



# Village of White Lake Comprehensive Plan 2017



## ***Village of White Lake***

### **Village Board**

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Patsy Listle

Christopher Oatman

Mary Lou Pomasl

### **Plan (Zoning) Commission**

Joe Grennell, Chair

Ward Bricco

Angie Close

Dave Krochalk

Patsy Listle

Scott Popelka

### **Village Staff**

Carol Blawat, Clerk-Treasurer

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# Chapter One

## Background and Demographics

This is the first of nine chapters that comprise the Village of White Lake Comprehensive Plan. The Plan provides detailed information on the Village, and uses that information, trends, planning principles and public input to form a guide for future decision making. This process has included a comprehensive review of past and current development activities and projected changes forecasted over a future 20-year planning horizon.

The Village of White Lake is a small community located in Northeastern Wisconsin in the Southeast corner of Langlade County. The Village is surrounded by the Town of Wolf River, see [Map 1](#). The total area is 2.47 square miles, 2.18 of which is land and 0.29 is water.

### **Purpose of this Plan**

The Village of White Lake Comprehensive Plan is intended to assist local and county officials implement the goals, objectives and policies and aid in making future land use decisions. The Plan will also assist with development and management issues by addressing short and long-range concerns regarding growth, development and preservation of the community. The Comprehensive Plan will assist in:

- identifying areas appropriate for development or preservation;
- recommending types of land uses for specific areas;
- directing housing and other investments to areas that can best serve the community; and
- providing detailed objectives and policies to implement the overall plan goals.

This Comprehensive Plan has been prepared under Wisconsin's Comprehensive Planning legislation contained in Wisconsin Statute 66.1001. The plan is organized into nine chapters or elements (demographics, natural/agricultural/cultural resources, housing, transportation,

utilities & community facilities, economic development, intergovernmental cooperation, land use, and implementation) each addressing one element specified under the law.

### **The Planning Process**

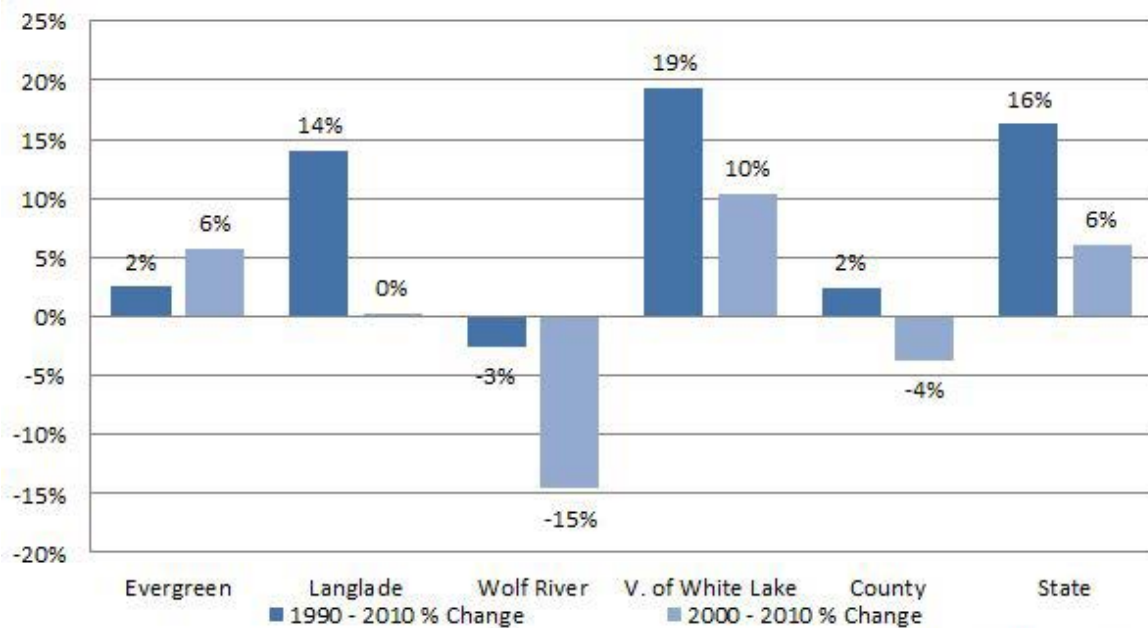
The process began with the zoning committee. The commission/committee provided overall direction and input in the development of the Comprehensive Plan.

As required by Wisconsin Statute 66.1001, the municipality adopted written procedures called a public participation plan, designed to foster public participation throughout the planning process. The main goal of the public participation plan is to make all citizens of the community aware of the plan's progress and to offer opportunities to make suggestions or comments during the planning process.

Throughout the planning process the public was provided opportunities to participate in the development of the comprehensive plan. Meetings of the plan commission/committee were posted and open to the public. The recommended draft comprehensive plan was distributed to all adjoining and overlapping jurisdictions and others required to receive the plan by statute and made available to the public via hard copy and the Internet. A public hearing on the final draft of the comprehensive plan was held prior to adoption by the Village Board.

### **Demographics**

The review of socio-economic trends is important to understanding what has occurred and what is likely to occur in the future. This chapter of the Plan compiles population, age distribution, household, educational level, employment and income level trends. All of these will be examined in some detail.

**Figure 1: Population Growth Rate**

Source: U.S. Census, Wisconsin DOA

**Table 1: Population**

Minor Civil Division	1990	2000	2010	2013	1990-2010 Net Change	1990-2010 % Change
White Lake	304	329	363	360	19.4%	10.3%
Evergreen	483	468	495	498	2.5%	5.8%
Langlade	415	472	473	481	14.0%	0.2%
Wolf River	750	856	731	754	-2.5%	-14.6%
County	19,505	20,740	19,977	19,907	2.4%	-3.7%
State	4,891,769	5,363,675	5,686,986	5,753,250	16.3%	6.0%

Source: U.S. Census, Wisconsin DOA

**Population Trends and Forecasts**

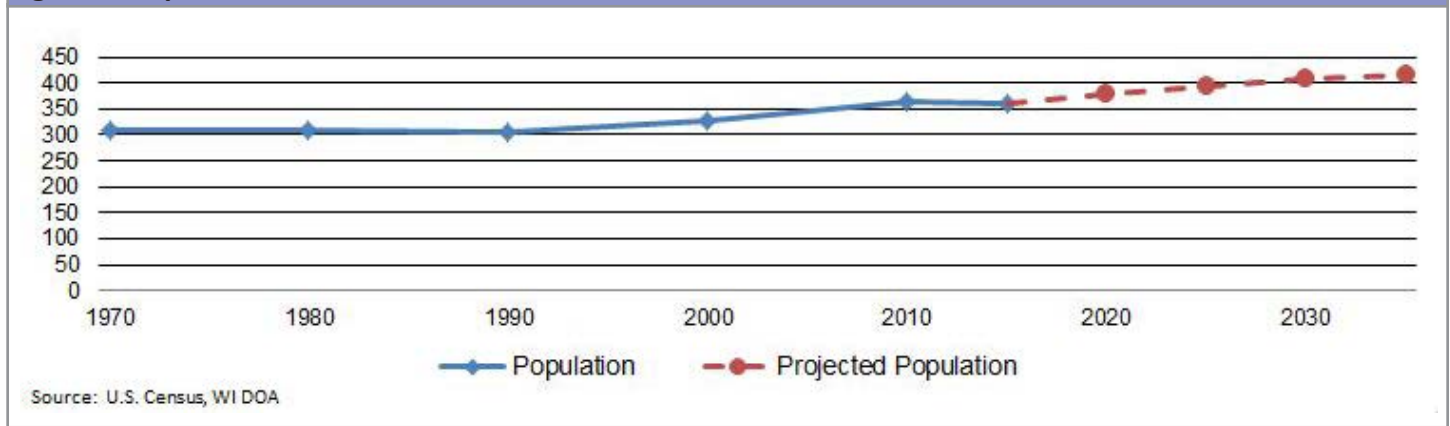
In 2010, approximately 363 people lived in the Village of White Lake. The estimated 2015 Village population is 360. The Village grew at a much higher rate than the County between 1990 and 2010, with a rate of 19.4 percent compared with 2.5 percent, respectively. This compares to a growth rate of 16.3 percent for the State. Overall, the Village added 59 residents for that twenty-year period. Over the period 2000 to 2010 the Village grew at approximately 10 percent, while the County showed a slight decline in population. The 2015 population estimates from the Wisconsin Department of Administration, which uses census data and trends in births, deaths and migration, show a decline of three people between 2010 and 2015. **Figure 1** shows population growth rates and **Table 1** shows population trends among the Village of White Lake, nearby towns, the County, and the State.

**Figure 2** displays past population trends and future population projections for the Village of White Lake. As shown, the

population is expected to continue to increase through the year 2035. The Village population is expected to increase by approximately 52 people between 2010 and 2035, a 15.3 percent increase over the next 20 years, compared to a 19.4 percent increase between 1990 and 2010.

**Household Trends and Forecasts**

The Village of White Lake had 156 households as of the 2010 Census. The household rate of increase is outpacing the growth in the Village population, a phenomenon that mirrors the national trend of declining household size. As the population ages, more people live alone, and families have fewer children, the number of households increases faster than the population as a whole. **Table 2** shows that the growth rate in the number of households exceeds the growth rate for population shown in **Table 1**. The only nearby jurisdiction that showed a decline in households between 2000 and 2010 is the Town of Wolf River. The growth rate between 1990 and 2010 was similar between the Village, the towns of Evergreen and Langlade, and the State.

**Figure 2: Population Trends****Table 2: Total Households**

Minor Civil Division	1990	2000	2010	2013	1990-2010 Net Change	1990-2010 % Change
White Lake	124	136	156	26%	15%	10.3%
Evergreen	165	181	209	27%	15%	5.8%
Langlade	171	208	223	30%	7%	0.2%
Wolf River	302	368	347	15%	-6%	-14.6%
County	7,563	8,452	8,587	14%	2%	-3.7%
State	1,822,118	2,084,544	2,279,768	25%	9%	6.0%

Source: U.S. Census, Wisconsin DOA

The average number of persons per household in 2000 was 2.42, which declined to 2.33 by 2010. For comparison the average household size in 2000 was 2.5 in Wisconsin and 2.42 in Langlade County, and by 2010 it had declined to 2.33 in Wisconsin and 2.29 in Langlade County.

Just over 64 percent of Village households were family households, with 27.6 percent having their own children under 18 years old. The average family size was 2.87 people in 2010. Almost 30 percent of households have individuals under 18 years old, a decrease from 2000, while 39 percent of households have individuals 65 years old or over, an increase from 2000.

The percentage of households with one person living alone has increased from 25 percent in 2000 to nearly 31 percent in 2010. Family households have declined from over 70 percent to 64 percent, while families with children have declined from over 34 percent of households to just over 27 percent.

Decline in the number of persons per household is a trend that is likely to continue through the next twenty years. The WDOA projects that persons per household for the Village of White Lake will decline from 2.33 in year 2010, to 2.14 in year 2035. The DOA projects that the number of households in the Village of White Lake will continue to grow through 2035, to 194 households from the 2010 total of 156.

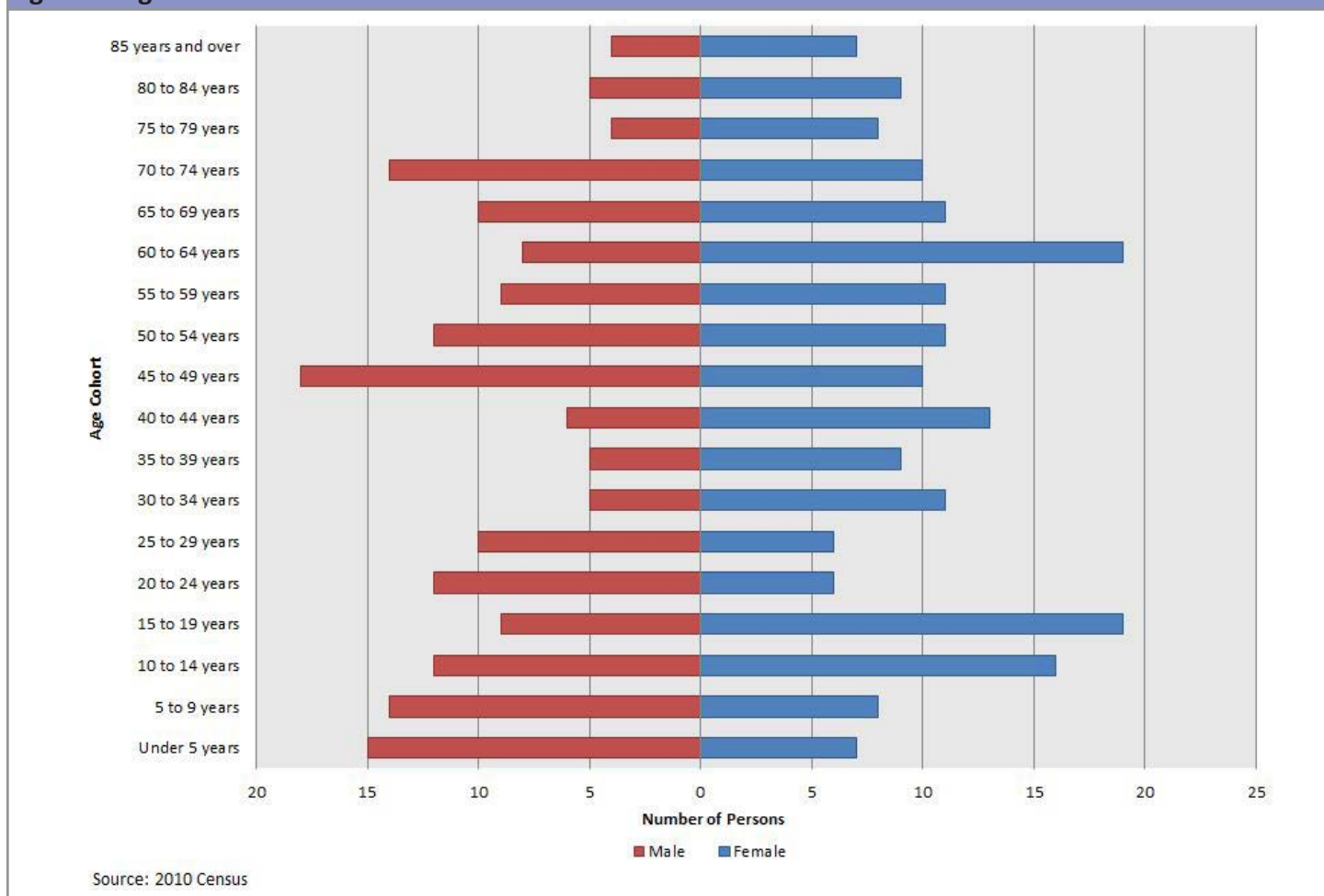
The projected household growth rate between 2010 and 2020 is expected to be 9 percent while the growth rate between 2010 and 2030 is 21 percent, both slightly lower than historic growth rates. These growth rates are higher than the expected population growth rates, reflecting the continued decline in the number of people per household.

### Age Distribution

There are two age groups that generally have larger implications for public services and community facilities. They are the 17 years of age and younger, and the 65 and older population groups. These are often referred to as dependent populations and often require different services than the working age population, such as more comprehensive transit service, health care, schools, day care, different housing needs, safer and easier to use road and pedestrian facilities, and assistance with daily tasks.

The median age in the Village of White Lake was 44.8 years old in 2010, 44.0 for males and 45.1 for females. This increased from 40.9 years old in 2000. The median age in Wisconsin was 38.5 in 2010, and in Langlade County it was 45.7. The most recent estimate of the median age in the Village from the 2010-2014 American Community Survey was 53.9 years old. [Figure 3](#) shows the breakdown of age groups in the Village of White Lake, demonstrating that a large proportion of the population is either under 18 or over 64. Despite the large cohort of people under 18, the median age is still significantly higher than the State.

**Figure 3: Age Cohorts 2010**



The relatively small number of people between the ages of 18 and 44 indicates children are likely leaving to pursue educational or employment opportunities outside of the area and many people in the middle age groups are not returning or moving to the Village until later in life.

Based on increasing life expectancy and advances in medicine, the 65 and older group is expected to grow in absolute numbers and as a percentage of total population. Research and surveys have suggested most retiring people would like to remain in their current communities as they age, but many are unable to do so due to poor accommodations in areas such as transportation, health care, and housing. In order to remain in their homes and communities and age in place, elderly residents need transportation access and reliable access to goods and services.

The Wisconsin Department of Administration projects that the population of those age 18 and under in Langlade County will continue to decline through the year 2035. This trend is occurring at both the state and national levels as well. This will have implications for the schools, as declining enrollment changes the facility needs as well as reduces the amount of funding provided for operations.

