

TOWN OF LAND O' LAKES VILAS COUNTY COMPREHENSIVE PLAN



Adopted 2010

Prepared by:

Town of Land O' Lakes Plan Commission

With the assistance of the:
North Central Wisconsin Regional Planning Commission

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Chapter 1: Issues & Opportunities

Section 1

CHAPTER 1: ISSUES AND OPPORTUNITIES

This is the first of nine chapters of the Town of Land O' Lakes Comprehensive Plan, explores potential issues that may have an effect on the development of the Town over the 20-year planning period of the plan. As required by the state's comprehensive planning law [§66.1001(2)(a) Wis. Stats.], this chapter contains trends and forecasts with jurisdictional comparisons for some basic demographics including: population, households, employment, age, education, and income. Although forecasts should typically cover the 20-year planning period, in some cases, the only acceptable sources had lesser time periods for their forecasts. Official sources are used for data and forecasting, including the WDOA Demographic Service Center, and the U.S. Census Bureau.

Plans are required to be updated every 10 years, roughly corresponding to the decennial census and current community data. This is the minimum amount of time between extensive review and update of issues and related objectives, policies, and goals.

A. BACKGROUND INFORMATION

1. POPULATION TRENDS AND FORECASTS

According to the 2000 Census, 882 people lived in the Town. Between the 1990 and the 2000, the Town's population increased by 43 persons or 5.1 percent. The surrounding towns all grew over the same period, as did the County and the State, with growth rates of 18.8 and 9.6 percents respectively.

Since 2000 the population has continued to increase in all of the communities as well. Table 1-1 displays the total population for the Town of Land O' Lakes, the neighboring towns, the County, and the State.

The 2009 population estimate from the Wisconsin Department of Administration, Demographic Services is 981, which is an 11 percent increase from 2000.

**Table 1-1:
Population Trends**

	1990	2000	Estimate 2005	% Change 1990-00	% Change 2000-05	% Change 1990-05
Town of Land O' Lakes	839	882	920	5.1%	4.3%	9.7%
Town of Presque Isle	471	513	572	8.9%	11.5%	21.4%
Town of Boulder Junction	884	958	992	8.4%	3.5%	12.2%
Town of Plum Lake	465	486	524	4.5%	7.8%	12.7%
Town of Conover	932	1,137	1,235	22.0%	8.6%	32.5%
Town of Phelps	1,187	1,350	1,453	13.7%	7.6%	22.4%
Vilas County	17,707	21,033	22,215	18.8%	5.6%	25.5%
Wisconsin	4,891,769	5,363,675	5,580,757	9.6%	4.0%	14.1%

Source: U.S. Census, and WDOA Demographic Services Center

Population projections from the State of Wisconsin are displayed in Table 1-2. Overall the town and all of the surrounding communities are expected to increase in population. In addition to year round residents there are seasonal residents and visitors to the community. These groups place a demand on the services of the community, and they will continue to have a major impact in the future.

**Table 1-2:
Population Forecasts to 2030**

	Projection 2010	Projection 2015	Projection 2020	Projection 2025	Projection 2030
Town of Land O' Lakes	934	950	965	973	974
Town of Presque Isle	604	636	668	694	714
Town of Boulder Junction	997	1,008	1,018	1,022	1,019
Town of Plum Lake	541	560	577	590	598
Town of Conover	1,303	1,374	1,442	1,500	1,542
Town of Phelps	1,506	1,566	1,622	1,667	1,697
Vilas County	22,953	23,829	24,645	25,295	25,720
Wisconsin	5,772,370	5,988,420	6,202,810	6,390,900	6,541,180

Source: WDOA Demographic Services Center

The county has identified seasonal residents and visitor populations as significant as well in its planning process. They have estimated the summer county-wide population exceeding over 105,000 persons, based on seasonal housing units, hotel/motel rooms, and campgrounds.

2. HOUSEHOLD TRENDS AND FORECASTS

In 2000, there were 412 households in the town. This is based on an average Household size of 2.14 people in 2000, which is lower than the 2.50 State average.

Overall, total households are projected to increase by 95 by 2030. Table 1-3 reflects an overall trend of more households based upon fewer people per household and projected population growth.

Further analysis of housing unit change can be found in other chapters of this Plan, particularly in the Housing chapter and the Land Use chapter.

**Table 1-3:
Households**

	Total 2000	<i>Estimate 2005</i>	Projection 2010	Projection 2015	Projection 2020	Projection 2025	Projection 2030
Town of Land O' Lakes	412	442	459	478	494	502	507
Town of Presque Isle	241	276	299	322	344	360	373
Town of Boulder Junction	445	473	488	505	518	526	527
Town of Plum Lake	221	245	259	275	287	296	302
Town of Conover	483	539	583	629	671	705	729
Town of Phelps	560	615	655	697	733	761	780
Vilas County	9,066	9,821	10,429	11,087	11,648	12,067	12,350
Wisconsin	2,084,556	2,208,571	2,322,062	2,442,354	2,557,504	2,654,905	2,738,477

Source: U.S. Census, and WDOA Demographic Services Center

3. AGE DISTRIBUTION

Population distribution by age is important in the planning process. Two age groups are examined here: 1) people 5 to 17 years old, and 2) people 65 years and older. These two age groups are often referred to as dependent populations and have different needs. The younger group requires schools, and the older group is retiring from the workforce. Table 4 shows each of these groups in 1990 and 2000.

In 1990, the median age of Land O' Lakes population was 43.4 years, by 2000 that had increased to 48.6. Compared to the county the town's median age is slightly less, but compared to the state is older. High median age reflects a retirement population. Boulder Junction has the highest median age of 49.6.

**Table 1-4:
Age Distribution 1990 to 2000**

		Percent of Population				Median Age
		<5	5-17	18-64	65+	
Town of Land O' Lakes	1990	5.8%	16.8%	56.3%	21.1%	43.4
	2000	3.9%	14.9%	56.1%	25.2%	48.6
Town of Presque Isle	1990	3.2%	12.7%	54.1%	29.9%	54.1
	2000	2.3%	11.5%	55.2%	31.0%	56.4
Town of Boulder Junction	1990	5.8%	15.0%	57.1%	22.1%	44.4
	2000	3.8%	13.7%	56.9%	25.7%	49.6
Town of Plum Lake	1990	6.9%	17.2%	54.8%	21.1%	39.0
	2000	2.9%	16.9%	57.6%	22.6%	48.1
Town of Conover	1990	5.9%	16.8%	55.7%	21.6%	42.7
	2000	3.2%	18.7%	57.7%	20.4%	44.5
Town of Phelps	1990	5.1%	17.4%	51.6%	25.9%	44.8
	2000	3.4%	15.0%	53.8%	27.9%	49.3
Vilas County	1990	5.9%	16.3%	54.9%	22.9%	42.9
	2000	4.3%	16.4%	56.5%	22.8%	45.8
Wisconsin	1990	7.4%	19.0%	60.3%	13.3%	32.9
	2000	6.4%	19.1%	61.4%	13.1%	36.0

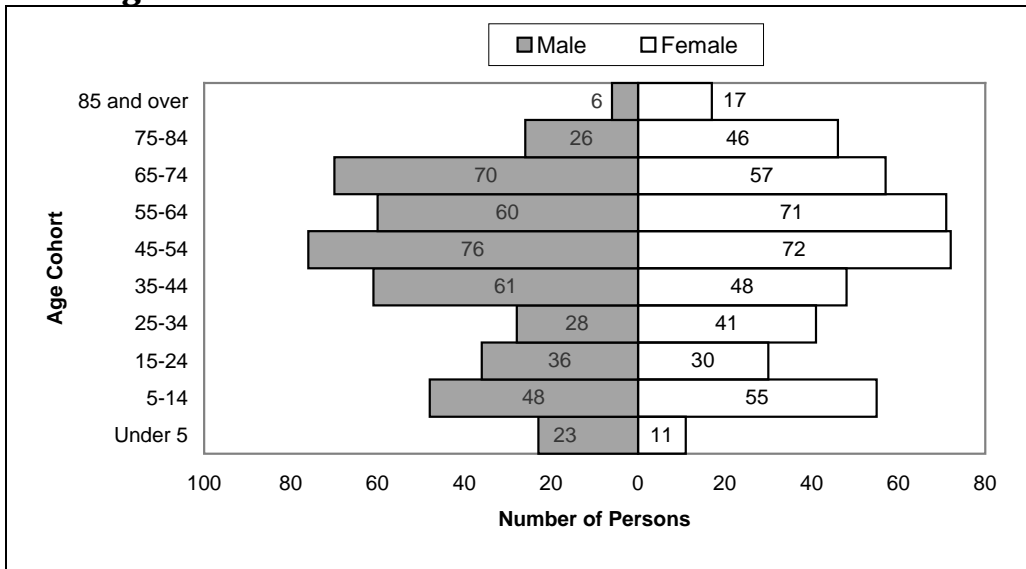
Source: U.S. Census Bureau

Another way to examine population is with a population pyramid, as shown in FIGURE 1-1. This shows males and females by detailed age categories. A typical pyramid would have a broad base of young people and a decreasing number as the population increases to show a narrowing toward to top.

In the Town there is generally a balance between male to female in all age groups. However, there is a very small number of younger people and more older people. This is another indication of a retirement community.

A shifting age structure affects a variety of services and needs within the community including transportation, housing, elderly care, and schools. It will become increasingly important to retain or attract younger age groups in order to provide for service demands and maintain the workforce.

**FIGURE 1-1:
2000 Age Cohorts for Town of Land O' Lakes**



Source: U.S. Census Bureau

4. EDUCATION LEVELS

The educational attainment of persons within a community is often an indicator of the overall income, job availability, and well being of a community. See Table 1-5 for a detailed breakdown of the town, county and state.

In 1990, 79.3 percent of the town of population age 25 and over were high school graduates (or higher), compared to 76.1 percent in the County and 78.6 percent in the State. By 2000, the percentage of high school graduates had risen significantly to 88.4 percent in the Town, compared to the County at 85.4 percent and the State at 85.1 percent.

In 1990, 13.6 percent of the town of population age 25 and over were college graduates (or higher), compared to 13.7 percent in the County and 17.7 percent in the State. By 2000, the percentage of college graduates had risen to 20.9 percent in the Town, compared to the County at 17.6 percent and the State at 22.4 percent.

**Table 1-5:
Education Levels**

	Town of Land O' Lakes		Vilas County		State of Wisconsin	
	1990	2000	1990	2000	1990	2000
Less than 9 th Grade	43	20	1,160	604	294,862	186,125
9-12 Grade / No Diploma	83	59	1,897	1,676	367,210	332,292
High School Diploma	218	266	4,687	6,233	1,147,697	1,201,813
College / No Degree	127	161	2,609	3,386	515,310	715,664
Associate Degree	56	34	709	1,014	220,177	260,711
Bachelor Degree	67	113	1,200	1,981	375,603	530,268
Graduate/Professional Degree	16	30	553	773	173,367	249,005
Total Persons 25 & Over	610	683	12,815	15,667	3,094,226	3,475,878
Percent high school graduate or higher	79.3%	88.4%	76.1%	85.4%	78.6%	85.1%
Percent with bachelors degree or higher	13.6%	20.9%	13.7%	17.6%	17.7%	22.4%

Source: U.S. Census Bureau

5. INCOME LEVELS

In 1990, the median household income for the town was \$22,981, compared to the county at \$20,352, and the state at \$29,442. The town lagged behind the state, but exceeded the county level. By 2000, incomes had risen to \$29,792 while the county increased to \$33,759, and state to \$43,791. In 2000, the town lagged behind both the county and the state.

Meanwhile in 1990, the per capita income for the town was \$10,842, compared to the county at \$10,866 and the state at \$13,276. The town was pretty comparable to the county, but lagged behind the state. By 2000, incomes had risen to \$18,765, while the county increased to \$18,361, and state to \$21,271. Again the town was comparable to the county, but lagged behind the state.

**Table 1-6:
Income Levels**

	1990			2000		
	Town of Land O' Lakes	Vilas County	State of Wisconsin	Town of Land O' Lakes	Vilas County	State of Wisconsin
Median Household Income	\$22,981	\$20,352	\$29,442	\$29,792	\$33,759	\$43,791
Per Capita Income	\$10,842	\$10,866	\$13,276	\$18,765	\$18,361	\$21,271

Source: U.S. Census Bureau

6. EMPLOYMENT CHARACTERISTICS, TRENDS AND FORECASTS

The following tables use U.S. Census information related to occupation and industry sectors. These figures reflect the occupations and the type of industry in which residents are engaged. These jobs and industry sectors may or may not be located in the Town.

Table 1-7 displays the primary occupations of 391 employed residents in the labor force in year 1990 and 2000, as well as the county. Sales & Office was followed by Management, professional & Related, and Service. Those were the top three occupations at the county level as well.

**Table 1-7:
Occupation of Employed Workers**

	Town of Land O' Lakes		Vilas County	
	1990	2000	1990	2000
Management, professional & related	75	100	1,764	2,338
Service	84	83	1,341	1,901
Sales & office	71	115	1,787	2,608
Farming Fishing & Forestry	16	2	271	128
Construction, extraction & maintenance	18	62	269	1,332
Production, transportation & material moving	101	29	1,568	961
Totals:	365	391	7,000	9,268

Source: U.S. Census Bureau

Table 1-8 displays employment by industry sector for both the Town and the county in 1990 and 2000. The top three industry sectors in 2000 for the town are: Retail Trade; Arts, Entertainment, Recreation, Accommodation and Food Services; Retail. At the county level, the three largest sectors were Education, Health and Social Services; Retail Trade; and Arts, Entertainment, Recreation, Accommodation and Food Services.

In all, those three sectors make up 76% of total employment in the town and the top three at the county represent about 73% of total employment. See Chapter 6: Economic Development for more detailed information.

**Table 1-8:
Industry Sectors**

	Town of Land O' Lakes		Vilas County	
	1990	2000	1990	2000
Ag., Forestry, Fishing, Hunting & Mining	7	15	223	231
Construction	35	53	780	1,107
Manufacturing	44	36	640	643
Wholesale Trade	15	8	163	264
Retail Trade	94	76	1,852	1,457
Transportation, Warehousing & Utilities	17	17	326	324
Information	N/A	3	N/A	145
Finance, Insurance, Real Estate & Leasing	9	13	374	425
Professional, Scientific, Management, Administrative & Waste Mgmt Services	61	23	772	489
Education, Health and Social Services	42	42	1,205	1,666
Arts, Entertainment, Recreation, Accommodation and Food Services	7	56	91	1,536
Public Administration	16	20	346	521
Other Services	23	29	357	460

Source: U.S. Census Bureau

The Wisconsin Department of Workforce Development (WDWD) prepares employment forecasts. These projections are by industry for its multi-county service regions. The current projections, released August 2006, cover 2004-2014. The projections for the North Central Workforce Development Area cover Vilas County and include eight other counties. These projections show increases in all occupations. *Production*; and *Farming, fishing, & forestry* occupations both are projected to gain less than 30 positions each for the whole region. The following occupations are all projected to need over 600 replacement workers each: *Production*; *Office & administration*; *Sales*; and *Food preparation & serving*.

B. ISSUE IDENTIFICATION

1. REVIEW OF DEMOGRAPHIC TRENDS

Demographic change is a principle factor in predicting future community growth. Population characteristics relate directly to the community's housing, education, utility, recreation, and facility needs, as well as future economic development. Over time, fluctuations in local and regional economies can influence population change.

- ✓ Schools
- ✓ Medical Services
- ✓ Recreation
- ✓ Deteriorating employment climate
- ✓ Increasing retirement population

2. PLANNING ISSUES

Citizens, Plan Commissioners, and Town Board members have identified a variety of issues during the planning process. The issues identifies are:

1. Through zoning and subdivision ordinances the town should protect the natural features in the Town including: lakes, rivers, streams, wetlands, forest, significant tree stands, wildlife, scenic vistas, steep slopes.
2. Continue to review the adequacy of Vilas County Zoning and Subdivision Ordinance to better fit Land O' Lakes' Plan goals and objectives, and if appropriate, propose sound alternatives.
3. Coordinate planning development efforts with the Town of Watersmeet, Gogebic County, the State of Michigan and the U.S. Forest Service, especially for the northern section of the downtown area.
4. Encourage, provide and upgrade private and public recreational facilities.
5. Provide ample coordinated and cohesive parking opportunities in the Hamlet, especially for vehicles pulling trailers and boats.
6. Support expansion of facilities and service at the Land O' Lakes airport. Particularly in coordinating the Town of Land O' Lakes Development Plan with any airport expansion plans.
7. Plan and encourage a sound transportation system with paved streets appropriate for fire equipment and snow plowing.

8. Direct future growth in accordance with projected growth and development patterns, through zoning and subdivision regulations, to areas where it is cost-effective to provide public services.
9. Maintain the Land O' Lakes "Hamlet" as the center for civic, cultural and governmental activities.
10. Encourage the maximum, practical amount of school facilities within the Town.
11. Promote the expansion of broadband communications.

