

TOWN OF MINOCQUA COMPREHENSIVE PLAN



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

TOWN OF MINOCQUA

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This plan was prepared as part of the Oneida County Comprehensive Plan process under the direction of the Town of Minocqua Plan Commission by the North Central Wisconsin Regional Planning Commission. For more information contact:

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

Insert Map 1 Location

CHAPTER 1: ISSUES AND OPPORTUNITIES

Introduction

The Town of Minocqua is a large township, nearly five standard townships in area. The Town occupies the northwest corner of Oneida County, Wisconsin. The City of Rhinelander lies southeast of the Town. The Town of Minocqua is bordered by the towns of Woodruff, Hazelhurst, Little Rice and Lynne in Oneida County; Emery and Fifield in Price County; and Lac du Flambeau in Vilas County. It is one of twenty towns in the County. See the locational reference map on page 1.

The Planning Process

The Town of Minocqua participated in the Oneida County Comprehensive Plan development program with the North Central Wisconsin Regional Planning Commission to develop plan documents and facilitate the process in preparing a comprehensive plan for the Town.

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

Purpose of the Plan

The purpose of this plan is to comply with the State of Wisconsin Comprehensive Planning Law, Statute 66.1001. This plan addresses the elements and factors spelled out in the "definition" of a comprehensive plan under the statute.

This plan is intended to be a guide for the future development of the Town not only for the Town of Minocqua as a town comprehensive plan but also for Oneida County as part of the Oneida County Comprehensive Plan.

A. BACKGROUND INFORMATION

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

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

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.

1. POPULATION TRENDS AND FORECASTS

In 2000, 4,859 people lived in Minocqua. Between the 1990 and the 2000 Censuses, the Town of Minocqua’s population increased by 39.4%, see TABLE 1. Both the county and the state grew slower than Minocqua, with growth rates of 16.1 and 9.6 percents respectively. Minocqua added 1,688 people from 1990 to 2005. According to the 2007 population estimate of 5,298 people living in Minocqua, another 439 people were added since the 2000 Census.

TABLE 1 displays the total population for the Town of Minocqua, the neighboring towns, the county, and the state. Although Minocqua has grown faster than the county and the state, towns surrounding Minocqua have grown at very different rates. The Town of Emery had almost no growth from 1990 to 2005 (0.6%); Fifield grew by 15.1%. The remaining towns all grew faster than 25% from 1990-2005; see TABLE 1.

	1990	2000	Estimate 2005	% Change 1990-00	% Change 2000-05	% Change 1990-05
Town of Minocqua	3,486	4,859	5,174	39.4%	6.5%	48.4%
Town of Lac du Flambeau, Vilas Co.	2,433	3,004	3,156	23.5%	5.1%	29.7%
Town of Woodruff	1,634	1,982	2,063	21.3%	4.1%	26.3%
Town of Hazelhurst	927	1,267	1,361	36.7%	7.4%	46.8%
Town of Arbor Vitae	2,531	3,153	3,284	24.6%	4.2%	29.8%
Town of Lake Tomahawk	851	1,160	1,201	36.3%	3.5%	41.1%
Town of Little Rice	196	314	319	60.2%	1.6%	62.8%
Town of Lynne	157	210	209	33.8%	-0.5%	33.1%
Town of Emery, Price Co.	322	325	324	0.9%	-0.3%	0.6%
Town of Fifield, Price Co.	863	989	993	14.6%	0.4%	15.1%
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
Town of Minocqua	5,174	5,484	5,752	5,985	6,209
Town of Lac du Flambeau, Vilas Co.	3,156	3,181	3,228	3,244	3,264
Town of Woodruff	2,063	2,137	2,201	2,254	2,306
Town of Hazelhurst	1,361	1,445	1,521	1,588	1,652
Town of Arbor Vitae	3,293	3,399	3,535	3,660	3,760
Town of Lake Tomahawk	1,203	1,255	1,314	1,370	1,420
Town of Little Rice	319	368	391	412	431
Town of Lynne	209	214	215	215	215
Town of Emery, Price Co.	324	328	328	328	323
Town of Fifield, Price Co.	993	1,051	1,079	1,104	1,114
Oneida County	38,073	38,284	38,846	39,254	39,674
Wisconsin	5,580,757	5,751,470	5,931,386	6,110,878	6,274,867

Source: WDOA Demographic Services Center

Population projections in TABLE 2 show the Towns of Minocqua and Hazelhurst both growing by about 20 percent each over the next 20-year period (2005-2025). Little Rice is projected to have about 35 percent total growth over the next 20 years. Cassian is projected to have 18 percent growth; Lake Tomahawk is projected to grow by almost 15 percent; Woodruff is projected to grow by almost 12 percent; Lac du Flambeau (Vilas County) is projected to grow by 3.4 percent; Lynne is projected to grow by almost 3 percent, but Emery (Price county) is projected to decline 0.3 percent from 2005-2025. Oneida County is projected to have a 4.2 percent growth rate.

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 4,859 (year 2000) residents of the Town of Minocqua formed 2,189 households. Total households are projected to increase by 906 to total 3,095 households in 2025, see TABLE 3. This reflects the population growth projected in TABLE 2. Average household size in Minocqua was 2.31 people in 1990, and 2.22 people in 2000. TABLE 3 reflects an overall trend of fewer people per household, and projected population changes. Little Rice and Lynne's average household size increased from 1990 to 2000.

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

Table 3: Households

	Total 2000	Projection 2005	Projection 2010	Projection 2015	Projection 2020	Projection 2025
Town of Minocqua	2,189	2,385	2,606	2,801	2,960	3,095
Town of Lac du Flambeau, Vilas Co.	1,093	1,149	1,218	1,266	1,294	1,317
Town of Woodruff	866	920	981	1,035	1,076	1,108
Town of Hazelhurst	528	579	636	685	727	762
Town of Arbor Vitae	1,373	1,451	1,543	1,613	1,655	1,689
Town of Lake Tomahawk	475	505	539	568	593	611
Town of Little Rice	138	153	171	186	199	210
Town of Lynne	92	95	99	102	103	104
Town of Emery, Price Co.	125	128	134	138	142	142
Town of Fifield, Price Co.	436	460	492	520	545	559
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 Minocqua's population was 43 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 Minocqua had a lower proportion of population (15.9%) in school (5-17 age class) than the County (17.4%), and the State (19.0%). Minocqua's older population (65+ age class) percentage of 21.6 is higher than both the County (18.1%), and the State (13.3%).

By 2000, the median age of Minocqua's population had advanced by 4.1 years to 47.1; which is more than the County (3.7 years) and State (3.1 years). The Town's median age is much higher than the State's. All of the surrounding towns except Lac du Flambeau have much higher median ages than the State. The Town of Minocqua's school age population (5-17 age class) declined slightly to 15.4 percent in 2000. This is still a 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. Minocqua's older population (65+ age class) percentage of 24.5 is also still much higher than both the County, which rose slightly (18.7%), and the State, which stayed almost even (13.1%).

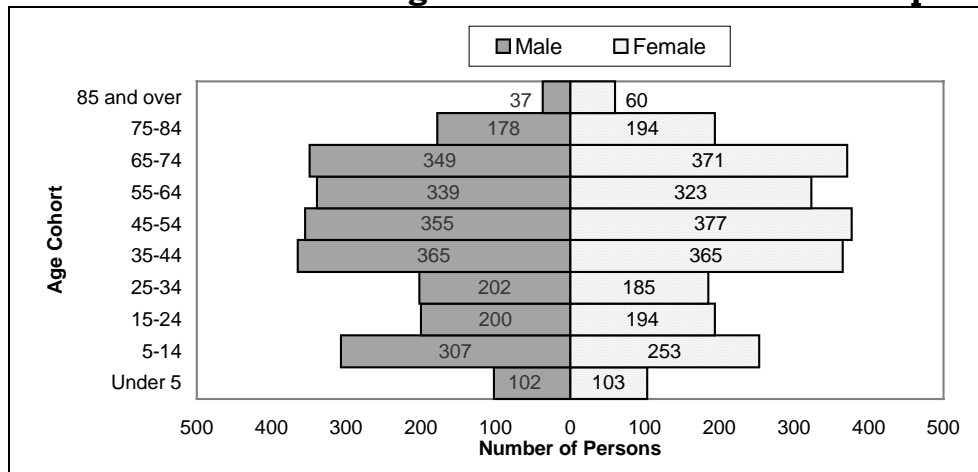
Table 4: Age Distribution 1990 to 2000

		Percent of Population				Median Age
		<5	5-17	18-64	65+	
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 Lac du Flambeau, Vilas Co.	1990	9.3%	18.7%	54.6%	17.4%	35.4
	2000	7.1%	22.7%	53.4%	16.8%	37.3
Town of Woodruff	1990	5.3%	15.4%	52.6%	26.6%	42.8
	2000	5.4%	16.4%	54.0%	24.2%	45.1
Town of Hazelhurst	1990	6.5%	18.7%	58.3%	16.6%	39.1
	2000	3.6%	17.4%	61.3%	17.7%	45.7
Town of Arbor Vitae	1990	5.8%	16.0%	55.3%	23.0%	41.6
	2000	4.1%	16.7%	57.5%	21.7%	43.9
Town of Lake Tomahawk	1990	4.9%	16.8%	60.4%	17.9%	38.3
	2000	2.6%	14.0%	63.4%	20.0%	42.8
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 Lynne	1990	3.2%	12.7%	59.9%	24.2%	51
	2000	4.8%	11.9%	57.6%	25.7%	46.4
Town of Fifield, Price Co.	1990	7.6%	15.9%	59.1%	17.4%	38.7
	2000	3.3%	17.6%	61.6%	17.5%	44.4
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

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

FIGURE 1 2000 Age Cohorts for Town of Minocqua



Source: U.S. Census Bureau

The Town of Minocqua population pyramid, in FIGURE 1, shows a population heavily skewed toward the older age groups, but a large population aged 5-14 years also exists. The almost even number of residents in each age cohort from 35-74 years shows that people of these ages are entering Minocqua to live, which is no surprise with the predominance of retirees and recreational housing within the town. Over a third of all households have someone over 65, and 23.3 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 45.8 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 Minocqua have converted such seasonal dwellings to year-round homes and are now full-time residents.

