

TOWN OF HAZELHURST COMPREHENSIVE PLAN



December 2017

Prepared with the assistance of:
North Central Wisconsin Regional Planning Commission

Town of Hazelhurst

Town Board

Ted Cushing, Chairperson
Gilbert Kettner, Supervisor
Harland Lee, Supervisor

Plan Commission

Mike Morrissey, Chairperson
Daniel Carney
James Norsen
Jeffrey Schlecht
Gary Sobek

Cover photo source: NCWRPC

December 2017

This plan was developed by the Town of Hazelhurst Plan Commission with assistance from the North Central Wisconsin Regional Planning Commission (NCWRPC).

For more information contact:

North Central Wisconsin Regional Planning Commission
210 McClellan Street, Suite 210
Wausau, WI 54403
715-849-5510



www.ncwrpc.org

TOWN OF HAZELHURST COMPREHENSIVE PLAN

TABLE OF CONTENTS:

CHAPTERS

1	Demographics	1
2	Natural, Agricultural & Cultural Resources	13
	Natural Resources	13
	Agricultural Resources.....	19
	Cultural Resources	19
	Goals, Objectives & Policies	23
3	Housing	25
	Previous Plans and Studies.....	25
	Housing Inventory	25
	Assistance Programs.....	35
	Goals, Objectives, & Policies	37
4	Transportation	38
	Existing Transportation Planning Efforts	38
	Road Network.....	40
	Transportation Modes.....	43
	Goals, Objectives, & Policies	51
5	Utilities & Community Facilities	46
	Public Utilities	46
	Community Facilities.....	47
	Goals, Objectives, & Policies	42
6	Economic Development	53
	Previous Plans and Studies.....	53
	Economic Data	54
	Economic Development Programs	63
	Goals, Objectives, & Policies	65
7	Land Use	66
	Current Pattern of Land Use	66

Land Use Classifications	67
Future Land Use Projections	68
Goals, Objectives, & Policies	69
8 Intergovernmental Cooperation	72
Local and Regional Level Cooperation	72
Goals, Objectives, & Policies	73
9 Implementation	74
Implementation Tools	74
Plan Adoption, Monitoring, and Amendments	76
Consistency Among Plan Chapters.....	77

MAPS

Map 1	Location
Map 2	Planning Area
Map 3	Natural Resources
Map 4	Transportation
Map 5	Utilities & Community Facilities
Map 6	Existing Land Use
Map 7	Future Land Use

ATTACHMENTS

- A. Public Participation Plan & Resolution
- B. Comprehensive Plan Adoption Resolution and Ordinance

CHAPTER 1

DEMOGRAPHICS

Introduction

The Town of Hazelhurst Comprehensive Plan documents existing conditions in the Town as well as issues and concerns on a number of topics including future development, land use, transportation, housing, and economic development. Additionally this plan presents policies and actions to address those concerns and take future action. This plan is intended to guide Town decision makers on a variety of issues over the next twenty years.

Public Participation

Public participation is an important part of the planning process. Allowing and encouraging public involvement in the planning process provides the citizens of the Town an opportunity to express their views, ideas, and present issues that they would like to address of the future development of the Town. Local officials should use this input as a guide for future policies and decisions. In addition to public meetings, the document was available for anyone to view at various draft stages throughout the process on the North Central Wisconsin Regional Planning Commission (NCWRPC) website. NCWRPC staff members were also available to receive comments throughout the process.

Goals, Objectives, Policies

Goals, objectives, and policies have been developed relative to each of the plan chapters. For each of the goals and objectives, specific policies are recommended to enable the community to achieve them. Definitions are provided below to clarify the purpose and intent of each category.

Definitions

Goal: A goal is a statement that describes a desired future condition. The statement is broad in scope and describes general concepts or things the community hopes to accomplish.

Objective: An objective is a statement that describes a specific course of action to achieve a goal or address an issue.

Policy: A policy is a general course of action or rule of conduct to be followed to achieve community goals and objectives.

DEMOGRAPHICS

This section describes the existing demographics of the Town of Hazelhurst and identifies the major socio-economic trends impacting the town. A variety of demographic information is examined in this chapter, including total population, age distribution, household composition, educational attainment, income levels, poverty, and resident employment data. The Towns of Lake Tomahawk, Minocqua, Cassian, and Little Rice as well as the County and the State are listed for comparison.

The data in this chapter, as well as the chapter on housing, mainly utilizes data from the U.S. Census and the American Community Survey (ACS), as well as the Wisconsin Department of Administration (WDOA). The U.S. Census and the American Community Survey are both produced by the U.S. Census Bureau. The Census is a count of the American population conducted every ten years and the American Community Survey is an estimate of the population released on a yearly basis. Data is analyzed for the years 2000 and 2010 from the U.S. Census Bureau for this comprehensive plan, while 2015 data is provided to give a sense of current trends. This creates consistency with the 1999 plan data, which mainly analyzed Census data between 1980 and 1990, before the American Community Survey was available on a yearly basis.