C. GOALS, OBJECTIVES, POLICIES, & PROGRAMS

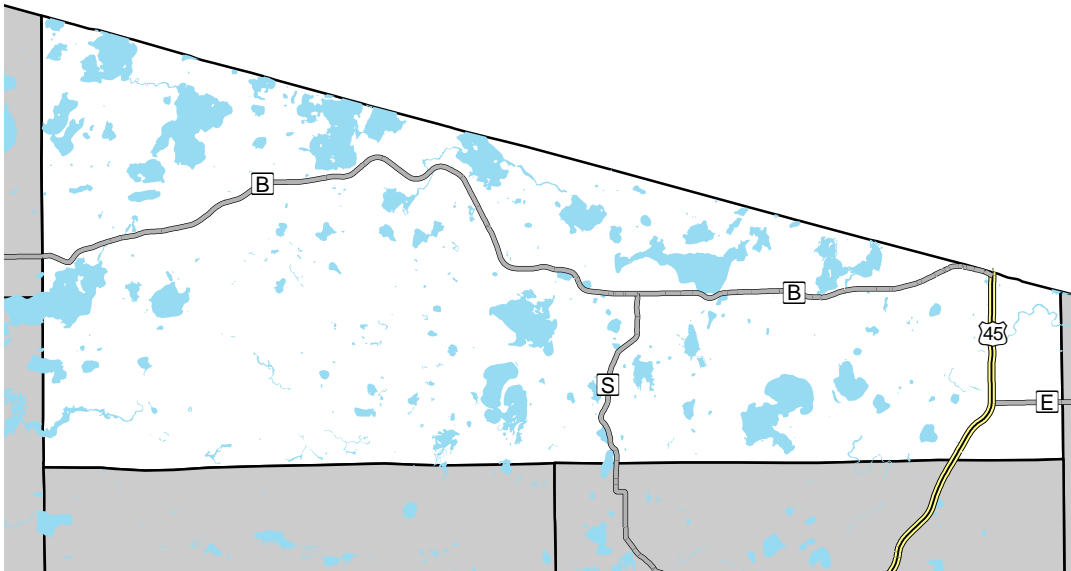
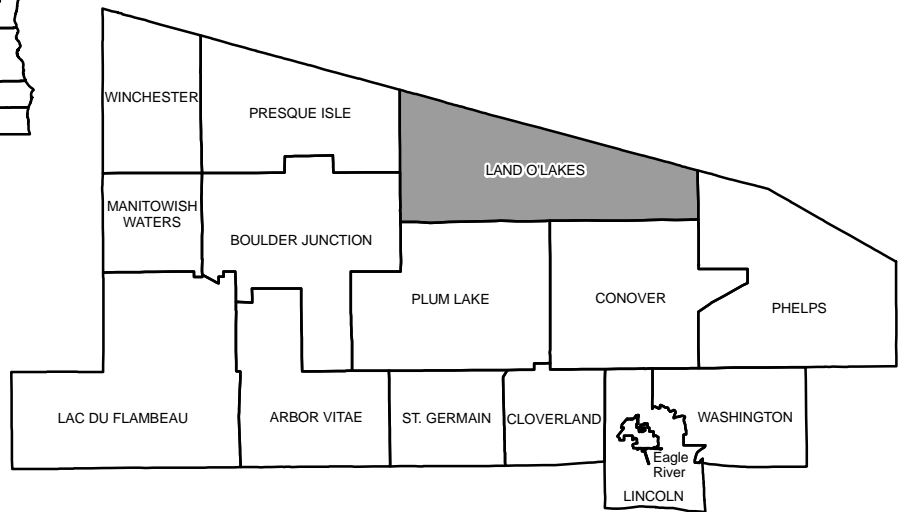
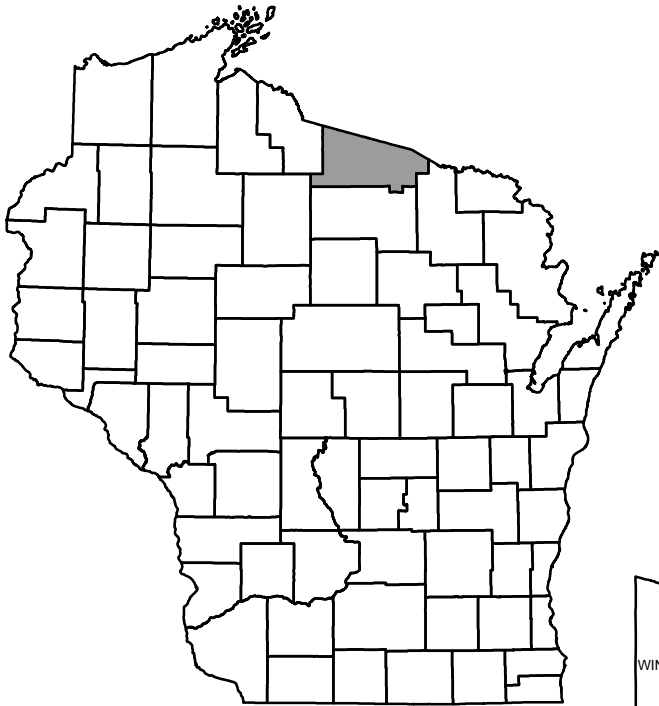
Each of the following chapters of this comprehensive plan includes a set of goals, objectives and policies, which the Town Board will use to guide the future development of the Town over the next 20 years.

For purposes of this plan, goals, objectives, and policies are defined as follows:

- ✓ **Goals:** Broad statements that express general public priorities about how the Town should approach development issues during the next 20 years. These goals are based on key issues, opportunities and problems that affect the community.
- ✓ **Objectives:** More specific than goals and are usually attainable through planning and implementation activities. Accomplishment of an objective contributes to the fulfillment of a goal.
- ✓ **Policies:** Rules or courses of action used to ensure plan implementation and to accomplish the goals and objectives. Decision-makers use policies on a day-to-day basis.

Each chapter also includes a listing of possible programs that the Town might implement in order to advance the goals and objectives of this plan. The listing does not imply that the Town will utilize every programs shown, but only that these programs are available to the Town and may be one of many possible ways of achieving the Town's goals.

Map 1-1
**Town of
 Land O' Lakes**
 Planning Context
 Vilas County, Wisconsin



Source: WI DNR, NCWRPC

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



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Chapter 2: Natural Resources

Section 2

CHAPTER 2: NATURAL, AGRICULTURAL AND CULTURAL RESOURCES

This is the second of nine chapters of the Town of Land O' Lakes Comprehensive Plan, based on the statutory requirement [§66.1001(2)(e) Wis. Stats.] for a compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under §295.20(2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

A. BACKGROUND

All planning efforts need to examine relevant previous plans about the community and the surrounding county. Those plans are discussed below:

1. Vilas County Land and Water Resource Management Plan

This Plan provides a framework for local/state/federal conservation program implementation efforts. Implementation of this plan will help protect and improve the valuable water and soil natural resources in Vilas County. Some of the plan's recommendations include: a variety of information strategies, encouraging lake planning & monitoring by the public, promoting stormwater management, developing shoreland protection measures, reducing sediment erosion into waterways, encouraging creation of shoreland buffers, upgrading failing septic systems with new technology where applicable, and promoting forest silviculture. This plan is currently being updated. A copy is available in the Vilas County Land and Water Conservation Department.

2. Vilas County Outdoor Recreation Plan

The primary purpose of this recreation plan is to provide continued direction in meeting the current and future recreation needs of the County. This direction takes the form of an inventory and analysis of outdoor recreational facilities followed by establishing recommendations to meet identified needs. Adoption of this plan and its subsequent acceptance by the Wisconsin Department of Natural Resources (WisDNR) allows for continued eligibility for financial assistance from the Land and Water Conservation Fund (LAWCON), the Stewardship Fund, and many other federal and state funding programs. This plan was recently adopted. A copy is available in the Vilas County Forestry Department.

3. Vilas County Forest Comprehensive Land Use Plan 2006-2020

The mission of the County Forest is to manage, conserve and protect the natural resources within the county forest on a sustainable basis for present and future generations. The Plan contains information about forest resource planning, outdoor recreation planning, silvicultural practices, aesthetic management zones, trails and access control, biological communities, and wildlife species that exist within the county forest. A copy is available in the Vilas County Forestry Department.

B. INVENTORY

WATER RESOURCES:

1.) SURFACE WATER

Land O' Lakes is part of several watersheds. The north-east to central portion of the Town is located in the Presque Isle River watershed, the southwest part of Town lies within the Manitowish River watershed, and the eastern 1/3rd lies in the Tamarack Pioneer River. The subcontinental surface-water divide determines where surface water will drain. All streams south of the subcontinental surface-water divide flow into the Mississippi River. The Presque Isle River watershed is north of the subcontinental surface-water divide, so these waters will flow into Lake Superior.

Since Town Zoning is more restrictive than the Vilas County Shoreland Zoning, Town Zoning is in effect. Actual shoreland jurisdiction measurements are coordinated through the County Zoning Department. Refer to Natural Resources Map for water bodies in the Town.

Outstanding and Exceptional Resource Waters

Outstanding Resource Waters (ORWs) and Exceptional Resource Waters (ERWs) share many of the same environmental and ecological characteristics. The primary difference between the two is that ORWs typically do not have any direct point sources discharging pollutants directly to the water. In addition, any pollutant load discharged to an ORW must meet background water quality at all times. Exceptions are made for certain types of discharge situations to ERWs to allow pollutant loads that are greater than background water quality when human health would otherwise be compromised.

Several water bodies are listed as ORWs—Siphon Creek (T42N R8E Sec 9, 10, 15, 14 area), Tamarack Creek (T42N R9E Sec 14), Black Oak Lake, and the Wisconsin River. There are no ERWs in Land O' Lakes.

Impaired Waters

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

Two water bodies in Town are listed as not meeting the standards set under the U.S. Clean Water Act, Section 303(d). The impaired waters in Land O' Lakes are: Palmer and Big Portage Lakes. Both lakes have mercury contamination from the air, and are rated a low priority for clean-up by the WDNR. The only action taken based upon that pollution is for the WDNR to issue fish consumption advisories.

Invasive Aquatic Species

Surface water resources in Vilas County are threatened by the introduction of invasive aquatic species. These species out compete native species and degrade habitats possibly by decreasing biodiversity from having less plant and animal species. Forest Lake (Goose) has infestations of eurasian water-milfoil (*Myriophyllum spicatum*), rusty crayfish (*Orconectes rusticus*), and banded mystery snail. High Lake has infestations of rusty crayfish (*Orconectes rusticus*), banded mystery snail, and Chinese mystery snail (*Cipangopaludina chinensis*). Big and West Bay Lakes have infestations of rusty crayfish (*Orconectes rusticus*), and Chinese mystery snail (*Cipangopaludina chinensis*). Mamie, Black Oak, and Big Portage Lakes have infestations of rusty crayfish (*Orconectes rusticus*). Johnson Lake has an infestation of banded mystery snail. Lac du Lune, and Little Gibson Lake have infestations of Chinese mystery snail (*Cipangopaludina chinensis*). Anderson Lake has an infestation of rainbow smelt (*Osmerus mordax*). Contact the County Land and Water Conservation Department for public outreach education strategies.

2.) WETLANDS

Wetlands perform many indispensable roles in the proper function of the hydrologic cycle and local ecological systems. In terms of hazard mitigation, they act as water storage devices in times of high water. Like sponges, wetlands are able to absorb excess water and release it back into the watershed slowly, preventing flooding and minimizing flood damage. As more impermeable surfaces are developed, this excess capacity for water runoff storage becomes increasingly important.

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

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

The wetlands shown for the Town of Land O' Lakes were created from the WisDNR Wetlands Inventory. See the Natural Resources Map.

3.) FLOODPLAINS

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

4.) GROUNDWATER & GEOLOGY

Groundwater is water that occupies void spaces between soil particles or cracks in the rock below the land surface. It originates as precipitation that infiltrated into the ground. The type of soil and bedrock that a well is drilled into often determines water's pH, saturation index, and the amount of hardness or alkalinity in water. The type of soil and bedrock in a region also determines how quickly contaminants can reach groundwater.

Most groundwater in Vilas County is obtained from sand and gravel aquifers. These aquifers occur as surficial sand and gravel deposits or as isolated buried deposits.

Surficial sand and gravel deposits are mainly on extensive outwash plains. Well yields range from 50 to 2,000 gallons per minute. Most high-capacity

wells are 40 to 130 feet deep, and yield 15 to 60 gallons per minute per foot of drawdown. Shallow wells in these deposits are subject to pollution.

Isolated buried deposits are located in the moraine areas of eastern and northwestern Vilas County. Water is obtained mainly from lenses of saturated sand and gravel buried within or below glacial till. Wells are drilled 20 to 200 feet deep to yield 5 to 50 gallons per minute, but yields of 200 gallons per minute are possible.

Groundwater quality in Vilas County and the Town of Land O' Lakes is generally good. Local differences in quality are the result of the composition, solubility, and surface of the soil and rock through which the water moves, and the length of time that the water is in contact with these materials. The main constituents in the water are calcium, magnesium, and bicarbonate ions. Mainly in the moraines, the water is hard. A high content of iron is a problem in many wells, but it is not a health hazard.

Susceptibility of groundwater to pollutants is defined here as the ease with which a contaminant can be transported from the land surface to the top of the groundwater called the water table. Many materials that overlie the groundwater offer good protection from contaminants that might be transported by infiltrating waters. The amount of protection offered by the overlying material varies, however, depending on the materials. Thus, in some areas, the overlying soil and bedrock materials allow contaminants to reach the groundwater more easily than in other areas of the state.

Groundwater contamination susceptibility in the Town of Land O' Lakes is "most susceptible," based upon reviewing soil characteristics, surficial deposits, depth to water table, depth to bedrock, and type of bedrock.

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

LAND RESOURCES:

1.) FORESTS

Forests play a key role in the protection of environmentally sensitive areas like steep slopes, shorelands, wetlands, and flood plains. Expansive forests provide recreational opportunities, aesthetic benefits, and economic development.

The pre-settlement composition of forestland in the Town of Land O' Lakes was a mix of conifer and deciduous tree species that included hemlock, sugar maple, yellow birch, jack pine, scrub (Hill's oak), beech, with white pine, and red pine throughout.

All forests are dynamic, always changing from one stage to another, influenced by natural forces and humans. Changes can be subtle and occur over long periods, or can happen in seconds from a timber harvest, windstorm, or fire.

The Town of Land O' Lakes contains parts of the Northern Highland State Forest, which covers a large portion of Vilas County.

Some private woodlands in the county are enrolled in Managed Forest Law (MFL). This program provides a low annual tax rate per acre and requires a management plan for the property that must include some harvesting along with allowing some public uses based on acreage thresholds. When timber is harvested from MFL properties, a harvest tax is also assessed. This provides an incentive to keep woodlots in active production and allows some community access to the site in exchange for greatly reduced taxes. See the programs section at the end of this chapter for more detail on this program.

2.) METALLIC & NON-METALLIC MINERAL RESOURCES

The Wisconsin Department of Natural Resources estimates that there could be no more than five metallic mineral mines developed in Wisconsin over the next twenty years (1997-2017). This includes the Flambeau Mine now in operation, the Crandon Project now owned by two tribes, the Lynne Project no longer being considered, the Bend Project known but not yet under consideration, and one additional ore body not now known. This estimate is based on the current state of knowledge about the geology of northern Wisconsin and the steps necessary to discover an ore body and the time it takes to complete the regulatory requirements.

There are three active quarries throughout the Town of Land O' Lakes. They are the Houlton Parcels (Pitlik & Wick Inc.) # 12-577, 78, 33, 56; Jerry Fassbender Parcel # 12-1963; and Gateway Parcels # 12-1892, 82. All three quarries are identified on the Natural Resource Map.

3.) SOILS & PRODUCTIVE AGRICULTURAL AREAS

According to the *Wisconsin Land Use Databook*, the Town of Land O' Lakes between 1991-1993 was 1.1 percent agricultural, 77.2 percent forested, and 21.1 percent wetlands. The town's total land area is 83 square miles. Of the total land area, 0.3 percent of land was used for row crops, none was used for foraging, and 0.7 percent was grassland.

In terms of farming trends, the town has lost all 5 acres of farmland acreage on tax rolls between 1990 and 1997. According to the *Wisconsin Land Use Databook* there were no farms remaining in 1997. Prime farmland produces the highest yields with minimal inputs and results in the least damage to the environment, see Natural Resources Map.

4.) ENVIRONMENTALLY SENSITIVE AREAS

Environmentally sensitive areas are typically defined by the local jurisdiction and often include many of the areas referred to in this section such as special groundwater protection areas, threatened or endangered species habitat, floodplains, wetlands and other unique or special resources where encroachment or development could have negative consequences. Some potentially sensitive areas are discussed below.

One type of area which might fall under the environmentally sensitive designation is contaminated or potentially contaminated sites in part because they may need special care or monitoring to prevent further environmental degradation or hazard to human life. The WDNR Internet database known as the Bureau of Remediation and Redevelopment Tracking System (BRRTS) lists 34 sites. The following sites were listed as “closed”:

- ERP Site: James Bates, 5550 Hwy B
- ERP Site: Northwoods Oil, 6514 Airport Rd
- ERP Site: R W III Mckinnon, 6840 CTH B
- ERP Site: Nagel Lumber Co, 5135 CTH B W (two open sites exist here)
- LUST Site: Gorskey Station, 4207 CTH B
- LUST Site: Eagles Nest Island, 7233 Big Lake Rd
- LUST Site: Black Oak Inn, 5407 CTH B
- LUST Site: Gateway Lodge, 4103 CTH B
- LUST Site: Christl Motors, 4246 CTH B
- LUST Site: Eagles Landing Mobile Home Park, 6888 Helen Creek Rd
- LUST Site: Northwoods Oil, 6514 Airport Rd
- LUST Site: Land O' Lakes Town Garage, 4651 Town Garage Rd
- LUST Site: Bent's Camp, 6882 Helen Creek Rd
- Spill Site: Hwy B at 6517 Olympic 76 St
- Spill Site: 8650 Hwy B
- Spill Site: USH 45 & Wisconsin River Bridge
- Spill Site: Private Island, NW NE Sec 24 T43N R08E
- Spill Site: Wisconsin River Bridge on USH 45

ERP sites are sites other than LUSTs that have contaminated soil and/or groundwater.