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, 79.9% of the Town of Minocqua'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 increased to 87.6% in the Town, and also rose in both the County at 85.1% and the State at 85.1%. See TABLE 5 for details.

The number of residents in Town who are 25 and older and have four or more years of college has increased in Town from 477 people in 1990 to 1,000 in year 2000. Both the County and the State also rose from 1990 to 2000 at a slower rate than the Town; see TABLE 5.

	Town of Minocqua		Oneida County		State of Wisconsin	
	1990	2000	1990	2000	1990	2000
Less than 9 th Grade	201	79	2,167	1,160	294,862	186,125
9-12 Grade / No Diploma	317	375	2,796	2,791	367,210	332,292
High School Diploma	908	1,076	8,379	9,648	1,147,697	1,201,813
College / No Degree	530	846	3,952	5,733	515,310	715,664
Associate Degree	148	295	1,558	1,837	220,177	260,711
Bachelor Degree	335	612	2,199	3,444	375,603	530,268
Graduate/Professional Degree	142	388	1,102	1,836	173,367	249,005
Total Persons 25 & Over	2,581	3,671	22,153	26,449	3,094,226	3,475,878
Percent high school graduate or higher	79.9%	87.6%	77.6%	85.1%	78.6%	85.1%
Percent with bachelors degree or higher	18.5%	27.2%	14.9%	20.0%	17.7%	22.4%

Source: U.S. Census Bureau

5. INCOME LEVELS

In 1990, the median household income for the Town was 0.9% lower than the County, and about 24% lower than the State. On a per capita basis, the income of Minocqua's residents was 9.4% higher than that of the County, and about 3% lower than the State in 1990.

Between 1990 and 2000, Town of Minocqua's median household income expanded 70.3%, and in 2000 is higher than the County by 20.8%. On a per capita basis, Minocqua 's income grew 89.6%, surpassed the County by 19.3%, and surpassed the State by 13% in 2000, see TABLE 6.

	1990			2000		
	Town of Minocqua	Oneida County	State of Wisconsin	Town of Minocqua	Oneida County	State of Wisconsin
Median Household Income	\$23,681	\$23,901	\$29,442	\$40,333	\$37,619	\$43,791
Per Capita Income	\$12,900	\$11,681	\$13,276	\$24,461	\$19,746	\$21,271

Source: U.S. Census Bureau

6. EMPLOYMENT CHARACTERISTICS, TRENDS AND FORECASTS

According to the 2000 Census, the population aged 16 years and older was 4,030, and 1,672 of these people were not in the labor force. The civilian labor force (population 16 and over) living in Minocqua was 2,358 people in 2000, with 152 people unemployed for an unemployment rate of 6.4%. The unemployment rate for the County was 6.1% in 2000.

The primary occupation of Minocqua residents in the labor force in both 1990 and 2000 was *Management, professional, & related*; see TABLE 7.

	Town of Minocqua		Oneida County	
	1990*	2000	1990*	2000
Management, professional & related	536	809	3,791	5,117
Service	210	397	2,294	2,747
Sales & office	416	550	3,443	4,465
Farming Fishing & Forestry	60	11	410	268
Construction, extraction & maintenance	26	239	495	1,998
Production, transportation & material moving	118	200	3,352	2,604

Source: U.S. Census Bureau

*Adjusted for differences between 1990 and 2000 Census Categories.

The leading industry sector in the Town was *Retail Trade* in 1990, but between 1990-2000 *Retail Trade* retained the same number of employees, but *Education, health, & social services* jumped to the lead by adding 50% more workers in that decade; see TABLE 8.

	Town of Minocqua		Oneida County	
	1990*	2000	1990*	2000
Ag., Forestry, Fishing, Hunting & Mining	62	25	422	526
Construction	162	159	1,013	1,455
Manufacturing	96	123	2,265	2,080
Wholesale Trade	15	39	320	425
Retail Trade	392	391	3,064	2,815
Transportation, Warehousing & Utilities	104	74	768	689
Information	N/A	60	N/A	434
Finance, Insurance, Real Estate & Leasing	78	128	566	636
Professional, Scientific, Management, Administrative & Waste Mgmt Services	150	110	1,089	898
Education, Health and Social Services	316	646	2,860	3,953
Arts, Entertainment, Recreation, Accommodation and Food Services	33	283	136	1,694
Public Administration	92	72	715	733
Other Services	82	96	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 Little Rice also followed this trend.

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 Minocqua 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 17.3% travel out of Oneida County for employment, so the Town of Minocqua can expect to take advantage of some of this projected employment.

Another way to look at future employment is to examine the labor force and unemployment rates. In 1990, the labor force in the Town was 1,658 people, with an unemployment rate of 4.4%. By 2000 there were 2,206 people employed with 6.4% 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 Minocqua can be identified:

- ✓ The Town of Minocqua is currently in a period of increasing growth.
- ✓ Household formation is driven by the decline in average household size or persons per household, and a growing retirement population.
- ✓ A shifting age structure affects a variety of services and needs within the community including transportation, housing, elderly care, and schools.
- ✓ Level of educational attainment has increased significantly.
- ✓ Median household income has grown significantly, remaining above the County as a whole but stills lags behind the overall state median.

2. PAST PLANNING EFFORTS

The Town has a history of land use planning with the most recent land use plan developed with the assistance of the NCWRPC and adopted in 2002. The

goals and objectives from this 2002 plan were incorporated into the development of goals and objectives for the various chapters of this comprehensive plan. The 2002 plan map, with subsequent updates by the Town, was used as a starting point for the development of the new plan map shown in the land use chapter of this plan.

The Town also maintains a five-year outdoor recreation plan, which was updated in 2008. Major recreation projects planned by the Town include expansion of Torpy Park, development of a community festival and sports complex and a trail loop to facilitate access to the Bearskin State Trail as an alternative to the Highway 51 corridor.

3. TOWN PLAN COMMISSION BRAINSTORMING

After reviewing the background data and previous planning efforts as presented above, the Town Plan Commission discussed various issues it felt were pertinent to the future development of the Town. These issues are as follows:

- ✓ Lack of economic growth (measured in part by secure, year-round jobs with salary and benefits).
- ✓ Deficiencies in technology infrastructure such as limited high speed and wireless Internet, gaps in cellular telephone reception and fluctuations in the power grid limit the potential for high-tech jobs and contribute to the economic growth problem.
- ✓ Strong desire to "keep things natural", reemphasize the importance of the "Northwoods Character" and "go green" by encouraging non-polluting light manufacturing, high technology businesses and other eco-friendly business (green business park concept).

Some opportunities for the Town to build on were also discussed, including: great health care facilities, schools and other quality of life factors such as low levels of crime and pollution. The Commission also noted that the Lakeland Airport is a big factor in the current and future development of the Town.

C. GOALS, OBJECTIVES, POLICIES, & PROGRAMS

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

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

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

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

CHAPTER 2: NATURAL, AGRICULTURAL AND CULTURAL RESOURCES

This chapter, the second of nine chapters of the Town of Minocqua 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. BACKGROUND

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

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

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 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.

B. INVENTORY

1. WATER RESOURCES

a. 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.

Minocqua is part of several watersheds. A jagged watershed boundary divides the Town into three parts. The northwestern part of Town lies in the Upper South Fork Flambeau River watershed. The eastern part of Town lies mainly in the Upper Tomahawk River watershed, with a notch of this part along the Lac du Flambeau border lying in the Bear River watershed. The southern part lies in the Middle Tomahawk 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 the Natural Resources Map for water bodies in the Town.

Several waterbodies within the Town are listed as Outstanding (ORW) or Exceptional (ERW) Resource Waters. ORWs include Tomahawk Lake (T39N R6E Sec 36), Willow Flowage (T38N R5E Sec 32), and the Squirrel River (T39N R5E Sec 21). ERWs include Langley Creek (T38N R5E Sec 17), Stoney Creek (T38N R4E Sec 30), and Little Willow Creek (T38N R4E Sec 30).

ORWs and 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.

Surface water resources in Oneida County are threatened by the introduction of invasive aquatic species. These species out compete native species and degrade habitats. Lake associations within the Town are putting forth significant efforts to fight existing invasives and prevent new ones from

entering (note in excess of \$350,000 in grants for these purposes). The Town of Minocqua works with the associations to care for its waters and address the invasive species problem.

b. 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 Minocqua were mapped from the WDNR Wetlands Inventory, see the Natural Resources Map.

c. 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, refer to the Natural Resources Map.

d. Groundwater & Geology

Groundwater is water that occupies 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. Yields from wells in areas of glacial outwash range from a few gallons to 2,000 gallons per minute.

Groundwater quality in Oneida County and the Town of Minocqua 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 Oneida County is "most susceptible" based upon 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.

Wellhead protection plans are developed to achieve groundwater pollution prevention measures within public water supply wellhead areas. A wellhead protection plan uses public involvement to delineate the wellhead protection area, inventory potential groundwater contamination sources, and manage the wellhead protection area. All new municipal wells are required to have a wellhead protection plan. The Lakeland Sanitary District, which provides public water supply to part of the Town of Minocqua has a wellhead protection plan in place.

