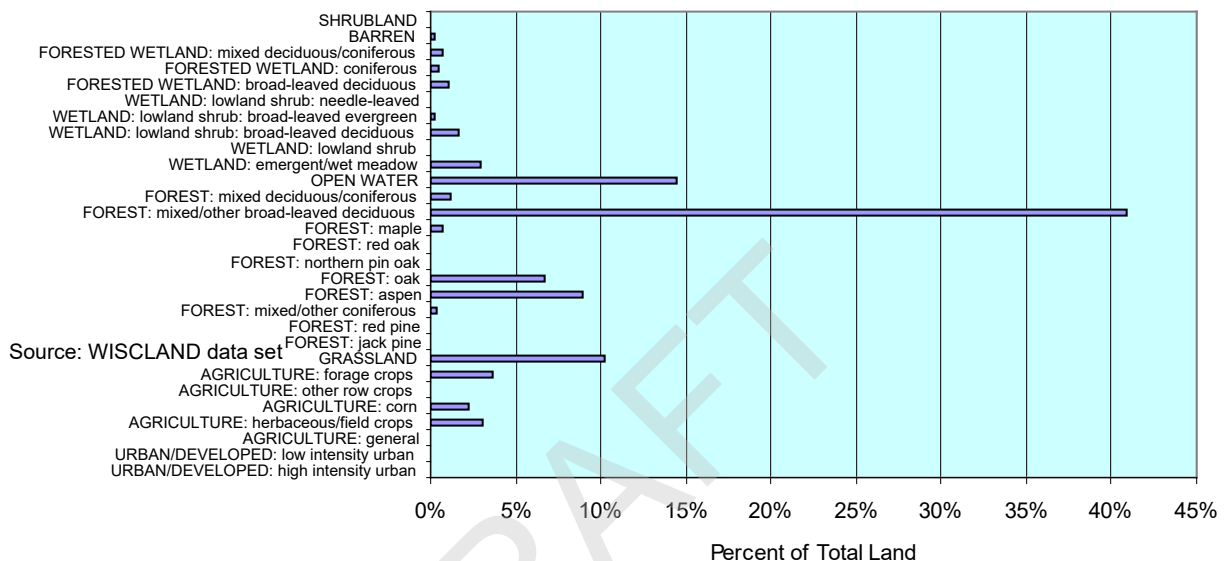
Land cover information for the Town of Long Lake was obtained from the WISCLAND (Wisconsin Initiative for Statewide Cooperation on Land Cover Analysis and Data) data set. See Figure 5.1. This data represents surface vegetation, open water, and urban area delineation based on interpretation of dual year 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.

**Forest Resources**

Note: Figures 5.1 and 5.2 have not been updated from the original release of this document in 2004.

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



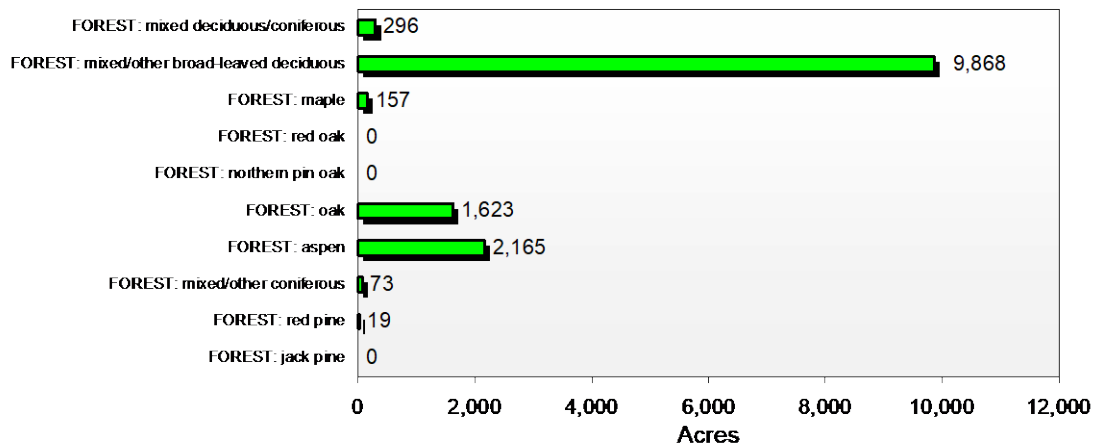
Forests are one of the most defining characteristics of northern Wisconsin. These resources represent significant cultural, social, environmental, and economic assets to citizens and communities. Forests provide a range of benefits including wildlife habitat, forest products, recreational opportunities, 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.

Most 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.

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

Source: GIS analysis using WISCLAND data set

### **State-Owned Forest Lands**

The 80 acre UW forest on the northwest corner of Lapcinski Rd and Cty Hwy D is owned by the state university system.

### **Federally Owned Lands**

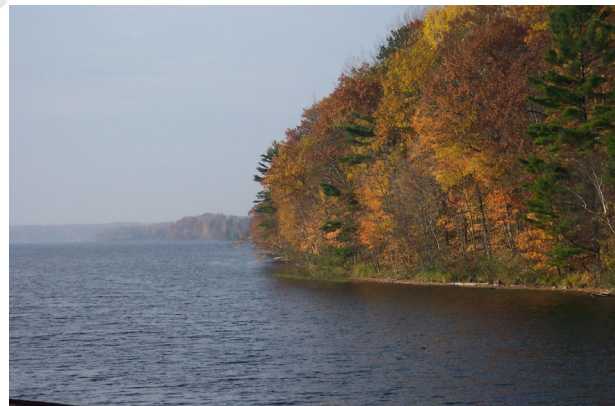
There is no federally owned land in the Town of Long Lake.

### **Mineral Resources**

Gravel is the only mineral extracted from the ground in the Town of Long Lake. The town has a gravel pit located on Lakken Road. This resource is beneficial for maintenance of town roads.

### **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 70 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 environmental or public health concerns. 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.

The 2024 Wisconsin Water Quality report to congress has Long Lake on the Impaired Waters list. This is due to the phosphorus levels in the lake. The Water Quality report lists Long Lake as Eutrophic and having High Phosphorus Levels. The 2004 Comprehensive Plan reported Long Lake as the largest Outstanding Resource Water found in Washburn County. Unfortunately, that is no longer the case. Phosphorous is the nutrient responsible for algae blooms and lakes with more phosphorous are generally greener in color, less clear, and have lower levels of oxygen available for fish.

The Long Lake Preservation Association (LLPA), with support from the Northwest Regional Planning Commission, among others, released a Comprehensive Lake Management Plan for Long Lake in 2024. The lake management plan is available at <https://longlakellpa.org/wp-content/uploads/2024/02/FINAL-Long-Lake-Comprehensive-Management-Plan.pdf>. This plan

addresses “lake water quality, habitat, aquatic invasive species prevention and management, and the social framework to support the long-term health of Long Lake”

The township’s 2004 Comprehensive Plan summarized phosphorus testing and results that were taking place at that time. The Comprehensive Lake Management Plan generated by the LLPA in 2024 includes updates on the current state of these efforts.

### **Watersheds**

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

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 Rivers watersheds occupy the rest of the Town of Long Lake. The Brill and Red Cedar River watersheds are 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. The chemical composition of a lake is affected by land uses in the area where storm water and snow melt drains to the lake. For example, agricultural areas yield higher amounts of nutrients and sediments 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.

Invasive species in lakes present another natural resource issue best managed at the watershed scale. 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 can move in both directions. Currently, these or other invasive species do 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. Groundwater movement is 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 the 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 reported in the 2004 Comprehensive Plan is no longer in use. Development standards are codified in Washburn County zoning ordinances Division 27 Sections 38-739 through 38-748. The ordinance is available online at [https://library.municode.com/wi/washburn\\_county/codes/code\\_of\\_ordinances?nodeId=COOR\\_C H38LADE\\_ARTIIIZORE\\_DIV27SHPR\\_S38-739GEPR](https://library.municode.com/wi/washburn_county/codes/code_of_ordinances?nodeId=COOR_C H38LADE_ARTIIIZORE_DIV27SHPR_S38-739GEPR)

### **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.

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 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 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 are depicted in Map 5.7.

## **Groundwater**

Groundwater is a critical resource for the residents of the Town of Long Lake. 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 diminished 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 the 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. 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 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.

- 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.

Division 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 at least 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 often have saturated soils rather than standing water. 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.

*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.

**Table 5.6: Wetland Types<sup>1</sup>**

Name	Approximate Acres
Emergent/Wet Meadow	815
Scrub/Shrub	469
Forested	352
Aquatic Bed	207
APPROXIMATE TOTAL	1,843

**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>Bald Eagle</i>	<i>Haliaeetus Leucocephalus</i>	<i>Not specified</i>
<b>Fish</b>		
<i>Pugnose Shiner</i>	<i>Notropis Anogenus</i>	<i>Threatened</i>
<i>Ozark Minnow</i>	<i>Notropis Nubilus</i>	<i>Threatened</i>
<b>Animals</b>		
<i>Blanding’s Turtle</i>	<i>Emydoidea blandingii</i>	<i>Special Concern/P*</i>
<i>Franklin’s Ground Squirrel</i>	<i>Poliocitellus franklinii</i>	<i>Special Concern/N**</i>
<i>Four-toed Salamander</i>	<i>Hemidactylum scutatum</i>	<i>Special Concern/H***</i>

<sup>1</sup> Based on Wisconsin Wetland Inventory data, 5-acre minimum mapping unit.

\* P – Protected

\*\* N – No laws regulating use, possession or harvesting

\*\*\* H – take regulated by the establishment of open-closed seasons

### 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>

Source: Wisconsin DNR Natural Heritage Inventory

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 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. 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 indicates 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 45 years. Between the period 1967 and 1976, the town 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 policies 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 identifies a few cultural attributes in the Town of Long Lake and proposes meaningful objectives to enhance and protect town cultural resources. According to the Architecture and Historic Inventory (AHI), provided by the Wisconsin Historical Society, there are four 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	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, are identified below:

- **Nobleton School** - located on CTH M on the south end of Long Lake.
- **Tomahawk Scout Reservation** – the scout camp (Est. 1953) encompasses more than 3,500 acres of woodland area and over eight miles of shoreline. Tomahawk is home to the



council's summer Scout and Webelos resident camps as well as the Snow Base Winter Camp.

- **Hunt Hill Nature Center** – 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, which include campsites, villages, communities, cabins, homesteads, sugar mapling sites, cemetery and burial mounds, trading posts, sawmills and kilns. Of the 173 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 natural scenic views during the development review process.

A way to preserve the rural character of Long Lake is to ensure the built environment reflects a northwoods atmosphere. Development of voluntary or community design principles could be used 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 are 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 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 cover said rules and regulations, utilizing existing resources such as the DNR and UW Extension materials and representatives, and utilizing the town hall as an information center.*

**Objective 2:** Identify and protect critical habitat areas in the town.

*Regulation Action: Support state and county rules and regulations regarding protecting critical habitat areas in the town.*

**Objective 3:** Encourage sensible, environmentally friendly outdoor lighting.

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

**Objective 4:** Encourage commercial and industrial land use activities to avoid negatively impacting surrounding natural resources and properties.

*Education Action: Support state and county rules and regulations regarding commercial and industrial land use activities negatively impacting surrounding natural resources and properties.*

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

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

*Regulation Action: Support state and county rules and regulations regarding stormwater runoff.*

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

*Regulation Action: Support state and county rules and regulations regarding abandoning wells and underground tanks.*

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

## **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: 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.)

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

## **CULTURAL 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: Support state and county rules and regulations regarding identifying historic and cultural resources.*

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

**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 large cultural resources that are Tomahawk Scout Camp and Hunt Hill Sanctuary.

*Education Action: Facilitate the public's understanding the importance of these camps historic/cultural value to the town.*

DRAFT

## **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 ensures 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 2020 Census, of the 628 inhabitants in the Town of Long Lake, 565 are 16 years or over. Of those 565, 49.6 percent, or 280, comprise the civilian labor force. At that time, 269 of the 280 were identified as employed and 11 as unemployed or 1.9% percent of those 16 years or over.

Between the 2000 Census and the 2020 Census, the percentage of the population over the age of 25 that have attained some education past high school has increased from 54 percent to 68 percent. Of the 520 people over 25 years old, 354 have a higher level of education, with 71.2 percent of the 354 achieving an associate degree or higher.

### **6.3 ECONOMIC BASE**

In 2020, the average annual wage for the Town of Long Lake was \$80,639. This is a 277% increase over the Washburn County average wages of \$21,410 reported in the 2004 Comprehensive Plan. See the Employment Characteristics section of Element 1 for the distribution of numbers for various employment fields as reported by the 2020 census data.

### **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 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.

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, 72.1 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

## **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 exists 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. Regarding where new businesses should be located, only 33.6 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. Also, the town wants to be sure that new developments do not jeopardize the rural character and quality of life. The vast majority of respondents to the town survey, 83.6 percent, favor preserving the rural character of the township.

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:

- 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 has two agencies which administer grants for assistance with economic development that apply to the Town of Long Lake and/or Washburn County. One is the Minority Business Development Agency, which provides resources for education, training, and advising small and minority business enterprises. Secondly, the Economic Development Administration (EDA) provides economic development assistance programs.

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. Go to <https://www.usdaloans.com> to apply for, or research loan options.

The Wisconsin Economic Development Corporation (WEDC) has many programs available to assist small businesses. Go to [https://wedc.org/programs/?fwp\\_programsresources\\_category=program-grow](https://wedc.org/programs/?fwp_programsresources_category=program-grow) to review available programs.

The Wisconsin Department of Transportation has programs that provide grants and loans to businesses and local communities for their transportation-related needs. See: <https://wisconsin.gov/Pages/doing-bus/local-gov/astnce-pgms/default.aspx>

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.

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 have 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, and site planning 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.*

## **INTERGOVERNMENTAL COOPERATION**

### **7.1 INTRODUCTION**

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

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. The Town of Long Lake will work at cooperating with adjacent towns and the county to coordinate planning activities where jurisdictions and areas affected cross boundaries.

### **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 between two school districts. The town must also coordinate with state and federal agencies.

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

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

#### **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 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. 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.

The relationship between the Town of Long Lake and Washburn County is good. Cooperation and understanding can always be improved and we should continue to look for opportunities to do so. 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 receives input from the town before making decisions affecting town land use. The town works to maintain open lines of communication with Washburn County.

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 districts.

Northwood Technical College is a two year tech school in Rice Lake, offering training for a wide array of personal and career enrichment courses for businesses and individuals.

### **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. The Town of Long Lake must continue to communicate and cooperate with these agencies to achieve the goals of this



comprehensive plan. It is important that the town be informed of changes in policy, management or planning conducted by these agencies.

### **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 C for a 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.

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 of Long Lake must continue to inform adjacent communities of changes to its comprehensive plan and ongoing efforts to implement the plan’s 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 Board declined to adopt the Comprehensive Plan developed in the early 2000’s.

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 developed a regional plan for the ten-county northwest region. The regional plan was adopted in 2015. The plan is currently located at: <https://www.nwrpc.com/960/Northwest-Regional-Comprehensive-Plan>

## 7.4 STATE AND COUNTY AGENCY PLANS

### **Washburn County Outdoor Recreation Plan (2021)**

The Washburn County Outdoor Recreation Plan is covered by Chapter 900 of the Washburn County Forest Land Use Plan, currently located at:

[https://co.washburn.wi.us/wp-content/uploads/2024/12/Chapter900\\_Recreation.pdf](https://co.washburn.wi.us/wp-content/uploads/2024/12/Chapter900_Recreation.pdf)

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 Comprehensive Land Use Plan(2021-2035)** **<https://co.washburn.wi.us/washburn-county-forest-comprehensive-land-use-plan-2021-2035/>**

No recommendations specific to the Town of Long Lake or conflicts with the Town of Long Lake Comprehensive Plan have been identified.

### **Washburn County Land and Water Resource Management Plan (2017-2027)** , currently located at:

<https://co.washburn.wi.us/wp-content/uploads/2024/12/2017-22-washburn-lwrm-plan-compressed.pdf>

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.

### **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. Contact the county Highway Department for details of the 5 year Roadway Improvement Plan. 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 - Birchwood Four Corners Emergency Services provides fire protection services 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 Marshfield Medical Center in Rice Lake.

### **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. Local contractors provide snow removal services.

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

A recycling and compost area located in the town is for township property owners use.

### **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.

**Goal: Maintain 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 area's natural resources.

*Regulation Action 1: Develop and enforce consistent zoning and land use.*

*Regulation Action 2: 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. Currently the Long Lake Preservation Association addresses this action.*

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

*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:** Maintain 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. Property taxes have reached all time highs, and infrastructure and maintenance costs continue to encumber local units of government. These issues are further exacerbated by the trends of unplanned, haphazard growth and development. 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 25,289 acres (39.51 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 on photo-identifiable changes in land use and are not based on parcel classifications used for assessment and zoning purposes. The Town Planning Commission determined this effort did not need to be repeated for the 2025 update to the Comprehensive Plan.

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

- **Agriculture** The predominant 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 reserves 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 person's 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 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 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 Inc. Most private woodlands in the town are used as recreational parcels and for forest crop production.

### **Agriculture**

Agricultural use is the second most dominant land use in the Town of Long Lake, and a patchwork of agricultural land 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. Most 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. Development density along the perimeter of Long Lake is very high in places, with some shoreland areas having attained maximum build-out. Development along the lake has, in some cases, extended to the second tier (non-adjoining property with lake views), which is typical around Wisconsin lakes with extensively developed shorelines.

