

TOWN OF CASSIAN COMPREHENSIVE PLAN



Prepared by
**North Central Wisconsin
Regional Planning Commission**

TOWN OF CASSIAN

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Adopted: *November 18, 2009*

This plan was prepared at the request of the Town of Cassian under the direction of the Town of Cassian Plan Commission by the North Central Wisconsin Regional Planning Commission. For more information contact:

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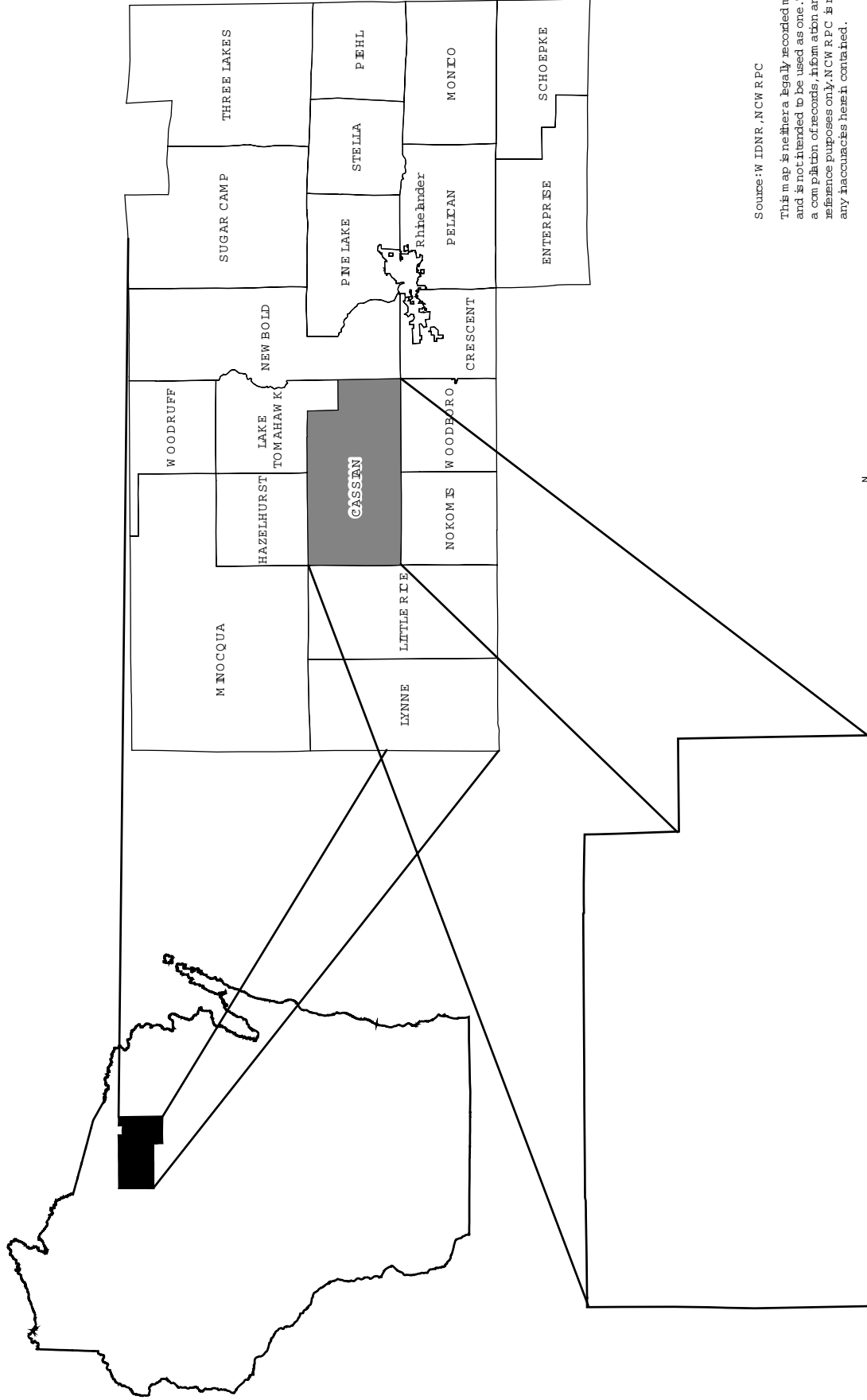
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- A. Public Participation Plan
- B. Plan Adoption Documentation

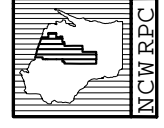
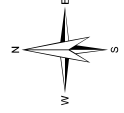
Town of Cassian - Oneida County

Map 1 Locational



Source: W IDNR, NCW RPC

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. NCW RPC is not responsible for any inaccuracies herein contained.



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I.) ISSUES AND OPPORTUNITIES CHAPTER

Introduction

The Town of Cassian is a double township except for 4 sections in the northeast corner. The Town is located in the west central part of Oneida County, Wisconsin west of the City of Rhinelander. It is bordered by Hazelhurst and Lake Tomahawk to the north, Newbold to the east, Little Rice to the west, and Nokomis and Woodboro to the south. It is one of twenty towns in the county. See the Locational Reference Map on page 1.

The Planning Process

The Town of Cassian engaged the North Central Wisconsin Regional Planning Commission to develop plan documents and facilitate the process in preparing a comprehensive plan for the Town.

The Town Plan Commission oversaw the development of the plan and met to analyze and discuss information that was gathered and presented by the NCWRPC. The planning process was open to the public and the Town's adopted public participation program and documentation of comprehensive plan adoption are in the Attachments.

A.) BACKGROUND INFORMATION

This chapter, the first of nine chapters of the Town of Cassian 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.

In addition to this review of basic Town statistics, a variety of tools are utilized to identify issues, including a review of past plans, brainstorming by the planning committee and the observations of the NCWRPC professional planning staff.

This chapter closes with a vision statement; and a discussion of goals, objectives, policies, and programs. The vision statement was crafted from the Town discussion of their issues, and the direction they want the Town to travel over the next 20 years. In each succeeding chapter, goals, objectives, and policies were developed, and programs were listed as a blueprint for the Town to follow when guiding future development over the 20-year plan horizon.

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

1.) POPULATION TRENDS AND FORECASTS

The 2008 population of the Town of Cassian is 1,041 according the official estimate by the Wisconsin Department of Administration. This is an 8.2% increase since 2000, indicating a moderate growth rate. Historically, between the 1980 and 2000 Censuses, the Town of Cassian’s population increased by about 65% for an average annual increase of about 3.25%, see TABLE 1. As a result of that past rate of growth, the State was led to predict, in TABLE 2, that the Town would grow by 18 percent by 2025 to a projected population of 1,261.

Hazelhurst, Lake Tomahawk, and Nokomis all shared similar growth over the last 20-years with each town also having added over 350 people. Little Rice grew by over 80 percent, and increased its population by 142 people. Newbold and Woodboro both grew by 25 percent, but Newbold added about 540 people, while Woodboro grew by 138 people.

Oneida County had a surge in growth between 1990 and 2000, by growing at 16 percent. The State only grew by 9.6 percent during the same time. See TABLE 1 for more details.

TABLE 1 **Historic Census of Population Totals & Trends for Cassian Area**

	1980	1990	2000	% Change 1980-90	% Change 1990-00	% Change 1980-00
Town of Cassian	585	668	962	14.2%	44.0%	64.4%
Town of Hazelhurst	780	927	1,267	18.8%	36.7%	62.4%
Town of Lake Tomahawk	738	851	1,160	15.3%	36.3%	57.2%
Town of Little Rice	172	196	314	14.0%	60.2%	82.6%
Town of Newbold	2,171	2,281	2,710	5.1%	18.8%	24.8%
Town of Nokomis	883	999	1,363	13.1%	36.4%	54.4%
Town of Woodboro	547	703	685	28.5%	-2.6%	25.2%
Oneida County	31,216	31,679	36,776	1.5%	16.1%	17.8%
Wisconsin	4,705,642	4,891,769	5,363,715	4.0%	9.6%	14.0%

Source: US Census Bureau

Population projections in TABLE 2 show the Town of Cassian growing by 18 percent over the 20-year period between 2005-2025. Lake Tomahawk and Nokomis are both projected to have 15 percent total growth over the 20 years. Hazelhurst is projected to have 21 percent growth; Little Rice is projected to grow by 35 percent; but Woodboro has a projected decline of 17 percent by 2025. Oneida County is projected to only have a 4.2 percent growth rate, but the State is still projected to grow overall by 12.4% between 2005-2025.

	Projection 2010	Projection 2015	Projection 2020	Projection 2025
Town of Cassian	1,100	1,159	1,211	1,261
Town of Hazelhurst	1,445	1,521	1,588	1,652
Town of Lake Tomahawk	1,264	1,307	1,344	1,380
Town of Little Rice	368	391	412	431
Town of Newbold	2,963	3,068	3,158	3,245
Town of Nokomis	1,505	1,565	1,616	1,666
Town of Woodboro	651	634	615	598
Oneida County	38,284	38,846	39,254	39,674
Wisconsin	5,751,470	5,931,386	6,110,878	6,274,867

Source: WDOA Demographic Services Center

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

2.) HOUSEHOLD TRENDS AND FORECASTS

Total households are projected to increase to 583 by 2025, see TABLE 3. This reflects the population growth projected in TABLE 2. Average household size figure for Cassian is currently 2.39 people, which is lower than the 2.50 State average. TABLE 3 reflects an overall trend of fewer people per household, and projected population changes.

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.

	Base 2000	Projection 2005	Projection 2010	Projection 2015	Projection 2020	Projection 2025
Town of Cassian	402	441	485	524	556	583
Town of Hazelhurst	528	579	636	685	727	762
Town of Lake Tomahawk	475	505	539	568	593	611
Town of Little Rice	138	153	171	186	199	210
Town of Newbold	1,114	1,193	1,285	1,364	1,425	1,476
Town of Nokomis	556	599	648	690	724	752
Town of Woodboro	310	309	311	310	306	299
Oneida County	15,333	15,992	16,809	17,469	17,934	18,265
Wisconsin	2,084,556	2,190,210	2,303,238	2,406,789	2,506,932	2,592,462

Source: WDOA Demographic Services Center

3.) AGE DISTRIBUTION

The Wisconsin comprehensive planning statute requires discussion of age distribution in this chapter. However, there is no good source of current age data at the Town level outside of the decennial census. Between the 1990 and 2000 Censuses, there were

notable changes in the age demographics of the Town. For example the median age of Cassian's population was 37.9 years in 1990, but by 2000, the median age of the population in the Town had advanced by 7.3 years to 45.2 (WI is 36.0). Population research tells us that this aging of the population is a trend that has continued in rural places like Cassian since 2000.

The available data indicates that the proportion of working age (18-64) population increased slightly for the Town, county and state between 1990 and 2000. During the same time period, the proportion of the population aged <5 years decreased across all towns in the area, and 5-17 decreased in Cassian, Lake Tomahawk, Woodboro, and Oneida County. The 5-17 year percent of population category increased in Little Rice and Nokomis, and stayed relatively constant from 1990-2000 in Hazelhurst, and Newbold. The proportion of retirement age (65+) population decreased in Little Rice, but increased among all other area towns between 1990 and 2000, while the state and county generally changed very little.

4.) EDUCATION LEVELS

Educational attainment is another demographic required by the comprehensive planning statute without a good source of data at the town level, but available data such as from the Census provides a baseline for communities to understand where they have been and where they might be going. This available data indicates that in 1990, about 73.3% of the Town of Cassian's population age 25 and over were high school graduates, compared to 77.6% in the County and 78.6% in the state. However, by 2000, high school graduation had increased to 86.8% in the Town and 85.1% in both the County and state. About 24% of those 25 and over in the Town have some college level education.

5.) INCOME LEVELS

Income levels are another demographic required by the comprehensive planning statute without a good source of data at the town level, but available data such as from the Census provides a baseline for communities to understand where they have been and where they might be going. In 1990, the median household income for the Town was \$21,765 while the County was at \$23,901 and the state was \$29,442. On a per capita basis, the income of Cassian's residents was \$9,763 while the County was at \$11,681 and the state was \$13,276.

