
Town of Lynne Comprehensive Plan

2009-2019

DRAFT

For Lynne Plan Commission Review
August 2009

(add pictures)

Prepared by:
North Central Wisconsin Regional Planning Commission

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Draft For Lynne Plan Commission Review August 2009

Photos: NCWRPC

This plan was prepared at the request of the Town of Lynne under the direction of the Town of Lynne Plan Commission by the North Central Wisconsin Regional Planning Commission.

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CHAPTER 1: ISSUES AND OPPORTUNITIES

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

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 town plan commission, a public hearing, and observations of the NCWRPC professional planning staff.

This chapter closes with a discussion of goals, objectives, and policies. Goals, objectives, and policies are developed in each chapter of this plan 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 with fresh community data. This is the minimum amount of time between extensive review and update of issues and related objectives, policies, and goals.

A. DEMOGRAPHICS AND TRENDS

1. POPULATION TRENDS AND FORECASTS

In 2000, 210 people lived in Lynne. Between the 1990 and the 2000 Censuses, the Town of Lynne's population increased by 33.8%, see TABLE 1. Both the county and the state grew slower than Lynne, with growth rates of 16.1 and 9.6 percents respectively. Lynne added 52 people from 1990 to 2005. According to the 2007 population estimate of 205 people living in Lynne, 5 people left town since the 2000 Census.

TABLE 1 displays the total population for the Town of Lynne, the neighboring towns, the county, and the state. Although Lynne has grown faster than the county and the state, towns surrounding Lynne have grown at very different rates. Overall, Lynne, Little Rice and Minocqua had high percentages of growth between 1990 and 2000. Between 2000-2005, Little Rice started to decline in

population, and both Little Rice and Minocqua grew much less than the previous decade.

Table 1: Population Trends

	1990	2000	Estimate 2005	% Change 1990-00	% Change 2000-05	% Change 1990-05
Town of Lynne	157	210	209	33.8%	-0.5%	33.1%
Town of Minocqua	3,486	4,859	5,174	39.4%	6.5%	48.4%
Town of Little Rice	196	314	319	60.2%	1.6%	62.8%
Town of Wilson, Lincoln Co.	238	299	316	25.6%	5.7%	32.8%
Town of Somo, Lincoln Co.	116	121	139	4.3%	14.9%	19.8%
Town of Knox, Price Co.	420	399	408	-5.0%	2.3%	-2.9%
Town of Hackett, Price Co.	214	202	203	-5.6%	0.5%	-5.1%
Town of Emery, Price Co.	322	325	324	0.9%	-0.3%	0.6%
Oneida County	31,679	36,776	38,073	16.1%	3.5%	20.2%
Wisconsin	4,891,769	5,363,675	5,580,757	9.6%	4.0%	14.1%

Source: US Census, and WDOA Demographic Services Center

Table 2: Population Estimate 2005 and Population Forecasts to 2025

	Estimate 2005	Projection 2010	Projection 2015	Projection 2020	Projection 2025	% Change 2005-2025
Town of Lynne	209	214	215	215	215	2.9%
Town of Minocqua	5,174	5,484	5,752	5,985	6,209	20.0%
Town of Little Rice	319	368	391	412	431	35.1%
Town of Wilson, Lincoln Co.	316	334	351	366	382	20.9%
Town of Somo, Lincoln Co.	139	142	152	162	171	23.0%
Town of Knox, Price Co.	408	379	368	357	341	-16.4%
Town of Hackett, Price Co.	203	215	220	226	228	12.3%
Town of Emery, Price Co.	324	328	328	328	323	-0.3%
Oneida County	38,073	38,284	38,846	39,254	39,674	4.2%
Wisconsin	5,580,757	5,751,470	5,931,386	6,110,878	6,274,867	12.4%

Source: WDOA Demographic Services Center

Population projections in TABLE 2 show the Town of Lynne growing over the next 20-years (2005-2025) by only 2.9% as compared with its 33.8% growth between 1990-2000. Knox and Emery are both projected to decline from their existing populations by 2025, and this continues a trend from 1990-2000. Hackett (Price County) is projected to end its decline by 2005, and start growing 12.3% by 2025. Minocqua, Little Rice, Wilson, and Somo are all projected to grow by over 20% by 2025, which is a continuation of similar growth that each of these towns enjoyed during the last decade (1990-2000).

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

2. HOUSEHOLD TRENDS AND FORECASTS

The 210 (year 2000) residents of the Town of Lynne formed 92 households. Total households are projected to increase by 12 in 2025, see TABLE 3. This reflects the population growth projected in TABLE 2. Average household size in Lynne was 2.18 people in 1990, and 2.28 people in 2000. **TABLE 3 reflects an increase in Lynne's population.** Lynne and Little Rice's average household size increased from 1990 to 2000, **but declined in Minocqua.**

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.

	Total 2000	Projection 2005	Projection 2010	Projection 2015	Projection 2020	Projection 2025
Town of Lynne	92	95	99	102	103	104
Town of Minocqua	2,189	2,385	2,606	2,801	2,960	3,095
Town of Little Rice	138	153	171	186	199	210
Town of Wilson, Lincoln Co.	130	139	151	162	172	181
Town of Somo, Lincoln Co.	57	63	70	76	82	88
Town of Knox, Price Co.	173	172	174	174	174	168
Town of Hackett, Price Co.	78	82	88	93	97	100
Town of Emery, Price Co.	125	128	134	138	142	142
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: US Census, and WDOA Demographic Services Center

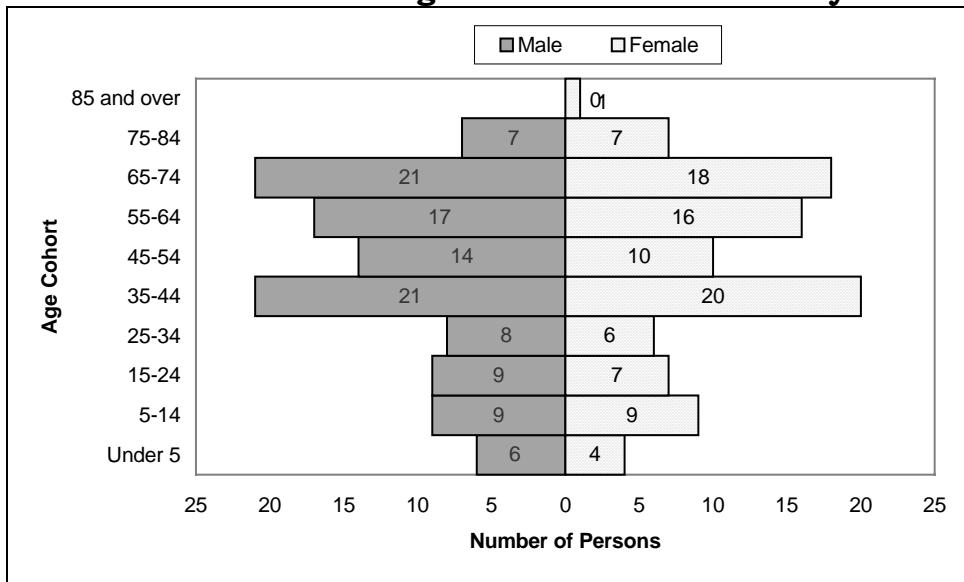
3. AGE DISTRIBUTION

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

In 1990, the median age of Lynne's population was 51 years. At that time, residents of the County had a much lower median age (38.7 years). Both the Town and the County had populations older than the State (32.9 years) as a whole. The Town of Lynne had a much lower proportion of population (12.7%) in school (5-17 age class) than the County (17.4%), and the State (19.0%). Lynne's older population (65+ age class) percentage of 24.2 is higher than both the County (18.1%), and the State (13.3%).

By 2000, the median age of Lynne's population had declined by 4.9 years to 46.4; which is still higher than the County (42.4 years) and State (36.0 years). Minocqua, Wilson, and Somo have median ages over 47 years, which is similar to Lynne. The Town of Lynne's school age population (5-17 age class) decreased to 11.9 percent in 2000. This is still a much lower proportion of the population than the County (17.6%), and the State (19.1%); both of which remained about even from 1990 to 2000. Lynne's older population (65+ age class) percentage of 25.7 is also still higher than both the County, which rose slightly (18.7%), and the State, which stayed almost even (13.1%).

FIGURE 1 2000 Age Cohorts for Town of Lynne



Source: U.S. Census Bureau

A shifting age structure affects a variety of services and needs within the community including transportation, housing, elderly care, and schools. It will become increasingly important to retain or attract younger age groups in order to provide for service demands and maintain the workforce. FIGURE 1 displays the population pyramid for the Town

The Town of Lynne population pyramid, in FIGURE 1, shows a population heavily skewed toward the older age groups. This is likely an expression of the predominance of retirees and recreational housing within the town. About 40% of all households have someone over 65, and only 20.7 percent of households contain children under 18. Perhaps most reflective of the nature of those who do reside in the town is the fact that 67.4 percent of housing units are listed as for seasonal, recreational or occasional use. It seems reasonable to assume that many of the older residents of Lynne have converted such seasonal dwellings to year-round homes and are now full-time residents.