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

Land use code	Description	Acres	Percent of Total
AG	Agricultural	8,137.01	32.18%
F	Forestry	6,844.27	27.06%
RA	Residential Agricultural	2,947.85	11.66%
RR1	Residential-Recreational 1	1,126.05	4.45%
RR2	Residential-Recreational 2	982.49	3.89%
R	Residential	575.62	2.28%
RM	Residential-Mobile Home	215.42	0.85%
RC	Resource Conservation	215	0.85%
C	Commercial	121.71	0.48%
RS	Residential Shoreland	17.58	0.07%
PUD	Planned Unit Development	0.29	0.00%
	County Roads	92.2	0.36%
	Local Roads	268.1	1.06%
	Park & Recreation	0.6	0.00%
	Water	3,745	14.81%
	<b>Totals</b>	<b>25,289.2</b>	<b>100.00%</b>

### **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 2020 decennial census indicated that ?? town residents worked at home.

### **Industrial**

One industrial area is identified as an extractive operation. This area is located off 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.

Except for surface water, the remainder of land uses within the town comprises little land area. Surface waters account for nearly 3,745 acres, while the remaining uses (parks and recreation, communications and utilities) represent less than one acre.

## **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 can yield more runoff for area lakes and lead to declining water quality.

### **Forested Rural Lands**

As lake frontage becomes developed, 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 eastern 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 in 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 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.

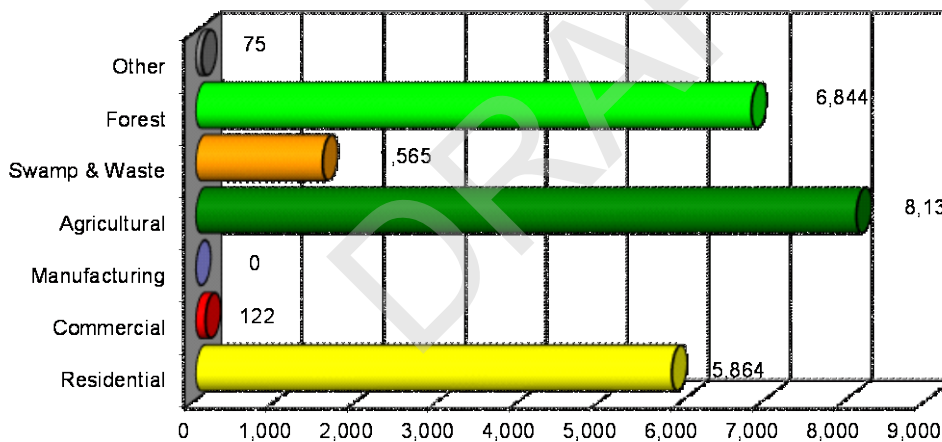
Manufacturing property consists of all property used for manufacturing, assembling, processing, fabricating, making, or milling tangible personal property for profit. It also includes establishments engaged in assembling component parts of manufactured products. All manufacturing property is assessed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



### 8.8 BUILDING AND SANITARY PERMIT DATA

#### **Washburn County Waterfront Zoning Permits, 2024**

Zoning permits issued for the construction of waterfront homes accounted for just under nine percent of all zoning permits issued in 2024 in Washburn County. A total of 572 permits were issued in 2024, with 50 of them issued for waterfront 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  
2024 (County)**

	2024
Rezoning requests	23
Variance requests	7
Conditional use requests	10

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 zoning information 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. Washburn county ordinances Chapter 62 – Subdivisions provides the guidelines for future subdivision plats in the town.

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

Zoning District	2004			2024		
	Parcels	Acres	Percent of Total Area	Parcels	Acres	Percent of Total Area
Agriculture	243	8731.7	36.1%	294	8137.01	33.5%
Commercial	10	120.97	0.5%	15	121.71	0.5%
Conservation	26	170	0.7%	3	215	0.9%
Forestry	216	6937.63	28.7%	210	6844.27	28.2%
Residential	79	625.54	2.6%	468	575.62	2.4%
Residential Agricultural	93	2564.71	10.6%	159	2947.85	12.1%
Residential Mobile	10	209.2	0.9%	27	215.42	0.9%
Residential Recreational (1)	69	986.22	4.1%	259	1126.05	4.6%
Residential Recreational (2)	46	715.01	3.0%	83	982.49	4.0%
Water	0	3117.99	12.9%	0	3117.99	12.8%
Residential Shoreland				11	17.58	0.1%
Planned Unit Development				1	0.29	0.0%
<b>Total</b>	<b>792</b>	<b>24,178.97</b>	<b>100.0%</b>	<b>1530</b>	<b>24,301.3</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.

**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. 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.

The Long Lake Management Plan recognizes this effect of development on runoff and lake nutrients. The plan recommends that on-site storm water Best Management Practices (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.

Table 8.5 in the 2004 Plan indicated there was one LUST site in the Town of Long Lake at that time, without identifying where the site was. Checking the Wisconsin DNR Bureau for Remediation and Redevelopment Tracking System (BRRTS) at <https://dnr.wisconsin.gov/topic/Brownfields/botw.html> the site was identified as being at the former Marawarden Resort. The underground fuel tank at Marawarden was addressed and the associated LUST case was closed November 28, 2012. No other LUST sites are known to exist in the Town of Long Lake according to the BRRTS.

### **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 could increase if development is done without Best Management Practices.

## 8.11 GROWTH FORECASTS

### **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 existing 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 included in Appendix D.

## 8.12 2020 FUTURE LAND USE SUMMARY

The future land use map generated for the 2004 Comprehensive Plan is deemed to still apply today. Map 9.1 found in the Implementation Element, is intended to serve as a guide to the plan commission and town board in matters concerning land use activities.

## 8.13 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.

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

## **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, 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 biannually 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 the next update of this plan by 2035. At this time, information from the 2030 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 Plan 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 and encourage Washburn County when making zoning decisions affecting the Town of Long Lake, that the town's Comprehensive Plan be taken into consideration.
- B. Stay abreast of Washburn County zoning changes and provide feedback to the County as needed, if proposed changes conflict with the Town's goals and objectives.
- C. Hold a biannual 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.
- D. Continue to seek public involvement and input. Continue to monitor local issues and opportunities and incorporate these factors into the plan.
- E. Base town land use decisions on the contents of the comprehensive plan.
- F. 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 a biannual basis, the plan commission should monitor the plan’s overall objectives and actions 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.	The town follows Washburn County zoning regulations.	Town Board	Ongoing
2. Encourage construction and development to be in line with Washburn County Zoning.	<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	Ongoing

### TRANSPORTATION

Goal: 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	2026

	<p><b>Education Action 2:</b>  <i>Discuss PASER road evaluation results at a town board meeting and make available per request thereafter.</i></p>	Town Board	Annually
	<p><b>Resource Improvement Action 1:</b>  <i>Contact DNR before replacing or installing culverts.</i></p>	Town Board, Washburn County Highway Dept.	Ongoing
	<p><b>Resource Improvement Action 2:</b>  <i>Make improvements to any areas identified as high accident areas.</i></p>	Town Board, Washburn County Highway Dept.	Ongoing
	<p><b>Resource Improvement Action 3:</b>  <i>Implement Best Management Practices for erosion control during road projects.</i></p>	Town Board, DNR, Washburn County Highway Dept.	Ongoing
<p>2. Work closely with Washburn County on transportation problems and projects that affect the Town of Long Lake.</p>	<p><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></p>	Town Board, Washburn County Highway Dept.	Ongoing
	<p><b>Regulation Action 2:</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></p>	DNR, DOT, Town Board, Washburn County Highway Dept.	Immediate
	<p><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></p>	Washburn County Highway Dept., Town Board	Ongoing

	<p><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></p>	Town Board, Planning Commission	Annually
	<p><b>Resource Improvement Action:</b>  <i>Consider bike trails, paved shoulders, utility relocations, and safety improvements when upgrading town or county roads.</i></p>	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>Regularly review the ordinance and permitting process for new driveways.</i></p>	Planning Commission, Town Board	Ongoing
	<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>Monitoring Action:</b>  <i>Maintain a record of driveway permits granted.</i></p>	Town Board	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>	<p>Planning Commission,                  Town Board</p>	<p>Ongoing</p>
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**UTILITIES & COMMUNITY FACILITIES**

<p><b>Goal:</b> Support utilities and community facilities that cost-effectively provide for the safety, health, and well-being of the town.</p>			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
<p>1. Improve and maintain town-owned recreation sites.</p>	<p><b>Resource Improvement Action 1:</b>  <i>Make an effort to establish public parks, recreation areas, and walking/biking trails.</i></p>	<p>Plan Commission, Town Board</p>	<p>Ongoing</p>
	<p><b>Resource Improvement Action 2:</b>  <i>When roads in the town are improved, consider widening them to accommodate biking and walking.</i></p>	<p>Town Board</p>	<p>Ongoing</p>
<p>2. Encourage and support volunteer efforts to assist in providing public services.</p>	<p><b>Education Action 1:</b>  <i>Continue to support the Long Lake Chamber of Commerce.</i></p>	<p>Plan Commission, Town Board</p>	<p>Ongoing</p>
	<p><b>Education Action 2:</b>  <i>Continue to support the LLPA.</i></p>	<p>Plan Commission, Town Board</p>	<p>Ongoing</p>
	<p><b>Education Action 3:</b>  <i>Inform the public of volunteer opportunities via town board meetings.</i></p>	<p>Town Board</p>	<p>Ongoing</p>

	<b>Education Action 4:</b> <i>Continue to support first responders.</i>	Town Board	Annually/Ongoing
.3. Work with private utility companies.	<b>Regulation Action 1:</b> <i>Require utilities to share corridors and towers in the township.</i>	Town Board	As Needed
	<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

	<p><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 cover said rules and regulations, utilizing existing resources such as the DNR and UW Extension materials and representatives, and by utilizing the Town Hall as an information center.</i></p>	Town Board	Annually
2. Identify and protect critical habitat areas in the town.	<p><b>Regulation Action:</b>  <i>Support state and county rules and regulations regarding protecting critical habitat areas in the town.</i></p>	Planning Commission, Town Board	Ongoing
3. Encourage sensible, environmentally friendly outdoor lighting.	<p><b>Monitoring Action:</b>  <i>Public to monitor ordinance by requests to town board.</i></p>	Public, Town Board	Ongoing
4. Encourage commercial and industrial land use activities to avoid negatively impacting surrounding natural resources and properties.	<p><b>Education Action:</b>  <i>Support state and county rules and regulations regarding commercial and industrial land use activities negatively impacting surrounding natural resources and properties.</i></p>	Town Board, Washburn County Zoning Dept., Planning Commission	Ongoing
<p><b>Goal 2: Maintain and improve surface and ground water quality.</b></p>			
<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:</b>  <i>Support state and county rules and regulations regarding stormwater runoff.</i></p>	Washburn County UDC Inspector	Ongoing

<p>2. Minimize pollutants entering groundwater.</p>	<p><b>Regulation Action:</b> <i>Support state and county rules and regulations regarding abandoning wells and underground tanks.</i></p>	<p>Town Board, Washburn County Zoning Dept.</p>	<p>Ongoing</p>
	<p><b>Education Action:</b> <i>Refer landowners to Washburn County Land and Water Conservation Department for assistance.</i></p>	<p>Town Board, LLPA, Planning Commission</p>	<p>Ongoing</p>

### AGRICULTURAL RESOURCES

<p><b>Goal:</b> Support existing and future agricultural activity within the Town of Long Lake.</p>			
<p><b>Objectives</b></p>	<p><b>Action-Plan</b></p>	<p><b>Key Groups for Implementation</b></p>	<p><b>Timeframe</b></p>
<p>1. Encourage the continuation of farming activities in the Town of Long Lake.</p>	<p><b>Education Action:</b> <i>Encourage farmers to take advantage of existing federal, state, and county programs.</i></p>	<p>Plan Commission, Washburn County, LWRD, DNR</p>	<p>Ongoing</p>
<p>2. Ensure that future land uses are compatible with the rural atmosphere of the Town of Long Lake.</p>	<p><b>Regulation Action:</b> <i>Discourage residential development next to existing livestock operations.</i></p>	<p>Plan Commission</p>	<p>Ongoing</p>
<p>3. Minimize pollution from agricultural operations (noise, odor, run-off, etc.)</p>	<p><b>Regulation Action:</b> <i>Request 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></p>	<p>Town Board, Planning Commission, DNR, Washburn County LWRD, DATCP</p>	<p>Ongoing</p>

	<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
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**CULTURAL RESOURCES**

<b>Goal:</b> Preserve and enhance cultural heritage resources, including historical places, sites, and landscapes.			
<b>Objectives</b>	<b>Action-Plan</b>	<b>Key Groups for Implementation</b>	<b>Timeframe</b>
1. Identify and recognize historic and cultural resources.	<b>Regulation Action:</b> <i>Support state and county rules and regulations regarding identifying historic and cultural resources.</i>	Plan Commission	Ongoing
	<b>Resource Improvement Action:</b> <i>Support the preservation of the oral and written history of the Long Lake area.</i>	Plan Commission	Ongoing
2. Maintain the historic integrity of the Long Lake Town Hall.	<b>Regulation Action:</b> <i>Any additions, remodels, or renovations should be consistent with the historic nature of the existing building.</i>	Plan Commission, Town Board	As Needed
	<b>Education Action:</b> <i>Include the town hall in any written documentation/inventory of historically significant sites.</i>	Plan Commission	Ongoing
3. Encourage the preservation of Long Lake large cultural resources, which are Tomahawk Scout Camp and Hunt Hill.	<b>Education Action:</b> <i>Facilitate the public's understanding of the importance of these camps' historic/cultural value to the town.</i>	Plan Commission, LLPA	Ongoing

**ECONOMIC DEVELOPMENT**

<b>Goal: Support business activities that both reflect and contribute to the scenic and rural character of Long Lake.</b>			
<b>Objectives</b>	<b>Action-Plan</b>	<b>Key Groups for Implementation</b>	<b>Timeframe</b>
1. Support the existence and promote the growth of small businesses that contribute to the rural character 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, and site planning 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

**INTERGOVERNMENTAL COOPERATION**

<b>Goal: Maintain cooperative relationships with adjacent and overlapping jurisdictions.</b>			
<b>Objectives</b>	<b>Action-Plan</b>	<b>Key Groups for Implementation</b>	<b>Timeframe</b>
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

<p>2. Develop partnerships with neighboring towns and Washburn County to minimize land use conflicts and effectively protect the areas natural resources.</p>	<p><b>Regulation Action 1:</b> <i>Develop and enforce consistent zoning and land use.</i></p>	<p>Town Board and Planning Commission</p>	<p>Ongoing</p>
	<p><b>Regulation Action 2:</b> <i>Develop regulations and agreements between town and county to enforce ordinances developed by the Town of Long Lake.</i></p>	<p>Planning Commission, Washburn County, Town Board</p>	<p>Ongoing</p>
	<p><b>Education Action:</b> <i>Communicate new or changed ordinances with surrounding townships.</i></p>	<p>Town Board Planning Commission</p>	<p>Ongoing</p>
	<p><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></p>	<p>LLPA, Town Board</p>	<p>Ongoing</p>
	<p><b>Resource Improvement Action 2:</b> <i>Attempt to coordinate signage for access onto all lakes in Long Lake Township.</i></p>	<p>LLPA, Town Board</p>	<p>Ongoing</p>
	<p><b>Monitoring Action:</b> <i>Periodically monitor water quality and watershed quality and share results among townships involved.</i></p>	<p>LLPA, Town Board, Birchwood &amp; Madge <i>Currently the Long Lake Preservation Association addresses this action.</i></p>	<p>Ongoing/Annually</p>

3. Develop reciprocal agreements with bordering jurisdictions for the purposes of grading and maintaining current and new roads and other rights-of-way.	<p><b>Education Action:</b> Request and share the five-year road improvement plan with neighboring townships.</p>	Town Board	As Needed/Annually
	<p><b>Resource Improvement Action:</b> Identify town roads that cross jurisdictional boundaries to coordinate improvement efforts.</p>	Town Board	As Needed/Annually
4. Maintain and/or enhance relationships and shared service agreements with police, fire, emergency and other town services.	<p><b>Education Action 1:</b> Periodically update residents of costs associated with these services and any actions being taken on them through published reports.</p>	Town Board	Annually
	<p><b>Education Action 2:</b> Hold joint meetings with neighboring towns to share service agreements and contracts for such services and evaluate the feasibility of future joint ventures.</p>	Town Board	Annually
	<p><b>Resource Improvement Action:</b> Investigate other alternatives to emergency service agreements.</p>	Town Board	Annually
	<p><b>Monitoring Action:</b> Annually compile service costs associated with police, fire, and medical services at the town level.</p>	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>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

**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.

**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 has developed driveway and lighting ordinances to further the objectives of the plan. The following is a list of programs and strategies that the town could implement or utilize 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 a 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 affect 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 to quantify the variables of the LE and SA components. Points are assessed based on whether the property meets the guidelines of the community and then totaled to achieve a composite score. A threshold score then determines whether the property would be an appropriate residential development area or whether the land should remain in agricultural use.

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<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 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". 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. Refer to Washburn County subdivision ordinances for minimum lot size definitions.

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 to keep them from becoming dilapidated and/or rundown. The Town of Long Lake adopted the state of Wisconsin Uniform Dwelling Code with ordinance 2004-2.

## **Moratoria**

Then enactment of a moratorium temporarily stops all development in a specified area 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 can 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.