### Education levels

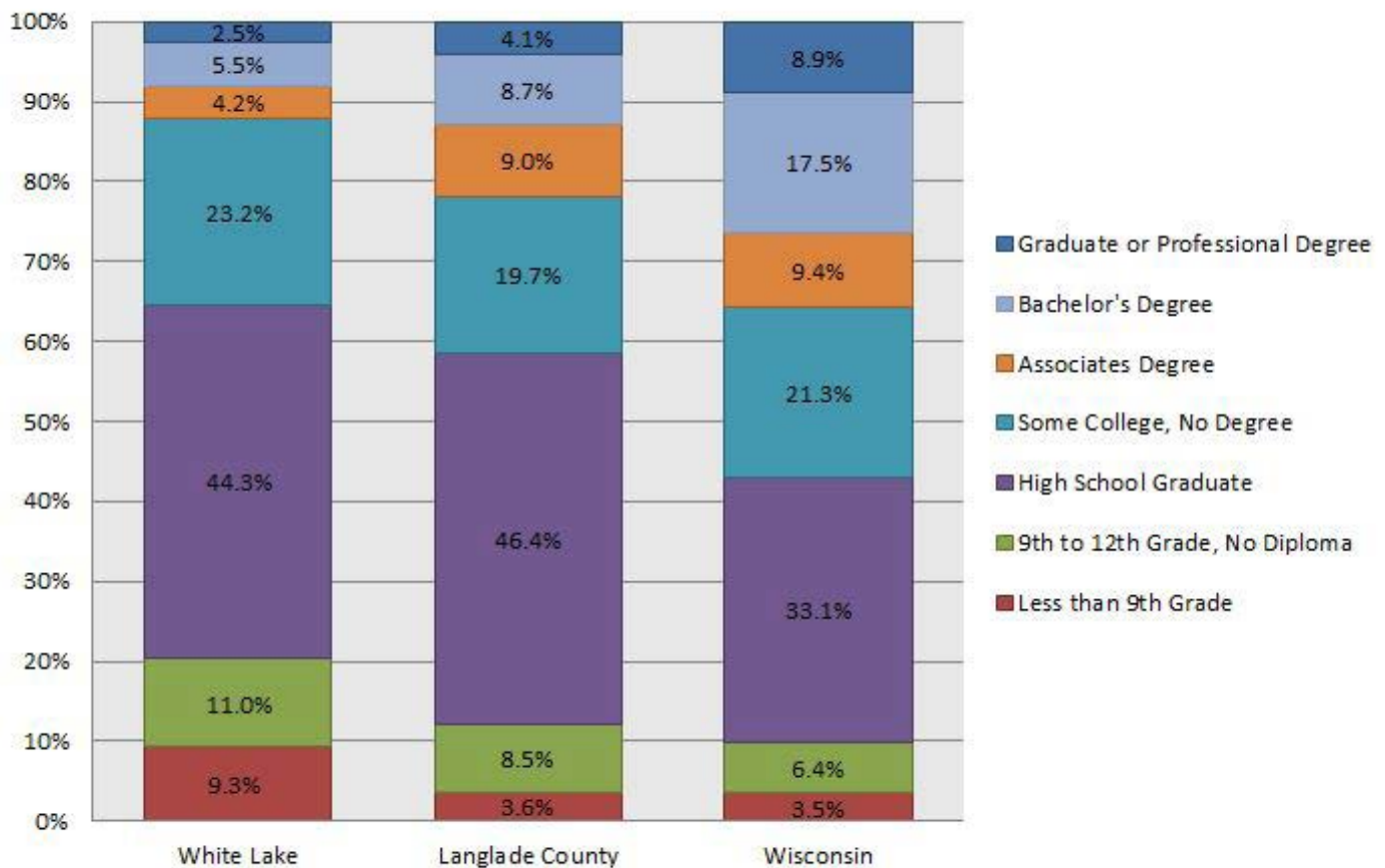
Although educational attainment improved overall during the period, the Village has a lower overall educational attainment than both Langlade County and Wisconsin. Over the period, the number of persons who graduated from high school as a percentage of those over 25 years of age in White Lake increased from 75.9 percent in 2000 to 79.7 percent in 2010. This compares to an 87.9 percent high school graduation rate in Langlade County and a 90.2 percent high school graduation rate in Wisconsin. Eight percent of White Lake residents 25 or older have a bachelor's degree or higher, compared to 12.7 percent of Langlade County and 26.4 percent of Wisconsin. [Figure 4](#) summarizes education attainment in the Village, County, and State.

### Employment Characteristics

The labor force participation rate consists of residents aged 16 and up who are either employed or looking for work. The 2008-2012 American Community Survey shows that the labor force participation rate in the Village of White Lake is 46.7 percent, compared to 61.9 percent in Langlade County and 68.5 percent in Wisconsin, see [Table 3](#). The rate is low likely because of the larger share of retired elderly residents who decide not to participate in the labor force. Those over 65 years comprise over 22 percent of the Village's population



**Figure 4: Educational Attainment, Age 25 and Older, 2010**



Source: 2008-2012 American Community Survey S1501

**Table 3: Total Employed Persons**

Minor Civil Division	2000	2010	2000-2010 Net Change	2000-2010 % Change
White Lake	137	110	-19.71%	-27
Evergreen	216	181	-16.20%	-35
Langlade	217	248	14.29%	31
Wolf River	340	304	-10.59%	-36
County	9,703	9,333	-3.81%	-370
State	2,734,925	2,856,318	4.44%	121,393

Source: U.S. Census

and 20 percent of the county's population, compared with just under 14 percent statewide.

In 2010, there were about 110 residents employed, 40.7 percent of the population 16 years and older. This reflects a 19.7 percent decrease in the Village's employed residents since 2000, compared to 4 percent decrease at the county and a 4 percent increase at the state level. As indicated by the 2008-2012 American Community Survey, the unemployment rate for Village residents is about 12.7 percent, compared to 7.9 percent for the County and 7.5 percent for the State. Employment is further discussed in the Economic Development Chapter.

### Income levels

Per capita income and median income are the two major indicators of income. Median household income is the middle point of all incomes earned by households, meaning half of all households earn less than the median income, and half earn more. Per capita income is the average income per person. [Table 4](#) and [Table 5](#) show the median household income and per capita income. The median household income declined by 14 percent between 2000 and 2010, compared to the county decrease of 2.9 percent and the state decrease of 9.9 percent, after adjusting for inflation. Meanwhile, the village per capita income declined

**Table 4: Median Household Income**

Minor Civil Division	2000	2010	2000-2010 Net Change*	2000-2010 % Change*
White Lake	\$29,722	34,097	-14.0%	-\$5,531
Evergreen	\$30,536	42,188	3.6%	\$1,474
Langlade	\$27,054	44,722	24.0%	\$8,651
Wolf River	\$31,413	42,500	1.5%	\$617
County	\$33,168	42,958	-2.9%	-\$1,265
State	\$43,791	\$52,627	-9.9%	-\$5,759

\* Adjusted for Inflation in 2012 Dollars. Source: U.S. Census

**Table 5: Per Capita Income**

Minor Civil Division	2000	2010	2000-2010 Net Change*	2000-2010 % Change*
White Lake	\$16,768	20,042	-10.4%	-\$2,315
Evergreen	\$16,519	\$20,259	-8.0%	-\$1,766
Langlade	\$14,418	\$22,586	17.5%	\$3,363
Wolf River	\$16,224	\$26,451	22.3%	\$4,820
County	\$16,960	23,064	2.0%	\$451
State	\$21,271	\$27,426	-3.3%	-\$935

\* Adjusted for Inflation in 2012 Dollars. Source: U.S. Census

ten percent, the county per capita income increased by two percent and the state decreased by three percent. The Town of Langlade and Wolf River both had sizeable increases in per capita income over the period.

Median household income in the Village is lower than the surrounding towns, the County, and significantly lower than the State. The village per capita income is similar to the towns of Evergreen and Langlade, as well as the County, but is lower than Wolf River and the State. The lower household and per capita income in the Village is likely due to a lower labor force participation rate relative to the County and the State. Nearly 23 percent of the residents of White Lake had incomes below the federal poverty level, many of which are families with children, especially children under five years old. White Lake also has an extraordinarily large proportion of the population that has one more disabilities at approximately 21 percent of the population.

### Race

According to the 2010 Census, over 94 percent of White Lake residents are white and not Hispanic or Latino. Approximately three percent are two or more races, and 2.5 percent identified as being of Hispanic or Latino ethnicity of any race.

### Goals, Objectives, and Policies

Each of the following comprehensive plan elements will conclude a set of goals, objectives and policies, which will be used to guide the future development of the community. For purposes of this planning process, goals, objectives and policies are defined as follows:

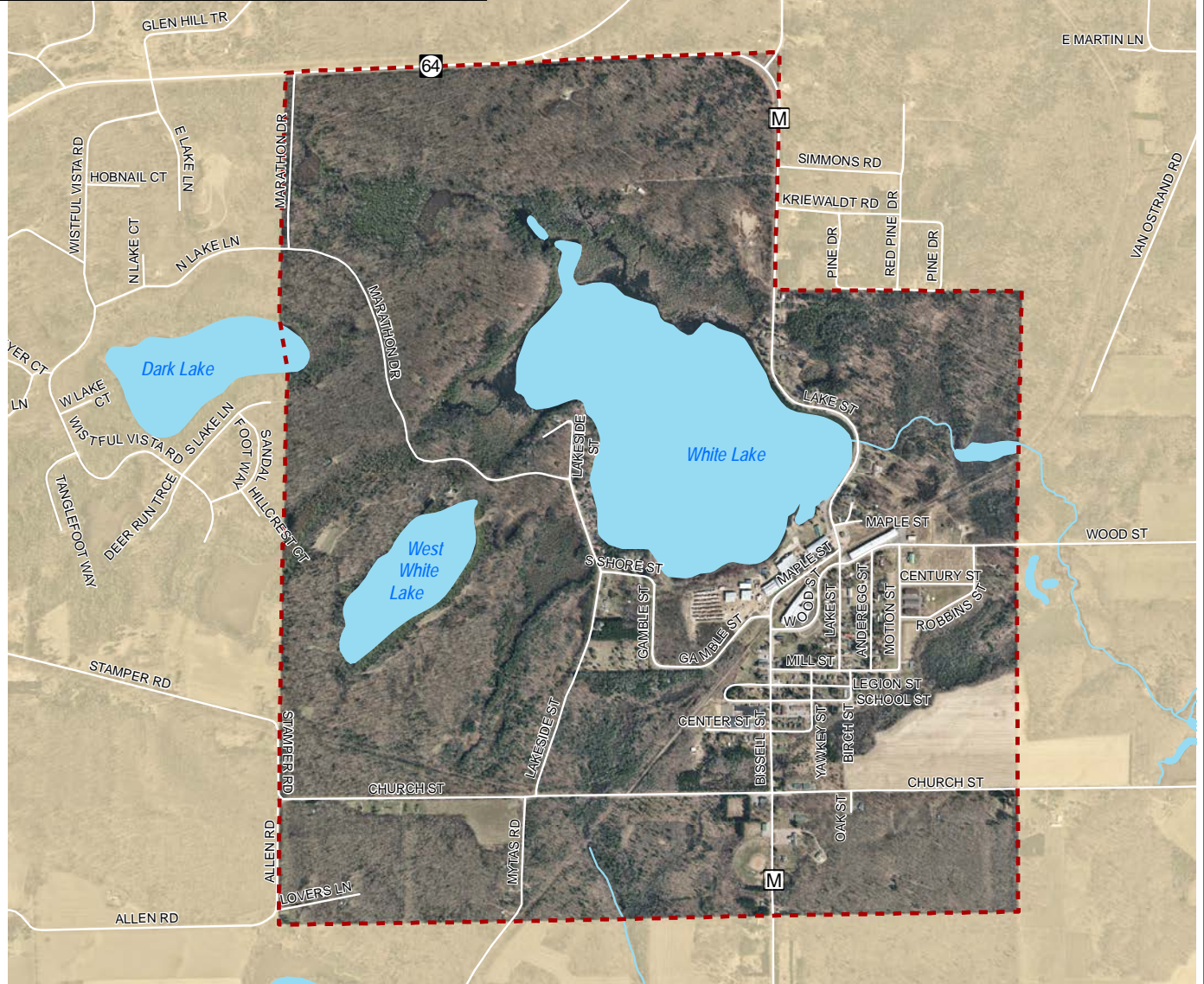
**Goals:** Broad statements that express general public priorities about how the community should approach development issues during the next 20 years. These goals are based on key issues, opportunities and problems that affect the community.

**Objectives:** More specific than goals and are usually attainable through planning and implementation activities. The accomplishment of an objective contributes to the fulfillment of a goal.

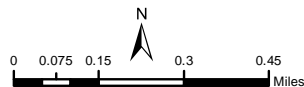
**Policies:** Rules or courses of action used to ensure plan implementation and to accomplish the goals and objectives. Policies are intended to be used by decision-makers on a regular basis.

In addition to the goals, objectives, and policies some of the chapters will list various federal, state, regional and county programs that may be available to assist the village.

# Map 1 Planning Area Village of White Lake



- - - Minor Civil Divisions
- = Roads
- ~ Water



Source: WI DNR, NCWRPC, 2015 Spring Airphoto  
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.



**North Central  
Wisconsin Regional  
Planning Commission**

210 McClellan St., Suite 210, Wausau, WI 54403  
715-849-5510 - [staff@ncwrpc.org](mailto:staff@ncwrpc.org) - [www.ncwrpc.org](http://www.ncwrpc.org)



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# Chapter Two

## Natural, Agricultural, and Cultural Resources

This chapter is based on the statutory requirement 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 s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

### Recent Plans and Studies

#### **Langlade County Farmland Preservation Plan (2014)**

This Plan inventories and analyzes the agriculture related resources of Langlade County, including components such as farmland, utilities and infrastructure, communications, and land use. It describes programs available to help maintain and preserve productive farmland and woodlands. This plan also discusses the importance of the agriculture industry to the local economy. It establishes the goal of promoting working forests and farms, and includes a number of objectives and policies to meet this goal, as well as criteria for designating farmland preservation areas. The Village of White Lake is not included in a farmland preservation area, but some areas surround the current boundaries of the Village are included.

#### **Langlade County Land and Water Resource Management Plan (2015)**

This plan inventories and analyzes the land and water resources of Langlade County, then develops a strategy to best manage these resources. This plan identified that Langlade County farms generally have less soil erosion than the state average, and that wind erosion is a concern throughout the Antigo Flats. This includes an inventory of impaired waters, exceptional and outstanding resource waters, and strategies for invasive species management.

The Plan describes the general susceptibility of groundwater to contamination, which shows the Village of White Lake in an area of the County that has higher groundwater contamination potential. This includes performance standards for agriculture to minimize negative impacts to the land and water, and a work plan to improve the land and water resources in the County from 2015 to 2019.

### Natural and Cultural Resources Inventory

#### **Groundwater**

Groundwater quality in Langlade County and the Village of White Lake is generally considered to be very good. The Village is located in an area that is considered moderately susceptible to groundwater contamination, based on data about the type of bedrock, depth to bedrock, soil characteristics, surficial deposits, and the depth to water table. However, there are areas where nitrate levels are a concern.

Nitrates are not only a concern due to the agricultural nature of the area, but also increasing wastewater discharge from non-agricultural growth particularly in more compact “urbanizing” areas adjacent to the Village. The White Lake Municipal Water System had a wellhead protection plan and ordinance in place as of 2007. 83% of private well samples collected in Langlade County from 1990 to 2006 met the health-based drinking water limit for nitrate-nitrogen.

In general, groundwater drainage basins parallel surface water drainage basins. Two major drainage systems dominate surface water drainage in the County. The Eau Claire River drains much of central Langlade County including most of the Antigo Flats, while the Wolf River drains the northern and eastern portions of the County. A major drainage divide separates these two systems. Yields of 10 to 20 gallons-per-minute (gpm) are sufficient for domestic purposes and can be obtained almost anywhere in the County. In contrast, irrigation wells in the Antigo Flats provide yields of 500

to 800 gpm.

Forests

Overall, Langlade County is about 70% woodland (and only 15% agricultural). Woodlands play an important role in wildlife habitat, migration corridors and water quality, particularly along Spring Brook and the wetlands complex west of the City of Antigo, as well as in the rural character of the area.

Productive Agricultural Areas

The majority of soils in the Village are classified as prime farmland by the Natural Resources Conservation Service (NRCS) as identified in the Soil Survey of Langlade County, Wisconsin. Langlade County ranks third in the State for potato production, and the Antigo Flats is the county’s major agricultural district. Other agricultural products from the County include snap beans, peas, sweet corn, maple syrup, tomatoes, Christmas trees, and nursery stock. The Village of White Lake does not have a significant amount of land in agricultural production, at approximately 3 percent of land use. The Village does have a community garden, which can provide fresh, local and healthy food to residents, provide opportunity for community members to interact and contribute, and reduce the barriers to accessing healthy food.

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. Often environmentally sensitive areas are made up of steep slopes, wetlands, floodplains, and wildlife habitats. Special priority is also given to corridors that provide opportunity for movement and migration of wildlife, see [Map 2](#).