By 2000, the median household income for the Town had increased 83% to \$39,844 while the County was at \$37,619 and the state was \$43,791. On a per capita basis, the income of Cassian's residents had increased 133% to \$22,794 while the County was at \$19,746 and the state was \$21,271.

6.) EMPLOYMENT CHARACTERISTICS, TRENDS AND FORECASTS

Employment characteristics is another demographic required by the comprehensive planning statute without a good source of data at the town level, but available data such as from the Census provides a baseline for communities to understand where they have been and where they might be going. According to the Census, the civilian labor force (population 16 and over) living in the Town of Cassian was approximately 505 workers in 2000. Of these, 37 were unemployed for an unemployment rate of 4.7%. The unemployment rate for the County was 3.8% in 2000.

The primary occupations of Cassian residents in the labor force include: Management, professional and related; Service; and Sales & office. The leading economic sectors or industries in the Town are: Education, health, & social services; Construction; and Manufacturing, with each industry sector employing over 75 people.

Historically, Retail Trade industry has been the strongest sector county-wide, with 3,064 workers in 1990, but declined by 8.1% to employ only 2,815 people in 2000. Education, Health and Social Services has jumped ahead as the dominant industry sector in 2000 by employing 3,953 people county-wide and 105 people in Town. Retail Trade employment decreased in Town about 58% from 73 in 1990 to 31 in 2000.

These figures are all based on the number of workers residing in the Town and what they do for employment not where they are actually employed. Information regarding the number of jobs available in the Town of Cassian itself is not readily available.

Employment forecasts are difficult to come by and not available at the town level. However, the Wisconsin Department of Workforce Development (WDWD) prepares workforce projections 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 Oneida 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. Town residents commute to jobs, of which 24% travel out of Oneida County for employment, so the Town of Cassian can expect to take advantage of some of this projected employment.

Another way to look at future employment is to examine the labor force and unemployment rates. In 1990, the labor force in the Town was 290 people with 8.3% unemployment, and by 2000 this had increased 74% to 505 with 7.3% unemployment. The degree to which this available workforce is actually employed is dependent on external economic factors reflected in the unemployment rate.

B.) ISSUE IDENTIFICATION

1.) REVIEW OF DEMOGRAPHIC TRENDS

Demographic change is a principal 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.

From Part A—Background Information—a number of issues and opportunities facing the Town of Cassian can be identified:

- ✓ The Town of Cassian is currently in a period of moderate growth.
- ✓ Household formation is driven by the decline in average household size or persons per household, and a growing retirement population.
- ✓ A shifting age structure affects a variety of services and needs within the community including transportation, housing, elderly care, and schools.
- ✓ Cassian has an older population compared to surrounding communities and the county.

2.) PAST PLANNING EFFORTS

Previous plans of the Town of Cassian were reviewed to determine what issues were drivers of those planning efforts and may still warrant consideration for the new comprehensive plan.

To a degree the Town is subject to the planning of others under the County zoning (particularly shoreland) and the County land division ordinance. The Town does have its own land division ordinance as well as regulations regarding driveways and the acceptance of private roads. The Town has its own outdoor recreation plan.

3.) TOWN PLAN COMMISSION BRAINSTORMING SESSION

After reviewing the background data and previous planning efforts as presented above, the Town Plan Commission discussed the various issues it felt were most pertinent to the future development of the Town. A summary of this discussion is as follows.

Opportunities the Town may be able to build on in the future include:

- Location close to urban centers like Minocqua, Tomahawk and Rhinelander – while remaining rural.
- Town services including fire department and snow plowing.

- Elementary charter school located within the Town.
- Extensive outdoor recreation amenities including lakes, county land, skiing, snowmobiling and hiking trails, the Bearskin Trail, public beach and boat landings.
- Some significant employment generators based in the Town including the golf course and a cranberry producer.

Issues that may limit the Town in the future include:

- Loss of younger residents due to lack of employment.
- Impact of growth on infrastructure and services – incoming residents expecting higher levels of service based on what they are accustomed to coming from more urban areas.
- Need for senior housing and support services – long time resident population finding it more difficult to stay.
- Housing affordability and lack of rental units – again an issue for long time residents as well as being a limitation on potential newcomers.
- Long term waste issues including garbage pick-up, recycling, open burning, etc.
- Property taxes – new comers paying inflated prices result in escalating assessments.

C.) COMMUNITY VISION STATEMENT

The Town of Cassian Plan Commission has established the following vision for the future growth and development of the Town of Cassian:

The Town of Cassian offers a quiet, rural get-away only minutes from Minocqua, Tomahawk or Rhinelander, providing ample opportunities for boating, fishing, hunting, swimming, snowmobiling and other lake or woods based experience. Expecting some residential and business growth, the Town strives to maintain the natural beauty while planning for coordinated growth.

D.) OVERALL 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 program 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.

II.) AGRICULTURAL, NATURAL AND CULTURAL RESOURCES CHAPTER

This chapter, the second of nine chapters of the Town of Cassian Comprehensive Plan, is 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.) AGRICULTURAL, NATURAL & CULTURAL RESOURCES GOALS & POLICIES

Goals:

1. Protect natural areas, including wetlands, water bodies, forest lands, wildlife habitats open spaces and groundwater resources.
2. Protect economically productive areas, including farmland, forests and recreational areas.
3. Preserve scenic, cultural, historic, archaeological and recreational sites.

Objectives:

1. Preserve the land now in agricultural and recreational use.
2. Prevent new development in the Town from negatively impacting natural resources.
3. Minimize impacts to the Town's natural resources from metallic or non-metallic mining.
4. Promote development that minimizes groundwater impacts from on-site septic systems and other sources.

Policies:

1. Make residents, developers and potential landowners aware of Wisconsin's Right to Farm law and other aspects of living in a rural agricultural area.
2. Work with Oneida County to enforce existing regulations of septic systems to protect groundwater quality.
3. Protect wildlife habitat and natural settings.

B.) AGRICULTURAL, NATURAL AND CULTURAL RESOURCES INVENTORY

1.) 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.

The majority of the Town lies within a pitted outwash plain that underlies most of Oneida County. Residents of the Town depend on groundwater pumped from an aquifer of glacial drift, particularly glacial outwash, and ice-contact sand and gravel. The groundwater table is replenished by rainfall and snowmelt, which percolates down through the soil until it reaches the groundwater table.

The relatively rapid movement of groundwater within the aquifer is a concern from a potential contamination standpoint. Nearly all soil types in Oneida County are classified as "most susceptible" to groundwater contamination according to the Wisconsin Geological and Natural History Survey (WGNHS).

Most groundwater contamination is related to poorly sited land uses such as manure, petroleum, and salt storage in areas of high groundwater tables or fractured bedrock. Contamination of groundwater can also result from such sources as improperly placed or maintained landfills, private waste water disposal (septic effluent), excessive lawn and garden fertilizers and pesticides, and leaks from sewer pipes.

Well yields within Oneida County vary greatly from a few gallons to 2,000 gallons per minute.

Groundwater quality in Oneida County and the Town of Cassian is generally good. The main constituents in the water are calcium, magnesium, bicarbonate ions, and a high concentration of iron—but it is not considered a health hazard. In areas with moraines, the ground water is hard.

2. SURFACE WATER

Surface water resources support the area's economy by drawing tourists, and providing a good quality of life for residents. Oneida County contains one of the highest concentrations of natural lakes in the world.

The western 3/4ths of the Town of Cassian are located in the Middle Tomahawk River watershed, and the eastern 1/4th lies within the Lower Tomahawk River watershed. Both of these watersheds drain into the Mississippi River.

Oneida County Shoreland Zoning is in effect. Actual shoreland jurisdiction measurements are coordinated through the County Zoning Department. Refer to the Existing Land Use 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.

One area water body is listed as an ORW – Tomahawk River (T37N R6E Sec 14). Another area water body is listed as an ERW – Bearskin Creek (from Little Bearskin Lake to Tomahawk River).

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 Cassian are: Currie Lake and Long Lake. Both lakes have naturally occurring mercury contamination, but 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 Oneida 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. Several waterbodies surrounding the Town of Cassian have invasive aquatic species infestations of Eurasian water milfoil (*Myriophyllum spicatum*), and possibly others. Contact the Oneida County Land and Water Conservation Department for public outreach education strategies.

3.) 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, refer to WisDNR Wetlands Inventory Maps for wetland areas within the Town of Cassian.

4.) FLOODPLAINS

A floodplain is generally defined as land where there is a one percent chance of flooding in any year (also known as the 100-year floodplain). 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 floodplains should be able to handle the severest (regional) flood, i.e. those that have a probability of occurring once every one hundred years, refer to FEMA Flood Insurance Rate Maps for floodplain areas within the Town.

5.) FORESTS

Forests play a key role in the protection of 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 Cassian primarily included two forest types—pine forest, and mixed conifer forest. Pine forests covered about half the town to the west, and were composed of eastern white pine (*Pinus strobus*) and red pine (*Pinus resinosa*) with no hardwoods. Mixed conifer forest covered most of the other half of town, and were composed of jack pine (*Pinus banksiana*), scrub oak forest, and barrens.

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 Cassian contains a portion of the Cassian/Woodboro unit of Oneida County Forest which covers a significant area in the towns of Cassian and Woodboro, which is approximately 18 percent of total county forest area. Refer to the Existing Land Use Map for forest/woodland areas within the Town of Cassian.

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.

6.) RARE SPECIES & NATURAL COMMUNITIES

The Town of Cassian has 24 sections with occurrences of aquatic and terrestrial plants, animals, and/or natural communities of endangered status 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.

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.

Germain Hemlocks, State Natural Area # 355 is an 88-acre natural area located in the northeast corner of Cassian. Germain Hemlocks features steep-sided stony ridges that support old-growth northern mesic forest dominated by large hemlock with super canopy white and red pines. Canopy associates include yellow birch, sugar maple, red maple, and red oak.

7.) 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 closed, the Crandon Project no longer being considered at this time, the Lynne Project now being evaluated, 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 no known metallic mineral deposits of significance in the Town of Cassian.

There are a number of gravel quarries throughout the Town of Cassian, as well as a few closed or inactive sites.

8.) PRODUCTIVE AGRICULTURAL AREAS

The Town of Cassian is not a predominately agricultural community, however, agriculture is more significant than many other Oneida County towns. NCWRPC land use inventory data indicates that nearly 3% of the land area in the Town is in agricultural use for about 1,251 acres. This does not include land in forest crop or tree farming uses.

Agriculture within the Town consists of a number of small farming operations including livestock. There are also significant cranberry operations and a game farm, Forest of Antlers, reportedly in the 1,000-acre range. Refer to the Existing Land Use Map for agricultural areas within the Town.

C.) NATURAL, CULTURAL, AND AGRICULTURAL RESOURCES PROGRAMS

Programs available to the Town of Cassian to achieve their goals and objectives with regard to agricultural, natural and cultural resources 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.

Use the Oneida County Land and Water Resource Management Plan, available in the Oneida County Land Conservation Department, to coordinate implementation of the following land and water resource management programs preceded with an asterisk (*). The Land and Water Resource Management Plan will show which agency is taking the lead to solve a particular resource problem.

*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.

III.) HOUSING CHAPTER

This chapter, the third of nine chapters of the Town of Cassian Comprehensive Plan, is 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 GOALS AND POLICIES

Although the Town of Cassian 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 lead to the establishment of the following housing policy statement:

GOAL 1 Promote development of housing for residents of the Town and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs.

Objectives and Policies:

1. The Town may direct residential development to areas designated on its Future Land Use Plan Map.
2. The Town may require, through its land division ordinance, a five (5) acre minimum lot size for new residential development for off-water or back lots (with County Zoning controlling in the shoreland area) in order to protect groundwater resources from the impacts of higher density development and to provide the spacing necessary to maintain the rural character and density of the community.

GOAL 2 Maintain and rehabilitate the existing housing stock as appropriate.

Objectives and Policies:

1. The Town may promote, via this Plan, programs to assist residents in maintaining or rehabilitating existing housing units.