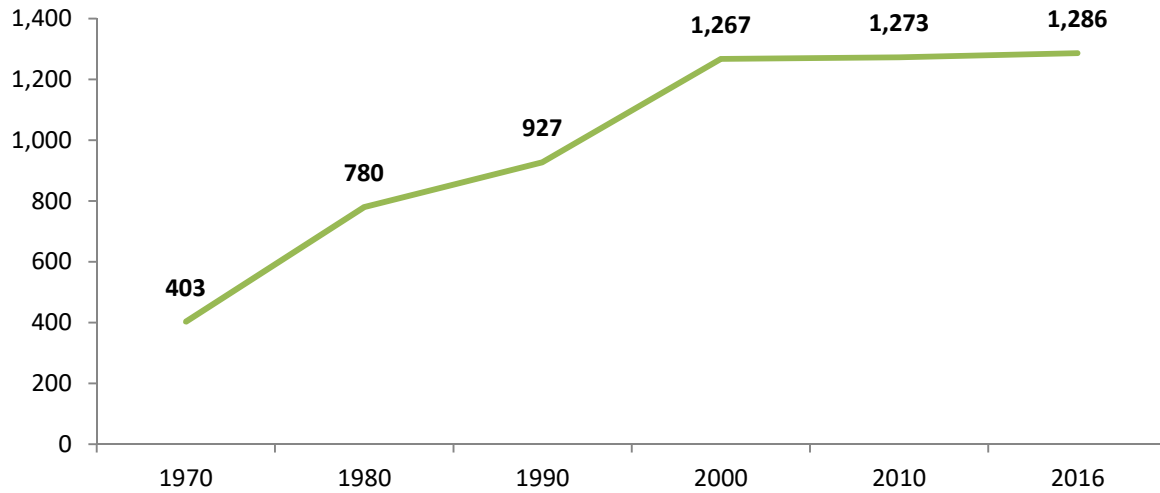
The American Community Survey evolved from the long-form of the Census that a random subset of the population used to receive with the Census. In 2010, the U.S. Census Bureau started releasing American Community Survey data for all populations on a yearly basis, including the Town of Hazelhurst. The Census is a perfect count of the population, regardless of size, but small populations, such as Hazelhurst, are often difficult to survey. This can produce data that is not always completely accurate or consistent. As such, there are instances where the Census and the American Community Survey provide slightly different data for the year 2010. These examples are discussed for the readers throughout these sections.

Population and Households

Historical Trends

As shown in **Figure 1.1**, over the past 40 years, the population of the Town of Hazelhurst increased by 216 percent, 870 persons, from 1970 to 2010. This was a larger percent increase than experienced by Oneida County (47.4%) and the State (28.7%).

Figure 1.1: Hazelhurst Historical Population Change, 1970-2016



Source: WDOA Demographic Services Center, 1970-2016

Population Trends from 2000 to 2010

During the last decade, the population increased by 0.5 percent in Hazelhurst from 1,267 to 1,273, see **Table 1.2**. This was substantially lower than the 36.7 percent increase in population experienced from 1990 to 2000. Several of the surrounding municipalities, including Minocqua, saw decline in population during this decade. At the same time, the County decreased 2.1 percent while the state increased 6.0 percent.

Households increased slightly, at 1.7 percent. This was a net gain of 9 households, bringing the total in 2010 to 537 households. In 2010, the average household size was 2.57. Like with population, the Town grew more slowly in households than the County and State, as Oneida County saw an increase of 4.4 percent in households while the State experienced an increase of 9.4 percent.

In 2016, the WDOA estimated that the population of Hazelhurst to be 1,286. This was an increase of 1.0 percent since 2010 which was similar to levels of growth experienced in the County (0.6%) and the State (1.5%).

Minor Civil Division	2000	2010	2016	2000-2010 % Change	2000-2010 Net Change
Hazelhurst Town	1,267	1,273	1,286	0.5%	6
Lake Tomahawk Town	1,160	1,043	1,041	-10.1%	-117
Minocqua Town	4,859	4,453	4,510	-8.4%	-406
Cassian Town	962	985	992	2.4%	23
Little Rice Town	314	306	313	-2.5%	-8
Oneida County	36,776	35,998	36,208	-2.1%	-778
Wisconsin	5,363,675	5,686,986	5,775,120	6.0%	323,311
United States	281,421,906	308,745,538	-	9.7%	27,323,632

Source: US Census and WDOA Estimates 2016

Population Distribution

Figure 1.3 illustrates the Town’s population distribution by age and gender as percentages in 2010. Hazelhurst’s median age in 2010 was 49.5 years. The County’s median age was 48.0. Both the Town and County had a significantly higher median age than the State which was at 38.5 years.

The largest age group for men and women was individuals between the ages of 60 and 64 years, which accounted for 11.2 percent of the population. The county’s population pyramid is shown in **Figure 1.4** for comparison. Both the Town and County have top heavy population pyramids, which indicate the older populations and slow population growth shown in the table above.

Figure 1.3: Hazelhurst Sex-Age Pyramid, 2010

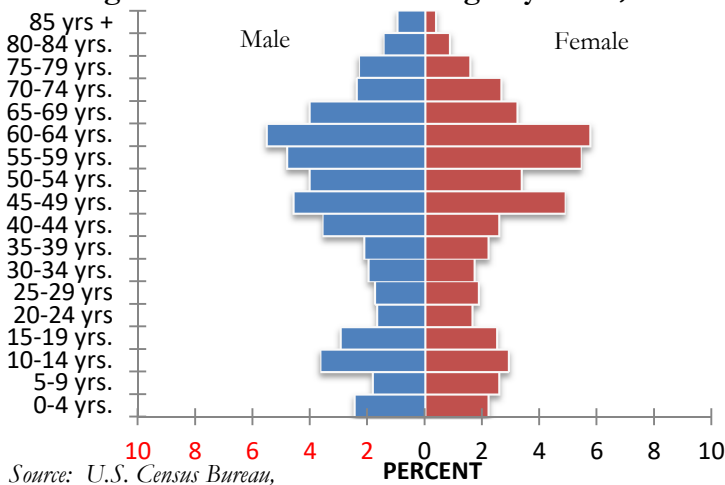
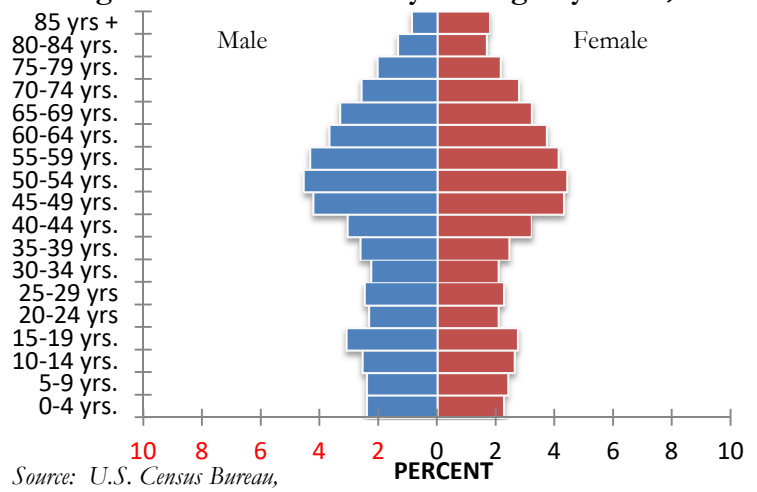


Figure 1.4: Oneida County Sex-Age Pyramid, 2010



Population distribution is important to the planning process. Two age groups are of particular note, those 17 years of age and younger and those 65 years of age and older. These are often referred to as dependent populations, but each have different needs. For example, the younger group requires schools and the older group requires greater levels of medical care.