		Percent of Population				Median Age
		<5	5-17	18-64	65+	
Town of Lynne	1990	3.2%	12.7%	59.9%	24.2%	51
	2000	4.8%	11.9%	57.6%	25.7%	46.4
Town of Minocqua	1990	5.3%	15.9%	57.1%	21.6%	43
	2000	4.2%	15.4%	55.9%	24.5%	47.1
Town of Little Rice	1990	4.1%	10.7%	65.3%	19.9%	47.8
	2000	2.2%	16.2%	64.0%	17.5%	43.9
Town of Wilson, Lincoln Co.	1990	3.4%	21.4%	55.9%	19.3%	42.2
	2000	5.0%	13.0%	60.5%	21.4%	47.5
Town of Somo, Lincoln Co.	1990	2.6%	17.2%	62.9%	17.2%	45.8
	2000	2.5%	14.0%	60.3%	23.1%	47.6
Town of Knox, Price Co.	1990	6.7%	16.9%	53.6%	22.9%	39.4
	2000	3.5%	17.3%	61.4%	17.8%	42.8
Town of Hackett, Price Co.	1990	10.3%	15.0%	54.2%	20.6%	34.6
	2000	5.0%	22.3%	52.5%	20.3%	41.0
Town of Emery, Price Co.	1990	8.1%	27.0%	63.4%	11.5%	32.1
	2000	6.8%	18.5%	59.7%	15.1%	40.2
Oneida County	1990	6.3%	17.4%	58.2%	18.1%	38.7
	2000	4.7%	17.6%	59.0%	18.7%	42.4
Wisconsin	1990	7.4%	19.0%	60.3%	13.3%	32.9
	2000	6.4%	19.1%	61.4%	13.1%	36.0

Source: U.S. Census Bureau

4. EDUCATION LEVELS

The educational attainment level of persons within a community is often an indicator of the overall income, job availability and well being of a community.

In 1990, 66.7% of the Town of Lynne's population age 25 and over were high school graduates, compared to 77.6% in the County and 78.6% in the State. By 2000, the percentage of high school graduates had risen significantly to 81.6% in the Town, and also rose significantly in both the County (85.1%) and the State (85.1%). See TABLE 5 for details.

	Town of Lynne		Oneida County		State of Wisconsin	
	1990	2000	1990	2000	1990	2000
Less than 9 th Grade	16	6	2,167	1,160	294,862	186,125
9-12 Grade / No Diploma	30	21	2,796	2,791	367,210	332,292
High School Diploma	64	79	8,379	9,648	1,147,697	1,201,813
College / No Degree	8	29	3,952	5,733	515,310	715,664
Associate Degree	20	7	1,558	1,837	220,177	260,711
Bachelor Degree	0	--	2,199	3,444	375,603	530,268
Graduate/Professional Degree	0	5	1,102	1,836	173,367	249,005
Total Persons 25 & Over	138	147	22,153	26,449	3,094,226	3,475,878
Percent high school graduate or higher	66.7%	81.6%	77.6%	85.1%	78.6%	85.1%
Percent with bachelors degree or higher	0	3.4%	14.9%	20.0%	17.7%	22.4%

Source: U.S. Census Bureau

5. INCOME LEVELS

TABLE 6 shows that in 1990, the median household income for the Town was 30.4% lower than the County, and 43.5% lower than the State. On a per capita basis, the income of Lynne's residents was 16% lower than that of the County, and about 26.1% lower than the State in 1990.

	1990			2000		
	Town of Lynne	Oneida County	State of Wisconsin	Town of Lynne	Oneida County	State of Wisconsin
Median Household Income	\$16,635	\$23,901	\$29,442	\$27,344	\$37,619	\$43,791
Per Capita Income	\$9,814	\$11,681	\$13,276	\$16,429	\$19,746	\$21,271

Source: U.S. Census Bureau

Between 1990 and 2000, Town of Lynne's median household income expanded 64.4%, but the County was still 37.6% higher in 2000. On a per capita basis, Lynne's income grew 67.4%, trails the County by 20.2%, and continues to trail the State by 29.5% in 2000, see TABLE 6.

6. EMPLOYMENT CHARACTERISTICS, TRENDS AND FORECASTS

According to the 2000 Census, the population aged 16 years and older was 160, and 88 of these people were not in the labor force. The civilian labor force (population 16 and over) living in Lynne was 72 people in 2000, with 3 people unemployed for an unemployment rate of 4.2%. The unemployment rate for the County was 6.1% in 2000.

TABLE 7 shows that the primary occupation of Lynne residents in the labor force as of 1990 was *Sales & office*. By 2000 *Construction, extraction and maintenance* had gained 14 workers to become the primary occupation, with *Sales & office* losing 2 employees to come in second.

Table 7: Occupation of Employed People

	Town of Lynne		Oneida County	
	1990*	2000	1990*	2000
Management, professional & related	7	15	3,791	5,117
Service	8	12	2,294	2,747
Sales & office	19	17	3,443	4,465
Farming Fishing & Forestry	5	--	410	268
Construction, extraction & maintenance	4	18	495	1,998
Production, transportation & material moving	14	7	3,352	2,604

Source: U.S. Census Bureau

*Adjusted for differences between 1990 and 2000 Census Categories.

TABLE 8 displays the leading industry sector in the Town was *Manufacturing* in 1990. In 2000, all industry sectors had huge swings in employment. Between 1990 and 2000, *Construction* gained 9 workers, and *Manufacturing* lost 8 workers. *Ag, forestry, fishing, hunting, & mining* gained 5 workers, and *Retail Trade* lost 3 workers. *Arts, entertainment, recreation, accommodation, and food service* gained the most workers—13.

Table 8: Industry Sectors

	Town of Lynne		Oneida County	
	1990*	2000	1990*	2000
Ag., Forestry, Fishing, Hunting & Mining	0	5	422	526
Construction	5	14	1,013	1,455
Manufacturing	14	6	2,265	2,080
Wholesale Trade	3	--	320	425
Retail Trade	9	6	3,064	2,815
Transportation, Warehousing & Utilities	8	--	768	689
Information	N/A	--	N/A	434
Finance, Insurance, Real Estate & Leasing	3	--	566	636
Professional, Scientific, Management, Administrative & Waste Mgmt Services	0	--	1,089	898
Education, Health and Social Services	12	12	2,860	3,953
Arts, Entertainment, Recreation, Accommodation and Food Services	1	14	136	1,694
Public Administration	2	4	715	733
Other Services	0	8	740	861

Source: U.S. Census Bureau

*Adjusted for differences between 1990 and 2000 Census Categories.

Historically, *Retail Trade* has been the strongest industry 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 38.2% as the dominant industry sector in 2000 by employing 1,093 people county-wide; and several of Piehl's residents were employed in this sector.

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 Piehl 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 58% travel out of Oneida County for employment, so the Town of Piehl 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 civilian labor force in the Town was 62 people, with an unemployment rate of 8.1%. By 2000 there were 72 people in the civilian labor force with 4.2% unemployment. The degree to which this available workforce is actually employed is dependant on external economic factors reflected in the unemployment rate.

B. ISSUE IDENTIFICATION

1. REVIEW OF DEMOGRAPHIC TRENDS

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

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

- ✓ The Town of Lynne is currently in a period of slight population decline.
- ✓ Average household size and population both increased from 1990-2000.
- ✓ A shifting age structure affects a variety of services and needs within the community including transportation provided for handicapped or elderly, housing, elderly care, and schools.
- ✓ The level of educational attainment has increased significantly in Lynne.
- ✓ Unemployment rates in the town have declined from 1990-2000, and most occupation sectors have seen significant growth.

2. PAST PLANNING EFFORTS

Town of Lynne Land Use Plan (Poster Plan) and Resource Document

The Town created the Resource Document with NCWRPC assistance in 1999 before comprehensive planning (§66.1001 WI Stats.) was established. The Resource Document contains maps, charts, tables, and narrative used during the preparation of the Town's Poster Plan. This material provides an in-depth look at the Town's planning process and final land use plan. The Resource Document is used to clarify points of the Poster Plan, or make an argument in support of a decision based on the Poster Plan.

Comprehensive planning (§66.1001 WI Stats.) requires a variety of additional information like population and household projections, and a set of goals, objectives, and policies; and more detailed assessments throughout the plan.