B.) HOUSING STOCK ASSESSMENT

1.) AGE CHARACTERISTICS

TABLE 4 indicates the age of the housing stock in the Town of Cassian area based on the year the structures were built as reported in the 2000 Census. Less than 6% of housing in town was built before 1940. At least 17% of the town's housing was built in each of these decades: the 1940's, 1950's, and 1960's, for a total of 54% of the houses in town. The 1990's was a building boom for Cassian (27% of housing built) and most of the surrounding towns, except Little Rice, which had fewer new houses built in this decade than in the 1980's.

	1939 or earlier	1940-1959	1960-1969	1970-1979	1980-1989	1990-2000
Town of Cassian	50	156	153	172	124	244
Town of Hazelhurst	124	210	118	324	144	208
Town of Lake Tomahawk	91	179	148	271	157	250
Town of Little Rice	11	45	45	117	114	94
Town of Newbold	73	452	255	438	271	446
Town of Nokomis	49	131	102	270	218	225
Town of Woodboro	87	129	88	111	42	184
Oneida County	3,806	5,176	3,263	5,851	3,357	5,174
Wisconsin	543,164	470,862	276,188	391,349	249,789	389,792

Source: U.S. Census Bureau

2.) OCCUPANCY CHARACTERISTICS

TABLE 5 breaks down the occupancy status of housing units in the Town of Cassian. Less than 40% of the housing units in the Town were classified as "occupied" or year-round residency, reflecting the seasonal nature of the Town. Overall, Oneida County's housing stock is only 39% seasonal use, compared to Cassian's 60%. Owner occupancy is about 37% of housing in Cassian, with similar rates in Hazelhurst (42%), Lake Tomahawk (38%), and Little Rice (30%).

	Total Housing Units	Owner Occupied	Renter Occupied	Vacant Units	Seasonal Occupancy (Part of Vacant Units)
Town of Cassian	1,011	374	28	609	582
Town of Hazelhurst	1,113	470	58	585	559
T. of Lake Tomahawk	1,052	401	74	577	548
Town of Little Rice	435	134	4	297	284
Town of Newbold	2,074	1006	108	960	889
Town of Nokomis	1,013	510	46	457	427
Town of Woodboro	592	261	49	282	263
Oneida County	26,627	12,213	3,120	11,294	10,429
Wisconsin	2,321,144	1,426,361	658,183	236,600	142,313

Source: U.S. Census Bureau

3.) STRUCTURAL CHARACTERISTICS

The vast majority of housing units in the Town of Cassian are of the detached single-family type (87%), see TABLE 6. Hazelhurst has a higher percentage of detached single-family houses (95%), while Little Rice has a much lower percent (60%). All other towns surrounding Cassian have about 87% detached single-family type housing. Mobile homes are about 12% of the housing in Cassian, Lake Tomahawk, Newbold and Nokomis. In Little Rice, mobile homes are about 38% of the housing stock.

	1, detached	1, attached	2	3 or 4	5 to 9	10 to 19	20 or more	Mobile Home	Other	Total
Town of Cassian	787	0	0	0	5	0	0	104	3	899
Town of Hazelhurst	1,074	13	10	4	0	0	0	25	2	1,128
Town of Lake Tomahawk	905	10	11	12	16	0	0	137	5	1,096
Town of Little Rice	256	3	0	3	0	0	0	164	0	426
Town of Newbold	1,666	18	8	21	0	0	0	222	0	1,935
Town of Nokomis	879	9	0	0	0	0	0	107	0	995
Town of Woodboro	567	0	2	4	4	22	0	35	7	641
Oneida County	21,857	299	660	424	429	160	388	2,179	231	26,627
Wisconsin	1,531,612	77,795	190,889	91,047	106,680	75,456	143,497	101,465	2,703	2,321,144

Source: U.S. Census Bureau

4.) VALUE CHARACTERISTICS

Median home values in the Town of Cassian has been on par with Oneida County as a whole but lower than most of the adjacent towns except for Little Rice. Tax assessment data for 2008 provided by the Wisconsin Department of Revenue indicates that the equalized value of the Town of Cassian is \$288,194,700.

C.) 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: 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.

Housing Repair and Rehabilitation Loan: Also administered by USDA, this program is a loan for rehabilitation provided applicants meet the same standards as the grant above.

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.

Rural Housing Direct Loan: USDA-Rural Development uses this program to help very low- and low-income households construct their own homes. The program is targeted to families who are unable to buy clean, safe housing through conventional methods.

HUD's FHA Loan: This program is administered by the US 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 US 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.

HUD Officer- and Teacher-Next-Door Program: Police officers and teachers may qualify for a 50 percent discount on a HUD-owned, one-family home in a designated Revitalization Area.

VA Home Loans: These loans, administered by the US 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.

Oneida County Housing Authority: The Oneida County Housing Authority is a local non-profit organization responsible for assisting in the development and maintenance of public housing facilities. The authority is funded by the Wisconsin Housing and Economic Development Authority (WHEDA), and it maintains a public housing facility in Woodruff.

IV.) UTILITIES AND COMMUNITY FACILITIES ELEMENT

This chapter, the fourth of nine chapters of the Town of Cassian Comprehensive Plan 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 [s.66.1001 (2)(d) Wis. Stats.], this element 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.) UTILITY AND COMMUNITY FACILITY GOALS AND POLICIES

GOAL 1 Provide adequate public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.

GOAL 2 Provide ambulance, volunteer fire and first responder services to residents.

GOAL 3 Provide meeting facilities in which to conduct business of the Town and hold government elections.

Objectives and Policies:

1. Consider the potential impacts of development proposals on groundwater quality and quantity.
2. Consider cost effectiveness of future development proposals in covering required services, utilities and community facilities.
3. Share services across municipal boundaries whenever possible.
4. Educate residents on the proper maintenance of septic systems.
5. Encourage recycling by residents.

B.) INVENTORY & ANALYSIS OF EXISTING UTILITIES & COMMUNITY FACILITIES

1.) WATER AND WASTEWATER FACILITIES

The Town of Cassian has no public water supply system or sanitary sewer service.

Water supply is accessed via individual private wells. The drilling, use and abandonment of private water supply wells is regulated by the Wisconsin Department of Natural Resources.

The disposal of wastewater is handled by private on-site septic systems that discharge wastewater to underground drainage fields and which may include: conventional (underground), mound, pressure distribution, at-grade, holding tank, and sand filter systems. These on-site wastewater treatment technologies are regulated by both the Wisconsin Department of Commerce and Oneida County Planning and Zoning.

2.) SOLID WASTE DISPOSAL AND RECYCLING FACILITIES

Private haulers provide “curbside” pick-up of garbage and recyclables for residents and businesses located in the Town of Cassian, at a cost paid directly by the customer. Residents and businesses may also transport their own garbage and recyclables to the Oneida County Solid Waste Transfer Facility located at 7450 Hwy. K, Town of Woodboro, which is located just south of the Town of Cassian. Oneida County accepts paper, containers, scrap metal, appliances, tires, batteries, fluorescent bulbs, and electronics for recycling; building materials for reuse; yard waste and vegetable waste for composting; construction and demolition waste for disposal; and garbage and hazardous waste for collection and transportation to an approved facility.

3.) POWER AND TELECOMMUNICATIONS FACILITIES

Electrical service is provided by Wisconsin Public Service Corporation. A high-voltage electric transmission line passes through towns on the east side of Cassian. Liquid petroleum (LP gas) is available for home and business delivery from several vendors. Natural gas service is limited to a small area.

Telephone service is provided by Frontier for areas east of Highway 51 and Verizon for areas west. Fiber optic network is limited to areas around Harshaw Road and Sand Lake Road. DSL broadband telecommunication service exists in the western half of town. One cellular tower exists in town along U.S. Highway 51.

Cable television service is provided by Charter Communications to a limited area.

4.) PARKS, RECREATION AND OTHER YOUTH FACILITIES

Park or Park-like facilities within the Town of Cassian include the athletic fields/courts and a playground at the Northwoods Community Elementary School, the Sand Lake Beach, and the playground at the Lutheran Church which is used by many local residents. The Town also hosts part of the Bearskin State Trail and the Cassian Two-way Ski Trail. Also located within the Town is the Pinewood Golf Course which is currently a 18-hole facility.

The Town of Cassian is partly in the Minocqua and Rhinelander school districts, and is also served by two parochial elementary schools in Rhinelander. Northwoods Community Elementary School, located at 9086 County Hwy K, Harshaw, WI 54529, is a School District of Rhinelander charter elementary school. All Cassian children are granted access to this or any other elementary school in the district, and transportation

will be provided. The Nicolet Technical College, located near Rhinelander, serves the town. Three libraries serve the town, including the Minocqua Public Library, the Rhinelander District Library and the Nicolet Technical College library also in Rhinelander.

5.) EMERGENCY SERVICES

Police protection in the Town of Cassian is provided by the Oneida County Sheriff's Department. The Town maintains its own volunteer fire department, including rescue. EMS/ambulance service comes from Minocqua, Rhinelander or Nokomis. The Town has mutual aid agreements with all surrounding town volunteer fire departments. Maintaining necessary staffing levels is an ongoing issue for the volunteer Department.

The nearest medical facility depends on your location within the Town. Howard Young Medical Center is located in Minocqua; Sacred Heart Hospital is located in Tomahawk; and Saint Mary's Hospital in Rhinelander is also available. These hospitals provide 24-hour emergency service and critical care.

6.) OTHER GOVERNMENT FACILITIES

The local road system is the most significant public facility maintained by the Town and is covered in the Transportation Element. The Town Hall is located on Church Road and also houses the Fire Department. The Town Hall serves as a meeting room available for Town residents use and includes a kitchen and restrooms, as well as outdoor facilities including a pavilion. There is one public cemetery located within the Town and maintained by the Town of Cassian.

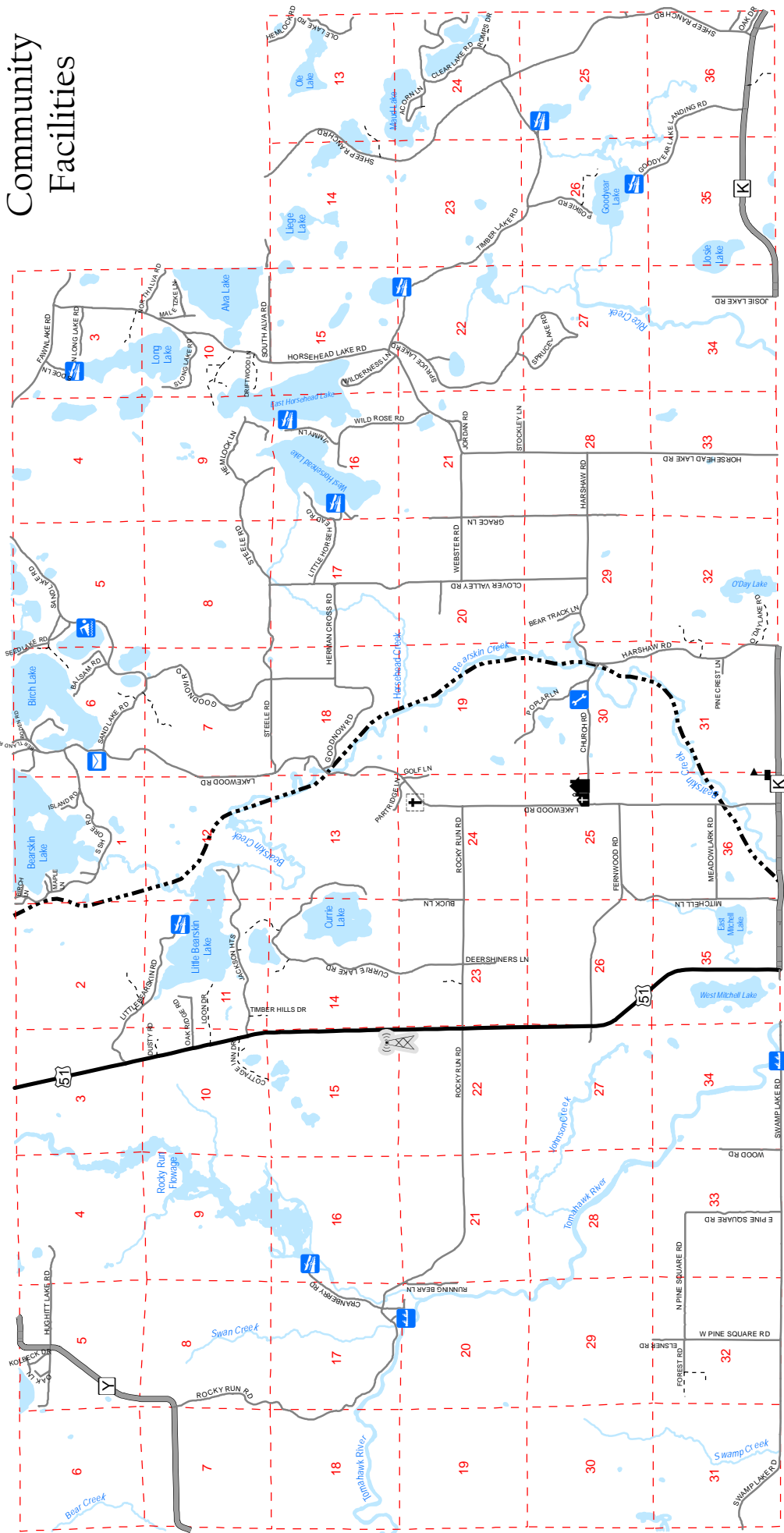
C.) UTILITIES AND PUBLIC FACILITIES PROGRAMS

Providing public infrastructure – roads, sewer, water, schools, police / fire protection – is a major functions of local government. In addition, 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. Together these constitute the utilities and community facilities that represent the backbone of modern life. Beyond what such facilities do for us, they also represent major investment of public and private resources.