From 2000 to 2010, the population of the 17 and younger group in Hazelhurst declined from 21.0 percent of the population to 19.1 percent. In total, this was a net loss of 23 people from this age group. In Oneida County, this group declined from 23.3 percent to about 18.4 percent of the population. The 17 and young age group made up 23.6 percent of the overall state population.

From 2000 to 2010, the population of the 65 and older group increased from 17.7 percent to 19.7 percent in Hazelhurst. In Oneida County, this population increased from 18.7 percent to about 21.7 percent. Based on increasing life expectancy and advances in medicine, the 65 and older group is expected to grow both in absolute numbers and as a percentage of total population. This trend is occurring at the state and national level as well. The shift in population toward older age groups will significantly impact the future labor supply, school system, and health care industry in the county.

Population and Household Projections

Population projections are completed by the Wisconsin Department of Administration’s Demographic Services Center and are recognized as Wisconsin’s official population projections. The WDOA projections are based on the historical population trends of individual communities, however more recent years carry a greater weight in the WDOA’s projected populations. Population projections are not a statement of what will happen, but an inference of what might happen, if past patterns and probable future trends hold true.

Table 1.5: Population Projections

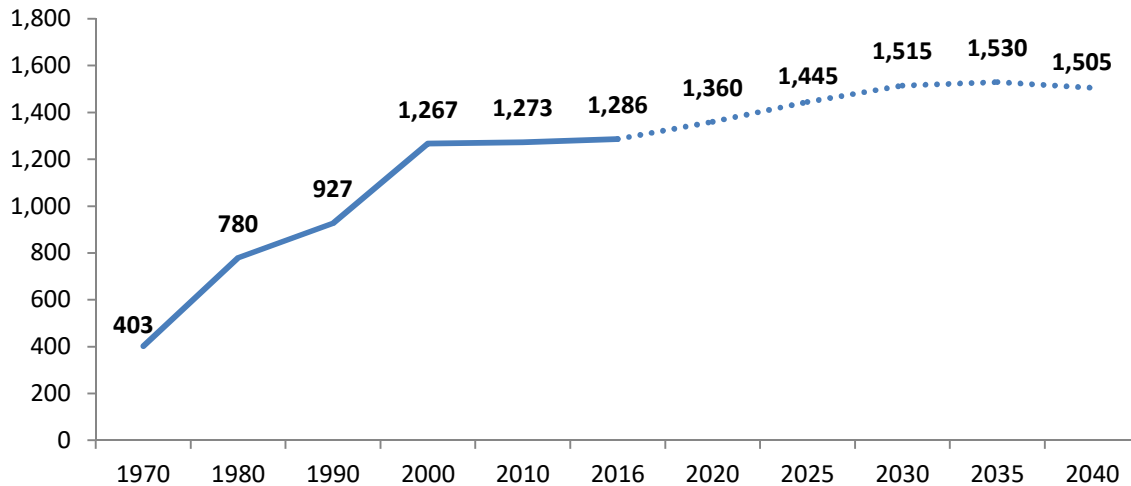
Minor Civil Division	2010 Census	2015 Projection	2020 Projection	2025 Projection	2030 Projection	2035 Projection	2040 Projection
Hazelhurst Town	1,273	1,285	1,360	1,445	1,515	1,530	1,505
Lake Tomahawk Town	1,043	1,041	1,065	1,105	1,125	1,110	1,065
Minocqua Town	4,453	4,510	4,650	4,865	5,010	4,985	4,840
Cassian Town	985	980	1,035	1,095	1,145	1,155	1,130
Little Rice Town	306	315	335	360	380	385	380
Oneida County	35,998	36,208	37,265	38,905	39,985	39,745	38,500
Wisconsin	5,686,986	5,783,015	6,005,080	6,203,850	6,375,910	6,476,270	6,491,635

Source: US Census and WDOA Estimates 2015

The WDOA projected that in 2040 the population of the Town of Hazelhurst would be 1,505 persons, see **Table 1.5**. This would be an increase of 18.2 percent over the thirty year period. During the previous thirty year period, 1980 to 2010, the Town experienced a growth rate of 63.2 percent. Nonetheless, the County was only projected to increase by 7.0 percent while the state is expecting 14.1 percent. Many of the surrounding townships are also expecting large increases, including the

Town of Little Rice (24.2%) **Figure 1.6** shows the historical population growth as well as WDOA projections for the Town from 1970 to 2040.

Figure 1.6 Historical and Projected Population Growth



Source: WDOA Demographic Services Center

Like the population projections, the WDOA household projections are recognized as Wisconsin’s official population projections and are based on the historical population trends of individual communities. Assuming a conservative rate of growth, the number of households is expected to increase by 134 in the Town, or 25.0 percent between 2010 and 2040, as shown in **Table 1.7**. This is faster than the expected growth rates in the County (11.8%) and in the State (22.3%).