3. PLANNING ISSUES

A variety of issues were identified by the residents, land owners, the Town Plan Commission, and the Town Board during the 1999 planning process, and were verified by the 2009 Town Plan Commission as still pertinent today:

Recreation

Balance utilization of the Town's seasonal recreation base with reasonable expectations of year-round Northwoods living.

Town Roads

Support and maintain a safe and efficient Town road system.

Housing and Development

1. Preserve and protect the unique characteristics and natural resources of the Town that are key elements of the "Northwoods Character."
2. Preserve, protect, and enhance the Town's shorelands as an important resource.
3. Provide a diversity of housing opportunities by establishing appropriate areas for various housing types.

Mining

Protect the interests of the people of the Town of Lynne and the natural environment in which they live.

Willow Flowage

Ensure that this unique natural resource is conserved for future generations of the Town of Lynne.

C. GOALS, OBJECTIVES, POLICIES, & PROGRAMS

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

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

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

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

Insert Map 1 - Location

CHAPTER 2: NATURAL, AGRICULTURAL AND CULTURAL RESOURCES

This chapter, the second of nine chapters of the Town of Lynne 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. PAST PLANS

Like every town in Oneida County, the Town of Lynne has significant surface water resources. Numerous streams drain the Town, and many small pothole lakes and ponds are scattered throughout the Town. Willow Lake, Pier Lake, and part of the Willow Reservoir in Town are the major water bodies in Lynne. Lamer Springs and the Willow Reservoir provide Lynne's residents and visitors some unique surface water features to enjoy.

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

1. Oneida County Land and Water Resource Management Plan 2006-2011

This Plan provides a framework for local/state/federal conservation program implementation efforts. Implementation of this plan will help protect and improve the valuable water and soil natural resources in Oneida County. Some of the plan's recommendations include protecting shoreland areas, reducing nonpoint source pollution, replace failing septic systems, and reduce wildlife conflicts. A copy is available in the Oneida County Land Conservation Department.

2. Oneida County Outdoor Recreation Plan 2009-2013

Creation of this plan is in process. The primary purpose of this recreation plan is to provide continued direction in meeting the current and future recreation needs of the County. This direction takes the form of an inventory and analysis of outdoor recreational facilities followed by establishing recommendations to meet identified needs. Adoption of this plan and its subsequent acceptance by the Wisconsin Department of Natural Resources (WisDNR) allows for continued

eligibility for financial assistance from the Land and Water Conservation Fund (LAWCON), the Stewardship Fund, and many other federal and state funding programs. A copy is available in the Oneida County Forestry Department.

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

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

4. Town of Lynne Plan Resource Document, July 1999

This planning study was undertaken in 1999 by NCWRPC at the request of the Town Board. The Resource Document contains maps, charts, tables, and narrative used during the preparation of the Town's Poster Plan. The Poster Plan is a future land use map that is used on a day-to-day basis in making land use decisions. These two documents became the starting point for the Lynne Comprehensive Plan.

B. WATER RESOURCE INVENTORY

1. 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.

Lynne is in part of several watersheds. The northern 1/3rd of Town lies in the Middle Tomahawk River watershed. A middle sliver of Town, that includes Lamer Springs, is within the Lower Tomahawk River watershed. The southern half of Town lies within the Somo river watershed. All 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 Natural Resources Map for water bodies in the Town.

Outstanding and Exceptional Resource Waters

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

One area water body is listed as an ORW—Willow Reservoir. Several water bodies are listed as ERWs—Creek 18-4 T37N R4E Section 7 & 18, Creek 18-3 T37N R4E Section 18, Creek 30-3 T37N R4E Section 30, Creek 7-13 T36N R4E Section 6 & 7, Creek 18-1 T36N R4E Section 29, Creek 29-8 T36N R4E Section 29, Creek 28-6 T36N R4E Section 20 & 28, Creek 34-6 T36N R4E Section 28 & 34, and Creek 12-8 T36N R4E Section 12.

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.

One water body in Town is listed as not meeting the standards set under the U.S. Clean Water Act, Section 303(d). Willow Lake is impaired because of mercury contamination from the air, and is 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. **Willow Lake** has infestations of eurasian water-milfoil (*Myriophyllum spicatum*), and rusty crayfish (*Orconectes rusticus*). **Willow Reservoir** has infestations of eurasian water-milfoil (*Myriophyllum spicatum*), rusty crayfish (*Orconectes rusticus*), and Chinese mystery snail (*Cipangopaludina chinensis*). Contact the County Land Conservation Department for public outreach education strategies.

2. WETLANDS

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

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

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

The wetlands shown for the Town of Lynne were mapped from the WisDNR Wetlands Inventory, see the Natural Resources map.

3. FLOODPLAINS

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

The 100-year floodplain was digitized by the NCWRPC from FEMA Flood Insurance Rate Maps, for planning purposes only, see the Natural Resources map

4. GROUNDWATER & GEOLOGY

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

The majority of the Town lies within a glacial drift aquifer, which is the major source of ground water in most of the county. The fractured crystalline bedrock underlying the county is not considered a significant source of water, although locally it provides a small amount for domestic uses.

Aquifers in the moraines of southwestern Oneida County, where Lynne is located, generally yield 5–50 gallons of water per minute. Most of this groundwater is in thin lenses of sand and gravel within the glacial till.

Groundwater quality in Oneida County and the Town of Lynne is generally good. The aquifer water principally contains calcium, magnesium, and bicarbonate ions, and a high concentration of iron also exists, but it is not considered a health hazard. In areas with moraines, the aquifer water is hard.

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

Groundwater contamination susceptibility in the Town of Lynne is "most susceptible, level 4" based upon a scale of 1-5, with level 5 being "most susceptible." This rating was determined by reviewing soil characteristics, surficial deposits, depth to water table, depth to bedrock, and type of bedrock.

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

Insert Map 2 – Natural Resources

C. LAND RESOURCE INVENTORY

1. FORESTS

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

The pre-settlement composition of forestland in the Town of Lynne was a mixed conifer and deciduous forest of tree species that included hemlock, sugar maple, yellow birch, white cedar, black spruce, and tamarack, with white and red pine throughout the Town.

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 Lynne contains the Lynne—Little Rice Block of Oneida County Forest. Most of the land in Town is within the county forest.

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

2. METALLIC & NON-METALLIC MINERAL RESOURCES

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

There are a number of quarries throughout the Town of Lynne, as well as a few closed or inactive sites. All quarries are shown on the Community Facilities map.

3. SOILS & PRODUCTIVE AGRICULTURAL AREAS

The limited farming that exists in Lynne includes forage crops, vineyards, and Christmas tree farms.

According to the *Wisconsin Land Use Databook*, the Town of Lynne between 1991-1993 was 3.7 percent agricultural, 57.8 percent forested, and 37.5 percent wetlands. The town's total land area is 70.6 square miles, of which 0.1 percent was used for row crops, 0.1 percent was used for foraging, and 3.6 percent was grassland.

In terms of farming trends, the town has lost 1.2% of the farmland acreage on tax rolls between 1990 and 1997. According to the *Wisconsin Land Use Databook* there were 2 farms in Lynne as of 1997.

Prime farmland produces the highest yields with minimal inputs and results in the least damage to the environment, see Natural Resources Map.

4. ENVIRONMENTALLY SENSITIVE AREAS

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

Potentially contaminated sites might fall under the environmentally sensitive designation because they may need monitoring or remediation to prevent groundwater contamination, or other surface or air hazard to human life. Contaminated sites include leaking underground storage tanks (LUSTs) that are usually used for fuel storage, chemical spills, and other environmentally contaminated sites. The WDNR Internet database known as the Bureau of Remediation and Redevelopment Tracking System (BRRTS) does not list any contaminated sites in Lynne.

5. RARE SPECIES & NATURAL COMMUNITIES

The Town of Lynne has 26 sections with occurrences of endangered resources (rare, threatened, or endangered species of plants & animals, and high-quality natural communities) as identified in the Wisconsin Natural Heritage Inventory.

Wisconsin's biodiversity goals are to identify, protect and manage native plants, animals, and natural communities from the very common to critically endangered for present and future generations. Knowledge, appreciation, and

stewardship of Wisconsin's native species and ecosystems are critical to their survival and greater benefit to society.

Willow Flowage

The Willow Flowage, partially in Lynne, is isolated from roads and development. Swamps, bogs, and other watery lowlands surround the flowage. Its sense of remoteness, abundant wildlife, and scenic, natural shoreline are unique and highly-valued features, drawing visitors from around the region and state.

This 6,300-acre waterbody started out as a low area at the confluence of the Tomahawk, Squirrel and Willow rivers where a dam was built in 1926 to provide electricity. Five other smaller streams feed into the flowage. In all, this watershed drains 310 square miles of nearly inaccessible country.

