

Town of Arbor Vitae Vilas County

2010 Comprehensive Plan



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**TOWN OF ARBOR VITAE COMPREHENSIVE PLAN
TABLE OF CONTENTS:**

1. ISSUES AND OPPORTUNITIES	1-1
A. Background Information.....	1-1
1. Population Trends and Forecasts.....	1-1
2. Household Trends and Forecasts.....	1-3
3. Age Distribution	1-3
4. Education Levels	1-5
5. Income Levels.....	1-6
6. Employment Characteristics.....	1-7
B. Issue Identification.....	1-7
1. Review of Demographic Trends	1-7
2. Planning Issues	1-8
C. Goals, Objectives, Policies and Programs.....	1-8
2. NATURAL, CULTURAL, & AGRICULTURAL RESOURCES.....	2-1
A. Background.....	2-1
1. Vilas Co. Land & Water Resource Management Plan 2004-2008.....	2-1
2. Vilas County Outdoor Recreation Plan.....	2-1
3. Vilas Co. Forest Comprehensive Land Use Plan 2006-2020...2-2	
B. Natural Inventory	2-2
Water Resources:	
1. Surface Water	2-2
2. Wetlands.....	2-3
3. Floodplains	2-4
4. Groundwater & Geology	2-4
Land Resources:	
1. Forests	2-5
2. Metallic & Non-Metallic Mineral Resources	2-6
3. Soils & Productive Agricultural Areas	2-6
4. Environmentally Sensitive Areas.....	2-6
5. Rare Species & Natural Communities	2-7
6. Historical & Cultural Resources	2-10
7. Natural, Agricultural & Cultural Resources Programs.....	2-11
C. Goals, Objectives & Policies	2-15
3. HOUSING	3-1
A. Housing Assessment.....	3-1
1. Structural Characteristics	3-1
2. Age Characteristics.....	3-2
3. Occupancy Characteristics	3-2
4. Value Characteristics	3-3

B. Housing Programs	3-4
C. Goals, Objectives and Policies	3-5
4. UTILITIES AND COMMUNITY FACILITIES	4-1
A. Background	4-1
B. Inventory of Existing Facilities	4-1
1. Water and Wastewater Facilities	4-1
2. Emergency Services	4-2
3. Park and Open Space Facilities	4-2
4. Solid Waste Disposal and Recycling Facilities	4-3
5. Power and Telecommunications Facilities	4-3
6. Child Care	4-3
7. Schools	4-3
8. Medical Services	4-4
9. Cemeteries	4-4
10. Library	4-4
11. Government Facilities	4-5
C. Goal, Objectives and Policy	4-5
5. TRANSPORTATION	5-1
A. Review of State Plan	5-1
1. Corridors 2020	5-1
2. TransLinks 21	5-1
3. Connections 2030	5-2
4. State Trails Network Plan	5-2
B. Transportation Inventory	5-2
1. Road Network	5-2
a. Jurisdictional and Functional Classification	5-2
b. Average Annual Daily Traffic (AADT) Counts	5-4
c. Road Improvements	5-4
d. Trucking	5-5
2. Transit and Transportation Facilities for the Disabled	5-5
3. Bicycling and Walking	5-5
4. Rail	5-6
5. Air Transportation	5-6
6. Water Transportation	5-6
C. Goal, Objectives, and Policies	5-7
6. ECONOMIC DEVELOPMENT	6-1
A. Background	6-1
1. Residential Strengths and Weaknesses	6-1
2. Business Strengths and Weaknesses	6-1
B. Economic Base, Labor Force and Forecasts	6-2
1. Economic Base	6-2
2. Labor Force	6-3

3. Forecasts	6-3
C. Economic Development Programs	6-4
1. County	6-4
2. Regional	6-4
3. State	6-4
4. Federal	6-5
D. Goals, Objectives, and Policies	6-5
7. INTERGOVERNMENTAL COOPERATION	7-1
A. Overview	7-1
B. Benefits	7-1
C. Trends	7-2
D. Tools of Intergovernmental Cooperation	7-2
1. Shared Service Agreements	7-2
2. Municipal Revenue Sharing	7-3
E. Intergovernmental Relationships	7-3
1. Local	7-3
2. County	7-4
3. Regional	7-5
4. State and Federal Government	7-5
5. School District	7-6
6. Sanitary District	7-6
F. Goal, Objectives, and Policies	7-6
8. LAND USE	8-1
A. Existing Land Use Inventory	8-1
B. Land Use Trends	8-2
1. Land Supply	8-2
2. Land Demand	8-2
3. Land Values	8-3
4. Opportunities for Redevelopment	8-4
5. Existing and Potential Land Use Conflicts	8-4
C. Land Use Programs	8-5
D. Future Land Use	8-6
E. Goals, Objectives, and Policies	8-10
9. IMPLEMENTATION	9-1
A. Plan Adoption Process	9-1
B. Plan Review	9-1
C. Plan Amendments	9-2
D. Plan Updates	9-3
E. Implementation	9-3
F. Consistency Among Plan Chapters	9-4
G. Recommended Action Steps	9-5

TABLES:

Issues & Opportunities

1. Population Trends1-2
2. Population Forecasts to 2030.....1-2
3. Households.....1-3
4. Age Distribution 1990 to 20001-4
5. Education Levels1-6
6. Income Levels1-6
7. Occupation of Employed Workers1-7

Housing

1. Housing Units by Structural Type, 20003-1
2. Year Structure Built, 2000.....3-2
3. Residential Occupancy Status, 2000.....3-3
4. Housing Values, 2000.....3-4

Transportation

1. Road Mileage by Jurisdiction and Functional Class.....5-3
2. Planned State Road Improvements in Arbor Vitae (2008 – 2013)5-5

Economic Development

1. Employment by Industry Sectors6-2

Land Use

1. Existing Land Use.....8-2
2. Projected Land Use Demand to 2030.....8-3
3. Equalized Land Values (\$)...8-4
4. Future Land Use.....8-9

FIGURES:

1. 2000 Age Cohorts for Town of Arbor Vitae1-5

MAPS:

1-1 Arbor Vitae Planning Context..... 1-11
2-1 Natural Resources 2-17
4-1 Community Facilities.....4-7
8-1 Existing Generalized Land Use..... 8-13
8-2 Future Land Use 8-14

ATTACHMENTS:

- A. Public Participation Plan
- B. Plan Commission Resolution
- C. Town Ordinance

CHAPTER 1: ISSUES & OPPORTUNITIES

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

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

A. Background Information

1. Population Trends and Forecasts

According to the 2000 Census, 3,153 people lived in the town. Between the 1990 and the 2000, the town's population increased by almost 25 percent. The surrounding towns all grew over the same period. Both the County and the State grew, with growth rates of 18.8 and 9.6 percents respectively.

Since 2000 the population has continued to increase in all of the communities as well. Table 1 displays the total population for the Town of Arbor Vitae, the neighboring towns, the County, and the State for 2005.

The most recent estimates released this summer indicate a population of 3,371, which is about a 8 percent increase since 2000.

**Table 1:
Population Trends**

	1990	2000	Estimate 2005	% Change 1990-00	% Change 2000-05	% Change 1990-05
Town of Arbor Vitae	2,531	3,153	3,284	24.6%	4.2%	29.8%
Town of Boulder Junction	884	958	992	8.4%	3.5%	12.2%
Town of Plum Lake	465	486	524	4.5%	7.8%	12.7%
Town of St. Germain	1,319	1,932	2,068	46.5%	7.0%	56.8%
Town of Woodruff, Oneida Co.	1,634	1,982	2,063	21.3%	4.1%	26.3%
Town of Lac du Flambeau	2,433					
Vilas County	17,707	21,033	22,215	18.8%	5.6%	25.5%
Wisconsin	4,891,769	5,363,675	5,580,757	9.6%	4.0%	14.1%

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

**Table 2:
Population Forecasts to 2030**

	Projection 2010	Projection 2015	Projection 2020	Projection 2025	Projection 2030
Town of Arbor Vitae	3,399	3,535	3,660	3,760	3,826
Town of Boulder Junction	997	1,008	1,018	1,022	1,019
Town of Plum Lake	541	560	577	590	598
Town of St. Germain	2,192	2,335	2,470	2,587	2,677
Town of Woodruff, Oneida Co.	2,142	2,220	2,296	2,362	2,409
Town of Lac du Flambeau	3,286	3,426	3,559	3,666	3,741
Vilas County	22,953	23,829	24,645	25,295	25,720
Wisconsin	5,772,370	5,988,420	6,202,810	6,390,900	6,541,180

Source: WDOA Demographic Services Center

Population projections from the State of Wisconsin are displayed in Table 2. Overall the town and all of the surrounding communities are expected to increase in population.

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

2. Household Trends and Forecasts

In 2000, there were 1,373 households in the town. This is based on an Average Household size in town was 2.3 people in 2000, which is higher than the 2.50 State average.

Overall, total households are projected to increase by 482 by 2030. Table 3 reflects an overall trend of more households based upon fewer people per household and projected population growth.

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

**Table 3:
Households**

	Total 2000	<i>Estimate 2005</i>	Projection 2010	Projection 2015	Projection 2020	Projection 2025	Projection 2030
Town of Arbor Vitae	1,373	1,466	1,558	1,660	1,746	1,811	1,855
Town of Boulder Junction	445	473	488	505	518	526	527
Town of Plum Lake	221	245	259	275	287	296	302
Town of St. Germain	887	968	1,061	1,157	1,243	1,313	1,369
Town of Woodruff, Oneida Co.	866	932	990	1,051	1,104	1,142	1,167
Town of Lac du Flambeau	1,093	1,180	1,260	1,346	1,420	1,476	1,517
Vilas County	9,066	9,821	10,429	11,087	11,648	12,067	12,350
Wisconsin	2,084,556	2,208,571	2,322,062	2,442,354	2,557,504	2,654,905	2,738,477

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

3. Age Distribution

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

In 1990, the median age of Arbor Vitae's population was 41.6 years, by 2000 that had increased to 43.9. Compared to the county the town's median age is slightly less, but compared to the state is older. High median age reflects a retirement population. St. Germain has the highest median age of 50.

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

		Percent of Population				Median Age
		<5	5-17	18-64	65+	
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 Boulder Junction	1990	5.8%	15.0%	57.1%	22.1%	44.4
	2000	3.8%	13.7%	56.9%	25.7%	49.6
Town of Plum Lake	1990	6.9%	17.2%	54.8%	21.1%	39.0
	2000	2.9%	16.9%	57.6%	22.6%	48.1
Town of St. Germain	1990	4.8%	12.0%	59.1%	24.1%	48.4
	2000	5.0%	13.4%	56.6%	25.0%	50.0
Town of Woodruff, Oneida Co.	1990	5.3%	15.4%	52.6%	26.6%	42.8
	2000	5.4%	16.4%	54.0%	24.2%	45.1
Town of Lac du Flambeau	1990	9.3%	18.7%	54.6%	17.4%	35.4
	2000	7.1%	22.7%	53.4%	16.8%	37.3
Vilas County	1990	5.9%	16.3%	54.9%	22.9%	42.9
	2000	4.3%	16.4%	56.5%	22.8%	45.8
Wisconsin	1990	7.4%	19.0%	60.3%	13.3%	32.9
	2000	6.4%	19.1%	61.4%	13.1%	36.0

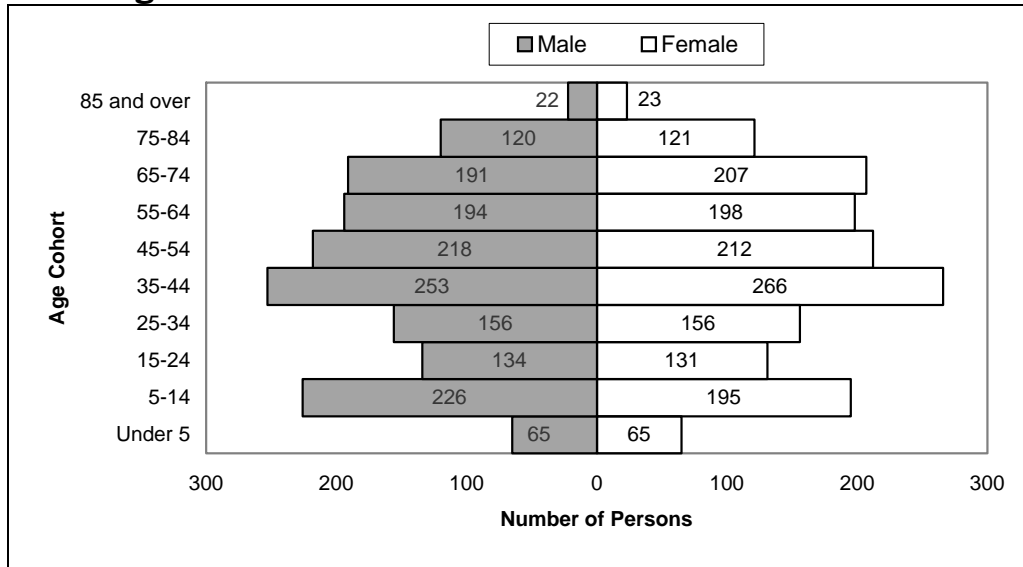
Source: U.S. Census Bureau

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

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

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

**Figure 1:
2000 Age Cohorts for Town of Arbor Vitae**



Source: U.S. Census Bureau

4. Education Levels

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

In 1990, 77.5 percent of the Town of population age 25 and over were high school graduates (or higher), compared to 76.1 percent in the County and 78.6 percent in the State. By 2000, the percentage of high school graduates had risen significantly to 83.7 percent in the Town, compared to the County at 85.4 percent and the State at 85.1 percent.