The efficient use of these resources is a basic principle of comprehensive planning. Already in-place infrastructure is a public asset that must be safeguarded for the future, both to protect environmental values and to maximize the benefits of economic growth. Development that ignores existing infrastructure is wasteful of the public investment. 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. Both the state and federal governments offer programs that assist communities with the development of critical infrastructure and facilities. These programs are listed in more detail in the Economic Development Element of this plan.

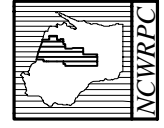
Town of Cassian - Oneida County

Map 2 Community Facilities



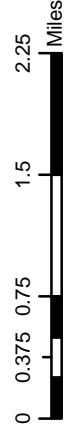
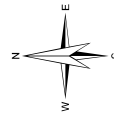
Source: WI DNR, NCWRPC, Oneida Co

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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- Section Lines
- US & State Highways
- County Highways
- Local Roads
- Private / Other
- Water
- Town Hall
- Cemetery
- School
- Celltower
- Bearskin State Trail
- Church
- Canoe Landing
- Post Office
- Public Access
- Public Beach
- Town Shop



V.) TRANSPORTATION ELEMENT

This chapter, the fifth of nine chapters of the Town of Cassian Comprehensive Plan, is based on the statutory requirement [s.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 element compares the Town's objectives, policies, goals and programs to state and regional transportation plans. The element 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 in the Town of Cassian.

A.) TRANSPORTATION GOALS AND POLICIES

GOAL 1 Support and maintain a safe and efficient Town road system.

Objectives and Policies:

- A. Land uses that generate heavy traffic will be avoided on local roads that have not been constructed or upgraded for such use.
- B. Roadway access will be better spaced along the existing Town roads and county and state highways to increase safety and preserve capacity.
- C. Future road locations, extensions or connections will be considered when reviewing development plans and proposals.
- D. Update street signage to improve visibility for all Town residents.
- E. Town roads serving residential areas must accommodate access requirements for emergency services (fire, EMS, ambulance, etc.) as well as school bus and snowplow.

B.) TRANSPORTATION MODE INVENTORY

1.) HIGHWAYS AND TRUCKING

a.) Functional and Jurisdictional Identification

Public highways are generally classified by two different systems, the functional and the jurisdictional. 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.

In addition to these main classifications, a road or segment of road may hold a variety of other designations including county forest road, rustic road, emergency route, truck route, etc. There are no rustic roads within the Town of Cassian. Truck routes are discussed at the end of this section, under Trucking.

The highway system within the Town of Cassian is a network of federal, state and county highways together with various local roads and streets, see MAP 3. The jurisdictional breakdown is shown in TABLE 7.

JURISDICTION	FUNCTIONAL CLASSIFICATION			TOTALS
	ARTERIAL	COLLECTOR	LOCAL	
Federal*	6.20	0.00	0.00	6.20
State	0.00	0.00	0.00	0.00
County	0.00	6.11	0.00	6.11
Town	0.00	19.18	71.13	90.31
Other	0.00	0.00	0.00	0.00
TOTALS	6.20	25.29	71.13	102.62

Source: WisDOT & NCWRPC. *Federal Highways are under state jurisdiction.

The Town of Cassian is served by U.S. Highway 51, which is the Town's primary traffic artery running north-south through the Town. USH 51 through Cassian was refurbished in 2008. The project included addition of passing lanes. The new southbound passing lane is located within the Town while the counterpart northbound passing lane is in Nokomis. WisDOT maintains access control over USH 51 within the Town under ss.84.25 which requires a state access control plat be approved to obtain access.

Within the Town, USH 51 is designated a Corridors 2020 Connector Route by WisDOT. The significance of this corridor is reflected in the increasing level of traffic. According to WisDOT, which records average daily traffic volumes (number of vehicles) for major state roadways, traffic on USH 51 within the Town has increased about 56.5% between 1994 and 2003 (from 4,600 to 7,200 vehicles per day). No other state highways serve the Town.

Corridors 2020 was designed to enhance economic development and meet Wisconsin's mobility needs well into the future. The 3,200-mile highway network was comprised of two elements: a multilane backbone system and a two-lane connector system.

The backbone system is a 1,650-mile network of multilane divided highways interconnecting the major population and economic centers in the state and tying them to the national transportation network. The connector system is 1,550 miles of high-quality highways that link other significant economic and tourism centers to the backbone network. All communities over 5,000 in population are to be connected to the backbone system via the connector network. Within Oneida County, USH 51 is the only highway designated as part of the Corridors 2020 system.

The Town is served by the network of county trunk highways (CTHs). These roads serve rural land uses and distribute local traffic to the regional arterial system. They serve an important role in linking the area's forestry resources to the major highways and urban centers. The County highways serving the Town include K and Y. Traffic on K has increased from 1,300 (1994) to 1,600 vehicles per day in 2003.

Town roads are an important component of the county-wide transportation system. Town roads serve local development, as well as the forestry areas. A particular issue of concern with Town roads is that of seasonal weight limits. In Cassian, a seasonal weight limit (5-ton) is applied to all Town roads based on thawing conditions. Forestry activities within the Town make logging trucks a significant concern. WisDOT does some traffic counts on certain local roads in proximity to state highways or other primary roads. A 1994 count on Harshaw Road between CTH K and Harshaw showed 350 vehicles per day. In 2005, a count by NCWRPC has a daily average of 349 vehicles.

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

The current classification system used in Wisconsin consists of five classifications divided into urban and rural categories. Functional classifications are used to determine eligibility for federal aid. For purposes of functional classification, federal regulations define urban as places of 5,000 or more population, so the rural classifications apply throughout the Town. TABLE 8 summarizes the rural functional classification system.

TABLE 8: Rural Highway Functional Classification System	
Principal Arterials	Serve interstate and interregional trips. These routes generally serve to connect all urban areas greater than 5,000 population. The rural principal arterials are further subdivided into 1) Interstate highways and 2) other principal arterials.
Minor Arterials	In conjunction with the principal arterials, they serve to connect cities, large communities, and other major traffic generators providing intra-regional and inter-area traffic movements.
Major Collectors	Provide service to moderate sized communities and other inter-area traffic generators and link those generators to nearby larger population centers or higher function routes.
Minor Collectors	Collect traffic from local roads and provide links to all remaining smaller communities, locally important traffic generators, and higher function roads. All developed areas should be within a reasonable distance of a collector road.
Local Roads	Provide access to adjacent land and provide for travel over relatively short distances. All roads not classified as arterials or collectors are local function roads.

Source: WisDOT

MAP 2 illustrates the functional classification of roadways within the Town of Cassian. USH 51 is a Principal Arterial. CTH K is a Major Collector. Minor Collectors include Lakewood Rd, Church Rd, Harshaw Rd, and Horsehead Lake Road. The remainder of roads within the Town are classified Local. TABLE 7 breaks down the mileage for the functional classification of roads within the Town of Cassian

b.) Trucking

USH 51 is the principal truck route within the Town as designated by WisDOT. This corresponds with its role as Corridors 2020 connecting route, linking to the Backbone highway system, and facilitating the movement of goods between Oneida County and the rest of the state/nation.

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

A number of private trucking companies are available in Rhinelander.

2.) TRANSIT AND TRANSPORTATION FACILITIES FOR THE DISABLED

The Oneida County Department on Aging coordinates driver-escort service to residents of Oneida County, which includes Cassian. Escort drivers provide transportation to elderly and disabled residents of Oneida County that qualify as a priority trip purpose. Travel includes both in and out of county travel, and generous volunteers have driven any day or time necessary.

Scheduled intercity bus service is no longer available in the area since Greyhound discontinued service to Rhinelander in a cost cutting move. Private charter/tour bus companies are based in surrounding cities.

3.) BICYCLE AND WALKING

In 2002, Oneida County developed a bike route plan (Oneida County Pedestrian and Bicycle Corridors Plan, 2002) with assistance from the North Central Wisconsin Regional Planning Commission. This plan established a number of scenic, on-road bike routes throughout the County.

The Town of Cassian contains portions of two separate bike routes identified in that plan. The existing Bearskin State Trail is an existing north-south trail from the Tomahawk area north to Minocqua. A proposed trail would connect the Bearskin State Trail with the City of Rhinelander along CTH K.

The County Bike Plan recommends institutionalizing bicycle needs within local schools, public health programs, local law enforcement programs, and transportation planning processes that occur in Oneida County.

4.) RAILROADS

There is no rail service in proximity to the Cassian area. Shipments needing rail service would have to be trucked to nearby cities with rail access such as Tomahawk, Rhinelander, or Wausau.

5.) AIR TRANSPORTATION

Pinewood Airpark (WS39) is a private landing strip located within the Town near the golf course. This facility gets a wide range of uses.

The Rhinelander/Oneida County Airport (RHI) in Rhinelander is the closest public airport to Cassian. RHI is an air carrier / air cargo airport, which is designed to accommodate virtually all aircraft. Airports in this category are usually referenced by the type of air carrier service provided – RHI is a short haul air carrier airport. This airport serves scheduled, nonstop, airline markets and routes of less than 500 miles. Short haul air carriers typically use aircraft weighing less than 60,000 pounds, and use primary runways with a length between 6,500 to 7,800 feet.

6.) WATER TRANSPORTATION

There are no harbors or ports within the Town, so there is no significant water transport of passengers or freight. Some of the streams within the Town could support a canoe or small boat potentially but such use would be primarily recreational in nature. No water trails have been designated at this time.

C.) REVIEW OF STATE & REGIONAL TRANSPORTATION PLANS & PROGRAMS

This section contains two parts. The first is a review of state and regional transportation plans and how they affect the Town of Cassian. The second is a listing of programs that may be of assistance to the Town with regard to the development of the local transportation system.

1.) Summary of State and Regional Transportation Plans

Corridors 2020

Corridors 2020 was designed to enhance economic development and meet Wisconsin's mobility needs well into the future. 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 with backbone & connector systems.

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. The Wisconsin Department of Transportation's (WisDOT) response to ISTEA was the two year planning process in 1994 that created TransLinks 21.

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 exists for transit or local roads.

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 Cassian Comprehensive Plan, because the policies are based upon the transportation needs outlined in TransLinks 21.

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.

One existing trail relates to Cassian. The Bearskin State Trail, named for the Bearskin Creek, is an 18-mile former railroad corridor surfaced with compacted granite for walking and bicycling in summer, and snowmobiling in winter. This trail passes in a north-south orientation through the Town, and connects with Minocqua to the north and Tomahawk, via the Hiawatha Trail, to the south.