Another type of area which may fall under the environmentally sensitive designation is contaminated or potential contamination sites in part because they may need special care or monitoring. A NCWRPC review of WisDNR databases revealed one large contaminated site that has ongoing cleanup occurring along the southeast shore of White Lake, and a small number of sites that have been mitigated and closed.

Threatened and Endangered Species

Information on threatened and endangered species was obtained from the Bureau of Endangered Resources website and the Spring Brook Priority Watershed Plan. A lack of occurrence records does not preclude the possibility that other endangered resources are present in the village.

Threatened or endangered species found in and around the Village of White Lake are shown in [Table 6](#).

Specific location information is not released in order to protect the resource. There are numerous other resources located in Langlade County that are not specified at the village level to protect the resources.

Table 6: Threatened and Endangered Species

Wisconsin Endangered	little goblin moonwort (plant)
Wisconsin Threatened	red shouldered hawk
	wood turtle
	elktoe mussel
	northern flying squirrel
Wisconsin Special Concern	blunt-lobed grape-fern (plant)
	fernald’s sedge (plant)
	acadian flycatcher
	a perlodid stonefly

Source: Bureau of Endangered Resources

Stream Corridors

The principal stream corridor in the Village of White Lake is White Lake Creek. Spring Creek starts near the southern border of the Village. Spring Creek is designated by the Wisconsin DNR as an Area of Special Natural Resources Interest (ASNRI) Trout Stream. There is a dam located on White Lake Creek.

Drainage ditches may appear as streams in the maps. Refer to sections on groundwater, forests and surface water for more information about the stream corridors in the village.

Surface Water

The Village of White Lake is entirely within the Wolf River watershed, which is part of the Fox River basin, and drains into northwestern Lake Michigan. White Lake is the largest lake within the Village of White Lake, but the boundaries of the Village also include West White Lake and the eastern portion of Dark Lake. West White Lake, Dark Lake and a pond along White Lake Creek are designated by the Wisconsin DNR as Priority Navigable Waterways (PNW) less than 50 acres.

Floodplains

Digital Flood Insurance Rate Maps (DFIRMs) are not available for Langlade County. The NCWRPC digitized the FIRMS for general planning purposes, but the digital versions are not official. The latest effective FIRM created by the Federal Emergency Management Agency (FEMA) is dated 1976, and shows flood hazard area around each of the lakes with some flood areas extending northwest and west of White Lake, and around White Lake Creek, see [Map 2](#).



White Lake



Dock

### **Wetlands**

Wetlands are spread throughout the Village, including large amounts of the shore of White Lake, the south-central area of the Village, around White Lake Creek, and in other various spots of the Village.

### **Wildlife Habitat**

As discussed in previous sections, the wooded areas, wetlands and stream corridors serve as important wildlife habitat in the Village.

### **Metallic/non-metallic Mineral Resources**

Langlade County has seen active mineral exploration in the past. There are no active non-metallic mines within the Village of White Lake, but there is a quarry along the western border of the Village, north of Dark Lake.

### **Parks / Open Space**

There are several public parks in the Village of White Lake. All of the navigable waters in the Village are public. There is a beach and public access to White Lake located adjacent to Lake Street. The White Lake School district has a site with athletic fields and recreational equipment. The White Lake School District also maintains a six acre school forest.

### **Recreational Resources**

Popular recreational activities in the area include fishing and swimming, wild life observation, hunting and trapping. White Lake is utilized year round by residents and visitors.

Langlade County is known as the County of Trails, and there are various ATV and snowmobile trails near the Village of White Lake. The Wolf River State Trail extends from White Lake north to Crandon, and is open to multiple uses including bicycling, ATVing, horseback riding, snowmobiling, cross country skiing, snowshoeing and walking. The Nicolet-Roche Mountain Bike area is east of the Village of White

Lake across the Wolf River.

The Wolf River is popular for boating and trout fishing, and contains areas of rapids that make whitewater kayaking and rafting popular recreational activities as well. The Crocker Hills horse trails are located just northwest of the Village. The Cathedral Pines State Natural Area, which is within the Chequamegon-Nicolet National Forest, is located directly northeast of the Village.

### ***Natural and Cultural Resources Programs***

Programs available to the Village of White Lake to achieve their goals and objectives with regard to agricultural, natural and cultural resources are identified below. The following list is not all-inclusive. For specific program information, the agency or group that offers the program should be contacted.

**Aquatic Habitat Protection Program:** The WDNR provides basic aquatic habitat protection services through their staff. 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 s.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.



## Community History

In 2016, the Village of White Lake celebrates its Centennial. Over the last century the community has experienced some major changes and some of those are highlighted below. Much of this information was provided by the White Lake Historical Society.

Native Americans inhabited northern Wisconsin when the first European explorers, missionaries and fur traders traveled into the area. These traders followed a centuries old route from the Fox River at Green Bay that ran along the Wolf River to the copper area of Lake Superior. Europeans initially established communities at Ackley, Langlade, and Lily in the 1860's as trading posts. Settlement in Langlade County was further spurred by the U.S. Government, which in the 1860's and 1870's built a road to transport military forces from Fort Howard in Green Bay to Fort Wilkins on the Keweenaw Peninsula. Settlers in the area included many Polish immigrants.

Timber production and agriculture were the dominant forces for the growth of the area until 1917. The community at White Lake, named by natives because of the sandy beach and marl on the lake bottom, sprouted with the building of the sawmill by a "Wausau Group". The Bissell-Yawkey Sawmill opened in 1917 and the Company built more than 100 houses for its workers. Many businesses and community facilities appeared shortly afterwards. By 1921, the community boasted a store, barber shop, boarding house, hotel, grade school, rooming house, club hall, bank, Lutheran and Catholic Churches, 2 depots, and a planing mill. The high school was built in 1922 and a library was established in 1925. A large contingent of Kentucky residents moved to the area in the early 1900's through 1920's.

Another factor in the growth of the area was the Wisconsin & Northern Railroad and the Chicago & Northwestern Railroad tracks passed through this area and in close proximity to the shore of White Lake. The Company and the two railroads worked together. Temporary rails were laid from the logging areas and the lumber camp operations to the main rail lines. The C& NW built a small depot in White Lake. Finished product was shipped by rail all around the State and to other parts of the U.S.

White Lake was part of the Town of Wolf River for its first 10 years. It was precinct # 2. On March 13, 1926, a referendum election was held at the Club House for the purpose of voting on the incorporation of the Village of White Lake. The vote was 138 for and 4 against. Incorporation proceedings took place and White Lake became a Village. A Village Board was elected along with constables and a justice of the peace. The Village Board held their meetings in the High School. That same year a Ranger Station was built in White Lake. The White Lake Ranger Station was the headquarters for District 9, which included Langlade and Oconto counties and parts of Forest and Shawano counties.

In the 1940s, the Bissell-Yawkey Corporation sold its houses and businesses to the individuals in the community. The appearance of the Village started to change as residents repainted houses and added attached garages. The houses were modernized with running water and indoor plumbing. During the Great Depression, the sawmill closed for a year, reopened, and closed operations in 1946. The planing/flooring mill continued and is still in operation today.

Many White Lake area residents joined the Armed Forces



Depot Museum & White Lake Historical Center



during World War II. Several lost their lives during the war. The Anderson-Sather American Legion Post #524 was chartered on January 11, 1947. This Post is still very active in the area community along with its auxiliary.

As the automobile and the highway network were developed rail transportation declined. In the 1950's, the Chicago and Northwestern abandoned their rail line between White Lake and Antigo.

In 1972, the first Village Comprehensive Plan was completed and the Village Ordinances were updated. Application and planning for installing sewer and water to the Village occurred in 1975. In 1976, installation took place. Langlade County Housing Authority built 2 low income units and one senior unit in White Lake. The White Lake Community Center was built with Village offices, library and Post office as part of the building in 1978 and expanded in 1988. In 1999, residents living on the Lake and in the community established the Lake Association of White Lake to help preserve the Lake for future generations.

In 1977, the Stoehr family from Cincinnati, OH, bought the assets of Robbins Flooring from Cook Industries which included the White Lake flooring facility and operations. This company had been involved in many aspects of the flooring industry since founding the Cincinnati Floor Company in 1894. The current White Lake flooring mill continues under Robbins, Inc. as part of the Stoehr family businesses.

The White Lake Area Historical Society was established in 1995. After the Soo Line Railroad discontinued using the 1908 WI & Northern/Soo Line Depot and built a new maintenance building, the Historical Society was given ownership of the Depot and moved it in October 1996 to 700 Lake Street. The Society refurbished and opened a museum in the Depot on July 4, 1998. In 2001, the Canadian National Railroad, the current owner of the railroad after ownership by Soo Line and Wisconsin Central, abandoned the rail line. In 2003, the former rail bed was purchased by the DNR and became the Wolf River State Trail. In 2013, the White Lake Historical Center was built and opened next to the Depot Museum.

A continuing event over the last Century is the 4th of July celebration. This year the 4th of July Parade and Celebration was a spectacular day starting with Possum Trot, the Parade, Music & Food at the Pavilion, Trout Pond, Face Painting, Boat Parade and then capping the day with a special Fireworks Display.

**Drinking Water and Groundwater Program:** This DNR 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. DNR staff provides 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.

**Endangered Resources Program:** The DNR'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. Permits for the incidental take of an Endangered or Threatened species are required under the State Endangered Species Law. The Endangered Resources Program oversees the permit process, reviews applications and makes permit decisions.

**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.

**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 DNR 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.

**Parks and Recreation Program:** The DNR 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 conservation fund, and the recycling fund, program revenue funds and federal grants.

**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. Contact the WDNR 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 DNR 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 DNR'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 analyses, develop basin wildlife management plans and collaborate with other DNR planning efforts such as Park, Forestry or Fishery Area Property Master Plans to assure sound habitat management.

**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 state or federal laws and regulations that may be applicable to a given case.

## ***Goals, Objectives, and Policies***

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### **Natural Resources:**

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#### **Goals:**

1. Protect natural areas, including wetlands, floodplains, wildlife habitats, ponds, woodlands, open spaces and groundwater resources, while the community grows.
2. Conserve the Village's environmental and recreational resources.

#### **Objectives:**

1. New development in the Village should not negatively impact environmental resources or adjoining property values.
2. Support efforts to protect the quality of the surface water and groundwater resources.
3. Encourage and support the preservation of natural open spaces that minimize flooding such as wetlands and floodplains.

#### **Policies:**

1. Preserve shorelands where critical natural habitats, floodways, historic sites, old growth forests, scenic open spaces, steep slopes, and wetlands are present.
2. Direct growth away from environmentally sensitive areas such as wetlands, floodplains, and steep slopes in order to protect the benefits and functions they provide and save future public and private dollars spent on flood control, stormwater management, habitat restoration, erosion control, and water quality improvements

### **Cultural Resources:**

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#### **Goal:**

1. Preservation of cultural, historic and archeological sites.

#### **Objective:**

1. Work with the Historical Society to provide guidance in the identification and protection of historic and cultural resources.

#### **Policies:**

1. Development proposals should be reviewed relative to the potential impacts to the historical and cultural resources of the Village.
2. Educate the public related to cultural events and historic sites in the Village.

### **Agricultural Resources:**

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#### **Goal:**

1. Allow for agricultural uses in appropriate areas.

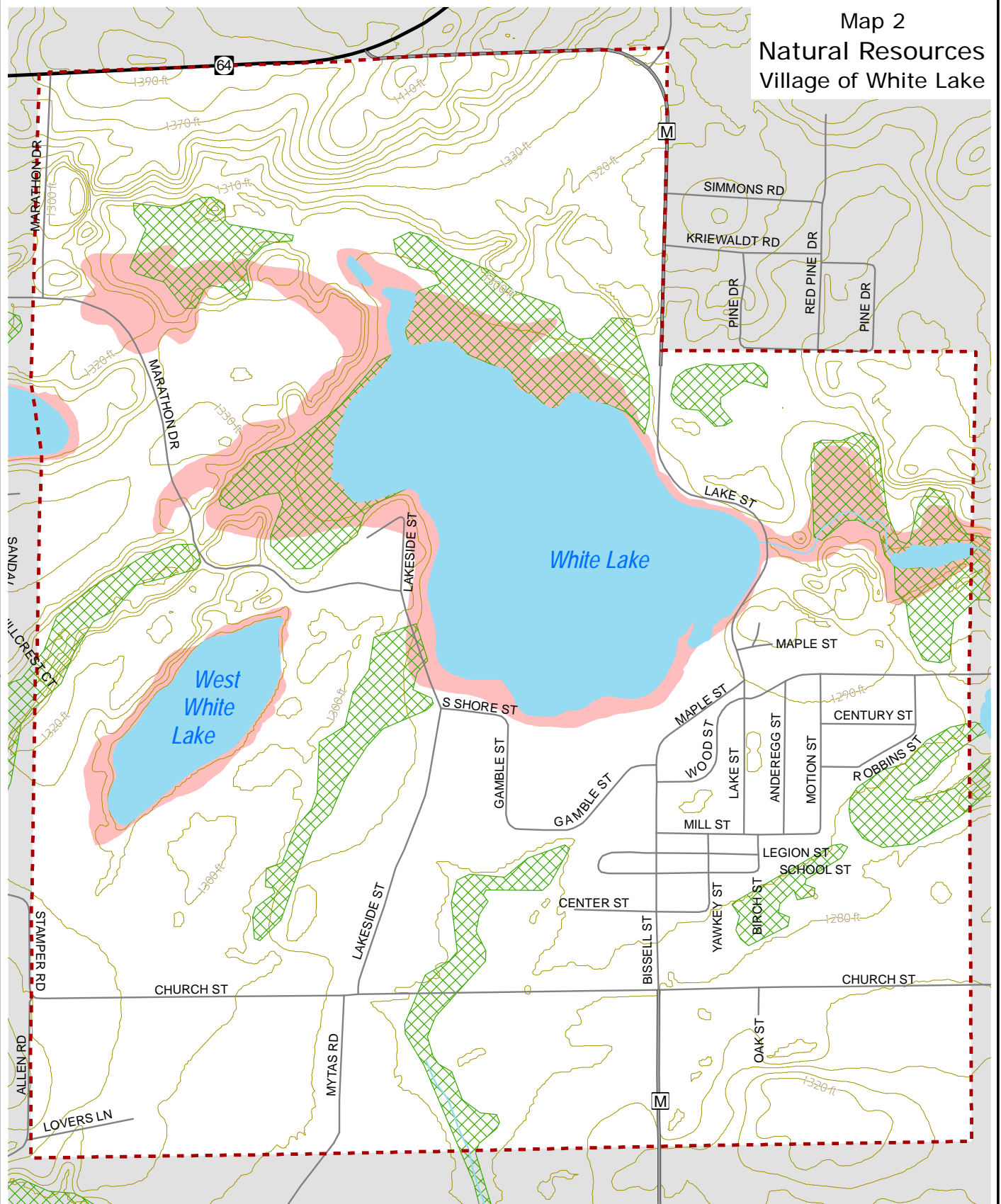
#### **Objective:**

1. Support productive farmland in the Village until the time it is converted to a higher use.
2. Encourage agricultural practices that reduce impacts to the land and the surrounding residents.

#### **Policies:**

1. Educate the public related to farming operations.
2. Restrict farming operations that have a negative impact on the Village and its residents.