In 1990, 14.4 percent of the Town of population age 25 and over were college graduates (or higher), compared to 13.7 percent in the County and 17.7 percent in the State. By 2000, the percentage of college graduates had risen to 16.8 percent in the Town, compared to the County at 17.6 percent and the State at 22.4 percent.

**Table 5:
Education Levels**

	Town of Arbor Vitae		Vilas County		State of Wisconsin	
	1990	2000	1990	2000	1990	2000
Less than 9 th Grade	162	60	1,160	604	294,862	186,125
9-12 Grade / No Diploma	252	322	1,897	1,676	367,210	332,292
High School Diploma	634	946	4,687	6,233	1,147,697	1,201,813
College / No Degree	376	425	2,609	3,386	515,310	715,664
Associate Degree	154	193	709	1,014	220,177	260,711
Bachelor Degree	192	279	1,200	1,981	375,603	530,268
Graduate/Professional Degree	73	114	553	773	173,367	249,005
Total Persons 25 & Over	1,843	2,339	12,815	15,667	3,094,226	3,475,878
Percent high school graduate or higher	77.5%	83.7%	76.1%	85.4%	78.6%	85.1%
Percent with bachelors degree or higher	14.4%	16.8%	13.7%	17.6%	17.7%	22.4%

Source: U.S. Census Bureau

5. Income Levels

In 1990, the median household income for the town was \$21,703, compared to the county at \$20,352, and the state at \$29,442. The town lagged behind the state, but exceeded the county level. By 2000, incomes had risen to \$36,472, while the county increased to \$33,759, and state to \$43,791. Again the town lagged behind the state but exceeded the county.

Meanwhile in 1990, the per capita income for the town was \$11,665, compared to the county at \$10,866 and the state at \$13,276. The town lagged behind the state, but exceeded the county level. By 2000, incomes had risen to \$17,778, while the county increased to \$18,361, and state to \$21,271. The town lagged behind the state and county.

**Table 6:
Income Levels**

	1990			2000		
	Town of Arbor Vitae	Vilas County	State of Wisconsin	Town of Arbor Vitae	Vilas County	State of Wisconsin
Median Household Income	\$21,703	\$20,352	\$29,442	\$36,472	\$33,759	\$43,791
Per Capita Income	\$11,665	\$10,866	\$13,276	\$17,778	\$18,361	\$21,271

Source: U.S. Census Bureau

6. Employment Characteristics

The following table uses U.S. Census information related to occupation. These figures reflect the occupations in which residents are engaged. These jobs may or may not be located in the town.

Table 7 displays the primary occupations of 1,553 employed residents in the labor force in year 1990 and 2000, as well as the county. Sales & Office was followed by Management, professional & Related, and Service. Those were the top three occupations at the county level as well.

**Table 7:
Occupation of Employed Workers**

	Town of Arbor Vitae		Vilas County	
	1990	2000	1990	2000
Management, professional & related	290	390	1,764	2,338
Service	205	369	1,341	1,901
Sales & office	278	456	1,787	2,608
Farming Fishing & Forestry	20	4	271	128
Construction, extraction & maintenance	18	192	269	1,332
Production, transportation & material moving	217	142	1,568	961
Totals:	1,028	1,553	7,000	9,268

Source: U.S. Census Bureau

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.

- ✓ Population continues to grow at a rate faster than the state.
- ✓ Median age continues to increase.
- ✓ Income levels lag behind state levels.

- ✓ Employment levels have increased over the ten-year period.

2. Planning Issues

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

1. There is interest in the development of an 80 acre parcel of land the Town owns near the Town Hall for a possible business park.
2. There has been some initial discussion regarding the development of an affordable apartment complex near Tuckaway Road that is near commercial uses.
3. Future needs for business development at Highway 51 and Airport Road.
4. Need for additional recreational development such as a golf course along Highway 70 E.
5. Need to raise median incomes in the Town. Need to increase employment opportunities that provide living wages rates.
6. Need to provide sufficient areas for commercial and industrial development.
7. A concern about lack of Internet availability and cell phone coverage.
8. School funding is becoming an issue as more and more of the costs are placed on the property tax. There is a concern that the state formula does not benefit rural school districts.
9. An opportunity for a business incubator in the area to foster economic growth.

C. Goals, Objectives, Policies, & Programs

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

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

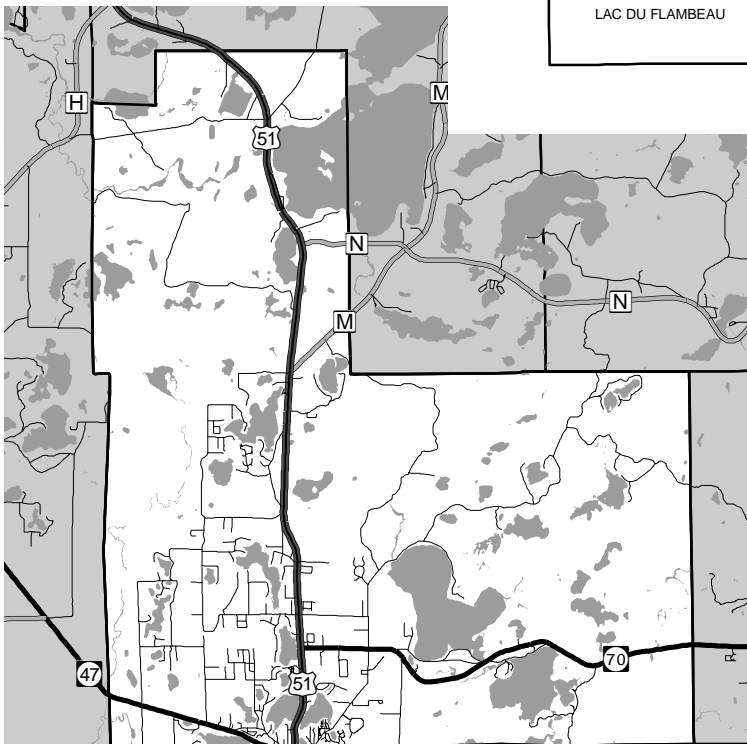
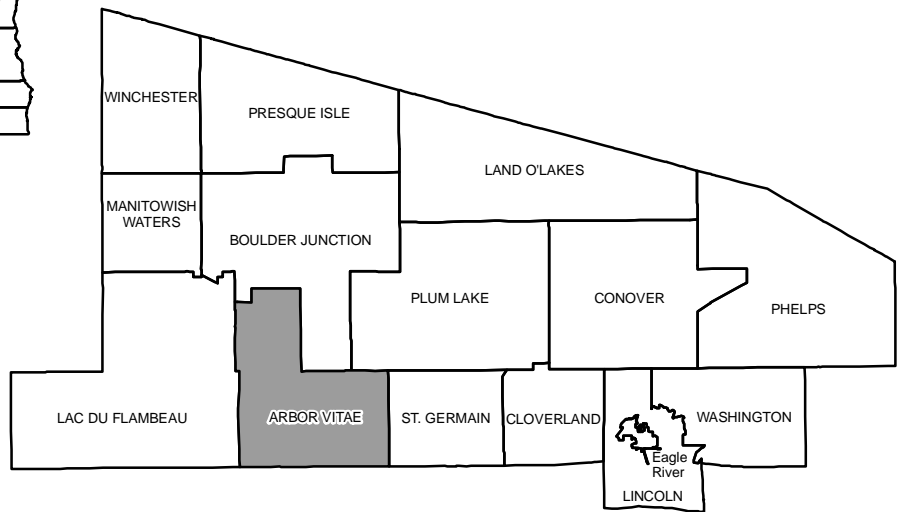
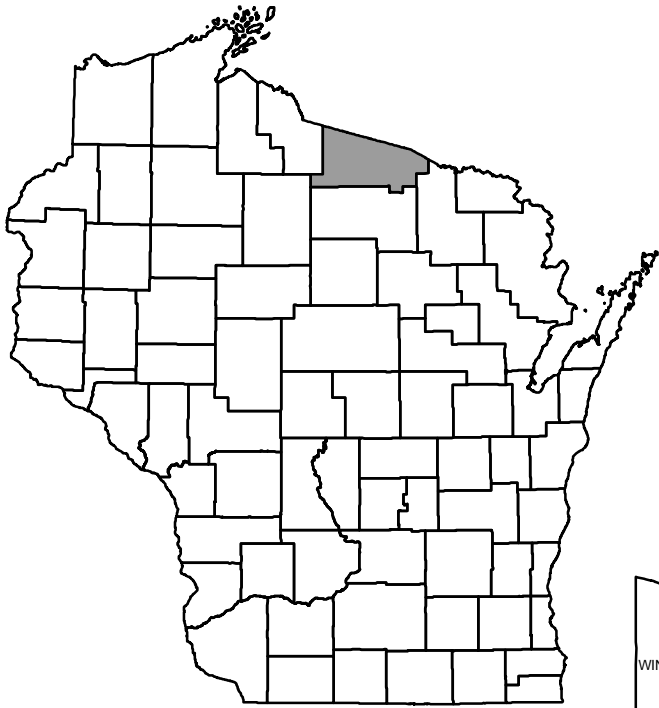
- ✓ *Goals:* Broad statements that express general public priorities about how the Town should approach development issues during the next 20 years.

These goals are based on key issues, opportunities and problems that affect the community.

- ✓ *Objectives:* More specific than goals and are usually attainable through planning and implementation activities. Accomplishment of an objective contributes to the fulfillment of a goal.
- ✓ *Policies:* Rules or courses of action used to ensure plan implementation and to accomplish the goals and objectives. Decision-makers use policies on a day-to-day basis.

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

Map 1-1
Arbor Vitae
Planning Context
 Vilas County, Wisconsin



Source: WI DNR, NCWRPC

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



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Chapter 2: Natural Resources

CHAPTER 2: NATURAL, AGRICULTURAL AND CULTURAL RESOURCES

This chapter, the second of nine chapters of the Town of Arbor Vitae 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. Vilas County Land and Water Resource Management Plan 2004-2008

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

2. Vilas County Outdoor Recreation Plan

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

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

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

B. Natural Inventory

Water Resources:

1. Surface Water

Arbor Vitae lies mainly in two watersheds. The northern 1/3rd of Town above the CTH M & USH 51 junction is located in the Manitowish River watershed. Most of the remaining Town lies in the Upper tomahawk River watershed. Other minor watersheds include the St. Germain River watershed, and the Sugar Camp Creek watershed.

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

Outstanding and Exceptional Resource Waters

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

Three water bodies in Town are listed as ORWs—Trout Lake, Trout River, and Mishonagon Creek. No other area water bodies are listed as ERWs.

Impaired Waters

Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the "303(d) list." A water body is considered impaired if a) the current water quality does not meet the numeric or narrative criteria in a water quality standard or b) the designated use that is described in Wisconsin Administrative Code is not being achieved. A

documented methodology is used to articulate the approach used to list waters in Wisconsin. Every two years, states are required to submit a list of impaired waters to EPA for approval.

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

Invasive Aquatic Species

Surface water resources in Vilas County are threatened by the introduction of invasive aquatic species. These species out compete native species and degrade habitats possibly by decreasing biodiversity from having less plant and animal species. Arrowhead Lake has an infestation of Eurasian water-milfoil (*Myriophyllum spicatum*), and rusty crayfish (*Orconectes rusticus*). Big Arbor Vitae Lake has infestations of curly leaf pondweed (*Potamogeton crispus*), rusty crayfish, banded mystery snail. Johnson Lake (T40N R6E Sec 3) has infestations of curly leaf pondweed, and rusty crayfish. Little Arbor Vitae Lake, Madeline Lake (Mud), and Carrol Lake all have infestations of rusty crayfish, and banded mystery snail. The following lakes also have infestations of rusty crayfish: Little Spider, Sparkling, Diamond, and Trout. Contact the County Land and Water Conservation Department for public outreach education strategies.

2. Wetlands

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

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

Wetlands that filter or store sediments or nutrients for extended periods may undergo fundamental changes. Sediments will eventually fill in wetlands and nutrients will eventually modify the vegetation. Such changes may result in the

loss of this function over time. Eradication of wetlands can occur through the use of fill material. This can destroy the hydrological function of the site and open the area to improper development. The WDNR has promulgated minimum standards for managing wetlands.