Oneida County Pedestrian and Bicycle Corridors Plan, 2002

In 2002, this plan was created to guide the development of bicycle and pedestrian facilities in Oneida County. The vision of this plan is to increase the mobility of people

within the County by making walking and bicycling viable and attractive transportation choices. An on-road loop, described as the Crescent Lake Loop is designated to run along CTH N, Crescent Road, Fire Tower Road, and South River Road. Hat Rapids Road is designated as a future link to the system.

Regional Comprehensive Plan

The Regional Comprehensive Plan (RCP) titled “A Framework for the Future”, adopted by the North Central Wisconsin Regional Planning Commission (NCWRPC) in December of 2003, is an update of a plan adopted by NCWRPC in 1981. The RCP looks at transportation in all ten counties that make up the North Central Region, including Oneida. It looks at general trends within the Region and recommends how county and local government can address transportation issues.

The RCP recommends a variety of strategies to address a variety of transportation issues such as growing traffic volumes, congestion and the increase of drivers aged 65 and over. Two such strategies include corridor planning and rural intelligent transportation systems. Corridor planning is one way to relieve some of the need for additional direct capacity expansion by comprehensively managing critical traffic corridors. Rural ITS applications have the potential to make major improvements in safety, mobility, and tourist information services

2.) Transportation Programs

The Wisconsin Department of Transportation is the primary provider of programs to assist local transportation systems. A wide variety of programs are available to serve the gamut of jurisdictions from county down to the smallest town. The programs most likely to be utilized by rural towns such as Cassian include:

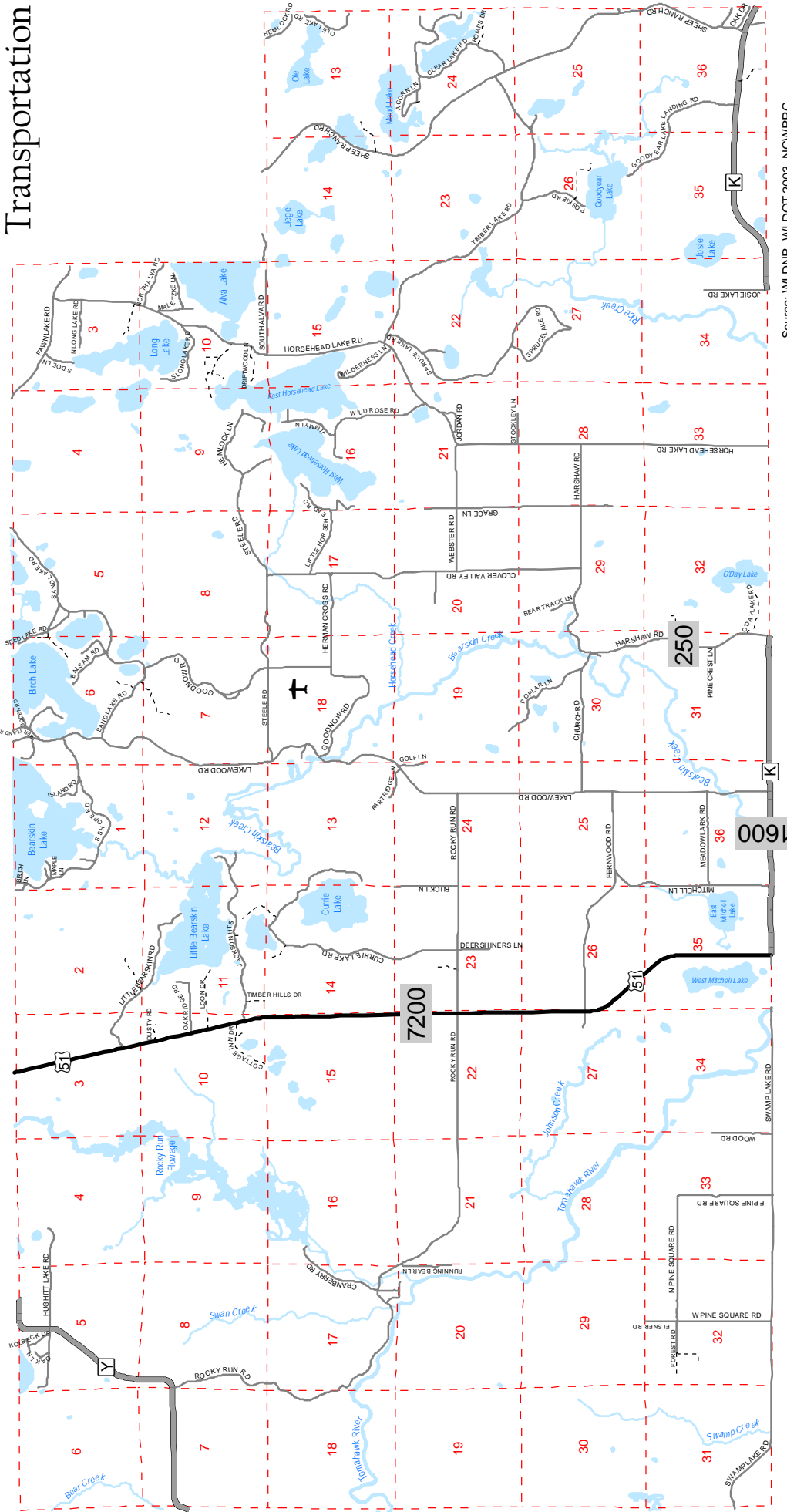
- General Transportation Aids
- Flood Damage Aids
- Town Road Improvement Program
- Town Road Improvement Program – Discretionary
- Local Bridge Improvement Assistance
- Local Transportation Enhancements
- Traffic Signing & Marking Enhancement Grant
- Rustic Roads

More information on these programs can be obtained by contacting the WisDOT region office in Rhinelander or on the Internet at www.dot.wisconsin.gov/localgov/index.htm.

Town of Cassian - Oneida County

Map 3

Transportation



Source: WI DNR, WI DOT 2003, 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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- Section Lines
- US & State Highways
- County Highways
- Local Roads
- Private / Other
- Water
- Annual Average Daily Traffic Count, 2003
- Landing Air Strip

VI.) ECONOMIC DEVELOPMENT CHAPTER

This chapter (#6 of 9) of the Town of Cassian Comprehensive Plan 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 analyzes the labor force and economic base, ensures designation of adequate sites for business and industry, evaluates potentially contaminated sites for reuse, and identifies applicable county, regional and state economic development programs.

A.) ECONOMIC DEVELOPMENT GOALS AND POLICIES

Although the Town of Cassian has not, historically, played a role in economic development, it supports efforts to stabilize and expand the economic base and employment opportunity for its residents and the community as a whole. A review of economic base assessment information has lead to the establishment of the following economic development policy statement:

Goals:

1. Promote the stabilization of the current economic base.

Objectives:

1. Encourage new retail, commercial & industrial development to locate adjacent to county or state highways.
2. Discourage industrial development from negatively impacting environmental resources or adjoining property values.
3. Encourage businesses that are compatible with a rural 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. Support efforts to create good-paying jobs within the county.

B.) LABOR FORCE AND ECONOMIC BASE ANALYSIS

According to the Census, the civilian labor force (population 16 and over) living in the Town of Cassian was approximately 505 workers in 2000. Of these, 37 were unemployed for an unemployment rate of 7.3%. The unemployment rate for the County was 6.1% in 2000. Cassian's 1990 unemployment rate was 8.3%. The current County unemployment rate is about 4% (2006).

Geographically, the land within the Town is overwhelmingly dedicated to the forestry sector. Over 83% of the land in the Town of Cassian is woodland. See the Agricultural, Natural and Cultural Resources and Land Use chapters of this plan for more on the silvicultural nature of the community.

The primary occupations of Cassian residents in the labor force include: Management, professional and related; Service; and Sales & office, see TABLE 9. The leading economic sectors or industries in the Town are: Education, health, & social services; Construction; and Manufacturing, with each industry sector employing over 75 people, see TABLE 10.

Historically Retail Trade industry has been the strongest sector county-wide, with 3,064 workers in 1990, but declined by 8.1% to employ only 2,815 people in 2000. Education, Health and Social Services has jumped ahead as the dominant industry sector in 2000 by employing 3,953 people county-wide and 105 people in Town. Retail Trade employment decreased in Town about 58% from 73 in 1990 to 31 in 2000.

These figures are all based on the number of workers residing in the Town and what they do for employment not where they are actually employed. Information regarding the number of jobs available in the Town of Cassian itself is not readily available.

Commuting patterns provide one way to estimate the number of jobs within a community. The 2000 commuting data shows a total of 105 workers traveling to the Town of Cassian for work. The majority (56 or 53%) of these actually represent residents of the town working at jobs within the Town of Cassian. The others travel to jobs within Cassian from places such as Rhinelander (12) and Pelican (10) among others.

	Town of Cassian		Oneida County	
	1990	2000	1990	2000
Management, professional & related	55	132	3,791	5,117
Service	51	64	2,294	2,747
Sales & office	63	109	3,443	4,465
Farming Fishing & Forestry	23	n/a	410	268
Construction, extraction & maintenance	10	90	495	1,998
Production, transportation & material moving	64	73	3,352	2,604

Source: U.S. Census Bureau

	Town of Cassian		Oneida County	
	1990	2000	1990	2000
Ag., Forestry, Fishing, Hunting & Mining	21	11	422	526
Construction	23	88	1,013	1,455
Manufacturing	48	75	2,265	2,080
Wholesale Trade	3	11	320	425
Retail Trade	73	31	3,064	2,815
Transportation, Warehousing & Utilities	2	12	768	689
Information	n/a	24	n/a	434
Finance, Insurance, Real Estate & Leasing	7	6	566	636
Professional, Scientific, Management, Administrative & Waste Mgmt Services	25	26	1,089	898
Education, Health and Social Services	42	105	2,860	3,953
Arts, Entertainment, Recreation, Accommodation and Food Services	5	44	136	1,694
Public Administration	11	20	715	861
Other Services	6	15	740	733

Source: U.S. Census Bureau

C.) ASSESSMENT OF LOCAL CONDITIONS

Based on the silvicultural nature of the community, the Town supports the development of forestry and forest-related business. The forested nature of the Town, along with its water resources, also lends itself to tourism and recreation based industries, which the Town is in favor of as well. Beyond that, the Town has no specific preference for categories or types of business desired.

The Town has a number of strengths that may be helpful in attracting or retaining business and industry, including good main traffic routes, recreational base and resident workforce.

Some weaknesses in attracting or retaining business and industry include: lack of sewer & water and natural gas service, lack of rail access and weight limits on interior roads.

The Town supports the reuse of contaminated or potentially contaminated sites provided that the Town is secure of liability issues.

The WDNR database – Remediation and Redevelopment Tracking System (BRRTS) listed three closed sites located within the Town:

- 7749 CTH K, UW- Lelah Starks Seed Potato Farm, Closed LUST (Leaking Underground Storage Tank) Site
- 5320 Lakewood Road, Idlewilde Resort, Closed LUST Site

- 9399 S. Shore Road, Joe Blunk Property, Closed Spill Site

The Registry of Waste Disposal Sites in Wisconsin listed three closed landfill sites located within the Town:

- Town of Cassian, Rocky Run Road, Closed Solid Waste Landfill, DNR License #1208
- Town of Cassian, Spruce Lake Road, Closed Solid Waste Landfill, DNR License #1209
- Town of Cassian, Spruce Lake Road, Closed Solid Waste Landfill, DNR License #2847

There are two closed solid waste landfills located on the same property, known as the Spruce Lake Road Landfill, located in the NE¼ of the NW¼, Section 22, T37N, R07E.

Closed solid waste landfills are a potential source of groundwater contamination. Section NR 812.08(4)(g)1, Wis. Adm. Code, prohibits the placement of water supply wells within 1,200 feet of the nearest edge of an existing, proposed, or abandoned landfill. DNR's Drinking Water Program may grant a variance to this requirement by requiring additional construction or installation features to safeguard the groundwater and water supply well from contamination.

D.) ECONOMIC DEVELOPMENT PROGRAMS

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

Local:

Tax Increment Financing: In 2004, the WI State Legislature enacted changes to the state's Tax Increment Financing statutes. One significant change involved allowing townships to establish tax increment districts for specified economic development projects. Tax Increment Financing has been employed by numerous communities throughout the state to promote redevelopment in blighted areas and finance new industrial development.