To the north and south lie 12,000 acres of swampy low areas mixed with rolling uplands that provide no direct access to the flowage. Occasional logging roads and dusty fire lanes attest to past forest management by the former owners, a paper mill in Tomahawk. The only hard-surfaced roads are Willow Road in the Town of Lynne, four miles off the west shore, and the Cedar Falls-Willow Dam Road skirting the eastern edge. Willow Dam Road, which crosses the dam, bumps the shore for a short distance and provides a partial view of the reservoir held behind the dam.

The dam is owned and operated by the Wisconsin Valley Improvement Company (WVIC) to provide hydroelectric power for industrial plants along the Wisconsin River. WVIC still owns all the land below the ordinary high water mark, but the state started purchasing the surrounding Willow lands in November 1997. Currently 16,174 acres around the flowage are in state ownership for outdoor recreation and scientific research.

6. HISTORICAL & CULTURAL RESOURCES

There are six buildings in the Town that appear on the Wisconsin Architectural History Inventory:

- Clifford Cooperative ca. 1904 (E Side of Clifford Rd, N of USH 8)
- House with drop siding (Niemi Rd, 0.8-mi N of USH 8)
- House with clapboard (Tripoli Rd, 0.1-mi N of USH 8)
- Barn in Astylistic Utilitarian form (Indian Village Rd, 1-mi N of USH 8)
- House with cobblestone wall (Willow Rd, 11-mi N of CTH T & USH 8)
- Tripoli Post Office

McCord Village is on the Wisconsin National Register of Historic Places, because of its significance as a burial site for the period 1890-1950.

McCord Village is a historic Native American settlement located on the Oneida County Forest. This area was settled sometime around 1890-1900 by

Potawatomi, Ojibwe and related Indians and was abandoned around 1950. This area consists of the remnants of dwellings, gardens, dance rings, other associated items, and the highest concentration of maple sap boiling arches in the state. “No management” buffers have been established adjacent to the features of this area to prevent disturbance.

D. PROGRAMS

Programs available to the Town of Lynne 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 County Land and Water 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.

*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.

E. GOALS, OBJECTIVES, & POLICIES

Goals:

1. Preserve and protect the unique natural resources of the Town that are key elements of the "Northwoods" character, which include wetlands, groundwater, and forests.
2. Protect wildlife habitat and natural settings.
3. Protect economically productive areas, including farmland, forests and recreational areas.
4. Preserve, protect, and enhance shoreland in the Town.
5. Preserve scenic, cultural, historic, archaeological and recreational sites.

Objectives:

1. Prevent new development in the Town from negatively impacting natural resources.
2. Preserve wetlands and floodplains to minimize flooding, filter runoff, and provide wildlife habitat.
3. Protect working forests from residential development pressure that would limit active forest management and recreational uses.
4. Promote development that minimizes groundwater impacts from on-site septic systems and other sources.
5. Minimize impacts to the Town's natural resources from metallic or non-metallic mining.

Policies:

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

**CHAPTER 3:
HOUSING**

This housing chapter 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 STOCK ASSESSMENT

1. AGE CHARACTERISTICS

TABLE 9 indicates the age of the housing stock in the Town of Lynne area that is based on the year the structures were built as reported in the 2000 Census. About 27 percent of Lynne's housing units were built in the 1940s and 1950s; then growth dipped in the 1970s and climbed to provide another 16% of housing in each of the following decades. Little Rice housing starts spiked upward in the 1970s, where 28% of housing was built; and continued growth produced 27% of housing in the 1980s and 22% in the 1990s. Minocqua has four times the housing as all other surrounding towns combined. Other surrounding towns have fewer houses overall.

	1939 or earlier	1940-1959	1960-1969	1970-1979	1980-1989	1990-2000
Town of Lynne	34	89	61	40	52	55
Town of Little Rice	11	45	45	117	114	94
Town of Minocqua	396	611	537	1,138	651	962
Town of Wilson, Lincoln Co.	7	109	51	66	50	42
Town of Somo, Lincoln Co.	21	24	10	18	9	7
Town of Knox, Price Co.	65	49	21	38	22	25
Town of Hackett, Price Co.	47	15	13	24	21	8
Town of Emery, Price Co.	85	27	12	26	20	24
Oneida County	3,806	5,176	3,263	5,851	3,357	1,836
Wisconsin	543,164	470,862	276,188	391,349	249,789	389,792

Source: U.S. Census Bureau

2. OCCUPANCY CHARACTERISTICS

TABLE 10 breaks down the occupancy status of housing units in the Town of Lynne. About two-thirds of the homes in Lynne are seasonally used, which is no surprise since this area is known as Up North to visitors statewide. Minocqua has a large percentage of permanent residents (owner occupied units, 40%), and seasonal population (seasonal vacant units, 46%). Seasonal occupancy rates are only high in communities near US Highway 51—Little Rice (65%), Wilson (59%), Somo (33%), Knox (22%), Hackett (26%), Emery (35%), and countywide (39%).

	Total Housing Units	Owner Occupied	Renter Occupied	Vacant Units	
					Seasonal (Part of Vacant Units)
Town of Lynne	298	86	6	206	201
Town of Little Rice	435	134	4	297	284
Town of Minocqua	4,284	1,728	461	2,095	1,964
Town of Wilson, Lincoln Co.	334	122	8	204	196
Town of Somo, Lincoln Co.	85	52	5	28	28
Town of Knox, Price Co.	240	153	20	67	52
Town of Hackett, Price Co.	110	71	7	32	28
Town of Emery, Price Co.	206	115	10	81	72
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 Lynne are single-family homes (80.7%); see TABLE 11. Little Rice has more housing units than Lynne, but has a higher percentage of them (38.5%) in mobile homes than Lynne (16.9%).

TABLE 11 Housing Units by Structural Type, 2000

	Single-family	%	Multi-family	%	Mobile Home	%	Other	%	Total
Town of Lynne	267	80.7	0	0	56	16.9	8	2.4	331
Town of Little Rice	259	60.8	3	0.7	164	38.5	0	0	426
Town of Minocqua	3,603	83.9	430	9.9	238	5.5	24	0.6	4,295
Town of Wilson, Lincoln Co.	275	84.6	0	0	46	14.2	4	1.2	325
Town of Somo, Lincoln Co.	76	85.4	0	0	11	12.4	2	2.2	89
Town of Knox, Price Co.	186	84.5	3	1.4	31	14.1	0	0	220
Town of Hackett, Price Co.	99	77.3	0	0	25	19.5	4	3.1	128
Town of Emery, Price Co.	167	86.1	0	0	22	11.3	5	2.6	194
Oneida County	22,156	83.2	2,061	7.8	2,179	8.2	231	0.9	26,627

Source: U.S. Census Bureau

4. VALUE CHARACTERISTICS

The year 2000 median value of housing stock in the Town of Lynne is below Oneida County's median, and below Little Rice's median. See TABLE 12 for more details. About 63 percent of house values in Lynne are below \$100,000. Little Rice also has a large percentage (59%) of housing valued below \$100,000; but also has several homes priced above \$200,000; where Lynne has none. Of the towns surrounding Lynne, only Little Rice and Minocqua have homes valued over \$200,000.

TABLE 12 Housing Values, 2000

	<\$50,000	\$50,000 to 99,999	\$100,000 to 149,999	\$150,000 to 199,999	\$200,000 to 299,999	\$300,000 and up	Median Value
Town of Lynne	13.2%	50.0%	31.6%	5.3%	--	--	\$78,300
Town of Little Rice	3.9%	54.5%	26.0%	2.6%	5.2%	7.8%	\$92,800
Town of Minocqua	--	24.7%	26.0%	17.1%	17.3%	14.8%	\$148,300
Town of Wilson, Lincoln Co.	11.8%	45.6%	19.1%	23.5%	--	--	\$87,900
Town of Somo, Lincoln Co.	35.7%	50.0%	--	14.3%	--	--	\$56,700
Town of Knox, Price Co.	48.3%	27.6%	--	24.1%	--	--	\$52,500
Town of Hackett, Price Co.	29.2%	70.8%	--	--	--	--	\$58,300
Town of Emery, Price Co.	34.8%	39.1%	26.1%	--	--	--	\$55,800
Oneida County	7.1%	39.3%	24.3%	12.6%	11.4%	5.3%	\$106,200
Wisconsin	6.5%	35.4%	30.6%	15.5%	8.5%	3.5%	\$112,200

Source: U.S. Census Bureau

B. 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 U.S. Housing and Urban Development Department and offers a low down payment of 3% mortgage loan for home purchase or construction for selected applicants under certain income limits.

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

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

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

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

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.

C. GOALS, OBJECTIVES, & POLICIES

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

Goals:

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

Objectives:

1. Encourage residential developers to provide a variety of housing types for all income and age groups.
2. Maintain designation of adequate areas for residential development on its Future Land Use Map

Policies:

1. Direct residential development to areas designated on the Future Land Use Map, and discourage residential development in agricultural or silvicultural areas except for related use (i.e.: farm families or workers).
2. Promote programs to assist residents in maintaining or rehabilitating existing housing units.