The wetlands shown for the Town of Arbor Vitae were created from the WisDNR Wetlands Inventory. See the Natural Resources Map.

3. Floodplains

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

4. Groundwater & Geology

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

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

Surficial sand and gravel deposits are mainly on extensive outwash plains. Well yields range from 50 to 2,000 gallons per minute. Most high-capacity wells are 40 to 130 feet deep, and yield 15 to 60 gallons per minute per foot of drawdown. Shallow wells in these deposits are subject to pollution.

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

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

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

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

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

Land Resources:

1. Forests

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

The pre-settlement composition of forestland in the Town of Arbor Vitae was almost exclusively white pine, and red pine.

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.

Over half of the Town of Arbor Vitae is in the Northern Highland State Forest, which covers much of Vilas County.

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

2. Metallic & Non-Metallic Mineral Resources

There are only two known metallic mineral deposits in the area, one is near Crandon in Forest County and the other is in the Town of Lynne, Oneida County. Neither are being developed at this time; however, there is additional study being completed on the Town of Lynne site.

Within the town there are non-metallic mining deposits and a number of quarries are operational throughout town. The two existing quarries are shown on the Natural Resources Map.

3. Soils & Productive Agricultural Areas

According to the *Wisconsin Land Use Databook*, the Town of Arbor Vitae between 1991-1993 was 4.0 percent agricultural, 79.8 percent forested, and 13.0 percent wetlands. The town's total land area is 62.6 square miles. Of the total land area, 0.8 percent was used for row crops, 0.4 percent was used for foraging, and 2.8 percent was grassland.

In terms of farming trends, the town has lost 13.7 percent of farmland acreage on tax rolls between 1990 and 1997. According to the *Wisconsin Land Use Databook* there were 2 farms, none of which were dairy farms in 1997. Prime farmland produces the highest yields with minimal inputs and results in the least damage to the environment, see Natural Resources Map.

4. Environmentally Sensitive Areas

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

One type of area which might fall under the environmentally sensitive designation is contaminated or potentially contaminated sites in part because

they may need special care or monitoring to prevent further environmental degradation or hazard to human life. The WDNR Internet database known as the Bureau of Remediation and Redevelopment Tracking System (BRRTS) lists 19 sites. The following sites were listed as “closed”:

- ERP Site: Joann Ahlborn, 11151 Spur Rd
- LUST Site: Arbor Vitae Hwy Shop, Hwy 70 E
- LUST Site: Arrowhead Inn, AV360 USH 51
- LUST Site: Anderson Robert Trucking, 11283 Kel Robin Dr
- LUST Site: Pope's Gresham Lodge, AV4042 Popes Rd
- LUST Site: Fun Rentals, 10468 Big Arbor Vitae Dr
- LUST Site: Four Season's Resort, 10338 Big Arbor Vitae Dr
- Spill Site: 1982 USH 51 N
- Spill Site: Hwy 70 0.5 mi E of Little Arbor Vitae
- Spill Site: Menzer Lumber Co Inc, USH 51 N 0.5 mi N of CTH N
- Spill Site: Providence Washington Aviation, 11550 Cagle Rd

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

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

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

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

5. Rare Species & Natural Communities

The Town of Arbor Vitae has 44 sections with occurrences of endangered resources (rare, threatened, or endangered species of plants & animals, and high-quality natural communities) as identified in the Wisconsin Natural Heritage Inventory.

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

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

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

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

Established in 1925 to protect the stream flow at the headwaters of the Wisconsin, Flambeau, and Manitowish Rivers, the 220,000-acre state forest is abundant with scenic lakes, streams, and expansive forest. Over 900 lakes lie within the forest boundary, and are a significant reason that the forest is the most visited state property in Wisconsin. This state forest supports an extraordinary array of outdoor activities including camping (over 900 campsites), swimming, boating, hiking, biking, fishing, hunting, cross-country skiing, and snowmobiling.

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.

Bittersweet Lakes State Natural Area (No. 34) is a 1,070-acre site within the Northern Highland-American Legion State Forest. Four soft water seepage lakes, each separated by an isthmus are the main features of the natural area. The lakes are Bittersweet (104 acres, 31 feet), Oberlin (46 acres, 25 feet), Smith (43 acres, 18 feet), and Prong (30 acres, 50 feet), and all have a variety of bottom substrates, ranging from sand and gravel to rock and muck, are slightly acidic, and have relatively high water clarity. The aquatic vegetation consists of many unusual plants including seven-angle pipewort, watershield, bur-reeds, golden pert, quillworts, water lobelia, waterweed and the rare plantain shoreweed (*Litorella uniflora*). In some areas, lake pockets contain leatherleaf dominant bog vegetation. The shoreline vegetation consists of a narrow zone of shrubs such as leatherleaf, alders, and meadowsweet, which changes abruptly to uplands. Northwest of Smith Lake and west of Oberlin Lake is an old-growth northern mesic forest remnant of hemlock and yellow birch; a black spruce-

tamarack bog is located west of Smith Lake. The fishery consists of walleye, northern pike, large and smallmouth bass, and panfish. Many diving ducks use the lakes during migration and common loons (*Gavia immer*) have nested in the tract. Bittersweet Lakes is owned by the DNR and was designated a State Natural Area in 1958.

Black Tern Bog State Natural Area (No. 49) is a 26-acre site that consists of two small seepage lakes in a pitted outwash plain and contains an outstanding flora including several rare and unusual species. About 20 acres of quaking sphagnum bog surround the bog lakes and contain such characteristic species as sundew, buckbean, bog-laurel, bog-rosemary, leather-leaf, and cotton grass sedge. Of special interest are uncommon plants including swamp pink (*Arethusa bulbosa*), rose pogonia, grass pink, and the state endangered bog rush (*Juncus stygius*). Dwarf white pine and black spruce are found on the bog with second growth hardwoods surrounding it. Uncommon birds include black tern (*Chlidonias niger*) and American bittern (*Botaurus longicauda*). Other nesting bird species are killdeer, common snipe, mallard, song sparrow, and red winged blackbird. Black Tern Bog is owned by the DNR and was designated a State Natural Area in 1967.

Trout River State Natural Area (No. 505) is a 108-acre site within the Northern Highlands-American Legion State Forest. The Trout River is a slow, warm, alkaline stream with clear water of high fertility. Flowing west from Trout Lake, it eventually joins the Manitowish River just west of the forest boundary. Averaging 30 feet in width and with a maximum depth of 3 feet, the river supports numerous rare animals including the state-threatened longear sunfish (*Lepomis megalotis*), pugnose shiner (*Notropis anogenus*), and greater redhorse (*Moxostoma valenciennesi*). Other rare animals are the splendid clubtail (*Gomphurus lineatifrons*) and round pigtoe (*Pleurobema sintoxia*). The stream bottom is primarily sand and gravel where the current is moderate to fast as compared to the muck substrate that is found on slower stretches. Patches of aquatic vegetation are common in the lower reaches. Trout River is owned by the DNR and was designated a State Natural Area in 2007.

Camp Lake and Pines State Natural Area (No. 506) is a 243-acre site within the Northern Highlands-American Legion State Forest. Camp Lake and Pines features a dry-mesic forest bordering the east and south sides of Camp Lake, an undisturbed soft-water seepage lake. The canopy is dominated by large red pine and white pine with red oak, red maple, paper birch, balsam fir, big-tooth aspen, and white spruce. The tall shrub layer is composed primarily of beaked hazelnut. Low shrubs and herbs are wintergreen, Canada mayflower, American starflower, early low blueberry, velvet-leaf blueberry, trailing arbutus, and pipsissewa. The 37-acre Camp Lake has extremely soft, clear water and a sand and gravel bottom. The flora includes a number of plants that are adapted to the highly oligotrophic (infertile) conditions and are able to absorb CO₂ from

the sediment through their roots. This rare plant group, called “sterile rosette flora”, are small stiff-leaved plants that hug the lake bottom and are indicative of the lake’s soft-water conditions. Plants include water lobelia, seven-angle pipewort, small waterwort, slender water-milfoil, brown-fruited rush, and golden-pert. Other plants of note are hidden-fruited bladderwort, northeastern bladderwort, and clustered beak-rush. Other birds are blackburnian warbler, pine warbler, pileated woodpecker, and ovenbird. Camp Lake and Pines is owned by the DNR and was designated a State Natural Area in 2007.

Devine Lake & Mishonagon Creek State Natural Area (No. 507) is a 243-acre site within the Northern Highlands-American Legion State Forest. Devine Lake and Mishonagon Creek contains an extensive wetland complex including a large sedge meadow, mixed conifer swamp, shrub-carr, and northern wet forest bordering Devine Lake. Of note, is the exceptional floristic diversity within this complex. The meadow is dominated by blue-joint grass, sedges, and rushes with marsh fern, marsh bellflower, turtlehead, marsh marigold, flat-top aster, and northern bog goldenrod. The tamarack-dominated wet forest occupies the wetland within the Devine Lake basin between the open sedge meadow and a tall shrub community at the upland edge. Understory dominants are sphagnum mosses, and few-seeded sedge. Other characteristic species include large cranberry, round-leaved sundew, northern blue-flag iris, marsh skullcap, rose pogonia, white bog orchid, three-leaved goldthread, and crested shield fern. Shrubs include marsh cinquefoil, leather-leaf, mountain maple, velvet-leaf blueberry, mountain holly, and willows. The 95-acre Devine Lake is a spring-fed, drained lake, which occupies a depression in extensive sandy, pitted glacial outwash. Several large springs and seepages feed the lake and surrounding wetlands from the north. The lake harbors numerous aquatic macrophytes including wild rice, which occupies 30-40% of the lake basin in some years. Many rare animals and plants are found here, some of them represented by large populations. Rare animals include American bittern (*Botaurus lentiginosus*), American black duck (*Anas rubripes*), Leconte’s sparrow (*Ammodramus leconteii*), evening grosbeak (*Coccothraustes vespertinus*), yellow-bellied flycatcher (*Empidonax flaviventris*), bog copper butterfly (*Lycaena exiphanthe*), and zebra clubtail dragonfly (*Stylurus scudderii*). Rare plants include leafy white orchis (*Platanthera dilatata*), marsh willow-herb (*Epilobium palustre*), sparse-flowered sedge (*Carex tenuiflora*), sheathed sedge (*C. vaginata*), and dragon’s mouth (*Arethusa bulbosa*). Devine Lake and Mishonagon Creek is owned by the DNR and was designated a State Natural Area in 2007.

6. Historical & Cultural Resources

Arbor Vitae was officially established in 1893. Originally it was a mill town that prospered because of the area natural resources, particularly the vast pine forests. As that resource diminished rail lines were extended northward from

the populated area of Wisconsin. Seasonal cottages, resorts and related businesses began to appear and serve the railroading public. Soon after the state began improving the highway and road systems, bringing more recreational visitors. Over time the area has continued to change and adjust to the needs of its residents and seasonal visitors. In recent years the Arbor Vitae has become a popular retirement area.

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

- AJ Mickleby's General Merchandise Store (AV 10658 STH 70 E);
- OJAI Resort, 8 buildings
(currently: PAP-QUA Resort at 3552 Rocky Reef Ln);
- Red Crown Lodge, 16 buildings (3852 USH 51); and
- Mann's Manitowish Lodge, 28 buildings (3730 Trout Lake Rd).

Other historic sites of interest are Coon's Franklin Lodge on Highway 51 North, Cardinal's Lodge also on Highway 51 North, and Pukall Lumber Company on Highway 70 East. There are several original homes and other resorts in the town. However, none of these are officially registered on the historic registry.

7. Natural, Agricultural & Cultural Resources Programs

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

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

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

Drinking Water and Groundwater Program: This WDNR program is responsible for assuring safe, high quality drinking water and for protecting groundwater. This is achieved by enforcing minimum well construction and pump installation requirements, conducting surveys and inspections of water systems, the investigation and sampling of drinking water quality problems,

and requiring drinking water quality monitoring and reporting. A team of specialists, engineers, hydrogeologists, and a program expert and program assistants staff the program. WDNR staff provide assistance to public and private well owners to help solve water quality complaints and water system problems. They also provide interested citizens with informational or educational materials about drinking water supplies and groundwater.

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

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

Fisheries Management Program: The WDNR funds this program primarily through the sale of hunting and fishing licenses. The program assists with fishery surveys, fish habitat improvement/protection, and fish community manipulation. This program may also be used to fund public relations events and a variety of permitting and administrative activities involving fisheries.