Map 2  
Natural Resources  
Village of White Lake



- Minor Civil Divisions
- State Highways
- County Highways
- Local Roads
- Contours 10ft
- Wetlands
- Flood Plain
- Water

0 0.05 0.1 0.2 0.3 Miles

Source: WI DNR, NCWRPC, FEMA

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

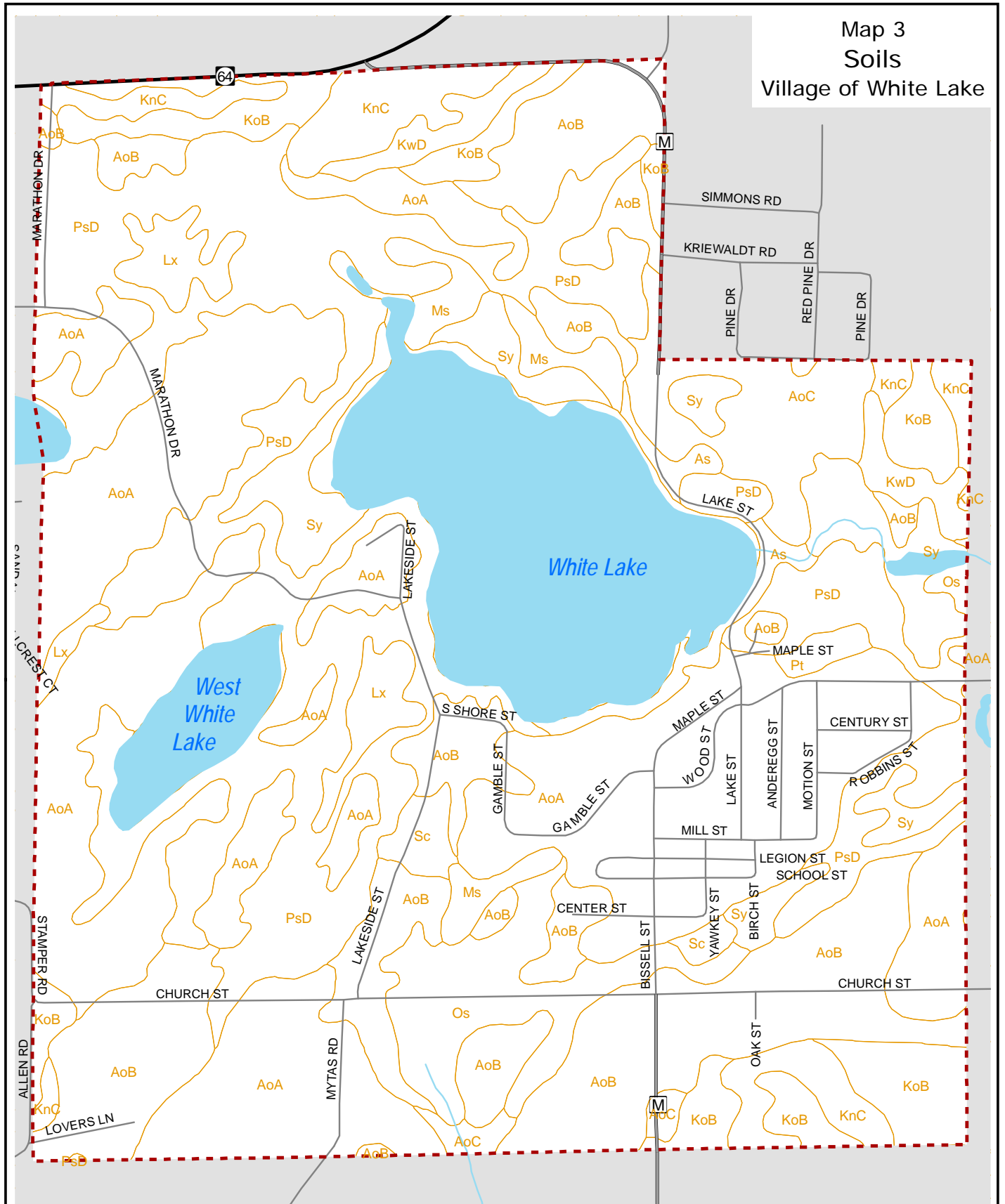


**North Central  
Wisconsin Regional  
Planning Commission**

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



# Map 3 Soils Village of White Lake



- Minor Civil Divisions
- State Highways
- County Highways
- Local Roads
- Water
- NRCS Soils

Source: WI DNR, NCWRPC, NRCS

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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210 McClellan St., Suite 210, Wausau, WI 54403  
715-849-5510 - [staff@ncwrpc.org](mailto:staff@ncwrpc.org) - [www.ncwrpc.org](http://www.ncwrpc.org)

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# Chapter Three

## Housing

The chapter assesses the age, structural, value and occupancy characteristics of the Village of White Lake's housing stock. It also identifies specific policies and programs that promote the development of a range of housing choices that meet the needs of all income levels, age groups and persons with special needs. The chapter also covers policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, as well as to maintain or rehabilitate the local governmental unit's existing housing stock.

### Recent Plans and Studies

#### Wisconsin State Consolidated Housing Plan

The Consolidated Housing Plan is required by the Department of Housing and Urban Development (HUD) in the application process required of the State in accessing formula program funds of Small Cities Community Development Block Grants (CDBG), HOME Investment Partnerships, Emergency Shelter Grants, and Housing Opportunities for Persons with AIDS. The State Consolidated Housing Plan (CHP) is primarily focused on how government action can address special needs, not on the workings of the private housing market.

#### Regional Livability Plan (2015)

Housing is one of four elements included in the Regional Livability Report, adopted by the North Central Wisconsin Regional Planning Commission in 2015. The Housing Assessment Report, a component of the Plan, looks in detail at the housing stock and the affordability of housing throughout the 10-county region and identifies trends and issues facing housing. The Regional Livability Plan addresses two issues: the type of housing stock and housing affordability. The housing goal of the Plan is as follows:

- **Goal 1:** Promote a variety of safe and affordable housing options that meet the needs of all community members.

#### Langlade County Comprehensive Plan (2009)

The housing chapter of this plan inventories and analyzes characteristics of the housing in Langlade County. This plan includes four housing related goals, including:

- Encourage an adequate supply of affordable housing for individuals of all income levels throughout the community.
- Discourage residential development in unsuitable areas.
- Encourage adequate affordable housing for all individuals consistent with the rural character of the community.
- Promote the maintenance and renovation of the existing housing stock as a source of affordable housing.

### Housing Stock Assessment

#### Housing Units

The total number of housing units in the Village of White Lake rose by 15.2 percent between 2000 and 2010, from 184 to 212. Housing growth was roughly the same as the state, higher than the county, and slower than the nearby towns. **Table 7** shows the trend in housing units. Comparing housing growth to population growth and household growth demonstrates that households and housing units are growing at approximately the same pace, while population growth is slower, due to declining average household size.

#### Structural Characteristics

The proportion of units built prior to 1939 in the Village of White Lake, at 25.8 percent, is similar to the state and the county, but much higher than the surrounding towns. Over 35 percent of the housing stock has been built between 1990 and 2010, which is similar to Wolf River and Evergreen, higher than the state and the county, and lower than the Town of Langlade, see **Figure 5**. Older housing is more likely to need maintenance and rehabilitation, as well as more

**Table 7: Housing Change**

Minor Civil Division	2000	2010	2000-2010 Net Change	2000-2010 % Change
White Lake	184	212	28	15.2%
Evergreen	218	281	63	28.9%
Langlade	375	473	98	26.1%
Wolf River	746	898	152	20.4%
County	11,187	12,360	1173	10.5%
State	2,321,144	2,624,358	303,214	13.1%

Source: U.S. Census

likely to pose safety risks to its residents due to the presence of materials such as lead paint and asbestos insulation.

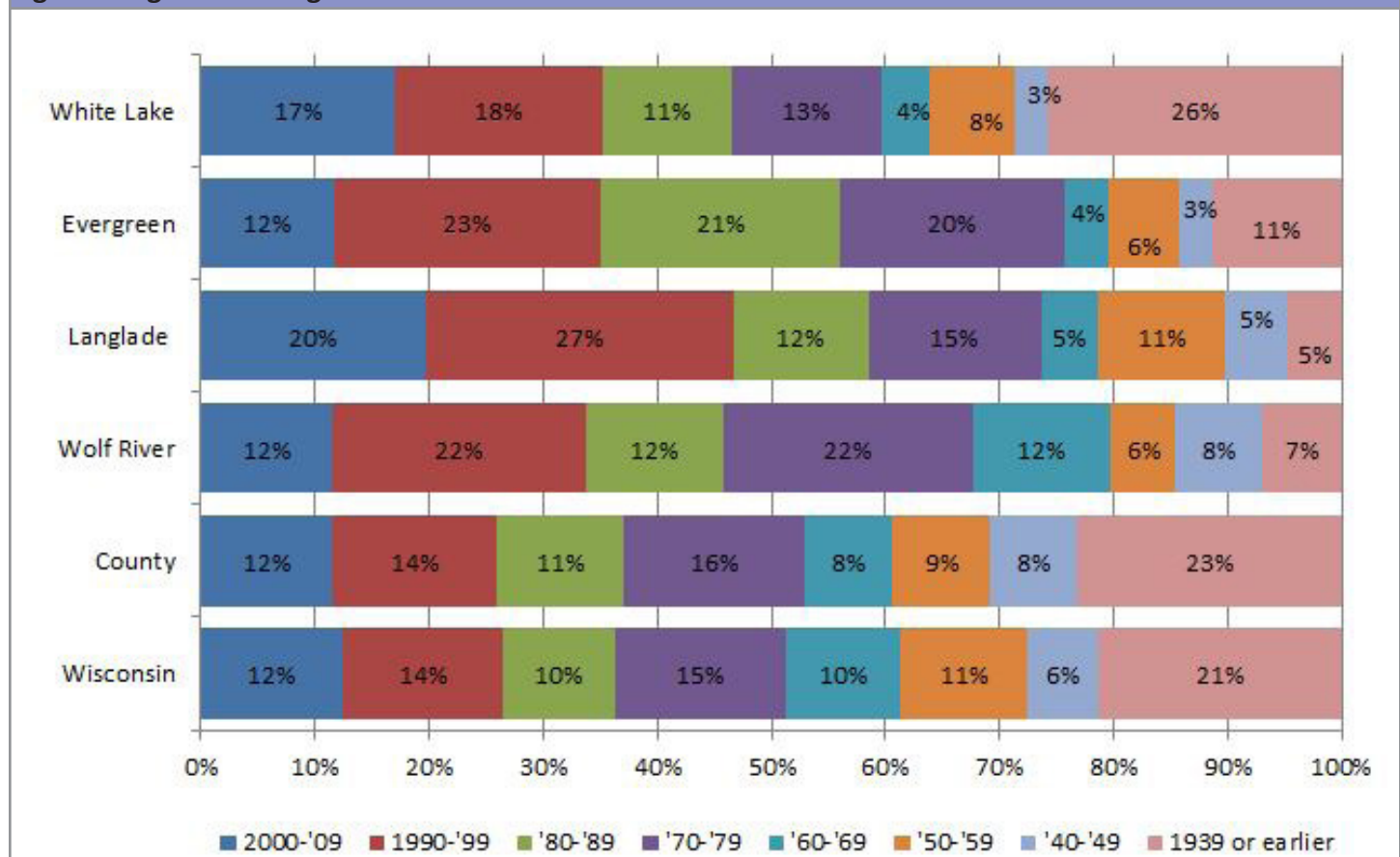
Over 70 percent of the housing units in the village are single family detached units, a higher proportion than the state, and a lower proportion than the county. The proportion of small apartment buildings between 3 and 9 units is similar to the state and lower than the county, while medium sized apartment buildings between 10 and 19 units are higher than both the state and the county, and the proportion of larger apartment buildings of 20 units or more are lower than both the county and the state. The proportion of mobile homes in the village is lower than both the county

and the state. [Table 8](#) shows a breakdown of structure types for the village, county, and state.

### Occupancy Characteristics

Of the 212 housing units in the Village of White Lake, 156 units (73.6%) are occupied and 56 units (26.4%) are vacant. Among the occupied units, 63.5 percent of them are owner occupied and the remaining are occupied by renters. The owner occupancy rate of 63.5 percent is a lower rate than both the county (76.4%) and the state (68.1%). As of 2010, the homeowner vacancy rate was 2.9 percent and the rental vacancy rate was 12.1 percent, see [Table 9](#).

**Figure 5: Age of Housing Stock**



Source: 2008-2012 American Community Survey



**Table 8: Housing Units by Structural Type, 2010**

Units in Structure	Village of White Lake		Langlade County		State of Wisconsin	
	#	%	#	%	#	%
1, detached	157	73.7%	9,667	78.3%	1,743,064	66.5%
1, attached	8	3.8%	93	0.8%	115,098	4.4%
2	9	4.2%	410	3.3%	177,240	6.8%
3 or 4	7	3.3%	197	1.6%	100,435	3.8%
5 to 9	10	4.7%	359	2.9%	125,677	4.8%
10 to 19	16	7.5%	257	2.1%	86,409	3.3%
20 or more	0	0%	415	3.4%	173,934	6.6%
Mobile Home	6	2.8%	938	7.6%	98,118	3.7%
Other	0	0%	3	0.0%	426	0.0%
Total	213	100%	12,339	100%	2,620,401	100%

Source: U.S. Census

**Table 9: Housing Units Occupancy, 2010**

Units in Structure	Village of White Lake		Langlade County		State of Wisconsin	
	#	%	#	%	#	%
Total Housing Units	212		12,360		2,624,358	
Owner Occupied	99	46.7%	6,561	53.1%	1,551,558	59.1%
Renter Occupied	57	26.9%	2,026	16.4%	728,210	31.9%
Vacant	56	26.4%	3,773	30.5%	344,590	13.1%
Seasonal, Rec., or Occasional Use	43	20.3%	3,100	25.1%	193,043	7.4%

Source: U.S. Census

Over 20 percent of dwellings are vacant for seasonal, recreational, or occasional use, which is much higher in the Village of White Lake than it is in the State, but lower than Langlade County. This is up from just over 16 percent seasonal, recreational and occasional use dwelling units in 2000. Seasonal units increased from 30 units to 43 units, a 43 percent increase over ten years.

### Financial Characteristics

A higher proportion of owner occupied housing units in the Village of White Lake are under \$100,000 compared to the surrounding towns, the County and the State, resulting in a lower median home value for the Village, see [Table 10](#). The Village also has a higher proportion of homes valued at over \$500,000 than Langlade County or the surrounding



Single family home.



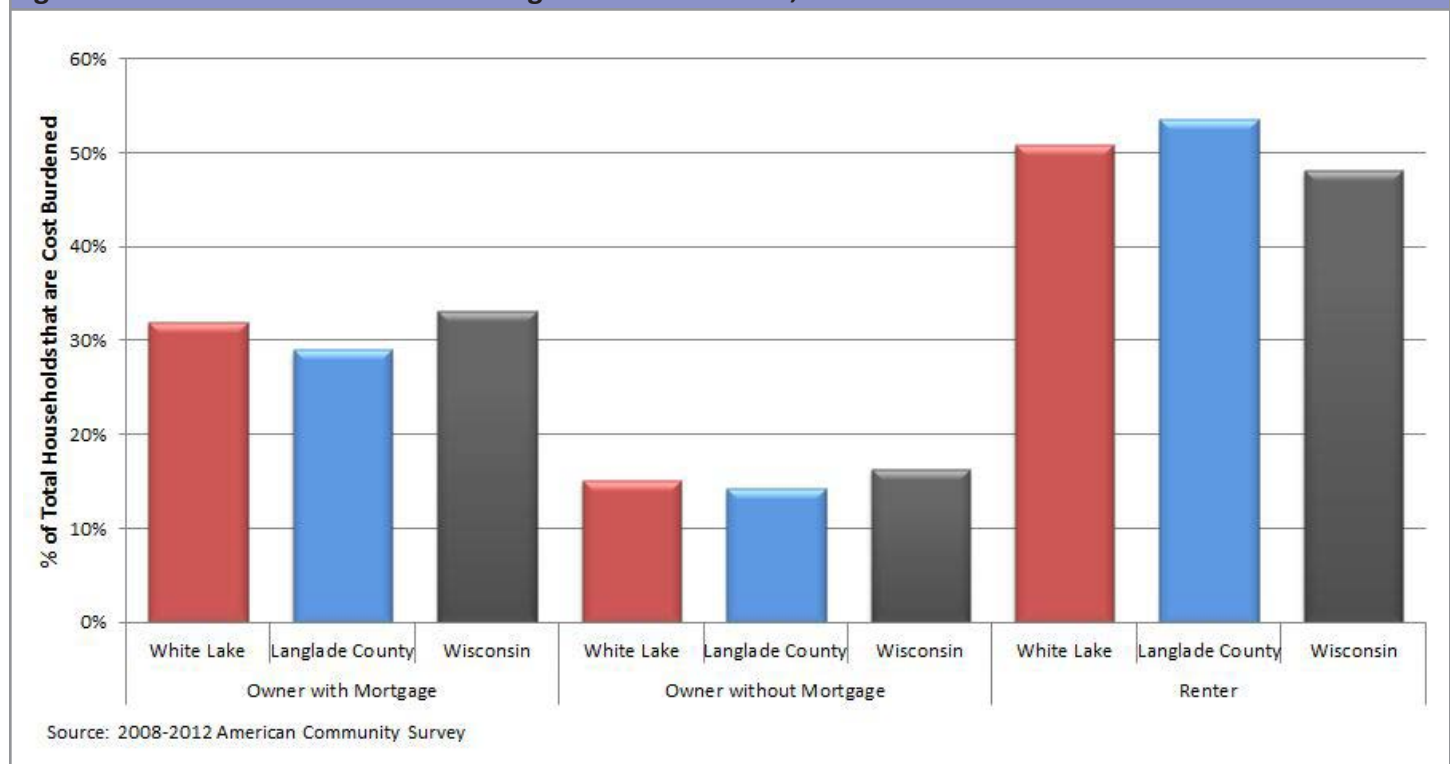
Multifamily residential building

**Table 10: Housing Values, 2010**

Value	Village of White Lake	Town of Evergreen	Town of Langlade	Town of Wolf River	Langlade County	State of Wisconsin
< \$50,000	18.4%	19.3%	4.7%	5.9%	8.9%	5.1%
\$50,000-99,999	42.7%	22.9%	20.2%	27.7%	36.2%	13.5%
\$100,000-149,999	20.4%	29.3%	24.1%	22.1%	19.0%	21.8%
\$150,000-199,999	5.8%	16.4%	30.8%	21.8%	16.8%	21.7%
<b>\$200,000-299,999</b>	4.9%	7.9%	18.2%	15.2%	13.1%	23.0%
\$300,000-499,999	4.9%	4.3%	0.8%	7.3%	4.2%	11.0%
>\$500,000	2.9%	0.0%	1.2%	0.0%	1.7%	3.9%
Median Value	\$89,600	\$111,000	\$151,400	\$134,100	\$111,800	\$169,000

Source: U.S. Census

**Figure 6: Total Households with Housing Cost Burden >30%, 2010**



towns. The median gross monthly rent in the Village is \$547, compared to \$568 in the County and \$749 in the State.