## **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 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 of 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”**

DRAFT

**Prepared and Approved by the  
Town of Long Lake Comprehensive Planning Committee**

February TBD, 2024

**Adopted by the Long Lake Town Board**

July 14, 2026

DRAFT

## 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 and update of the original plan adopted in 2004. Public participation procedures must provide for a broad dissemination of proposals and alternatives, public meetings after effective notice, opportunity for written comments, communication programs, provisions for open discussion, and consideration of and response to public comments. These 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 updating the Comprehensive Plan for the Town of Long Lake originally adopted in 2004. 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 revised 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 and town board supervisors. 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 means 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 public input and comments. 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.

### **Opportunity for Written Comments**

Detailed comments can most often be best expressed through written format. To encourage the citizens of the Town of Long Lake to express written comment throughout the planning process, 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). Meeting notices will be posted at least one week prior to the meeting. All public hearings will follow the same public notice recommendations.

### *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.

### *Mailings*

A letter will be developed to inform residents and property owners about the comprehensive planning update. The letter 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*

Revised sections of the comprehensive plan will be posted to the town's website during the course of the project for public review and comment.

### *Email List*

As public participation proceeds, interested citizens will have opportunities to place their name on an email list to receive additional information regarding the planning process via email when applicable. The town Plan Commission chair will compile and maintain this email list. Names to be included on the email 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 notices as needed.

### *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 may be prepared from time to time by the planning committee.

### *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 comment. Such documents will be made available at least 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 will be posted on the town website.
- 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.

## Public Hearings

Once the final draft of the Town of Long Lake Comprehensive Plan is completed, the Town of Long Lake Planning Commission 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 on the town kiosks. Hearing notices will be published as required by 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 on the planning committee 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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Terry O'Brien, Town of Long Lake Chairman

Attest: \_\_\_\_\_  
Debbie Bouma, Town 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%

**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 town issues and opportunities and check HOW IMPORTANT the issue or opportunity is to you and HOW SATISFIED you are with each.*

	Level of Importance			Level of Satisfaction		
	Important	Neutral	Not Important	Satisfied	Neutral	Not Satisfied
1. Property Taxes	181 (83.0%)	36 (16.5%)	1 (0.5%)	56 (28.9%)	79 (40.7%)	59 (30.4%)
2. Recreational Opportunities	144 (64.0%)	62 (27.6%)	19 (8.4%)	116 (61.1%)	61 (32.1%)	13 (6.8%)
3. Local Roads	176 (78.9%)	45 (20.2%)	2 (0.9%)	83 (43.2%)	64 (33.3%)	45 (23.4%)
4. Clean Drinking Water	153 (83.2%)	23 (12.5%)	8 (4.3%)	122(65.2%)	59 (31.6%)	6 (2%)
5. Quality Public Education	121 (54.8%)	76 (34.4%)	24 (10.9%)	67 (36.6%)	103 (56.3%)	13 (7.1%)
6. Job Opportunities	56 (25.3%)	118 (53.4%)	47 (21.3%)	33 (18.3%)	140 (77.8%)	7 (3.9%)
7. Shopping Facilities	55 (24.0%)	114 (49.8%)	60 (26.2%)	58 (32.4%)	104 (58.1%)	17 (9.5%)
8. Housing You Can Afford	81 (36.7%)	99 (44.8%)	41 (18.6%)	37 (19.9%)	125 (67.2%)	24 (12.9%)
9. Environmental Quality	192 (85.7%)	31 (13.8%)	1 (0.4%)	98 (53.3%)	65 (35.3%)	21 (11.4%)
10. Air Quality	185 (84.1%)	30 (13.6%)	5 (2.3%)	121 (65.1%)	57 (30.6%)	8 (4.3%)
11. Waterfront Protection	194 (85.8%)	30 (13.3%)	2 (0.9%)	82 (42.7%)	65 (33.9%)	45 (23.4%)
12. Quality of Life	198 (86.8%)	24 (10.5%)	6 (2.6%)	128 (68.1%)	55 (29.3%)	5 (2.7%)
13. Noise Pollution	168 (74.3%)	48 (21.2%)	10 (4.4%)	78 (41.1%)	71 (37.4%)	41 (21.6%)
14. Public Land Management	157 (71.4%)	54 (24.5%)	9 (4.1%)	74 (40.2%)	87 (47.3%)	23 (12.5%)
15. Adequate Energy Supply	172 (78.2%)	40 (18.2%)	8 (3.6%)	93 (51.1%)	81 (44.5%)	8 (4.4%)

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>
116 (50.9%)	41 (18%)	71 (31.1%)

17. Would you be willing to pay more in taxes or user fees to improve services such as fire protection, law enforcement, road maintenance, ambulance, etc.?

<b>Yes</b>	<b>No</b>	<b>No Opinion</b>
70 (30.3%)	129 (55.8%)	32 (13.9%)

If yes, which services?

<b>Roads</b>	<b>Fire</b>	<b>Law enforcement</b>	<b>Ambulance</b>
42 (60%)	29 (44.3%)	27 (41.4%)	29 (44.3%)

Note: Percentages above do not add up to 100 due to multiple responses per individual.

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>
167 (72.6%)	24 (10.4%)	39 (17%)

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>
170 (75.2%)	13 (5.8%)	43 (19%)

## 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
197 (86.4%)	4 (1.8%)	43 (11.8%)

*Please respond to the following statements that address growth management issues in your community:*

	Yes	No	Don't Know
<b>LAND USE PLANNING</b>			
21. Does my town/village/city need land use planning?	164 (70.1%)	18 (7.7%)	52 (22.2%)
22. Does Washburn County need land use planning?	169 (72.8%)	17 (7.3%)	46 (19.8%)
23. Should there be more cooperation among communities in planning for growth?	164 (69.8%)	19 (8.1%)	52 (22.1%)
<b>WATER RESOURCES</b>			
24. Should the surface waters of Washburn County (its lakes, rivers, streams and wetlands) be further protected from the negative effects of development?	190 (81.6%)	19 (8.2%)	24 (10.3%)
25. Should provisions be made to preserve the natural beauty of lakes, rivers, streams and wetlands?	203 (87.1%)	16 (6.9%)	14 (6%)

<b><u>ZONING AND LAND USE REGULATIONS</u></b>	<b>Yes</b>	<b>No</b>	<b>Don't Know</b>
26. Do zoning restrictions improve areas more than they detract from them?	123 (55.4%)	34 (15.3%)	65 (29.3%)
27. Should land use be restricted by zoning?	161 (69.4%)	31 (13.4%)	40 (17.2%)
28. Should there be aesthetic requirements for commercial and industrial development (i.e. landscaping, natural colors and material)?	165 (70.2%)	41 (17.5%)	29 (12.3%)
29. Should new businesses generally be required to locate near other businesses?	78 (33.6%)	92 (39.7%)	62 (26.7%)
30. Should rural residential lots have a minimum size restriction?	136 (58.9%)	67 (29%)	28 (12.1%)
31. Should land use regulations be strongly enforced?	158 (69%)	24 (10.5%)	47 (20.5%)
<b><u>PRESERVATION AND DEVELOPMENT POLICIES</u></b>	<b>Yes</b>	<b>No</b>	<b>Don't Know</b>
32. Is it important to preserve the agricultural industry in the Town of Long Lake?	165 (71.4%)	21 (9.1%)	45 (19.5%)
33. Should a landowner have the right to sell his or her farmland for purposes other than farming?	137 (60.1%)	36 (15.8%)	55 (24.1%)
34. Should the rural character of Washburn County be preserved?	194 (83.6%)	12 (5.2%)	26 (11.2%)
35. Is it important to attract new population to this area?	44 (20.3%)	133 (61.3%)	40 (18.4%)
36. Is it important to attract more tourists to this area?	77 (32.8%)	124 (52.8%)	34 (14.4%)
37. Is it important to attract new industry to this area?	80 (34.3%)	116 (49.8%)	37 (15.9%)
38. Is it important to plan for future utility corridors?	160 (69.6%)	35 (15.2%)	35 (15.22%)

*Do you think your community should place MORE OR FEWER restrictions on the following:*

	<b>More</b>	<b>Currently Adequate</b>	<b>Fewer</b>	<b>Don't Know</b>
39. Where mobile homes can be located	108 (46.3%)	72 (30.9%)	19 (8.2%)	34 (14.6%)
40. Where residential housing can be built	48 (21.1%)	133 (58.3%)	19 (8.3%)	28 (12.3%)
41. Location of campgrounds and RV parks	91 (38.6%)	96 (40.7%)	26 (11%)	23 (9.7%)
42. Location of manufacturing plants	84 (36.7%)	90 (39.3%)	19 (8.3%)	36 (15.7%)
43. Location of retail and commercial enterprises	60 (25.5%)	128 (54.2%)	18 (7.6%)	30 (12.7%)
44. Location of cellular towers	60 (26.2%)	112 (48.9%)	20 (8.7%)	37 (16.2%)
45. Location of sand and gravel pit operations	112 (48.9%)	71 (31%)	24 (10.5%)	22 (9.6%)
46. Location of large feedlots	107 (46.3%)	68 (29.4%)	23 (9%)	33 (14.3%)
47. Location of agricultural processing plants	94 (40.5%)	80 (34.5%)	19 (8.2%)	39 (16.8%)
48. Development on wetlands	102 (43.8%)	73 (31.3%)	29 (12.4%)	29 (12.4%)
49. Development on floodplains	90 (39.1%)	73 (31.8%)	35 (15.2%)	32 (13.9%)
50. Development on land with unique natural features	99 (42.7%)	68 (29.3%)	32 (13.8%)	33 (14.2%)
51. Billboards	84 (36%)	92 (39.5%)	34 (14.6%)	23 (9.9%)
52. Logging practices	50 (21.4%)	133 (56.8%)	19 (8.1%)	32 (13.7%)

### 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	24 (10.9%)	110 (50%)	58 (26.4%)	23 (10.4%)	5 (2.3%)
Fire Protection	18 (7.7%)	116 (49.8%)	38 (16.3%)	18 (7.7%)	43 (18.5%)
Law Enforcement	26 (12.3%)	113 (53.3%)	33 (15.6%)	13 (6.1%)	27 (12.7%)
Ambulance Service	21 (9%)	105 (45.1%)	43 (18.5%)	18 (7.7%)	46 (19.7%)
Health Care Availability	20 (8.6%)	107 (46.1%)	57 (24.6%)	22 (9.5%)	26 (11.2%)

54. Should my elected officials encourage the startup or expansion of private economic development?

Yes	No	Don't Know
56 (24.1%)	98 (42.3%)	78 (33.6%)

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
49 (21.3%)	139 (60.4%)	42 (18.3%)

56. Are there adequate community facilities?

	Yes	No	Don't Know
Local Parks	131 (57.5%)	60 (26.3%)	37 (16.2%)
Town Hall	193 (84.7%)	10 (4.4%)	25 (10.9%)
Town Garage	94 (47.3%)	15 (7.5%)	90 (45.2%)
Schools	159 (71.3%)	6 (2.7%)	58 (26%)

### 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	98 (42.4%)	117 (50.7%)	16 (4.3%)	6 (2.6%)
58. Use of high speed boats	125 (51.4%)	94 (38.7%)	16 (6.6%)	8 (3.3%)
59. Use of snowmobiles	34 (18.3%)	122 (65.6%)	8 (4.3%)	22 (11.8%)
60. Use of all terrain vehicles	52 (25%)	121 (58.2%)	25 (12%)	10 (4.8%)
61. Use of off-road motorized dirt bikes	55 (23.3%)	126 (53.4%)	22 (9.3%)	33 (14%)

	More	Currently Adequate	Fewer	Don't Know
62. Hunting	11 (5%)	126 (77.1%)	24 (11%)	15 (6.9%)
63. Fishing	13 (5.8%)	181 (80.4%)	22 (9.8%)	9 (4%)
64. Recreational boating	44 (18.6%)	172 (72.9%)	12 (5.1%)	8 (3.4%)
65. Off- road mountain biking	19 (9.6%)	105 (53%)	23 (11.6%)	51 (25.8%)
66. Structures on water (such as...boat lifts, trampolines, rafts)	50 (22.2%)	144 (64%)	17 (7.6%)	14 (6.2%)

## V. INFORMATION ABOUT YOUR RESIDENCE OR OTHER PROPERTY

67. Is your **primary residence** located in the Town of Long Lake?

**YES** 126 (51.6%)

**NO** 118 (48.4%)

68. Do you own or rent your dwelling located in the Town of Long Lake?

**OWN** 229 (99.6%)

**RENT** 1 (0.4%)

69. Approximately how many total acres do you own in Washburn County?

Number of Acres		Resident	Nonresident
0 – 1	65 (31.6%)	20 (21.7%)	35 (40.2%)
1.1 – 3	37 (18%)	13 (14.1%)	20 (23%)
3.1 – 5	22 (10.7%)	13 (14.1%)	6 (6.9%)
5.1 – 10	9 (4.4%)	5 (5.4%)	4 (4.6%)
10.1 – 20	11 (5.3%)	7 (7.6%)	3 (3.5%)
20.1 – 40	19 (9.2%)	10 (10.9%)	6 (6.9%)
40.1 – 100	29 (14.1%)	16 (17.4%)	10 (11.5%)
100.1 – 500	13 (6.3%)	8 (8.7%)	3 (3.5%)
500 – 6,800	1 (0.5%)		

70. Is your primary Town of Long Lake residence (or most frequently used property in the Town of Long Lake)?

Lakeshore Property	Riverfront Property	Non-Waterfront Property (neither lakeshore nor riverfront)
152 (65.8%)	3 (1.3%)	76 (32.9%)

70. If you own undeveloped lakeshore or riverfront property, do you plan on developing the property?

NO	YES, in 1 – 5 yrs	6 – 10 years	11 - 15 years	N/A
112 (86.2%)	7 (5.4%)	2 (1.5%)	1 (0.8%)	8 (6.2%)

71. If you own undeveloped non-waterfront property, do you plan on developing the property?

No	1 - 5 years	6 – 10 years	11 – 15 years	N/A
92 (90.2%)	6 (5.9%)	1 (1%)	0	3 (2.9%)

## V. DEMOGRAPHIC INFORMATION

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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.**

DRAFT

## 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.

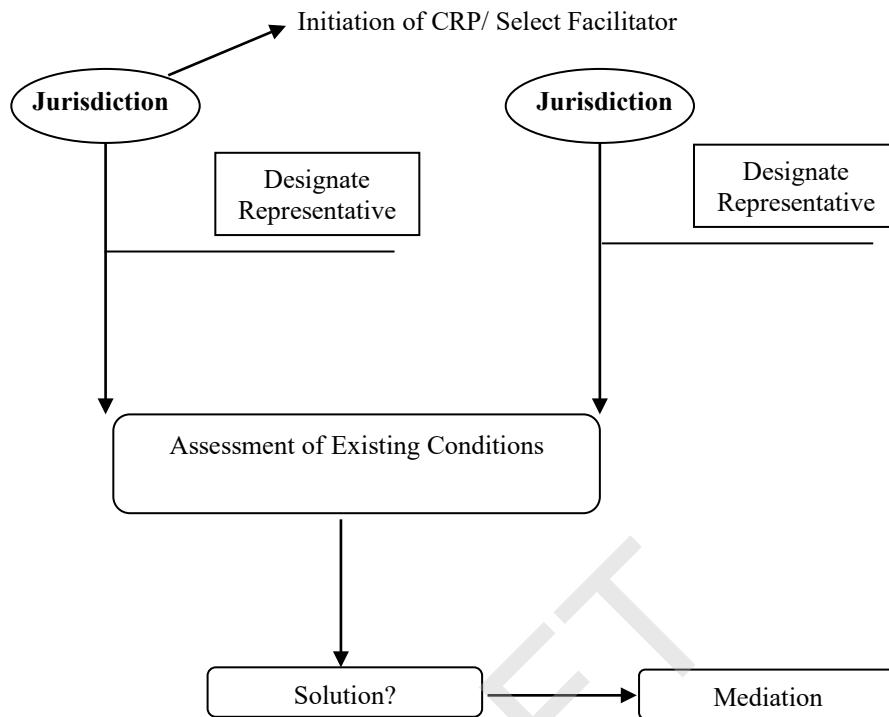
#### SECTION II

**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.

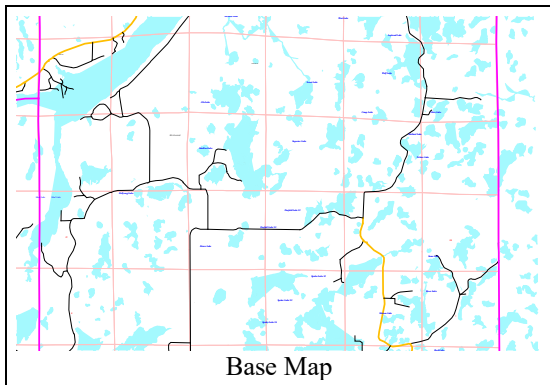
Existing land ownership may also prohibit growth and development. Public land holdings such as county forest, national wild and scenic rivers, and Wisconsin DNR lands must be excluded from the community land bank.