County:

Oneida County Economic Development Corporation (OCEDC): The Oneida County Economic Development Corporation (OCEDC) was founded in 1989 as a nonprofit 501(c)(3) Corporation to act as an economic development coordinator for all of Oneida County. OCEDC assists individuals investigating the feasibility of going into business, works with existing business to expand and retain economic viability, and works to attract new business in an effort to expand our economic base and provide employment alternatives to the citizens of Oneida County. OCEDC also acts as a conduit between business and government on a local, regional, state, and federal level.

Oneida County Revolving Loan Fund: A Wisconsin Department of Commerce Economic Development Grant was awarded to Oneida County, which enabled the county to establish a revolving loan fund in order to assist local businesses. The fund is managed and administered by the OCEDC.

Regional:

North Central Wisconsin Development Corporation: The North Central Wisconsin Development Corporation (NCWDC) manages a revolving loan fund designed to address a gap in private capital markets for long-term, fixed-rate, low down payment, low interest financing. It is targeted at the timber and wood products industry, tourism and other manufacturing and service industries.

North Central Advantage Technology Zone Tax Credits: The County has been designated a Technology Zone by the Department of Commerce. The Technology Zone program brings \$5 million in income tax incentives for high-tech development to the area. The North Central Advantage Technology Zone offers the potential for high-tech growth in knowledge-based and advanced manufacturing clusters, among others. The zone designation is designed to attract and retain skilled, high-paid workers to the area, foster regional partnerships between business and education to promote high-tech development, and to complement the area's recent regional branding project.

State:

Rural Economic Development Program: This program administered by Wisconsin Department of Commerce provides grants and low interest loans for small business (less than 25 employees) start-ups or expansions in rural areas. Funds may be used for "soft costs" only, such as planning, engineering, and marketing assistance.

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.

Federal:

U.S. Dept. of Commerce - Economic Development Administration (EDA): EDA offers a public works grant program. These are administered through local units of government 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.

VII.) LAND USE CHAPTER

This chapter, the seventh of nine chapters of the Town of Cassian Comprehensive Plan, 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 lists existing land uses in the Town and provides 20-year projections in 5-year increments for the various land uses.

A.) LAND USE GOALS AND POLICIES

To address competing development concerns, a resource-based land management policy is proposed. This policy utilizes physical characteristics of the land to guide where development should occur. The following land use policy statement is a means of guiding future development within the Town towards a more orderly and rational pattern:

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.

Objectives and Policies:

- A. 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, Regional, and state plans and ordinances.
- B. The Town may actively participate in zoning and subdivision review decisions at the County level, which affect the Town. This includes zoning amendment and subdivision requests acted on by the County Planning and Zoning Committee, as well as variance and conditional use requests acted on by the County Zoning Board of Adjustment. This plan will be cited as the basis for all such actions including "disapproval" of proposed zoning amendments under §59.69 Wisconsin Statutes.
- C. Small or medium scale commercial development intended to serve local needs will be encouraged.
- D. Large scale commercial development will be discouraged because of the potential to attract unplanned or premature urban development of the Town.
- E. All industrial development proposals will be addressed on a case-by-case basis.

GOAL 2 Promote and regulate development that preserves the rural character of the Town, and minimizes groundwater impacts from on-site septic systems and other sources.

Objectives and Policies:

- A. 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.
- B. Lot sizes of 5 acres may be required for new off-water development through the Town land division ordinance, in order to preserve the Town's rural character and to protect groundwater resources from the impacts of higher density development.
- C. The Town may allow smaller parcels on a case by case basis (down to minimum established by County zoning district).
- D. Use-buffer areas may be used as shields to lessen the impacts of potentially conflicting land use types located in relatively close proximity; i.e. rural residential type development may be considered as a buffer between single-family and forestry or agricultural. Landscape buffers may also be used, especially where use-buffers are unfeasible.

GOAL 3 Preserve the productive farmland and forest in the Town for long-term use and maintain agriculture and forestry as important economic activities and a way-of-life.

Objectives and Policies:

- 1. Marginal lands, not suited to agricultural or forestry uses, should be the focus of development activity in the Town. Land best suited to agriculture or timber production should remain in that use, to the extent possible, and new development should be steered toward land less well adapted to productive use.
- 2. Nonfarm development, particularly subdivisions, may be encouraged in areas away from intensive agricultural activities, in order to minimize farm - nonfarm conflicts due to noise, odors, nitrates in well water, pesticides, farm/vehicle conflicts on roadways, late night plowing, etc.
- 3. The Town may consider proposals involving the keeping or raising of livestock or other animals, fish, and fowl on a case-by-case basis in relation to the potential impact on water quality and neighboring land uses, consistent with Wis. Stat. 93.90.

B.) EXISTING LAND USE INVENTORY

Current land use activity (See Existing Land Use Map) in the Town is characterized by big blocks of forestland, scattered farming & cranberry bogs and residential development primarily along lakeshores and the Town's road system. There is a church and a significant number of scattered commercial locations including a gas station/convenience store and many home-based businesses. Government facilities include the Town Hall, Town Shop, US Post Office and a public school. The golf course encompasses a significant area within sections 18 and 19 (T37N, R7E). A U.S. Forest Service research station covers 80 acres of section 21 (T37N, R7E) Industrial land use within the Town is primarily non-metallic mining / excavating.

Land Use	Acres	Percent
Agriculture	1,251	2.86%
Commercial	23	0.05%
Government/Institutional	99	0.23%
Industrial	113	0.26%
Open Land	2,270	5.19%
Outdoor Recreation	123	0.28%
Residential	487	1.11%
Transportation	279	0.64%
Water	2,507	5.73%
Woodlands	36,494	83.42%
Total	43,746	100%

Source: NCWRPC, Town of Cassian

TABLE 11 presents the current breakdown of land-use types within the Town. The majority of the Town is woodlands at about 36,500 acres or 84%. The next most significant land use type is open land at about 5% followed by agriculture with 3%. Residential use takes up only 1% of the Town's land area at about 500 acres. The other land uses combined use only about 7% of the total land area.

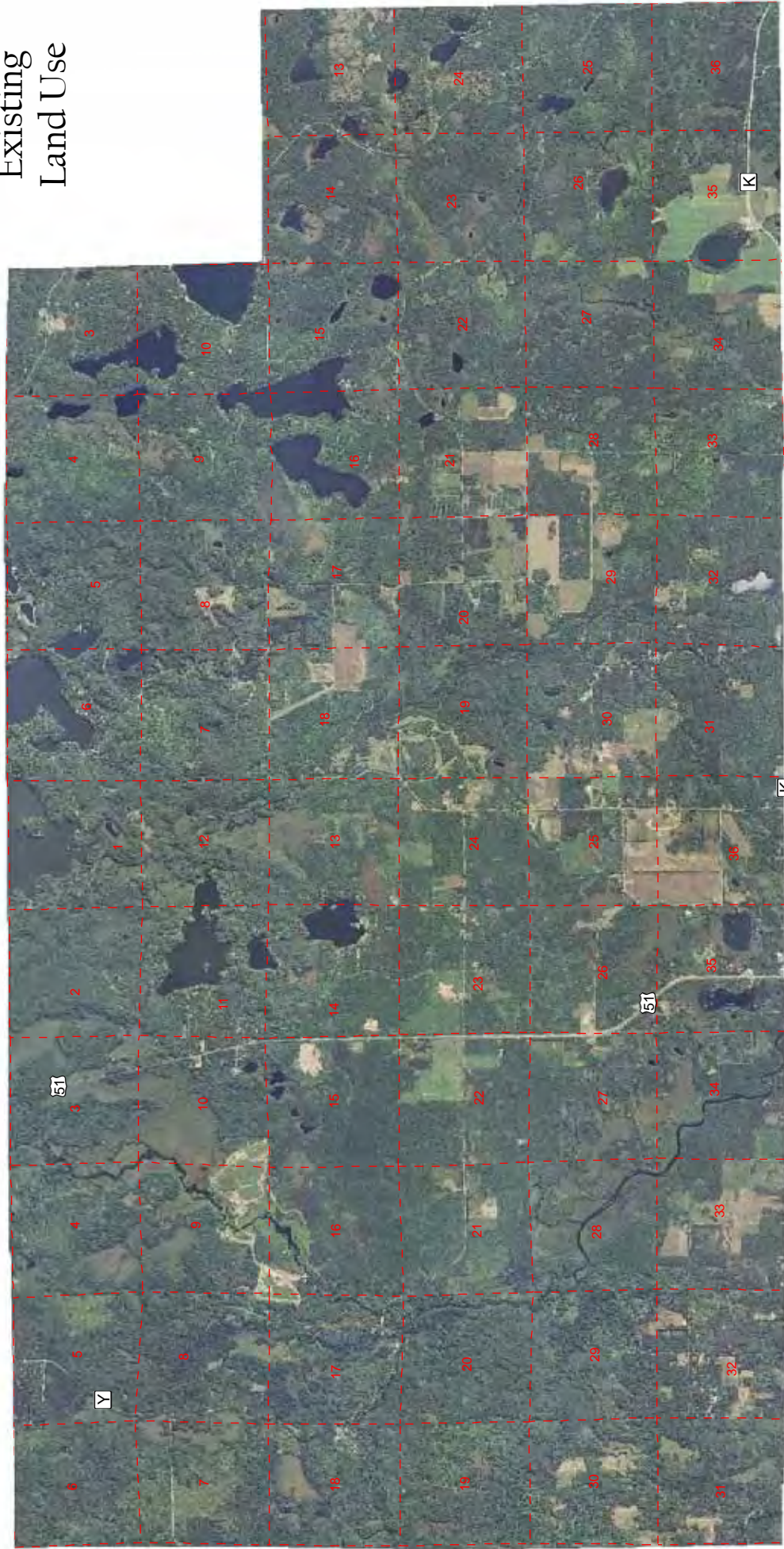
C.) ANALYSIS OF TRENDS

1.) LAND SUPPLY

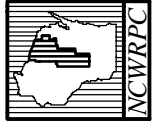
As shown by the existing land use inventory, the majority of the Town is "undeveloped" agricultural and woodlands, so the supply of land "available" for development appears to be more than adequate. Much of this undeveloped area is large block industrial forest, which is most productive if Town roads are not cut into it and subdivided to different uses. All of the land adjacent to the Town road network is available if the owners subdivide. Even under a rapid growth scenario, the supply of land in the Town of Cassian is more than sufficient to accommodate projected demand over the next 20 years for all use categories.

Town of Cassian - Oneida County

Map 4 Existing Land Use



Source: WI DNR, 2008 Airtphoto, 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
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2.) LAND DEMAND

Residential

The overall residential demand for land in the Town of Cassian results from a projected 181 increase in households (2000 – 2025). TABLE 12 shows projected residential land demand based on household projections for the Town and the Town's required 5-acre (minimum) lot size. Although some of the development will occur on smaller parcels, this is more difficult to predict, and our projection becomes a conservative, “maximum” scenario. Thus, an average of 181 acres of residential land are expected to be added to the Town every 5 years to accommodate anticipated population growth by the year 2025. This does not account for seasonal home development.

About 157 (87%) of the 181 new housing units will probably be built as single-family houses, since 87 percent of existing housing stock in Town is single-family dwellings, as shown in Table 6 of the Housing chapter. The remaining 24 (13%) of the new projected housing units may be mobile home-type units. TABLE 12 lists projected residential land demands in 5-year increments based upon 157 single-family housing units using the Town's required 5-acre (minimum) lot size, and 24 mobile homes on the same 5-acre lot size.

Seasonal housing comprises about 58% of the total housing units within the Town. Although existing seasonal homes are being converted to full-time, permanent residences, it is assumed for planning purposes that new seasonal units will maintain a stable proportion over the life span of this plan resulting in an additional 250 seasonal homes (2000 – 2025). These units would consume an average of about 250 acres every five years.

Industrial, Commercial and Agricultural

Industrial use within the Town is primarily non-metallic mining, which expand over time by their nature, and new pits will open as existing pits are closed. In addition, the Town expects most heavy industrial use to locate in industrial parks outside of Cassian. As a result it is assumed that the overall industrial land demand is expected remain fairly constant at about 113 acres over the planning period.