Table 1.7: Household Projections

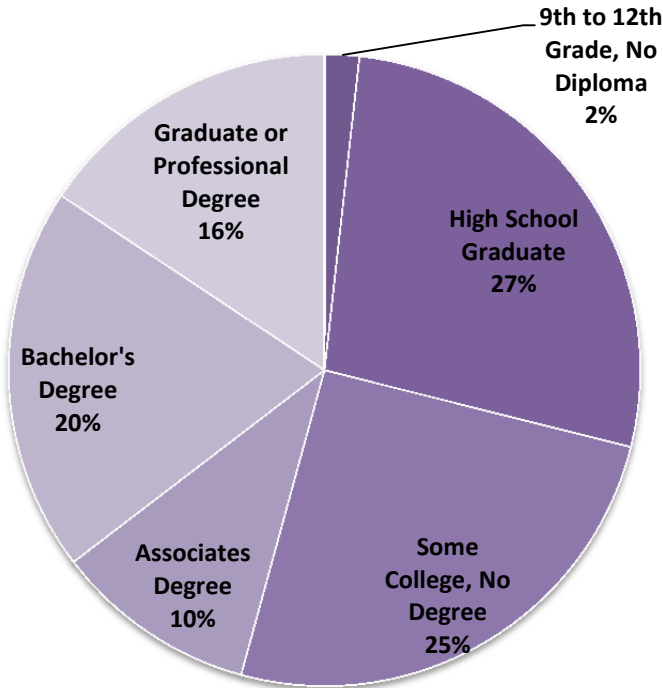
	2010 Census	2015	2020	2025	2030	2035	2040
Hazelhurst Town	537	553	589	629	663	675	671
Lake Tomahawk Town	443	443	460	476	481	470	445
Minocqua Town	2,079	2,119	2,227	2,339	2,416	2,419	2,364
Cassian Town	445	452	480	511	537	546	539
Little Rice Town	154	162	173	187	198	203	202
Oneida County	16,225	16,986	17,796	18,344	18,346	17,892	0
Wisconsin	2,279,768	2,371,815	2,491,982	2,600,538	2,697,884	2,764,498	2,790,322
<i>WDOA Projections, 2013</i>							

Education Attainment

According to the U.S. Census Bureau, 97.7 percent of Hazelhurst residents, aged 25 and older, had at least a high school education in 2010. This is one of the highest rates in the county. Among Oneida County residents, 91.9 percent aged 25 and older had a high school diploma or higher in 2010, while the State was at 89.4 percent.

In the Town, 35.2 percent of residents, aged 25 and older, had a bachelor’s degree or higher in 2010. This is also significantly higher than the number of persons with a Bachelor’s degree or higher in the County (22.4 percent) and State (25.8 percent). Again, Hazelhurst had one of the highest attainment levels in the County. **Figure 1.8** shows the breakdown for educational attainment in the Town.

Figure 1.8: Educational Attainment, Hazelhurst, 2010



Source: 2010 ACS Five Year Estimates

Income Levels

Income levels can provide insight into community prosperity. Median income and per capita income are two important indicators.

Household Income

The median income is the income halfway between the highest and lowest reported incomes. Generally, incomes have not matched pace with inflation, resulting in lower buying power across the nation from 2000 to 2010. In 2010, the median income in Hazelhurst was \$52,750. When adjusted for inflation, this was an 8.4 percent drop in income from 2000. Median household income also fell in the County and the State as displayed in **Table 1.9**.

Table 1.9 Median Household Income

	2000** (2010 Dollars)	2010*	2015*	2000- 2010 % Change	2000-2010 Net Change
Hazelhurst Town	\$57,567	\$52,750	\$52,031	-8.4%	-\$4,817
Cassian	\$50,454	\$47,083	\$50,972	-6.7%	-\$3,371
Lake Tomahawk Town	\$48,201	\$41,563	\$46,667	-13.8%	-\$6,638
Minocqua Town	\$51,073	\$45,469	\$52,083	-11.0%	-\$5,604
Little Rice Town	\$51,602	\$58,571	\$55,577	13.5%	\$6,969
Oneida County	\$47,637	\$45,857	\$46,516	-3.7%	-\$1,780
Wisconsin	\$55,452	\$51,598	\$53,357	-7.0%	-\$3,854
United States	\$53,177	\$51,914	\$53,889	-2.4%	-\$1,263

Source: U.S. Census and 2015 ACS Five Year Estimates

*ACS Estimates

**Inflation Adjusted

In 2015, the median household income was \$52,031 in the Town. This is an 8.0 percent decrease from 2010 when adjusted for inflation in 2014 dollars.

Per Capita Income

Per capita income is the average obtained by dividing aggregate income by the total population of an area. Between 2000 and 2010, the Town per capita income decreased 11.9 percent, inflation adjusted, compared to a 12.3 percent increase for Oneida County and a 2.1 percent decrease for Wisconsin, see **Table 1.10**.

Table 1.10: Per Capita Income

	2000** (2010 Dollars)	2010*	2015*	2000-2010 Adj. Net Change	2000-2010 % Change
Hazelhurst Town	\$36,383	\$32,048	\$29,930	-\$4,335	-11.9%
Lake Tomahawk Town	\$24,284	\$25,177	\$27,046	\$893	3.7%
Minocqua Town	\$30,975	\$30,856	\$27,186	-\$119	-0.4%
Cassian Town	\$28,864	\$28,534	\$29,057	-\$330	-1.1%
Little Rice Town	\$27,427	\$31,317	\$24,915	\$3,890	14.2%
Oneida County	\$25,004	\$28,085	\$26,432	\$3,081	12.3%
State of Wisconsin	\$26,935	\$26,624	\$28,340	-\$311	-1.2%
United States	\$27,335	\$27,334	\$28,930	-\$1	0.0%

Source: U.S. Census, 2014 ACS Five Year Estimates, & NCWRPC.

**Adjusted for inflation

In 2015, the Per Capita Income was \$29,930 in the Town. This was higher than the County (\$26,432) and the state (\$28,340). This was also a 14.1 percent decrease over 2010, after adjusting for inflation.

Poverty

In 2010, 6.8 percent of the Town’s population was under the Federal Poverty Line (FPL) as displayed in **Table 1.11**. While lower than the county (9.9%), state (11.6%) and national (13.8%) levels, a rate of 6.8 percent means that 87 Hazelhurst residents lived in poverty in 2010. In 2015, the poverty rate had fallen 2.0 points to 4.8 percent of the population.