### **GIS Model**

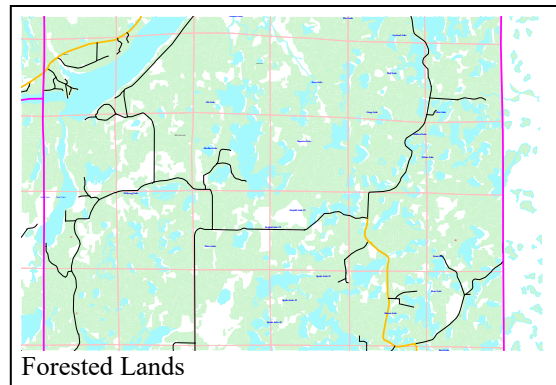
The development factors map for Washburn County was created using a GIS (geographic information system) model using digital data acquired from many sources. The digital data represents a range of development factors such as steep slopes, floodplains, wetlands, prime farmland areas, and public lands.

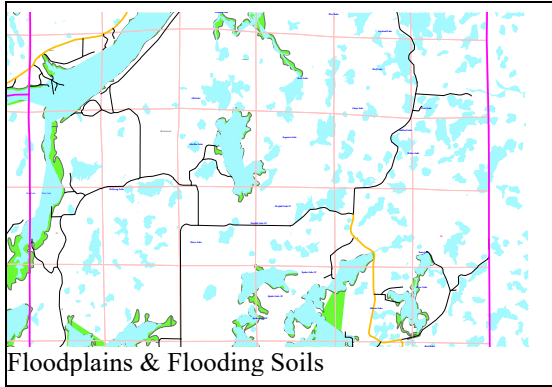
A model was developed which assigned numeric weighting values to each of the various components. Those factors exhibiting the most restrictive characteristics were assigned the highest values. For example, floodplains and wetlands were assigned the highest possible values, as these areas are essentially 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

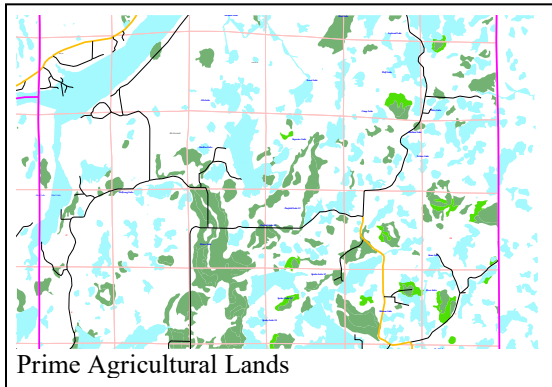
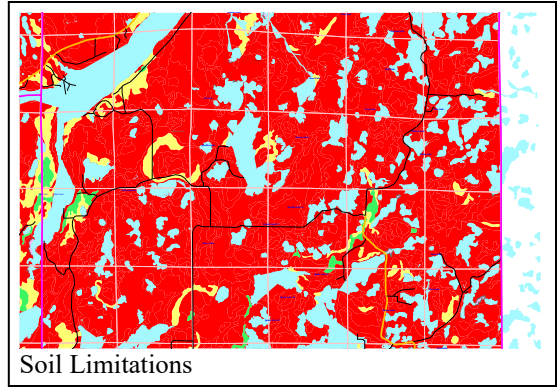


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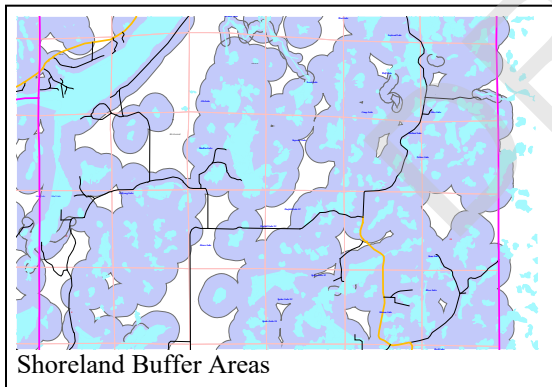
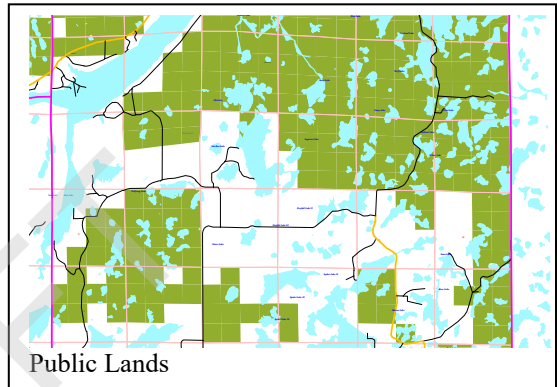




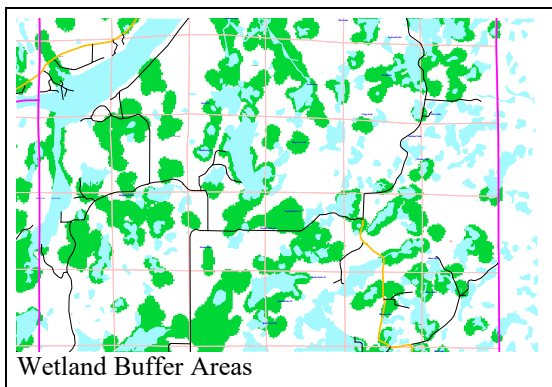
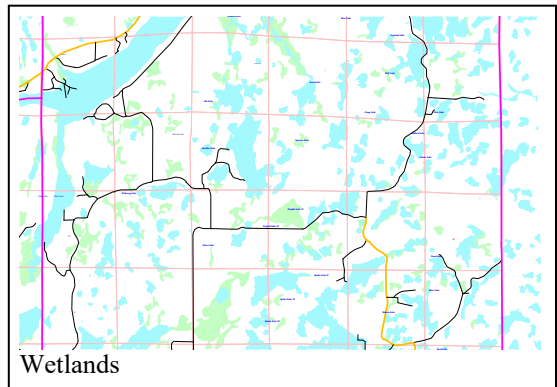
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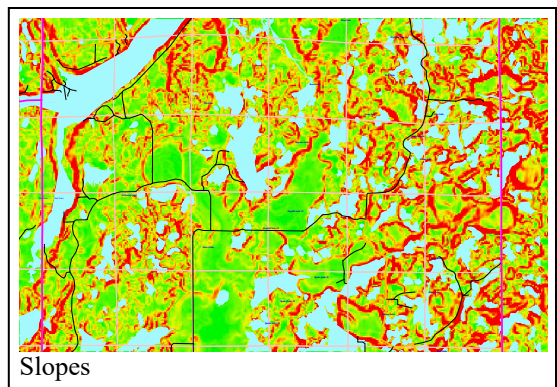
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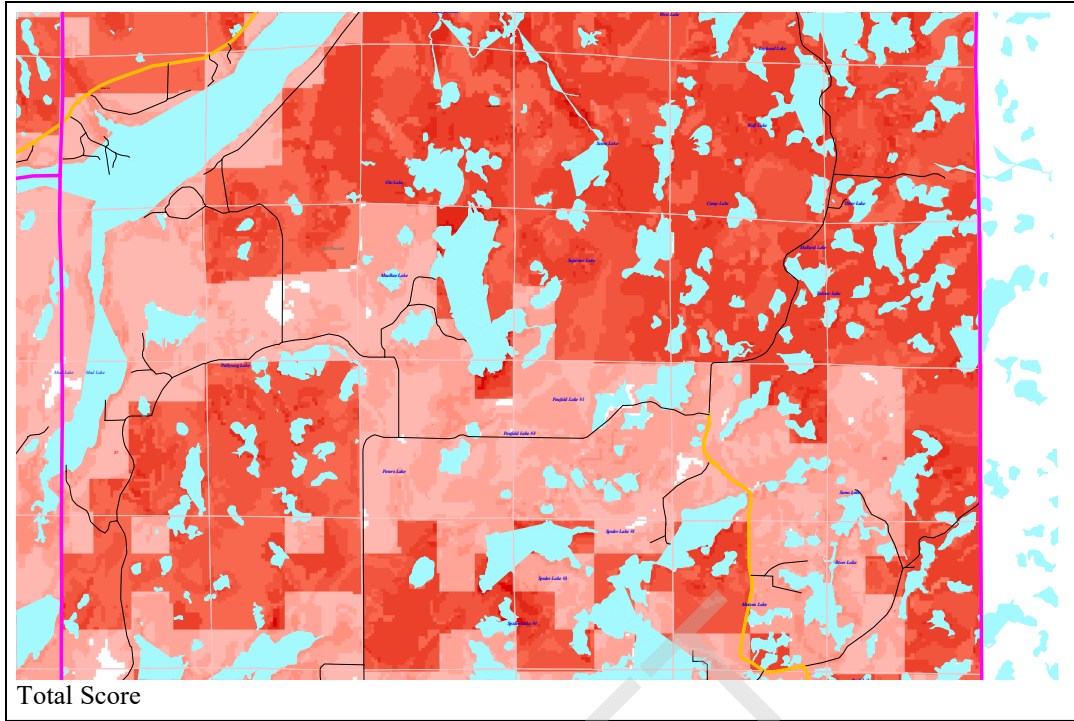


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Each of the development factors are “overlaid” atop one another and the values assigned to each individual layer are added together to produce a final map. The higher the overall score, the greater the limitation or degree of limitation posed by the 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

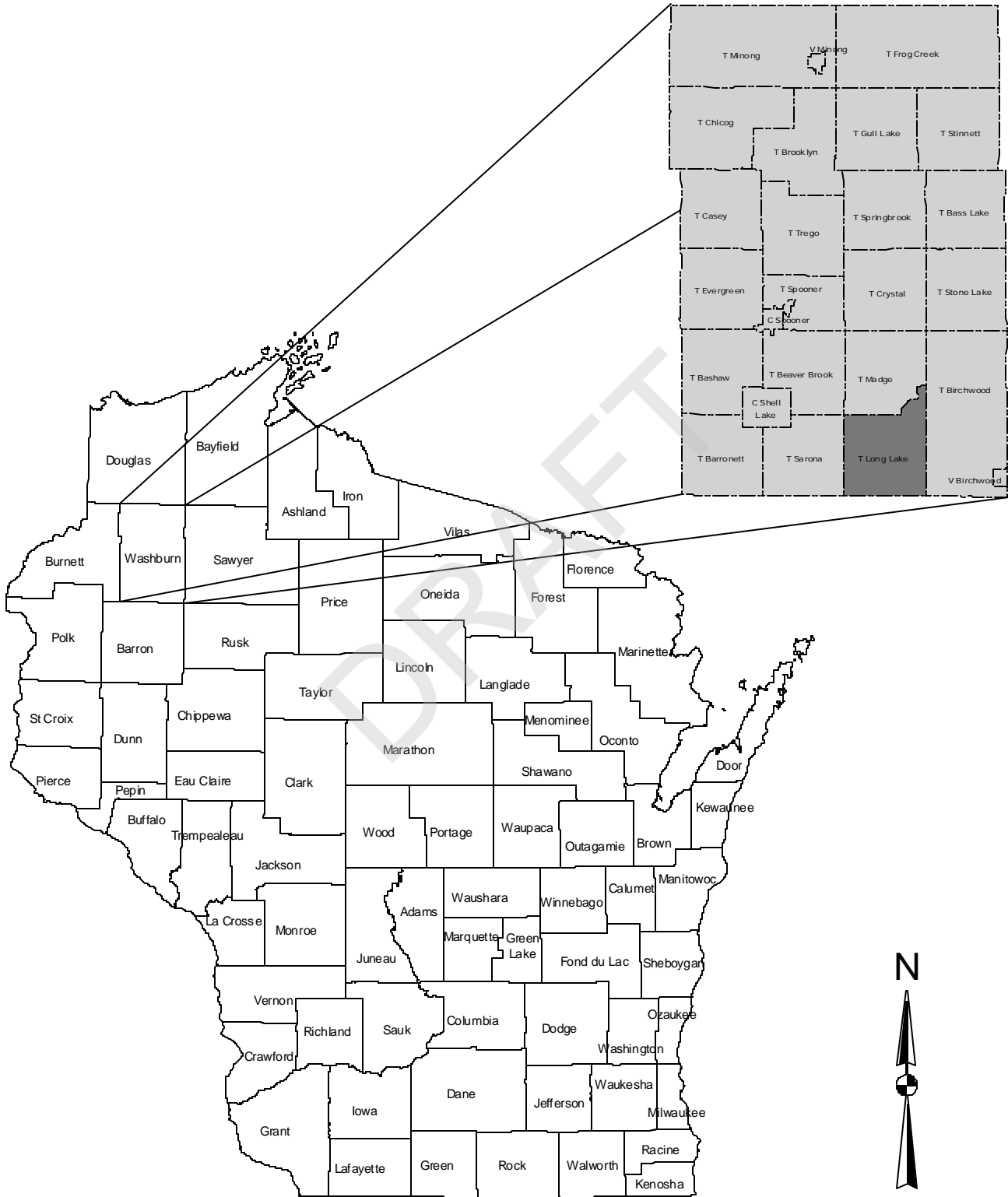
Summer total phosphorous goals from Lake Management Plan and actual averages for sampling stations in Long Lake (measured in micrograms per liter; >20 generally indicates eutrophic conditions)

Lot Size	Runoff Volume	P loan (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 scall effects of residential development (25,000 acres, baseline P load is 5,674 pounds per year, assumes 5% slope and A soils)