CHAPTER 4: UTILITIES AND COMMUNITY FACILITIES

This is the fourth of nine chapters of the Town of Lynne Comprehensive Plan. It is based on the statutory requirement for a compilation of objectives, policies, goals, maps and programs to guide future development of utilities and community facilities. As required by the state's comprehensive planning law [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. INVENTORY & ANALYSIS OF EXISTING FACILITIES

1. WATER AND WASTEWATER FACILITIES

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

Lynne maintains 2 waste & recycling transfer sites. One exists behind the fire hall, and the other is located on Town Hall Rd, just west of Johnson Rd.

3. POWER, FUEL, AND TELECOMMUNICATIONS FACILITIES

Electrical service is provided by Price Electric Cooperative, Wisconsin Public Service Corporation, and by Xcel Energy. No high-voltage electric transmission line passes through the Town. Liquid petroleum (LP gas) is available for home and business delivery from several vendors.

Telephone service is provided by *CenturyTel*. Fiber optic network is available in areas along USH 8 in the south part of Town. DSL broadband telecommunication service exists in the southern part of Town. One communication tower exists in town east of Willow Rd, and south of the Willow River. Cable TV does not exist in Town.

4. PARKS, RECREATION AND OTHER YOUTH FACILITIES

The whole Lynne–Little Rice County Forest Block is available for outdoor recreation. ATV and snowmobile routes connect all parts of the Town, and there is a trailer parking area behind the fire hall. The Willow Rapids Picnic Area is a primitive park located on the Willow River at the picnic table symbol on the Community Facilities Map.

The Town of Lynne is in the Prentice school district. Prentice Elementary School (1025 Town St, Prentice); and Prentice High School (1025 Town St, Prentice) both serve the Town.

Nicolet Technical College, located in Rhinelander, and the Minocqua Public Library both serve Town residents.

5. EMERGENCY SERVICES

Police protection in the Town of Lynne is provided by the Oneida County Sheriff's Department.

The Town maintains its own volunteer fire department—Willow Region Fire-Rescue—including rescue and first responders. EMS/ambulance service comes from Minocqua or Rhinelander. 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. Lynne currently holds an ISO rating of 10 for fire response. An ISO rating of 1 represents the best protection and 10 represents an essentially unprotected community.

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, fire hall, and town garage are located on Willow and Flowage Roads. The town hall serves as a meeting room available for Town residents use and includes a kitchen and restrooms. There is one cemetery located in the northern part of Town. See Community Facilities Map.

Insert Map 3 – Community Facilities

DRAFT August Plan Commission Review

B. PROGRAMS

Providing public infrastructure—roads, sewer and water service, schools, police and fire protection—is one of the major functions of local government. In addition to these public services, both public and private entities provide electricity and telephone service as well as such specialized services as child-care, health-care and solid-waste disposal. Taken together these constitute the utilities and community facilities that represent much of the backbone of modern life. Beyond what these facilities do for us, they also represent a huge investment of public and private resources.

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

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.

C. GOALS, OBJECTIVES, & POLICIES

Goals:

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.
2. Provide ambulance, volunteer fire and first responder services to residents.
3. Consider cost effectiveness of future development proposals in covering required services, utilities and community facilities.

Objectives:

1. Consider the potential impacts of development proposals on groundwater quality and quantity.
2. Explore opportunities to develop integrated, multi-use trail systems and recreational facilities.
3. Educate residents on the proper maintenance of septic systems and the benefits of recycling.
4. Share equipment and services across Town boundaries, where possible.
5. Create a new campground park.

Policies:

1. Work with adjoining towns, the county, the state, and individual landowners to address known water quality issues.
2. The feasibility of wastewater collection and treatment systems on water quality should be considered by major developments.
3. Develop and maintain a Capital Improvements Plan for major equipment purchases.
4. Make information available to residents on the proper maintenance of septic systems and on recycling.
5. Work with Oneida County Forestry Department to develop the Willow Rapids Picnic Area into a campground and park.

CHAPTER 5: TRANSPORTATION

This chapter, the fifth of nine chapters of the Town of Lynne Comprehensive Plan, is based on the statutory requirement [§66.1001(2)(c) Wis. Stats.] for a compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, walking, railroads, air transportation, trucking and water transportation. This 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 Lynne.

A. REVIEW OF STATE & REGIONAL TRANSPORTATION PLANS & PROGRAMS

This section contains a review of state and regional transportation plans and how they affect the Town of Lynne.

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 Lynne Comprehensive Plan, because the policies are based upon the transportation needs outlined in TransLinks 21. Recommendations will be presented in "multimodal corridors." The Town of Lynne is in part of the North Country (USH 8) corridor.

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 potential trail runs through Lynne:

DNR Segment 13—Dresser to Michigan runs east-west next to the existing rail line parallel to USH 8, or on roadways as an alternative in Oneida County.

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.

No potential trails cross Lynne.

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

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 Lynne. Truck routes are discussed at the end of this section, under Trucking, and county forest roads are discussed after Table 13.

The highway system within the Town of Lynne is a network of federal, state and county highways together with various local roads and streets, see the Community Facilities map. The jurisdictional breakdown is shown in TABLE 13. USH 8 is a Principle Arterial. Willow Rd, and Muskellunge Rd to Mcco Rd to Kelly Fire Ln are Major Collectors. West Rd is a Minor Collector. The remainder of roads within the Town are classified as "Local."

JURISDICTION	FUNCTIONAL CLASSIFICATION			TOTALS
	ARTERIAL	COLLECTOR	LOCAL	
State*	4.40			4.40
County				
Town		20.09	60.67	80.76
TOTALS	4.40	20.09	60.67	85.16

Source: WisDOT & NCWRPC.

* WisDOT has jurisdiction over interstate and federal highways.

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 south of USH 8 is designated as part of the Corridors 2020 Backbone system.

There are no **county highways** in Lynne.

County Forest roads are constructed and maintained by Oneida County Forest Department staff, or contracts overseen by staff. Two types of roads occur on the county forest: permanent primary roads, and temporary roads.

Permanent primary roads are maintained and remain open to public use for street legal vehicles. The County does not plow these roads in winter. Some of these roads are graveled and routinely graded. Vehicle use may be restricted at various times of the year to minimize physical damage to the road or to accommodate a groomed snowmobile trail. All roads in this category qualify for and receive the County Forest Road Aids.

There are no permanent primary roads in Lynne.

Many of the roads on the county forest are temporary roads. These roads are designed and constructed for short-term use for a specific project, often for timber harvest access. When the temporary use is complete, then these roads are usually revegetated and closed by using earthen berms/bunkers or other physical barriers. Temporary roads on existing and past sales are closed to protect perpetually wet soils, provide human safety, and promote wildlife use.

Town roads are an important component of the county-wide transportation system, because they serve local development, as well as the forestry areas, especially since there are no county highways in Lynne. A particular issue of concern with Town roads is that of seasonal weight limits. In Lynne, a 5-ton limit applies to all Town roads during the spring thaw "break out" period. Forestry activities within the Town make logging truck traffic a significant component of local traffic.

WisDOT does some traffic counts on local and County roads classified as collectors or lower on a less frequent basis.

There is one traffic count sites in Town:

- Willow Rd just south of Muskellunge Rd declined 19% from 210 vehicles per day in 1994, 170 in 2003.

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.

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 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

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 14 summarizes the rural functional classification system.

b. Trucking

USH 8 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 commonly seen from Tomahawk, Prentice, Medford, and Merrill.

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 Lynne. 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. BICYCLING AND WALKING

All county forest trails, roads, and fire lanes are open for recreational bicycle use. Roads within Lynne are all available for bicycle and pedestrian travel.

The Wisconsin Bicycle Map shows the bicycling conditions for all state and county highways. USH 8 within the Town has a paved shoulder and is rated "moderate" for bicycling.

No town roads were rated either good or bad for bicycle suitability, but a review of the Community Facilities Map shows that many of them are paved and provide good connections for through traffic.

The 2002, Oneida County Bike plan (Oneida County Pedestrian and Bicycle Corridors Plan, 2002) recommends institutionalizing bicycle needs within local schools, public health programs, local law enforcement programs, and transportation planning processes that occur in Oneida County. Bike routes were also identified in the plan, but none of them are in Little Rice.

In 2001, the WDNR created the State Trails Network Plan 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.

Any trails from the State Trails Network Plan are not automatically going to become bicycle and walking trails. The WDNR is more likely to create multi-use trails to provide the most access for a variety of uses.

One potential trail runs through Lynne:

DNR Segment 13—Dresser to Michigan runs east-west on former rail line parallel to USH 8, or on roadways as an alternative in Oneida County.