2. LAND RESOURCES

a. 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 Minocqua was of mixed conifers and deciduous tree species that included white pine, red pine, beech, hemlock, yellow birch, and sugar maple.

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.

Some private woodlands in the Town 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.

b. 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 twenty-year period (1997-2017). This includes the Flambeau Mine now closed, the Crandon Project now owned by two tribes, the Lynne Project currently 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 Minocqua, as well as a few closed or inactive sites.

c. Soils & Productive Agricultural Areas

According to the *Wisconsin Land Use Databook*, the Town of Minocqua between 1991-1993 was 3.0 percent agricultural, 58.3 percent forested, and 36.0 percent wetlands. The town's total land area is 150.6 square miles. Of the total land area, 0.3 percent was used for row crops, 0.1 percent was used for foraging, and 2.6 percent was grassland.

In terms of farming trends, the town has lost 100 percent of farmland acreage on tax rolls between 1990 and 1997. According to the *Wisconsin Land Use Databook* there were no farms in 1997. Remaining agricultural activities remaining within the Town include Christmas trees, hobby farming and limited cranberry production. Prime farmland produces the highest yields with minimal inputs and results in the least damage to the environment, see the Natural Resources Map.

d. 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. The Town of Minocqua has not established a specific guideline for defining environmentally sensitive areas, however, some potentially sensitive areas are discussed below.

One type of area, which might fall under the environmentally sensitive designation, is contaminated or potentially contaminated sites in part because they may need special care or monitoring to prevent further environmental degradation or hazard to human life. The WDNR Internet database known as the Bureau of Remediation and Redevelopment Tracking System (BRRTS) lists 112 sites.

The following sites were listed as "closed" in the database, which means they were remediated to DNR standards, and are available for continued use or reuse:

- ERP Site: Concord Inn #1/Yeschek (Former), USH 51
- ERP Site: WI DOT – Squirrel Hill Radio Tower, 12 mi SW of Minocqua
- ERP Site: Rockwood Estates Property, 9021 Rockwood
- ERP Site: Minocqua Transformers Illegal Dump, 700 HWY 51 N
- ERP Site: Lakeland San Dist #1, Chicago Ave 500 Blk (reported active)

- ERP Site: Michels Mid-America Line & Cable, 8384 Driftwood Place
- ERP Site: WI DOT – No Sweat Clothing Co., 325 Oneida St/USH 51
- ERP Site: Lakeside Landing #1, 7855 Leary Rd
- ERP Site: Lingren RF Enclosures, 7352 Giles Dr.
- LUST Site: Lakeland Union High School, 8669 Old HWY 70 W
- LUST Site: Smith Bros. Marina & Ritchie Oil, 8661 HWY 51 N
- LUST Site: T & T Service, 206 S. Oneida St.
- LUST Site: Zenker Oil Bulk Plt, 7950 HWY 51 S.
- LUST Site: Lakeview South Motel, 8280 HWY 51 S
- LUST Site: Park St. Boat Landing, 453 Park St.
- LUST Site: Kens Marine, 9724 HWY 70 W
- LUST Site: Bosackis, 305 Oneida St.
- LUST Site: Cedar Falls Comp Resort, 6035 Cedar Falls Rd.
- LUST Site: Minocqua Country Club, 9299 Country Club Rd.
- LUST Site: Rockwood Estates, 9021 Rockwood
- LUST Site: Lakeside Landing Site #2, 7855 Leary Rd.
- LUST Site: Minocqua Sports Rental, 9568 HWY 70 W.
- LUST Site: Clark Oil Station, 8752 HWY 51 N.

LUST sites have contaminated soil and/or groundwater with petroleum, which includes toxic and cancer causing substances. ERP sites are sites other than LUSTs that have contaminated soil and/or groundwater.

e. Rare Species & Natural Communities

The Town of Minocqua has 50 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.

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

a designated trail on the site. State Natural Areas located in the Town are as follows:

- *Patterson Hemlocks - State Natural Area #216 (T39N R4E Sec 3).* This, approximately 304 acre, site protects a large block of old-growth northern mesic forest on an isthmus between Clear and Fuller Lakes with large hemlock, yellow birch, and white pine throughout.
- *Squirrel River Pines, State Natural Area #244 (T39N-R5E, Sections 16, 20, 21).* Approximately 643 acres, this site features a fine example of northern dry-mesic forest situated on a narrow, sandy peninsula running northeasterly towards the Squirrel River.
- *Finnerud Pine Forest, State Natural Area #31 (T39N R6E Sec 21).* This 10 acre site features an old-growth red pine stand more than 140 years old.
- *Tomahawk River Pines, State Natural Area #239 (T38N R5E Sections 11, 12, 14, 15, 22, 23, 27).* At 1040 acres, this site features several undisturbed stands of large red pine located along a wild and undeveloped reach of the Tomahawk River.

f. Historical & Cultural Resources

Numerous buildings in the Town appear on the Wisconsin Architectural History Inventory. The Town Plan Commission selected the most notable, including:

Historic Name (current name if different from historic name, location)

- Villa Venise Lodge (Squaw Lake Point Rd 3 mi S of STH 70);
- St. Mathias Church (Chippewa St at corner with Chicago Ave);
- Masonic Temple (Lake Shore and Oneida);
- Torpy Park Pavilion (Torpy Park);
- Thirsty Whale boat house;
- Gas station (Lamplighter Gifts, Oneida & Chicago Ave);
- Squirrel Dam (Jansen Rd and Squirrel River);
- Ella M Boesel Boathouse (9282 Country Club Rd);
- Walter, Luther, and Anna Boathouse (9574 Country Club Rd).
- Musky Shores resort buildings (8329 Schroeder Rd);
- Jansen's Squirrel Lake resort buildings (Jansen Rd);
- Minocqua Country Club buildings (9299 Country Club Dr);
- Blue Lake Resort buildings (7636 Blue Lake Island Rd);
- Pine Hill Cabins (8544 Hower Rd); and
- Driftwood resort buildings (8400 Driftwood Place).

There are 4 listings on Wisconsin or National Registers of Historic Places within the Town:

- Ella M Boesel Boathouse (9282 Country Club Rd);
- Fishers Island (prehistoric burial);
- Phillip Orth Boathouse (9204 Country Club Rd); and
- Walter, Luther, and Anna Boathouse (9574 Country Club Rd).

The Plan Commission also added a number of significant historical/cultural sites not on either of the lists above, including:

- Lake Side Landing,
- Heritage House,
- Belle Isle,
- Paul Bunyan Sign,
- Town Community Center,
- Hixon Road School,
- Bosacki's Boat House,
- Aqua Bowl,
- Minocqua Trestle, and
- Old Minocqua Bridge Fishing Pier.

C. NATURAL, AGRICULTURAL & CULTURAL RESOURCES PROGRAMS

Programs available to the Town of Minocqua 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.

D. NATURAL/AGRICULTURAL/CULTURAL RESOURCE GOALS, OBJECTIVES & POLICIES

Goals:

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

Objectives and Policies:

1. Preserve the land now in forest resource use in accordance with Town Land Use Plan.
2. Discourage forest fragmentation throughout the Town.
3. Ensure that all new development in the Town minimizes negative impact on natural resources and adjoining property values.
4. Encourage growth that protects wildlife habitat and natural areas.
5. Promote development that minimizes groundwater impacts from on-site septic systems and other sources.
6. Encourage the extension of public sewers where development densities and/or soil conditions are inadequate for on-site septic treatment and water quality is threatened and minimize the impact of any sewage treatment plants on neighboring properties.
7. Work with property owners, county and state agencies to keep lakes free of unwanted invasive species.
8. Continue to support the efforts of lake associations within the Town to control and prevent aquatic invasive species.
9. Work with Oneida County to enforce existing regulations of septic systems to protect groundwater quality.

Insert Natural Resources Map

**CHAPTER 3:
HOUSING**

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

Forecasts for housing demand (residential land) are discussed in the Land Use Chapter. The existing residential housing base is shown on the Existing Land Use Inventory Map. The potential future residential housing areas to meet forecasted demand is shown on the Future Land Use Plan Map.

A. HOUSING STOCK ASSESSMENT

1. AGE CHARACTERISTICS

TABLE 9 indicates the age of the housing stock in the Town of Minocqua and surrounding area based on the year housing structures were built as reported in the 2000 Census. The majority of homes within Minocqua (over 65%) are less than 40 years old. The area had a positive home building spike during the 1970-1979 time period, but dropped off in the 1980s before surging again in the 1990s.

	Year Structure Built					
	1939 or earlier	1940-1959	1960-1969	1970-1979	1980-1989	1990-2000
Town of Minocqua	369	611	537	1,138	651	962
Town of Woodruff	102	268	102	339	207	495
Oneida County	3,806	5,176	3,263	5,851	3,357	5,174
Wisconsin	543,164	470,862	276,188	391,349	249,789	389,792

Source: U.S. Census Bureau

2. OCCUPANCY CHARACTERISTICS

TABLE 10 breaks down the occupancy status of housing units in the Town of Minocqua. Seasonal homes make up about 44% of the housing units in the

Town versus about 40% owner occupied. Neighboring Woodruff has similar percentages, while Oneida County as a whole leans slightly more towards full time residency with 46% owner occupied over 40% seasonal.

	Total Housing Units	Owner Occupied	Renter Occupied	Vacant Units	
					Seasonal Occupancy (Part of Vacant Units)
Town of Minocqua	4,284	1,728	461	2,095	1,964
Town of Woodruff	1,515	651	215	649	600
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 Minocqua are of the detached single-family type (82.2%), see TABLE 11. However, the Town does have wide variety diversity of other housing types. This diversity of residential structural types is supported by the higher level of service available, particularly sewer and water. Rural towns typically contain single family detached and mobile home type units with little of any other types.