Forest Management Program:

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

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

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

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

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

Stewardship Grants for Nonprofit Conservation Organizations:

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

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

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

Wetlands Reserve Program (WRP): The purpose of the WRP is to restore wetlands previously altered for agricultural use. The goal of the WRP is to restore wetland and wildlife habitats. Lands that have been owned for at least one year and can be restored to wetland conditions are eligible. Landowners may restore wetlands with permanent or 30-year easements or 10-year contracts. Permanent easements pay 100% of the agricultural value of the land and 100% cost-sharing; 30-year easements pay 75% of the agricultural value and 75% cost sharing; 10-year contract pays 75% cost share only. Permanent

or 30-year easements are recorded with a property deed, however 10-year contracts are not. Public access is not required. Contact the USDA Natural Resources Conservation Service for further information.

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

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

C. Goals, Objectives & Policies

Goals:

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

Objectives:

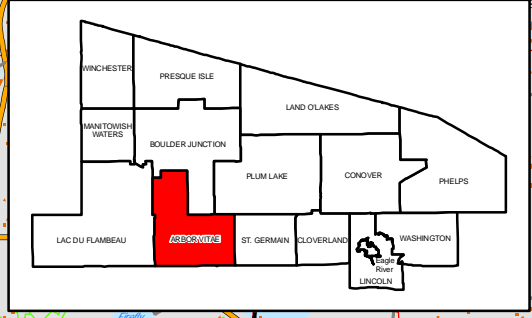
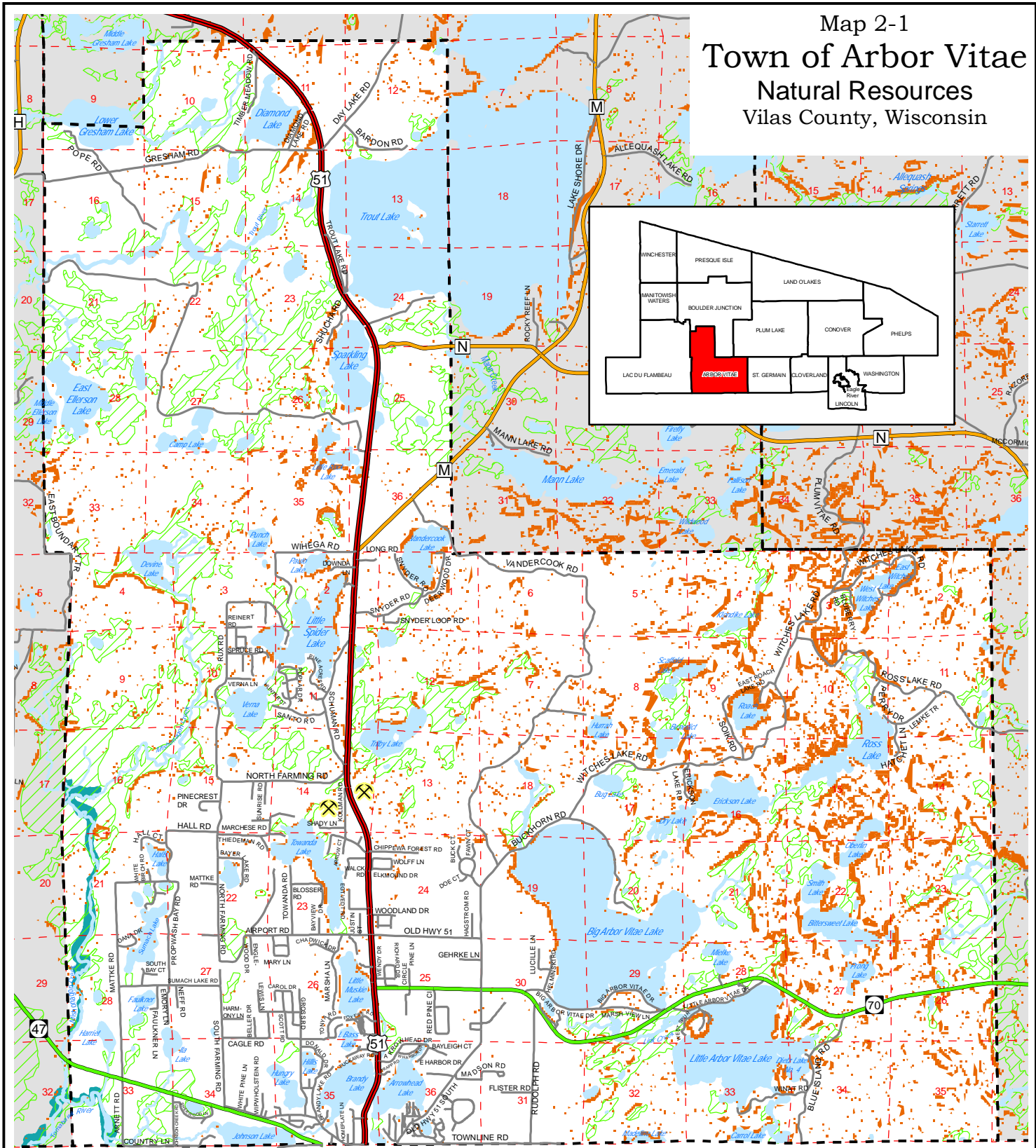
1. Prevent new development in the Town from negatively impacting natural resources.

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

Policies:

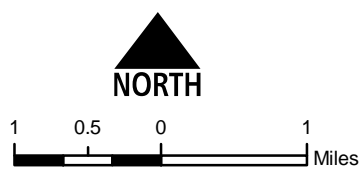
1. Make residents, developers, and potential landowners aware of active forest management activities and other aspects of living in a forest.
2. Continue to support lake association efforts to preserve the lakes throughout Arbor Vitae.
3. Work with Vilas County to enforce existing regulations of septic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

Map 2-1 Town of Arbor Vitae Natural Resources Vilas County, Wisconsin



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

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



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Chapter 3: Housing

**CHAPTER 3:
HOUSING**

This chapter, the third of nine chapters of the Town of Arbor Vitae 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. This chapter provides a basic housing stock assessment and identifies policies and programs that promote the development of housing for all residents of the Town including a range of choices that meet the needs of persons of all income levels, age groups and special needs; that promotes the availability of land for low-income housing; and that maintains the existing housing stock.

A. Housing Assessment

1. Structural Characteristics

The majority of housing units in the Town of Arbor Vitae are single-family detached homes. Currently, throughout the town there are nine mobile home parks, three apartment complexes, and four condominium complexes. See Table 1 for a detailed breakdown of they types of housing in the town, surrounding communities, and county.

**Table 1:
Housing Units by Structural Type, 2000**

	1, detached	1, attached	2	3 or 4	5 or more	Mobile Home	Other	Total
Town of Arbor Vitae	1,799	28	41	6	95	392	--	2,361
Town of Boulder Junction	1,320	9	2	--	26	63	2	1,422
Town of Plum Lake	745	2	6	4	--	17	--	774
Town of St. Germain	1,840	57	45	6	79	94	--	2,121
Town of Woodruff, Oneida Co.	567	--	2	4	26	35	7	641
Town of Lac du Flambeau	2,835	26	26	25	42	18	--	2,972
Vilas County	19,928	261	306	120	536	1,197	49	22,397

Source: U.S. Census Bureau

2. Age Characteristics

Table 2 indicates the age of the housing stock in the Town of Arbor Vitae area as reported in the 2000 Census. Over 100 units that were built prior to 1940 remain in the housing stock. The most units were built in the decade of the 1970's, followed by the 1990's. St. Germain experienced a large construction boom in the 1990's.

**Table 2:
Year Structure Built, 2000**

	1939 or earlier	1940-1959	1960-1969	1970-1979	1980-1989	1990-2000
Town of Arbor Vitae	102	350	286	624	430	569
Town of Boulder Junction	165	378	138	240	185	316
Town of Plum Lake	74	137	30	134	111	288
Town of St. Germain	86	300	201	286	363	885
Town of Woodruff, Oneida Co.	87	129	88	111	42	184
Town of Lac du Flambeau	316	608	359	641	453	595
Vilas County	2,375	4,889	2,153	4,066	3,374	5,540
Wisconsin	543,164	470,862	276,188	391,349	249,789	389,792

Source: U.S. Census Bureau

3. Occupancy Characteristics

Table 3 examines the occupancy status of housing units. Of the 2,442 housing units, nearly 1,000 are considered seasonal, or about 40 percent. Only 1,373 units were occupied year-round in the town. Of those, 1,194 or 87 percent were owner-occupied. There were only 179 renter occupied units or about 13 percent.

**Table 3:
Residential Occupancy Status, 2000**

	Total Housing Units	Owner Occupied	Renter Occupied	Vacant Units	
					Seasonal (Part of Vacant Units)
Town of Arbor Vitae	2,442	1,194	179	1,069	956
Town of Boulder Junction	1,407	358	87	962	911
Town of Plum Lake	762	189	32	541	530
Town of St. Germain	2,067	732	155	1,180	1,092
Town of Woodruff, Oneida Co.	592	261	49	282	263
Town of Lac du Flambeau	2,981	773	320	1,888	1,818
Vilas County	22,397	7,416	1,650	13,331	12,587
Wisconsin	2,321,144	1,426,361	658,183	236,600	142,313

Source: U.S. Census Bureau

4. Value Characteristics

In 2000, the median value of a housing unit in the town was \$116,100. That lagged behind the county, but was above the state median value. Table 4 displays the town, surrounding towns, county, and state information. The Town of Lac du Flambeau has the highest median value, while the Town of Plan Lake has the lowest median value.

**Table 4:
Housing Values, 2000**

	<\$50,000	\$50,000 to 99,999	\$100,000 to 149,999	\$150,000 to 199,999	\$200,000 to 299,999	\$300,000 and up	Median Value
Town of Arbor Vitae	13	289	332	125	86	16	\$116,100
Town of Boulder Junction	15	86	47	52	28	24	\$118,900
Town of Plum Lake	6	79	38	16	16	7	\$98,100
Town of St. Germain	6	189	145	80	99	42	\$123,500
Town of Woodruff, Oneida Co.	18	59	64	21	25	5	\$117,600
Town of Lac du Flambeau	82	173	104	88	118	86	\$136,300
Vilas County	274	1,840	1,411	792	733	480	\$120,200
Wisconsin	6.5%	35.4%	30.6%	15.5%	8.5%	3.5%	\$112,200

Source: U.S. Census Bureau

B. Housing Programs

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

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

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

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

Rural Housing Direct Loan: USDA-Rural Development also offers this loan to provide financing at reasonable rates and terms with no down payment. The

loan is intended for low-income individuals or households to purchase homes in rural areas. Funds can be used to build, repair, renovate or relocate a home, or to purchase and prepare sites, including providing water and sewage facilities.

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

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

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

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

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

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

C. Goals, Objectives & Policies

Goals:

1. Promote housing development that provides a variety of housing choices for residents of all income levels, age groups, and people with special needs.

2. Promote the availability of land for the development or redevelopment of low- and moderate-income housing.
3. Promote cluster development on smaller lots in the town.

Objectives:

1. Direct residential development to areas designated on its Future Land Use Plan Map and discourage residential development in agricultural or silvicultural areas except for related uses (i.e.: farm family or worker).
2. All buildings are built under Uniform Dwelling Codes and Vilas County Zoning.
3. Maintain and rehabilitate the existing housing stock as appropriate.

Policies:

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

Chapter 4: Utilities & Community Facilities

CHAPTER 4 UTILITIES AND COMMUNITY FACILITIES

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

A. Background

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

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

B. Inventory of Existing Facilities

1. Water And Wastewater Facilities

Water is provided via private water wells throughout the Town, while wastewater is handled by private on-site septic systems. On-site wastewater treatment systems are regulated by the Wisconsin Department of Commerce.

The Town of Arbor Vitae does not operate a public water or sanitary sewer system; however, there the Lakeland Sanitary District No. 1 provides service to parts of the town, as well as areas of Woodruff and Minocqua. The Lakeland

Sanitary District supplies water and sewer service to an area mainly along Highway 51 from Woodruff to just south of Arrow Road.

The District was created in 1975 in response to several failing septic systems along Brandy Lake. The treatment facility has recently been upgraded and has capacity for future growth. In all there are over 11,000 customers, and about 200 customers in the town. In the long-term there could be expansion of the service area west of Johnson Lake, north past the Highway 51-70 intersection and east to Old Highway 51.

2. Emergency Services

Police

The Vilas County Sheriff's Department provides police protection in the Town of Arbor Vitae. In addition, the Wisconsin State Patrol, located in Wausau, has statewide jurisdiction on all public roads but operates mainly on State and U.S. Highways.

Fire

The Town maintains its own volunteer fire department. The department was created in 1976 and is located on Big Arbor Vitae Road.

Fire insurance companies to assess the fire risk in a community use insurance Services Office's (ISO's) Public Protection Classification (PPCTM) program. ISO's PPCTM is rated on a class scale of 1 to 10, with Class 1 representing the best protection and Class 10 representing an essentially unprotected community. The Town's current rates vary throughout the town.

Ambulance

The Town contracts with Oneida County for ambulance service.

Mutual aid agreements exist with surrounding communities.