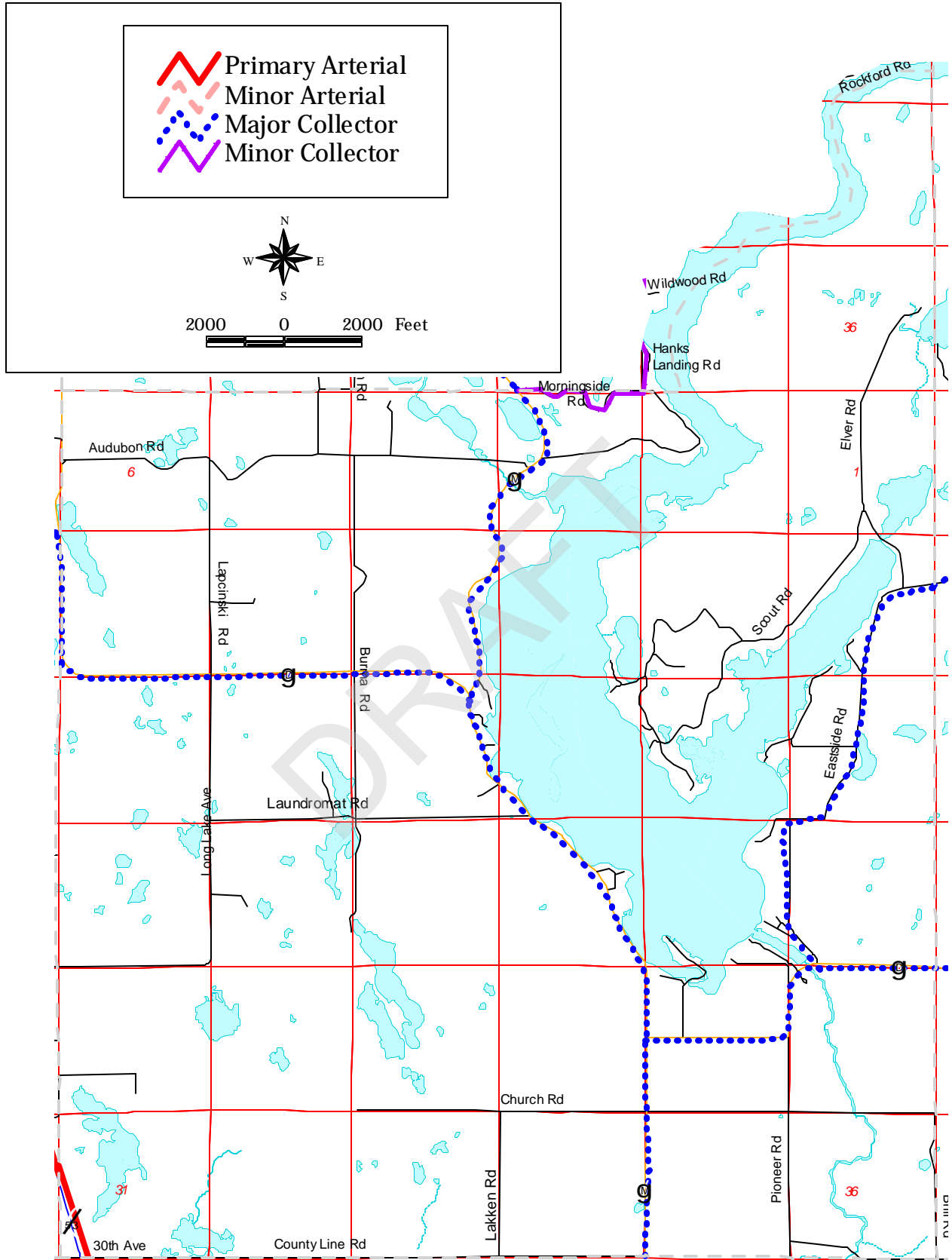
Map 1

# Location Map Town of Long Lake Washburn County, Wisconsin



# WISCONSIN

# Functional Classification System Town of Long Lake



# Traffic Accidents – Long Lake Township (2004-2025)

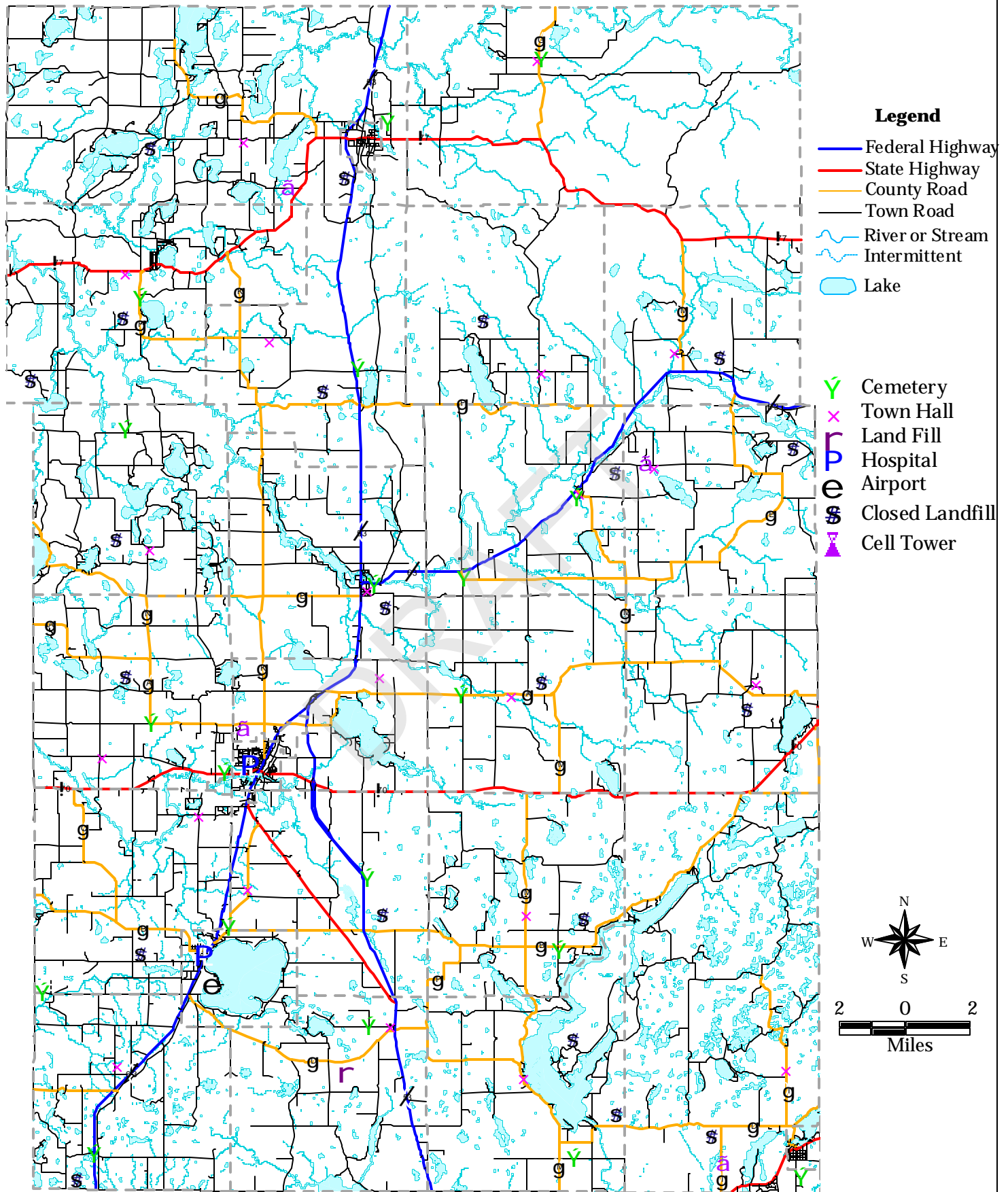
**Key:**

- Grey = Cluster (including Injury and property damage)
- Blue = Single accident w/possible Injury
- Yellow = Single accident w/minor Injury
- Green = Single accident w/property damage

Data provided by: Community Maps – Traffic safety for Wisconsin  
<https://transportal.cee.wisc.edu/partners/community-maps/crash/search/BasicSearch.do>

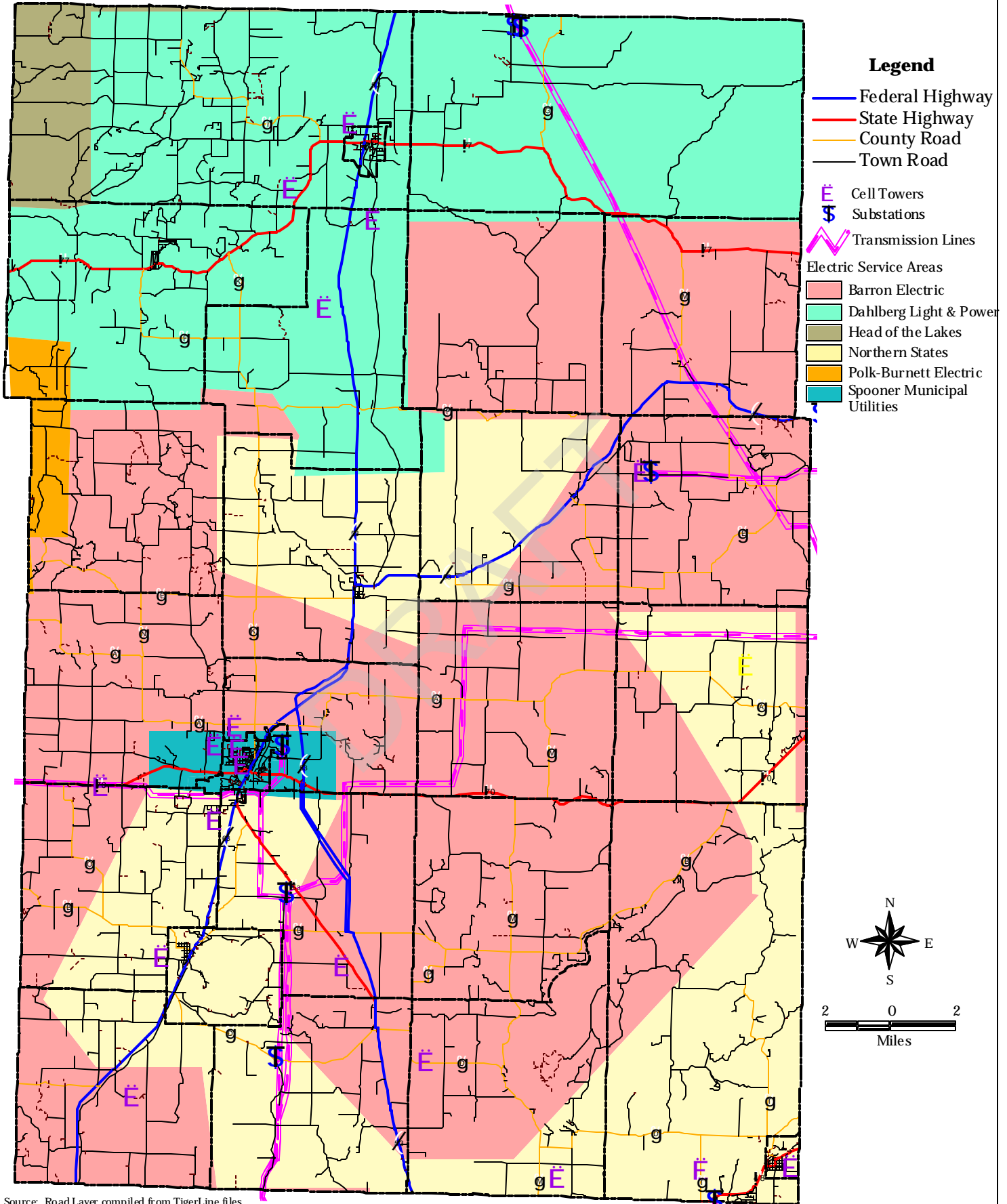


# Community Facilities - Washburn County



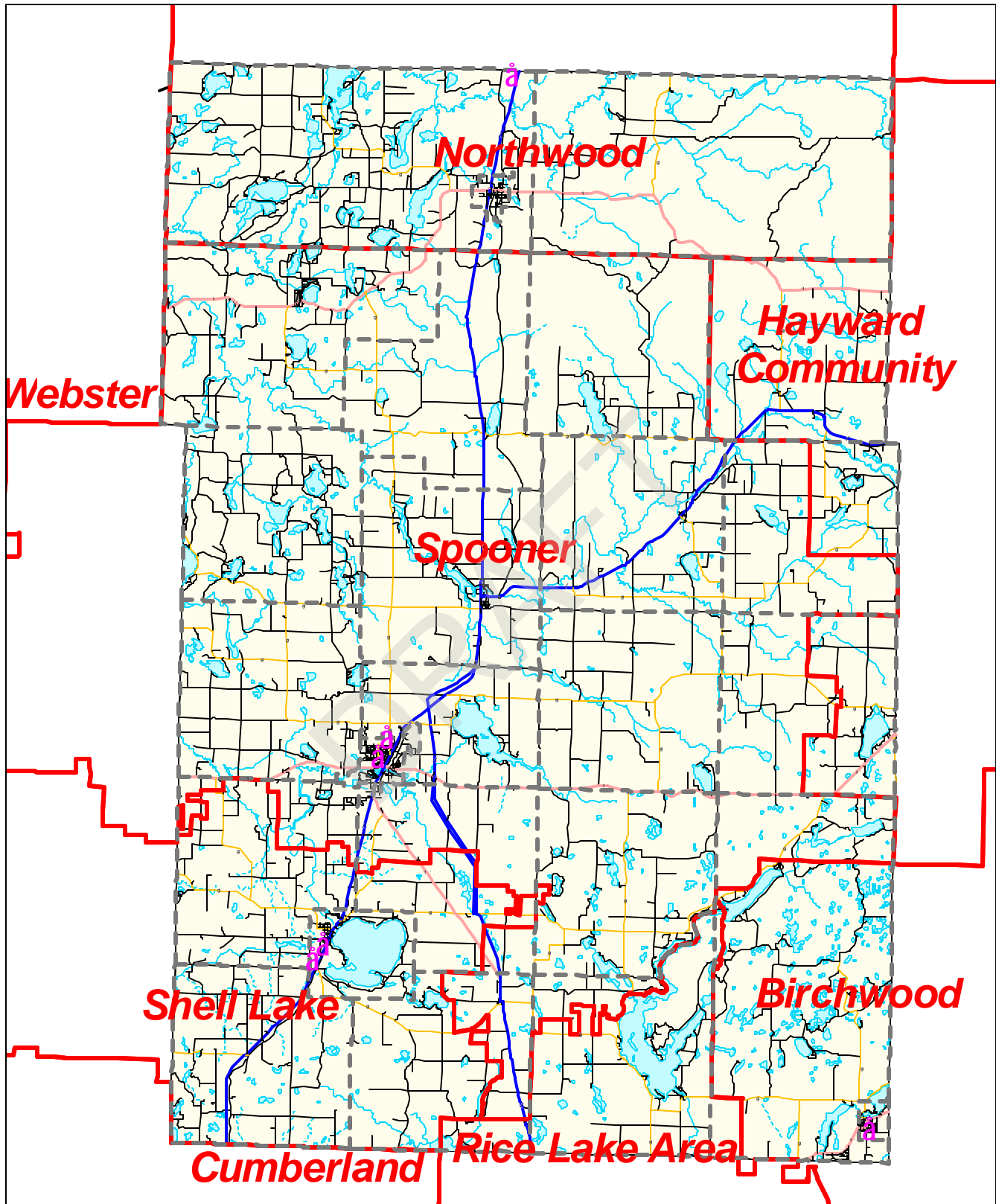
Source: Road Layer compiled from TigerLine files.  
Hydrography data from WDNR.

# Utilities - Washburn County

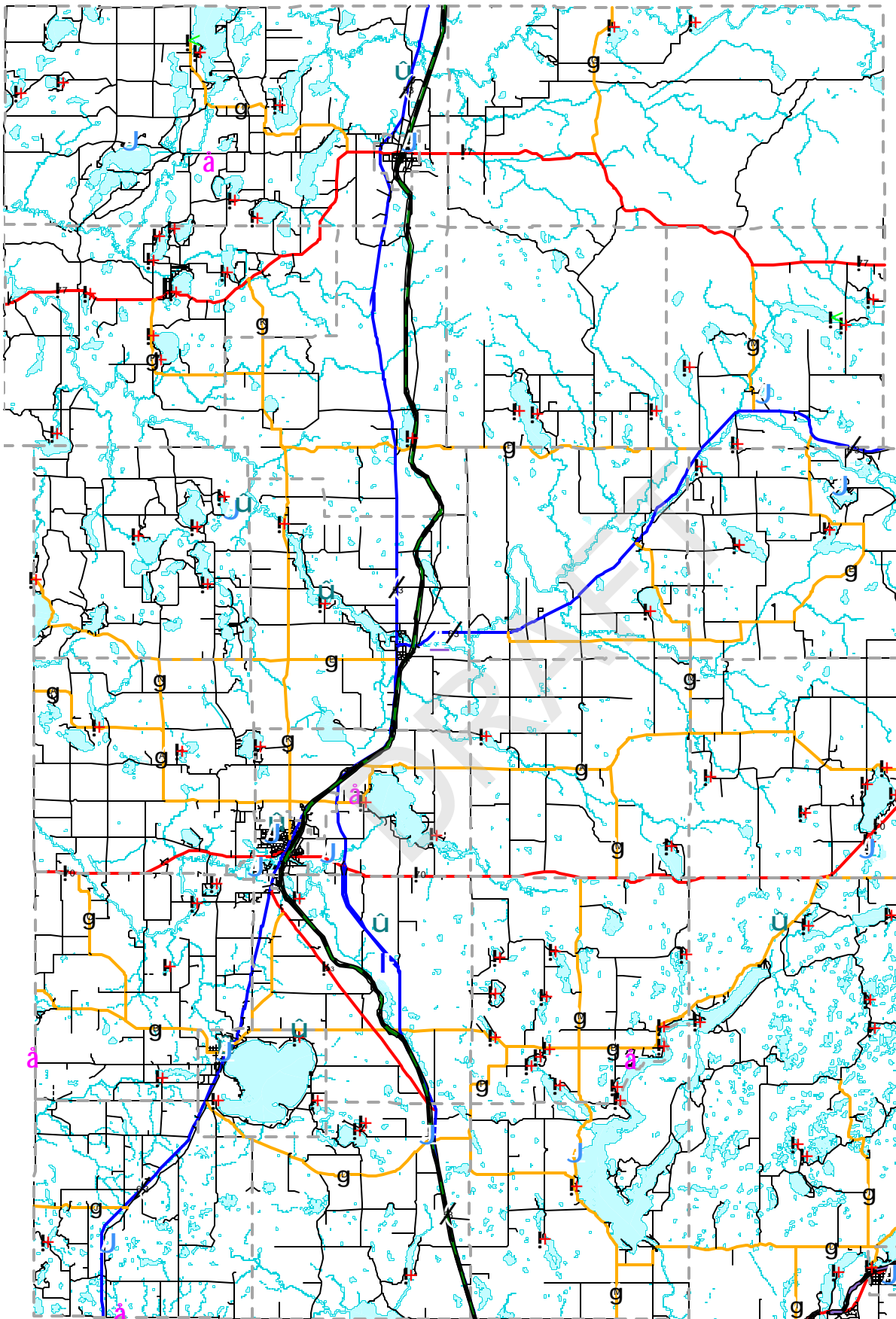


Source: Road Layer compiled from TigerLine files.  
Cell Tower data from FCC. All other Utility information  
from Wisconsin PSC.

# School Districts - Washburn County

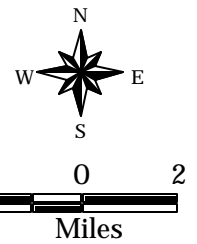


# Park & Recreation Areas - Washburn County



### Legend

- Federal Highway
- State Highway
- County Road
- Town Road
- River or Stream
- Intermittent
- Lake
- Boat Launch
- Campground
- Golf Course
- Park
- Ski Trail
- Hiking Trail
- Wayside
- Multi-Use State Trails
- 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.