Despite the lower housing values in the Village of White Lake, residents struggle with housing affordability much like residents in the County and State do. **Figure 6** shows a comparison of housing cost burdens, which is a measure of housing affordability, between the Village, the County, and the State. A household is considered cost burdened if they spend more than 30 percent of their income on housing costs. Transportation costs, while not considered a part of housing costs, are also directly affected by the location of housing relative to employment options. Severely cost-burdened households are at a higher risk of becoming homeless.

As demonstrated by Figure 6, the proportions of households in the Village that are cost burdened are very similar to the State and County proportions. Where these numbers are most concerning is in the proportion of both cost burdened renters and owners with mortgages. Over 50 percent of renters and over 30 percent of owners with mortgages are paying more than 30 percent of their income towards housing, respectively. Of the 163 occupied housing units, 50 units are owned with a mortgage and 53 units are rented.

As shown in Chapter 1, households are expected to continue to grow, and it can be reasonably expected that housing units will continue to grow alongside households. It is more difficult to predict whether seasonal residences will grow alongside permanent housing units, but based on historical trends this growth is likely to continue.

## **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:

**Langlade County Housing Authority:** The Langlade County Housing Authority oversees owner occupied housing rehabilitation programs, rental rehabilitation programs, homeowner opportunity programs, Section 8 Housing Assistance, and revolving loan funds. The Housing Authority also operates multiple subsidized and low income housing units, primarily within the City of Antigo.

**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 US Housing and Urban Development Department. HUD will insure selected applicants under certain income limits when procuring loans for rehabilitation or for rehabilitation at the time of purchase.

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

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



## ***Goals, Objectives, and Policies***

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### **Goals:**

1. Support a variety of housing styles and types to accommodate residents of all ages, lifestyles, abilities and incomes.
2. Maintain and improve the quality and integrity of existing housing and neighborhoods.

### **Objectives:**

1. Ensure that local land use controls and permitting procedures do not discourage or prevent the provision of affordable housing opportunities.
2. Promote appropriate public and private sector development of senior and special needs housing within the Village.
3. Housing development takes into consideration the protection of natural and human built resources.

### **Policies:**

1. Restrict the location of new development in areas that are shown to be unsuitable for specific uses due to septic limitations, flood hazard, groundwater pollution, highway access problems, etc.
2. The Village should work with developers to provide a variety of housing types for all income and age groups.
3. Through the planning process, steer intensive residential development such as two-family, multi-family and senior housing to where the utilities and services exist to accommodate the development.
4. Identify available grant programs for housing assistance.
5. Inventory existing housing stock for general condition and establish a program to improve these properties.
6. Explore the feasibility of a mixed use Tax Incremental Financing District (TIF) to include housing in an appropriate area of the Village.

# Chapter Four

## Transportation

This chapter of the Village of White Lake Comprehensive Plan is a compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, and transportation systems for persons with disabilities, bicycling, walking, railroads, air transportation, trucking and water transportation.

### *Recent Plans and Studies*

#### **Connections 2030 (2009)**

Connections 2030 is the Wisconsin Department of Transportation's (WisDOT) long-range transportation plan for the state. Adopted in 2009, the plan addresses all forms of transportation over a 20-year planning horizon: highways, local roads, air, water, rail, bicycle, pedestrian, and transit.

#### **Regional Livability Plan (2015)**

Transportation is one of four elements included in the Regional Livability Report, adopted by the North Central Wisconsin Regional Planning Commission in 2015. The Transportation Assessment Report, a component of the Plan, looks in detail at the transportation network through the 10-county region and identifies trends and issues facing transportation. The Regional Livability Plan addresses three issues: the modes of transportation to work, the age of drivers in the region, and the high transportation maintenance cost. The three transportation goals of the Plan are as follows:

- **Goal 6:** Provide and improve transportation access to people of all ages and abilities to ensure lifelong mobility and accessibility.
- **Goal 7:** Fund the maintenance and expansion of the transportation system.
- **Goal 8:** Enhance the regional economy by supporting airports and freight rail.

#### **Langlade County Locally Developed, Coordinated Public Transit – Human Services Transportation Plan (2014)**

This plan analyzes service gaps and needs in public transit and human services transportation then proposes strategies to address the gaps and needs. A five-year work plan was written to cover 2014 through 2018.

#### **Langlade County Community Health Improvement Plan (2010)**

This plan found a number of health and transportation related issues that Langlade County performs poorly in relative to the northern region and the State of Wisconsin. These findings include a higher proportion of automobile crashes involving alcohol in Langlade County and a higher proportion of overweight and obese adults and adults that get no physical activity.

#### **Langlade County Comprehensive Plan (2009)**

The Transportation Chapter of the Langlade County Comprehensive Plan inventories the County transportation network and provides recommendations for road construction, bicycle and pedestrian facilities, access management, public transit, airports, and regional transportation. The goal of this plan is to provide an integrated, efficient, and economic transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens, while maintaining the rural character of the County.

### *Transportation Mode Inventory*

#### **Highways and Trucking**

Public highways are generally classified by two different systems, the functional and the jurisdictional. The jurisdictional class refers to which entity owns the facility and holds responsibility for its operations and maintenance. The functional class refers to the role the particular segment plays in moving traffic within the overall system. A functional classification system groups streets and highways into

classes according to the character of service they provide. This character of service ranges from providing a high degree of travel mobility to providing land access functions.

In addition to these main classifications, a road or segment of road may hold a variety of other designations including county forest road, rustic road, emergency route, truck route, etc. There are no county forest roads or rustic roads within the Village of White Lake.

The current functional classification system used in Wisconsin consists of five classifications that are divided into urban and rural categories. Functional classifications are used to determine eligibility for federal aid. For purposes of functional classification, federal regulations define urban as places of 5,000 or more population, so the rural classifications apply throughout the Village. [Table 11](#) summarizes the functional classification system.

The highway system within the Village of White Lake is a network of state, county and local roads. The jurisdictional and functional breakdown is shown in [Table 12](#). [Map 4](#) illustrates the functional classification of roadways within the Village of White Lake.

State trunk highways serving the Village include STH 64. STH 64 links the City of Merrill and City of Antigo to the Village of White Lake, travels through the Nicolet National Forest, and links to the City of Marinette (and Menominee, MI) to

the east. STH 64 is the long truck route within the Village as designated by WisDOT.

The Village is served by county trunk highway (CTH) M. This road serves rural land uses and distributes local traffic to the regional arterial system. They serve an important role in linking the area's agricultural resources to the major highways and urban centers.

Local roads are an important component of the county-wide transportation system. Local roads serve local development and provide access to regional highways. WisDOT does some traffic counts on certain local roads in proximity to state highways or other primary roads.

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

There are five traffic counting sites in the Village. Lake Street (CTH M) north of Mill Street showed 340 Annual Average Daily Traffic (AADT) in 2009. Maple Street, east of CTH M has an AADT of 110. CTH M south of Center Street showed an AADT value of 700. CTH M between STH 64 and N White Lake Drive had an AADT of 700.

**Table 11: Rural Highway Functional Classification System**

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

Source: WisDOT

**Table 12: Road Mileage by Jurisdictional and Functional Class**

Jurisdiction	Functional Classification			Totals
	Arterial	Collector	Local	
<b>Federal</b>				
<b>State</b>		0.50		
<b>County</b>		2.51		
<b>Village</b>		0.32	7.51	
<b>Totals</b>		3.33	7.51	10.84

Source: U.S. Census

## **Transit and Transportation Facilities for the Disabled**

Transit services will be increasingly important as the population of White Lake continues to age. They are also important for the roughly 21 percent of Village residents that have a disability. The Langlade County Department on Aging coordinates a bus service for the entire County. While the primary focus of the service is for the elderly and persons with disabilities, it is open to all residents. The service has two components: city bus service and rural bus service.

The rural bus service is a call ahead / reservation system available to residents within the Village of White Lake. The service is not fixed-route. Residents arrange to be picked up from their location and dropped where they need to be including return if necessary. Some residents in close proximity to the City may even be able to take advantage of the city fixed-route service depending on location.

Regular intercity bus service is no longer available in the area. Menominee Regional Public Transit/Red Robin provides quarterly regional shopping trips to Wausau, Green Bay and Appleton that departs from the Langlade County Fairgrounds. Private charter/tour bus companies are based in the Antigo area including Mid Wisconsin Coaches, Palmer Bus Company and Philipps Bus Service. All are based in the City of Antigo.

## **Bicycle and Walking**

Walking and bicycling are both considered active modes of transportation and service a role in improving the health of a community. They also can reduce the amount of road maintenance needed, and provide mobility to people without access to a vehicle. Bicyclists and pedestrians need different accommodations for transportation due to the wide range of physical abilities and their vulnerability to injury compared to motor vehicles. Older adults and young children are especially vulnerable. Arterial and collector roads generally need much more robust bicycle and pedestrian accommodations due to the higher speeds, higher volumes, and wider roads.

In 1999, Langlade County developed a bike route plan with assistance from the North Central Wisconsin Regional Planning Commission. This plan established a number of scenic, on-road bike routes throughout the County. A 2015 heat map available from Strava, a ride-tracking GPS service, shows fairly significant bicycle usage around and within the Village of White Lake, especially on Church Street, Buettner Road, County Road M and County Road P, Lake Street, Lakeside Street, Stamper Road and Grudgeville Road. The County is hoping to update this plan in the near future.

The Village of White Lake contains portions of the Wolf River State Trail, which is open to bicycling and walking, and will connect between Menominee County and Crandon in Forest County when it is completed. The portion between

White Lake and Crandon is currently open. The portion east of the CTH M junction of STH 64 in White Lake was rated by WisDOT as “moderate condition” for bicycling in 2015, while the western portion was rated as “good condition” for bicycling. STH 64 has medium width paved shoulders through White Lake. CTH M was rated as good condition.

The County Bike Plan recommends improving shoulders to accommodate bikes on designated routes, particularly in areas of rolling hills where line-of-sight may be a concern. Upkeep and maintenance including repair of potholes, cracksealing and shoulder grooming is also recommended. The plan asks WisDOT to consider paved shoulder expansion to accommodate bikes on all state highways within Langlade County. As mentioned earlier, STH 64 now has paved shoulders through White Lake.

Walking is an important mode of transportation for the Village of White Lake. The 2008-2012 American Community Survey estimates that 13 percent of working White Lake residents walk to work as their primary mode of transportation, which is very high for a rural area, and much higher than the Wisconsin average of 3.3 percent. The ACS also estimates that nearly 20 percent of working female residents of the Village walk as their primary means of transportation to work. The Village also has a fairly large proportion of residents with a disability, approximately 21 percent, and around half of those with a disability have an ambulatory disability. Walking or using a wheelchair is often an essential mode of transportation for those with mobility challenges, especially in the absence of a comprehensive public transportation system.

The Village of White Lake has sidewalks on some of the streets throughout the village but the network is disconnected and in need of maintenance. Additionally, the narrower width of many of the sidewalks would not allow two wheelchairs to pass on the same sidewalk, potentially creating issues getting stuck or tipping over. There are many areas without sidewalks, even on the busier collector roads. Some major destinations within the community, such as the market and the industrial district, are not well connected with a sidewalk network.

## **Railroads**

There is no rail service in proximity to the White Lake area. There is a rail-bed that runs through the Village that has been removed from service and has been mostly converted to a multiuse state trail. Shipments needing rail service would have to be trucked to nearby cities with rail access such as Merrill, Rhinelander or Wausau.

## **Air Transportation**

The Langlade County Airport is located within the Town of Antigo and is a general utility airport. General Utility airports are intended to serve almost all small general aviation single



and twin-engine aircraft with a maximum takeoff weight of 12,500lbs or less. These aircraft generally have approach speeds below 121 knots and wingspans of less than 79 feet. Typically, these aircraft are used for business and charter flying and for personal reasons. Airports in this category normally have a primary runway length of 3,900 to 4,800.

Total aviation operations (take-offs and landings) at the Langlade County airport are projected to remain stable around 13,500 per year. The airport is served by Antigo Air, LCC, a full service fixed-base operator. The airport has approximately 23 based aircraft and includes a single hangar, a multi-unit T-hangar, a 6-bay hangar built in 2008, and a terminal building.

The airport is undergoing improvements, with a long term plan to lengthen runway 16-34 to 5,000 feet with a full parallel taxiway. An increase in aircraft activity is expected as a result of these improvements.

### **Water Transportation**

There are no harbors or ports within the Village, so there is no significant water transport of passengers or freight. The Village includes White Lake, West Lake, and White Lake Creek, none of which have a major transportation function.

## ***Goals, Objectives, and Policies***

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### **Goal:**

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

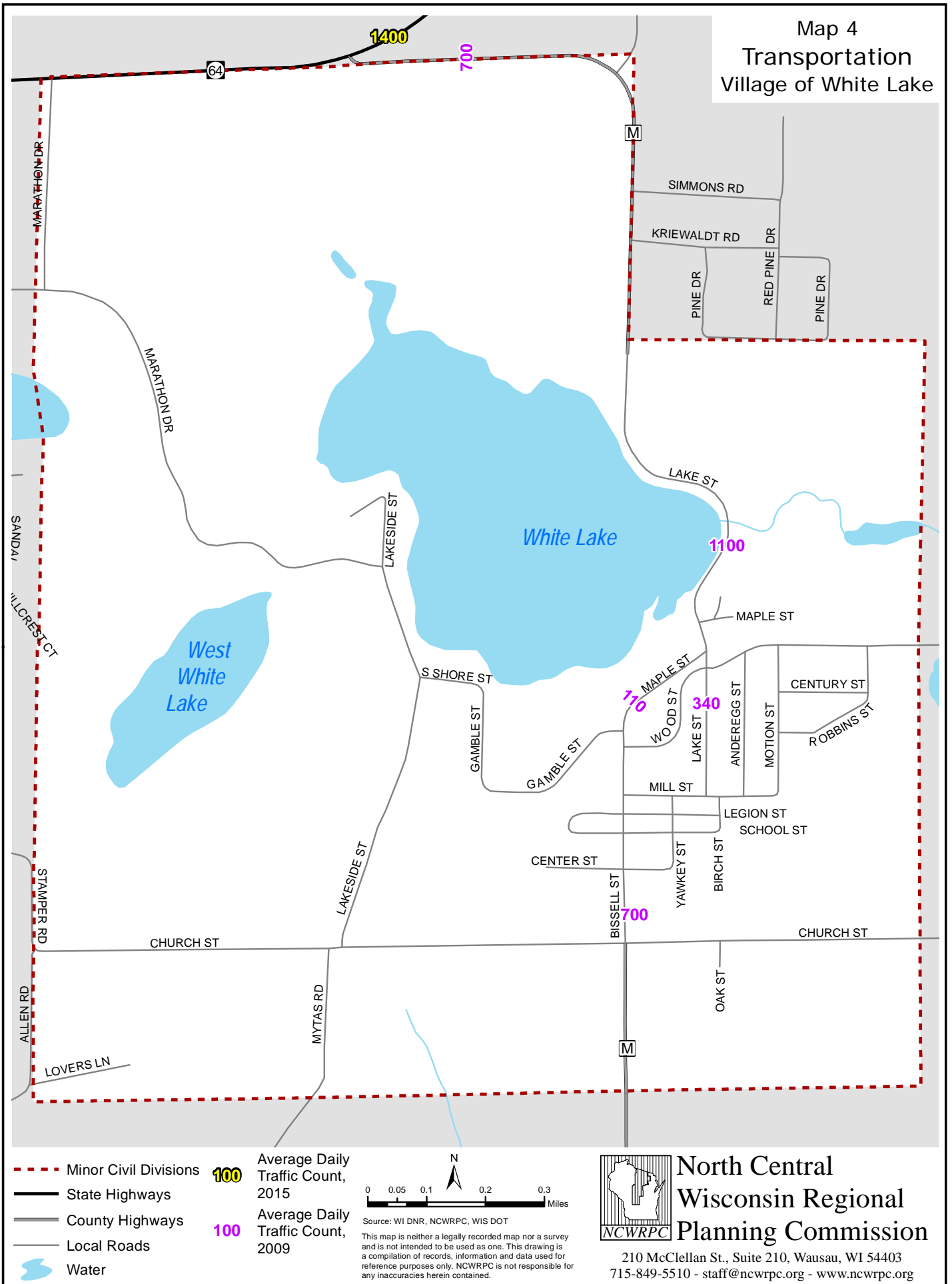
### **Objectives:**

1. Support and maintain a safe and efficient Village road system.
2. Promote the development of multi-use trails, trail linkages, wide shoulders, or sidewalks as part of new development proposals, where appropriate.
3. Evaluate and accommodate the needs and safety of bicyclists and pedestrians

### **Policies:**

1. Utilize PASER software to inventory and rate the local roads.
2. Maintain and upgrade Village roads as annual budget allows.
3. Future road locations, extensions or connections will be considered when reviewing development plans and proposals.
4. Work with the DOT, County, and Town as needed on transportation issues.
5. Update street signage to improve visibility for all Village residents.
6. Create a sidewalk inventory that documents gaps in the system to prioritize improvements in the network.
7. All village roads must accommodate access requirements for emergency services (fire, EMS, ambulance, etc.) as well as school buses and snowplows.