Table 1.11: Poverty Rate

Minor Civil Division	2000	2010*	2015
Hazelhurst Town	3.8%	6.8%	4.8%
Lake Tomahawk Town	4.7%	8.6%	5.8%
Minocqua Town	6.5%	12.9%	8.9%
Cassian Town	5.7%	7.6%	6.6%
Little Rice Town	4.0%	4.3%	5.6%
Oneida County	7.4%	9.9%	10.4%
State of Wisconsin	8.7%	11.6%	13.0%
United States	12.0%	13.8%	15.5%

Source: U.S. Census, 2014 ACS Five Year Estimates

Resident Employment

In 2010, there were 660 Town residents who were employed, a 5.6 percent increase from 2000. The Town had an unemployment rate of 5.4 percent in 2010. There were 698 people in the labor force, which represents a Labor Force Participation Rate of 62.1 percent in 2010, which was slightly higher than the County rate of 61.9 percent but below the State rate of 69.0 percent.

The labor force participation rate is the percentage of adults, aged 16 years and older, that are employed or actively looking for work. Labor Force Participation Rates have been dropping across the country as more Baby Boomers are retiring and more young adults delay entering the workforce to pursue educational opportunities. In 2000, the town’s labor force participation rate was 62.8 percent and the American Community Survey estimated that it has dropped to 58.6 percent in 2015.

Industry

Table 1.12 shows Town residents’ employment by industry. The industry employing the largest number of Town residents in 2010 was Educational, Health and Social Services, with 25 percent of the town working in this industry. More residents are working in Manufacturing; Arts, Entertainment, and Recreation, and Accommodation and Food Services; and Public Administration since 2010. Fewer residents are working in the Construction; Retail Trade; and Finance and Insurance industries.

Table 1.12 Employment by Industry, Hazelhurst

INDUSTRY	2000		2010*		2015*	
	Count	%	Count	%	Count	%
Agriculture, forestry, fishing and hunting, and mining	14	2%	10	2%	7	1%
Construction	67	11%	99	15%	57	10%
Manufacturing	29	5%	31	5%	60	11%
Wholesale trade	10	2%	16	2%	10	2%
Retail trade	109	5%	101	15%	68	12%
Transportation and warehousing, and utilities	25	4%	29	4%	6	1%
Information	5	1%	17	3%	10	2%
Finance and insurance, and real estate and rental and leasing	21	3%	50	8%	27	5%
Professional, scientific, and management, and administrative and waste management services	34	5%	50	8%	37	6%
Educational services, and health care and social assistance	193	31%	168	25%	130	23%
Arts, entertainment, and recreation, and accommodation and food services	59	9%	56	8%	88	15%
Other services, except public administration	28	5%	14	2%	31	5%
Public administration	31	5%	19	3%	40	7%

Source: U.S. Census, 2015 ACS Five Year Estimates

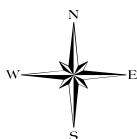
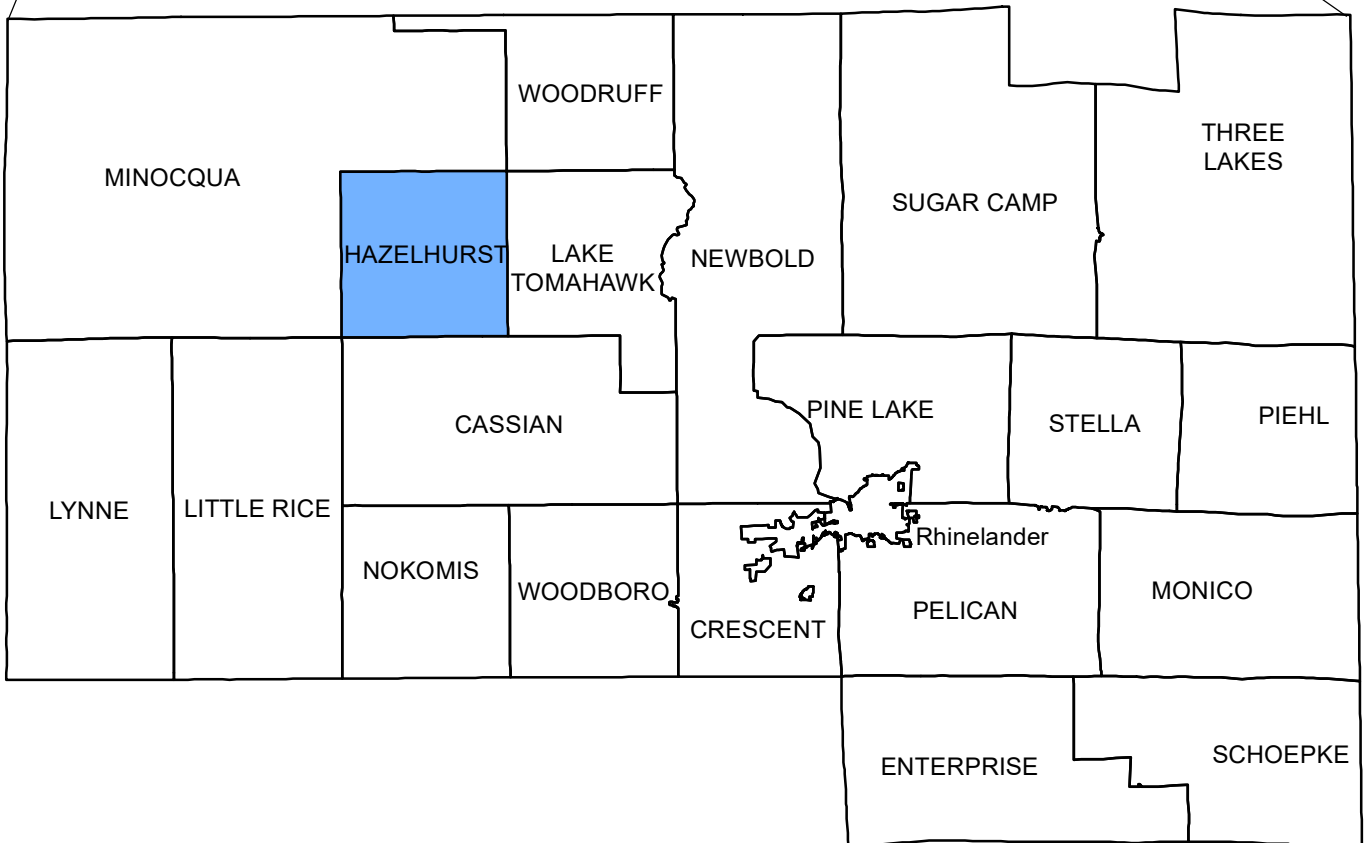
Worker Incomes

The median income for a full-time, year-round worker, aged 16 and older, was \$33,906 in 2010. For male workers, the median earnings were \$32,409 while the median earnings for women were \$35,893.