	1, detached	1, attached	2	3 or 4	5 to 9	10 to 19	20 or more	Mobile Home	Other	Total
Town of Minocqua	3,530	73	77	92	124	32	105	238	24	4,295
Town of Woodruff	1,043	28	38	17	72	5	46	115	149	1,513
Oneida County	21,857	299	660	424	429	160	388	2,179	231	26,627
Wisconsin	1,531,612	77,795	190,889	91,047	106,680	75,456	143,497	101,465	2,703	2,321,144

Source: U.S. Census Bureau

4. VALUE CHARACTERISTICS

Median home values in the Towns of Minocqua have been higher than the median value for the county, and surrounding jurisdictions. Tax assessment data for 2008 provided by Wisconsin Department of Revenue indicates that the assessed value of an average parcel of residential real estate with improvements in Minocqua was \$176,327. This is a 19% increase over the median home value of \$148,300 reported in the 2000 Census.

B. HOUSING PROGRAMS

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

Housing Repair and Rehabilitation Grants and Loans: These programs are administered by the Rural Housing Service of the USDA Rural Development Department. Seniors aged 62 and older may obtain a grant or loan for rehabilitating their home provided they are below 50% of the area median income and are unable to procure affordable credit elsewhere.

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

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

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

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

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

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

VA Home Loans: These loans, administered by the US Department of Veterans Affairs, are often made without any down payment at all, and frequently offer lower interest rates than ordinarily available with other kinds of loans. These loans may be used for up to 4 times the amount stated on the VA Certificate.

Wisconsin VA Home Loans: These loans are made through the Wisconsin Veterans Affairs and require a 5% down payment, no points good for 95% of the purchase price to a maximum of \$385,000.

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 public housing facilities in Woodruff.

C. HOUSING GOALS, OBJECTIVES & POLICIES

Goals:

1. Provide a diversity of housing opportunities available to all ages and income levels throughout the community.

Objectives and Policies:

1. Encourage affordable housing for both families and senior citizens.
2. Allow apartments, condominiums, and other forms of higher density residential development in appropriate locations.
3. Encourage housing specifically for the elderly; particularly congregate housing and other types of housing associated with healthcare.
4. Maintain the quality and condition of existing housing by adopting and enforcing property maintenance codes.
5. Encourage affordable accommodations for seasonal employees.
6. Encourage neighborhood designs that support a range of transportation choices.

CHAPTER 4: UTILITIES AND COMMUNITY FACILITIES

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

A. INVENTORY AND ANALYSIS OF EXISTING UTILITIES & COMMUNITY FACILITIES

1. WATER AND WASTEWATER FACILITIES

Public sewer and water is supplied to the core built-up area of the Town of Minocqua along highways 51 and 70, including the Island. Service is provided through the Lakeland Sanitary District, which also includes parts of Arbor Vitae and Woodruff, refer to the Community Facilities Map for boundary extent of current service area.

The Lakeland Sanitary District operates three high-volume wells capable of pumping up to 2,100 gallons/minute. It has two storage towers, with capacities of 300,000 gallons and 75,000 gallons, and roughly 18.5 miles of water pipes. The District recently upgraded its treatment plant and is expected to meet the needs of the community for twenty years. It has a treatment capacity of 750,000 gallons/day, and currently operates at about 50 percent of that capacity. There are 19 miles of sewers within the District.

For the remainder of the Town water and wastewater is handled on an individual private basis. Water supply is accessed by 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

Although the Oneida County Landfill, located in the Town of Woodboro, no longer has active land filling, the site still handles disposal, recycling, and composting of waste within Oneida County. Waste collected at the site is hauled out of the county by Waste Management Inc under contract with the County. There is a small demolition waste area on site. There are no plans to reopen/expand landfilling operations, and it is unlikely that Oneida County would develop a new landfill elsewhere.

Private haulers provide "curbside" pick up of garbage and recycling for residents in the Town of Minocqua. Items can be dropped at the landfill by residents for a tipping fee.

There are a number of former town dumpsites within the Town, which are no longer in operation and officially closed.

3. POWER AND TELECOMMUNICATIONS FACILITIES

Electrical service is provided by Wisconsin Public Service Corporation (WPS) via the transmission and distribution system of the American Transmission Corporation (ATC). Service is virtually available throughout the Town, but the 3-phase power service needed for most commercial or industrial use is limited primarily to the highways 51 and 70 corridors, refer to the Community Facilities Map

The ATC distribution system that provides electricity to the area is located at the northwestern end of the portion of the transmission system known as the "Rhineland Loop". Demand for electricity in the Woodruff-Minocqua area has been increasing at about 4% per year, and the distribution system needs additional transmission support to maintain local reliability. To reinforce the power grid, a new 7-mile power line is being proposed to extend from the Clear Lake Substation on Hwy 47 near Mid Lake Road to a proposed new distribution substation on Hwy 47 near Arnett Road west of Woodruff.

WPS also provides natural gas service throughout the northeast corner of the Town. Gas mains are also shown on the Community Facilities Map. Propane is available for home and business delivery from several vendors.

Telephone service is provided by Verizon and Charter Communications. Charter also provides cable television and high-speed Internet service. Charter's service area is limited to the built up area along highways 51 and 70, see Community Facilities Map, but expansion is continually being planned and developed. Verizon telephone is available throughout the Town, but DSL Internet is only available in limited areas. Verizon will not release service areas for proprietary reasons, however, they offer to discuss service needs with any

potential customer, indicating service can be available anywhere with pricing determined on an individual basis depending on distance and capacity needed.

There are a number of cellular towers in the Town, and several carriers provide service that covers the area.

4. RECREATIONAL and EDUCATIONAL FACILITIES

The Town of Minocqua has an extensive recreation system in place and maintains its own parks and recreation plan for this system. The Town's existing recreational facilities are as follows:

- *Minocqua Park (70 West)* – Facilities include 3 ball diamonds, a soccer field, two sand volleyball courts, a festival grounds for public events, and an open air pavilion complete with restrooms and grills.
- *Torpy Beach and Park* – Facilities include a beach, changing rooms, showers, restrooms, band stand, concession, picnic shelters, grills and tables, tennis courts, playground, sand volleyball court, parking area, stone paths, horseshoe pit, ice skating rink during the winter months and warming area.
- *Dorwin Park* – Facilities include a shelter, benches, planters, and walkways.
- *Minocqua Ball Park (51 South)* – facilities include a baseball field, volleyball courts, lights, restrooms, playground, and parking area.
- *Minocqua Winter Park and Nordic Center* – Facilities include a downhill skiing facility on 40 acres owned by the Town with an additional 1,200 acres leased from private landowners, 60 kilometers of cross-country ski trails groomed and tracked for both skating and diagonal, a heated chalet with restrooms, concession, lighted trails, two ski jumps, equipment rental and sales, waxing room, parking, and storage space for grooming equipment and a trail shelter.
- *Fishing Pier* – The Town of Minocqua and the WDNR jointly maintain an extensive, lighted, handicapped accessible fishing pier adjacent to U.S. Highway 51 and was formerly used as a bridge for that highway. The pier is well used by the public and has public parking, treated hand railings with slots for wheelchair accessible fishing, and a section of decking that is wheelchair friendly.
- *Cedar Park* – This half-acre wooded shoreline park is located east of the municipal dock. This park has landscaping, a walkway down the slope

to the lake, a picnic table, and pier for fishing and docking.

- *Bearskin Trailhead Park* – Facilities include public restrooms, picnic area, a boat dock and fishing pier.
- *Minocqua Gun Club* – This facility is located 1.5 miles south of the bridge on Hwy 51 on Gun Club Road. A newly remodeled clubhouse exists, along with four trap fields, a skeet range, sporting clays, a wobble trap, and double birds.
- **Public Access Points to Water Bodies** - There are several public accesses/landings maintained by the Town of Minocqua. Three accesses to Lake Minocqua are located on the "Island", others include Bear Lake, Squirrel Lake, Swansauger Lake, Squaw Lake, Buckskin Lake, Thoroughfare Channel, and many other undeveloped accesses.
- *Schlecht Lake Ski Trail* – This WDNR maintained trail with lights for night skiing in winter, and is available for mountain biking in summer.

Significant improvements have been made at Torpy Park and Minocqua Ball Park over the last several years. Major recommendations of the Town's current outdoor recreation plan include expansion of Torpy Park including a wet zone area; construction of a two level announcers/concession structure at Minocqua Ball Park; improvements to Town boat landings including new pier at Thoroughfare Landing; development of a biking/hiking loop with a path along the south side of STH 70 West from Mercer Lake Rd to S. Morgan Rd and a bike lane on Old Hwy 70 which link with the Bearskin Trail and the Town's Rustic Roads; and development of a festival grounds and sports complex.

The Town of Minocqua is part of three different school districts including: MHLT (Minocqua, Hazelhurst, Lake Tomahawk) also known as Minocqua J1, Arbor Vitae - Woodruff, and Lakeland Union High School. MHLT Elementary School and Lakeland Union High School are located in Minocqua and have enrollment of about 550 and 890, respectively.

The Lakeland Campus of Nicolet Technical College is located in the Town of Minocqua.

The Minocqua Public Library serves the Town. The Library is part of the Wisconsin Valley Library System.

5. EMERGENCY SERVICES

Police protection in the Town of Minocqua is provided by the Minocqua Police Department with eight patrol officers. In addition to its chief the Department

also has a lieutenant, patrol sergeant, boat patrol and parking officers, as well as a team of dispatchers and administrative staff.