LUST sites have contaminated soil and/or groundwater with petroleum, which includes toxic and cancer causing substances.

Spill sites are a discharge of a hazardous substance that may adversely impact, or threaten to impact public health, welfare or the environment.

All of these sites were remediated to DNR standards, and are available for use.

5.) RARE SPECIES & NATURAL COMMUNITIES

The Town of Land O' Lakes has 49 sections with occurrences of endangered resources (rare, threatened, or endangered species of plants & animals, and high-quality natural communities) as identified in the Wisconsin Natural Heritage Inventory.

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

The Wisconsin Land Legacy Report 2006-2056, compiled by the WDNR, is a comprehensive inventory of the special places that will be critical to meet future conservation and outdoor recreation needs for the next fifty years. The report focused on identifying what areas of our state or regionally significant green infrastructure remains to be protected. Two Land Legacy Areas that exist in the Town of Land O' Lakes are summarized below.

Northern Highland-American Legion State Forest is a DNR Legacy Place that was identified to meet future conservation and outdoor recreation needs for the next 50 years. The DNR Land Legacy report recommends protection of such places. Each place is summarized by a table of current status with 5 stars representing the highest level for that category:

<u>NA Northern Highland-</u> <u>American Legion State Forest</u>	
Size	Large
Protection Initiated	Substantial
Protection Remaining	Limited
Conservation Significance	☆☆☆☆☆
Recreation Potential	☆☆☆☆☆

Established in 1925 to protect the stream flow at the headwaters of the Wisconsin, Flambeau, and Manitowish Rivers, the 220,000-acre state forest is abundant with scenic lakes, streams, and expansive forest. Over 900 lakes lie within the forest boundary, and are a significant reason that the forest is the

most visited state property in Wisconsin. This state forest supports an extraordinary array of outdoor activities including camping (over 900 campsites), swimming, boating, hiking, biking, fishing, hunting, cross-country skiing, and snowmobiling.

Border Lakes Region is a DNR Legacy Place that was identified to meet future conservation and outdoor recreation needs for the next 50 years. The DNR Land Legacy report recommends protection of such places. Each place is summarized by a table of current status with 5 stars representing the highest level for that category:

BL <u>Border Lakes Region</u>	
Size	Large
Protection Initiated	Moderate
Protection Remaining	Moderate
Conservation Significance	☆☆☆☆☆
Recreation Potential	☆☆

Vilas, Oneida, and Iron Counties harbor one of the highest concentrations of lakes in the world. Although most of the privately owned lake shoreline in these counties is developed, a pocket of mostly undeveloped or lightly developed lakes exists along the border with Michigan's Upper Peninsula. These lakes support an unusually diverse and high quality assemblage of aquatic natural communities.

The Border Lakes Region is flanked by the NH-AL State Forest, several large County Forest properties, the Nicolet National Forest, and Michigan's Ottawa National Forest. This area harbors a high quality forest complex with several patches of old-growth forest. Numerous rare bird and plant species are known to exist here.

Protection of this unique mosaic of lakes, wetlands, and upland forests—with its significant water quality, fisheries, wildlife, and forestry resources—is important to maintaining the biological diversity and recreational opportunities of northern Wisconsin.

State Natural Areas were acquired to protect the state's natural diversity, provide sites for research and environmental education, and serve as benchmarks for assessing and guiding use of other lands in the state. Natural areas are defined as tracts of land or water, which have native biotic communities, unique natural features, or significant geological or archeological sites. These sites do not have much facility development, though there may be a designated trail on the site.

Johnson Lake Barrens & Springs State Natural Area (No. 107) is within the Northern Highland-American Legion State Forest. This site contains open communities of pine barrens and bracken grassland perched on a sandy glacial outwash plain that gently slopes toward the lake. Dominant trees are scattered, open grown jack pine, Hill's oak, red pine, and choke cherry. The groundlayer is dominated by sweet fern, blueberry, barrens strawberry, rice grass, poverty oat grass, hawkweed, and arrow leaved aster. Johnson Lake is a 24-acre lake, with a soft-water spring complex, and three cold, hard water streams that meander through the site: Garland, Siphon, and Johnson Creeks. Abundant submerged aquatics are present including white water-lily, spatterdock, big-leaf pondweed, floating pondweed, flat-stem pondweed, and common water-weed. Formed in pitted outwash and moraine at the Manitowish River headwaters is the Siphon Springs complex, which includes Goodyear Springs, a 3-acre spring pond with a maximum depth of 8 feet. Water is neutral in pH, 52 ppm total alkalinity, and supports brook trout, white sucker, common minnow species, and a sparse growth of aquatic plants including watershield, chara, wild celery, and waterweed. The spring and outlet are filled partially with silt but retain deep pockets of exposed sand and gravel. The area has a wide range of animal life including smooth green snake, mink frog, hermit thrush, Connecticut warbler, common yellow-throat, swamp sparrow, Lincoln's sparrow, spruce grouse, bobcat, and black bear. Johnson Lake Barrens and Springs is owned by the DNR and was designated a State Natural Area in 1973. The boundary was expanded in 2007 to include the spring pond complex.

Dunn Lake State Natural Area (No. 237) is a 954-acre site features a mosaic of communities surrounding the lake, giving the area a wilderness aspect. The site contains an outstanding example of northern mesic forest, with super-canopy white pine above large hemlock, yellow birch, sugar maple, and basswood. The Presque Isle River is a meandering, soft, warm water stream that supports a high diversity of native aquatic plants. Bordering the stream are excellent examples of northern sedge meadow, alder thicket, and northern wet forest communities. Recent beaver activity has altered the composition of these. The uplands to the south have been subjected to intensive timber harvest. Federally threatened bald eagles (*Haliaeetus leucocephalus*) have nested in the large white pines. Dunn Lake is owned by the DNR and was designated a State Natural Area in 1990.

6.) HISTORICAL & CULTURAL RESOURCES

History's first known inhabitants of this area were Native Americans, particularly the Lac Vieux Desert band of Chippewa Indians, also known as the Ojibwe. They were hunter-gatherers, fisherman and agriculturalists. The vast water trading routes of the Great Lakes, the Wisconsin and Mississippi Rivers, led to the modern development of Northern Wisconsin and Upper Michigan.

In 1842, the Ojibwe sold their lands to the United States Government. Two of these deeded parcels eventually were used to establish the Town of Stateline (parcels of 27 and 59 acres, for a total of 86 acres). The Town of Land O' Lakes was originally part of Lincoln County in 1882. In 1885, it became part of Oneida County and in 1893, it was included in Vilas County. The Town of Stateline, now Land O' Lakes was officially split from the town of Eagle River on January 3, 1907.

The origins of the town go back to the 1870's when the Rudolf Otto Mill was built. It was succeeded by the Mason-Donaldson mill formed in 1905 just west of the Town of Land O' Lakes. That mill burned in 1908. It was decided not to rebuild, and the town moved east to its present site under the name Stateline, since it rested squarely on the line separating Wisconsin from the Upper Peninsula of Michigan.

From the turn of the century, while timber harvesting remained a strong influence, tourism began to make its presence felt. The tourism industry was not completely new to the area however. In addition to the 1884 Thomas Resort on Lac Vieux Desert, Bent's Camp began functioning as a tourist camp in 1896, eventually becoming one of the first resorts on the Cisco Chain.

The Community Building, later known as the old Land O' Lakes Town Hall was built in 1927. This building was demolished in 2001 and the Town Hall offices were moved to the old Land O' Lakes grade school. The grade school had been built in 1931 on property adjacent to the Community Building. This grade school was closed in the mid-1900's and a new combined grade school, housing students from grades Kindergarten through Fifth grade, both from Land O' Lakes and the adjacent town of Conover, opened in 1997.

The King's Gateway Inn, the King's Gateway Hotel, the Gateway Golf Course, the Gateway Airport, Ski Chalet, and Riding Stables came into existence in the late 1930s. Ely Memorial Church was built in 1939, St. Albert Catholic Church in 1949, Hope Lutheran Church in 1959, and the Land O' Lakes Bible Church in 1969-70.

Originally the Town of Land O' Lakes developed along a north/south line following the railroad tracks which led from Eagle River, through Watersmeet, MI., and beyond. Thus, the Town's original historic district lies in several old homes and buildings located on a north/south line following the abandoned railroad bed, which bisects the Town. With the decline in the timber industry, followed by the decline in railroading, and with highways carrying more of the tourist traffic, the downtown area of Land O' Lakes began to grow in an east/west manner along Highway B.

With the environmental attractiveness of the surrounding area as a retirement community, Land O' Lakes will continue to attract a mature population as well

as young families. The building of a community library in the early 1990's along with current enlargement of that facility, the establishment of a community museum, and the organization of a planning and beautification committee, and the consolidation of the Conover and Land O' Lakes schools in 1997 and the opening of the new Land O' Lakes grade school housing grades K through 5, indicate the value the town places on itself and on its history.

Trading, mining, timber, tourism, and, finally, second home development, characterized the evolution of this beautiful wilderness. Compared to its beginnings in modern history as a mill town, Land O' Lakes has diversified to become the community it is today.

A number of buildings in the Town appear on the Wisconsin Architectural History Inventory, including:

- Gateway Ski Lodge, currently used as the Northern Waters Museum (located at: T43N R10E Sec 35);
- Tourist Information Office (T43N R10E Sec 35);
- King's Gateway Lodge (T43N R10E Sec 35);
- Bent's Resort, contains 11 structures, on Helen Creek Road; and
- Tamarack RRS - Garage #168 (T42N R9E SE SW).

In addition to the above buildings, there are several original homes in the Town. However, none of these are officially registered on the historic registry.

7.) NATURAL, AGRICULTURAL & CULTURAL RESOURCES PROGRAMS

Natural, agricultural, and cultural resource programs available to the town are identified below. The following list is not all-inclusive. For specific program information, the agency or group that offers the program should be contacted.

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

County Conservation Aids: Funds are available to carry out programs for fish or wildlife management projects as per §23.09 (12), Wis. Stats. and NR 50, Wis. Adm. Code. Projects related to providing improved fish or wildlife habitat or projects related to hunter/angler facilities are eligible. Projects that enhance fish and wildlife habitat or fishing and hunting facilities have priority. Contact the WDNR for further information.

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

Wisconsin Fund is a program by the Wisconsin Department of Commerce, Safety and Buildings Division. Grants are provided to homeowners and small commercial businesses to help offset a portion of the cost for the repair, rehabilitation, or replacement of existing failing Private Onsite Wastewater Treatment Systems (POWTS). Eligibility is based upon several criteria, including household income and age of the structure. 66 counties out of Wisconsin's 72 counties, the City of Franklin, and the Oneida Tribe of Wisconsin participate in the program. County government officials assist interested individuals in determining eligibility and in preparation of grant applications. A portion of the money appropriated by the state government for the program is set aside to fund experimental POWTS with the goal of identifying other acceptable technologies for replacement systems.

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

Fisheries Management Program: The WDNR funds this program primarily through the sale of hunting and fishing licenses. The program assists with fishery surveys, fish habitat improvement/protection, and fish community

manipulation. This program may also be used to fund public relations events and a variety of permitting and administrative activities involving fisheries.

Forest Management Program:

Funding for the forestry program is supported primarily by a fixed rate mill tax on all property in the State of Wisconsin. Other support is received from the federal government, from recreation fees, from sale of forest products, from sale of state produced nursery stock, forest tax law payments, and other miscellaneous sources. All activities of the Forestry Program help support efforts to promote and ensure the protection and sustainable management of Wisconsin's forests.

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

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

Nonpoint Source Pollution Abatement Program: This WDNR program is currently undergoing restructuring and being gradually replaced by short-term grants that will address specific projects rather than focusing on entire watersheds. The goal of this voluntary program is to improve and protect the water quality of surface waters and groundwater within the watershed. Landowners are encouraged to control nonpoint pollution on their properties through cost sharing of Best Management Practices. This program will be replaced by Targeted Runoff Management projects (TRM). These are projects that are more specific in nature and may last up to three years. They are scored on a competitive basis, based on the amount of pollutant control they will achieve and the degree of impairment of the location. One nonpoint source coordinator is located in the Rhinelander WDNR Service Center. This coordinator administers and oversees the priority watershed program and will

also assist with the TRM grants. The coordinator also provides nonpoint source pollution advice to counties that are implementing their land and water plans.

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

Stewardship Grants for Nonprofit Conservation Organizations:

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

Wastewater Program: The Department of Natural Resources provides this program to address point and non-point source pollution control. Operating funds for this program come from the federal government's Clean Water Act funding as well as state general program revenues. The core work of this program involves the issuance of wastewater discharge permits that discharge directly to surface or groundwater and enforcing the requirements of these permits. The program closely monitors the impacts of industry, septic tanks, sludge, and stormwater on the environment. Pretreatment plants for wastewater are offered economic assistance and provided with plan review services before the facility is established.

Watershed Program: The WDNR seeks to protect wild and domestic animals, recreational activities, natural flora and fauna, agriculture, business, and other land uses through watershed management. Funds to run this program are provided by the federal government through Clean Water Act and through state general program revenues. The program assists with watershed planning, water quality monitoring and modeling, and development of water quality standards and policy.

Wetlands Reserve Program (WRP): The purpose of the WRP is to restore wetlands previously altered for agricultural use. The goal of the WRP is to restore wetland and wildlife habitats. Lands that have been owned for at least one year and can be restored to wetland conditions are eligible. Landowners may restore wetlands with permanent or 30-year easements or 10-year

contracts. Permanent easements pay 100% of the agricultural value of the land and 100% cost-sharing; 30-year easements pay 75% of the agricultural value and 75% cost sharing; 10-year contract pays 75% cost share only. Permanent or 30-year easements are recorded with a property deed, however 10-year contracts are not. Public access is not required. Contact the USDA Natural Resources Conservation Service for further information.

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

Wisconsin Historical Society, Office of Preservation Planning (OPP): The OPP can provide information on how to protect and preserve your own historic property, to implement grassroots strategies for preserving and protecting historic properties, and on state or federal laws and regulations that may be applicable to a given case.

C. GOALS, OBJECTIVES & POLICIES

Goals:

1. Preserve and protect the unique natural resources of the Town that are key elements of the "Northwoods" character, which include lakes, rivers, wetlands, groundwater, and forests.
2. Protect commercially viable forest and recreational areas.
3. Preserve, protect, and enhance shoreland in the Town.
4. Preserve scenic, cultural, historic, archaeological and recreational sites.
5. Improve the downtown business district.

Objectives:

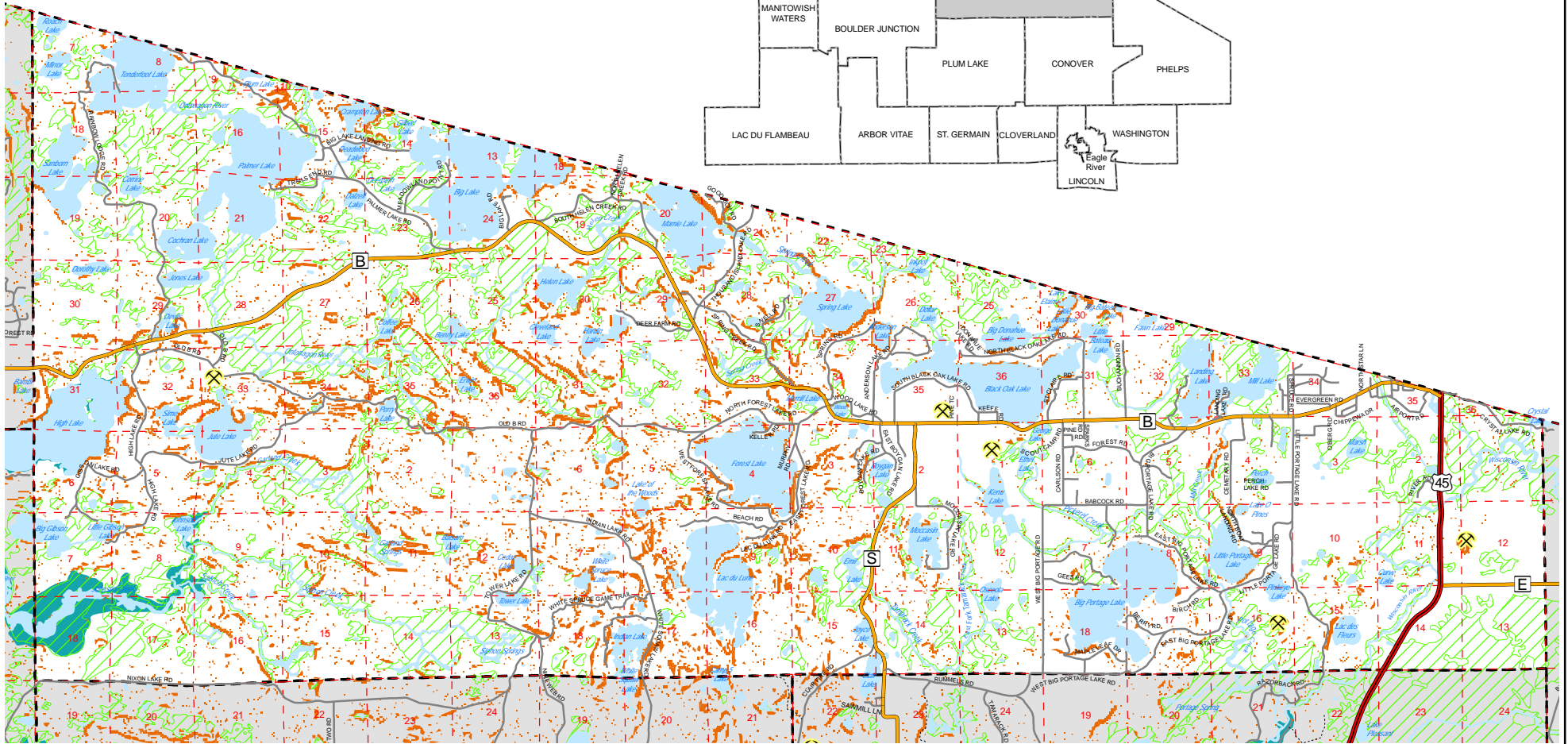
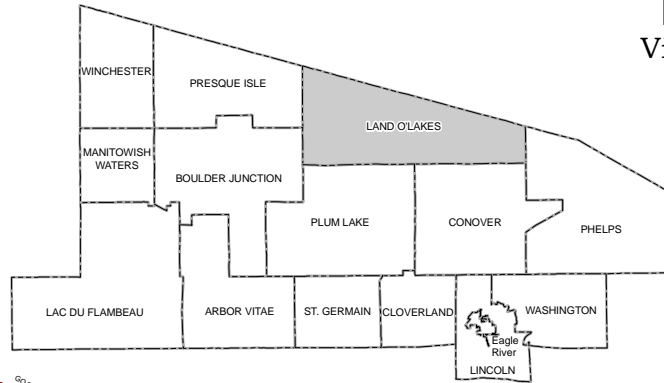
1. Encourage new development in the Town to positively impact natural resources.
2. Protect working forests from residential development pressure that would limit active forest management and recreational uses.
3. Minimize impacts to the Town's natural resources from metallic or non-metallic mining.