3. Park and Open Space Facilities

There are two parks in the Town. See the Community Facilities Map.

- Brandy Lake Park. This is a 27 acres park and is a joint effort with The of of Woodruff. The park has two ball diamonds, two tennis courts, a basketball court, a volleyball court, and a soccer field. There is also a skateboard park, one of the largest in the Northwoods, a children's playground, and a public beach with lifeguards.
- Fireman's Park. This is a small 7-acre park with rest rooms and play equipment.

The Town also owns 80 acres near the Town Hall. There has been discussion of a business park, or some other type of development. The area is currently wooded.

4. Solid Waste Disposal and Recycling Facilities

Private haulers provide container pick up of garbage and recycling for businesses and residents in town. The town does not maintain a transfer station for solid waste and recycling, but does operate a leaf and brush site for residents. There is also an independently operated transfer station available to all residents.

The town is also part of an intergovernmental compact with fourteen towns to deal with solid waste disposal and recycling issues. Currently the Landfill Venture Group operates the county landfill located on County Highway G. The landfill opened in 1989 and currently has about six to seven years remaining before the site will reach its capacity.

5. Power and Telecommunications Facilities

Electrical service and natural gas is provided by Wisconsin Public Service Corporation. Three phase power does exist within the Town.

Telephone service is provided by Verizon and CentryTel. Charter provides DSL and dial up internet service providers, in addition to several smaller firms in the area. A cellular communications tower is currently proposed in Arbor Vitae.

6. Child Care

At least one childcare provider exists within the Town according to the Wisconsin Department of Health and Human Services. However, the area is served by 4 regulated child care providers in Saint Germain, and 7 regulated child care providers in the Minocqua/Woodruff area.

7. Schools

Arbor Vitae - Woodruff is an elementary school district serving children in grades 4K through grade 8 living in the Towns of Arbor Vitae and Woodruff. The District encompasses nearly 130 square miles and has an enrollment of about 600 students.

The school is one of four elementary districts that feed into Lakeland Union High School in Minocqua. The other three schools are North Lakeland located

in Manitowish Waters, Lac du Flambeau in Lac du Flambeau, and Minocqua – Hazelhurst - Lake Tomahawk located in Minocqua.

The Arbor Vitae Elementary School is located at 11065 Old Highway 51 N in Arbor Vitae. Lakeland Union High School is located at 9573 State Highway 70 in Minocqua. Total enrollment is about 600. There is also one parochial school in the area.

8. Medical Services

The nearest medical facility is the Howard Young Medical Clinic located in Woodruff. The 109-bed facility, with ICU and CCU units as well as a renal dialysis unit, opened its doors to patients in February 1977.

Howard Young Medical Center is an acute care facility that provides a level of care not commonly found in a typical rural hospital. Specially trained physicians, nurses and technical personnel are dedicated to caring for the health and wellness of those in the local communities. Fifty-two beds are available for general medical/surgical patients, and a 10-bed special care unit meets the needs of more seriously ill patients. The Transitional Care Unit offers additional beds.

There are also clinics in the area. The Marshfield Clinic Minocqua Center, located in Minocqua, provides care in a variety of specialties. The facility also includes a state-of-the-art ambulatory surgery center. This clinic is located a short distance from Howard Young Medical Center. There is also a Aspirus Clinic located in Woodruff that provides care in a variety of specialties.

9. Cemeteries

There is one small cemetery in the Town. Sunset Memorial is two acres in size and is located on South Farming Road.

10. Library

Arbor Vitae is a member of the Olson Memorial Joint Library in Eagle River. Olson Memorial Library is part of the Northern Waters Library system. To accommodate residents, Arbor Vitae has entered into an agreement with the Minocqua Public Library System. This means our residents have access to libraries within the Northern Waters Library System as well as Minocqua. All libraries provide books, DVD's, music, and periodicals. Not all services available to residents through the Northern Water System are available in Minocqua. For further information see the Vilas county Library Plan 2010 or www.nwls.wislib.org.

11. Government Facilities

The Town Hall and Town Garage are both located on Big Arbor Vitae Road. Vilas County Highway Department has a facility located on Highway 70. As discussed earlier the Arbor Vitae School is located on No other governmental buildings are located in the town

C. Goal, Objectives, and Policy

Goal:

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

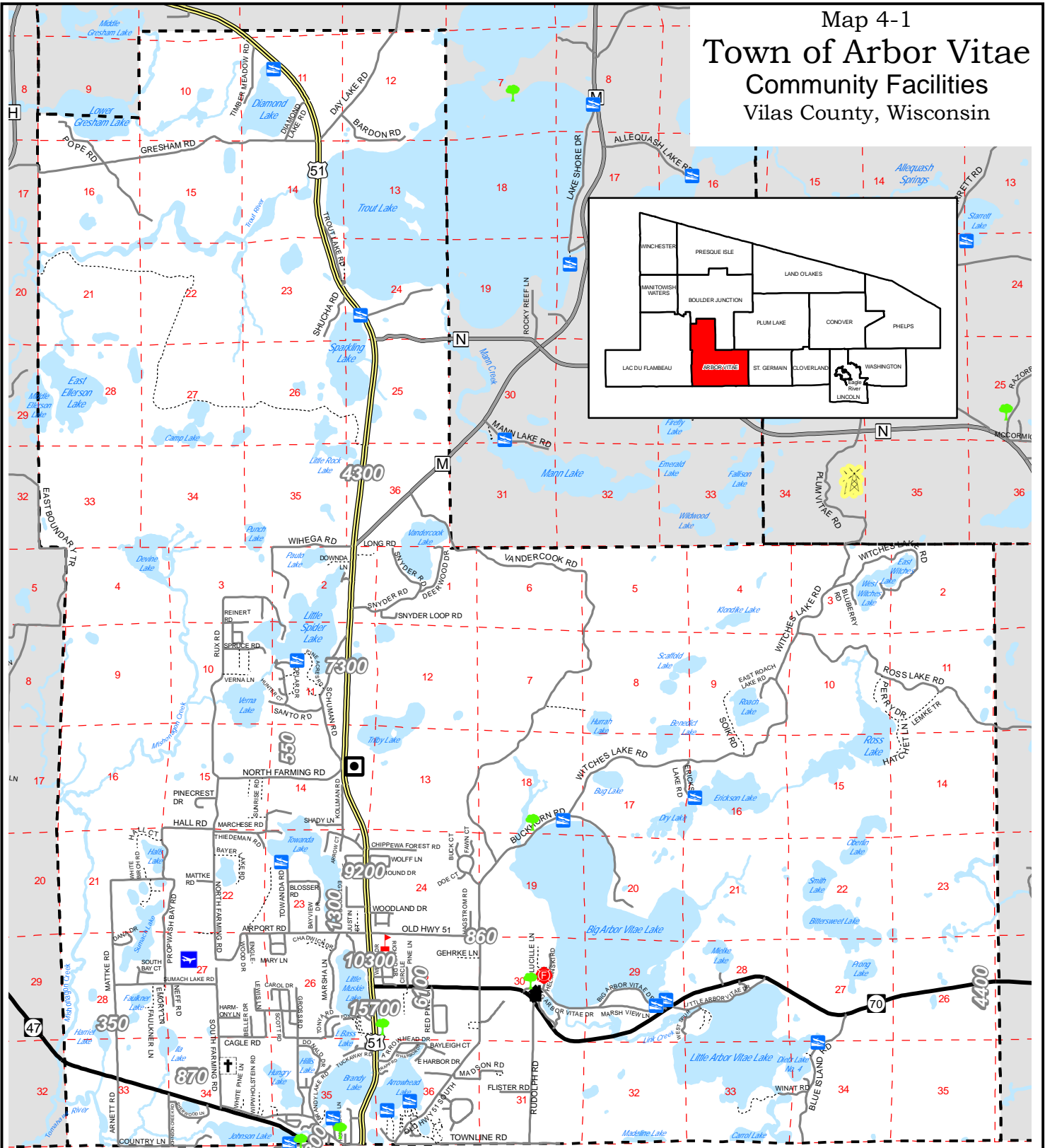
Objectives:

1. Share equipment and services across Town boundaries, whenever possible.
2. Consider the potential impacts of development proposals on natural resources, such as lakes.

Policy:

1. Continue to provide ambulance, volunteer fire, and first responder services to residents.

Map 4-1 Town of Arbor Vitae Community Facilities Vilas County, Wisconsin

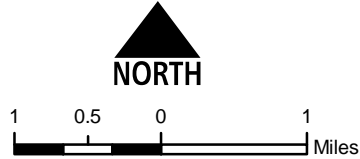


- US Highways
- State Highways
- County Highways
- Local Roads
- Private Roads
- Minor Civil Divisions
- Section Lines
- Water
- Annual Average Daily Traffic Count, 2007
- Park
- Airport
- Cemetery
- Fire Station
- School
- Shooting Range
- Town Hall
- Boat Launch Sites
- Communication Towers

Source: WI DNR, NCWRPC, WI DOT 2007
 This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.

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Chapter 5: Transportation

CHAPTER 5: TRANSPORTATION

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

A. Review of State Plans

1. Corridors 2020

Corridors 2020 was designed to enhance economic development and meet Wisconsin's mobility needs well into the future. The 3,200-mile state highway network is comprised of two main elements: a multilane backbone system and a two-lane connector system. All communities over 5,000 in population are to be connected to the backbone system via the connector network. Within Vilas County, U.S. Highway (USH) 51 is designated as part of the Corridors 2020 system. USH 51 is a connector that runs north and south just to the east of Town.

This focus on highways was altered in 1991 with the passage of the federal Intermodal Surface Transportation Efficiency Act (ISTEA), which mandated that states take a multi-modal approach to transportation planning. Now, bicycle, transit, rail, air, and other modes of travel would make up the multi-modal plan. 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
- No plans exist for transit or local roads.

3. Connections 2030

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

4. State Trails Network Plan

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

B. Transportation Inventory

1. Road Network

The road network provides for the movement of people and products within the Town with connections to county, state and federal highways. Highways 47, 51 and 70, and County Highways M and N are the primary roads in addition to the numerous Town roads. See the Community Facilities Map in Chapter 4.

a. Jurisdictional and Functional Classification

Public roadways are generally classified by two different systems, the jurisdictional and functional. The jurisdictional class refers to which entity owns the facility and holds responsibility for its operations and maintenance.

The functional class refers to the role the particular segment plays in moving traffic within the overall system. Each is described in more detail below.

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

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

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

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

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

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

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

Within the town there the state highways would be seen as principal arterials, while county roads would be minor arterials, towns roads would be either major or minor collectors. Table 1 breaks down the mileage for the functional classification of roads within the Town of Arbor Vitae.

Jurisdiction	Functional Classification			Totals
	Arterial	Collector	Local	
State/Federal	20.90			20.90
County		2.02		2.02
Town		20.31	67.63	87.94
TOTALS	20.90	22.33	67.63	110.86

Source: WisDOT & NCWRPC.

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

b. Average Annual Daily Traffic (AADT) Counts

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

There are several count sites located throughout the town. Count data from 2007 is listed below for some selected sites. The Community Facilities Map identifies all of the site locations and count information.

Site 1:	Highway 51, North of M	4,300
Site 2:	Highway 47	7,800
Site 3:	Highway 51, South of 70	15,700
Site 4:	Highway 70, East	4,400

Overall traffic generated and attracted by any new land use can increase congestion on the roadway system. Even without creating new access points, changes in land uses can alter the capacity of the roadway. Uncontrolled division of land tends to affect highways by increasing the amount of turning traffic into and out from intersecting driveways, therefore impairing safety and impeding traffic movements.

c. Road Improvements

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

See Table 2 for a list of the planned state road improvements in the town from WisDOT's 6-year highway improvement program.

**Table 2:
Planned State Road Improvements in Arbor Vitae (2008 – 2013)**

Year	Road/Highway	Miles	Type of Improvement
2010-2013	USH 51 Minocqua to Manitowish	1.8	Construct 4-lane road, replace curb, gutter, and lighting. Improve rural intersections.
2010-2013	STH 47 Woodruff to Lac du Flambeau	4.3	Replace pavement, and improve intersection visibility.

Source: WisDOT, March 2009

d. Trucking

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

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

2. Transit and Transportation Facilities for the Disabled

There is no fixed route or on-call transit available to the general public. Specialized transit is transportation that is accessible to elderly and handicapped people. Vilas County has applied for several specialized transit vehicles for use among various non-profit providers that serve people in Arbor Vitae.

The Vilas County Commission on Aging provides specialized transit for any one 60 years of age or older, as well as handicapped persons of any age. Reservations are needed one day in advance for this door-to-door service that is provided on weekdays and weekends upon request. Rides are provided to the Lakeland Senior Center.