The Minocqua Fire Department has two stations to protect the Town. Station Number 1 located in the Minocqua Community Building has 24 firefighters including 8 certified emergency medical technicians (EMT). Station Number 2 is located on Bo-di-lac Drive and serves the northwest portion of the Town with 14 firefighters including 1 certified EMT. The Department has mutual aid agreements with surrounding fire departments. The Town has its own first responder network.

The nearest hospital facility is Howard Young Medical Center located in Woodruff. This facility provides 24-hour emergency service and critical care. Howard Young has its own clinic system, and Marshfield Clinic also has significant facilities located in the Town of Minocqua.

Oneida County maintains a countywide ambulance service in conjunction with Howard Young Medical Center and St. Mary's Hospital. The service maintains nine ambulances with one back-up. Three of these ambulances are based at Howard Young Medical Center to serve Minocqua and surrounding area.

6. OTHER FACILITIES

The local road system is the most significant public facility maintained by the Town and is covered in the Transportation Element. The Town Hall is part of the multipurpose Minocqua Community Center. The Town Hall is available for Town residents and groups to use for meetings or events.

The Town owns 90 acres of undeveloped land in the form of former town dumps / landfills including 40 acres adjacent to Highway 51, another 40 acres on the west side and 10 acres in the Bo-di-lac area. In winter, ice rinks are set up at each, but the Town is seeking to find suitable uses for reuse / redevelopment of these sites.

There are three cemetery locations identified within the Town, including: the Minocqua Memorial Cemetery located on Blue Lake Road, Ascension, and the St. Mathias Garden Plot located behind the church for urns only.

B. ASSESSMENT OF FUTURE UTILITY & COMMUNITY FACILITY NEEDS

Needs related to economic development and revitalization of the downtown area including associated infrastructure have been the primary focus of the Town in light of the state of the economy over the last several years. Major projects being planned include: a pedestrian mall, shoreline boardwalk, an additional public fishing pier, and bike trail loops. Current timetables for these projects

coincide with the Town's 5-year outdoor recreation plan but are dependent on availability of grant funding.

Other needs identified include expansion of technology infrastructure (high speed and wireless Internet access, cellular telephone coverage, and reliable power supply), development of a business park and replacement of the Town gravel pit which currently has a remaining lifespan of about five years.

The Town contracts for many services from outside providers such as waste disposal and recycling. Often the Town has little control over service providers such as power companies or schools. These providers are ultimately responsible for planning to meet their contractual obligation to the Town or to meet the demands of their customers within the Town. However, the growth and development of the Town has implications for the provision of services and the facilities needed to provide these services. This plan is provided by the Town to identify this growth so that outside providers may be apprised of conditions within the Town and plan accordingly.

For services more directly under the control of the Town, like roads, the Town prepares regular capital improvements plans and budgets that set timetables to address its equipment and facility needs. The Towns' timetable for rehabilitation of road facilities is shown in FIGURE 2.

FIGURE 2 Timetable For Rehabilitation Treatment On Town Roads

<i>CLASS</i>	<i>DESCRIPTION</i>	<i>MILES</i>	<i>% SYSTEM</i>
Short	paved Surface in need of resurfacing in the next couple of years	1.0	1%
Mid	paved surface in good shape now but potentially in need of resurfacing within the next 10 years	31.1	17%
Long	paved surface in excellent shape and likely not a candidate for resurfacing within the next 10 years	84.4	45%
New	paved surface that has been repaved in 2005 or later	28.8	15%
Gravel	gravel surface or unimproved	42.3	22%
<i>Source: Town of Minocqua</i>		187.6	100%

C. UTILITIES AND PUBLIC FACILITIES PROGRAMS

Providing public infrastructure (i.e. roads, 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.

D. UTILITY & COMMUNITY FACILITY GOALS, OBJECTIVES & POLICIES

Goals:

1. To maintain orderly, planned growth, which promotes the health, safety, and general welfare of Town residents and makes efficient use of public facilities and services, and tax dollars.

Objectives and Policies:

1. The Town will maintain a long-range development plan that will serve as a guide for future land use and zoning decisions. New development will be permitted based on consideration of the plan, as well as, other Town, County, and State plans and ordinances.
2. New development should be responsible for paying the cost of any utility extensions or new services required for that development without unfairly burdening the existing taxpayers of the Town.
3. Consider the potential impacts of development proposals on groundwater quality and quantity.
4. Consider cost effectiveness of future development proposals in covering required services, utilities and community facilities.
5. Share services across municipal boundaries whenever possible.
6. Implement the recommendations of the Town Outdoor Recreation Plan.

Insert Community Facilities Map

CHAPTER 5: TRANSPORTATION

This chapter, the fifth of nine chapters of the Town of Minocqua 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 Minocqua.

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 Minocqua.

1. 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.

2. TRANSLINKS 21

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

- State Highways Plan 2020
- Airport System Plan 2020
- Bicycle Transportation Plan 2020
- Wisconsin Pedestrian Policy Plan 2020
- Wisconsin Rail Issues and Opportunities Report

3. CONNECTIONS 2030

Connections 2030 will be a 25-year statewide multi-modal transportation plan that is policy-based. The policies will be tied to “tiers” of potential financing levels. One set of policy recommendations will focus on priorities that can be accomplished under current funding levels. Another will identify policy priorities that can be achieved if funding levels increase. Finally, WisDOT may also identify critical priorities that we must maintain if funding were to decrease over the planning horizon of the plan. This plan will not conflict with the Town of Minocqua 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 Minocqua is in part of the Wisconsin River corridor (Wausau to Ironwood).

4. STATE TRAILS NETWORK PLAN

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

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

5. 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. There are three existing trails in Minocqua. The Bearskin State Trail starts in downtown Minocqua and runs south along an old railroad bed. The Rustic Road loop is an on-road set of routes that still needs an off-road connector on STH 70. Off of Mercer Lake Rd is an on-road route that uses Scotchman Lake Road to the Price County Line.

6. 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. Truck routes are discussed at the end of this section, under Trucking.

There are two rustic roads within the Town of Minocqua. Mercer Lake Rd, & Blue Lake Rd, together, are Rustic Road #58, and Sutton Rd is Rustic Road #59.

The highway system within the Town of is a network of federal, state and county highways together with various local roads and streets, see Community Facilities Map. The jurisdictional breakdown is shown in TABLE 12.

TABLE 12: Road Mileage By Jurisdictional And Functional Class

JURISDICTION	FUNCTIONAL CLASSIFICATION			TOTALS
	ARTERIAL	COLLECTOR	LOCAL	
State*	15.80			15.80
County		0.69		0.69
Town		51.11	140.74	191.85
Other				
TOTALS	15.80	51.80	140.74	208.34

Source: WisDOT & NCWRPC.

* WisDOT has jurisdiction over interstate and federal highways.

The Town of Minocqua is served by U.S. Highway (USH) 51, and State Highway (STH) 70. USH 51 in Minocqua from the north split of the one-way pairs in the downtown to CTH J is scheduled for reconstruction with new curb, gutter, storm sewer, on-street bike accommodations and sidewalks in 2012

USH 51 north of USH 8 is designated a Corridors 2020 Connector Route by WisDOT. The significance of this corridor is reflected in the volume of traffic. According to WisDOT, which records average daily traffic volumes (number of vehicles) for major state roadways, traffic on USH 51 within the Town was 14,100 vehicles per day just south of the island.

STH 70 is a significant east-west corridor cutting across all of northern Wisconsin. The significance of this corridor is reflected in the increasing level of traffic. According to WisDOT, which records average daily traffic volumes (number of vehicles) for major state roadways, traffic on STH 70 just west of USH 51 within the Town has increased about 41% between 1998 and 2006 (from 8,880 to 12,500 vehicles per day).

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, USHs 8, 47 and 51 designated as connectors in the Corridors 2020 system.

The Town is served by CTH J which connects the county highway system to USH 51 and is the Town's only direct link to the county network. County roads

typically serve rural land uses and distribute local traffic to the regional arterial system.

Town roads are an important component of the county-wide transportation system. Town roads serve local development, as well as the forestry areas. WisDOT does some traffic counts on local roads classified as collectors. A 2006 count on Pine Lake Road between Manhardt Road and Bootjack Lake Road showed 140 vehicles per day, which has been fairly consistent back to 2000.

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

The current classification system used in Wisconsin consists of five classifications divided into urban and rural categories. Functional classifications are used to determine eligibility for federal aid. For purposes of functional classification, federal regulations define urban as places of 5,000 or more population, so the rural classifications apply throughout the Town, refer to Community Facilities Map. TABLE 13 summarizes the rural functional classification system.

Principal Arterials	Serve interstate and interregional trips. These routes generally serve to connect all urban areas greater than 5,000 population. The rural principal arterials are further subdivided into 1) Interstate highways and 2) other principal arterials.
Minor Arterials	In conjunction with the principal arterials, they 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

b. Trucking

USH 51 is the principal truck route within the Town as designated by WisDOT. This corresponds with its role as Corridors 2020 connecting route, linking to the Backbone highway system, and facilitating the movement of goods between Oneida County and the rest of the state/nation. State highways 47 and 70 are also state designated long truck routes within the Town.

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 within 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.

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 Minocqua. 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 volunteers have driven any day or time necessary. The County also operates specialized transit vans in the Minocqua-Woodruff area to provide transportation to meal sites, medical appointments and shopping.

The Discab Company based in Minocqua and Eagle River Taxi provide taxi service in the area. 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. BICYCLES, ELECTRIC PERSONAL ASSISTIVE MOBILITY DEVICES AND WALKING

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

There are three existing trails in the Town of Minocqua. The Bearskin State Trail starts in downtown Minocqua and runs south along an old railroad bed. The Rustic Road loop is an on-road set of routes that still needs an off-road connector on STH 70. Off of Mercer Lake Rd is an on-road route that uses Scotchman Lake Road to the Price County Line.