Policies:

1. Make residents, developers, and potential landowners aware of active forest management activities and other aspects of living in a forest.
2. Discourage the draining or filling of wetlands.
3. Work with Vilas County to enforce existing regulations of septic systems to protect groundwater quality.
4. Protect wildlife habitat and natural settings.
5. Encourage landowners to develop forest management plans and enroll in the Managed Forest Law (MFL) program.
6. Review development proposals so they do not deteriorate the historical and cultural resources of the Town.
7. Expansion of existing non-metallic mining operations or development of new sites may be allowed.
8. Preserve shorelands where critical natural habitats, floodways, historic sites, old growth forests, scenic open spaces, steep slopes, or wetlands are present.
9. Protect the water quality in lakes and streams through zoning, land division regulations, and performance standards to prevent pollution from erosion during and after construction.
10. Participate in Vilas County Town Lakes Committee and Wisconsin Lakes Association.

11. Develop A Town policy regarding the improvements to public access to designated lakes and streams.
12. Regulate and mitigate unwanted noise, signage, and lighting within the town.
13. Achieve a harmonious appearance in the “Hamlet” which is sensitive to the existing architectural, landscaping, historic tradition and styles of the northwoods. Use of woods, native stones, native plantings and colors should be encouraged.

Town of Land O' Lakes Natural Resources Vilas County, Wisconsin



Source: WI DNR, NCWRPC, FEMA

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

- Minor Civil Divisions
- Section Lines
- US Highways
- State Highways
- County Highways
- Local Roads
- Private Roads
- Water
- DNR Wetlands
- Steep Slopes
- Flood Plain
- X Non-Metallic Mines



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CHAPTER 3: HOUSING

This is the third of nine chapters of the Land O' Lakes Comprehensive Plan, based on the statutory requirement for a compilation of objectives, policies, goals, maps and programs to provide an adequate housing supply that meets existing and forecasted housing demand. As required by the state's comprehensive planning law [§66.1001 (2)(b) Wis. Stats.], this chapter provides a basic housing stock assessment and identifies policies and programs that promote the development of housing for all residents of the Town including a range of choices that meet the needs of persons of all income levels, age groups and special needs; that promotes the availability of land for low-income housing; and that maintains the existing housing stock.

A. HOUSING ASSESSMENT

1. STRUCTURAL CHARACTERISTICS

The majority of housing units in the Town of Land O' Lakes and the surrounding towns are single-family homes (1-detached), see Table 3-1. There is also a variety of multiple unit housing within the Town (8.8%), and mobile homes (5.6%). The "5 or more" housing unit buildings in Town may be group residences, or could be apartment buildings. Land O' Lakes has 101 housing units in buildings that have at least 5 of these units together in the same building.

TABLE 3-1:
Housing Units by Structural Type, 2000

	1, detached	1, attached	2	3 or 4	5 or more	Mobile Home	Other	Total
Town of Land O' Lakes	1,157	18	17	4	101	77	--	1,374
Town of Presque Isle	966	5	4	--	--	24	8	1,007
Town of Boulder Junction	1,320	9	2	--	26	63	2	1,422
Town of Plum Lake	745	2	6	4	--	17	--	774
Town of Conover	1,520	3	6	4	5	67	2	1,607
Town of Phelps	1,388	12	6	6	42	134	18	1,606
Vilas County	19,928	261	306	120	536	1,197	49	22,397

Source: U.S. Census Bureau

2. AGE CHARACTERISTICS

Table 3-2 indicates the age of the housing stock in the Town of Land O' Lakes area that is based on the year the structures were built as reported in the 2000 Census. Housing in Land O' Lakes was generally evenly constructed in each decade, with at least 15 percent in most decades, and over 20 percent of housing built in the 1990's. Many surrounding towns have a large amount of housing that was built before 1960—31% in Presque Isle, 38% in Boulder Junction, 27% in Plum Lake, 35% in Conover, and 44% in Phelps.

Since the last Census the following new construction information was collected: In 2000, 12 new units were built, in 2001 there were 22 new units, in 2002 there were 25; information between 2003 and 2006 not provided; 2007 there were 17 units and in 2008 there were 10 units built.

TABLE 3-2:
Year Structure Built, 2000

	1939 or earlier	1940-1959	1960-1969	1970-1979	1980-1989	1990-2000
Town of Land O' Lakes	202	242	181	221	217	311
Town of Presque Isle	49	264	49	225	149	271
Town of Boulder Junction	165	378	138	240	185	316
Town of Plum Lake	74	137	30	134	111	288
Town of Conover	104	471	76	256	338	362
Town of Phelps	281	438	109	271	188	319
Vilas County	2,375	4,889	2,153	4,066	3,374	5,540
Wisconsin	543,164	470,862	276,188	391,349	249,789	389,792

Source: U.S. Census Bureau

3. OCCUPANCY CHARACTERISTICS

Table 3-3 breaks down the occupancy status of housing units in the Town of Land O' Lakes. Over 65 percent of homes in Land O' Lakes are seasonally used, which is no surprise since this area is known as "Up North" to visitors statewide. Only 412 of the housing units were occupied year round. Of those, 325 or 79 percent were owner occupied, while 87 or 21 percent were renter-occupied.

TABLE 3-3:
Residential Occupancy Status, 2000

	Total Housing Units	Owner Occupied	Renter Occupied	Vacant Units	
					Seasonal (Part of Vacant Units)
Town of Land O' Lakes	1,337	325	87	925	886
Town of Presque Isle	1,216	219	22	975	954
Town of Boulder Junction	1,407	358	87	962	911
Town of Plum Lake	762	189	32	541	530
Town of Conover	1,440	445	38	957	925
Town of Phelps	1,605	474	86	1,045	987
Vilas County	22,397	7,416	1,650	13,331	12,587
Wisconsin	2,321,144	1,426,361	658,183	236,600	142,313

Source: U.S. Census Bureau

4. VALUE CHARACTERISTICS

The year 2000 median value of housing stock in the Town of Land O' Lakes is above Vilas County's median. See Table 3-4 for more details. About 66 percent of Land O' Lakes house values are below \$150,000, based on 217 owner specified units that reported in the Census.

TABLE 3-4:
Housing Values, 2000

	<\$50,000	\$50,000 to 99,999	\$100,000 to 149,999	\$150,000 to 199,999	\$200,000 to 299,999	\$300,000 and up	Median Value
Town of Land O' Lakes	13	71	60	23	29	21	\$127,800
Town of Presque Isle	5	12	31	24	33	35	\$196,200
Town of Boulder Junction	15	86	47	52	28	24	\$118,900
Town of Plum Lake	6	79	38	16	16	7	\$98,100
Town of Conover	15	127	60	52	30	9	\$103,500
Town of Phelps	44	106	49	47	31	27	\$102,100
Vilas County	274	1840	1411	792	733	480	\$120,200
Wisconsin	6.5%	35.4%	30.6%	15.5%	8.5%	3.5%	\$112,200

Source: U.S. Census Bureau

B. HOUSING PROGRAMS

Various organizations offer a variety of programs to assist with the purchase, rehabilitation, or construction of housing. Many of these programs are listed below:

Housing Repair and Rehabilitation Grant & Loan: This program is administered by the Rural Housing Service of the USDA Rural Development Department. Seniors aged 62 and older may obtain a grant for rehabilitating their home provided they are below 50% of the area median income and are unable to procure affordable credit elsewhere.

Rural Housing Guaranteed Loan: USDA also offers this loan that is used to help low-income individuals or households purchase homes in rural areas. Funds can be used to build, repair, renovate or relocate a home, or to purchase and prepare sites, including providing water and sewage facilities.

Rural Housing Direct Loan: USDA-Rural Development also offers this loan to provide financing at reasonable rates and terms with no down payment. The loan is intended for low-income individuals or households to purchase homes in rural areas. Funds can be used to build, repair, renovate or relocate a home, or to purchase and prepare sites, including providing water and sewage facilities.

HUD's FHA Loan: This program is administered by the U.S. Housing and Urban Development Department and offers a low down payment of 3% mortgage loan for home purchase or construction for selected applicants under certain income limits.

HUD Insured Loans for Condominiums, Energy Efficiency, Special Credit Risks, and Rehabilitation: These programs are administered by the U.S. Housing and Urban Development Department. HUD will insure selected applicants under certain income limits when procuring loans for rehabilitation or for rehabilitation at the time of purchase.

FHA HUD 203(k) Home Rehabilitation Loan Program: Whereas HUD desires to see current housing stock rehabilitated, this program provides owner occupants of existing homes, or intended owner occupants who are looking to purchase a home, readily available mortgage money to refinance/rehabilitate or purchase/rehabilitate their homes, respectively.

VA Home Loans: These loans, administered by the U.S. Department of Veterans Affairs, are often made without any down payment at all, and frequently offer lower interest rates than ordinarily available with other kinds of loans. These loans may be used for purchase or construction up to \$240,000.

HOME Loans: The Wisconsin Housing and Economic Development Authority (WHEDA) offers federal HOME Investment Partnership Program loans with a low, fixed interest rate to help low-and-moderate-income individuals and families buy a home.

Community Development Block Grants (CDBG) can be used to provide affordable housing. Rural communities and non-urban counties can receive grants through the Wisconsin Department of Administration, Division of Housing & Intergovernmental Relations (DHIR) if their requests conform to the State Consolidated Housing Plan. States set their own standards for awarding CDBG funding, but are required to award at least 70 percent of these funds for activities that will benefit low-and-moderate-income persons. Communities are allowed great latitude in how CDBG funds can be used, including land acquisition, housing rehabilitation, and in certain circumstances new construction, direct assistance to homeowners such as down-payment assistance or revolving loan funds for first-time buyers, concentrated building code enforcement, and planning and administrative expenses. There is a range of programs that can be utilized in the form of CDBG grants to foster affordable housing.

North East Wisconsin Community Action Program (NEWCAP) is a non-profit organization serving eight counties, including Vilas. NEWCAP administers the Section 8 (housing voucher) program for the County, as well as WHEAP (energy assistance), and a weatherization program that performs roughly thirty energy-

efficiency improvement projects for qualified homeowners. NEWCAP also administers a homeownership and rehabilitation revolving loan program. Zero percent down-payment loans are available. The loans are repaid when the property is sold and the money can be loaned out again. Loans are also made for rehabilitation projects. NEWCAP has recently been accredited by HUD to provide foreclosure counseling, as well.

C. GOALS, OBJECTIVES & POLICIES

Although the town has not historically played a role in housing, it supports equal opportunity housing, and understands the importance of sound housing stock for its residents and the community as a whole. A review of housing stock assessment information has led to the establishment of the following housing policy statement:

Goals:

1. Promote housing development that provides a variety of housing choices for residents of all income levels, age groups, and people with special needs.
2. Promote the availability of land for the development or redevelopment of low- and moderate-income housing.

Objectives:

1. Direct residential development to areas designated on its Future Land Use Map and discourage residential development in agricultural or silvicultural areas except for related uses (i.e.: farm family or worker).
2. Maintain and rehabilitate the existing housing stock as appropriate.

Policies:

1. The Town will maintain adequate areas for residential development on its Future Land Use Map.
2. The Town will promote, via this Plan, programs to assist residents in maintaining or rehabilitating existing housing units.

**Chapter 4: Utilities & Community
Facilities**

Section 4

CHAPTER 4 UTILITIES AND COMMUNITY FACILITIES

This is the fourth of nine chapters of the Town of Land O' Lakes Comprehensive Plan. It is based on the statutory requirement for a compilation of objectives, policies, goals, maps and programs to guide future development of utilities and community facilities. As required by the state's comprehensive planning law [§66.1001(2)(d) Wis. Stats.], this chapter inventories existing public utilities and community facilities and assesses future needs for such services including those beyond the control of the Town located outside the community and/or under another jurisdiction.

A. BACKGROUND

Providing public infrastructure, such as roads, parks, sewer and water service, and services, such as police, fire, and ambulance protection are the major functions of local government. In addition to these public services, both public and private entities provide electricity and telephone service as well as such specialized services as child-care, health-care, and solid-waste disposal. They also represent a large investment of public and private resources.

The efficient utilization of these resources is one of the basic principles of comprehensive planning. Already in-place infrastructure is a public asset that must be safeguarded for the future, both to conserve and protect environmental values and to maximize the benefits of economic growth. Development that bypasses or ignores existing infrastructure resources is wasteful of the public investment that they represent. Development patterns that require the extension of utilities and the expansion of public facilities while existing facilities go unused at other locations is probably not the best use of scarce public resources.

B. INVENTORY OF EXISTING FACILITIES

As a community anticipates future growth it is important that the necessary infrastructure and services are inventoried. See the Community Facilities Map.

1. Water And Wastewater Facilities

Most of the water is provided via private water wells throughout the town. Groundwater is the source of all of these water systems. Most wastewater is also handled by private on-site septic systems that discharge to underground drainage fields and may include: conventional (underground), mound, pressure distribution, at-grade, holding tank, or sand filter systems. These on-site

wastewater treatment technologies are regulated by the Wisconsin Department of Commerce.

The Town of Land O' Lakes does not operate any public water supply or sanitary sewer services; however, there is a sanitary district that provides service throughout much of the "hamlet" of Land O' Lakes. See the district boundary on the Utility and Community Facility Map.

The Sanitary District was established in 1968 and has about 185 current users. About 70 percent of the users are residential customers. The treatment plant has capacity for new customers. There are two wells and a water tower that provides water to customers.

2. Solid Waste Disposal and Recycling Facilities

Private haulers provide container pick up of garbage and recycling for businesses and residents in town. The town maintains a transfer station for solid waste and recycling, which is available to all town residents. This facility is located at the closed Town Dump.

3. Power and Telecommunications Facilities

Electrical service is provided by Wisconsin Electric Company and Wisconsin Public Service Corporation. Natural gas service is provided by Wisconsin Electric Gas Operations.

Verizon and Upper Peninsula Phone Company provide landline telephone service. Cellular and emergency communications towers are located within Land O' Lakes. Several vendors provide dial-up and wireless Internet service.

4. Park Facilities

Land O' Lakes maintains two outdoor recreation facilities for the public as listed below. See the Community Facilities Map.

- Memorial Park, provides tennis courts and ball fields
- Black Oak Lake Park, provides boat launch and picnic facilities

There is one public golf course in the Town. There is also a state highway wayside and historical marker located along Highway 45.

5. Child Care

According to the Wisconsin Department of Health and Human Services the Land O' Lakes area has approximately 2 regulated child care providers; both of which are group child care centers.

6. Schools

The Town belongs to the Northland Pines School District. A district elementary school, the Land O' Lakes Elementary School is located on CTH B, near the Town Hall.

Also located in the Town is the Conserve School. This school is located on Black Oak Lake Road west of Town on approximately 1,200 acres. The school has recently restructured its four-year academic program to a semester program-boarding program for high school juniors.

7. Emergency Services

Police

The Vilas County Sheriff's Department provides police protection in the Town of Land O Lakes. They patrol all county roads and respond to 911 calls. In addition, the Wisconsin State Patrol has statewide jurisdiction on all public roads.

Volunteer Fire/Ambulance/First Responders

The Town maintains its own volunteer fire/ambulance department. The Town also operates a Fire Boat on the Cisco Chain. The Fire Station is located near the Town Hall on Highway B. There has been some preliminary discussion about a second Fire Station.

Mutual aid agreements exist with the surrounding communities.

Insurance Services Office's (ISO's) Public Protection Classification (PPC™) program is used by fire insurance companies to assess the fire risk in a community. ISO's PPC™ is rated on a class scale of 1 to 10, with Class 1 representing the best protection and Class 10 representing an essentially unprotected community. Ratings throughout the town vary.

8. Medical Services

The nearest full service medical facilities are Howard Young in Woodruff and Memorial Hospital located in Eagle River. Both are part of Howard Young Health Care.

There is also an Aspirus Clinic located in the Town.