4. RAILROADS

There is local access to rail service in Lynne parallel to USH 8 in the southern part of town. Shipments needing rail service may still need to be trucked to nearby cities with rail access loading and unloading infrastructure such as Rhinelander, Tomahawk, or Wausau.

5. AIR TRANSPORTATION

The Rhinelander/Oneida County Airport (RHI) in Rhinelander is the closest public airport to Lynne. 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.

There were about 42,340 total aviation operations (take-offs and landings) in 2000. WisDOT projections show total aviation operations increasing at RHI to 44,040 by 2010, and 45,740 by 2020; an 8 percent increase from 2000.

6. WATER TRANSPORTATION

There are 5 boat launches on waterbodies within Lynne for recreational enjoyment. Muskellunge Lake, Willow River, and Pier Lake all have launches. No water trails have been designated at this time. No harbors or ports exist within Oneida County.

7. RECREATIONAL VEHICLES

Extensive through routes for ATVs and snowmobiles are designated in Lynne. These trails support tourists' and residents' desires to enjoy the Northwoods. Active ATV and snowmobile clubs exist within Lynne for trail maintenance and outdoor enjoyment. See the Transportation map for the identified trails and roads.

C. PROGRAMS

Below is a listing of programs that may be of assistance to the Town with regard to the development of the local transportation system. 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 Lynne 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 Rhineland or on the Internet at www.dot.wisconsin.gov/localgov/index.htm.

D. GOAL, OBJECTIVES, AND POLICIES

Goals:

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

Objectives:

1. Avoid allowing land uses that generate heavy traffic on local roads that have not been constructed or upgraded for such use.
2. Town roads must accommodate access requirements for emergency services (fire, EMS, ambulance, etc.) as well as school bus and snowplows, while still maintaining road aesthetics.

Policies:

1. Update street signage to improve visibility for all Town residents.
2. Space roadway access along the existing Town road network to increase safety and better preserve capacity.
3. Consider connecting adjacent properties with road connections when reviewing development plans and proposals, then add those connections to the official Town map if those connections are Town roads.

CHAPTER 6: ECONOMIC DEVELOPMENT

This is the sixth chapter of the nine chapter Town of Lynne Comprehensive Plan. It is based on the statutory requirement for a compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion of the economic base and quality employment opportunities in the Town. As required by the state's comprehensive planning law [§66.1001 (2)(f) Wis. Stats.], this chapter 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 ANALYSIS OF LOCAL CONDITIONS

1. Labor Force

According to the Census, the civilian labor force (population 16 and over) living in the Town of Lynne was approximately 72 workers in 2000. Of these, 3 were unemployed for an unemployment rate of 4.2%. The unemployment rate for the County was 6.1% in 2000. Lynne's 1990 unemployment rate was 8.1%. The 2007 County unemployment rate was about 6.0%.

2. Economic Base Analysis

Geographically, the land within the Town is overwhelmingly dedicated to the forestry sector. Over 57% of the land in the Town of Lynne is forested. See the Agricultural, Natural and Cultural Resources and Land Use chapters of this plan for more on the forest cover of the community.

There was a minor occupation shift of Lynne residents from 1990 to 2000 as shown in TABLE 9. The number of residents in the *Construction, extraction, & maintenance* occupation increased by 14 people (350%), and the *Production, transportation, & material moving* occupation lost 7 people (-50%); and Oneida County figures have the same trends as Town figures in TABLE 15 for these two occupations.

Two leading industry sectors in the Town are: *Construction*; and *Arts, entertainment, recreation, accommodation, and food service*; employing 14 people each in 2000. Both of those industries also had the most increase from 1990 to 2000. TABLE 16 also shows 5 industries that declined to zero in 2000, or didn't have any workers from Lynne in them in 1990.

These figures in TABLES 15 & 16 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 Lynne 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 Lynne for work. Many (29%) of these workers actually represent residents of the town working at jobs within the Town. The others travel to jobs within Lynne from other towns in Oneida County (37%) and other towns in Price and Lincoln Counties (34%).

	Town of Lynne		Oneida County	
	1990	2000	1990	2000
Management, professional & related	7	15	3,791	5,117
Service	8	12	2,294	2,747
Sales & office	19	17	3,443	4,465
Farming Fishing & Forestry	5	--	410	268
Construction, extraction & maintenance	4	18	495	1,998
Production, transportation & material moving	14	7	3,352	2,604

Source: U.S. Census Bureau

	Town of Lynne		Oneida County	
	1990	2000	1990	2000
Ag., Forestry, Fishing, Hunting & Mining	0	5	422	526
Construction	5	14	1,013	1,455
Manufacturing	14	6	2,265	2,080
Wholesale Trade	3	--	320	425
Retail Trade	9	6	3,064	2,815
Transportation, Warehousing & Utilities	8	--	768	689
Information	N/A	--	N/A	434
Finance, Insurance, Real Estate & Leasing	3	--	566	636
Professional, Scientific, Management, Administrative & Waste Mgmt Services	0	--	1,089	898
Education, Health and Social Services	12	12	2,860	3,953
Arts, Entertainment, Recreation, Accommodation and Food Services	1	14	136	1,694
Public Administration	2	4	715	861
Other Services	0	8	740	733

Source: U.S. Census Bureau

3. 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's main strength that may be helpful in attracting or retaining business and industry is the forested lands available for timber harvest and outdoor recreation. Tourism in Lynne includes ATV and snowmobile trail use, hunting, and fishing. Many small businesses depend on this recreation for a large part of their business. The Willow Flowage is also a strength in attracting tourists who wish to recreate on that waterbody.

Some weaknesses in attracting or retaining business and industry only relate to industries that manufacture or assemble items. No utilities provide sewer, water, natural gas, or 3-phase power within Town. Rail access exists in the southern part of town, where broadband internet access is just becoming available.

Many sections of land in town are owned by the County as part of the Lynne-Little Rice County Forest Block. These public lands limit the area available for development.

There are no sites that were environmentally contaminated.

B. 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:

1. 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.

2. 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.

3. Regional

North Central Wisconsin Development Corporation: The North Central Wisconsin Development Corporation (NCWDC) manages two revolving loan funds designed to address a gap in private capital markets for long-term, fixed-rate, low down payment, low interest financing. The fund is targeted to businesses in the ten county region.

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.

4. State

Rural Economic Development Program: This program administrated 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, ad 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.

5. 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.

C. GOALS, OBJECTIVES, & POLICIES

Although the Town of Lynne 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 led to the establishment of the following economic development policy statement:

Goal:

- 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.
4. Review costs and benefits of a proposed development project prior to approval.

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 promote economic development within the county.
3. Commercial and industrial development should be directed to designated planned areas consistent with the Future Land Use Map.
4. Intensive industrial uses should be steered to areas that have the service capability to support that development.

**CHAPTER 7:
LAND USE**

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

A. EXISTING LAND USE INVENTORY

Current land use activity (See Generalized Land Use Map) in the Town is characterized mainly by large blocks of county forestland. Residential development generally exists along and within a couple miles of USH 8 in the southern part of Lynne, and along the lakeshores of Willow and Pier Lakes in the northern part of Lynne.

Table 17 presents the current breakdown of land use types within the Town in 2009. The majority of the Town is woodlands that cover about 44,560 acres or 96% of the Town. Water covers about 2% of the Town. The next most significant land use types are residential, which covers less than 1% of the Town with 240 acres, and the road network (transportation) also covering less than 1% of the Town with 217 acres. The other land uses combined use less than 1% of the total land area.

Table 17: EXISTING LAND USE, 2009 Town of Lynne		
Land Use	Acres	Percent
Agriculture	89.1	0.19%
Commercial	11.9	0.03%
Government/Institution	10.4	0.02%
Industrial	2.2	0.005%
Open Land	257.6	0.56%
Outdoor Recreation	7.0	0.02%
Residential	239.3	0.52%
Transportation	216.9	0.47%
Water	999.5	2.15%
Woodlands	44,556.7	96.05%
Total	46,390.6	100%

Source: NCWRPC

B. LAND USE TRENDS

1. Land Supply

As shown by the existing land use inventory in Table 17, the majority of the Town is forestland that is maintained as county forest, which cannot be taken out of forestry for development purposes. Much of the remaining undeveloped area is privately owned forestlands, with some agricultural and open lands.

Even under a rapid growth scenario, the supply of land in the Town of Lynne is more than sufficient to accommodate projected demand over the next 20 years for all use categories, which are described below in Land Demand.

2. Land Demand

Residential:

The overall Town resident demand for housing land in the Town of Lynne results from a projected increase of 12 households (2000–2025). This does not account for seasonal home development. TABLE 17 shows projected residential land demand based on household projections for the Town and a two-acre average lot size. Although some of the development will occur on larger or smaller parcels, this is more difficult to predict, and our projection becomes a conservative scenario. Thus, an average of 5 acres of residential land is expected to be added in the Town every 5 years to accommodate anticipated population growth by the year 2025.