Map 4  
Transportation  
Village of White Lake



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# Chapter Five

## Utilities and Community Facilities

This chapter of the Village of White Lake Comprehensive Plan inventories existing public utilities and community facilities and assesses future needs for such services including those beyond the control of the Village, located outside the community and/or under another jurisdiction.

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

The efficient utilization of these resources is one of the basic principles of comprehensive planning. Existing 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 that public investment. Development patterns that require the extension of utilities and the expansion of public facilities while existing facilities go unused at other locations is not the best use of scarce public resources.

### ***Existing Utilities and Community Facilities***

#### **Water and Wastewater Facilities**

Water and wastewater services are provided by the Village. The water utility does not currently disinfect the water that is distributed. The waste water treatment plant is a pond style system south east of the Village and drains into the Wolf River.



Water tower

#### **Solid Waste Disposal and Recycling Facilities**

Private haulers provide “curbside” pick up of garbage and recycling for residents in the Village of White Lake.

#### **Power and Telecommunications Facilities**

Electrical service is provided by Alliant. Wisconsin Public Service provides natural gas distribution in the area.

Telephone service is provided by Frontier. The service has digital switches, links to fiber optics and digital microwave network. There are three FCC registered cellular towers in White Lake, adjacent to the CTH M and STH 64 junction.

Broadband service is provided by Frontier and Granite Wave at download speeds of up to 20 mbps through most of the village, with some large portions at download speeds up to 10 mbps. In 2017, Cirrinity is bringing service to the Village. Fiber optic infrastructure is being extended down Hwy 52 and south to the high school. Some areas surrounding the Village have no broadband coverage. There are also fixed wireless and mobile wireless broadband providers in the area with no advertised speed listed.



## **Youth Facilities**

There are numerous park or park-like facilities within the Village of White Lake, including public access to White Lake and a small beach adjacent to Lake Street and athletic fields with recreation equipment near the school.

The Wisconsin Department of Children and Families lists no regulated child care providers within 40 miles of the Village.

## **Schools**

The Village of White Lake is served by the White Lake school district, which also includes parts of the Towns of Wolf River, Evergreen, and Langlade. Most of the County is in the Northcentral Technical College District.

## **Library**

White Lake has a branch library located 615 School Street that is affiliated with the Antigo Public Library System. The Antigo Public Library contains over 55,000 volumes and circulates over 140,000 items per year.

## **Emergency Services**

Police protection in the Village of White Lake is provided by the Langlade County Sheriff's Department. The Village maintains its own volunteer fire department, including rescue and first responders. EMS/ambulance services are provided by the Troutland EMS district.

The nearest hospitals are in Antigo and Lakewood, while there is a clinic in White Lake.

## **Other Government Facilities**

The Village Hall is located at the Community Center, 615 School Street. The US Post Office is located at 621 School Street. The Village of White Lake has a cemetery on the south end of Church Street.



White Lake School



The Library and Village Hall



Public Works Department vehicle



The Post Office

## ***Goals, Objectives, and Policies***

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### **Goals:**

1. Provide adequate levels of utility and community facilities to meet the existing and future needs of Village residents.
2. Balance community improvements with available funding sources to ensure equitable taxation.

### **Objectives:**

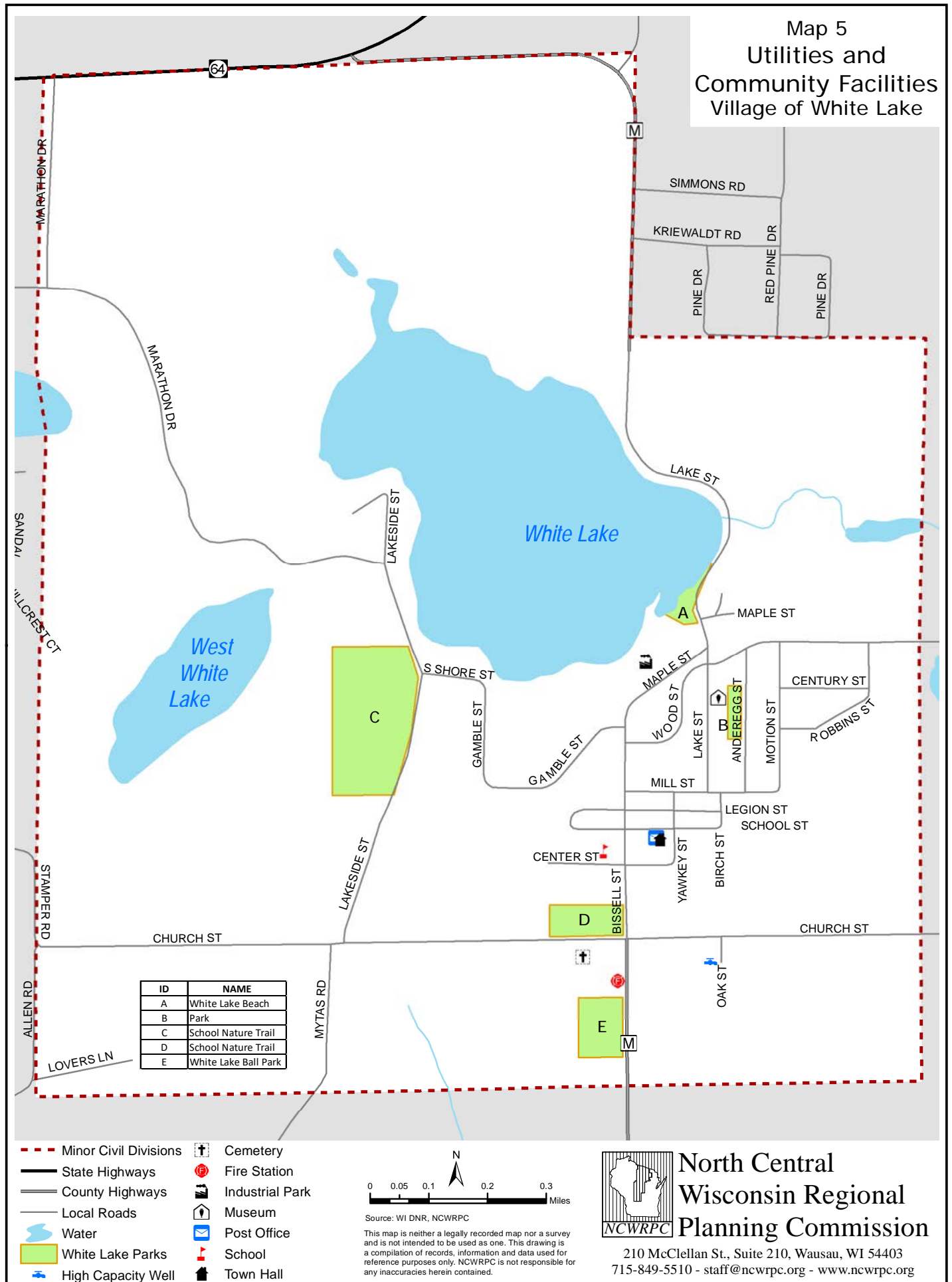
1. Actively pursue the highest levels of service from natural gas, electrical, telephone, cable, telecommunications and other technology providers offering services.
2. Consider the potential impacts of development proposals on groundwater quality and quantity.
3. Share services across municipal boundaries, whenever possible

### **Policies:**

1. Coordinate local planning efforts with the White Lake School District in order to allow them to anticipate future growth trends and to provide appropriate facilities.
2. Continue to work with, support and cooperate with service clubs and organizations related to the maintenance and development, and service costs of recreational facilities.
3. Future development proposals that cannot prove cost effective in covering required services, utilities and community facilities should be discouraged.
4. Establish a capital improvements program linked to the comprehensive plan.

Explore efforts to work cooperatively with the Town of Wolf River and other entities on groundwater protection.

# Map 5 Utilities and Community Facilities Village of White Lake



# Chapter Six

## Economic Development

The Economic Development 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. The availability of quality employment can improve the condition of local housing, improve property values, and reduce the tax rate necessary to provide village services, so public investments in economic development can be justified in the long term.

### ***Recent Plans and Studies***

Following is a list of previous plans and studies related to economic development in Langlade County that will affect the Village of White Water:

#### **Comprehensive Economic Development Strategy (2014)**

Langlade County is one of ten counties included in the North Central Wisconsin Economic Development District as designated by the U.S. Department of Commerce, Economic Development Administration (EDA). The North Central Wisconsin Regional Planning Commission is the agency that is responsible for maintaining that federal designation. As part of maintaining that designation, the NCWRPC annually prepares a Comprehensive Economic Development Strategy (CEDS) report. The report summarizes and assesses economic development activities of the past year and presents new and modified program strategies for the upcoming year.

Key components from this regional level plan include an inventory of the physical geography of the Region and its resident population. Labor, income, and employment data are reviewed as well as an in-depth analysis of the economic status of the Region.

#### **Regional Livability Plan (2015)**

The Regional Livability Plan is a comprehensive plan for the 10 county region by the North Central Wisconsin Regional Planning Commission. The RLP identifies ways to address the region's opportunities and weaknesses to increase the

region's ability to become more livable for all residents. The Plan addresses four specific areas: housing, economic development, transportation, and land use. The economic development goals of the plan are:

1. Foster efficient business expansion and retention to increase employment opportunities and employment in the region.
2. Create an innovative atmosphere to foster an entrepreneurially supportive environment.
3. Promote and attract new business from outside the region.
4. Encourage the reuse of existing commercial and industrial properties and sites for more sustainable economic development.
5. Ensure the future availability of a skilled and flexible workforce prepared to meet the needs of both existing and emerging industries and technologies.
6. Meet the full range of business' infrastructure needs with emphasis on transportation, utilities, and communications.
7. Promote and increase communication between regional and county economic development, workforce development, and planning organizations.

### ***Labor Force and Economic Base Analysis***

#### **Labor Force and Unemployment**

Of the 270 residents of the Village of White Lake that are 16 years or over, 126 people are participating in the labor force for a 46.7 percent labor force participation rate. Approximately 110 of those people are employed, for a 12.7 percent unemployment rate in the Village. **Table 13** shows the shift in the Village of fewer people working, fewer people looking for work, and more people unable to find work.



**Table 13: Labor Force and Unemployment Trends**

	White Lake			Langlade County			State
	2000	2010	Change	2000	2010	Change	Change
Civilian Labor Force	138	126	-8.7%	10,298	10,137	-1.6%	7.6%
Employed	137	110	-19.7%	9,703	9,333	-3.8%	4.4%
Unemployed	1	16	1500.0%	595	804	35.1%	71.58%
<b>Unemployment Rate</b>	0.7%	12.7%	1714.3%	5.8%	7.9%	36.2%	59.6%
Participation Rate	54.3%	46.7%	-14.0%	62.8%	61.9%	-1.4%	-0.9%

Source: U.S. Census

Labor force participation is the measure of the number of residents that are 16 or over and either working or looking for work. The labor force participation rate was 61.9 percent in the County and 68.4 percent in the State. The employment rate is 57 percent in the County and 63.3 percent in the State, and unemployment is 7.9 percent in the County and 7.5 percent in the State. While the 1,500 percent increase in unemployment in the Village is a very high percentage, it was only an increase of 15 people. At this small number there is a large amount of variability and small numerical changes can be large percent changes.

About 80 percent of Langlade County's employed residents worked in Langlade County, while the remainder found employment in other counties. About 70 percent of working White Lake residents leave the village for employment.

### Occupation

As shown on [Table 14](#), most working White Lake residents are in the management, business, science, and arts occupations; followed closely by production, transportation, and material moving occupations; and then sales and office occupations. These proportions are very similar to Langlade County. The total employed residents declined in both Langlade County and the Village of White Lake.

### Industry

As shown in [Table 15](#), most residents of White Lake are employed both in the manufacturing sector and the educational services, health care, and social assistance sector. Trailing in third is the retail trade sector. This is the

same pattern that is seen in Langlade County as a whole. The most noticeable trend in the Village of White Lake over time is that the proportion of residents employed in the manufacturing industry has declined while the proportion of residents employed in educational services, health care and social assistance has increased.

### Working Age Population Projections

[Figure 8](#) shows population projections for the working age population (20-64) in Langlade County. It is clear that over the period between 2010 and 2040 it is expected that the number of people of working age will decline within Langlade County. This will likely lead to a labor force shortage and local employers may have difficulty in filling jobs.

### Assessment of Local Conditions

The Village's Future Land Use Plan Map designates adequate space for business sites.

One of the largest challenges faced by the Village is the small population and labor force. This can create dependency on existing industries and employment, and can create massive impacts if there are any changes to those industries. White Lake residents have diversified their employment industries since 2000, when manufacturing employed nearly 40% of residents, which helps insulate from economic shifts. This employment diversification may be due to many residents travelling outside of the Village for work.

Another challenge facing residents of the Village is the lack

**Table 14: Occupation of Employed Residents, 2000-2010**

	Village of White Lake		Langlade County	
	2000	2010	2000	2010
Management, business, science, and arts	22.6%	29.1%	22.4%	24.2%
Service	9.5%	7.3%	15.6%	18.7%
Sales & office	21.9%	21.8%	23.3%	21.2%
<b>Natural Resources, construction, and maintenance*</b>	13.2%*	15.5%	14.7%*	12.9%
Production, transportation & material moving	32.8%	26.4%	23.9%	23.0%
Total	137	110	9,703	9,333