9. Cemeteries

All cemeteries serve as unique and tangible links to communities past. There are three cemeteries located in the Town. They are the Oakhill Cemetery, the Old Town Cemetery, and the Native American Cemetery near Indian Lake.

10. Library

The Land O' Lakes Public Library is located on Highway B. Currently, the Library provides a collection of printed, audio and visual materials, and Children, Youth and Adult Programs throughout the year. In addition, the Library provides high-speed Internet computers, as well as wireless Internet, with access to a printer. It is supported financially by the Town for all to use, and is part of the Northern Waters Library Service.

11. Government Facilities

The Town Hall, Town Collection site, and Town Garage are located along Highway B.

C. GOAL, OBJECTIVES, AND POLICIES

Goal:

1. Provide adequate infrastructure and public services to meet existing and future market demand for residential, commercial and industrial uses.

Objectives:

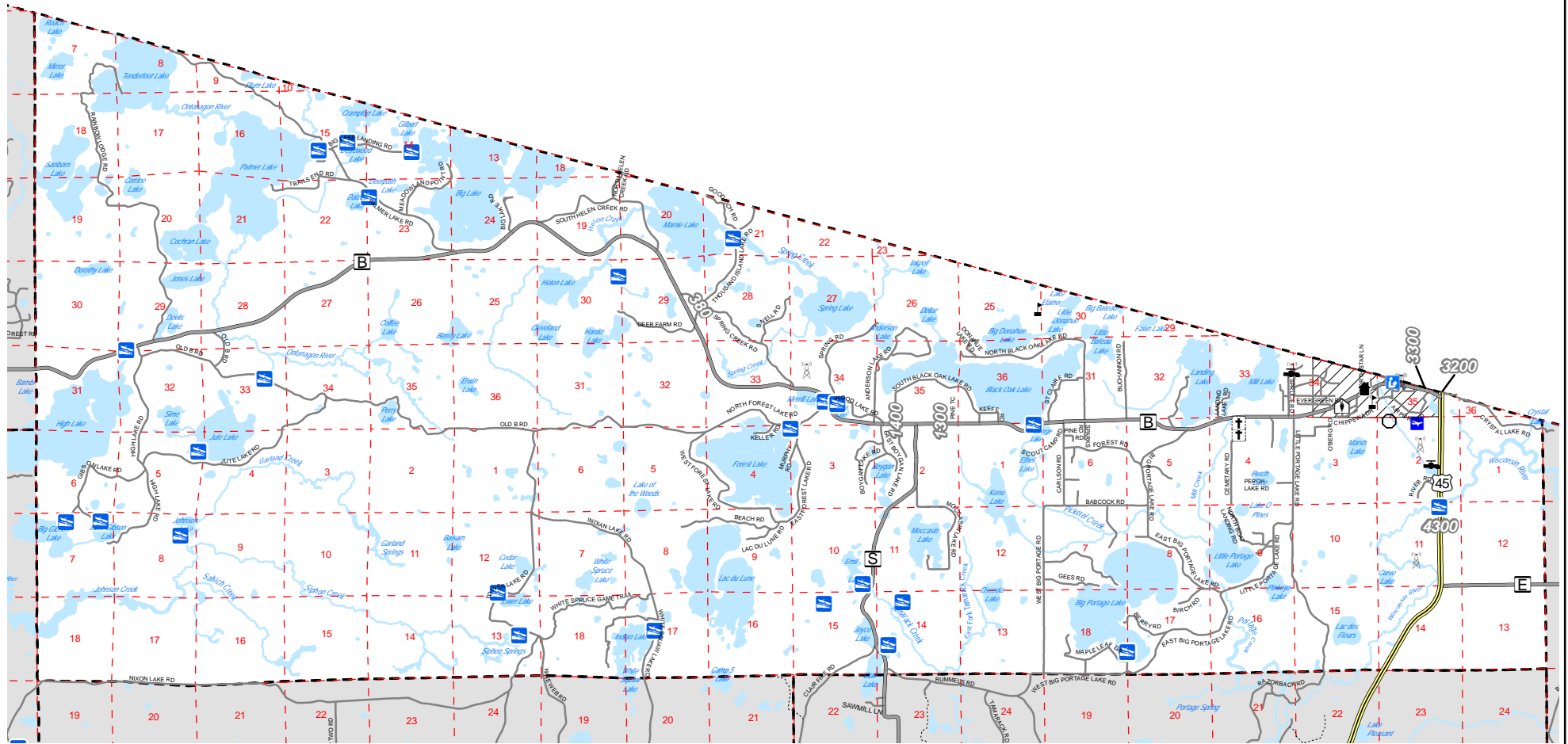
1. Share equipment and services across Town boundaries, whenever possible.

2. Consider the potential impacts of development proposals on groundwater quality and quantity.
3. Encourage the availability of high speed Internet.

Policies:

1. Continue to provide ambulance, volunteer fire, and first responder services to residents.
2. Develop and maintain a Capital Improvements Plan for major equipment purchases
3. Provide adequate waste collection and transfer site.
4. Develop an industrial site with sewer, water and 3-phase power.
5. Set up a Town committee to promote cooperation and exchange of information with bordering towns.

Town of Land O' Lakes Community Facilities Vilas County, Wisconsin



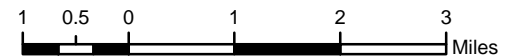
Source: WI DNR, NCWRPC, WI DOT 2007

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- Minor Civil Divisions
- Section Lines
- US Highways
- County Highways
- Local Roads
- Private Roads
- Water
- Airport
- Cemetery
- Library
- Museum
- School
- Town Garage
- Town Hall / Fire Dept
- Transfer Site
- Waste Water Treatment Plant
- Public Water Supply
- LOLSD District Limits
- Communication Towers
- Boat Launch
- Annual Average Daily Traffic Count, 2007



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CHAPTER 5: TRANSPORTATION

This is the fifth of nine chapters of the Town of Land O' Lakes Comprehensive Plan. It is based on the statutory requirement [§66.1001(2)(c) Wis. Stats.] for a compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, walking, railroads, air transportation, trucking and water transportation. This chapter compares the Town's objectives, policies, goals and programs to state and regional transportation plans. The chapter also identifies highways within the Town by function and incorporates state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply.

A. REVIEW OF STATE PLANS

1. Corridors 2020

Corridors 2020 was designed to enhance economic development and meet Wisconsin's mobility needs well into the future. This plan is currently being updated.

The 3,200-mile state highway network is comprised of two main elements: a multilane backbone system and a two-lane connector system. All communities over 5,000 in population are to be connected to the backbone system via the connector network. Within Vilas County, U.S. Highway (USH) 45 is designated as part of the Corridors 2020 system. USH 45 is a connector that runs north and south just to the east of Town. This focus on highways was altered in 1991 with the passage of the federal Intermodal Surface Transportation Efficiency Act (ISTEA), which mandated that states take a multi-modal approach to transportation planning. Now, bicycle, transit, rail, air, and other modes of travel would make up the multi-modal plan.

2. TransLinks 21

WisDOT incorporated Corridors 2020 into TransLinks 21, and discussed the impacts of transportation policy decisions on land use. TransLinks 21 is a 25-year statewide multi-modal transportation plan that WisDOT completed in 1994. Within this needs-based plan are the following modal plans:

- State Highways Plan 2020
- Airport System Plan 2020
- Bicycle Transportation Plan 2020
- Wisconsin Pedestrian Policy Plan 2020
- Wisconsin Rail Issues and Opportunities Report
- No plans exist for transit or local roads.

3. Connections 2030

Connections 2030 will be a 25-year statewide multi-modal transportation plan that is policy-based. The policies will be tied to “tiers” of potential financing levels. One set of policy recommendations will focus on priorities that can be accomplished under current funding levels. Another will identify policy priorities that can be achieved if funding levels increase. Finally, WisDOT may also identify critical priorities that we must maintain if funding were to decrease over the planning horizon of the plan. This plan will not conflict with the Town of Land O’ Lakes Comprehensive Plan, because the policies are based upon the transportation needs outlined in TransLinks 21. Recommendations will be presented in "multimodal corridors." The Town of Land O’ Lakes is in the Wisconsin River corridor.

4. State Trails Network Plan

The Wisconsin Department of Natural Resources (DNR) created this plan in 2001, to identify a statewide network of trails and to provide guidance to the DNR for land acquisition and development. Many existing trails are developed and operated in partnership with counties. By agreement the DNR acquires the corridor and the county government(s) develop, operate, and maintain the trail.

B. TRANSPORTATION INVENTORY

1. Road Network

The road network provides for the movement of people and products within the town with connections to county, state and federal highways. U.S. Highway 45 and County Highways B, E, and S are the primary roads in addition to the numerous town roads.

a. Jurisdictional and Functional Classification

Public roadways are generally classified by two different systems, the jurisdictional and functional. The jurisdictional class refers to which entity

owns the facility and holds responsibility for its operations and maintenance. The functional class refers to the role the particular segment plays in moving traffic within the overall system. Each is described in more detail below.

The jurisdictional breakdown is shown in Table 5-1. All road mileage totals listed under the jurisdiction of Town are submitted to WisDOT for local road funding.

A functional classification system groups streets and highways into classes according to the character of service they provide. This ranges from providing a high degree of travel mobility to providing access to local parcels. See below:

Principal Arterials - The principal function is to provide the most efficient movement for relatively large volumes of traffic at increased speeds. Movement to and from other road facilities is limited to controlled interchanges. Regional movement of traffic contributes an increasing portion of the traffic counts.

Minor Arterials -The principal function is to provide efficient traffic movement for larger volumes of traffic. Little or no direct access is strived for with non-local destinations comprising a major portion of the traffic.

Major Collectors -The principal function is to provide an intermediary link between efficient movement of arterials and accessibility of local roadways. They serve to funnel or collect traffic from local roadways to arterials. More efficiency of movement is strived for in favor of accessibility.

Minor Collectors - The principal function is to provide traffic with access to and from property. It is the grass roots classification where accessibility for vehicles and pedestrians is emphasized and efficiency of movement is secondary.

Local Roads - provide direct access to residential, commercial, and industrial developments.

Within the Town the state highways would be seen as principal arterials, while county roads would be minor arterials, and Town roads would be either major or minor collectors. Table 5-1 displays mileage for both the jurisdictional and functional classification of roads within the Town.

**Table 5-1:
Road Mileage by Jurisdiction and Functional Class**

Jurisdiction	Functional Classification			Totals
	Arterial	Collector	Local	
Federal/State	3.36			3.36
County		23.42		23.42
Town		9.79	74.44	84.23
TOTALS	3.36	33.21	74.44	111.01

Source: WisDOT & NCWRPC.

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

b. Average Annual Daily Traffic (AADT) Counts

Annual average daily traffic (AADT) counts are measured and calculated on selected high traffic roads and highways every three-, six-, or ten-years (depending upon functional classification) by the Wisconsin Department of Transportation (WisDOT). Monitoring these counts provides a way to gauge how traffic volume is changing in Land O' Lakes.

There are six count sites located throughout the town. Count data from 2001 and 2007 is listed below for each site. The Community Facilities Map identifies the site locations.

Site 1:	CTH B, West	420/ 380
Site 2:	CTH B, West of CTH S	1600/1400
Site 3:	CTH B, East of CTH S	2000/1300
Site 4:	CTH B, Near STH 45	5500/3300
Site 5:	USH 45, Near State line	3400/3200
Site 6:	USH 45, Near E	4500/4300

Overall traffic counts have decreased statewide according to DOT. The traffic counts in Land O' Lakes reflects this decrease as well. In general traffic generated and attracted by any new land use can increase congestion on the roadway system. Even without creating new access points, changes in land uses can alter the capacity of the roadway. Uncontrolled division of land tends to affect highways by increasing the amount of turning traffic into and out from intersecting driveways, therefore impairing safety and impeding traffic movements.

c. Road Improvements

WisDOT requires all local units of government to submit road condition rating data every two years as part of the Wisconsin Information System for Local Roads (WISLR). The Pavement Surface Evaluation and Rating (PASER) program and WISLR are tools that local governments can use to manage pavements for improved decision making in budgeting and maintenance. Local governments can use this information to develop better road budgets and keep track of roads that need repair. The Town participates in this program to maintain WisDOT funding for local roads.

Table 5-2 lists the only planned state road improvements in the town from WisDOT's 6-year highway improvement program.

**Table 5-2:
Planned State Road Improvements in Land O' Lakes (2006 - 2011)**

Year	Road/Highway	Type of Improvement
2009	USH 45 Eagle River to Land O' Lakes	Replace existing pavement, guardrails, culverts, and signs. Provide bike lanes

Source: WisDOT, March 2009

d. Trucking

The WisDOT truck operator map identifies Wisconsin highways for operation of vehicles and combinations of vehicles where the overall lengths of which cannot be limited. County trunk highways limit semi-truck travel when they are posted with weight limits in spring. When county trunk highways do not have posted weight limits, then basic semi-trucks are allowed.

Local truck routes often branch out from these highways to link local industry with the official designated state highways as well as for the distribution of commodities with the local area. Mapping these local truck routes is beyond the scope of this plan, and local issues such as safety, weight restrictions, and noise impacts play significant roles in the designation of local truck routes.

2. Transit and Transportation Facilities for the Disabled

There is no fixed route or on-call transit available to the general public. Specialized transit is transportation that is accessible to elderly and handicapped people. Vilas County has applied for several specialized transit vehicles for use among various non-profit providers that serve people in Land O' Lakes. The following groups provide specialized transit:

Vilas County Commission on Aging Escort—Any older adult (60 and older) and handicapped people (any age) are eligible. Letters are sent out at the end of each month requesting a donation for the number of miles the passenger was transported. Donations are not required for further service. Reservations are needed one day in advance for this door-to-door service that is provided on weekdays and weekends upon request.

3. Bicycling and Walking

All roads except freeways are available for bicycle and pedestrian travel. The Bicycle Federation of Wisconsin along with WisDOT have determined what the bicycling conditions are on all county and state highways.

According to that document County B from USH 45 to CTY S is undesirable, but west of CTH S it is rated Moderate along various segments. CTH S is rated Best.

4. Rail

There is no rail service in close proximity to Land O' Lakes. Shipments via rail would have to be trucked from nearby cities with rail access.

5. Air Transportation

King's Land O' Lakes (LNL):

The King's Land O' Lakes Airport (LNL) in Land O' Lakes is a general utility (GU) airport that is designed to accommodate virtually all small general aviation aircraft. Typically, these aircraft are used for business and charter flying, or for personal use. Total aviation operations (take-offs and landings) at King's Land O' Lakes Airport are projected to remain stable around 1,500 per year through 2020.

Commercial Airports:

Scheduled passenger service is available nearby from two airports located in Rhinelander, WI and Ironwood, MI.

The Rhinelander/Oneida County Airport (RHI) in Rhinelander is a short haul air carrier airport. This airport serves scheduled, nonstop, airline markets and routes of less than 500 miles. Currently, there are daily scheduled flights to Minneapolis/St Paul, and Chicago.

The Gogebic-Iron County Airport (IWD) in Ironwood is a short haul air carrier airport. This airport serves scheduled, nonstop, airline markets and routes of less than 500 miles. Midwest Airlines provides daily scheduled service to Milwaukee, WI.

In the summers, Eagle River Airport offers scheduled flights to Chicago.

6. Water Transportation

There are no harbors or ports within the Town, although there are several navigable lakes and rivers within town available for pleasure boating. There are about 15 public boat landings located throughout the town.

C. GOALS, OBJECTIVES, AND POLICIES

Goals:

1. Provide an integrated, efficient and economical transportation system that affords mobility, convenience and safety to meet the needs of all citizens, including disabled citizens.
2. Support and maintain a safe and efficient Town road system.

Objectives:

1. Land uses that generate heavy traffic will be avoided on local roads that have not been constructed or upgraded for such use.
2. Future road locations, extensions or connections will be considered when reviewing development plans and proposals.
3. Maintain and reconstruct Town roads to preserve scenic, and aesthetic "Northwoods" setting while maintaining safety and mobility.
4. Continue overseeing the operation of the Town Airport and cooperate with other communities. Support new expansion, facilities, and services.
5. Promote the development of multi-use trails, trail linkages, and wide shoulders on roads as part of new developments or road projects.
6. Support specialized transit by a variety of agencies that serve the Town's elderly and handicapped residents.
7. Provide ample coordinated and cohesive parking opportunities in the "Hamlet", especially for vehicles pulling boats and trailers.

Policies:

1. Prepare and update a 5-year Road Improvement Plan.
2. Cooperate with the county and the state on any project that affects the Town.
3. Update street signage to improve visibility for all Town residents.
4. Support snowmobile, bicycle, and pedestrian trails.
5. Design all Town roads to accommodate access requirements for emergency vehicles as well as school busses and snowplows.

CHAPTER 6 ECONOMIC DEVELOPMENT

This is the sixth of nine chapters of the Town of Land O' Lakes Comprehensive Plan. It is based on the statutory requirement for a compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion of the economic base and quality employment opportunities in the Town. As required by the state's comprehensive planning law [§66.1001(2)(f) Wis. Stats.], this chapter reviews the economic base, labor force, and identifies select county, regional, state, and federal economic development programs.

A. BACKGROUND

Economic development is an organized process to expand the number and types of business, increase employment levels and opportunities, and increase the tax base. A part of the process to prepare for economic development is to identify local strengths and weaknesses and develop strategies to promote strengths and address weaknesses.

1. Residential Strengths and Weaknesses

As reviewed in the Housing Chapter, over 1,300 housing units are located in the town. However, most of these are seasonal units located adjacent to water bodies.