Commercial development is subject to market forces and difficult to predict. New commercial enterprises have appeared sporadically within the Town over time. As a result a conservative estimate of doubling of the current level of commercial from 23 acres to 46 acres by 2025 is used.

Since it is the Town’s intention to promote the preservation of Agricultural land, the level of agricultural land within the Town is anticipated to remain stable over the planning period. Some lands are expected to be taken out of agriculture while new areas are likely to come under farming resulting in minimal net change.

TABLE 12 shows the projected increase of commercial, industrial and agricultural land uses in 5-year increments.

	2010	2015	2020	2025	2030*
Full-Time Residential Acreage Demand	559	740	921	1,102	1,283
Seasonal Residential Acreage Demand	--	+250	+250	+250	+250
Industrial/Commercial Acreage Demand	141	146	151	156	161
Agricultural Acreage Demand	1,251	1,251	1,251	1,251	1,251

*Extension of 2000-2025 trend.
Source: NCWRPC

3.) LAND PRICES

An indication of land prices is overall equalized values in the Town, which have increased about 138 percent over the last eight years; however, not all categories of land increased equally. Residential property values increased by 144 percent, while commercial increased by 93 percent. See TABLE 13, Equalized Property Values, below. Meanwhile the county experienced 98 percent growth over that same seven-year period. Residential property in the county increased by 104 percent, followed by other at 102 percent, and forest by 90 percent.

Type of Property	2000	2008	% Change
Residential	\$104,186,400	\$254,182,000	144.0%
Commercial	\$2,541,600	\$4,899,700	92.8%
Manufacturing	\$0	\$0	0
Agricultural	\$676,400	\$158,200	-76.6%
Undeveloped	\$641,400	\$945,600	47.4%
Ag. Forest	\$0	\$556,000	---
Forest	\$12,166,500	\$25,398,300	108.8%
Other	\$714,000	\$2,054,900	187.8%
Total Value	\$120,926,300	\$288,194,700	138.3%

Source: WI DOR, 2000 & 2008

4.) OPPORTUNITIES FOR REDEVELOPMENT

All of the properties in Town that had past environmental contamination on them are still used. For example there was a leaking underground storage tank at the UW-Lelah Starks Seed Potato Farm, but the farm still exists, therefore there is no site to redevelop. See the Economic Development chapter for more details on redevelopment.

Quarries have a built-in redevelopment mechanism via reclamation regulations. Most existing quarries within the Town have a number of years of life left. Reclamation to a useable state is required upon closure of any quarry.

5.) EXISTING AND POTENTIAL LAND USE CONFLICTS

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 parcel 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.

Other areas of land use conflict within the Town include agricultural activity versus residential development and quarry activities versus residential development. Although the Town is not currently a highly agricultural area, another potential future conflict area is possible development of larger scale livestock operations.

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

D.) LAND USE PROGRAMS

A number of different programs directly and indirectly affect land use within the Town. The principal land use programs include the County General and Shoreland Zoning ordinances, and the County Subdivision and Platting Ordinance. A Town ordinance establishes a 5-acre minimum lot size for newly platted parcels, off-water and some minimum road standards. See the Implementation Chapter of this Plan for more on these ordinances.

E.) FUTURE LAND USE PLAN 2008-2028

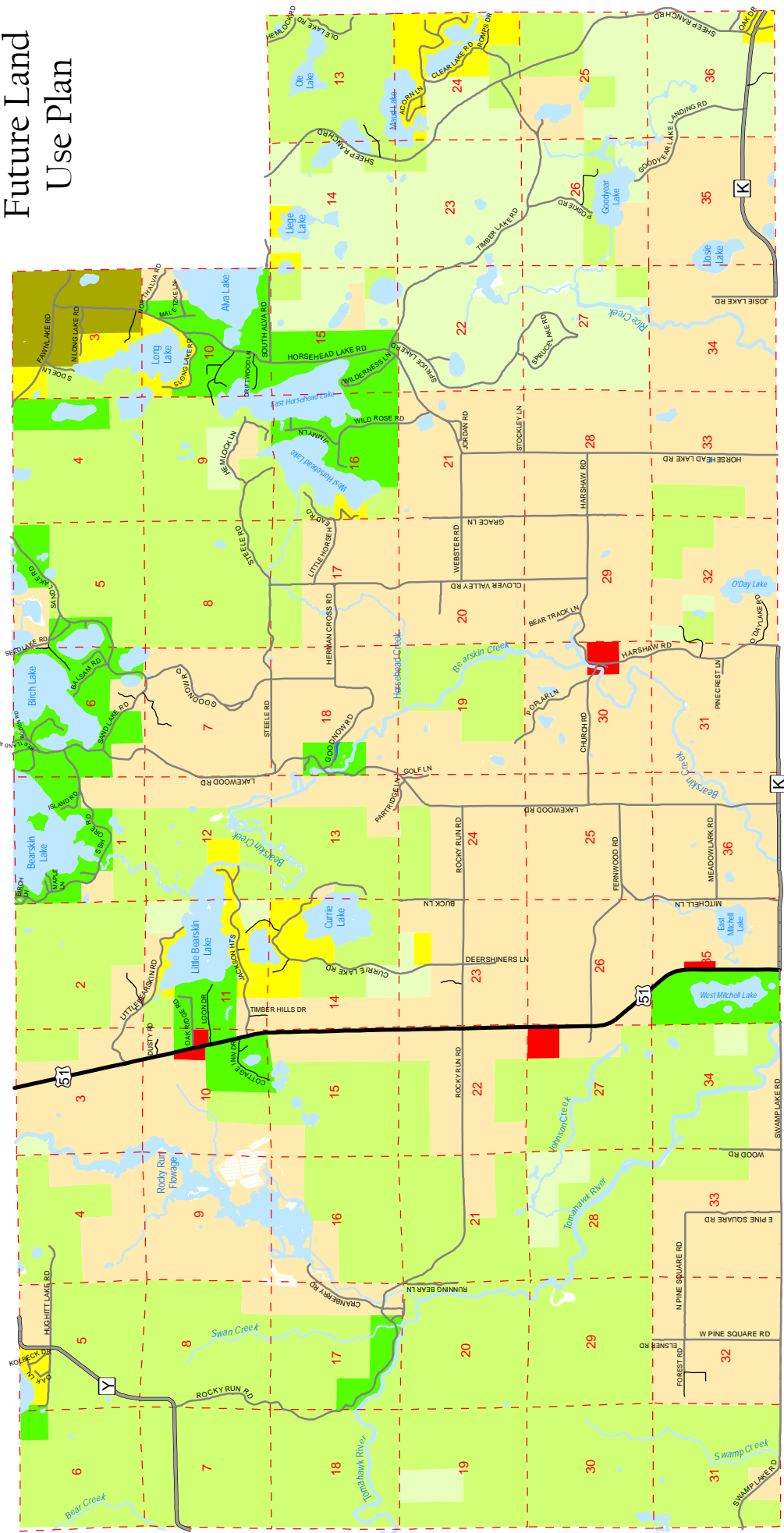
The Future Land Use Plan Map represents the long-term land use recommendations for all lands in the Town. Although the map is advisory and does not have the authority of zoning, it is intended to reflect community desires and serve as a guide for local officials to coordinate future development of the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

The Town Plan Commission participated in a mapping exercise with Regional Planning staff to identify desired future uses using common land use classifications. After much deliberation and public input at the public hearing on the Plan, Members decided to use the current Town of Cassian Zoning Map as the future plan map.

See the Oneida County Zoning Ordinance for descriptions of the categories used on the Future Land Use Plan Map.

Town of Cassian - Oneida County

Map 5 Future Land Use Plan

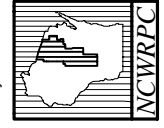


- US & State Highways
- County Highways
- Local Roads
- Private / Other
- Section Lines
- Business B-2
- Forestry 1A
- Forestry 1B
- Manufacturing and Industrial
- Recreational
- Residential and Farming
- Rural Residential
- Single Family



Source: WI DNR, NCRWPC
 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. NCRWPC is not responsible for any inaccuracies herein contained.

Prepared By:



**North Central
 Wisconsin Regional
 Planning Commission**
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 715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org

VIII.) INTERGOVERNMENTAL COOPERATION CHAPTER

This chapter, the eighth of nine chapters of the Town of Cassian Comprehensive Plan, is based on the statutory requirement for a compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. As required by the state's comprehensive planning law [§66.1001(2)(g) Wis. Stats.], the chapter first analyzes the relationship of the Town of Cassian to school districts, adjacent local governmental units, the Region, the state, and other governmental units; then it incorporates plans and agreements under sections 66.0301, 66.0307, and 66.0309 of Wisconsin Statutes; and finally it concludes with an identification of existing or potential conflicts between the governmental units and a process to resolve such conflicts.

A.) INTERGOVERNMENTAL COOPERATION GOALS AND POLICIES

GOAL 1 Seek mutually beneficial cooperation with all levels of government

Objectives and Policies:

1. Investigate cost sharing or contracting with neighboring towns and the County to provide more efficient service or public utilities.
2. Investigate joint operation or consolidation when considering expanded or new services or facilities.
3. Work with Oneida County on the development of an All Hazards Mitigation Plan and a County Comprehensive Plan.

B.) ASSESSMENT OF INTERGOVERNMENTAL RELATIONSHIPS, PLANS AND AGREEMENTS

1.) SCHOOL DISTRICT

The Town of Cassian is split between the Minocqua and Rhinelander school districts, refer to the Utilities and Community Facilities Chapter. The Nicolet Technical College, located in Minocqua and Rhinelander, serves the town.

The main form of interaction with both school and college districts are through payment of property taxes, which help to fund both districts' operations. The Town has little participation in issues pertaining to administration or siting of new facilities. All school and college board meetings are open to the public.

2.) ADJACENT LOCAL GOVERNMENTS

a.) Surrounding Townships

The Town of Cassian is bordered by the towns of Hazelhurst and Lake Tomahawk to the north, Newbold to the east, Woodboro and Nokomis to the south, and Little Rice to the west.

Cassian provides fire protection for the Town of Woodboro and has mutual aid agreements for fire department back-up with each of the surrounding towns.

Cassian shares responsibility for maintenance and plowing of a number of roads including Swamp Lake Road with Town of Nokomis and Sheep Ranch Road and Ole Lake Road with Town of Newbold.

b.) Oneida County

Oneida County directly and indirectly provides a number of services to Cassian. The Town enjoys a good working relationship with many departments, including Finance, Highways, Sheriff, Parks and Zoning.

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 Town's EMS/ambulance coverage is provided by the County, as well. 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 including the Town of Cassian. The County Zoning Department administers zoning in the Town, as well as providing land records and land conservation services.

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 WisDNR administered park and recreation development funding of each local unit that adopts it, and All Hazard Mitigation Plans which are required by FEMA in order for individual local units of government to qualify for certain types of disaster assistance funding.

3.) NORTH CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

The North Central Wisconsin Regional Planning Commission (NCWRPC) was formed under §60.0309 Wis. Stats. as a voluntary association of governments within a ten county area. Oneida County is a member of the NCWRPC, which qualifies the Town of Cassian for low cost local planning assistance. 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 prepared the current comprehensive plans for the towns of Crescent, Newbold, Stella and Rhinelander, as well as land use plans for Enterprise, Lynne, Pelican, Minocqua and Nokomis. The NCWRPC is currently working to update Woodboro's previous plan to a comprehensive plan and entering discussions with Oneida County regarding a county comprehensive plan.

Other NCWRPC projects in the area include county-wide economic development strategy, county outdoor recreation plan (with on-going 5-year updates), the Oneida County Land and Water Resource Management Plan, the Human Services Transit Coordination Plan, the Oneida County Pedestrian and Bicycle Corridors Plan, road rating assistance, rural addressing assistance, address ranging for 911 response, Oneida County Emergency Response Atlas, and various regional project assistance that includes Oneida County.

Currently, the NCWRPC is assisting Oneida County with the following planning projects: Outdoor Recreation Plan update, All Hazard Mitigation Plan update, and continued GIS and regional project assistance. All of these projects will directly include or indirectly affect the Town of Cassian.