About 9 of the 12 new housing units will probably be built as single-family houses, since 80.7% of all housing stock in Town is single-family dwellings, as shown in the Housing chapter. About 3 (16.9%) of the 12 new housing units may exist as mobile homes.

Seasonal use of the housing in Lynne comprises of about 68% of all the housing units. Although existing seasonal homes are being converted to full-time permanent residences, it is assumed for planning purposes that new seasonal units will retain the same percentage of housing in Lynne (68%) over the lifespan of this plan. Therefore, an additional 5 seasonal homes are projected to be built from 2000 through 2025. These units would consume an average of about 2 acres every five years.

Industrial, and Commercial:

Commercial and industrial development is subject to market forces and difficult to predict. Interest in the Lynne mineral deposit, that is mainly under county forest lands, has sparked interest from a mining company again in 2009. This mineral deposit was originally considered in 1990. Now, Oneida County has a mining ordinance to use when considering whether to allow the mine to operate, and possibly would also consider withdrawing those lands from the county forest. If the mine is approved, then hundreds of acres could become classified as industrial by 2030, and additional commercial establishments may exist to serve the new workforce.

There has not been an increase in commercial, or industrial development in the Town over the last two decades. Therefore, maintaining the current level of commercial, and industrial land is projected to continue through 2030. Table 18 shows the projected commercial, and industrial land uses in 5-year increments.

Agricultural:

Agricultural land in Lynne that is actively farmed has declined since 1990. The *Wisconsin Land Use Databook, 1999*, lists 328 acres of agriculture in 1990, with a slight decrease to 324 acres in 1997. An NCWRPC GIS analysis in Table 17 shows that there were 89 acres of agricultural land in 2009, with an additional 258 acres listed as open lands. These 258 acres may once have been agricultural lands, which are now fallow. Since there was a 73% decline in agricultural land from 1990 to 2009, there is no projected increase in agricultural land through 2030. Table 18 shows the projected agricultural land uses in 5-year increments. See the Natural Resources chapter in this Plan for more agricultural statistics.

	2010	2015	2020	2025	2030*
Residential Acreage	240	247	254	261	268
Commercial Acreage	12	12	12	12	12
Industrial Acreage	2	2	2	2	2
Agricultural Acreage	90	90	90	90	90

Source: NCWRPC

*Extension of 2000-2025 trend.

3. Land Values

Overall equalized land values in the Town have increased more than 205 percent over the last eight years; however, not all categories of land increased. These are prices for land only in each category. Agriculture land dropped in value, because Agricultural Forest land was removed from this category in 2004. Residential property values increased by about 267 percent, while Other decreased 100 percent. See Table 19, Equalized Land Values, below.

Type of Property	2000	2008	% Change
Residential	2,785,500	10,217,800	266.8
Commercial	146,400	446,100	204.7
Manufacturing	0	0	---
Agricultural	55,900	12,200	-78.2
Undeveloped	298,000	311,200	4.4
Ag. Forest	0	54,000	---
Forest	2,269,800	6,938,500	205.7
Other	8,000	0	-100.0
Total Value	5,563,600	17,979,800	223.2

Source: WI DOR, 2000 & 2008

4. Opportunities for Redevelopment

There are no properties in the Town that had environmental contamination on them, so there is no redevelopment opportunity related to those properties. See the Natural, Agricultural, and Cultural Resources chapter for more details.

Quarries have approved reclamation plans on file with the county as part of the permitting process. The existing quarries within the Town have a number of years of life left. Abandoned non-metallic mines were closed before reclamation regulations existed, and the Town sees no need for redevelopment of those areas beyond continuing to allow them to revert to nature.

5.) Existing and Potential Land Use Conflicts

An area of concern is the clear cutting of large forested tracts for timber or pulpwood without a vegetative barrier next to the main roads in town. Seeing a vast opening through a small opening in vegetation may be scenic to tourists, but driving for half a mile with no trees around may drive away tourists.

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

C. PROGRAMS

A number of different programs directly and indirectly affect land use within the Town. The principle land use programs include the Oneida County Zoning and Land Division ordinances. The Town of Lynne also has a number of other ordinances contained within its municipal code. Official mapping authority is available but not widely used. See the Implementation Chapter of this Plan for more on these ordinances.

D. FUTURE LAND USE 2010-2030

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

Town of Lynne Plan Commission members participated in a mapping exercise with NCWRPC staff to identify the desired future land uses by using the Land Use Map Classifications as described below. Town Plan Commission members used their broad knowledge of the Town to draw shapes on a copy of the Future Land Use Map from the 1999 Town of Lynne Land Use Plan to revise the future land uses. The goal was to produce a Future Land Use Map for

residents to review that will guide the Town's growth through 2030. See the Future Land Use map.

Existing & Future Land Use Map Classifications:

Land use classifications are groups of land uses that are compatible, and that separate conflicting uses. The classifications are not zoning districts and do not have the authority of zoning, but are intended for use as a guide and the Future Land Use Map must be consistent (§66.1001(3) WI Stats.) with land use and zoning decisions.

The Existing Land Use Map shows what existed in 2009. The Future Land Use Map is intended for use as a guide when making land use and zoning decisions from the time this Plan is adopted through 2030.

1. Agriculture

Lands that are managed to produce crops or raise livestock.

2. Commercial

Identifies areas that sell goods or services to the general public; such as gas stations, stores, restaurants, professional services, hotels, campgrounds, and car dealerships. Higher density residential development is also allowed here, along with some storage facilities.

3. Cranberry Bog (Existing Land Use only)

Land that cranberries grow on, and are flooded for harvest. On the Future Land Use Map, this classification is shown as Agriculture.

4. Governmental/Institutional

Identifies areas where the main purpose of use is for public good facilities, for example: utilities, community non-profit facilities, schools, churches, and governmental buildings.

5. Industrial

Identifies areas that produce goods or services for distribution to commercial outlets, for example: manufacturers and wholesale distributors. Any uses that directly relate to trucking or mining operations are also located in industrial areas.

6. Open Lands (Existing Land Use only)

Contains sensitive environmental areas, such as 100-year floodplains as defined by the Federal Emergency Management Agency, DNR wetlands, steep slopes of 12 percent or greater. This area could include endangered species habitat or other significant features or areas identified by the Town, including cultural area.

7. Preservation & Open Space (Future Land Use only)

Contains wetlands that are within the shoreland zoning areas.

8. Outdoor Recreation (Existing Land Use only)

Land that is or could become parks or trails. Ball fields, outdoor amphitheaters, and waysides are all included in this designation.

9. Residential

Identifies areas of residential development typically consisting of smaller lot sizes that may be served by municipal water and sewer systems, even if a municipal system is not planned.

10. Rural Residential

Identifies areas that are recommended for less dense residential development, consisting of larger minimum lot sizes than the Residential category. This Rural Residential area will also allow a mixture of residential uses, and provide a transition from more dense development to the rural natural areas.

11. Transportation

Identifies the existing road network along with the recommendations for improved and safe traffic movement in the town, including airports and rail facilities. This classification also includes trails with a permanent right-of-way, like rails-to-trails facilities.

12. Woodlands

Areas of land that are covered with trees and hardly any grass. Single family houses, and hunting shacks may exist in this area on large lots. DNR wetlands that contain many trees, and campgrounds may also exist in this area.

Insert Map 4 – Existing Land Use

Insert Map 5 – Future Land Use

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E. GOALS, OBJECTIVES, AND POLICIES

To address competing development concerns, a natural resource based land management set of goals, objectives, and policies was created.

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

1. The Town will maintain a long-range Comprehensive Plan, which will serve as a guide for future land use and zoning decisions. New development will be permitted based on consideration of this Plan, as well as other Town, County, and state plans and regulations.
2. Land uses should be planned so that development occurs in an orderly manner and land use conflicts are avoided.
3. New development should not adversely the property value or livability of neighboring properties.
7. Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.

Policies:

4. Cluster future commercial development in planned development districts rather than extended in a strip along the major highway corridors
5. Encourage industry and non-retail commercial development to locate in a business park setting outside of Lynne, where municipal services can be provided.
6. Promote the redevelopment of lands along exiting roads in town
8. Provide adequate infrastructure (i.e. roads) and public services (ie. fire and rescue) and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses compatible in Lynne.
9. Balance individual property rights with community interests and goals.
10. Encourage site designs of development proposals to preserve or enhance the rustic, and rural nature of the community.

GOAL 2

Promote and regulate development to preserve the rural, and natural character of the Town; and minimizes groundwater impacts from on-site septic systems, and other sources.