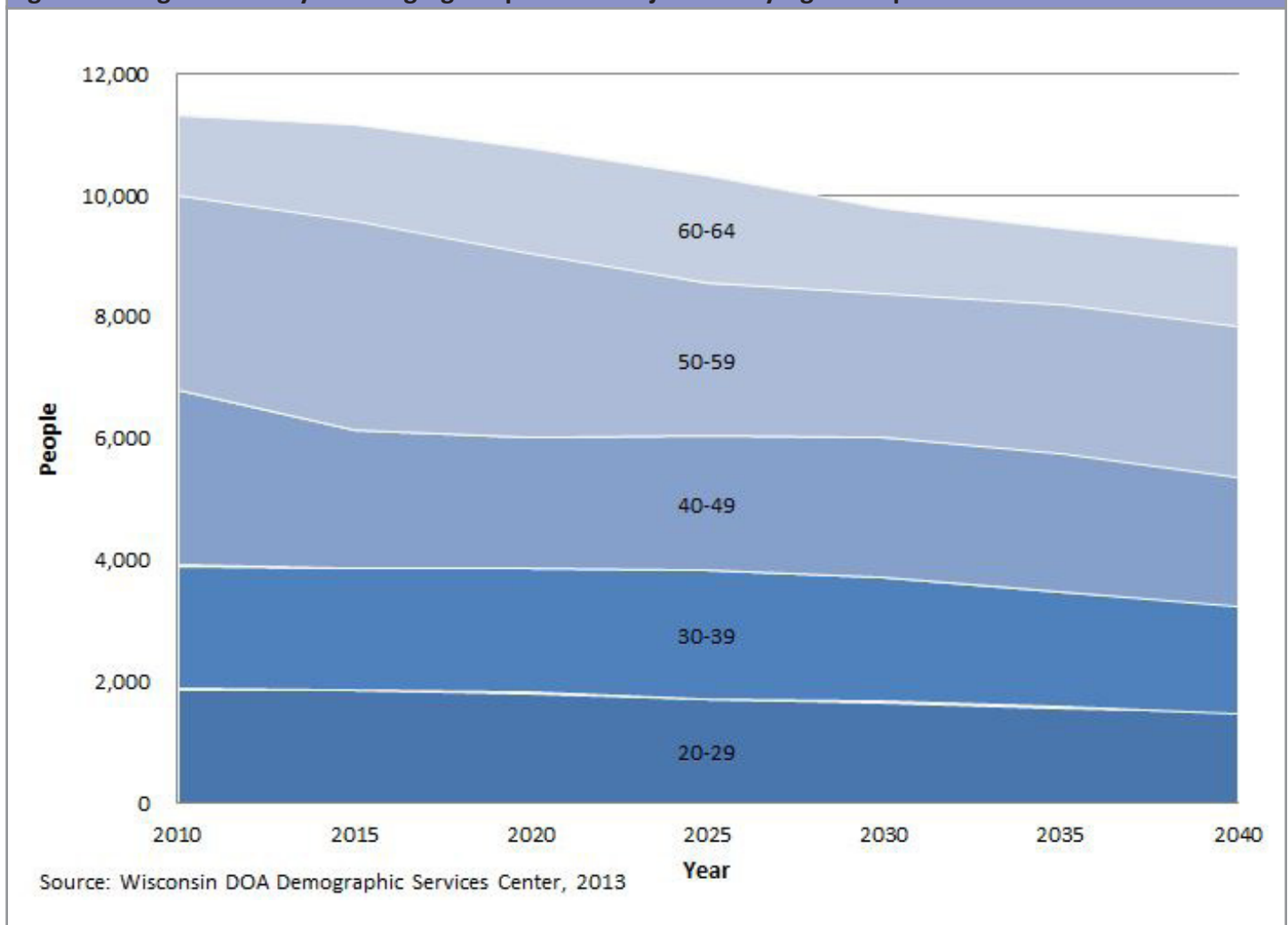
Source: U.S. Census

**Table 15: Employment by Sector**

	Village of White Lake		Langlade County	
	2000	2010	2000	2010
Ag., Forestry, Fishing, Hunting & Mining	7.3%	1.8%	8.2%	6.7%
Construction	6.6%	8.2%	7.8%	7.5%
Manufacturing	38.0%	20.9%	20.9%	19.7%
<b>Wholesale Trade</b>	5.1%	5.5%	3.6%	2.2%
Retail Trade	14.6%	10.9%	13.1%	12.0%
Transportation, Warehousing & Utilities	3.6%	1.8%	4.9%	6.8%
Information	2.2%	0.0%	1.1%	1.8%
Finance, Insurance, Real Estate Rental & Leasing	4.4%	8.2%	3.6%	3.5%
Professional, Scientific, Management, Admin & Waste Mgmt Services	5.8%	8.2%	3.2%	3.4%
Education services, Health care and Social Assistance	8.0%	20.9%	16.5%	20.3%
Arts, Entertainment, Recreation, Accommodation and Food Services	4.4%	8.2%	9.4%	8.7%
Public Administration	0.0%	5.5%	3.3%	3.5%
Other Services	0.0%	0.0%	4.5%	3.8%
<b>Total</b>	<b>137</b>	<b>110</b>	<b>9,703</b>	<b>9,333</b>

Source: U.S. Census

**Figure 8: Langlade County Working Age Population Projections by Age Group**



of availability in jobs locally. Over 70% of working residents travel outside of the village for employment. The mean travel time to work is almost 33 minutes, about 10 minutes higher than the State average. 85.5% of working White Lake residents work within Langlade County. Almost 13% of residents walk to work, which can either be an indication of proximity to work or a lack of alternatives. This severely limits the employment options for those without access to a vehicle or the ability to drive to another community for employment.

There is a disparity in transportation between men and women, with nearly 20% of working women walking as their primary transportation, while only 6% of working men walk to work. This illustrates the importance of accommodating pedestrians in the transportation network. Additionally, according to HUD data, a median income family in White Lake spends nearly 60% of their income on housing and transportation costs combined.

The WisDNR databases show several contaminated sites that have been remediated, as well as one contaminated site with ongoing clean up. The Village supports the reuse of these sites.



Industrial Business

## **Economic Development Programs**

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

### **County:**

**Langlade County Economic Development Corporation:** The goal of this organization is to stimulate development of the local economy, provide support to existing and prospective employers, serve as a professional resource to local units of government and promote tourism opportunities within Langlade County. A variety of economic development programs will be managed, including revolving loan funds.

### **Regional:**

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

### **State:**

**Wisconsin Department of Administration Programs:** The State 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 Economic Development Corporation:** WEDC provides a variety of economic development programs to both business and communities. These range from loans, grants and tax credit programs.

**Wisconsin Small Business Development Center (SBDC):**

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

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

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

**Federal:**

**U.S. Dept. of Commerce - Economic Development Administration (EDA):** EDA offers a public works grant program. These are administered through local units of government for the benefit of the local economy and, indirectly, private enterprise.

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

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

**Goals, Objectives, and Policies**

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**Goals:**

1. Promote the stabilization and expansion of the current economic base and the creation of a range of employment opportunities.
2. Build community identity by revitalizing community character and enforcing building standards.
3. Quality of life improvements are an important component of an economic development strategy.

**Objectives:**

1. Encourage new retail, commercial & industrial development to locate in the Village where facilities can accommodate.
2. Support the county-wide economic development organization.
3. Industrial development should not negatively impact environmental resources or adjoining property values.

**Policies:**

1. Encourage new ordinances that establish minimum aesthetic standards to eliminate commercial, industrial, and agricultural property with excessive debris, blighted property, and dilapidated buildings.
2. Work to ensure that the Village is allocated economic development resources.
3. Review the costs and benefits of a proposed development project prior to approval.
4. Designate potential commercial and industrial lands based on the existing development pattern and sound planning techniques in order to avoid incompatible land uses.
5. Commercial development should be directed to designated planned commercial areas consistent with the Future Land Use Map.
6. Discourage commercial and industrial development in unsuitable areas.
7. Explore the feasibility of a mixed use Tax Incremental Financing District (TIF) to include commercial and industrial uses in an appropriate area of the Village.



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# Chapter Seven

## Land Use

This chapter of the Village of White Lake Comprehensive Plan is a “compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property”. This element lists existing land uses in the Village, provides 20-year projections in 5-year increments for the various land uses and discusses methods to improve the land use pattern in the Village for efficient public service.

### Recent Plans and Studies

#### Regional Livability Plan (2015)

Land Use is one of four elements included in the Regional Livability Report, adopted by the North Central Wisconsin Regional Planning Commission. The Regional Livability Plan identifies two issues: housing density and farmland preservation; and two land use goals: preserve and protect the region’s landscape, environmental resources, and sensitive lands while encouraging healthy communities, and: manage and reduce vacant land and structures.

#### Langlade County Comprehensive Plan (2009)

That plan includes all of the same components as this Plan. The Land Use Chapter of the Langlade County Comprehensive Plan inventories county land uses, identifies future land uses and established goals, objective and policies.

### Existing Land Use

Current land use activity in the Village is characterized by primarily woodlands. The Village Center that serves as the hub of residential, commercial, and industrial activity is located in the southeast portion of the Village on the southeast side of White Lake, see [Map 6](#). This is also where the schools and most community facilities are located. There is some residential along the shores of White Lake, and other scattered residential throughout the village. There is some agricultural land, mostly adjacent to Church Street on the southeast portion of the Village.

**Table 16: Existing Land Use, 2015**

Land Use	Acres	%
Agriculture	47.13	3.07
Commercial	11.75	0.77
Governmental	8.39	0.55
Industrial	14.80	0.96
Open Grass Land	43.51	2.84
Outdoor Recreation	7.48	0.49
Residential	94.13	6.13
Transportation	47.17	3.07
Water	186.10	12.13
Woodlands	1,074.02	69.99
Total	1,534.49	100.00

Source: NCWRPC GIS

**Table 16** shows the land-uses within the Village. The majority of the Village is woodland, at about 1,074 acres or 70%. The next most significant land use is residential, at 94.13 acres or 6%. Water is a significant portion of the Village at 12%.

### Analysis of Trends

#### Land Supply

Even under a rapid growth scenario, the supply of land in the Village of White Lake is more than sufficient to accommodate projected demand over the next 20 years.

#### Land Demand

The overall demand for land in the Village of White Lake is relatively low level as reflected by the small population growth anticipated for the Village. The Wisconsin DOA projections estimate that by 2035, the population will have grown by about 55 people.

## **Opportunities for Redevelopment**

The redevelopment of abandoned, vacant, or contaminated properties can improve adjacent land values and reduce the amount of agricultural or forest land consumed for new development. It also more efficiently uses existing public utilities and infrastructure, such as water and wastewater management and distribution, and the transportation network, reducing the maintenance costs of providing services. Given the expected increase of approximately 40 households through 2040, redevelopment of existing properties may maximize the value added to the tax base while minimizing the increase in service costs.

## **Existing and Potential Land Use Conflicts**

This Plan seeks to avoid or minimize potential future land use conflicts through controlled development, planned buffers and public information and education components. The greatest land use conflicts often occur between industrial and residential land uses and agricultural and residential land uses. Most of these conflicts occur over noise, heavy truck traffic, pollution and health effects, and lighting. Maintaining some separation or buffering between these land uses can help to minimize potential conflicts. On the other hand, the mixing of certain commercial and residential uses, common in rural village centers, can promote public safety by keeping the area active during all parts of the day, avoiding daytime abandonment that often occurs with single use residential communities.

## **Land Use Programs**

A number of different programs directly and indirectly affect land use within the Village. The most common and most direct way to affect land use is through the village zoning ordinance and land division ordinance. The Village zoning ordinance differentiates between residential, mobile home, agricultural, commercial and manufacturing land. The Village also regulates shoreland and wetland zoning. The Village requires land to be suitable to the proposed use in terms of flooding, drainage, soil and rock formations, erosion potential, topography, water supply and wastewater treatment, or any other condition that is likely to be harmful to the health safety or welfare of the community. Transportation investments indirectly affect land use and land values by changing the desirability of land for certain types of uses. Other land use controls can help to influence land use, improve affordable housing, or protect important land such as wildlife habitat or sensitive environmental land, including transfer or purchase of development rights, purchasing of ecosystem services, or density bonuses.



Water can be a sensitive land use category

## **Future Land Use Plan**

The future land use plan map is based on the continued incremental expansion of most land uses, particularly residential, while avoiding environmentally sensitive areas, such as wetlands.

### **Land Use Plan Categories:**

The proposed land-use activity areas depicted on the map are generalized. The Land Use Plan recommends conceptual land use categories. The following is a brief description of the various use categories shown on the map, which must be used in context of the other provisions of this Plan:

**Agricultural Areas:** Cropland, pastures, and other land used for the raising of crops or animals.

**Commercial:** Areas recommended for commercial development and existing commercial establishments located throughout the village. This includes mixed use buildings that include commercial and residential uses in the same structure.

**Forestry Areas:** Privately owned wooded land that may or may not be harvested, including nurseries and paper mill forests.

**Governmental/Public/Institutional:** Existing or planned governmental/public/institutional facilities within the village.

**Industrial:** Areas recommended for industrial development, as well as existing industrial areas located throughout the village.

**Preservation and Open Space:** Contains sensitive environmental areas, such as 100-year floodplains as defined by the Federal Emergency Management Agency, DNR wetlands, steep slopes of 12 percent or greater, and open water. This could include endangered species habitat or other significant features or areas identified by the Village. This category also includes recreational space, such as the Wolf River State Trail.

**Residential:** Identifies areas recommended for residential development typically consisting of single family homes, attached housing such as duplexes and townhomes, condominiums, and apartments on smaller lots connected to sewer and water services.

**Rural Residential:** Areas that are recommended for less dense residential development, consisting of larger lot sizes than the residential category to provide space for on-site wastewater treatment and wells and reduce the environmental impacts of these systems to adjacent owners. Consideration should be given to the future divisibility of rural residential lots in some locations if the village continues to grow.

**Transportation Corridors:** The existing road network.

**Water:** Surface water such as lakes, streams, and rivers.

See the [Map 7](#), the Future Land Use Map.

## ***Goals, Objectives, and Policies***

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### **Goals:**

1. Provide an adequate supply of developable land to meet existing and future market demand for residential, commercial, industrial, and other uses.
2. Balance individual property rights with community interests and goals.
3. Promote the redevelopment of lands with existing infrastructure and public services.
4. Maintain orderly planned growth that promotes the health, safety and general welfare of Village residents and makes efficient use of land and efficient use of public services, facilities and tax dollars.

### **Objective:**

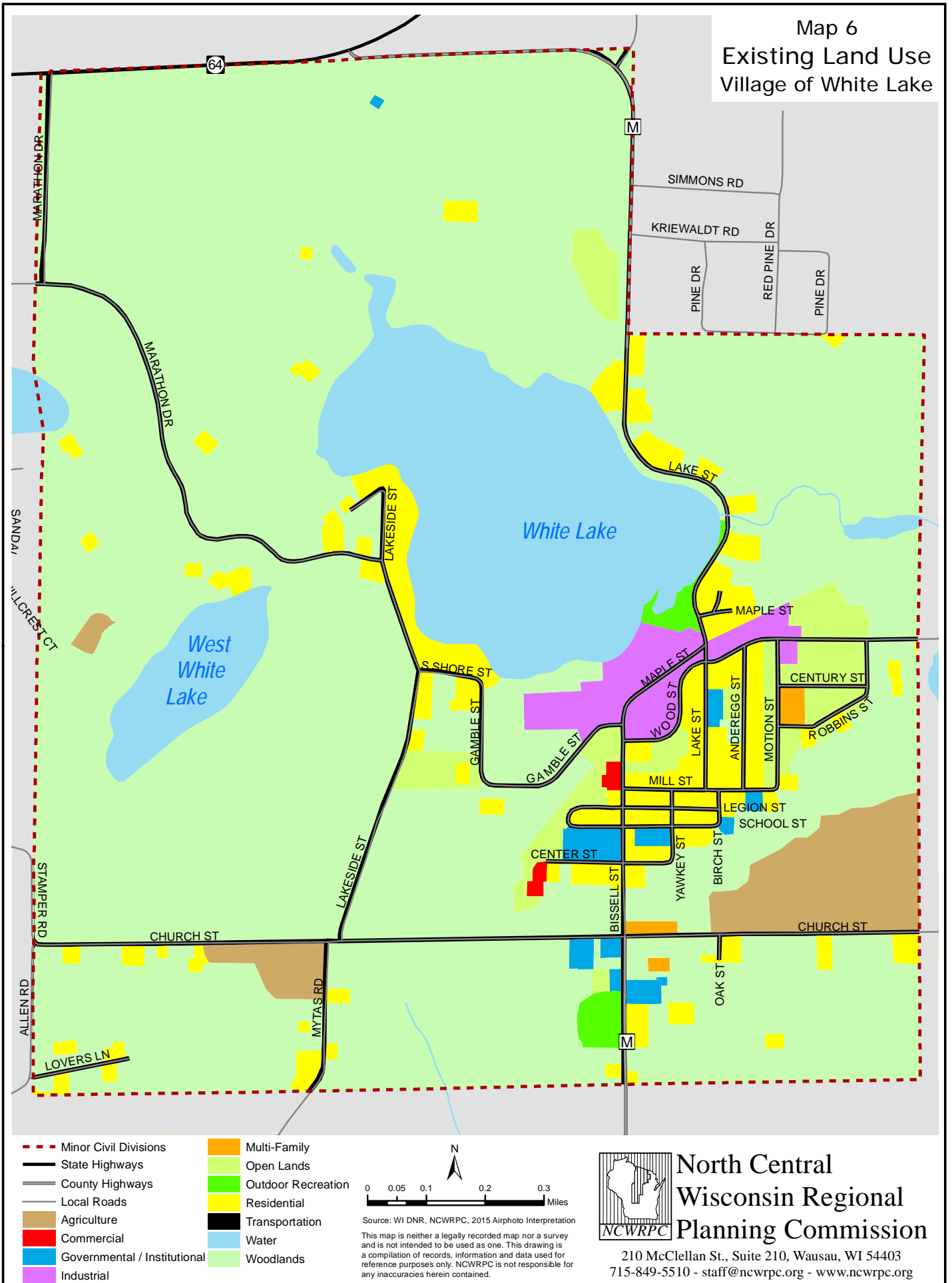
1. Maintain orderly, planned growth which promotes the health, safety and general welfare of Village residents and makes efficient use of land and efficient use of public services, facilities and tax dollars.