More recently, the Town has been working on a plan to construct a biking/walking trail in the south side right-of-way of Highway 70 from Mercer Lake Road to South Morgan Road, which, along with Old Hwy 70, would have

designated bike lanes. Dubbed the Great Minocqua Bike Loop in the Town's Outdoor Recreation Plan, this would allow biking from downtown along the Bearskin Trail to Blue Lake Road to Mercer Lake Road to the trail on Highway 70 back to downtown without crossing a highway. Construction would be made compatible with snowmobiles for year-round use.

On rural town roads where traffic volumes are less than 1,000 vehicles per day, generally, no special improvements are necessary to accommodate bicycles. This "shared-use" concept applies to most roads within the Town. Bicyclists and pedestrians commonly utilize these town roads. Electric personal assistive mobility devices such as wheel chairs, scooters and Segways can utilize many of the same trails and roadways as cyclists and pedestrians.

4. RAILROADS

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

5. AIR TRANSPORTATION

a. Lakeland Airport

The Lakeland Airport/Noble F. Lee Memorial Field is cooperatively owned and operated by the Towns of Woodruff, Minocqua, Arbor Vitae, and Lac du Flambeau. The facility is located within the Town of Arbor Vitae. This transport/corporate airport is intended to serve corporate jets, small passenger and cargo jet aircraft used in regional service, and small airplanes (piston or turboprop) used in commuter air service.

Total aviation operations (take-offs and landings) at Lakeland Airport are projected to remain stable around 21,090 per year through 2010, then by 2020 the amount of operations will increase to 21,510. The airport is served by Lakeland Aviation Co., a full service fixed base operator and includes single hangars, multi-unit T-hangars, and a terminal building.

b. Rhinelander/Oneida County Airport

The Rhinelander/Oneida County Airport in Rhinelander is the closest airport to Minocqua with regular scheduled passenger service. This airport is an air carrier / air cargo airport, which is designed to accommodate virtually all aircraft. There were about 42,340 total aviation operations (take-offs and landings) in 2000. WisDOT projections show total aviation operations increasing to 44,040 by 2010, and 45,740 by 2020 for an 8 percent increase from 2000.

6. WATER TRANSPORTATION

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

C. TRANSPORTATION 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 Minocqua 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
- Transportation Economic Assistance

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

D. TRANSPORTATION GOALS, OBJECTIVES & POLICIES

Goals:

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

Objectives and Policies:

1. Land uses that generate heavy traffic will be avoided on local roads that have not been constructed or upgraded for such use.
2. Consider establishing impact fees for new developments that necessitate upgrading of Town roads.
3. Roadway access will be better spaced along the existing Town road

network to address blind spots, increase safety and preserve capacity through the Town driveway permit ordinance.

4. Future road locations, extensions or connections will be considered when reviewing development plans and proposals.
5. Update street signage to improve visibility for all Town residents and address issues of signing private easement roads.
6. Town roads serving residential areas must accommodate access requirements for emergency services (fire, EMS, ambulance, etc.) as well as school bus and snowplow.
7. Work with the Oneida County Trails Council to develop bike and pedestrian routes and trails within the Town that connect to a system linking adjoining communities. (Example: connection to Bearskin State Trail).
8. The Town should work with WisDOT to protect access to businesses along and in the vicinity of USH 51 and STHs 47 and 70.
9. Work with WisDOT, Oneida County, and surrounding communities in transportation planning efforts to ensure consistency.
10. To ensure the most economical construction costs, the Town should continue its practice of re-paving large amounts of roads at a time once every 10 years.

**CHAPTER 6:
ECONOMIC DEVELOPMENT**

This chapter (#6 of 9) of the Town of Minocqua Comprehensive Plan is based on the statutory requirement for a compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion of the economic base and quality employment opportunities in the Town. As required by the state's comprehensive planning law [§66.1001 (2)(f) Wis. Stats.], this chapter analyzes the labor force and economic base, ensures designation of adequate sites for business and industry, evaluates potentially contaminated sites for reuse, and identifies applicable county, regional and state economic development programs.

A.) LABOR FORCE AND ECONOMIC BASE ANALYSIS

According to the 2000 Census, the population aged 16 years and older was 4,030, and 1,672 of these people were not in the labor force. The civilian labor force (population 16 and over) living in Minocqua was 2,358 people in 2000, with 152 people unemployed for an unemployment rate of 6.4%. The unemployment rate for the County was 6.1% in 2000.

The primary occupation of Minocqua residents in the labor force in both 1990 and 2000 was *Management, professional, & related*; see TABLE 14.

Table 14: Occupation of Employed Workers

	Town of Minocqua		Oneida County	
	1990*	2000	1990*	2000
Management, professional & related	536	809	3,791	5,117
Service	210	397	2,294	2,747
Sales & office	416	550	3,443	4,465
Farming Fishing & Forestry	60	11	410	268
Construction, extraction & maintenance	26	239	495	1,998
Production, transportation & material moving	118	200	3,352	2,604

Source: U.S. Census Bureau

*Adjusted for differences between 1990 and 2000 Census Categories.

The leading industry sector in the Town was *Retail Trade* in 1990, but between 1990-2000 *Retail Trade* retained the same number of employees, but *Education, health, & social services* jumped to the lead by adding 50% more workers in that decade; see TABLE 15.

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.

	Town of Minocqua		Oneida County	
	1990*	2000	1990*	2000
Ag., Forestry, Fishing, Hunting & Mining	62	25	422	526
Construction	162	159	1,013	1,455
Manufacturing	96	123	2,265	2,080
Wholesale Trade	15	39	320	425
Retail Trade	392	391	3,064	2,815
Transportation, Warehousing & Utilities	104	74	768	689
Information	N/A	60	N/A	434
Finance, Insurance, Real Estate & Leasing	78	128	566	636
Professional, Scientific, Management, Administrative & Waste Mgmt Services	150	110	1,089	898
Education, Health and Social Services	316	646	2,860	3,953
Arts, Entertainment, Recreation, Accommodation and Food Services	33	283	136	1,694
Public Administration	92	72	715	733
Other Services	82	96	740	861

Source: U.S. Census Bureau

*Adjusted for differences between 1990 and 2000 Census Categories.

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 Minocqua 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 37 workers traveling to the Town of Minocqua for work. The majority (1,228) of these actually represent residents of the town working at jobs within the Town. The others travel to jobs within Minocqua from places such as Arbor Vitae (481), Woodruff (329), Hazelhurst (239), Lake Tomahawk (146), Lac du Flambeau (118), and Rhinelander (75). In contrast, 291 residents of the Town travel to Woodruff for work while 193 go to Rhinelander and 182 go to La du Flambeau.

B.) ASSESSMENT OF LOCAL CONDITIONS

The Town has identified a need to promote job growth in the Minocqua area, and established an economic development taskforce to work on that goal. The Taskforce, with the support of the Town Board and Plan Commission, has identified the categories or types of business desired by the Town to include: non-polluting light manufacturing, high technology businesses and other eco-

friendly business, as well as hotels, restaurants and family friendly attractions. The Town is currently looking at revitalizing the downtown area through a variety of initiatives including enhancement of the lakeshore as well as pedestrian and bicyclist safety and amenities.

The Town has a number of strengths that may be helpful in attracting or retaining business. These include an active, high-visibility business area with many developable sites available (51 S. corridor), recreational amenities, natural "Northwoods" environment, large number of lakes for waterfront living and a wide range of recreational activities, quality health care facilities, schools, low levels of crime and pollution.

Some weaknesses in attracting or retaining business and industry include: lack of highspeed / wireless internet capacity, gaps in cellular coverage, power grid fluctuations, limited sewer and water infrastructure, high speed limit on Highway 51 S. corridor, limited workforce and job training / educational opportunities.

There are a number of potential locations for commercial sites within the Town. Map 5 (see Chapter 7, Land Use) identifies areas planned for potential commercial or industrial use in the Town of Minocqua.

Reuse of environmentally contaminated sites, or brownfields, is an important emphasis in Wisconsin. The Town supports the reuse of such sites provided that the Town is secure of liability issues. Sites listed in the WDNR Remediation and Redevelopment Tracking System (BRRTS) database for the Town of Minocqua are shown in Chapter 2, Natural Resources. The Town is also interested in the reuse of three former Town dump / land fill sites for economic development or other community benefit.

C.) ECONOMIC DEVELOPMENT PROGRAMS

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

Local:

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

County:

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

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

Regional:

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

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

State:

Rural Economic Development Program: This program 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.

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.

D.) ECONOMIC DEVELOPMENT GOALS AND POLICIES

Goals:

1. Promote the stabilization and expansion of the current economic base and the creation of a range of employment opportunities.

Objectives and Policies:

1. Work to revitalize the downtown area through initiatives to enhance the lakefront, pedestrian safety and comfort, business climate, etc. in order to make it a more attractive, tourist friendly destination. Encourage upkeep and improvements to exteriors of commercial buildings.
2. Identify and promote new areas for the development of commerce within the Town.
3. Encourage eco-friendly, non-polluting light manufacturing and high-technology businesses.
4. Develop business park and encourage high-tech / green (eco-friendly / low pollution) themes.
5. Coordinate efforts to promote job growth with private interests, neighboring governments, & local economic development organizations.
6. Develop options for providing water and sewer infrastructure necessary to support new commercial and industrial development.
7. Promote telecommunications infrastructure and other technology development and expansion. In particular, bring high-speed internet access to a majority of the Town.
8. The architecture and character of new commercial and industrial development should be consistent with materials and architectural traditions of the "Northwoods". The use of wood, native stone, brick and other natural materials is encouraged.
9. Industrial and commercial development should enhance environmental resources or adjoining property values.
10. Encourage economic development through more appropriate speed zones on Hwy 51 between the Island and the Town of Hazelhurst and through use of traffic control devices where appropriate.
11. Accommodate home-based businesses that do not significantly increase noise, traffic, odors, lighting, or would otherwise negatively impact the surrounding areas.
12. Encourage & promote use of local suppliers and contractors.