The Town's strengths for attracting and retaining residential development are its lakes and forests. In addition, the town provides the basic services needed to support residential growth, such as emergency services and roadways. There are a variety of other amenities in the town as well.

The primary weaknesses for attracting or retaining residents are the lack of employment opportunities, a lack of starter houses for young families, and the general distance to more urban areas and their amenities.

2. Business Strengths and Weaknesses

The Town has many tourism related businesses and some service type business, but no major industrial uses.

The vast forests in Town and the surrounding areas are strength for the wood industry, and those same forests provide for numerous recreational business opportunities.

Some weaknesses in attracting or retaining industries include: lack of municipal sewer and water along CTH B (the only official state truck route in Town), lack of rail access, distance to other industries, and one highway designated as a state truck route.

B. ECONOMIC BASE, LABOR FORCE AND FORECASTS

1. Economic Base

In 1990, retail trade was the largest industry sector in Vilas County. By 2000, that sector decreased to the third largest behind Education, Health, and Social Services. Table 6-1 displays the thirteen major sectors.

Sector	Town of Land O' Lakes		Vilas County	
	1990	2000	1990	2000
Ag., Forestry, Fishing, Hunting & Mining	7	15	223	231
Construction	35	53	780	1,107
Manufacturing	44	36	640	643
Wholesale Trade	15	8	163	264
Retail Trade	94	76	1,852	1,457
Transportation, Warehousing & Utilities	17	17	326	324
Information	N/A	3	N/A	145
Finance, Insurance, Real Estate & Leasing	9	13	374	425
Professional, Scientific, Management, Administrative & Waste Mgmt Services	61	23	772	489
Education, Health and Social Services	42	42	1,205	1,666
Arts, Entertainment, Recreation, Accommodation and Food Services	7	56	91	1,536
Public Administration	16	20	346	521
Other Services	23	29	357	460
Total Employment:	370	391	7,129	9,268

Source: U.S. Census Bureau

Commuter data from 2000 indicates that about 65 percent of workers remain in the town. Many travel outside of the Town for employment. About 20 percent travel outside the Town, but still in the county to work. In all, about 15 percent leave the county with most of those going to either Gogebic County, Michigan or Oneida County.

The Census data presented is based on the where the person lives and not where they work. Since many town residents leave the town and county for employment we have added some additional information that examines the county as a whole. Wisconsin Department of Workforce Development data is collected by location of the job. Using that county level data for 1990 and 2000, total county employment increased from 4,428 to 7,075, which is over a 50 percent increase. In 2000, the largest sectors were Services, Retail Trade and Government. Meanwhile, according to 2006 County Business Patterns, there were 959 business establishments operating in the county. There were 215 Accommodation & Food Services firms, followed by 201 Construction firms, and 171 Retail Trade firms. Total payroll of these firms exceeded \$148,350,000 that year.

2. Labor Force

Labor force is a critical component of economic development. In 2000, the total labor force in the Town was 415 of which 391 or 94.2 percent were employed. County wide the workforce in 2000 was 9,896. Therefore the Town makes up a very small percent of the overall workforce in the county.

3. Forecasts

Employment forecasts are difficult to come by and not available at the town level. However, the Wisconsin Department of Workforce Development (WisDWD) prepares workforce projections by industry for its multi-county service regions. The current projections, released in October 2004, forecast only to 2012. The projections for the North Central Workforce Development Area cover Vilas County and include eight other counties. These projections show increases in all employment sectors except food manufacturing (0.2% decline) and paper manufacturing (16.4% decline).

The other sectors increase within a range from 0.2% (overall manufacturing) to 36.9% (ambulatory health care services). Town residents commute to jobs over a large part of the nine county area included in the forecasts, including Forest, Langlade, Lincoln, and Oneida.

C. ECONOMIC DEVELOPMENT PROGRAMS

Various organizations at the County, Regional, and State level offer a variety of programs to assist with commercial and industrial economic development. Many of these programs are listed below:

1. County

The county has a standing Economic Development Committee that deals with numerous issues related to economic development. This committee has three standing duties:

- It shall perform duties as prescribed by the County Board and §59.56, Wisconsin Statutes. Pursuant to these statutes, this Committee shall sign contracts and hire University faculty and academic staff in conjunction with the University of Wisconsin-Extension.
- It shall promote economic and resource development, youth development, and family living education in the County.
- It shall cooperate with all federal, state and local agencies and officials in establishing any long range planning programs.

The county has a UW-Extension agent that staffs the committee and provides education and related services to the residents of the county. The county is underway with a study to examine the feasibility of creating a county economic development corporation.

2. Regional

In 2009 the county became a member of the North Central Wisconsin Regional Planning Commission (NCWRPC). Membership brings with it a variety of planning benefits and services. Among them are participation in the Economic Development District, including eligibility for a variety of grants administered by the U.S. Department of Commerce Economic Development Administration.

In addition, by way of membership in the NCWRPC, the county is a member of the North Central Wisconsin Development Corporation which manages a three revolving loan funds designed to address a gap in private capital markets for long-term, fixed-rate, low down payment, low interest financing.

3. State

Wisconsin Small Cities Program: The Wisconsin Department of Commerce provides federal Community Development Block Grant (CDBG) funds to eligible municipalities for approved housing and/or public facility improvements and for economic development projects. Economic Development grants provide loans to businesses for such things as: acquisition of real estate, buildings, or

equipment; construction, expansion or remodeling; and working capital for inventory and direct labor.

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

Transportation Economic Assistance (TEA): This program, administered by the Wisconsin Department of Transportation, provides immediate assistance for the cost of transportation improvements necessary for major economic development projects.

Other State Programs: Technology Development grants and loans; Customized Labor Training grants and loans; and Major Economic Development Project grants and loans.

4. Federal

U.S. Dept. of Commerce - Economic Development Administration (EDA): EDA offers a public works grant program. These are administered through designated economic development district's and local governments for the benefit of the local economy and, indirectly, private enterprise.

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

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

D. GOALS, OBJECTIVES, AND POLICIES

Goals:

- 1: Promote the expansion and stabilization of the current economic base and the creation of a range of employment opportunities.
- 2: Encourage development policies that protect our lakes and forests.

Objectives:

1. Encourage new residential, commercial, and industrial development to locate in designated areas on the Future Land Use map.
2. Encourage businesses to locate in Town that are compatible in a "Northwoods" setting.

Policies:

1. Accommodate home-based businesses that do not significantly increase noise, traffic, odors, lighting, or would otherwise negatively impact the surrounding areas.
2. Direct commercial and industrial development to designated areas on the Future Land Use Map.
3. Continue to support the Chamber of Commerce and the county economic development efforts.
4. Improve infrastructure to attract hunters, fisherman, nature lovers, and retirees to our community.

**Chapter 7: Intergovernmental
Cooperation**

Section 7

CHAPTER 7: INTERGOVERNMENTAL COOPERATION

This is the seventh of nine chapters in the Town of Land O' Lakes Comprehensive Plan. The purpose of this chapter is to overview intergovernmental cooperation, inventory existing cooperative efforts, identify potential opportunities, and establish goals, objectives, and policies to promote intergovernmental cooperation.

A. BACKGROUND

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

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

1. Benefits

There are many reasons intergovernmental cooperation makes sense. Some examples include:

- **Trust:** Cooperation can lead to positive experiences and results that build trust between jurisdictions. As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another's needs and priorities. They can better anticipate problems and work to avoid them.
- **Cost Savings:** Cooperation can save money by increasing efficiency and avoiding unnecessary duplication. Cooperation can enable some communities to provide their residents with services that would otherwise be too costly.

- Consistency: Cooperation can lead to consistency of the goals, objectives, plans, policies, and actions of neighboring communities and other jurisdictions.
- Address Regional Issues: Communicating and coordinating their actions, and working with regional and state jurisdictions, local communities are able to address and resolve issues, which are regional in nature.

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

2. Trends

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

- Local governments financial situation;
- Opportunity to reduce costs by working together;
- Elimination of duplication of services;
- Population settlement patterns and population mobility; and
- Economic and environmental interdependence.

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

3. Tools of Intergovernmental Cooperation

There are some tools that can be used in the area of intergovernmental cooperation.

✓ Shared Service Agreements

Wisconsin Statute s.66.0301, formerly 66.30, entitled "Intergovernmental Cooperation"; does enable local governments to jointly do together whatever one can do alone. Typically, intergovernmental cooperation and coordination refers to the management and delivery of public services and facilities. It is also dependent upon a defined geographic area within which cooperation and coordination may be feasible.

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

✓ Municipal Revenue Sharing

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

Boundaries of the shared revenue area must be specified in the agreement and the term of the agreement must be for at least 10 years. The formula or other means for sharing revenue, the date of payment of revenues, and the means by which the agreement may be invalidated after the minimum 10-year period.

B. EXISTING / POTENTIAL INTERGOVERNMENTAL CONFLICTS

The following intergovernmental conflicts were identified:

✓ Relationship with DNR

There have been some concerns with the DNR related to the handling of the aquatic species issue. Michigan is seen as doing a better job in this area and has established an Invasive Species / Lakes Committee to cooperate with County Lakes Organizations.

No potential intergovernmental conflicts were identified in this process. The process for resolving some of these conflicts will in part be achieved by meeting with the surrounding towns when significant issues of mutual concern arise, including across the state border to Michigan.

C. INVENTORY & TRENDS

Currently there are numerous relationships and several general agreements in place. The following is a summary of existing and potential cooperative efforts.

1. Intergovernmental Relationships
 - a. Surrounding Townships

Mutual aid agreements with Conover, Phelps, and Watersmeet (MI) for Fire/EMT services. Joint planning effort with Conover for Wildfire Protection Planning.

A potential area for cooperation is for operation of the Airport.

- b. County

Vilas County directly and indirectly provides a number of services to the Town and the Town enjoys a good working relationship with many of the responsible departments. These departments include Finance, Highways, Sheriff, Forestry, and Land Records.

The County Highway Department maintains and plows County, state and federal highways within the Town. The County Sheriff provides protective services through periodic patrols and on-call 911 responses. The Sheriff also manages the 911-dispatch center, not only for police protection, but also for ambulance/EMS response and dispatching the Town Fire Department. The Forestry and Outdoor Recreation Department maintains a county-wide park system and county forest system for the use and enjoyment of all residents. The County Zoning Department administers zoning in the Town, as well as providing land records and land conservation services including joint monitoring of surrounding lakes.

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

Gogebic County, Michigan, is across the state line from the Town. There are some existing relationships and more that could be developed in the future.

2. School Districts

The Town is in the Northland Pines School District and is included in the Nicolet Technical College District. A pre K-5 elementary school is located in the Town. In addition, the Conserve School, which is a private secondary school, is located in the town, but is undergoing some operational changes.

3. Sanitary District

The Land O Lakes Sanitary District supplies water and sewer service to the core “village” area of the Town. An independent Board of Commissioners appointed by the Town under state guidelines administers the District. There may be some opportunity for the expansion of the system into Phelps or Watersmeet (MI).

4. North Central Wisconsin Regional Planning Commission

The North Central Wisconsin Regional Planning Commission (NCWRPC) was formed under §60.0309 Wis. Statutes as a voluntary association of governments serving a ten county area. Vilas County is a member of the NCWRPC, which includes all of its local units of government. Typical functions of the NCWRPC include (but are not limited to) land use, transportation, economic development, intergovernmental and geographic information systems (GIS) planning and services.

The NCWRPC is also assisting the county and several town comprehensive plans. Other countywide projects by the NCWRPC that cover the Town include a county economic development strategy, county regional bike route plan, human services public transit coordination plan, and the Conover - Land O’ Lakes Community Wildfire Protection Plan (CWPP).

5. State and Federal Government

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

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

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

D. GOAL, OBJECTIVE AND POLICIES

As in the previous chapters of this plan, a series of goals, objectives, and policies are identified.

Goal:

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

Objective:

1. Maintain current agreements and explore additional opportunities with adjacent communities, including solid waste and recycling, police services, and border lake invasive species.

Policies:

1. Meet with surrounding communities and the county to discuss issues of mutual concern, including Watersmeet and Gogebic County in Michigan.
2. Investigate cost sharing or contracting with neighboring towns and the County to provide more efficient services or public utilities.
3. Maintain a close relationship with the School District related to facility planning.
4. Town will form a Town Lake Committee.

Chapter 8: Land Use

Section 8

**CHAPTER 8:
LAND USE**

This is the eighth of nine chapters of the Town of Land O’ Lakes Comprehensive Plan. This chapter is based on the statutory requirement [§66.1001(2)(h) Wis. Stats.] for a "compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property". This chapter reviews existing land uses, trends, programs, and future land use.

A. EXISTING LAND USE

Large blocks of forest cover much of the Town with residential development concentrated mainly along some of the lakeshores and primary roadways. Commercial development is concentrated along state and county roads in the “village” of Land O’ Lakes. Much of the commercial development is tourist oriented including many hotels and restaurants. See Existing Land Use Map.

Table 8-1 presents the current breakdown of land-use types within the Town. The majority of the Town is woodlands at over 51,000 acres or about 82% and water covers about 14% of the Town. The next most significant land use type is residential with less than 2% or about 1,000 acres.

Table 8-1: Existing Land Use		
Land Use Classification	Acres	Percent
Agriculture	0	0.00%
Commercial	148	0.23%
Industrial	137	0.22%
Open Land	470	0.75%
Outdoor Recreation	74	0.12%
Residential	1,509	2.39%
Transportation	571	0.91%
Woodlands	51,556	81.80%
Water	8,470	13.44%
Total	60,949	100.0%

Source: Town of Land O’ Lakes Air Photos & NCWRPC GIS.

B. LAND USE TRENDS

1. Land Supply

As shown by the existing land use inventory, the majority of the Town is "undeveloped" woodlands, so the supply of land "available" for development appears to be adequate. Much of this undeveloped area is large block industrial forest, which is most productive if roads are not cut into it and subdivided. Nevertheless, even under a rapid growth scenario, the supply of land in the Town of Land O' Lakes is more than sufficient to accommodate projected demand over the next 20 years for all use categories.

2. Land Demand

Residential:

DOA population projections indicate a population increase of 92 persons between 2000 and 2030. As a result 43 new housing units will be added locally, using the 2000 population per household ratio of 2.14. In addition to those new units, we estimate 28 additional seasonal units to be added. Based on the current ratio of seasonal, which is 65 percent. Therefore, a total of 71 new housing units will be added in the town over the period. Assuming about 2 acres of land per unit we would expect total demand of 142 acres, or about 12 units and 24 acres every five years.

Industrial, Commercial and Agricultural:

Commercial and industrial development is subject to market forces and difficult to predict in a small rural community. There has been limited commercial development in the Town over the years. As a result, a simple estimate of doubling the current level of commercial uses from 148 acres to 296 acres, and industrial uses from 137 acres to 274 acres, by 2030 is used. Therefore, every 5 years about 49 acres and 46 acres of land would be demanded, respectively. No agricultural areas were identified in the Town, nor are any uses projected.

Table 8-2 shows the projected demand for residential, commercial, and industrial land uses, in 5-year increments, for the Town of Land O' Lakes. Combined, up to 119 acres are expected to be needed every five years to meet the land demands in the community.

	2010	2015	2020	2025	2030
Residential Acreage	24	24	24	24	24
Commercial Acreage	49	49	49	49	49
Industrial Acreage	46	46	46	46	46

Source: NCWRPC

3. Land Values

Overall equalized land values have increased over 160 percent over the last eight years; however, not all categories increased at the same rate. Residential property values increased over 185 percent, while manufacturing and commercial increased by 403 and 94 percent respectively. Ag-forest is a new category that did not exist in 2000. See Table 8-3 below.

Type of Property	2000	2008	% Change
Residential	84,558,700	241,386,000	186%
Commercial	2,577,800	4,985,000	94%
Manufacturing	28,900	145,200	403%
Agricultural	500	0	-100%
Undeveloped	720,600	1,101,100	53%
Ag. Forest	0	54,000	NA
Forest	24,042,600	49,684,000	107%
Other	0	0	NA
Total Value:	\$111,929,100	\$297,355,300	166%

Source: WI DOR, 2002 & 2008 (does not include improvements)

4. Opportunities for Redevelopment

Identify underutilized or area areas with services.

Higher density type development should locate within the sewerred area of the town. Identify this area on the map.

The most efficient development utilizes existing public services and infrastructure; these areas are referred to as “*Smart Growth*” areas. These areas have existing infrastructure and service capacity. The use of existing infrastructure and services is more cost-effective; therefore, new commercial, industrial and higher density residential development should be located in these areas. Areas where sewer & water and other infrastructure and services are not available should have minimal industrial and commercial development and only scattered residential development, where appropriate.

C. EXISTING AND POTENTIAL LAND USE CONFLICTS

This Plan seeks to avoid or minimize potential future land use conflicts through controlled development, planned use-buffers and public information and education components.

An area of concern is the clear cutting of larger forested tracts for timber or pulpwood, and the subsequent sale and development of these and other large parcels for residential lots. The availability and marketing of these parcels/developments draws more interest in the local land market and has the potential to inflate growth beyond the anticipated projection. This may stress available public facilities and services.

Unkempt or poorly maintained buildings and properties including accumulating junk and vehicles have been generally labeled as “eyesores” and identified as a conflict issue by the Town Plan Commission.

Other areas of land use conflict within the Town include airport expansion vs. property owners, “Frosty Bowl” land vs. area land owners, Conserve School direction, wind mills, telecom towers, residential waterfront conversion to multi-family uses.