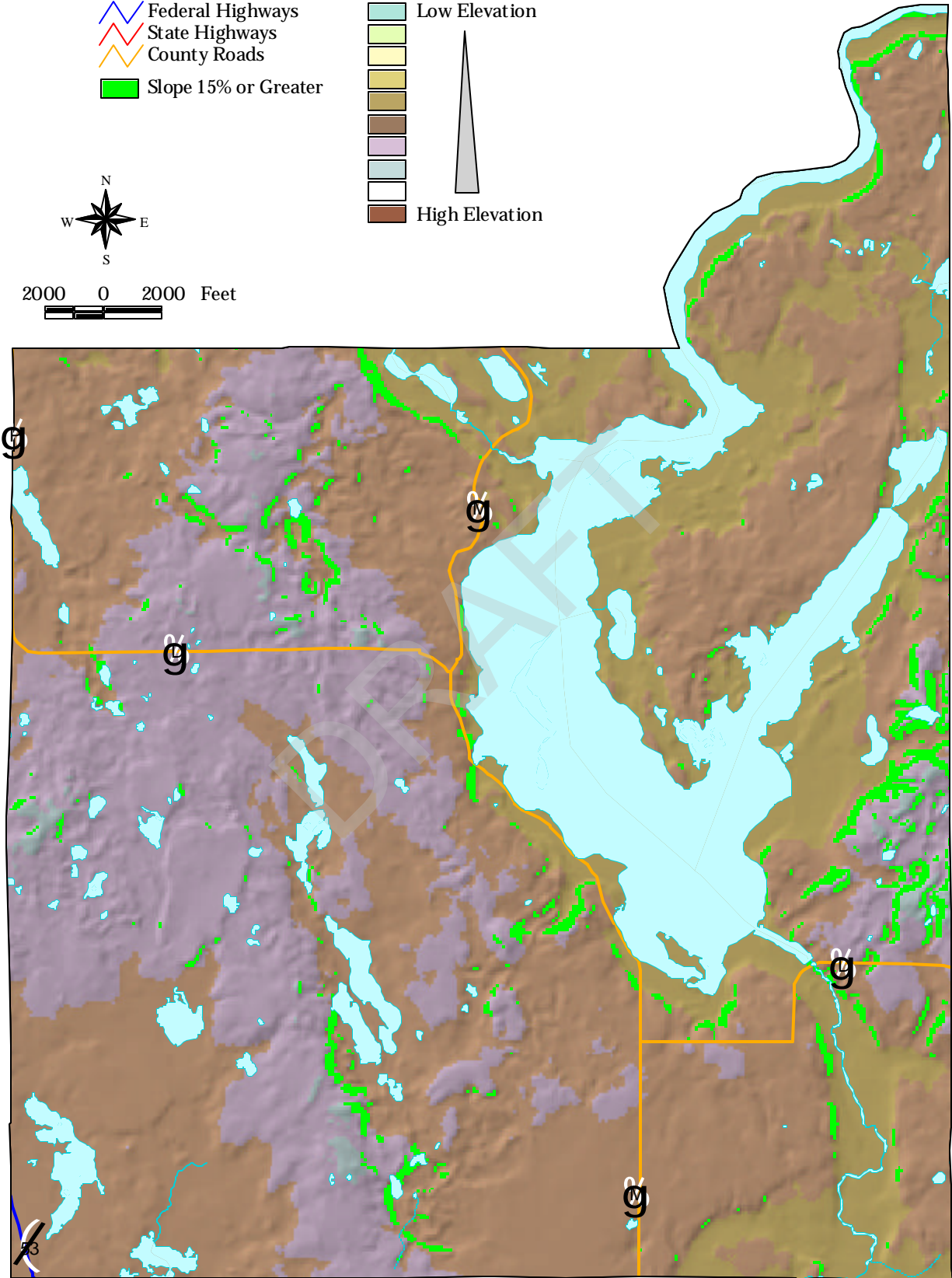
# Topography & Slope Town of Long Lake

-  Federal Highways
-  State Highways
-  County Roads
-  Slope 15% or Greater

-  Low Elevation
- 
- 
- 
- 
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- 
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- 
- 
-  High Elevation



2000 0 2000 Feet



# Soil Types

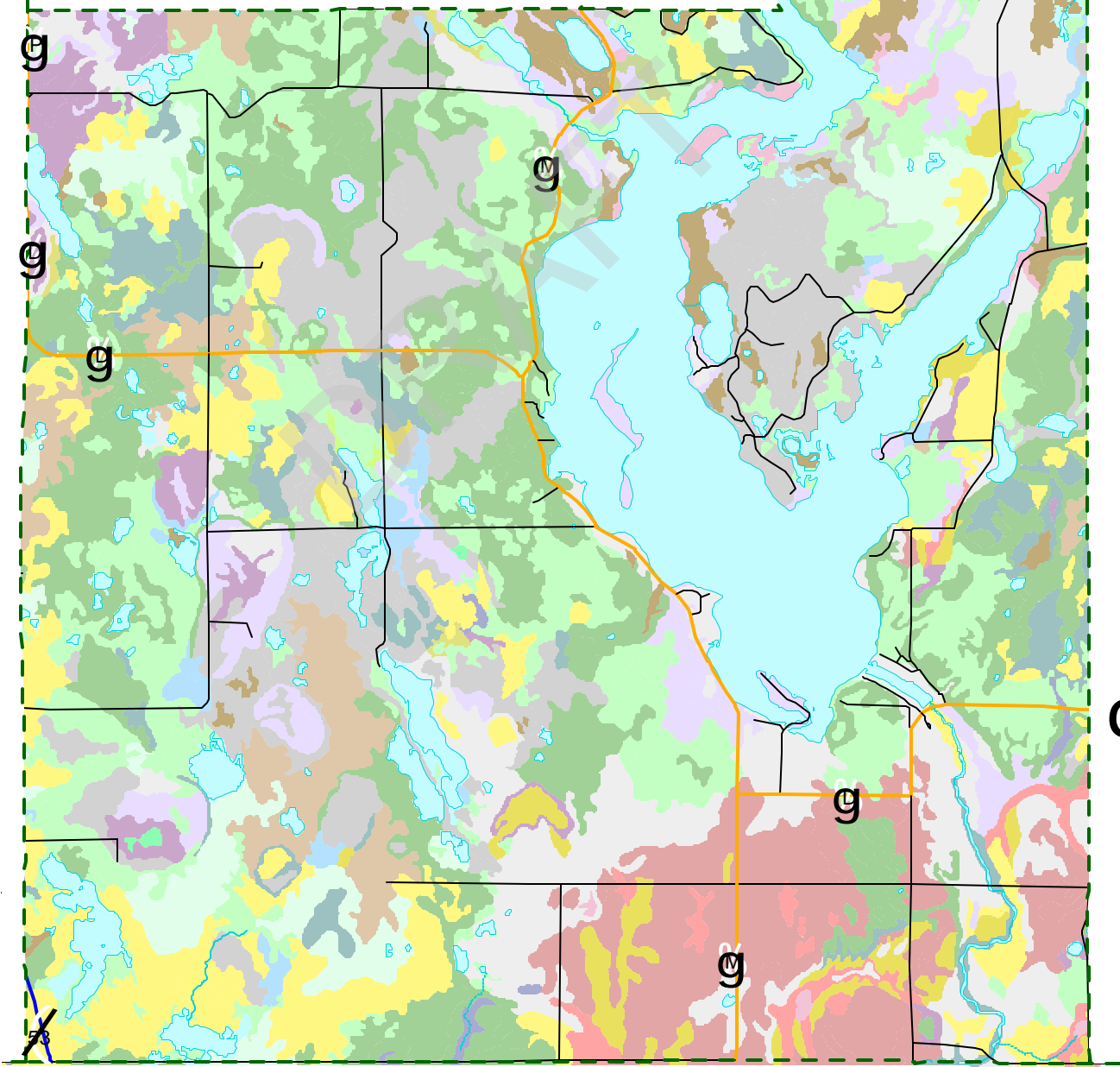
## Town of Long Lake

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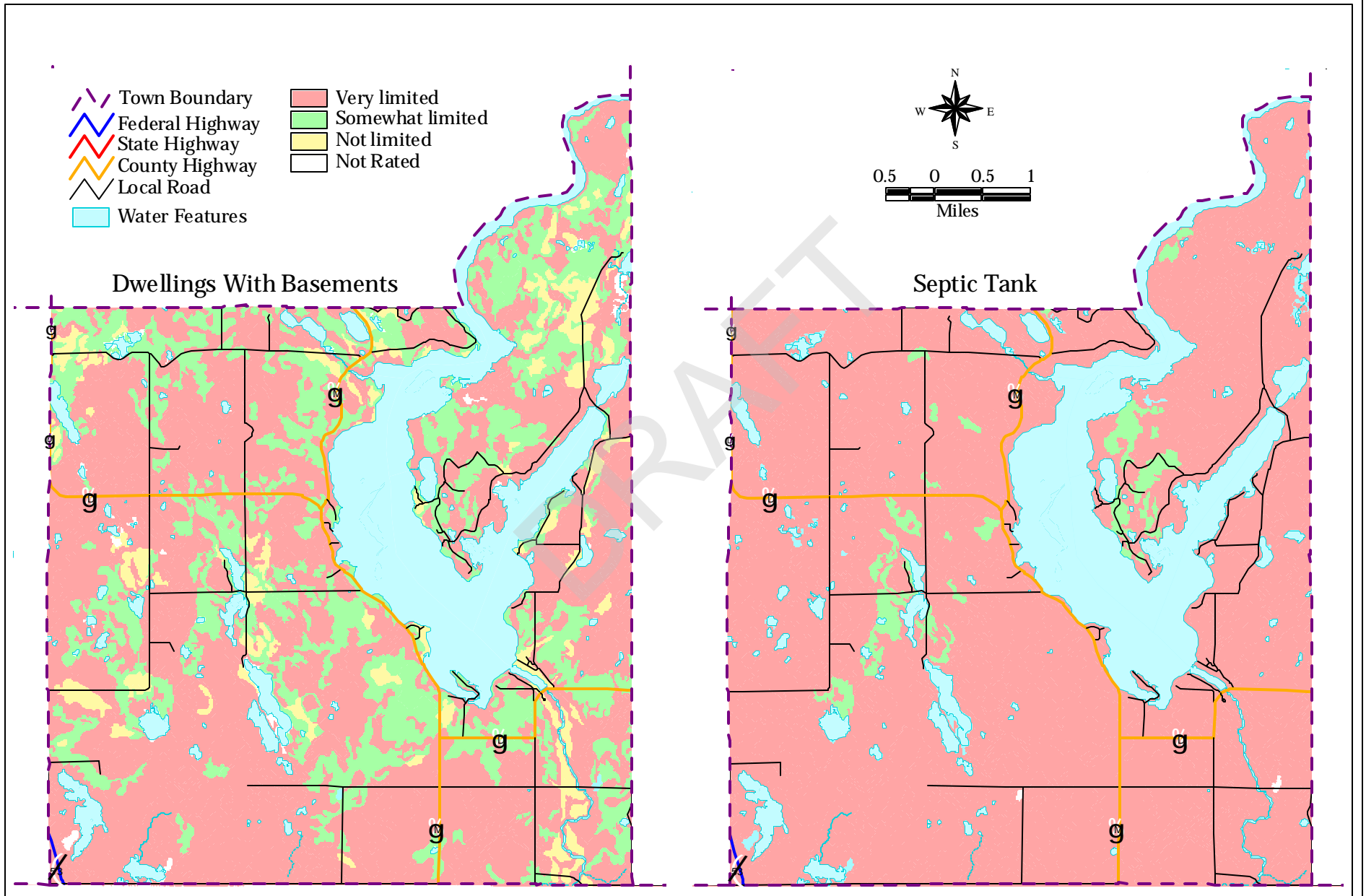
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- ↗ Local Road
- ~ Lakes & Ponds
- ~ Rivers & Streams



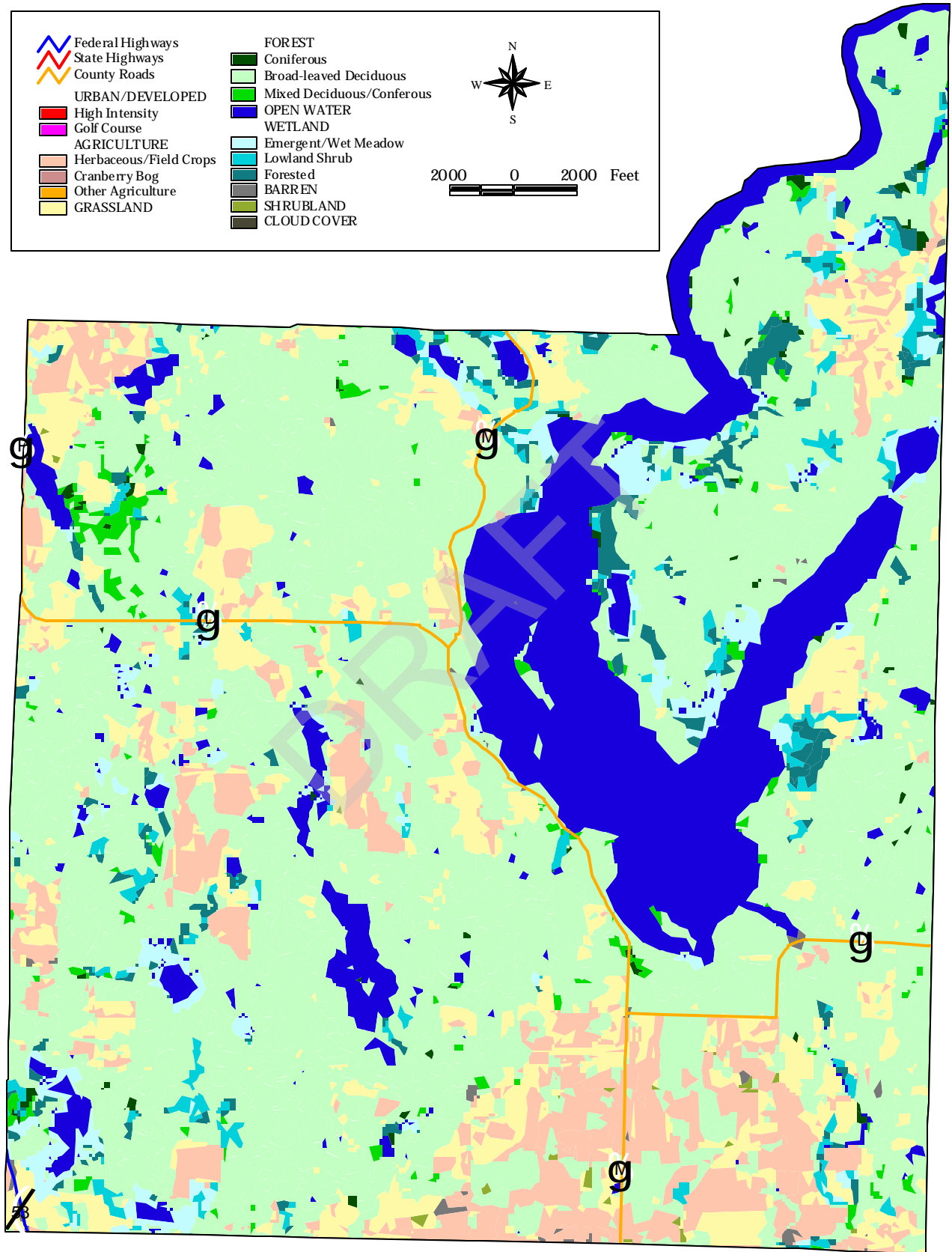
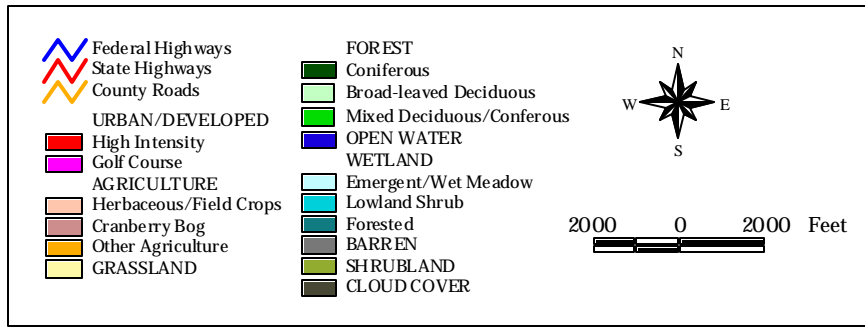
2000    0    2000 Feet



# Soil Limitations - Town of Long Lake



# Land Cover Town of Long Lake

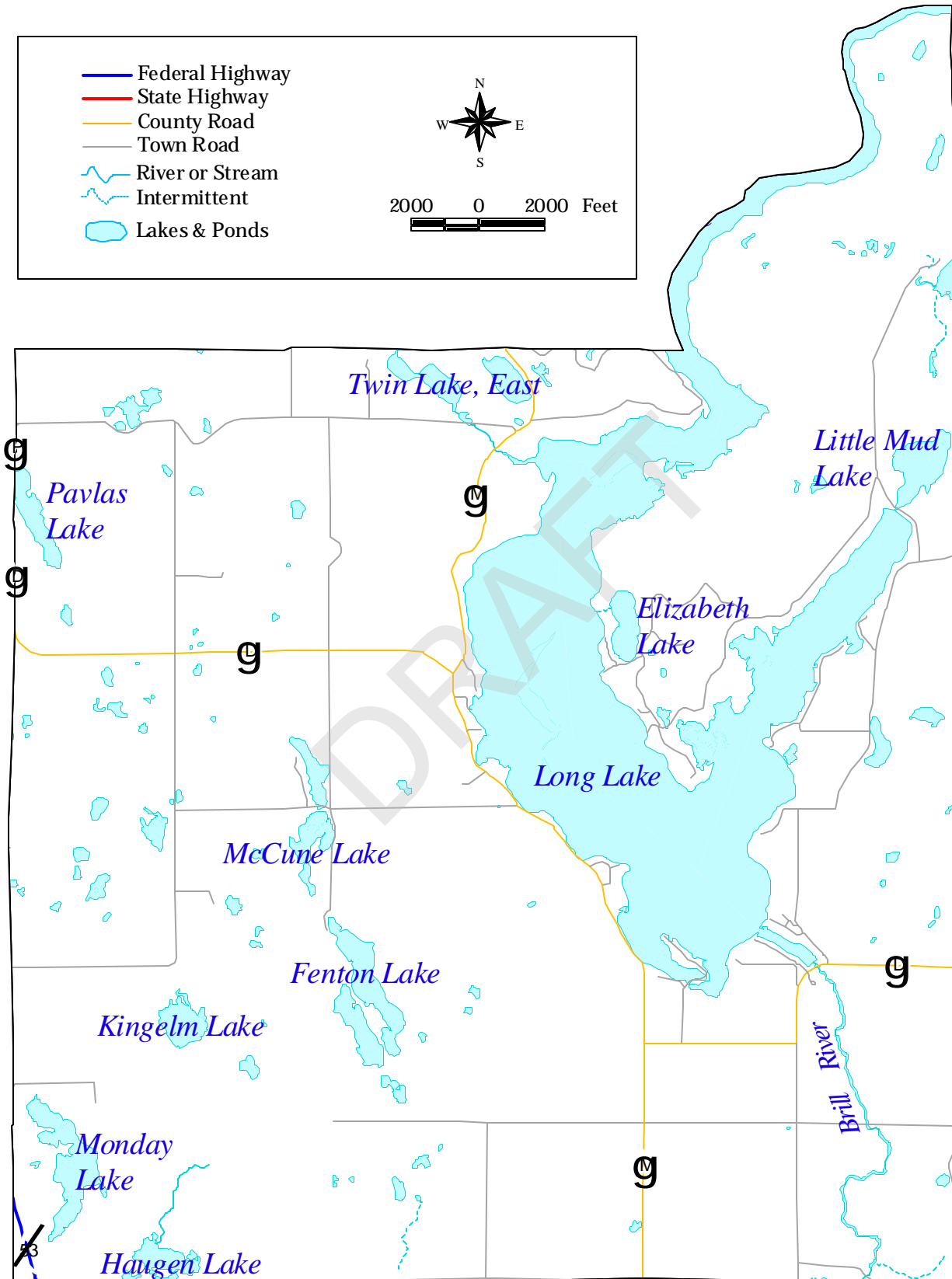
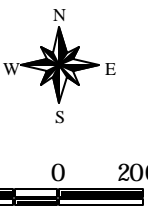