Objectives:

1. New development should not negatively impact the natural environment or existing property values.
2. 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, highway access problems, or incompatibility with neighboring uses

Policies:

1. All residential development should be set back from the roads and buffered by either natural vegetation or evergreen plantings.
2. 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 should be planned as a buffer between single-family and forestry or agricultural. Landscape buffers should also be used, especially where use-buffers are unfeasible.
3. Require that timber harvests appear like natural disturbances, with a jagged harvest pattern and vegetative screen, between the harvest area and Willow Road.
4. Continue to allow current and new residential development along lakefronts.

**CHAPTER 8:
INTERGOVERNMENTAL COOPERATION**

This is the eighth of nine chapters of the Town of Lynne Comprehensive Plan. This chapter 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 Lynne 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 RELATIONSHIPS, PLANS AND AGREEMENTS

1. SCHOOL DISTRICTS

The Town of Lynne is in the Prentice school district. Prentice Elementary and Prentice High School are both in Prentice.

The Nicolet Technical College district includes the Town of Lynne, and has its Lakeland Campus located in the nearby Town of Minocqua.

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 Lynne is bordered by the towns of Minocqua, and Little Rice in Oneida County; and the towns of Emery, Hackett, Knox, Somo, and Wilson in Lincoln County.

The Town Fire Department (Willow Region Fire Rescue) has mutual aid agreements with all surrounding departments.

b.) Oneida County

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

The County Highway Department maintains and plows USH 8 within the Town. The Town’s ambulance coverage is provided by the County, as well. The Sheriff manages the 911-dispatch center, not only for ambulance but also for dispatching the Town Fire Department, EMS and Sheriff. County departments administer 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 includes 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 the 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 Lynne 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.

4. STATE AND FEDERAL GOVERNMENT

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

The Wisconsin Department of Natural Resources takes a lead role in wildlife protection and sustainable management of woodlands, wetland, and other wildlife habitat areas, while Wisconsin Department Of Transportation is responsible for the planning and development of state highways, railways, airports, and other transportation systems. State agencies make a number of grant and aid programs available to local units of government like the Town of

Lynne. 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 (WISLR).

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.

B. EXISTING OR POTENTIAL INTERGOVERNMENTAL CONFLICTS

The following intergovernmental conflicts were identified in Lynne:

- ✓ County Zoning administration.

The following potential intergovernmental conflicts may arise in Lynne:

- ✓ County Forest allowance of a metallic mine within Lynne.

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.

C. 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, and 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 "well 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 region.

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

D. GOALS, OBJECTIVES, AND POLICIES

Goal

- Seek mutually beneficial cooperation with all levels of government.

Objective

- Consider ways to share services with neighboring towns and the County to provide more efficient service or public utilities.

Policies

1. Investigate cost sharing or contracting with neighboring towns and the County to provide more efficient service or public utilities.
2. Work with Oneida County on the development of countywide planning efforts.
3. Identify alternative solutions to existing or potential land use, administration or policy conflicts that may hinder intergovernmental cooperation.

**CHAPTER 9:
IMPLEMENTATION**

This is the ninth and final chapter of the Town of Lynne Comprehensive Plan. It is based on the statutory requirement for a compilation programs and specific actions to be completed in a stated sequence. As required by the state's comprehensive planning law [s.66.1001 (2)(i) Wis. Stats.], this element describes how each of each of the elements of the comprehensive plan, including a process for updating the comprehensive plan.

A. RECOMMENDATIONS TO IMPLEMENT 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 Lynne. 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 incumbent upon the Town Board that once the Plan is approved, it will be used to guide decisions that affect development in the Town.

The Town of Lynne Plan Commission is to review the Plan’s effectiveness on an annual basis, and make a comprehensive review of the Plan every five years.

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 Lynne 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 Lynne 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.

Also recommended is that a standard form be used for recording Plan Commission zoning recommendations to the Town Board and Town Board zoning recommendations to the County, including all reasons for the recommendation and each member's vote on the matter, and that it be attached to the original zoning petition and also copied for Plan Commission records.

Also recommended is that for 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: TOWN ROAD IMPROVEMENT PROGRAM

a. Enhance procedures for review / acceptance of new Town Roads

The Plan Commission should be delegated the responsibility for review of development proposals involving creation / dedication of new Town roads including follow-up inspection prior to acceptance. This will improve consistency in the process and ensure that all Town roads meet state standards required for eligibility to receive road aids.

It is recommended that the Town develop and adopt a land division ordinance as one tool to facilitate this goal. A land division ordinance would reinforce the guidelines within the Town's Road Ordinance as to what standards a Town road must be built to. In addition, a land division ordinance would have secondary benefits in providing the Town with more say in how land is developed within the Town. The ordinance would be administered by the Plan Commission, however, the Town Board would have final say in all decisions.

b. Town Road Improvement Program

The Town should undertake the development of a Town Road Improvement Plan (TRIP) to formalize the process of determining annual road improvements and establishing budget levels to meet needs. It is recommended that the Town more aggressively pursue Town Road Improvement Program (TRIP & TRIP-D) grants from Wisconsin Department of Transportation to help upgrade the Town road system.

RECOMMENDATION 3: INTERGOVERNMENTAL COOPERATION

The Town of Lynne will cooperate with neighboring communities and other units of government to 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 develop and implement countywide plans.
- ✓ Continue to build on the initial framework established in the Intergovernmental Cooperation Chapter of this Plan.

RECOMMENDATION 4: INFORMATION AND EDUCATION

Copies of this Plan should be made available to the public and all materials, maps, programs and information mentioned in the Plan should be assembled and displayed at the Town Hall, available 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 found to be inconsistent with the goals and policies of this Plan, then the following options are to be considered:

- ✓ Appropriate revision should be made to bring decision-making back in line with Plan goals and policies;
- ✓ The goals and policies themselves should be reviewed to ensure they are still relevant and worthwhile; and
- ✓ New implementation tools such as a local land division ordinance or building permit/site plan ordinance should consider gaining more control over land use decisions.

Although a comprehensive plan review every 10 years is required by the Comprehensive Planning Law (§66.1001 Wis. Stats.), it is recommended here that a comprehensive review of this Plan by the Town Plan Commission should take place every 5 years, and that statistical information should be updated when available. 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 (§66.1001 Wis. Stats.) 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 Town Plan Commission or the Town Board and may result from a regular review or a request from a resident.

The Town 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.

If an amendment is approved by resolution to the Town Board, then the 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 mines within the Town.

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

Any approved changes are sent to:

- The school district, and the technical college district that serve the Town;
- All adjacent town clerks;
- Clerks of Price, Lincoln, and Oneida counties;
- The local library;
- North Central Wisconsin Regional Planning Commission; and
- 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 Lynne Comprehensive Plan simultaneously has ensured that there are no known inconsistencies between the different chapters of the Plan.

ATTACHMENT
Public Participation Plan

TOWN OF LYNNE

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, Town 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 Wis. Stats.). As the planning process develops, it should be expected that deviations from the plan might occur.

II. Objectives

The following is a list of objectives for the Public Participation Plan:

- Notify town residents, land owners, and other interested parties of the importance of participating in creating the Town Comprehensive Plan.
- Provide the public with opportunities to share their input with the Town Plan Commission and Town Board.
- Allow public access to all Town Comprehensive Plan chapters and maps created throughout the planning process on a web page available on the Internet.
- Request input from residents and land owners to represent the broadest range of perspectives and interests in the community as possible.
- Solicit public comment through a variety of means (i.e. through a web page on the Internet, printed notes in Town mailings, and orally), and in such a way that it may be carefully considered and incorporated into the comprehensive planning process.
- The process of public involvement shall strengthen 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 Town's comprehensive planning process will incorporate the following:

1. All meetings for the comprehensive planning process will be posted by the Town, and will be open to the public.
2. NCWRPC will create and maintain a web page on the Internet for the Town Comprehensive Plan. All chapters and maps created will be posted to this web page throughout the planning process.
3. Comprehensive plan meeting handouts will be maintained by the Town, and available for review by the public at the town hall.
4. When the draft comprehensive plan is prepared, it will be available at the town hall, the library, and on the Town Comprehensive Plan web page.
5. NCWRPC will distribute the draft Town Comprehensive Plan to all surrounding communities and the County after the Town Plan Commission adopts a resolution in favor of the Town Comprehensive Plan.
6. Town board will hold a public hearing on the Town Comprehensive Plan after the Town Plan Commission recommends adoption of the Town Comprehensive Plan.

TOWN OF LYNNE

RESOLUTION # 2009-001

For Adoption of a Public Participation Plan

WHEREAS, the Town of Lynne 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 Lynne to approve a process to involve the public in the planning process; and

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

ADOPTED on the 10th day of March.

ATTEST: Mary Krueger
Mary Krueger, Clerk/Treasurer

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

ATTEST: Duane W. Means
Duane Means, Chairperson