D. LAND USE PROGRAMS AND TOOLS

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

- Wisconsin Comprehensive Planning Program:

In October of 1999, the Governor signed into law Wisconsin Act 9, the Budget Bill, containing substantial revisions of statutes governing comprehensive planning. The law has been revised by the signing of two additional bills into law. The first is AB 872, containing “technical revisions” which was signed

May 10, 2000. The second bill, signed April 13, 2004, is AB 608, which reduced the number of items that must be consistent with the plan to three, these are: official mapping, subdivision ordinances and zoning ordinances. Taken together these bills represent the most sweeping revision of the State's planning enabling laws in half a century.

The law (§66.1001 WI Stats.) requires all jurisdictions within the state that exercise control over land-use to prepare a comprehensive plan by 2010. It lays out the nine required chapters of the plan and requires a public participation process. Jurisdictions that do not have a comprehensive plan in place by the deadline may not engage in actions that impact land-use.

The comprehensive planning law is significant in many ways. The law creates for the first time a definition of a comprehensive plan; it requires that almost all local units of government have a plan; it sets requirements for public participation; and requires that the plan be consistent with local implementations tools. Most important, is that it maintains that the process be locally driven so all local units of government decide their own future. Implementation of the comprehensive plan is carried out through zoning, subdivision ordinance, and official mapping, among other tools.

- Zoning:

Zoning is the major tool used to regulate land uses and implement a comprehensive plan. The zoning ordinance regulates the use of property to advance the public health, safety, and welfare. It has been used throughout the United States and in Wisconsin since the 1920's.

A zoning ordinance creates different use zones or districts within a community. Each district has a list of permitted uses, which are uses that are desirable in a district. Each district may also contain a list of special uses, sometimes called special exceptions or conditional uses, which are allowed under certain circumstances, and require review by a local body in to be allowed. All other uses are prohibited.

Zoning regulations are adopted by local ordinance and consist of two basic things, a map and related text. The zoning map displays where the zoning district boundaries are, and the text describes what can be done in each type of district. The Future Land Use Plan and zoning are similar but they are not the same. Land use categories are more general, while zoning is much more detailed. Zoning is the legal tool to regulate specific land uses. Since the land use categories are generalized it is possible that more than one zoning district would correspond to each of the categories.

Zoning should be derived from, and be consistent with, the policy recommendations adopted in the comprehensive plan. The desired land uses should “drive” the development of specific zoning ordinance provisions including district descriptions, permitted uses, conditional uses and the zoning map. This consistency has been important in upholding legal challenges in the Courts. Therefore, following the planning process it is critical that the zoning ordinance be updated to incorporate the findings of the plan.

- Land Division:

Subdivision regulation relates to the way in which land is divided and made ready for development. A community can control the subdivision of land by requiring a developer to meet certain conditions in exchange for the privilege of recording a plat. While imposing conditions restricts the use of private property, the cumulative effect of land subdivision on the health, safety, and welfare of a community is so great as to justify public control of the process.

Of all the land use control devices available, subdivision regulation has probably the greatest potential. When compared with zoning, a well-administered subdivision control is more useful in achieving planning goals and its influence is far more lasting. Once land is divided into lots and streets are laid out, development patterns are set. Subdivision regulations can ensure that those development patterns are consistent with community standards. Subdivision regulations can also ensure the adequacy of existing and planned public facilities such as schools, wastewater treatment systems, water supply, to handle new growth. Finally, subdivision regulation can help ensure the creation and preservation of adequate land records.

There is some overlap between zoning and subdivision codes in terms of standards. Both ordinances, for example, can set lot sizes. Both can deal with the suitability of land for development. Implementing important plan techniques such as rural cluster development often requires use of the zoning ordinance and the subdivision ordinance.

Under Wisconsin law, the city has authority to provide extraterritorial review of subdivision requests in the surrounding towns within one and one-half mile of its corporate limits.

- Official Mapping:

Cities may adopt official maps. These maps, adopted by ordinance or resolution, may show existing and planned streets, highways, historic districts, parkways, parks, playgrounds, railroad rights of way, waterways and public transit facilities. The map may include a waterway only if it is included in a comprehensive surface water drainage plan. No building permit may be issued

to construct or enlarge any building within the limits of these mapped areas except pursuant to conditions identified in the law.

Official maps are not used frequently because few communities plan anything but major thoroughfares and parks in detail in advance of the imminent development of a neighborhood.

E. FUTURE LAND USE

The Future Land Use map represents the long-term land use recommendations for all lands in the Town. Although the map is advisory and does not have the authority of zoning, it is intended to reflect community desires and serve as a guide for local officials to coordinate future development of the Town. Before the future land use map is developed a land use classification is established. These become the foundation of the map.

- Land Use Map Classifications:

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

1. Residential

Identifies areas recommended for residential development typically consisting of smaller lot sizes. (Usually about 5 acres or less)

2. Rural Residential

Identifies areas that are recommended for less dense residential development, consisting of larger minimum lot sizes than the residential category. These areas will also allow a mixture of residential uses, and provide a good transition from more dense development to the rural countryside. (About 6 acres or more)

3. Commercial

Identifies areas recommended for commercial development, as well as existing commercial establishments located throughout the community.

4. Industrial

Identifies areas recommended for industrial development, as well as existing industrial areas located throughout the community.

5. Governmental/Public/Institutional

Identifies existing or planned governmental/public/institutional facilities within the county, including recreational facilities.

6. Agricultural Areas

Identifies areas to be preserved for the purpose of general crop farming or the raising of livestock.

7. Forestry Areas

Identifies areas of large woodlands within the community.

8. Transportation Corridors

Identifies the existing road network along with the recommendations for improved and safe traffic movement in the county. This also includes rail corridors and airports.

9. Preservation & Open Space

Contains sensitive environmental areas, such as 100-year floodplains as defined by the Federal Emergency Management Agency, DNR wetlands, steep slopes, and open water. This could include endangered species habitat or other significant features or areas identified by the community.

- Future Land Use Map:

The Future Land Use Plan map is not the same as the Existing Land Use map. The existing land use map categorizes the way land is being used today, while the intent of the future land use map is to identify areas for future development. Often times there is overlap, but the purpose of each map is very different.

The Town Plan Commission participated in a mapping exercise with NCWRPC staff to identify the desired future land uses. First, the existing land use map and the other information collected as part of the planning process, was reviewed as the starting point. Then the existing zoning map was reviewed and

a discussion followed. The Plan Commission then used their broad knowledge of the Town to identify areas on the map representing various future land uses. The goal was to produce a generalized land use plan map showing desired future land uses to guide the Town's growth. See the Future Land Use map.

Once the future land use plan map was finalized the areas were again calculated for each of the categories using GIS software. The results are not exact acreage calculations, but rather generalized areas as calculated from the lines on the map.

The Future Land Use Plan reflects no major changes in land use over the next twenty years. Forestry will continue to be the major land use in the county requiring over 57 percent of the land, followed by Preservation and Open Space (much of this is wooded wetland) with about 17 percent, and residential uses with 8 percent. See the Future Land Use Table.

Land Use Type	Acres	Percent
Agricultural	0	0.00%
Commercial	755	1.20%
Forestry	36,100	57.28%
Governmental/Public/Institutional	455	0.72%
Industrial	639	1.01%
Preservation and Open Space	11,049	17.53%
Residential	5,102	8.09%
Transportation	458	0.73%
Water	8,470	13.44%
Total Acres	63,027	100.00%

Source: Town of Land O' Lakes Plan Commission and NCWRPC GIS

The Future Land Use Plan map is not a zoning map. The Future Land Use Plan map is general in nature and was developed as a general guide for future development in the county. Although general, the future land use plan map indicates appropriate future land uses, and the result shows where rezonings may occur. In many areas the existing zoning districts already reflect the desired future land uses; while in other areas, zoning map or text changes may be required to meet some of the desired future land uses.

The identification of desired future land use types through the map does not imply that an area is immediately appropriate for rezoning. Given service

demands and a desire for controlled growth, careful consideration to the timing of zoning decisions is essential. In some places, it may be desirable to rezone land to reflect the planned land use designations as soon as possible. In other cases, it may be appropriate to wait to rezone the area until an actual development proposal is brought forward.

One of the goals of this land use plan is to balance individual private property rights with the Town's need to protect property values community-wide, minimize the conflicts between land uses and keep the cost of local government as low as possible. An essential characteristic of any planning program is that it be ongoing and flexible. Periodic updates to the plan are needed to maintain that it is reflective of current trends.

F. GOALS, OBJECTIVES, AND POLICIES

Goal:

1. Maintain orderly planned growth that promotes the health, safety and general welfare of Town residents and makes efficient use of land and efficient use of public services, facilities and tax dollars.
2. Unkempt or poorly maintained buildings and properties including accumulating junk and vehicles have been generally labeled as "eyesores" and identified as a conflict by the Town Plan Commission.
3. Preserve the productive forest and farmland in the Town for long-term use and maintain forestry and agriculture as important economic activity.

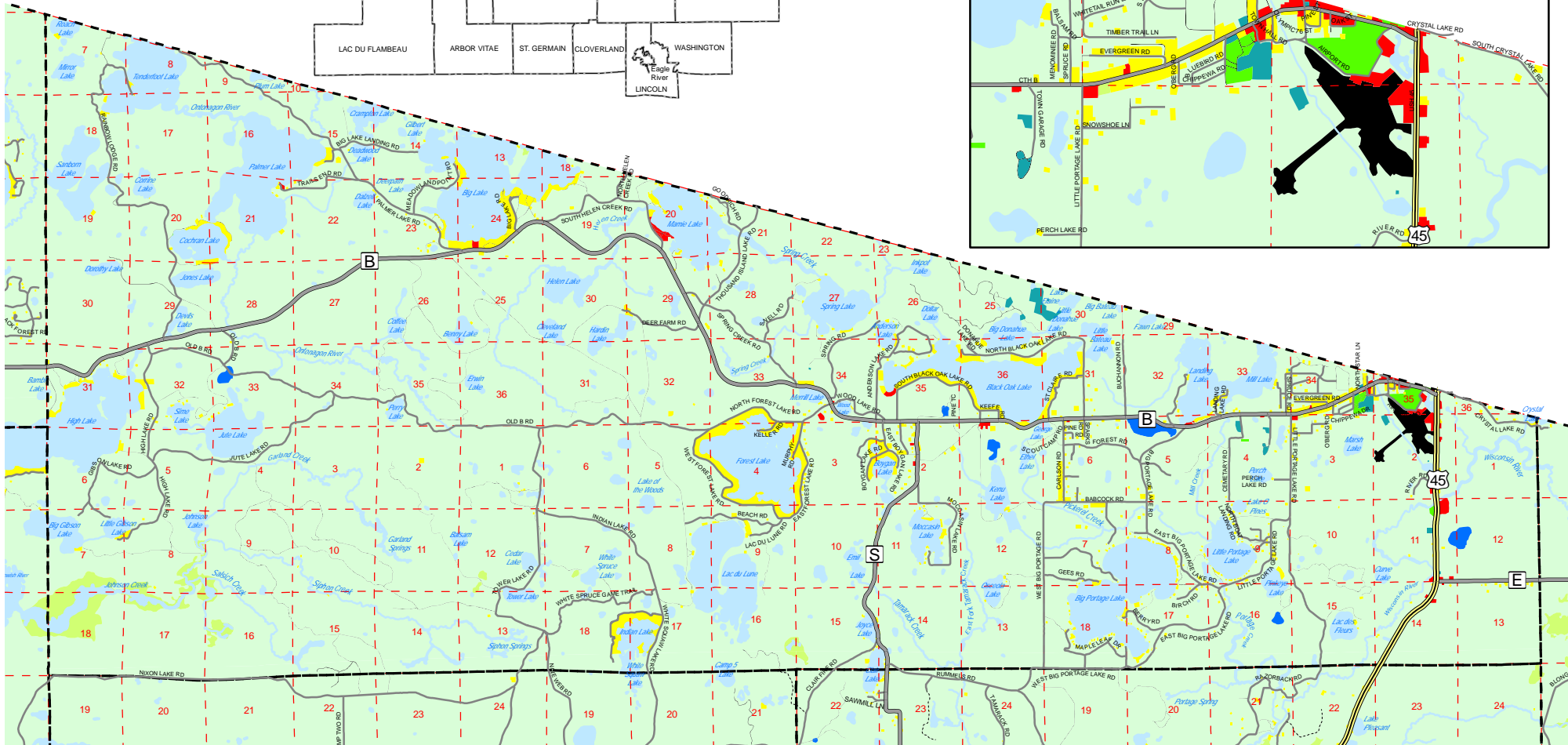
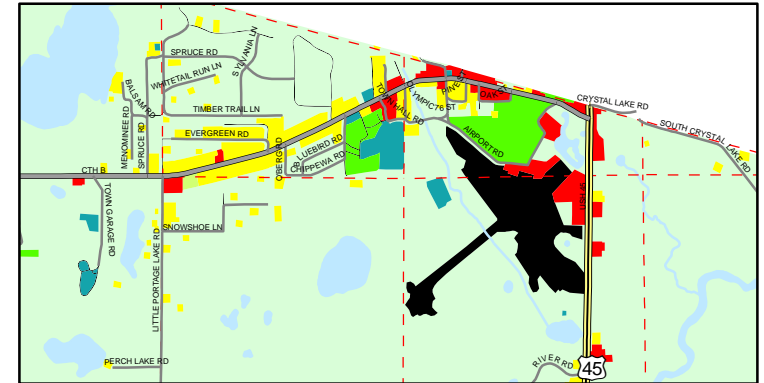
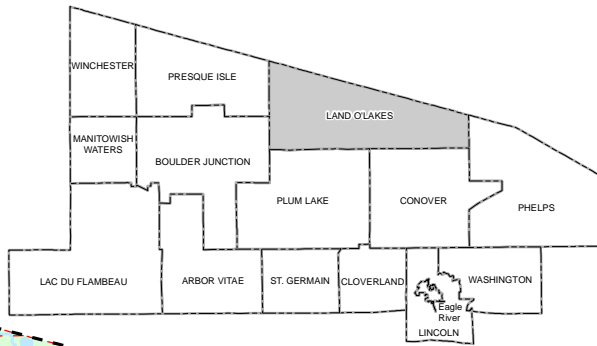
Objectives:

1. Planning and development of land uses that create or preserve the rural "Northwoods" character of the community.
2. Land uses should be planned so that development occurs in an orderly manner and land use conflicts are avoided.
3. Balance individual property rights with community interests and goals.
4. Maintain the rural forestry focus of the Town.
5. Maintain the Land O' Lakes Hamlet as the center for civic, cultural, and governmental activities.

Policies:

1. The Town will maintain a long-range Comprehensive Plan, which will serve as a guide for future land use and zoning decisions. New development will be permitted based on consideration of this Plan, as well as other Town, County, and state plans and regulations.
2. New development should not adversely affect the property value or livability of neighboring properties.
3. Future commercial development should be clustered in planned development districts rather than extended in a strip along the major highway corridors.
4. Promote the redevelopment of lands with exiting infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures and utilities in the Hamlet.
5. Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
6. Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
7. Use-buffer areas may be used as shields to lessen the impacts of potentially conflicting land use types located in relatively close proximity.
8. The location of new development will be restricted from areas in the Town shown to be unsafe or unsuitable for development due to flood hazard, potential groundwater contamination, loss of farmland, highway access problems, incompatibility with neighboring uses, etc.
9. Marginal lands, not suited to forestry should be the focus of development activity in the Town. Land best suited to timber production (or agriculture) should remain in that use, to the extent possible, and new development should be steered toward land less well adapted to productive use.