**CHAPTER 7:
LAND USE**

This is the seventh of nine chapters of the Town of Minocqua 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 Existing Land Use Inventory Map) in the Town is characterized by large blocks of forest land with residential development mainly along the lakeshores. More intensive use can be found around the Minocqua chain of lakes, particularly the Highway 51 and island "downtown" commercial core. The Town is home to a wide range of land uses from small, "mom and pop" tourist shops to super Walmart. Much of the commercial development is tourist oriented including many hotels and restaurants. There are large sections of woodlands with limited access, much of which is industrial forest. Such large contiguous woodland blocks are necessary to maintain economically viable forests.

Table 16 presents the current breakdown of land-use types within the Town. The majority of the Town is woodlands at about 90,242 acres or 84%. Water covers about 11% of the Town. The next most significant land use type is residential at about 3% with just over 3,000 acres. The other land uses combined use only about 2.0% of the total land area.

Table 16: EXISTING LAND USE Town of Minocqua		
Land Use	Acres	Percent
Agriculture*	33.7	0.03%
Commercial/Industrial	592.5	0.55%
Governmental/Institutional	74.9	0.07%
Open Land	439.1	0.41%
Outdoor Recreation	381.4	0.35%
Residential	3,185.0	2.96%
Transportation	1,099.4	1.02%
Water	11,388.5	10.60%
Woodlands	90,242.4	84.00%
Total	107,437.0	100%

Source: NCWRPC, Town of Minocqua

**Includes cranberry bogs.*

B. LAND USE TRENDS

1. LAND SUPPLY

As shown by the existing land use inventory, the majority of the Town is "undeveloped" woodlands, so the supply of land "available" for development appears to be adequate. Much of this undeveloped area is large block industrial forest, which is most productive if roads are not cut into it and

subdivided. Nevertheless, even under a rapid growth scenario, the supply of land in the Town of Minocqua is more than sufficient to accommodate projected demand over the next 20 years for all use categories.

2. LAND DEMAND

a. Residential

The overall residential demand for land in the Town of Minocqua results from a projected 906 increase in households (2000–2025). TABLE 17 shows projected residential land demand based on household projections for the Town and a one-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 181 acres of residential land is expected to be added to the Town every 5 years to accommodate anticipated population growth by the year 2025. This does not account for seasonal home development.

About 743 of the 906 new housing units will probably be built as single-family, since 82 percent of all housing stock in Town is single-family dwellings, as shown in the Housing chapter. About 109 (12%) of the new 207 housing units may exist as multi-family housing units, and the remaining 54 (6%) of the new projected housing units may be mobile home-type units. The multifamily units may reduce the overall demand for residential acreage slightly, but the difference is expected to be minor.

Seasonal housing comprises about 46% of the total units within the Town. Although existing seasonal homes are being converted to full-time permanent residences, it is assumed for planning purposes that new seasonal units will remain a stable proportion over the lifespan of this plan resulting in an additional 772 seasonal homes (2000–2025). These units would consume an average of about 154 acres every five years.

b. Industrial, Commercial and Agricultural:

Commercial and industrial development is subject to market forces and difficult to predict. There has been significant commercial development in the Town over time. As a result, a conservative estimate of doubling of the current level of commercial from 592 acres to 1,184 acres by 2025 is used.

Since it is the Town's intention to promote the preservation of agricultural land, the level of agricultural land within the Town is anticipated to remain stable over the planning period. Some lands are expected to be taken out of agriculture while new areas are likely to come under farming, resulting in minimal net change. Table 17 shows the projected increase of commercial, industrial and agricultural land uses in 5-year increments.

	2010	2015	2020	2025	2030*
Residential Acreage Demand	3,185	3,520	3,855	4,190	4,525
Industrial/Commercial Acreage Demand	592	789	986	1,184	1,380
Agricultural Acreage Demand	34	34	34	34	34

Source: NCWRPC

*Extension of 2000-2025 trend.

3. LAND PRICES

Overall equalized land values in the Town have increased about 93 percent over the last six years; however, not all categories of land increased. Residential property values increased by about 94 percent, while manufacturing decreased by 42 percent. Ag-forest is a new category that did not exist in 2002. See Table 18, Equalized Land Values, below.

Type of Property	2002	2008	% Change
Residential	403,109,800	782,312,700	94%
Commercial	53,826,000	99,059,800	84%
Manufacturing	235,200	182,400	-22%
Agricultural	10,700	6,200	-42%
Undeveloped	1,580,100	1,145,700	-27%
Ag. Forest	0	35,600	--
Forest	13,798,100	27,716,600	101%
Other	7,500	8,000	7%
Total Value	472,567,400	910,467,000	93%

Source: WI DOR, 2002 & 2008

4. OPPORTUNITIES FOR REDEVELOPMENT

All of the properties in the Town that had identified environmental contamination on them and are still in use, so there is no redevelopment opportunity. For example, one site is an active bar/restaurant while another is a resort hotel. See the Natural, Agricultural, and Cultural Resources and Economic Development chapters, for more details.

There are a number of former town dump / landfill sites, including two 40-acre parcels and a ten-acre parcel, that the Town sees potential for reuse in the future.

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

5. EXISTING AND POTENTIAL LAND USE CONFLICTS

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

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

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

C. LAND USE 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 Minocqua also has its own residential subdivision ordinance, as well as 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 2009-2029

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 Minocqua 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 from the previous Town land use plan, as described below. Town Plan Commission members used their broad knowledge

of the Town to draw shapes on a map representing the different land uses. The goal was to produce a generalized land use plan map (future land use) to guide the Town's growth. See the Future Land Use map.

Land Use Map Classifications:

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

1. Forestry
Identifies areas of woodlands and forests with some limited agriculture. Year-round occupancy is not permitted.
2. Business / Light Manufacturing
Identifies areas recommended for commercial development. Does not include home-based businesses.
3. Single Family Residential
Identifies areas recommended for quiet seclusion for single family homes with limited traffic.
4. Rural Residential
Identifies outlying areas of low density to preserve rural character.
5. Multi-family Residential
Identifies areas appropriate for high-density, multiple family living units.
6. Recreational
Identifies areas where recreational based commercial operations co-exist with residential development including multi-family developments.
7. Rural Recreational
Identifies areas where recreational based commercial operations co-exist with residential development but does not include high-density multiple family developments.

E. LAND USE GOALS, OBJECTIVES, & POLICIES

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

Goal 1: Maintain orderly planned growth that promotes the health, safety and general welfare of Town residents and makes efficient use of land and efficient use of public services, facilities and tax dollars.

Objectives and Policies:

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.
4. Future commercial development should be clustered 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.
6. Promotion of the redevelopment of lands with exiting infrastructure and public services and the maintenance and rehabilitation of existing residential, agricultural, commercial and industrial structures.
7. Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
8. Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, agricultural, commercial and industrial uses.
9. Balance individual property rights with community interests and goals.

10 Planning and development of land uses that create or preserve the rural community.

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

Objectives and Policies:

- 1. The location of new development will be restricted from areas in the Town shown to be unsafe or unsuitable for development due to flood hazard, potential groundwater contamination, loss of farmland, highway access problems, incompatibility with neighboring uses, etc.
- 2. All residential development should be set back from the roads and buffered by either natural vegetation or evergreen plantings.
- 3. 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.

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

Objectives and Policies:

- 1. Marginal lands, not suited to forestry or agricultural uses, should be the focus of development activity in the Town. Land best suited to timber production or agriculture should remain in that use, to the extent possible, and new development should be steered toward land less well adapted to productive use.

Insert Existing Land Use Map

Insert Future Land Use Map

CHAPTER 8: INTERGOVERNMENTAL COOPERATION

This is the eighth of nine chapters of the Town of Minocqua 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 Minocqua 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.) ASSESSMENT OF INTERGOVERNMENTAL RELATIONSHIPS, PLANS AND AGREEMENTS

1.) SCHOOL DISTRICT

The Town of Minocqua is part of three different school districts including: MHLT (Minocqua, Hazelhurst, Lake Tomahawk) also known as Minocqua J1, Arbor Vitae - Woodruff, and Lakeland Union High School, refer to the Utilities and Community Facilities Chapter. MHLT Elementary School and Lakeland Union High School are located in Minocqua.

The Nicolet Technical College district includes the Town of Minocqua and has its Lakeland Campus located in the 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.) SANITARY DISTRICT

The Lakeland Sanitary District supplies water and sewer service around the Minocqua chain of lakes and Highway 51 / island "downtown" commercial core. The District also includes parts of the Towns of Woodruff and Arbor Vitae. The District is administered by an independent Board of Commissioners under state guidelines. Refer to Community Facilities Map for service area.

3.) ADJACENT LOCAL GOVERNMENTS

a.) Surrounding Townships

The Town of Minocqua is bordered by the towns of Lynne, Little Rice, Hazelhurst and Woodruff in Oneida County (south and east). To the north in Vilas County, Minocqua is adjacent to the towns of Arbor Vitae and Lac Du Flambeau. Price County and the towns of Fifield and Emery are to the west.