Worker Commutes

In 2010, about 2.2 percent of employed Town residents worked within the Town. Of employed Town residents, 84.5 percent worked within Oneida County, and about 15.5 percent traveled outside of the county for work. The City of Rhinelanders employed 30 town residents, making it the largest employment area for Hazelhurst residents. The Town of Hazelhurst municipality employs 11 of its residents. About 1.0 percent of residents traveled outside of the state to work. The mean travel time to work was 20.6 minutes.

Map 1
Location
Town of Hazelhurst
Oneida County, Wisconsin



Source: WI DNR, NCWRPC, Oneida Co

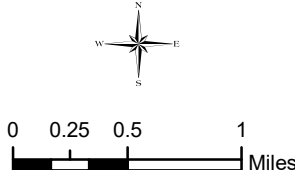
This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.



North Central
Wisconsin Regional
Planning Commission

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

Map 2
Planning Area
 Town of Hazelhurst
 Oneida County, Wisconsin



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



**North Central
 Wisconsin Regional
 Planning Commission**

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

CHAPTER 2

NATURAL, AGRICULTURAL, AND CULTURAL RESOURCES

This element describes local land and water conditions in detail as well as agricultural resources and cultural heritage. It is important to consider the patterns and interrelations of natural resources on a broader scale beyond the Town's borders as they do not follow geo-political boundaries. In addition, many of the programs for protecting or mitigating impacts to natural resources are administrated at the County, State, or Federal level. Thus an overview of recent county-wide natural resource planning efforts is described below, followed by a description of local natural resource conditions.

Relevant and Recent Planning Efforts

Oneida County Land & Water Resource Management Plan, 2012

This county level Plan addresses critical environmental issues, including water and land conservation. Implementation of this plan will help protect and improve the valuable water and soil natural resources in Oneida County.

Ten overall goals were identified:

1. Slow the spread of invasive species;
2. Protect shoreland areas;
3. Restore shorelands;
4. Reduce sources of nonpoint source water;
5. Educate the public about groundwater quality;
6. Protect lake ecosystems from recreational pressure degradation;
7. Improve forest silviculture for multiple uses;
8. Promote online resource information distribution;
9. Minimize impacts on our natural resources from mining activities;
10. Reduce wildlife conflicts.

Oneida County Farmland Preservation Plan, 2015

This county level Plan provides a vision and guidelines for future growth, development, and land preservation in the County. The plan functions as the primary policy document setting forth directions for how the County intends to preserve agricultural production capacity, farmland, soil and water resources, and rural character.

Farmland Preservation Areas – Parcels that meet the Farmland Preservation Plan (FPP) mapping criterial. Landowners in this area may apply for farmland preservation income tax credits. No non-agricultural development is planned in the next fifteen years for those areas identified.

Criteria for Farmland Preservation Areas:

- Lands depicted on the Soils Map as farmlands.
- Lands depicted on the Land Use Map as agriculture, cranberry bog, open lands, or woodlands.
- Lands depicted on the Future Land Use Map that allow agriculture or forestry to occur.

Lands are excluded if they are any of the following:

- Local, county, state, and federal lands
- "Planned Out" lands on Map 5 in this FPP.
- Parcels less than 5 acres.
- Tax exempt land.



Water Resources

Oneida County contains abundant water resources. There are few places in the world with a higher concentration of lakes than Oneida County. Monitoring and improving water quality through enforcement of regulations, such as shoreland and wetland zoning, permit review for septic systems, and developing watershed management plans, are a priority for the County.

Surface water resources help replenish the groundwater as part of the hydrologic cycle. Under natural conditions, the aquifers generally receive clean water from rainfall percolating through the overlying soils. However, contamination of groundwater reserves can result from runoff and pollution. Protection of these groundwater reserves is necessary to ensure adequate water to domestic, agricultural, and commercial uses. If groundwater is not protected, contamination could result, endangering the quality and supply of water in the Town.

The Town is located within two watersheds of the Upper Wisconsin River Northern Sub-basin; the watersheds include the Upper Tomahawk and the Middle Tomahawk River watershed.

Water Resources:

See all of these water resources on **Map 3**.

Rivers and Streams – The WDNR Northern Region identified several springs in the Town which need to be protected due to their significant habitats. These springs include: Kitty, Seventeen, Rocky Run and Scoot. A section of McCormick Creek is considered to be an Exceptional Recourse Water.

Lakes – Key bodies of water that provide habitats for various fish species which lie partially or entirely within the Town include: Katherine Lake, Lower Kaubashine Lake, Upper Kaubashine Lake, Tomahawk Lake, Seventeen Lake, Garth Lake, and Bearskin Lake. The largest of these lakes is Tomahawk Lake, which partially lies in the Town in the North-East corner, and is an Outstanding Resource Water. Katherine Lake is the largest lake entirely within the Town, with a surface of 590 acres. Upper Kaubashine Lake is the deepest lake wholly within the Town, with a maximum depth of 56 feet. A number of fish species exist within these lakes include muskellunge, walleye, largemouth bass, smallmouth bass, panfish, and northern pike.

Floodplain – Floodplains consist of land likely to be covered by floodwater during the regional (100-year) flood. Floodplain areas are based on information compiled by the Federal Emergency

Management Agency (FEMA) on Flood Insurance Rate Maps (FIRM). The floodplain includes the floodway and the flood fringe.

Generally, “floodway” consists of the channel of a river or stream and those portions of the floodplain adjoining the channel that are needed to carry the regional flood discharge. “Flood fringe” consists of that portion of the floodplain outside of the floodway covered by floodwaters during the regional flood and is generally associated with standing water rather than flowing water.