3. Bicycling and Walking

All roads except freeways are available for bicycle and pedestrian travel. In 2005, the Bicycle Federation of Wisconsin along with WisDOT determined what the bicycling conditions are on all county and state highways. Under current conditions, CTH N is identified at the “Best” level and CTH M is identified as

“Moderate” level for cycling in the town. None of the town roads were rated for bicycle suitability, but many of them are paved and may provide good connections for cycling.

There is a multi-use trail along Old 51 that leads to Buckhorn Road. There is discussion of expansion of this trail to the school. A Town Committee was created to identify additional trails throughout the town and connections to the many trail efforts underway by surrounding towns, Vilas County, and the state.

4. Rail

There is no rail service in close proximity to Arbor Vitae. Shipments needing rail service would have to be trucked to nearby cities with rail access.

5. Air Transportation

Lakeland Airport (ARV)

The Lakeland Airport/Noble F. Lee Memorial Field (ARV) is cooperatively owned and operated by the Towns of Arbor Vitae, Lac du Flambeau, Minocqua, and Woodruff. The airport is located in the southeast corner of the town. 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. The airport has approximately 65-based aircraft and includes single hangars, multi-unit T-hangars, and a terminal building.

Commercial Airport

Scheduled passenger service is available nearby located in Rhinelander, Wisconsin. The Rhinelander/Oneida County Airport (RHI) in Rhinelander is a short haul air carrier airport. This airport serves scheduled, nonstop, airline markets and routes of less than 500 miles. Mesaba Airlines d.b.a. Northwest AirlinK, provides daily scheduled service to Minneapolis/St Paul, and Midwest Airlines provides daily scheduled service to Milwaukee, WI.

6. Water Transportation

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

C. Goal, Objectives, and Policies

Goal:

1. Provide an integrated, efficient and economical transportation system that affords mobility, convenience and safety to meet the needs of all citizens.

Objectives:

1. Land uses that generate heavy traffic will be avoided on local roads that have not been constructed or upgraded for such use.
2. Future road locations, extensions or connections will be considered when reviewing development plans and proposals.
3. Maintain and reconstruct Town roads to preserve scenic, and aesthetic "Northwoods" setting while maintaining safety and mobility.
4. Continue cooperating with the surrounding towns for operation of the Airport.
5. Support specialized transit by a variety of agencies that serve the Town's elderly and handicapped residents.

Policies:

1. Roadway access will be spaced along the existing Town, County, and State road networks to increase safety and preserve capacity.
2. Prepare and update annually a 5-year Road Improvement Plan.
3. Coordinate with the county and the state on any project that affects the Town.
4. Design all Town roads to accommodate access requirements for emergency vehicles as well as school busses and snowplows.
5. Promote the development of multi-use trails, trail linkages, and wide shoulders on roads as part of new developments or road projects.

Chapter 6: Economic Development

CHAPTER 6 ECONOMIC DEVELOPMENT

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

A. Background

Economic development is an organized process to expand and diversify local business mix, increase employment levels and opportunities, and increase the tax base. As part of that process to prepare for economic development, it is important to identify local strengths and weaknesses and to develop strategies to promote area strengths and address area weaknesses.

1. Residential Strengths and Weaknesses

The Town has a number of strengths that are helpful in attracting and retaining residential development. The natural environment with its lakes and woodlands make for a desirable location. The area is known for its “Northwoods” character. In addition, the town has available the services needed for residents including, fire protection, paved roads, health care facilities, educational facilities, and nearby shopping.

The primary weaknesses are remoteness to larger urban areas and climate, neither of which can be modified. The lack of jobs hinders residential growth for those still working.

2. Business Strengths and Weaknesses

The Town’s strengths related to business are the location, especially for those businesses related to the outdoor recreation and tourism. Another major asset is the forest products industry. Some weaknesses in attracting or retaining business include: lack of municipal sewer and water, cell phone and internet connectivity, lack of rail access, distance to markets and population centers, and seasonal road weight limits.

The Town does not have an organized economic development function. The area chamber of commerce focused mainly on tourism related business.

B. Economic Base, Labor Force and Forecasts

1. Economic Base

Table 6-1 displays employment by the thirteen major industry sectors for both the town and the county in 1990 and 2000.

The top three industry sectors in 2000 for the town are: Education, Health and Social Services; Retail Trade; and Arts, Entertainment, Recreation, Accommodation and Food Services. Those were also the three largest sectors in the county as well, although not in the same order.

Between 1990 and 2000, employment grew by 48 percent in the town and 30 percent in the county. In all, those three sectors make up nearly 60% of total employment in the town and 50% at the county level.

**Table 6-1:
Employment by Industry Sectors**

	Town of Arbor Vitae		Vilas County	
	1990	2000	1990	2000
Ag., Forestry, Fishing, Hunting & Mining	20	10	223	231
Construction	106	119	780	1,107
Manufacturing	55	138	640	643
Wholesale Trade	19	23	163	264
Retail Trade	323	305	1,852	1,457
Transportation, Warehousing & Utilities	45	34	326	324
Information	N/A	--	N/A	145
Finance, Insurance, Real Estate & Leasing	63	83	374	425
Professional, Scientific, Management, Administrative & Waste Mgmt Services	103	63	772	489
Education, Health and Social Services	219	328	1,205	1,666
Arts, Entertainment, Recreation, Accommodation and Food Services	12	291	91	1,536
Public Administration	27	73	346	521
Other Services	52	86	357	460
Totals:	1,044	1,553	7,129	9,268

Source: U.S. Census Bureau 1990 & 2000

Commuter data in year 2000 for Arbor Vitae shows that only about 18 percent of workers remain in Town, another 18 percent remain in the county, but most, 61 percent, work in Oneida County. Most of those are in the Minocqua – Woodruff area. Another 3 percent work in other counties such as Lincoln, Sawyer, and Iron.

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

2. Labor Force

Labor force is a critical component of economic development. In 2000, the total labor force in the Town was 1,604 of which 1,553 or 96.8 percent were employed. Thus, the unemployment rate was 3.2 percent. County wide the workforce in 2000 was 9,896 and the unemployment rate was 6.1 percent. Overall the town makes up about 16 percent of the overall labor force in the county. In 2007 the county level unemployment level was 6 percent.

3. Forecasts

Employment forecasts are difficult to come by and not available at the town level. However, the Wisconsin Department of Workforce Development prepares workforce projections by industry for its multi-county service regions. The projections for the North Central Workforce Development Area cover Vilas County and include eight other counties.

The current projections, released August 2006, cover 2006-2014. 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. Meanwhile, 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 over a large part of the nine county area included in the forecasts, including Oneida County.

C. Economic Development Programs

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

1. County

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

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

The county has a UW-Extension agent that staffs the committee and provides education and related services to the residents of the county. The county is in the process of creating a county economic development corporation that could provide even more assistance in this area.

2. Regional

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

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

3. State

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

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

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

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

4. Federal

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

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

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

D. Goals, Objectives, and Policies

Goals:

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

- 2: Support residential development that maintains a "Northwoods" community character.

Objectives:

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

Policies:

1. Accommodate home-based businesses that do not significantly increase noise, traffic, odors, lighting, or would otherwise negatively impact the surrounding areas.
2. Direct commercial and industrial development to designated areas on the Future Land Use Map.

Chapter 7: Intergovernmental Cooperation

CHAPTER 7: INTERGOVERNMENTAL COOPERATION

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

A. Overview

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

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

B. Benefits

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

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

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

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

C. Trends

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

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

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

D. Tools of Intergovernmental Cooperation

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

1. Shared Service Agreements

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

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

2. 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.

E. Intergovernmental Relationships

The Town of Arbor Vitae is bordered by the Vilas County Towns of Boulder Junction, Lac du Flambeau, Plum Lake, and St. Germain, and the Oneida County Town of Woodruff.

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

1. Local

Protective Services are a critical service provided by the town. The Vilas County Sheriff's Department provides police protection, which is located in Eagle River. There is also a satellite office located in the Town of Arbor Vitae. Emergency services of fire, ambulance, and first responders are provided through various agreements. Arbor Vitae maintains a volunteer Fire Department. The Fire Department is located on Big Arbor Vitae Road. Ambulance service is contracted with Oneida County. Those transported are taken to Woodruff/Minocqua medical facilities. The

Town also contracts with the Minocqua Rescue Squad for emergency medical services. There are mutual aid agreements with all surrounding communities.

Some other existing intergovernmental agreements include the Airport (four towns jointly own and operate), the Minocqua Library System, Brandy Lake Park Commission (with Woodruff), and maintenance agreements with the Wisconsin Department of Natural Resources. There are other relationships that may be addressed in the future, such as a possible joint fire department with the Town of Boulder Junction.

2. County

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

County Finance collects local property tax for the Town. The County Highway Department maintains and plows County, state and federal highways within the Town. The County Sheriff provides protective services through periodic patrols and on-call 911 responses. The Sheriff also manages the 911-dispatch center, not only for police protection, but also for ambulance/EMS response and dispatching the Town Fire Department. The Forestry and Outdoor Recreation Department maintains a county-wide park system and county forest system for the use and enjoyment of all residents including the Town of Arbor Vitae.

The County Zoning Department administers zoning in the Town, as well as providing land records and land conservation services including joint monitoring of surrounding lakes. The town is under county zoning and at times there has been some miscommunication and procedural difficulties, but overall the process works well.

The town is also part of the Landfill Venture Group, which is an intergovernmental compact of numerous towns to deal with solid waste disposal and recycling issues. Currently the group operates the county landfill located on County Highway G. The landfill opened in 1989 and has about six to seven years remaining before the licensed space will reach its capacity. Currently there are fourteen towns involved in this effort.

In many cases where state and federal agencies require area-wide planning for various programs or regulations, the County sponsors a county-wide planning effort to complete these plans and include each individual local unit in the process and resulting final plan. Examples of

this include the County Outdoor Recreation plan which maintains the eligibility for Wisconsin Department of Natural Resources administered park and recreation development funding of each local unit that adopts it, and All Hazard Mitigation Plans which are required by Federal Emergency Management Agency in order for individual local units of government to qualify for certain types of disaster assistance funding.

3. Regional

The Town of Arbor Vitae is located in the service area of the North Central Wisconsin Regional Planning Commission (NCWRPC). The NCWRPC was formed under §60.0309 Wis. Stats. as a voluntary association of governments serving a ten county area. Vilas County is an active member of the NCWRPC, which qualifies the Town of Arbor Vitae for local planning assistance. Typical functions of the NCWRPC include land use, transportation, economic development planning.

Regional projects by the NCWRPC that incorporate the Town of Arbor Vitae include a comprehensive economic development strategy (CEDS), regional bike plan, and a county human services public transit coordination plan.

4. State and Federal Government

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

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

5. School District

The Town of Arbor Vitae is in the Lakeland School District. An elementary school is located in the town. In addition, the town is located in the Nicolet Technical College district, which has its nearest facility in Minocqua.

The main form of interaction with both the school and college districts are through payment of property taxes, which help to fund both districts' operations. The Town has limited formal relationships with either district.

6. Sanitary District

The Lakeland Sanitary District No. 1 supplies water and sewer service to part of the town, mainly along Highway 51 from Woodruff to Old Highway 51. The district provides service to parts of Woodruff and Minocqua as well. The District was created in 1975 in response to several failing septic systems along Brandy Lake. The treatment facility has recently been upgraded and has capacity for future growth.

In all there are about 200 customers in the town, with the school being one of the major users. In the long-term there could be expansion of the service area west of Johnson Lake, north past the Highway 51-70 intersection and east to Old Highway 51.

F. Goal, Objectives, and Policies

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

Goal:

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

Objectives:

1. Maintain current agreements and explore additional opportunities with adjacent communities for services.
2. Work cooperatively with neighboring towns to develop to guide compatible development on the town's boundaries.

Policies:

1. Continue to host meetings with surrounding communities and the county to review service agreements and identify opportunities to improve efficiency and cost-effectiveness.
2. Maintain a close relationship with the School District related to existing and new facilities.
3. Investigate cost sharing or contracting with neighboring towns and the County to provide more efficient service or public utilities.
4. Investigate joint operation or consolidation when considering expanded or new services or facilities.

Chapter 8: Land Use

CHAPTER 8: LAND USE

This is the eighth of nine chapters of the Town of Arbor Vitae 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

Land uses range from resorts to commercial and industrial uses to single-family homes. Large blocks of forest characterize current land use activity in the Town with residential development mainly along the lakeshores, and commercial development concentrated along highways. Much of the commercial development is tourist oriented.

The planning process requires that the existing land use information be inventoried and categorized by its general use. In this process, ten basic land use classifications are utilized. They are: Agriculture, Commercial, Governmental, Industrial, Open Lands, Outdoor Recreation, Residential, Transportation, Woodlands, and Water.

To collect this information, the process began by interpreting current air photos to create a draft existing land use map. Members of the Plan Commission were asked to review and verify that initial map. Edits were made to create the Existing Generalized Land Use Map.