Town of Land O' Lakes Generalized Existing Land Use Vilas County, Wisconsin



Source: WI DNR, NCWRPC, Airphoto Interpretation 2008

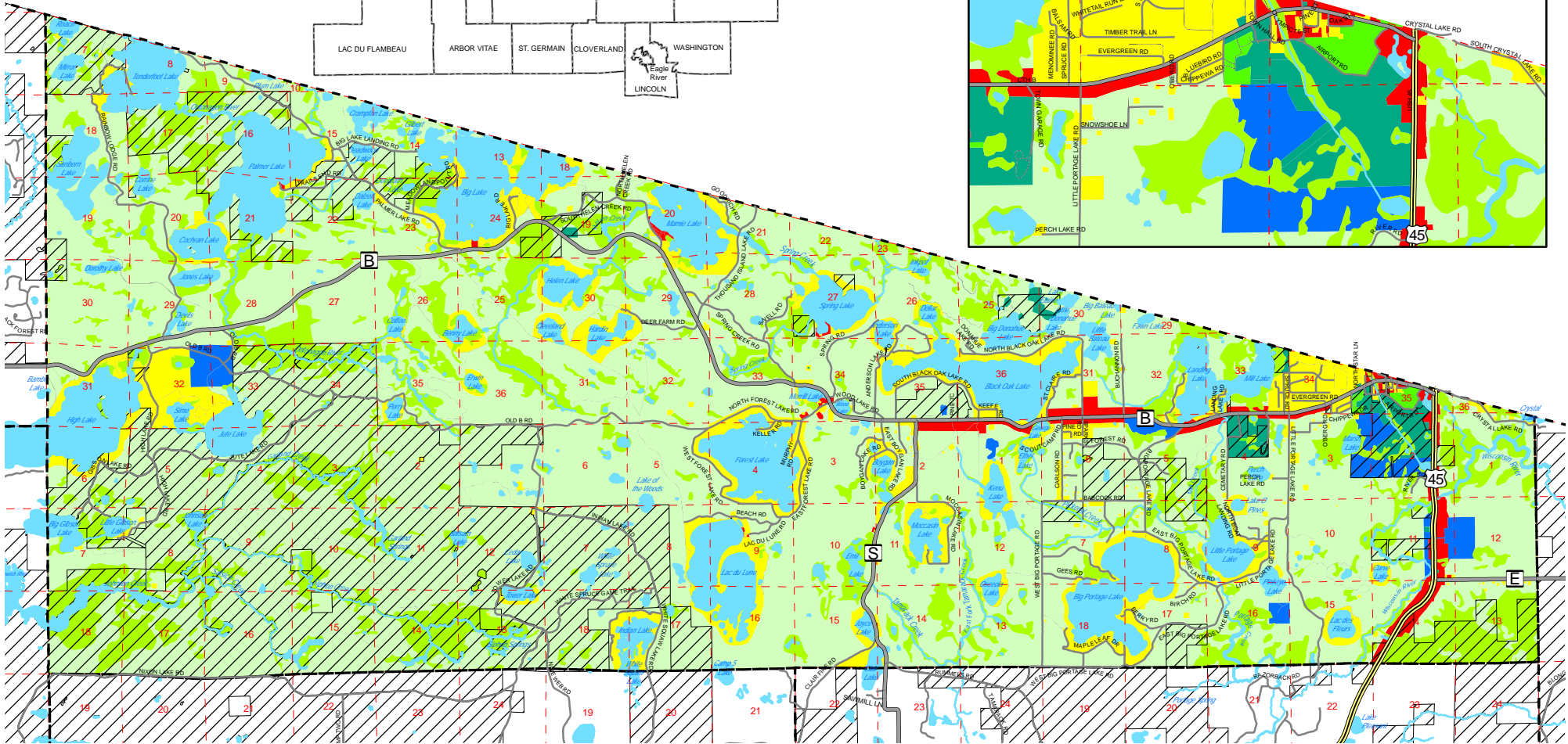
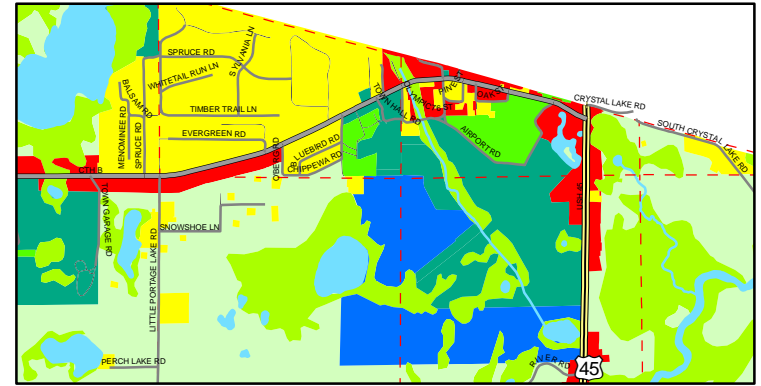
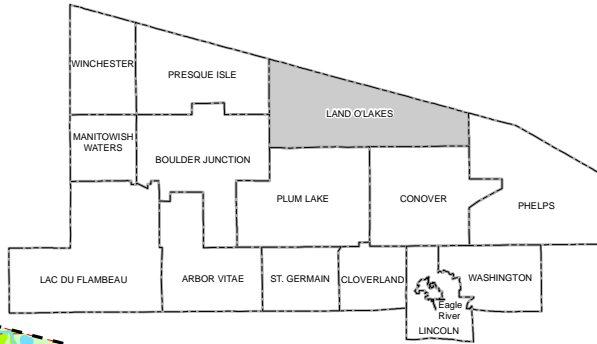
This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.

- | | | |
|-----------------------|--------------------|----------------|
| US Highways | Agriculture | Residential |
| State Highways | Commercial | Transportation |
| County Highways | Governmental | Water |
| Local Roads | Industrial | Woodlands |
| Private Roads | Open Lands | |
| Minor Civil Divisions | Outdoor Recreation | |
| Section Lines | | |



Prepared By:
**North Central
Wisconsin Regional
Planning Commission**
210 McClellan St., Suite 210, Wausau, WI 54403
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Town of Land O' Lakes Future Land Use Vilas County, Wisconsin



Source: WI DNR, NCWRPC

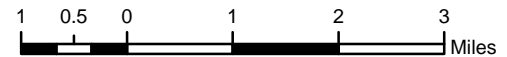
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- · - Minor Civil Divisions
- - - Section Lines
- == US Highways
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- == Local Roads
- Commercial
- Forestry
- Governmental
- Industrial
- Outdoor Recreation
- Preservation / Open Space
- Residential
- Rural Residential
- Transportation
- Water
- ▨ 2008 Tax Exempt Lands (Vilas County Tax Roll)



CHAPTER 9: IMPLEMENTATION

This is the final chapter of the Town of Land O' Lakes Comprehensive Plan. This chapter outlines plan adoption, plan review, plan amendment, plan update, and implementation. This chapter also includes the recommended steps to implement this plan.

The Plan Commission, the Town Board, and its various committees, boards, and commissions should use the Comprehensive Plan to guide the physical development of the Town. In addition, developers and landowners will use the document.

A. PLAN ADOPTION

The adoption process requires that the Plan Commission develop and review the Comprehensive Plan, and pass a "resolution" to recommend the adoption of the plan to the Town Board. That recommendation is forwarded to the Town Board which must hold a public hearing to solicit public comment prior to adoption of the Comprehensive Plan by "ordinance". That public hearing must be advertised with at least 30 days notice.

Adoption formalizes the plan document as the framework to guide local growth and development decisions over the next 10 years or more. The adopted plan should also be recognized as a tool for communicating the community's vision related to natural resources, housing, utilities & community facilities, transportation, economic development, intergovernmental cooperation, and land use.

B. PLAN REVIEW

Members of the Town Board, Plan Commission, and other local decision-making bodies should periodically review the plan and identify areas that might need to be amended or addressed during a future plan update.

As part of the comprehensive planning process, a number of goals, objectives, and policies were developed. These statements are intended to provide direction to local leaders and staff, as well as residents of the Town of Land O' Lakes. To measure progress towards meeting these goals, objectives, and policies, a regular plan review needs to take place. Therefore, the task to review/measure plan progress is as simple as

determining if any action was taken or not on the various goals, objectives, and policies. Many of these actions would be completed at the department level and by various committees and agencies.

It should be noted that many of the policies identified in the plan are continuous or on-going and should also be monitored to measure the plan's overall success. In addition, many of the objectives and their related actions can be accomplished in the short term, say 1 to 5 years. However, some will take longer to accomplish, say 6 to 10 years or more.

It is recommended that a periodic "Plan Status" report be prepared to summarize the progress toward implementation. This report might be jointly developed by various Town departments, as related to their involvement in the implementation of the goals, objectives, and policies developed within this plan. Ultimately, the success of the planning process will be measured by the future quality of life experienced by both residents and visitors to the Town.

C. PLAN AMENDMENTS

The plan may be amended at any time, if needed, upon the recommendation of the Plan Commission and approval from the Town Board following the same statutory process described for initial plan adoption. The procedures are the same regardless of how minor the proposed amendment.

Amendments may be appropriate throughout the lifecycle of the plan, particularly if new issues emerge or trends change, or an error is discovered. However, frequent changes to accommodate specific development proposals should be avoided. Some reasons for an amendment include:

- ✓ Plan amendment corrects an error made in the original plan
- ✓ A certain goal, objective, or policy is no longer relevant
- ✓ Future land use map is no longer reflective of community desires

The Plan Commission prior to the public hearing and adoption by the Town Board must review proposed amendments. The public should be notified of proposed plan changes and allowed an opportunity for review and comment. For major amendments, it may be desirable to solicit public opinion through surveys and/or community meetings prior to the public hearing.

D. PLAN UPDATES

According to the State's comprehensive planning law, comprehensive plans must be updated at least once every 10 years. As opposed to the more routine amendments described above, plan updates will probably involve re-writing entire chapters of the plan document. A plan update should include a thorough examination of the community's goals and objectives, based upon an analysis of current growth trends and major changes that have occurred since the plan was initially adopted or last amended. Plan updates must be formally adopted following the same procedure described above for initial plan adoption.

It is important that the public be involved in the update process. To ensure that the public is engaged in plan amendments, the same procedure used for initial plan adoption must be followed. (See State Statute 66.1001).

Upon Plan Commission review and resolution to make recommended changes to the plan, the Town Board shall call a public hearing to allow property owners and citizens time to review and comment on recommended plan changes. The public hearing shall be advertised using a Class I notice.

E. IMPLEMENTATION

The primary implementation tools for this Plan are the Town Zoning and Land Division ordinances. These ordinances provide the underlying regulatory framework that supports many of the Plan's policies. Currently the Town Plan Commission reviews zoning and subdivision applications and makes formal recommendations to the Town Board. The Comprehensive Plan should be an important consideration in this process. Wisconsin's Comprehensive Planning Law requires that a local government's land use related decisions and actions be consistent with that unit's Comprehensive Plan.

Having the appropriate tools to implement the recommendations in this comprehensive plan is critical. These regulatory tools are used to protect existing development and guide future growth and development. There is also a non-regulatory approach to implementing the comprehensive plan; this generally involves decisions related to how the community will spend its limited financial resources on staffing and various capital improvements.

State law requires that by January 1, 2010, certain programs and/or actions that affect land use must be consistent with the locally adopted comprehensive plan. To meet this deadline, the Town should update related ordinances as needed.

The previous chapters of this Plan contain a compilation of programs the Plan Commission may consider in working to implement the Comprehensive Plan.

F. CONSISTENCY AMONG PLAN CHAPTERS

The State of Wisconsin planning legislation requires that the Implementation section describe how each of the required chapters will be integrated and made consistent with the other chapters of the plan. Since the Town completed all planning elements simultaneously, no known inconsistencies exist. It is noted that some overlap occurs between the nine plan chapters. Where deemed appropriate, certain goals, objectives, and policies have been repeated or restated within multiple chapters of the plan.

This Comprehensive Plan also references previous and current related planning efforts to ensure they are considered in the community's planning and development decisions. Some recommendations from other plans have been summarized and incorporated in this plan, as deemed appropriate, to foster coordination and consistency between plans.

In the future, as plan amendments occur, it is important that Town staff and the plan commission conduct consistency reviews. These reviews will ensure that the plan is up-to-date. It is also critical that the plan and/or maps are changed so that when these changes are made they do not conflict with other sections of the plan or other maps, or local implementation tools.

G. RECOMMENDED ACTION STEPS

This section outlines the steps to implement the goals, objectives, and policies contained in the comprehensive plan. These steps are:

1. The Plan Commission should pass a resolution recommending adoption of the Comprehensive Plan.
2. The Town Board should hold a public hearing and adopt the plan by ordinance and use it as a guide for decision-making.
3. The Town should incorporate changes to its Zoning Ordinance and other implementation tools to establish consistency.
4. The Plan Commission should become knowledgeable of the plan and use it to justify recommendations to the Town Board on development issues.
5. The Town's staff should incorporate the goals, objectives and policies of the plan into annual work plans and budgets.
6. The Town should encourage citizen awareness of the plan. It is also important that developers are aware of the plan. An initial step would be to have the document hosted on the Town website.
7. The Town should provide copies of the plan to the surrounding communities and Vilas County.
8. The Plan Commission should review the Future Land Use Map at least annually and make necessary amendment recommendations to the Town Board.
9. The Town should review the plan at least every five years, and update the plan at least every ten years.
10. The Town should work closely with Vilas County Zoning.

Attachments:

**Public Participation Plan
Plan Commission Resolution
Town Board Ordinance**

Public Participation Resolution
Land O' Lakes, Wisconsin

RECEIVED

MAY 22 2009

NORTH CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION

RESOLUTION #2009-2

For Adoption of a Public Participation Plan

WHEREAS, the Town of Land O' Lakes is required to prepare and adopt a Comprehensive Plan as outlined in Wisconsin Statutes; and

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

WHEREAS, it is necessary for the Town of Land O' Lakes to approve a process to involve the public in the planning process; and

NOW, THEREFORE, BE IT RESOLVED, that the Town of Land O' Lakes does approve and authorize the Public Participation Plan as presented.


ADOPTED on the 11th day of March 2009

ATTEST:


Flossie Knoth, Clerk-Treasurer

The governing body of the Town of Land O' Lakes has authorized this Resolution, dated today.

ATTEST:


Daniel G. Balog, Town Chairman

Town of Land O' Lakes
Public Participation Plan
2009

I. Background

The Town of Land O' Lakes recognizes the need to engage the public in the planning process. This plan sets forth the techniques to meet the goal of public participation. Therefore, this Public Participation Plan forms the basic framework for achieving an interactive dialogue between citizens, local decision makers, staff, and the NCWRPC.

The creation of the Public Participation Plan is a task required in meeting the requirements of Wisconsin's Comprehensive Planning Legislation (1999 Wisconsin Act 9 and its technical revisions). As the planning process develops, it should be expected that deviations from the plan may occur.

II. Objectives

The following is a list of objectives for the public participation plan:

- That the residents become fully aware of the importance of participating in the development of the Comprehensive Plan.
- That the public participation process be designed to engage all aspects of the Town.
- That the public has opportunities to provide their input to the Plan Commission and Town Board.
- That the public has access to all technical information and any analyses performed throughout the planning process.
- That there is input from the broadest range of perspectives and interests in the community possible.
- That input is elicited through a variety of means (electronic, printed, and oral) in such a way that it may be carefully considered and responded to.
- That this process of public involvement strengthens the sense of community.

The goal will be to inform, consult and involve the public and the communities served during each phase of the planning process. Hopefully, this will help balance the issues related to private property rights.

III. Techniques

The public participation plan for the comprehensive planning process will incorporate the following:

1. All Meetings for the planning process will be posted and open to the public.
2. NCWRPC newsletter will be used to inform persons of the planning process and solicit input.
3. Meeting summaries and /or handouts will be placed on file for review. The public library will be provided all materials as well.
4. The draft plan will be available via the NCWRPC website.
5. The local school will be provided information about the plan.
6. Other efforts as identified along the way.

PLAN COMMISSION RESOLUTION

RESOLUTION #LOLPC-1

Town of Land O' Lakes
Vilas County, Wisconsin

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

Adoption of the Town Comprehensive Plan.

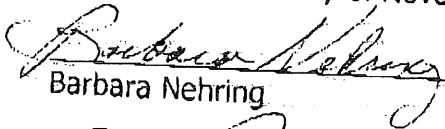
The Town of Land O' Lakes Plan Commission, by this resolution, further resolves and orders as follows:

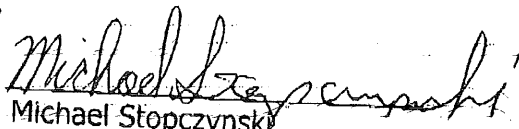
All maps and other materials noted and attached as exhibits to the Town of Land O' Lakes Comprehensive Plan are incorporated into and made a part of the Town of Land O' Lakes Comprehensive Plan.

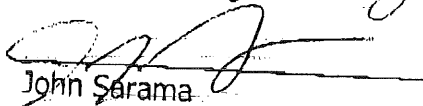
The vote of the town plan commission in regard to this resolution shall be recorded by the clerk of the town plan commission in the official minutes of the Town of Land O' Lakes Plan Commission.

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

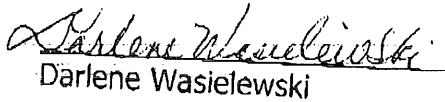
Adopted this 10th day of November 2009.


Barbara Nehring


Michael Stopczynski

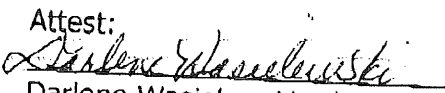

John Sarama

Wes Kiley


Darlene Wasielewski


Michael Keintz, Chairman

Jim Thomas

Attest:

Darlene Wasielewski, Plan Commission Clerk

RECEIVED

JAN 22 2010

Ordinance # 2010-1
TOWN OF LAND O' LAKES, VILAS COUNTY
COMPREHENSIVE PLAN

NORTH CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION

STATE OF WISCONSIN
Town of Land O' Lakes
Vilas County

SECTION I – TITLE AND PURPOSE

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

SECTION II – AUTHORITY

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

SECTION III – ADOPTION OF ORDINANCE

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

SECTION IV – PUBLIC PARTICIPATION

The Town Board of the Town of Land O' Lakes, Vilas County has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by s. 66.1001 (4) (a), Wis. stats.

SECTION V – TOWN PLAN COMMISSION RECOMMENDATION

The Plan Commission of the Town of Land O' Lakes, Vilas County, by a majority vote of the entire commission, recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the Town of Land O' Lakes Comprehensive Plan, which contains all of the elements specified in s. 66.1001 (2), Wis. stats.

SECTION VI – PUBLIC HEARING

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

SECTION VII – ADOPTION OF TOWN COMPREHENSIVE PLAN

The Town Board of the Town of Land O' Lakes, Vilas County, by the enactment of this ordinance, formally adopts the document entitled Town of Land O' Lakes, Vilas County Comprehensive Plan pursuant to s. 66.1001 (4) (c), Wis. stats.

SECTION VIII – SEVERABILITY

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


SECTION IX – EFFECTIVE DATE

This ordinance is effective on publication or posting. The Town Clerk shall properly post or publish this ordinance as required under s. 60.80, Wis. stats.

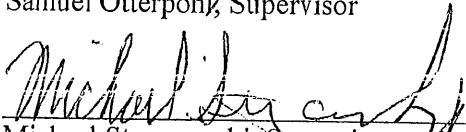
Adopted this 13th day of JANUARY 2010.



Daniel G. Balog, Town Chairman



Samuel Otterpohl, Supervisor



Michael Stopczynski, Supervisor

Attest:



Flossie Knoth, Town Clerk