4.) STATE AND FEDERAL GOVERNMENT

The Wisconsin departments of Natural Resources (WisDNR) and Transportation (WisDOT) 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 WisDNR takes a lead role in wildlife protection and sustainable management of woodlands, wetland, and other wildlife habitat areas, while WisDOT 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 like the Town of Cassian. 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.

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

C.) EXISTING / POTENTIAL INTERGOVERNMENTAL CONFLICTS

The following intergovernmental conflicts were identified in the Cassian planning area:

- ✓ Continued use / expansion of USDA Experiment Station.
- ✓ County Zoning administration.

The following potential intergovernmental conflicts may arise in the Cassian planning area:

- ✓ Potential future school district boundary realignment and school closings.

The process for resolving these conflicts will in part be a continuation of past practices as new mechanisms evolve. The Town will continue to meet with surrounding towns when significant issues of mutual concern arise.

D.) INTERGOVERNMENTAL PROGRAMS

66.0301 – Intergovernmental Cooperation: Wisconsin Statute §66.0301 permits local agreements between the state, cities, villages, towns, counties, regional planning commissions, and certain special districts, including school districts, public library systems, public inland lake protection and rehabilitation districts, sanitary districts, farm drainage districts, metropolitan sewerage districts, sewer utility districts, Indian tribes or bands, and others.

Intergovernmental agreements prepared in accordance with §66.0301, formerly §66.30, are the most common forms 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.

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.

Incorporation: Wisconsin Statutes, 66.0201 – Incorporation of villages and cities; purpose and definitions, and 66.0211 – Incorporation referendum procedure, regulate the process of creating new villages and cities from Town territory. Wisconsin Statute, 66.0207 – Standards to be applied by the department, identifies the criteria that have to be met prior to approval of incorporation.

The incorporation process requires filing an incorporation petition with circuit court. Then, the incorporation must meet certain statutory criteria reviewed by the Municipal boundary Review Section of the Wisconsin Department of Administration. These criteria include:

- ✓ Minimum standards of homogeneity and compactness, and the presence of a "developed community center."
- ✓ Minimum density and assessed valuation standards for territory beyond the core.
- ✓ A review of the budget and tax base in order to determine whether or not the area proposed for incorporation could support itself financially.
- ✓ An analysis of the adequacy of government services compared to those available from neighboring jurisdictions.
- ✓ An analysis of the impact incorporation of a portion of the Town would have on the remainder, financially or otherwise.
- ✓ An analysis of the impact the incorporation would have on the area.

Many of the other types of intergovernmental programs not discussed here are urban fringe city-town in nature and do not apply to a town like Cassian including boundary agreements, extraterritorial actions, and annexation.

9. IMPLEMENTATION CHAPTER

This chapter, the ninth of nine chapters of the Town of Cassian Comprehensive Plan, is based on the statutory requirement [§66.1001(2)(i) Wis. Stats.] for a compilation of programs and specific actions to implement the objectives, polices, plans and programs contained in the previous chapters. This chapter includes a process for updating the plan, which is required every 10 years at a minimum.

A.) ACTION PLAN RECOMMENDED TO IMPLEMENT THE COMPREHENSIVE PLAN

This Plan is intended to be used as a guide by local officials, both town and county, when making decisions that affect growth and development in Cassian. It is also important that local citizens and developers become aware of the Plan.

Some steps taken to implement this Plan include the adoption of written public participation guidelines, Plan Commission formation, a Plan Commission resolution recommending Plan adoption by the Town Board, a formal public hearing, Town Board approval of the Plan by ordinance, distribution of the Plan to affected government units and ongoing Plan Commission reviews and updates.

RECOMMENDATION 1: PLAN COMMISSION

It is recommended that the Town Board use the adopted plan as a guide for decisions that affect development in the Town. The Board and the Town Plan Commission may also take into account other considerations as may apply to a particular decision.

The Town of Cassian Plan Commission is to review the Plan's effectiveness on an annual basis, and make a comprehensive review of the Plan every ten years. During these processes, such other considerations as may have impacted decision making should be reviewed to determine if plan adjustments are needed.

The primary implementation tool for this Plan is the Oneida County Zoning Ordinance, which provides the underlying regulatory framework that supports many of the Plan's policies. Currently, the Town Board reviews local zoning petitions and forwards their recommendation to Oneida County for consideration. Although the County makes the decision on the zoning petition, the Town has veto authority over zoning changes approved at the county level. It is recommended that eventually the Town Plan Commission be given responsibility for reviewing zoning applications and proposed land uses and for making formal recommendations to the Town Board. This would relieve political pressure on the Town Board related to zoning decisions and add credibility to Town recommendations that are forwarded to the County. In addition, the Plan Commission would be most familiar with the Cassian Comprehensive Plan and better able to focus on land use issues coming before the Town. This is consistent with a large number of towns across Wisconsin.

Use a standard form for recording Plan Commission zoning recommendations to the Town Board and Town Board zoning recommendations to the County. Include all reasons for the recommendation and each member's vote on the matter on the form, and attach it to the original zoning petition. Keep a copy for Plan Commission's records.

Any zoning change that the Town Board turns down, or for any zoning change approved by the County, but vetoed by the Town, a Town resolution of disapproval should be passed and filed with the County within 10 days, as required by Wisconsin Statute §59.69(5)(e)3 to exercise Town veto authority. This procedure would strengthen the Town position in any zoning matter.

RECOMMENDATION 2: INTERGOVERNMENTAL COOPERATION

Town of Cassian cooperation with neighboring communities and other units of government will minimize intergovernmental conflict and ensure that the goals and objectives of this plan are fully realized. Key recommendations include the following:

- ✓ Work with Oneida County to incorporate the Town of Cassian Comprehensive Plan into an Oneida County Comprehensive Plan and to complete a plan for the entire county.
- ✓ Work with WisDOT, Oneida County and surrounding communities to coordinate short and long-range transportation planning efforts.
- ✓ Work with WisDOT to avert future conflicts between the state's short and long range plans for USH 51 and the Town's plans for land use along and in the vicinity of USH 51.
- ✓ Work with Oneida County and adjacent towns to explore the potential for development of a confined animal feeding operation ordinance that meets State Criteria.
- ✓ Work with Oneida County to revise and implement the All Hazards Mitigation Plan for reducing the impacts of natural disasters on the Town and County.
- ✓ Continue to build on the initial framework established in the Intergovernmental Cooperation Chapter of this Plan.

RECOMMENDATION 3: INFORMATION AND EDUCATION

Make copies of this Plan and all materials, maps, programs and information mentioned in the Plan available to the public. A compilation of all these Plan materials should be displayed at the Town Hall for anyone to review when the facility is open or upon reasonable request. In addition, the same information should be made available on the Internet.

B.) PLAN REVIEW AND UPDATE

An annual review is to be completed by the Plan Commission, comparing how each land use decision made during the year measured up to the goals and policies of the Plan. If a pattern of land use decisions is inconsistent with the Plan goals and policies, then consider the following options:

- ✓ Make appropriate revisions to bring decision-making back in line with Plan goals and policies.
- ✓ Review the goals and policies to ensure they are still relevant and worthwhile.
- ✓ New implementation tools may be considered to gain more control over land use decisions.

A comprehensive plan update is required every 10 years by the State. At a minimum, the Plan Commission should do a detailed review of each element of the plan, and statistical information should be updated. An essential characteristic of any planning program is that it reflects the desires of the Town's citizens.

C.) PLAN AMENDMENT PROCEDURE

Amendments to this Plan may include minor changes to plan text or maps or major changes resulting from periodic review. Frequent changes to accommodate specific development proposals should be avoided. The Comprehensive Planning Law requires that the same process used to adopt the Plan will also be used to amend it, specifically:

An amendment or change may be initiated by either the Plan Commission or the Town Board and may result from a regular review or a request from a resident.

The Plan Commission prepares the specific text or map amendment being considered, holds a public meeting, and votes to recommend approval or disapproval of the proposed amendment, by resolution to the Town Board.

A copy of the proposed Plan amendment is sent to all government units within the Town, and Oneida County.

Town Clerk publishes a 30-day Class 1 notice announcing a Town board public hearing on the proposed changes. At the same time, the Town Clerk also mails this notice to all owners and operators of nonmetallic mines within the Town.

The Town Board conducts the public hearing and votes to either approve by ordinance, disapprove, or approve with changes by ordinance.

Any approved changes are sent to:

- All school districts, and the technical college district that serve the Town;
- All adjacent Town Clerks;
- Oneida County Clerk, and Oneida County Planning & Zoning;
- The local library
- North Central Wisconsin Regional Planning Commission
- WDOA, Division of Intergovernmental Relations, Comprehensive Planning Program

D.) PLAN CONSISTENCY BETWEEN CHAPTERS

The state comprehensive planning law requires that the implementation chapter describe how each chapter of the plan will be integrated and consistent with the other chapters. Preparing all the chapters of the Town of Cassian Comprehensive Plan simultaneously has ensured that there are no known inconsistencies between the different chapters of the Plan.

TOWN OF CASSIAN COMPREHENSIVE PLAN

ATTACHMENTS

TOWN OF CASSIAN Public Participation Plan

I. Background

The Town recognizes the need to engage the public in the planning process. This document sets forth the techniques the Town will use 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 (66.1001). As the planning process develops, it should be expected that deviations from this Public Participation Plan might occur.

II. Objectives

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

- That the residents, land owners and other interested parties become fully aware of the importance of participating in the development of the Comprehensive Plan.
- That the public has opportunities to provide their input to the Plan Commission and Town Board.
- That the public has access to all written information and all maps created 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 considered and incorporated into the process.
- 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. Periodic press releases to the media will occur to provide education on the planning process meetings.
3. Plan meeting handouts will be maintained by the Town and available for review by the public.
4. When the draft plan is prepared it will be available at Town Hall, the library and on a website.
5. The draft plan will be distributed to all surrounding communities and the County.

Sample Public Participation Resolution

Town of Cassian

RESOLUTION # _____

For Adoption of a Public Participation Plan

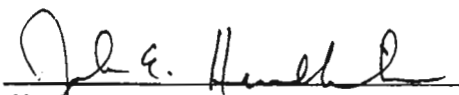
WHEREAS, the Town of Cassian is required to prepare and adopt a Comprehensive Plan as outlined in Wisconsin Statutes; and

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

WHEREAS, it is necessary for the Town of Cassian to approve a process to involve the public in the planning process; and

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

ADOPTED on the 7th day of August, 2007.

ATTEST: 
Clerk

The governing body of the Town of Cassian has authorized this Resolution, dated today.

ATTEST: 
Chairperson

Resolution

STATE OF WISCONSIN
Town of Cassian
~~Oneida County~~

The Plan Commission of the Town of Cassian, ~~Oneida 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 Cassian~~ as follows:

Adoption of the Town of Cassian Comprehensive Plan.

The Town of Cassian 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 Cassian Comprehensive Plan are incorporated into and made a part of the Town of Cassian 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 Cassian Plan Commission.

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

Adopted this 6th day of August 2008.

[Signatures of plan commission members]

[Signature]
[Signature]

Dorothy Herman
Larry A. Henderson

Attest: [Signature of plan commission clerk]

Susan Winter

RECEIVED

NOV 23 2009

NORTH CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION

66.1001 (4) * Ordinance to adopt comprehensive plan.

STATE OF WISCONSIN
Town of Cassian, Oneida County

SECTION I – TITLE/PURPOSE

The title of this ordinance is the Town of Cassian Comprehensive Plan Ordinance. The purpose of this ordinance is for the Town of Cassian 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 Cassian has authority under its village powers under s. 60.22, Wis. stats., its power 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 Cassian 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 Cassian, 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 Cassian 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 Cassian 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 Cassian, 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 Cassian Comprehensive Plan, which contains all of the elements specified in s. 66.1001 (2), Wis. stats.

SECTION VI – PUBLIC HEARING

The Town of Cassian, 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 Cassian, by the enactment of this ordinance, formally adopts the document entitled Town of Cassian Comprehensive Plan Ordinance under 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 18th day of November 2009

Larry A. Henderson
Robert W. Blawie
Bob Rind

[Signatures of town board]

Mary Thompson
Attest: [Signature of town clerk]