Once the map was finalized, calculations were completed to identify total acres for each of the generalized land use categories using GIS software. Overall, there are about 45,600 acres of land in the Town. Table 1 presents the current breakdown of land-use types within the Town. The majority of the Town is woodland, in all over 35,900 acres, which is over 75% of total uses. The next most significant land use type is woodlands. Water covers about 5,700 acres or about 13 percent. Residential uses account for about 1,200 acres or less than 3 percent.

Table 1: Existing Land Use		
Land Use	Acres	Percent
Agriculture	374	Less than 1%
Commercial	140	Less than 1%
Industrial	186	Less than 1%
Open Land	1,384	3.0%
Governmental	30	Less than 1%
Outdoor Recreation	160	Less than 1%
Residential	1,200	2.6%
Transportation	346	Less than 1%
Water	5,785	12.7%
Woodlands	35,960	75.7%
Total	45,567	100%

Source: NCWRPC GIS & Town of Arbor Vitae.

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 Arbor Vitae is more than sufficient to accommodate projected demand over the next 20 years for all use categories.

2. Land Demand

Table 2 shows the projected increase of commercial, industrial and agricultural land uses in 5-year increments.

Residential:

The overall residential demand for land in the Town of Arbor Vitae results from a projected increase of about 460 households (2010–2030) or about 10 per year. Assuming about 5 acres of land is needed per unit we arrive at 50 acres per year or an average of 250 acres of residential land is expected to be added every 5 years to accommodate anticipated population growth by the year 2030.

According to the 2000 Census, seasonal housing makes up about 40 percent of the total units within the Town. Although many existing seasonal units 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 80 seasonal homes. New multifamily units may reduce the overall demand for residential acreage, but it is expected to be minimal. Seasonal units will grow by about 4-5 per year. Using the same land demands we would expect about 20-25 acres per year or about 100 acres every five years. Table 2 shows projected residential land demand based on household projections for the Town.

Industrial, Commercial and Agricultural:

Commercial and industrial development is subject to market forces and difficult to predict. There has been some commercial development in the Town especially along Highway 51 and 70. As a result, a conservative estimate of doubling of the current level of commercial from 140 acres to 280 acres, and industrial from 185 acres to 370 acres by 2030 is used.

Agriculture is a minor activity in the town. Less than 400 acres are currently being used and no future demand is projected. Table 2 shows projected demand for commercial, industrial and agricultural land.

Table 2: Projected Land Use Demand to 2030					
	2010	2015	2020	2025	2030
Residential Acreage	350	350	350	350	350
Commercial Acreage	30	30	30	30	30
Industrial Acreage	40	40	40	40	40
Agricultural Acreage	0	0	0	0	0

Source: NCWRPC

3. Land Values

Overall equalized land values have increased about 150 percent over the last eight years; however, not all categories increased at the same rate. Residential property values increased over 140 percent, while manufacturing and commercial only increased by 183 and 249 percent respectively. Ag-forest is a new category that did not exist in 2002. The change in agricultural value is related to the change in state assessment using the 1995 use-value assessment. See Table 3.

Table 3: Equalized Land Values (\$)			
Type of Property	2000	2008	% Change
Residential	81,763,100	199,545,500	144%
Commercial	8,398,000	29,271,800	249%
Manufacturing	168,300	475,300	183%
Agricultural	59,700	24,500	-59%
Undeveloped	30,800	12,800	-59%
Ag. Forest	0	92,800	na
Forest	2,097,000	4,412,300	111%
Other	20,000	16,500	-18%
Total Value:	\$92,536,900	\$233,851,500	153%

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

4. Opportunities for Redevelopment

The most efficient development utilizes existing public services and infrastructure; these areas are referred to as “*Smart Growth*” areas. These areas have existing infrastructure and service capacity. The use of existing infrastructure and services is more cost-effective; therefore, new commercial, industrial and higher density residential development should be located in these areas. Those areas with existing sewer and water should be seen as the best locations for higher density and commercial and industrial type development. In the future as growth occurs the sewer and water service are may expand and those areas would continue to be growth areas.

Areas where sewer & water and other infrastructure and services are not available should have minimal industrial and commercial development and scattered residential development. As discussed earlier in this plan, there has been some preliminary planning to expand the service area of the district.

5. Existing and Potential Land Use Conflicts

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

An area of concern is the clear cutting of larger forested tracts for timber or pulpwood, and the subsequent sale and development of these and other large parcels for residential lots. The availability and marketing of these parcels/developments draws more interest in the local land market and has

the potential to inflate growth beyond the anticipated projection. This may stress available public facilities and services.

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

C. Land Use Programs

The principle land use programs include the Vilas County Zoning and Land Division ordinances. Two other related programs that could have some affect on land use within the Town are listed below:

Wisconsin Comprehensive Planning Program:

In October of 1999, the Governor signed into law Wisconsin Act 9, the Budget Bill, containing substantial revisions of statutes governing comprehensive planning. The law has been revised by the signing of two additional bills into law. The first is AB 872, containing “technical revisions” which was signed May 10, 2000. The second bill, signed April 13, 2004, is AB 608, which reduced the number of items that must be consistent with the plan to three, these are: official mapping, subdivision ordinances and zoning ordinances. Taken together these bills represent the most sweeping revision of the State’s planning enabling laws in half a century.

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

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

Farmland Preservation/Working Land Initiative:

The Wisconsin Working Lands Initiative was passed as a part of the state’s 2009—2011 biennial budget process. The goal of the Working Lands Initiative is to achieve preservation of areas significant for current and future

agricultural uses through successful implementation of these components. The main components include:

- Expand and modernize the state’s existing farmland preservation program
- Establish agricultural enterprise areas (AEAs)
- Develop a purchase of agricultural conservation easement matching grant program (PACE)

The Wisconsin Working Lands Initiative will require that each county update its Farmland Preservation Plans over the few years. This program may not impact Vilas County significantly since there is little agriculture.

D. Future Land Use

Much like the existing land use map process several future generalized land use planning categories were established. Thirteen basic categories are used here. These are consistent with the county plan categories.

The future land use categories are defined below:

Residential

Identifies areas recommended for residential development typically consisting of smaller lot sizes, such as lakeshore development.

Rural Residential

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

Multi-Family Residential

Identifies areas for higher density residential development, such as apartments.

Commercial

Identifies areas recommended for commercial development, as well as existing commercial establishments located throughout the Town, including resorts.

Mixed Use

Identifies areas that have a variety of existing uses and no particular recommended use. Uses could range from residential to recreational to commercial.

Industrial

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

Governmental (Public/Institutional)

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

Agricultural

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

Forestry

Identifies both public and private areas with large woodlands.

Transportation Corridors

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

Tribal

This identifies Tribal lands. There are none currently.

Outdoor Recreation

Identifies areas for active recreation, such as golf courses and ball fields.

Preservation & Open Space

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

Water

Identifies existing surface water.

The Future Land Use map represents the long-term land use recommendations for all lands in the Town. 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. It should be noted that several zoning districts might be applicable in these broad generalized planning categories.

Future Land Use Map:

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

To create the future land use plan map the Plan Commission participated in a mapping exercise with NCWRPC staff. The 1996 Land Use Map was used as the starting point, along with the existing land use map and the other information collected as part of the planning process.

The Plan Commission was asked to indicate their thoughts on the town map by drawing bubbles or circles to place these different land uses on a map. Specifically, they used their broad knowledge of the town, existing land use maps, as well as ownership and natural resource maps, to identify where growth will likely to occur. The goal of the process was to produce a generalized land use map to guide the community's future growth. See Map 8-2: Future Land Use.

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

The Future Land Use Plan reflects no major changes in land use over the next twenty years. Forestry will continue to be the major land use in the county requiring over 56 percent of the land. Over 4,400 acres were identified for future residential uses, and over 8,800 acres for various future such as commercial and industrial development, or recreation. See the Future Land Use Table.

Land Use Type	Acres	Percent
Forestry (Public & Private)	25,529	56.1%
Governmental/Public/Institutional	227	0.5%
Residential	4,449	9.8%
Multi-Family	32	0.1%
Mixed Use	8,833	19.0%
Transportation	696	1.5%
Water	5,785	13.0%
Total Acres	45,542	100.0%

Source: 1996 Plan, Plan Commission, and NCWRPC GIS

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

The identification of desired future land use types through the map does not imply that an area is immediately appropriate for rezoning. Given service demands and a desire for controlled growth, careful consideration to the timing of zoning decisions is essential. In some places, it may be desirable to rezone land to reflect the planned land use designations as soon as possible. In other cases, it may be appropriate to wait to rezone the area until an actual development proposal is brought forward.

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

E. Goals, Objectives, and Policies

Goals:

1. Maintain orderly planned growth that promotes the health, safety and general welfare of Town residents and makes efficient use of land and efficient use of public services, facilities and tax dollars.
2. Promote and regulate development that preserves the rural character of the Town.
3. Preserve the productive forest and farmland in the Town for long-term use and maintain forestry and agriculture as important economic activity.

Objectives:

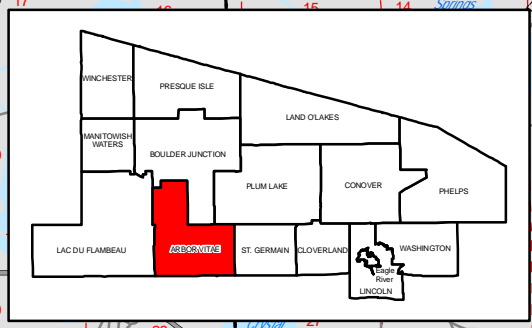
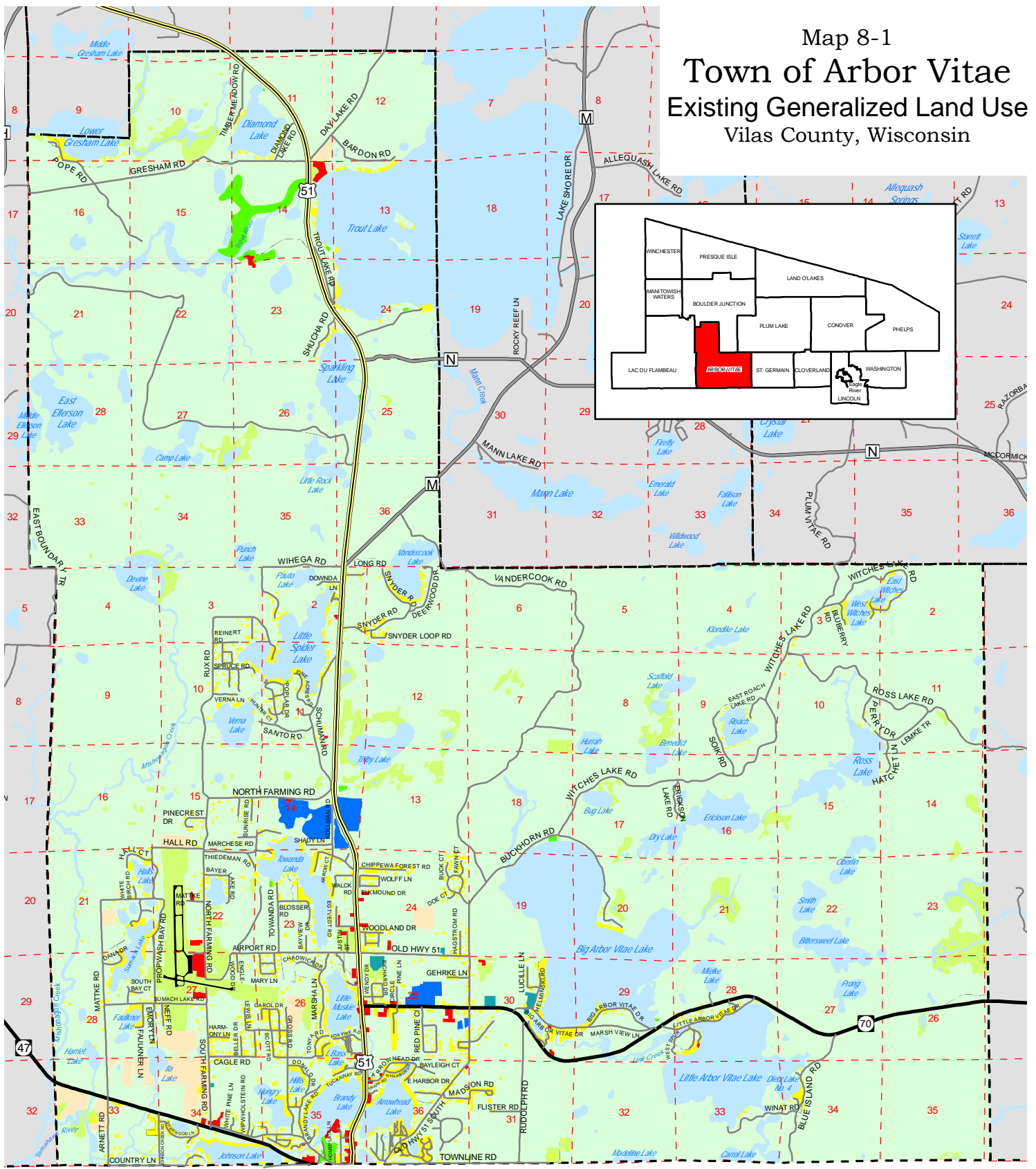
1. Planning and development of land uses that create or preserve the rural community.
2. Land uses should be planned so that development occurs in an orderly manner and land use conflicts are avoided.
3. Balance individual property rights with community interests and goals.
4. Use-buffer areas may be used as shields to lessen the impacts of potentially conflicting land use types located in relatively close proximity.
5. Maintain the rural forestry focus of the Town.
6. Minimize groundwater impacts from on-site septic systems and other sources.