Wetlands – Wetlands in Wisconsin were defined by the State Legislature in 1978 as: *“an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions.”*

Hydric soils were used instead of the DNR’s wetlands GIS layer to show wetland areas on **Map 3**, due to inconsistent mapping projections for other data used to create Map 3.

Programs in three levels of government - local, State and Federal - regulate activities in wetlands. There are dozens of wetland types in Wisconsin, characterized by vegetation, soil type and degree of saturation or water cover. Some of the more prominent wetland types are:

- **Aquatic Bed** wetlands contain plants growing entirely on or in a water body no deeper than 6 feet. Plants may include pondweed, duckweed, lotus and water lilies.
- **Marshes** are characterized by standing water and dominated by cattails, bulrushes, pickerelweed, lake sedges and/or giant bur-reed.
- **Sedge or "Wet" Meadows** wetlands may have saturated soils, rather than standing water, more often than not. Sedges, grasses and reeds are dominant blue flag iris, marsh milkweed, sneezeweed, mint and several species of goldenrod and aster are also present.
- **Scrub/Shrub** wetlands include bogs and alder thickets and are characterized by woody shrubs and small trees such as tag alder, bog birch, willow and dogwood.
- **Forested** wetlands include bogs and forested floodplain complexes. They are characterized by trees 20 feet or more in height such as tamarack, white cedar, black spruce, elm, black ash, green ash and silver maple.

Wetlands cover more than 4,200 acres of land within the Town, which is over 18% of the total land area. Within the town of Hazelhurst, the abundance of wetlands can be expected due to the irregular drainage pattern and the abundance of surface water features. Wetland types within Hazel included forest tamarack bogs to wet emergent herbaceous plant communities.

Groundwater – The groundwater in the Hazelhurst area is primarily supplied by the aquifer in the glacial drift, although groundwater is also obtained through wells in the bedrock. The glacial drift is composed of outwash and ice-contact deposits made during the melting of the glacial formations which store water for local use and consumption as well as for streams. The depth of the water table in Hazelhurst varies throughout the Town due to the various elevation levels. Generally, the water table is less than 50 feet below the surface according to the Wisconsin Geological and Natural History Survey of Water Resources in the Upper Wisconsin River Basin. The groundwater of the

basin is of good quality suitable for many purposes, with almost all the water ranging from soft to moderately hard quality.

Geology:

The geology of the Town of Hazelhurst is documented by the Wisconsin Geological and Natural History Survey Northeast Sheet of Bedrock Geology of Wisconsin. The bedrock geology of the Hazelhurst area was formed during the Precambrian period, which includes formations older than 600 million years. Precambrian bedrock lies beneath the glacial deposits of clay, sand, and gravel in Northern Wisconsin, including the Hazelhurst area. The glacial deposits, which overlay the bedrock, store water for the release into private wells and streams locally.

Specifically in the Town of Hazelhurst there are two forms of Precambrian bedrock-the first includes mafic intrusive rocks and the second includes metavolcanic rocks. The mafic intrusive rocks are predominately located north of the Town Hall and around Lake Katherine and Lake Tomahawk. A second location of the mafic intrusive rocks is around the western town boundary from the intersection of Cedar Falls Road and Interlocken Road towards the western edge of Garth Lake. Mafic intrusive rocks can be described as rocks created by the crystallization of magma which cools beneath the earth's surface. Mafic refers to the composition of the volcanically formed rocks, which has 45% to 52% silica. Silicates are the most abundant minerals in the earth's crust and are composed primarily of silicon and oxygen, in addition to elements.

The remaining acreage of the Town of Hazelhurst is covered by metavolcanic rocks. These rocks can be described as igneous (volcanic) rocks which have evidence of having been subjected to metamorphism. Metamorphism is the mineralogical, chemical, and/or structural change of rocks due to heat, pressure, stress, and/or chemicals.

Topography:

The Town of Hazelhurst is located within the Northern Highlands physiographic region of Wisconsin, a gently arched dome underlain by crystalline rock. The elevation in the Town ranges from approximately 1,500 feet to 1650 feet above sea level. The drainage pattern in the Town is irregular as characterized by the numerous lakes and wetland areas.

Biological Resources:

Vegetation – The vegetation of the Hazelhurst area during the pre-settlement periods of Wisconsin was classified as a northern forest with predominately coniferous species with predominately coniferous species including both the white and red pine. The pine forest type was extremely limited in the state, with Oneida and Vilas Counties containing the most extensive block.

During the Euro-American settlement period, mid-1800s to early 1900s, much of the forest areas in Wisconsin were cut over. The early logging concentrated on the white pine and to some extent the red pine. This practice, in addition to purposeful or unintentional fires, almost eliminated the white pine seed from the northern forest area.

Efforts to replant over 500,000 acres of forest land in Wisconsin from 1956 to 1968 met mixed success; the red pine was the most widely planted; however, it was generally inappropriate for many

site conditions. From 1968 to 1982, nearly every tree species increase in overall volume throughout the state.

Today, vegetation in Hazelhurst can be described as consisting of second and third growth aspen-white birch forest, red pine plantations, and scattered areas of oak and mature white pine.

Wildlife and Habitats – The wildlife in the area is representative of the northern forest areas. Mammals include the timber wolf, black bear, white-tailed deer, coyote, porcupine, bobcat, beaver, red fox, otter, raccoon, skunk, squirrel, mink, and other small animals. Common game birds include the ruffed grouse and woodcock. The Oneida County area is also a migration path for ducks and geese such as wood ducks, mallards, back ducks, and blue-winged teal. Also found through portions of the county are loons, herons, bald eagles, osprey, owls, woodpeckers, songbirds, and several species of hawks. The relative location of these wildlife species depends on the forest types in a given area as well as the local harvesting practices.