### **Policies:**

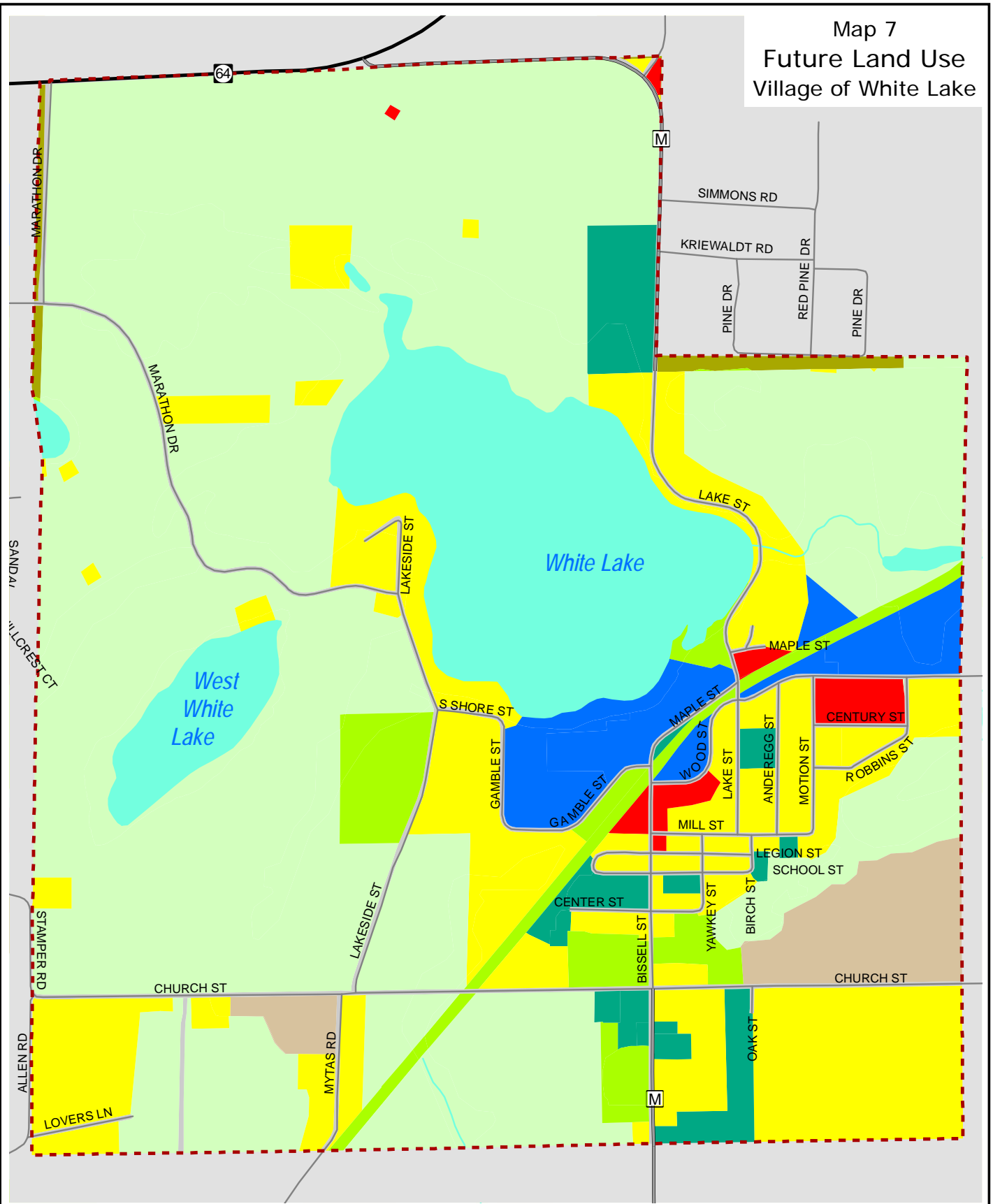
1. The Village will maintain the comprehensive plan, which will serve as a guide for future land use and zoning decisions. New development will be permitted based on consideration of this Plan.
2. The Village will review and update its zoning ordinance and map from time to time.
3. Update existing land use regulations to be consistent with this plan.




Map 6  
Existing Land Use  
Village of White Lake



Map 7  
Future Land Use  
Village of White Lake



<ul style="list-style-type: none"> <li>Minor Civil Divisions</li> <li>State Highways</li> <li>County Highways</li> <li>Local Roads</li> <li>Agricultural Areas</li> <li>Commercial</li> <li>Forestry Areas</li> </ul>	<ul style="list-style-type: none"> <li>Governmental / Public / Institutional</li> <li>Industrial</li> <li>Preservation &amp; Open Space</li> <li>Residential</li> <li>Rural Residential</li> <li>Transportation Corridors</li> <li>Water</li> </ul>	<p>0 0.05 0.1 0.2 0.3 Miles</p> <p>Source: WI DNR, NCWRPC</p> <p>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.</p>	 <p><b>North Central Wisconsin Regional Planning Commission</b></p> <p>210 McClellan St., Suite 210, Wausau, WI 54403 715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org</p>
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# Chapter Eight

## Intergovernmental Cooperation

This chapter discusses joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. This chapter analyzes the relationship of the Village of White Lake to school districts and adjacent local governmental units, and to the Region, the State, and other governmental units and incorporates plans and agreements under s.66.0301, 66.0307 of 66.0309 Wisconsin Statutes. The element concludes with an identification of existing or potential conflicts between the governmental units and a process to resolve such conflicts.

### ***Assessment of Intergovernmental Relationships, Plans, and Agreements***

#### **School District**

The Village of White Lake is located in the White Lake School District and works closely with the District.

#### **Adjacent Local Governments**

##### **Town of Wolf River**

The entire Village of White Lake lies within the boundaries of the Town of Wolf River. The Village works with the Town as needed to address various issues and has a mutual aid agreement in place.

##### **Langlade County**

Langlade County directly and indirectly provides a number of services to the village and the village enjoys a good working relationship with many of the County departments.

Some of the departments include Highways, Sheriff, and Parks. County Highway Department maintains and plows county, state and federal highways within the Village, while the Sheriff's Department provides protective services through period patrols and on-call 911 response. The Sheriff also manages the 911 dispatch center, not only for police protection, but ambulance/EMS response and

dispatching the village Fire Department. Although there are no county parks within the Village, the County Parks Department maintains a county-wide park system for the use and enjoyment of all residents including the Village of White Lake.

#### **Regional Agencies**

##### **North Central Wisconsin Regional Planning Commission**

The North Central Wisconsin Regional Planning Commission (NCWRPC) was formed under s.60.0309 Wis. Stats. as a voluntary association of governments within a ten county area. Langlade County is a member of the NCWRPC, which qualifies the Village of White Lake for low cost local planning assistance. Typical functions of the NCWRPC include (but are not limited to) comprehensive, transportation, economic development, intergovernmental and geographic information systems (GIS) planning and services.

The NCWRPC prepared the county-wide economic development strategy, county outdoor recreation plan (w/ on-going 5-yr updates), the County Bike Route Plan, road rating assistance, and various GIS project assistance. The NCWRPC has written or assisted with numerous grants for the County and various units.

#### **State and Federal Government**

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

The WisDNR takes a lead role in wildlife protection and sustainable management of woodlands, wetland and other wildlife habitat areas, while WisDOT is responsible for the planning and development of state highways and other multi-modal transportation systems. State agencies make a number of grant and aid programs available to local units of government. Examples include local road aids, the



Local Roads Improvement Program (LRIP) and the Priority Watershed Program. There are also a number of mandates passed down from the State which the Village must comply with such as the biannual pavement rating submission for the Wisconsin Information System for Local Roads.

Most federal programs are delegated to the states, so the Village would be coordinating with the responsible state agency with regard to federal programs and regulations.

### ***Intergovernmental Relationships***

Currently the Village has good working relationships with the Town of Wolf River, the White Lake School District, and Langlade County. The Village is open to working with all levels of government to identify mutually beneficial programs for the betterment of White Lake and the surrounding area.

### ***Intergovernmental Programs***

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

Intergovernmental agreements prepared in accordance with s. 66.0301, formerly s. 66.30, 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.

**66.0307 – Boundary Agreements Pursuant to Approved Cooperative Plan:** Under Section 66.0307, Wisconsin Statutes, combinations of municipalities may prepare cooperative boundary plans or agreements. Each city, village, or town that intends to participate in the preparation of a cooperative plan must adopt a resolution authorizing its participation in the planning process.

Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative plan must include a plan for the physical development of the territory covered by the plan; a schedule for changes to the boundary; plans for the delivery of services; an evaluation of environmental features and a description of

any adverse environmental consequences that may result from the implementation of the plan; and address the need for safe and affordable housing. The participating communities to the plan must hold a public hearing prior to its adoption. Once adopted, the plan must be submitted to the Wisconsin Department of Commerce for state approval. Upon approval, the cooperative plan has the force and effect of a contract.

**Annexation:** Wisconsin Statute, 66.021, Annexation of territory, provides three petition methods by which annexation may occur. Annexation involves the transfer of 1 or more tax parcels from a town to a city or village. Cities and villages cannot annex property without the consent of landowners as required by the following petition procedures:

- **Unanimous Approval** – A petition is signed by all of the electors residing in the territory and the owners of all of the real property included within the petition.
- **Notice of Intent to Circulate Petition** (direct petition for annexation) – The petition must be signed by a majority of electors in the territory and the owners of one-half of the real property either in value or in land area. If no electors reside in the territory, then only the landowners need sign the petition.
- **Annexation by Referendum** – A petition requesting a referendum election on the question of annexation may be filed with the city or village when signed by at least 20 percent of the electors in the territory.

**Extraterritorial Zoning:** Wisconsin Statute, 66.23(7a), Extraterritorial zoning, allows a first, second or third class city to adopt zoning in town territory three miles beyond a city's corporate limits. A fourth class city or village may adopt zoning 1.5 miles beyond its corporate limits. Extraterritorial zoning requires town approval of the zoning ordinance.

**Extraterritorial Subdivision Review:** Wisconsin Statute, 236.10, allows a city or village to exercise its extraterritorial plat review authority in the same geographic area as defined within the extraterritorial zoning statute. Extraterritorial plat approval applies automatically if the city or village adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the city or village. The city or village may waive its extraterritorial plat approval authority if it does not wish to use it.

The purpose of extraterritorial plat approval jurisdiction is to help cities and villages influence the development pattern of areas outside their boundaries that will likely be annexed to the city or village. This helps cities and villages protect land patterns near its boundaries from conflicting patterns outside its limits. Overlapping authority by the city and village is prohibited. This situation is handled by drawing a

line of equal distance from the boundaries of the city and village so that not more than one ordinance will apply.

**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.

## ***Goals, Objectives, and Policies***

---

### **Goals:**

1. Encourage beneficial coordination and cooperation among all units of government.
2. Coordinate activities across jurisdictional boundaries to improve the quality and efficiency of services.

### **Objectives:**

1. Promote communication with other units of government, including adjoining towns, the county, the region, the state, and federal government.
2. Work together with other units of government, and others, to provide services in a more cost-effective manner.
3. Identify alternative solutions to existing or potential land use, administration or policy conflicts that may hinder inter-governmental cooperation.

### **Policies:**

1. At least annually, meet with the Town of Wolf River and Langlade County.
2. Periodically review existing shared service agreements, and explore additional agreements.
3. Explore service consolidation and coordinating services that will result in better services and/or cost savings.
4. Work with Langlade County on the update of various county level plans, including the All Hazards Mitigation Plan and County Comprehensive Plan.
5. Investigate cost sharing or contracting with neighboring towns and the County to provide more efficient service or public utilities.

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# Chapter Nine

## Implementation

This chapter identifies the process to adopt the plan, amend the plan, as well as a process for updating the plan, which is required every 10 years at a minimum.

### **Overview**

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

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

### **Plan Amendment Procedure**

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

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

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

A copy of the proposed Plan amendment is sent to all affected government units, Langlade County in particular.

Village Clerk publishes a 30-day Class 1 notice announcing

a Village Board public hearing on the proposed changes. The Village Board conducts the public hearing and votes to either approve, disapprove or approve with changes, by ordinance.

Any approved changes are sent to affected government units, Langlade County in particular.

### **Plan Review and Update**

Periodic review is to be completed by the Plan Commission, comparing how each land use decision made during the year measured up to the goals and policies of the Plan. If a pattern of land use decisions inconsistent with the goals and policies of this Plan is found, the following options are to be considered:

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

A comprehensive plan update is required by the State every ten years. An essential characteristic of any planning program is that it reflects the desires of the Village's citizens.

### **Plan Consistency between Chapters**

The State Comprehensive planning legislation requires that the implementation element called chapters in this plan describe how each chapter of the Plan will be integrated and consistent with the other elements. Preparing all the chapters of the Village of White Lake Comprehensive Plan simultaneously has ensured integration and that there are no known inconsistencies between the different chapters of the Plan.



## ***Recommended Actions***

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This section outlines some detailed recommendations to implement the goals, objectives, and policies that are contained in the previous chapters of this plan.

These recommendations are:

1. The Village Board should adopt the plan and use it as a guide for decision making.
2. The Village Plan Commission should become knowledgeable of the plan and use it to justify recommendations to the Village Board on development issues. Current and future officials should be provided a copy of the plan.
3. The goals, objectives and policies of the plan should be incorporated into annual budget and work programs.
4. The Village should incorporate changes to its Zoning Ordinance and Official Map to establish consistency between these tools and the plan.
5. The Village should encourage general awareness of the Comprehensive Plan. It is also important that citizens and developers are aware of the plan. The plan should be available at Village Hall.
6. The Village should provide copies of the plan to the surrounding towns as well as the county.
7. The Village should formally review this plan every five years and officially update it every ten years.

# Appendix A

## Public Participation Plan

### Village of White Lake Public Participation Plan (PPP)

The Village recognizes the importance of public participation in the planning process. As such, a goal during the comprehensive planning process will be to inform and involve the public in the planning process.

#### **I. Plan Development:**

Throughout the plan process, the Plan Commission will provide oversight for the update of the Comprehensive Plan. The Plan Commission will also recommend adoption of the Public Participation Plan to the Village Board.

The public participation plan will incorporate the following:

1. All meetings for the planning process will be posted and open to the public.
2. Plan related materials will be available at the Village Hall for review by the public.
3. The draft plan and maps will be available on a website for review by the public.
4. A public hearing will be held to solicit comment from the public.
5. The Comprehensive Plan will be distributed as outlined in state statute.

The Plan Commission will review and recommend adoption of the Comprehensive Plan to the Village Board.

#### **II. Implementation, Evaluation & Update:**

The Comprehensive Plan will be used as a general guideline for development in the Village. The plan will support the existing zoning and other regulations that the community has in place.

As with all plans, it is critical for the Comprehensive Plan to be maintained and updated on a regular basis to keep it current as things change.

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Any planning process is subject to change, and this public participation plan is no different. Over the planning period the process may vary from that presented.

**Resolution for the Adoption of a  
PUBLIC PARTICIPATION PLAN (PPP)**

THE VILLAGE OF WHITE LAKE DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the Village is updating its Comprehensive Plan as outlined in Wisconsin Statutes; and

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

WHEREAS, it is necessary for the Village Board to approve a process to involve the public in the planning effort; and

NOW, THEREFORE, BE IT RESOLVED, that the Village Board does approve and authorize the Public Participation Plan as attached to this resolution.

I, NAME, Clerk, do hereby certify that the foregoing resolution was duly adopted at a Board meeting, held at the Village Hall on the 12th day of January, 2016, at approximately 6:00 p.m.

  
\_\_\_\_\_  
Carol Blawat, Clerk

# Appendix B

## Adoption Ordinance

### ORDINANCE FOR COMPREHENSIVE PLAN ADOPTION FOR THE VILLAGE OF WHITE LAKE

#### ORDINANCE #2017-01

Village of White Lake  
Langlade County, Wisconsin

#### SECTION I – TITLE/PURPOSE

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

#### SECTION II – AUTHORITY

The Village board of the Village of White Lake has authority under its village powers under s. 60.22, Wis. stats., its power to appoint a Village 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 Village of White Lake must be in compliance with s. 66.1001 (4) (c), Wis. stats., in order for the Village board to adopt this ordinance.

#### SECTION III – ADOPTION OF ORDINANCE

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

#### SECTION IV – PUBLIC PARTICIPATION

The Village board of the Village of White Lake 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 – VILLAGE PLAN COMMISSION RECOMMENDATION

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

#### SECTION VI – PUBLIC HEARING

The Village of White Lake, 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 VILLAGE COMPREHENSIVE PLAN

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

#### SECTION VIII – SEVERABILITY

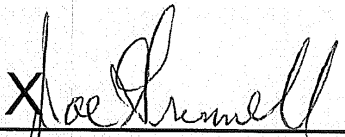
If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision of application, and to this end, the provisions of this ordinance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


#### SECTION IX – EFFECTIVE DATE

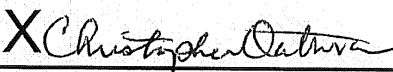
This ordinance is effective on publication or posting.

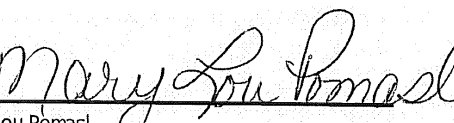
The Village clerk shall properly post or publish this ordinance as required under s. 60.80, Wis. stats.

Adopted this 14<sup>th</sup> day of February, 2017.

X   
\_\_\_\_\_  
Joe Grennell

X   
\_\_\_\_\_  
Patsy Listle

X   
\_\_\_\_\_  
Christopher Oatman

X   
\_\_\_\_\_  
Mary Lou Pomasl

Attest:

X   
\_\_\_\_\_  
Carol Blawat, Clerk-Treasurer

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# **Village of White Lake Comprehensive Plan 2017**