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.
2. New development should not adversely the property value or livability of neighboring properties.

3. Future commercial development should be clustered in planned development districts rather than extended in a strip along the major highway corridors
4. 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.
5. Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
6. Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, agricultural, commercial and industrial uses.
7. 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.
8. All residential development should be set back from the roads and buffered by either natural vegetation or evergreen plantings.
9. 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.
10. Multi-Family development should be considered only where sewer service is available or planned, and where a need is shown.

Map 8-1 Town of Arbor Vitae Existing Generalized Land Use Vilas County, Wisconsin



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

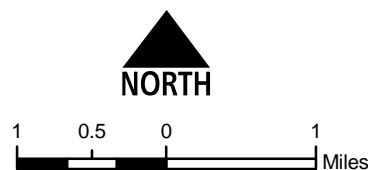
Source: WI DNR, NCWRPC, Airphoto Interpretation 2008

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

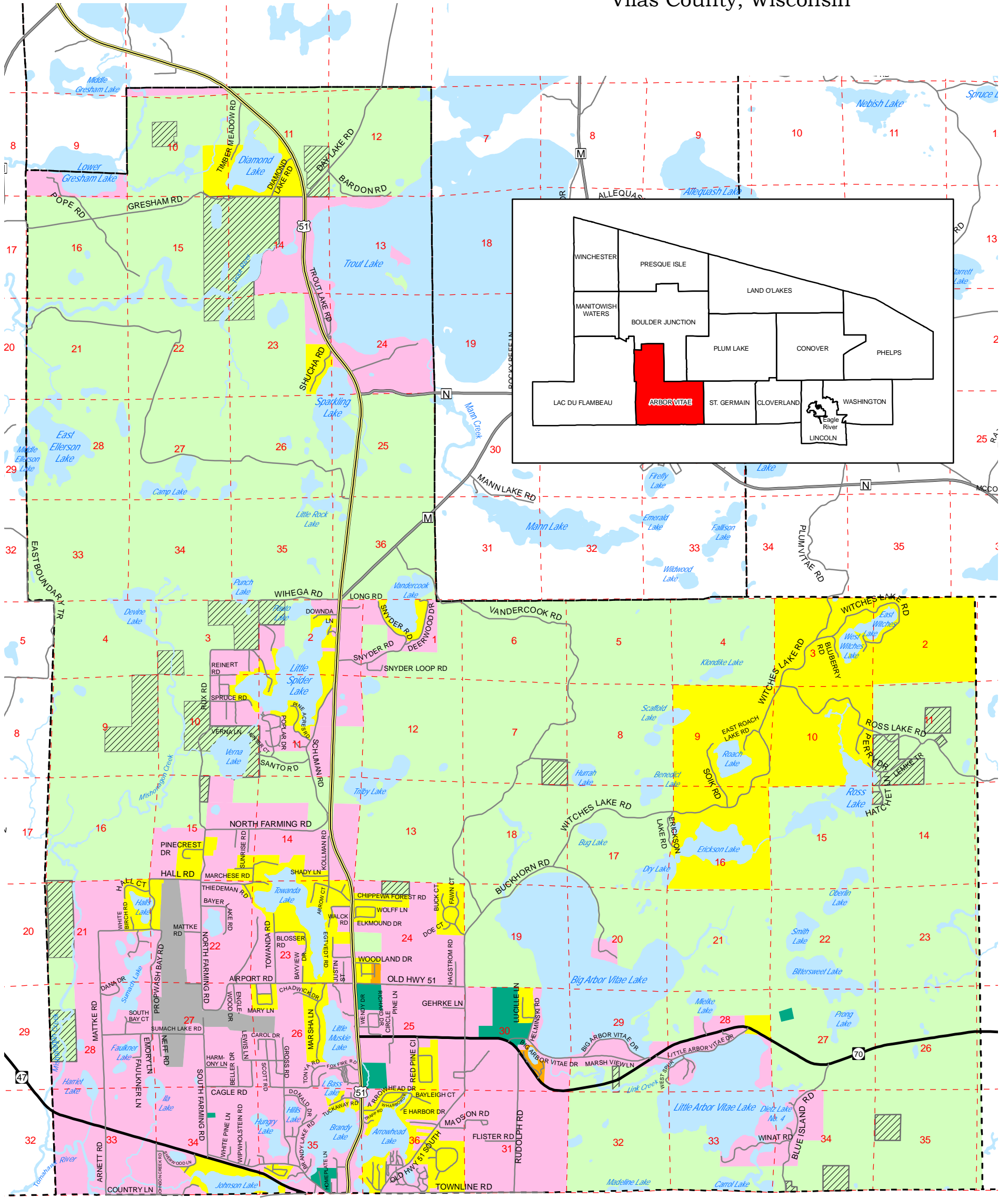
Prepared By:
**North Central
Wisconsin Regional
Planning Commission**



210 McClellan St., Suite 210, Wausau, WI 54403
715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org

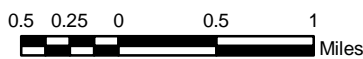


Map 8-2 Town of Arbor Vitae Future Land Use Vilas County, Wisconsin



- Minor Civil Divisions
- - - Section Lines
- US Highways
- State Highways
- County Highways
- Local Roads
- Water
- Residential
- Rural Residential
- Multi-Family Residential
- Commercial
- Mixed Use
- Industrial
- Governmental (Public / Institutional)
- Agricultural
- Forestry
- Forestry - Private
- Transportation Corridors
- Tribal
- Outdoor Recreation
- Preservation & Open Space

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



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Chapter 9: Implementation

CHAPTER 9: IMPLEMENTATION

This is the final chapter of the Town of Arbor Vitae’s Comprehensive Plan. This chapter outlines plan adoption, plan review, plan amendment, plan update, and implementation. This chapter also includes the recommended steps to implement this plan.

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

A. Plan Adoption Process

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

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

B. Plan Review

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

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

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

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

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

C. Plan Amendments

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

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

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

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

D. Plan Updates

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

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

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

E. Implementation

The primary implementation tools for this Plan are 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 County. The Comprehensive Plan should be an important consideration in this process. Wisconsin's Comprehensive Planning Law requires that a local government's land use related decisions and actions be consistent with that unit's Comprehensive Plan.

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

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

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

F. Consistency Among Plan Chapters

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

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

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

G. Recommended Action Steps

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

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

Attachment A:
Public Participation Plan

RESOLUTION #3-09**ADOPTION OF A PUBLIC PARTICIPATION PLAN**

The Town Board of the Town of Arbor Vitae, Vilas County, State of Wisconsin, does hereby ordain as follows:

SECTION 1 - BACKGROUND

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

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

SECTION 2 - OBJECTIVES

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

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

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

SECTION 3 - TECHNIQUES

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

1. All meetings for the planning process will be posted and open to the public.
2. NCWRPC newsletter will be used to inform persons of the planning process and solicit input.
3. Meeting summaries and/or handouts will be placed on file for review. The public library will be provided all materials as well.

- 4. The draft plan will be available via the NCWRPC website.
- 5. The local school will be provided information about the plan.
- 6. Other efforts as identified along the way.

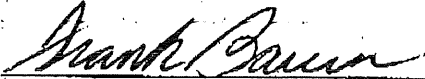
Whereas, The Town of Arbor Vitae is required to prepare and adopt a Comprehensive Plan as outlined in Wisconsin Statutes; and

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


Whereas, it is necessary for the Town of Arbor Vitae to approve a process to involve the public in the planning process; and

Now, therefore, be it resolved, that the Town of Arbor Vitae does approve and authorize the Public Participation Plan as requested.


Adopted by the Town Board of the Town of Arbor Vitae this 6th day of May, 2009.



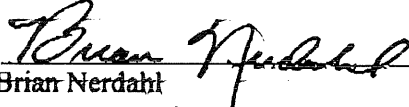
 Frank Bauers



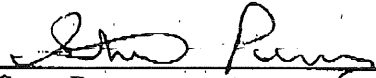
 Richard Held



 Jeff Hunter



 Brian Nerdahl



 Steve Perry

I, Mary Reuland, being duly appointed Clerk of the Town of Arbor Vitae attest to the following vote of 5 yes 0 no on this 6 day of May 2009.



 Mary Reuland, Clerk

Attachment B:
Plan Commission Resolution

RESOLUTION #2-10
TOWN OF ARBOR VITAE, VILAS COUNTY, WISCONSIN

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

Adoption of the Town Comprehensive Plan.

The Town of Arbor Vitae 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 Arbor Vitae Comprehensive Plan are incorporated into and made a part of the Town of Arbor Vitae Comprehensive Plan.

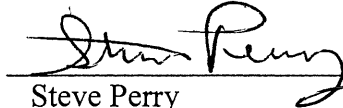
The vote of the town plan commission in regard to this resolution shall be recorded by the clerk of the town plan commission in the official minutes of the Town of Arbor Vitae Plan Commission.

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

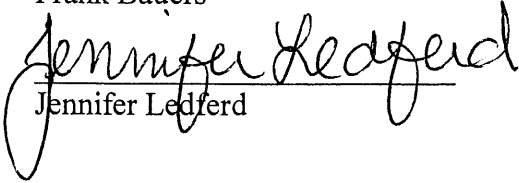
Adopted this 25 day of March 2010.



Frank Bauers



Steve Perry

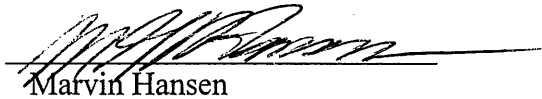


Jennifer Ledferd



Harold Else

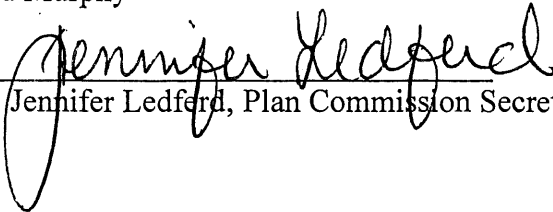
William Raduege M.D.



Marvin Hansen

Richard Murphy

Attest



Jennifer Ledferd, Plan Commission Secretary

Attachment C:
Town Ordinance

JUN 7 2010

NORTH CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION

ORDINANCE #3-10
TOWN COMPREHENSIVE PLAN
TOWN OF ARBOR VITAE, VILAS COUNTY, WI

SECTION I – TITLE/PURPOSE

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

SECTION II – AUTHORITY

The town board of the Town of Arbor Vitae 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 Arbor Vitae must be in compliance with s. 66.1001 (4)(c), Wis. Stats., in order for the town board to adopt this ordinance.

SECTION III – ADOPTION OF ORDINANCE

The town board of the Town of Arbor Vitae, 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 Arbor Vitae to adopt its comprehensive plan under s. 66.1001 (4), Wis. Stats., and provides the authority for the town board to order its publication.

SECTION IV – PUBLIC PARTICIPATION

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

SECTION V – TOWN PLAN COMMISSION RECOMMENDATION

The Plan Commission of the Town of Arbor Vitae, 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 Arbor Vitae Comprehensive Plan, which contains all of the elements specified in s. 66.1001 (2), Wis. Stats.

SECTION VI – PUBLIC HEARING

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

SECTION VII – ADOPTION OF TOWN COMPREHENSIVE PLAN

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

SECTION VIII – SEVERABILITY

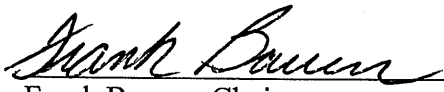
If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision of application, and to this end, the provisions of this ordinance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

SECTION IX – EFFECTIVE DATE

This ordinance is effective on publication or posting.

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

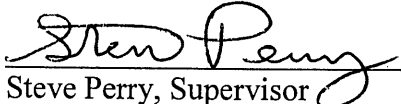
Adopted this 19 day of May 2010.



Frank Bauers, Chairman

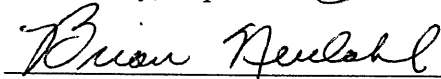


Jeff Hunter, Supervisor




Steve Perry, Supervisor

Richard Held, Supervisor



Brian Nerdahl, Supervisor

Attest: 

Mary Reuland, Clerk