The Town Fire and Police Departments have mutual aid with all surrounding departments. The Lakeland Airport is a cooperative venture between Minocqua and the Towns of Arbor Vitae, Lac Du Flambeau and Woodruff.

b.) Oneida County

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

The County Highway Department maintains and plows County, state and federal highways within the Town. The 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 police. The Forestry and Outdoor Recreation Department maintains a county-wide park system and county forest system for the use and enjoyment of all residents including the Town of Minocqua. 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 include each individual local unit in the process and resulting final plan. Examples of this include the County Outdoor Recreation plan which maintains the eligibility for WisDNR administered park and recreation development funding of each local unit that adopts it, and All Hazard Mitigation Plans which are required by FEMA in order for individual local units of government to qualify for certain types of disaster assistance funding.

4.) 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 Minocqua 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.

5.) STATE AND FEDERAL GOVERNMENT

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

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

The following intergovernmental conflicts were identified in Minocqua:

- ✓ With WisDOT re speed limit along Highway 51 South business corridor.
- ✓ With WisDOT re placement of median along portions of Highway 51 north of the Island.
- ✓ With WisDNR re NR 115.

The following potential intergovernmental conflicts may arise in Minocqua:

- ✓ With Sanitary District re extending sewer service along Highway 51 South business corridor.
- ✓ With WisDOT re long-range vision for US 51 corridor.

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.) INTERGOVERNMENTAL PROGRAMS

66.0301 – Intergovernmental Cooperation: Wisconsin Statute §66.0301 permits local agreements between the state, cities, villages, towns, counties, regional planning commissions, and certain special districts, including school districts, public library systems, public inland lake protection and rehabilitation districts, sanitary districts, farm drainage districts, metropolitan sewerage districts, 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 "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 Minocqua including boundary agreements, extraterritorial actions, and annexation.

D.) INTERGOVERNMENTAL COOPERATION GOALS AND POLICIES

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

Objectives and Policies:

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

CHAPTER 9: IMPLEMENTATION

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

A. ACTION PLAN RECOMMENDED TO IMPLEMENT THE COMPREHENSIVE PLAN

This Plan is intended to be used as a guide by local officials, both town and county, when making decisions that affect growth and development in Minocqua. 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, 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 Minocqua Plan Commission is to measure the Town's progress toward achieving the Plan on an annual basis and make a full review and update of the Plan every 10 years. (See Section B, below.)

The primary implementation tools for this Plan are the Oneida County Zoning and Land Division ordinances. These ordinances provide the underlying regulatory framework that supports many of the Plan's policies. Currently the Town Plan Commission reviews zoning and subdivision applications and makes formal recommendations to the Town Board. Although the County makes the decision on the zoning petition, the Town has veto authority over zoning changes approved at the county level. The Comprehensive Plan should be an important consideration in this process. Wisconsin's Comprehensive Planning Law requires that a local government's land use related decisions and actions be consistent with that unit's Comprehensive Plan.

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

RECOMMENDATION 2: INTERGOVERNMENTAL COOPERATION

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

- ✓ Work with Oneida County to incorporate the Town of Minocqua Comprehensive Plan into an Oneida County Comprehensive Plan and to complete a plan for the entire county.
- ✓ Work with Oneida County to revise and implement the All Hazards Mitigation Plan for reducing the impacts of natural disasters on the Town and County.
- ✓ Continue to build on the initial framework established in the Intergovernmental Cooperation Chapter of this Plan.

RECOMMENDATION 3: INFORMATION AND EDUCATION

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

B.) PLAN REVIEW AND UPDATE

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

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

A comprehensive plan update is required every 10 years by the State. At a minimum, the Plan Commission should do a detailed review of each element of the plan, and statistical information should be updated. An essential

characteristic of any planning program is that it reflects the desires of the Town's citizens.

C.) PLAN AMENDMENT PROCEDURE

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

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

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

A copy of the proposed plan amendment is sent to all government units within the Town (ie school and sanitary districts) to adjacent towns and to Oneida County.

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

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

Any approved changes are sent to:

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

D.) PLAN CONSISTENCY BETWEEN CHAPTERS

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

ATTACHMENT A
PUBLIC PARTICIPATION PLAN

TOWN OF MINOCQUA

Public Participation Plan

I. Background

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

The creation of the Public Participation Plan is a task required in meeting the requirements of Wisconsin's Comprehensive Planning Legislation (66.1001). As the planning process develops, it should be expected that deviations from the plan might occur.

II. Objectives

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

- That the residents, land owners and other interested parties become fully aware of the importance of participating in the development of the Comprehensive Plan.
- That the public has opportunities to provide their input to the Plan Commission and Town Board.
- That the public has access to all written information and all maps created throughout the planning process.
- That there is input from the broadest range of perspectives and interests in the community possible.
- That input is elicited through a variety of means (electronic, printed, and oral) in such a way that it may be carefully considered and incorporated into the process.
- That this process of public involvement strengthens the sense of community.

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

III. Techniques

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

1. All meetings for the planning process will be posted and open to the public.
2. Plan meeting handouts will be maintained by the Town and available for review by the public.
3. When the draft plan is prepared it will be available at the Town Hall, the local library and on a website.
4. The draft plan will be distributed to all surrounding communities and the County.

Town of Minocqua

RESOLUTION # _____

For Adoption of a Public Participation Plan

WHEREAS, the Town of Minocqua 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

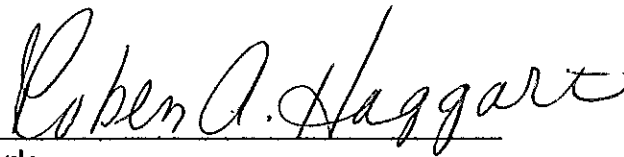
WHEREAS, it is necessary for the Town of Minocqua to approve a process to involve the public in the planning process; and

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

ADOPTED on the 2nd day of JUNE 2009.

ATTEST: 
Chairperson

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

ATTEST: 
Clerk

ATTACHMENT B
PLAN ADOPTION DOCUMENTATION

SECTION 44-40 – TITLE/PURPOSE

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

SECTION 44-41 – AUTHORITY

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

SECTION 44-42 – ADOPTION OF ORDINANCE

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

SECTION 44-43 – PUBLIC PARTICIPATION

The town board of the Town of Minocqua has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by s. 66.1001 (4) (a), Wis. stats.

SECTION 44-44 – TOWN PLAN COMMISSION RECOMMENDATION

The Plan Commission of the Town of Minocqua, by a majority vote of the entire commission, recorded in its official minutes, has adopted a resolution recommending to the town board the adoption of the Town of Minocqua Comprehensive Plan, which contains all of the elements specified in s. 66.1001 (2), Wis. stats.

SECTION 44-45 – PUBLIC HEARING

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

SECTION 44-46 – ADOPTION OF TOWN COMPREHENSIVE PLAN

The town board of the Town of Minocqua, by the enactment of this ordinance, formally adopts the document entitled Town of Minocqua Comprehensive Plan Ordinance under pursuant to s. 66.1001 (4) (c), Wis. stats.

SECTION 44-47 – SEVERABILITY

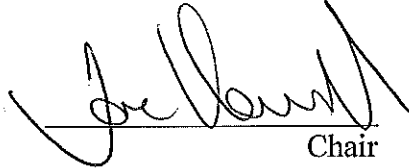
If any provision of this ordinance of its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision of application, and to this end, the provisions of this ordinance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

SECTION 44-48 – EFFECTIVE DATE

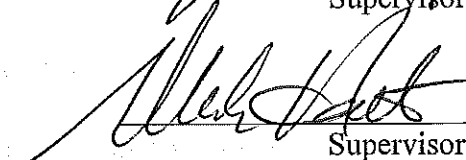
This ordinance is effective on publication or posting.

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

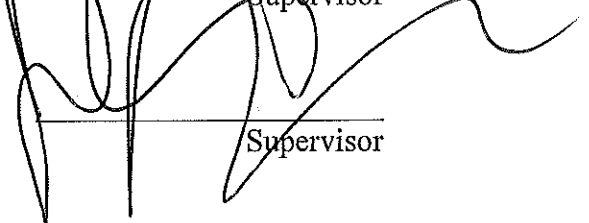
Adopted this 20th day of July 2010.


Chair


Supervisor


Supervisor


Supervisor


Supervisor

Attest: Robin Waggart
Clerk

Resolution

STATE OF WISCONSIN
Town of Minocqua
Oneida County

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

Adoption of the Town of Minocqua Comprehensive Plan.

The Town of Minocqua Plan Commission, by this resolution, further resolves and orders as follows:

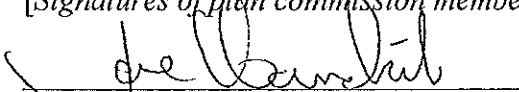
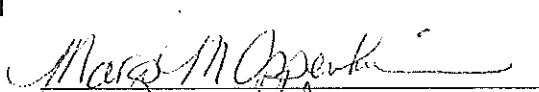
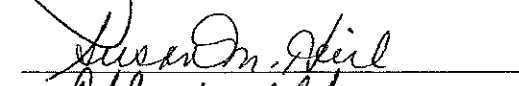


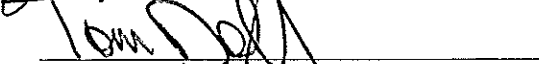

All maps and other materials noted and attached as exhibits to the Town of Minocqua Comprehensive Plan are incorporated into and made a part of the Town of Minocqua Comprehensive Plan.

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

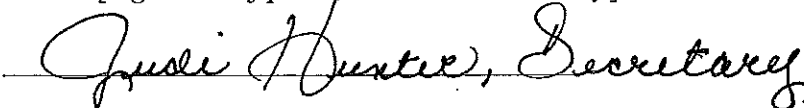
The town clerk shall properly post or publish this resolution as required under s. 60.80, Wis. stats.

Adopted this 25th day of May 2010.

[Signatures of plan commission members]

Attest: [Signature of plan commission secretary]


Josie Hunter, Secretary