# Surface Waters Town of Long Lake

Legend:

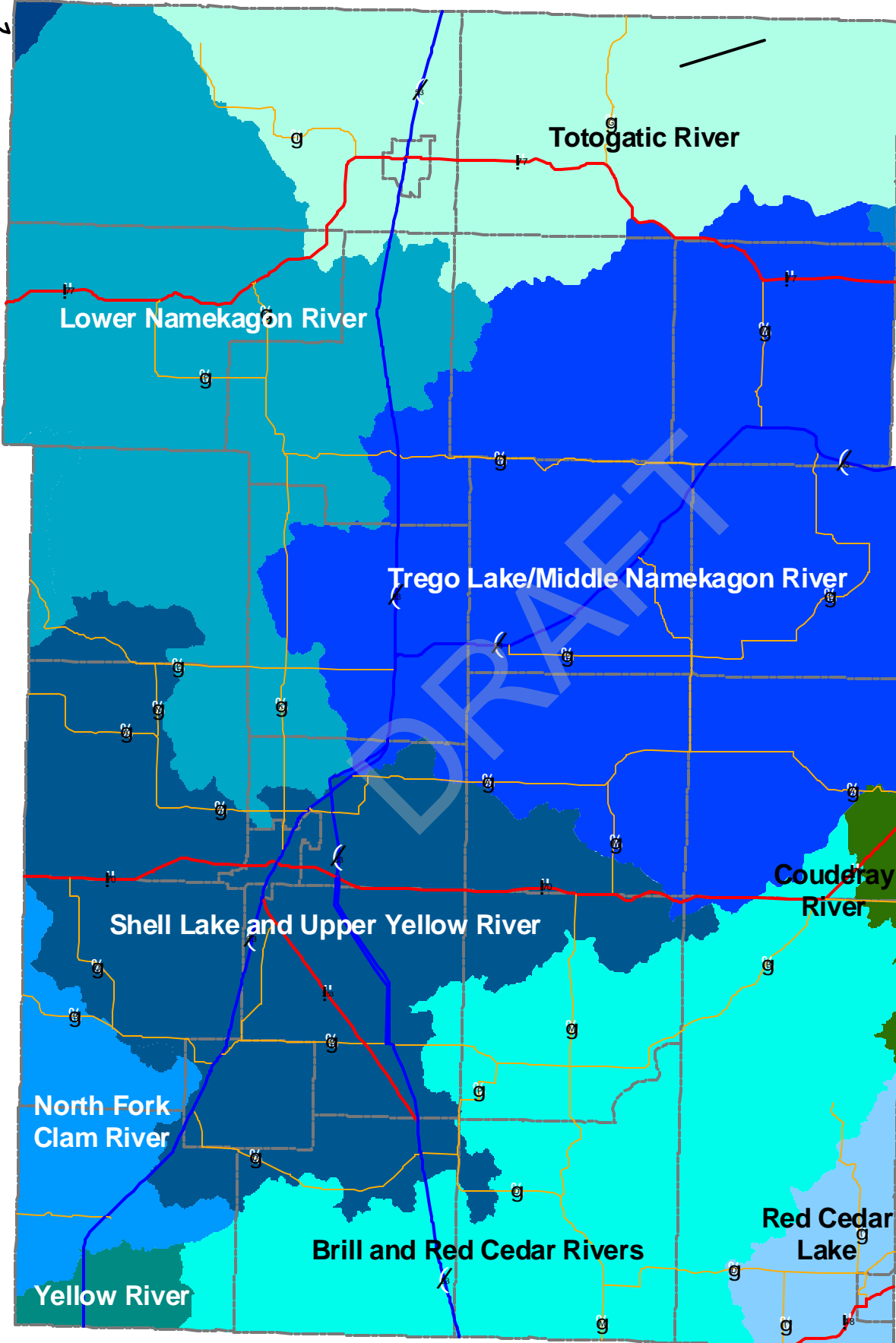
- Federal Highway
- State Highway
- County Road
- Town Road
- River or Stream
- Intermittent
- Lakes & Ponds

Scale: 2000 0 2000 Feet



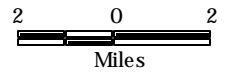
# Watersheds - Washburn County

Saint Croix and Eau Claire Rivers






### Legend

- Federal Highway
- State Highway
- County Road
- Town Road
- River or Stream
- Intermittent
- Lake

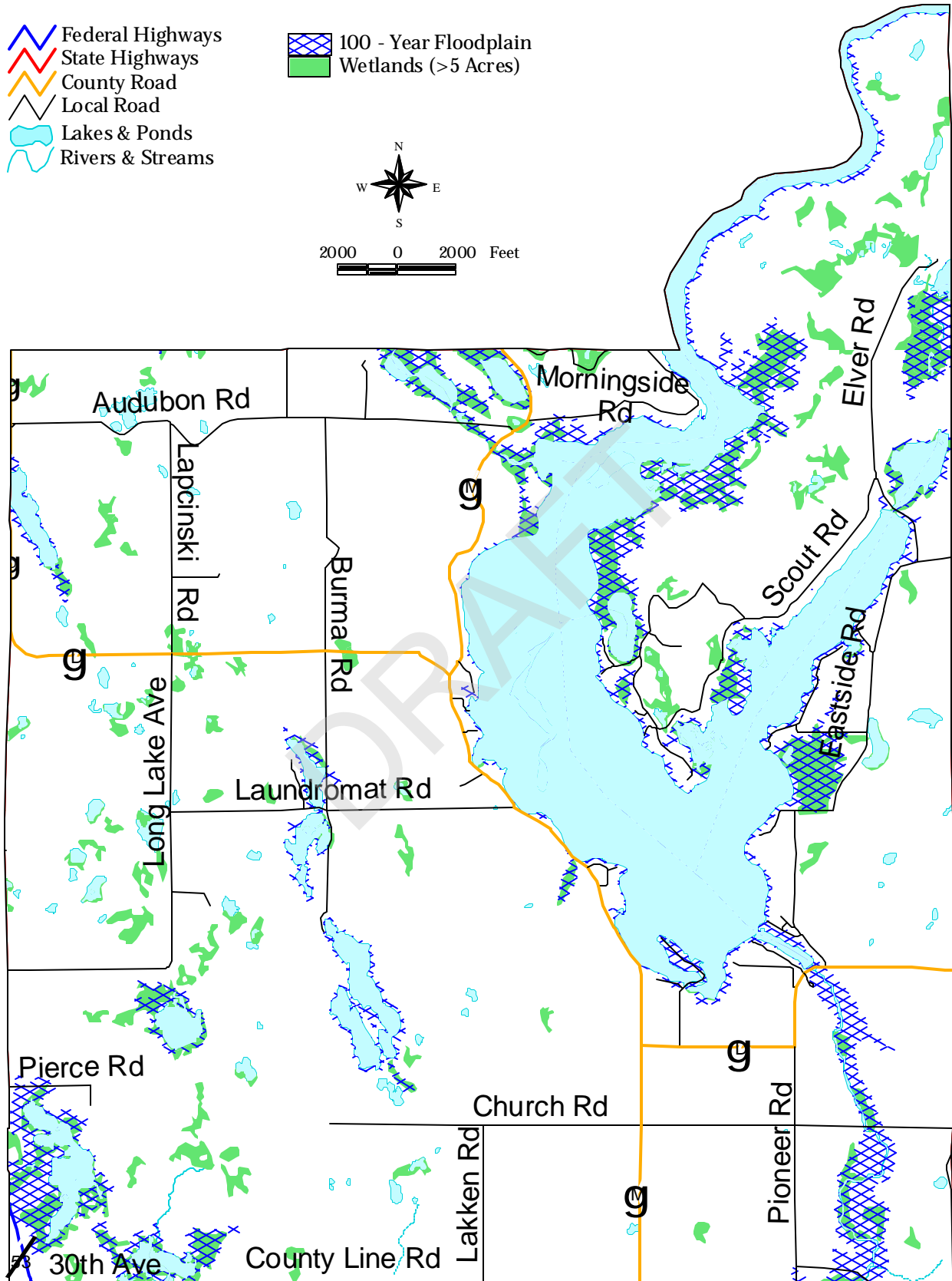
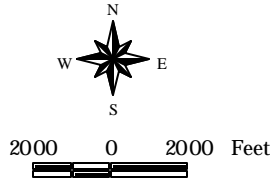


Source: Road Layer compiled from TigerLine files. Hydrography and watershed data from WDNR.

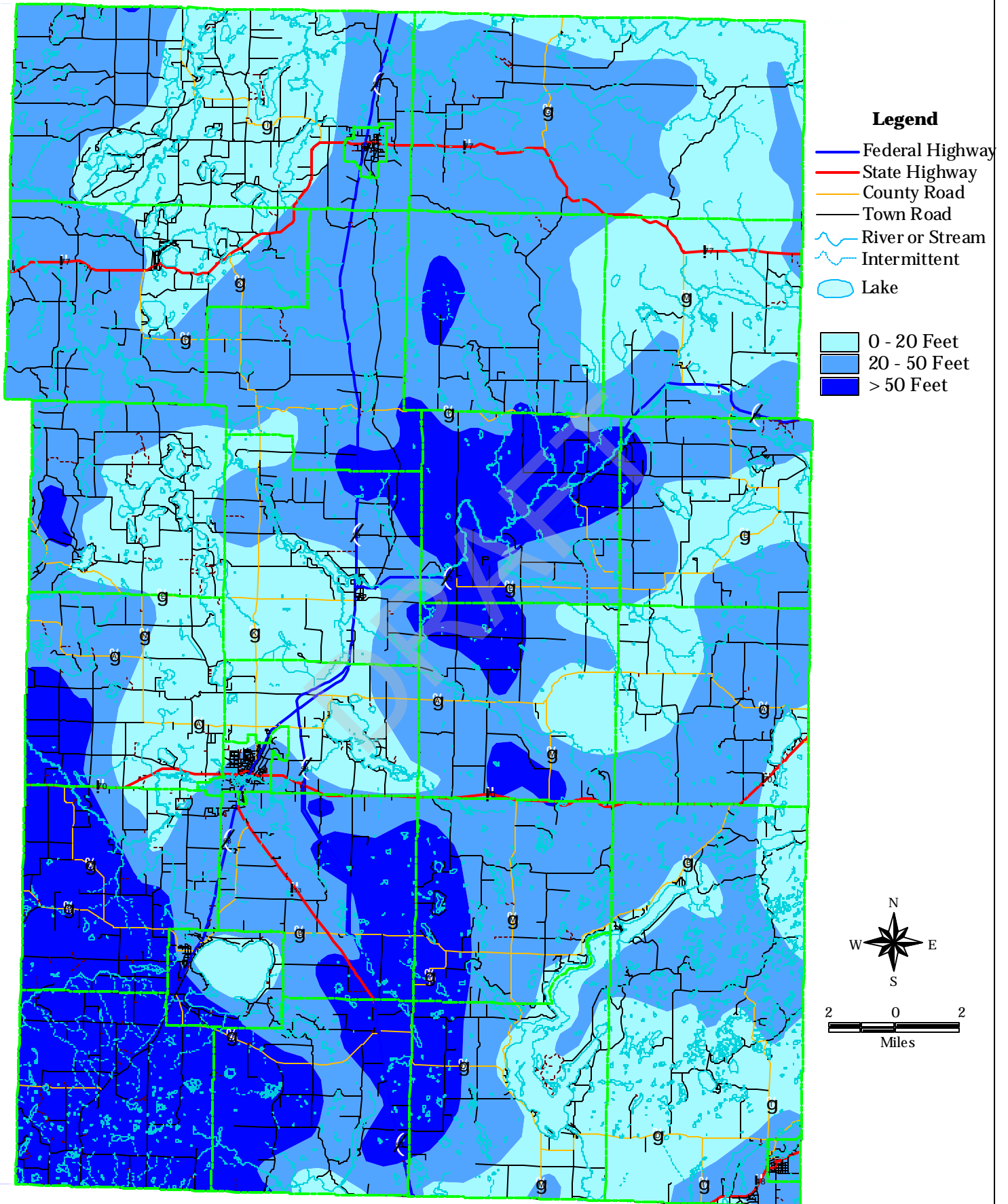
# Wetlands & Floodplains Town of Long Lake

-  Federal Highways
-  State Highways
-  County Road
-  Local Road
-  Lakes & Ponds
-  Rivers & Streams

-  100 - Year Floodplain
-  Wetlands (>5 Acres)

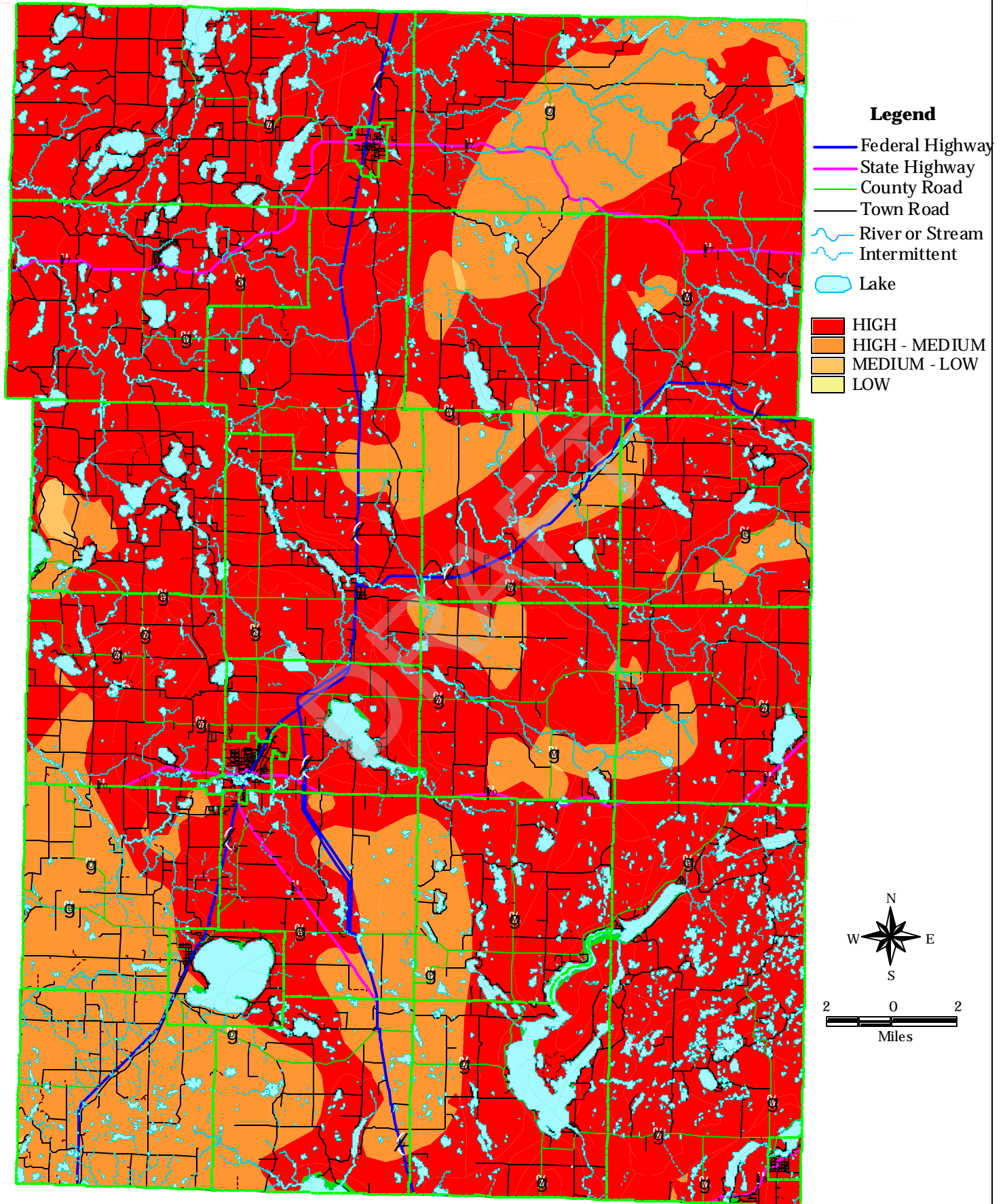


# Depth to Water Table - Washburn County



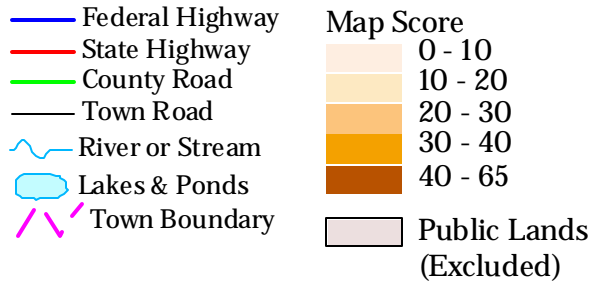
Source: Road Layer compiled from TigerLine files.  
Hydrography & water depth data from WDNR.

# Groundwater Contamination Susceptibility - Washburn County

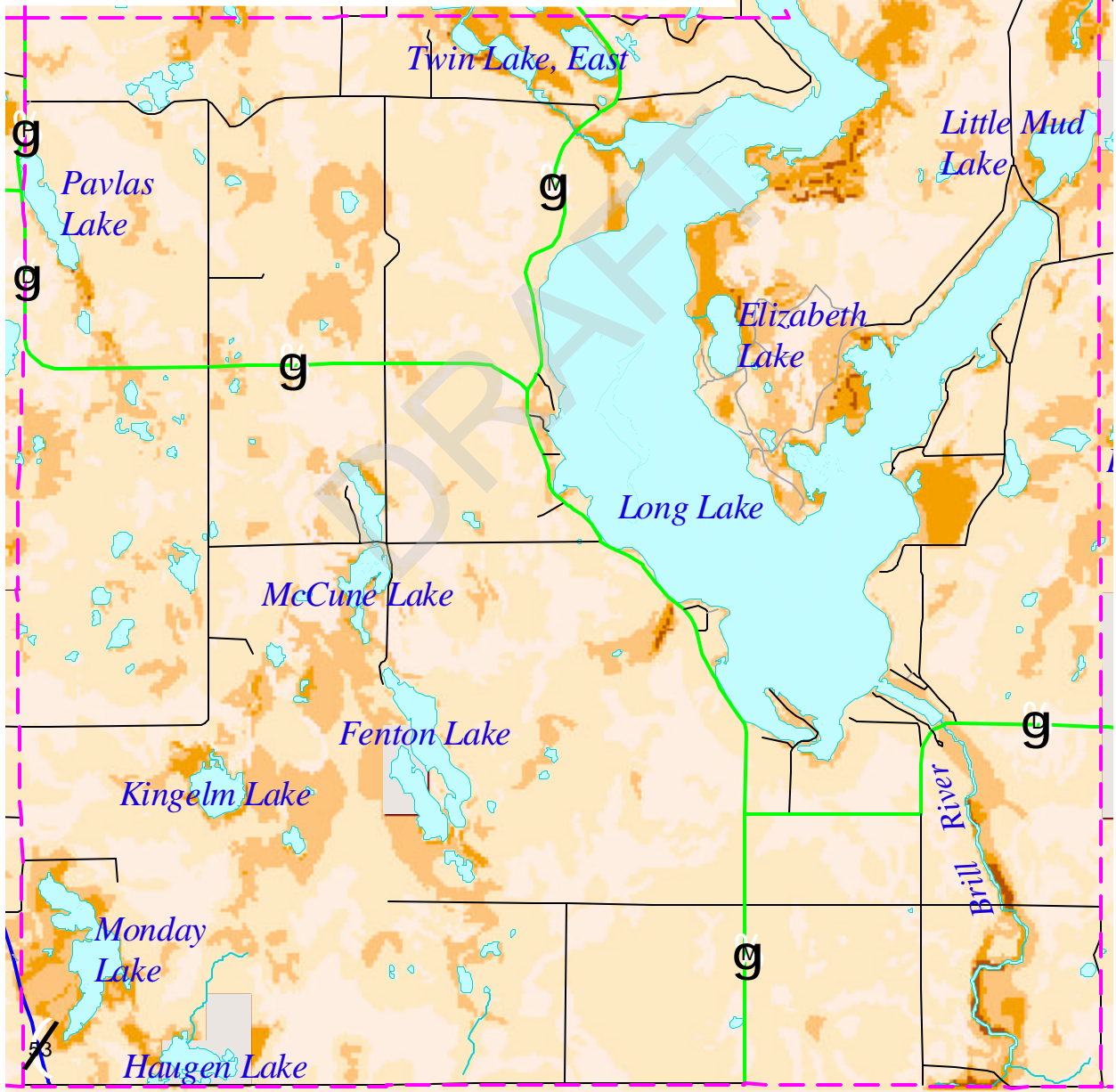


Source: Road Layer compiled from TigerLine files.  
Hydrography & groundwater data from WDNR.








# Development Factors Town of Long Lake

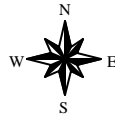


**\*NOTE:**  
A higher score indicates that more developmental constraints are present.

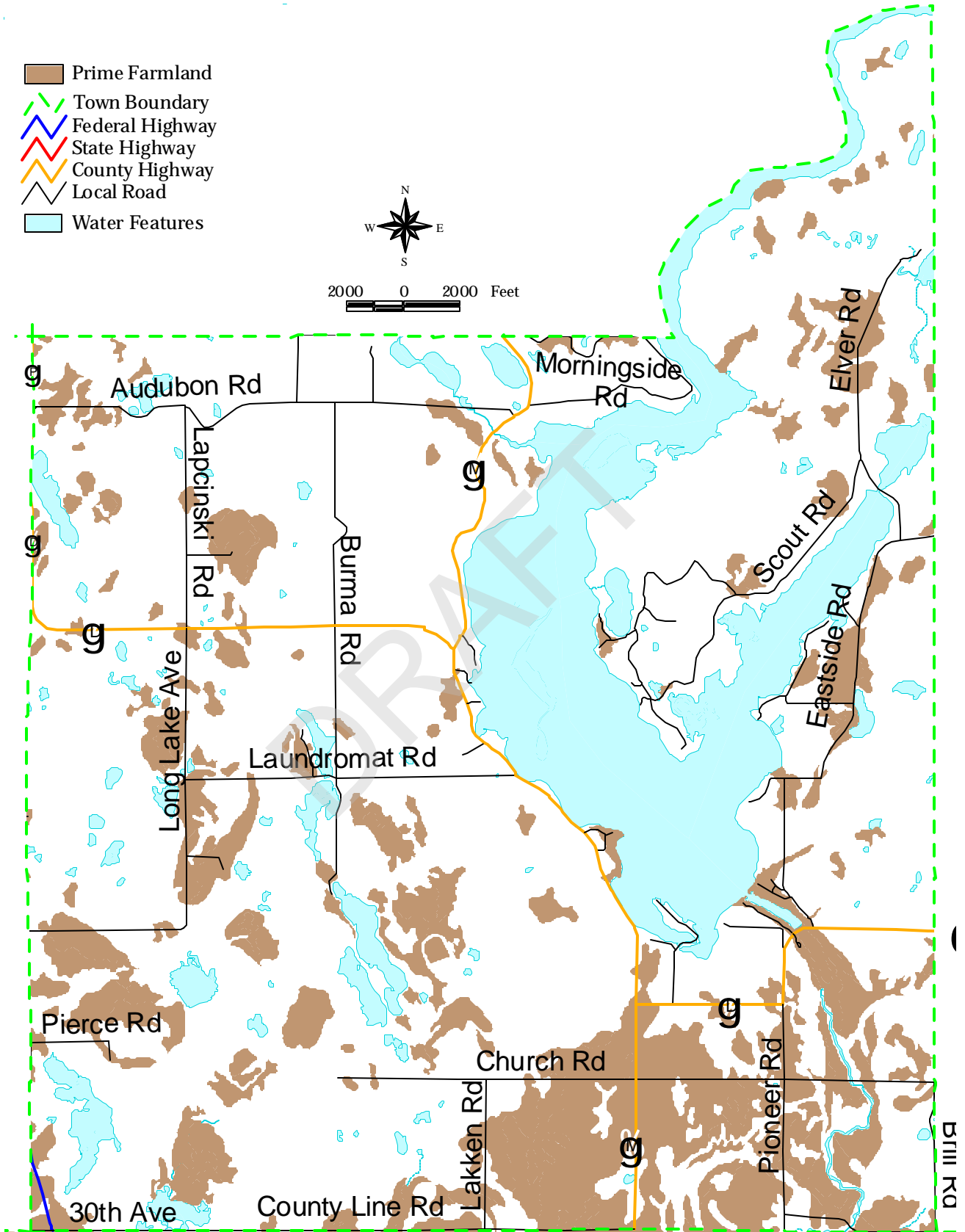


# Prime Farmland Town of Long Lake

-  Prime Farmland
-  Town Boundary
-  Federal Highway
-  State Highway
-  County Highway
-  Local Road
-  Water Features



2000 0 2000 Feet



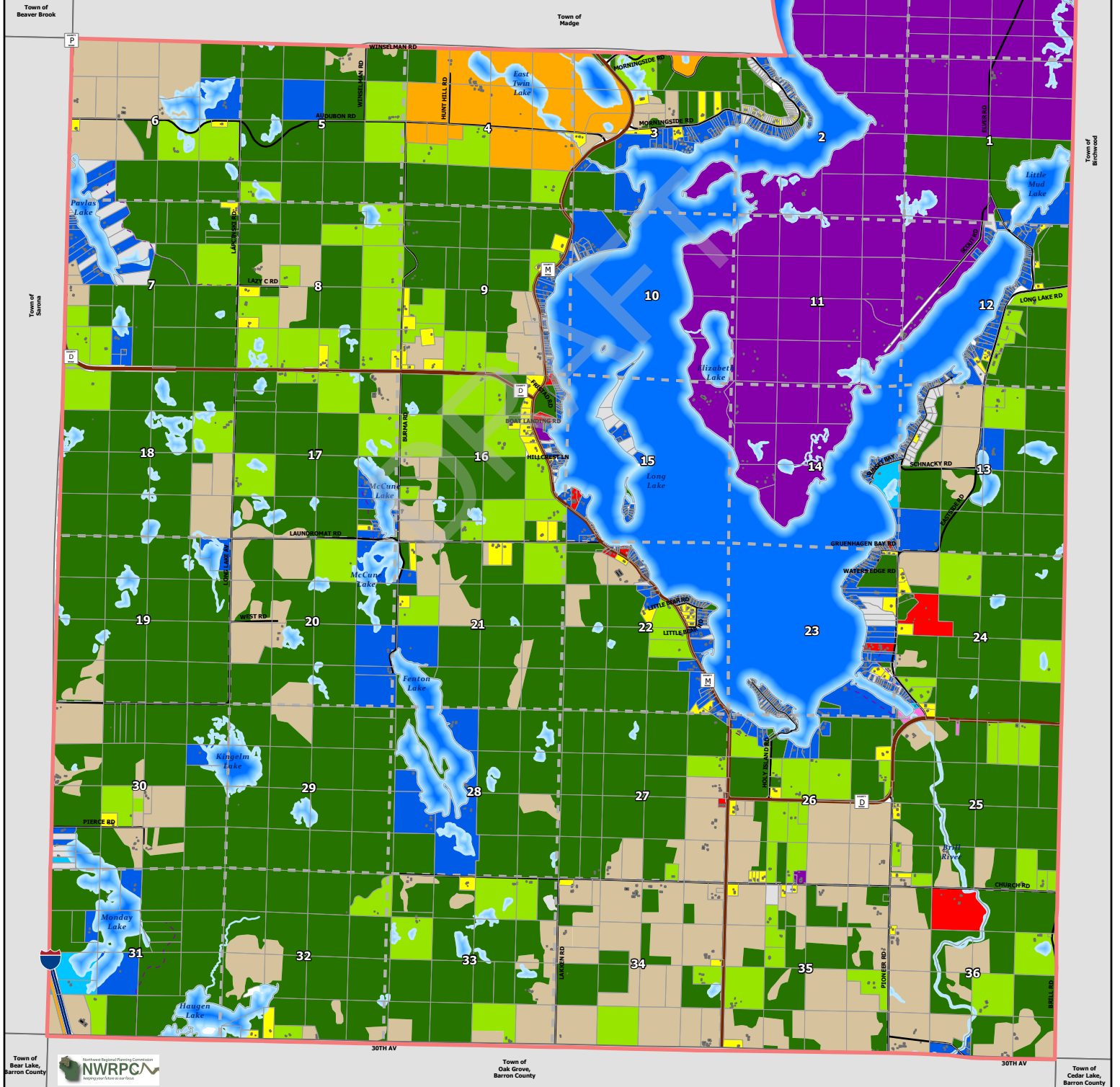
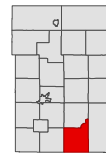
# Town of Long Lake

## Comprehensive Plan 2026

### Existing Land Use

- |                         |                       |                    |
|-------------------------|-----------------------|--------------------|
| Agriculture             | Shoreland Improved    | River/Creek        |
| Commercial              | Shoreland Residential | Lake/Large River   |
| Conservation/Recreation | Undeveloped           | Building Footprint |
| Extraction              | Utility               | Tax parcel         |
| Forest Residential      | US Highway            | PLSS Section       |
| Forested/Open Space     | County Highway        | Town Boundary      |
| Institutional           | Town Road             |                    |
| Residential             | Private Drive         |                    |

Washburn County



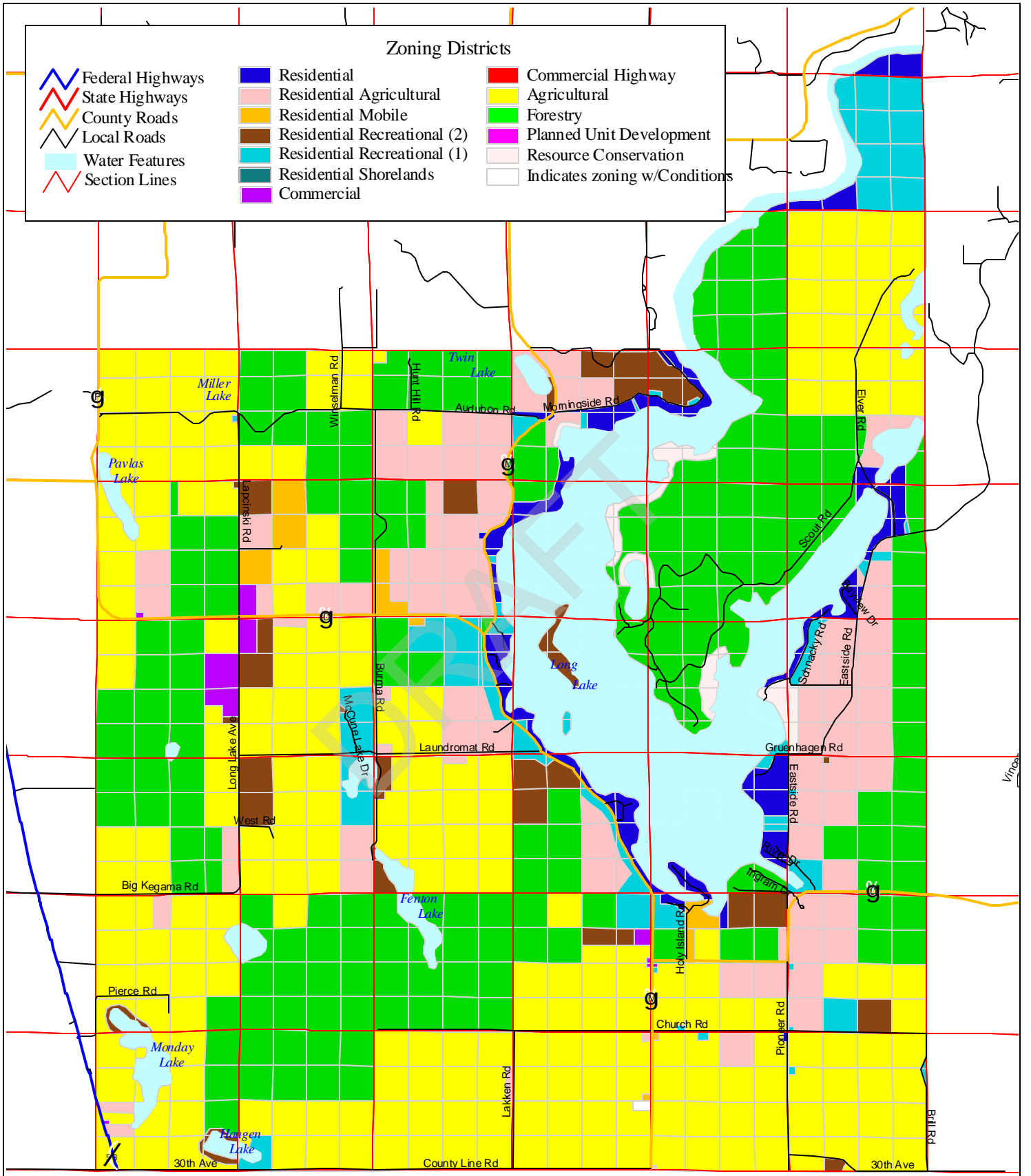
Town of Bear Lake, Barron County



Town of Oak Grove, Barron County

Town of Cedar Lake, Barron County

# 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.

# Town of Long Lake

## Comprehensive Plan 2026

### Future Land Use

- Mixed Rural Residential
- Shoreland Residential
- Park & Recreation
- Camps
- Forestry
- Conservancy
- US Highway
- County highway
- Town Road
- Private Drive
- River Creek
- Lake/Large River
- Tax Parcel
- PLSS\_Sections
- Town Boundary

Washburn County