There are significant wildlife habitats in the Hazelhurst area. In addition to the four springs mentioned in the surface water portion of this chapter, undeveloped areas along McCormick Lake and Hughitt Lake as well as other several small lakes in Hazelhurst were identified as being significant wildlife habitat areas. These lakeshore areas were identified because of the beneficial environment they provide many species such the bald eagle, osprey, common loon, the Great Blue heron, various waterfowl, amphibians, and songbirds.

Threatened and Endangered Species – The following is a list of threatened and endangered species and natural features on the Natural Heritage Working List that have been documented for the Town of Hazelhurst. Bald eagles are not represented, and sensitive species have been removed, where applicable, including cave bats.

Communities

The Natural Heritage Inventory listed one community in the Town of Hazelhurst:

Northern Wet Forest: Northern wet forest encompasses a group of weakly minerotrophic, conifer-dominated, acid peatlands located mostly north of the Tension Zone. The dominant trees are black spruce (*Picea mariana*) and tamarack (*Larix laricina*). This community is found primarily in kettle depressions or partially filled basins, on glacial outwash landforms, moraines, and till plains, where the water table is near the surface or where drainage is somewhat impeded. The community also occurs along the margins of lakes and low-gradient streams. On the wetter side of the moisture gradient, this community tends to grade into muskeg, open bog, or poor fen. On the drier side, the spruce-tamarack swamps may grade into nutrient-rich swamp forests of northern white cedar (*Thuja occidentalis*) or black ash (*Fraxinus nigra*), if a source of nutrient-enriched groundwater is present. In much of the type's current range the adjacent uplands are still forested, most often with second-growth stands of northern hardwoods, pine, or aspen. A minerotrophic moat (or "lagg") may occur at the upland-wetland interface, and can support a diverse assemblage of tall shrubs, swamp hardwoods, and "rich" swamp conifers such as northern white cedar.

Flora

The inventory listed one plant as of special concern:

Potamogeton diversifolius- Commonly known as Water-Thread Pondweed, this plant is found in shallow water. This species was listed as “special concern”.

Fauna

One mammal and one bird were listed on the Heritage inventory:

Falciennis canadensis- Also known as a Spruce Grouse, this species was listed as threatened. The Spruce grouse prefers lowland coniferous forest with swampy regions.

Glaucomys sabrinus- Northern flying squirrel is a special concern species in Wisconsin and a Protected Wild Animal under NR 10.02 Wis. Admin. Stats. It inhabits a number of natural communities in the northern portion of Wisconsin, and the presence of conifers and a relatively moist environment are important habitat components. Although it does not require old-growth, it is generally associated with certain characteristics of older forests, such as standing live and dead trees, an abundance of decaying coarse woody debris, a diverse understory, and high truffle abundances.

Contaminated Sites:

The Bureau for Remediation and Redevelopment Tracking System (BRRTS) is an inventory of every known contaminated site, such as oil or chemical spill, in the state of Wisconsin. These sites are otherwise known as Brownfields. Contaminated sites are not uncommon as all communities with commercial and industrial development have the potential for air emissions, groundwater contamination, soil spills, and surface water contamination. Contaminated sites originate when a property is used for such activities as a gas station, industrial processing facility, a landfill, or laundry mat. There are no listed open sites on the BRRT currently in the Town.

These properties create many problems for communities, including potential harm to human health and the environment; reduced tax revenue and economic growth, neighborhood deterioration and blight; and attraction of illegal activity, including vandalism and dumping. Brownfield investigation, cleanup and redevelopment can reduce many of these problems. Communities gain by recycling land infrastructure for new businesses and employment, housing, parks, athletics fields and other local needs. Additionally, residential property values near remediated sites increase anywhere between 4.9% and 32.2%.

Because of the importance of brownfield redevelopment, the Wisconsin State Legislature created liability exemptions enacted in the Land Recycling Law of 1994 and subsequent legislation. Some of these exemptions include: environmental liability exemptions for local governments, lenders, representatives and for property owners affected by contamination migrating from other properties as well as for voluntary party liability exemptions for owners, operators, purchasers, businesses, governments and others who voluntarily clean up contaminated property. More information about liability exemptions can be found at dnr.wi.gov/topic/brownfields.

A number government entities offer monetary and technical assistance to municipalities large and small, including the Wisconsin DNR and DOA, WEDC, the U.S. EPA, and HUD. Grants can be used for a number of stages in the cleanup process and are often used simultaneously. Grants are available for initial site investigation and assessment, acquisition of property, underground storage tank removal, environmental cleanup, and redevelopment of property among other activities.

Additionally, a number of reimbursement programs, lands and loan guarantees, and tax credits and incentives also exist.

Agricultural Resources

See current agricultural land on **Map 6** – Existing Land Use.

According to the Wisconsin Land Use Databook, the Town of Hazelhurst between 1991-1993 was 1.6% agricultural, 74.4% forested, and 20.8% wetlands. The Town's total land area is 31.4 square miles. Of the total land area, 0.2% was used for row crops, 0.1% was used for foraging, and 1.4% was grassland.

In terms of current farming, the Town has a 200+ acre cattle farm that still occupies most of the agricultural land that was present in 1991-1993. There are also scattered small hobby farms in the Town.

Soil Resources:

Three different soil associations, as classified by major soil content, are found within the Town:

Sayner-Vilas Association: This association is nearly level to steep slope that is excessively drained. These sandy soils are found primarily in outwash plains and in areas of pitted outwash from glaciation in the region. Within the Town of Hazelhurst this soil association is found in both the northeastern and southeastern corners of the Town.

Padus-Pence Association: This association is nearly level to steep slope. These loamy soils range from well drained to moderately drained and are also located in areas of outwash plains and in pitted outwash areas from the glaciation in the region. Within the Town of Hazelhurst this soil association forms a band from the southwest corner to the northeast corner of the Town.

Keweenaw-Vilas Association: This association is nearly level to steep slope. The loamy and sandy soils are excessively drained, and generally located on drumlins, water-worked moraines, and outwash plains and in areas of pitted outwash. Within the Town, Hazelhurst, these soils are located around Hughitt Lake in the southern portion and around Lake Katherine and Lake Tomahawk in the northern portion of Hazelhurst.

Cultural Resources

A cultural resource is a broad term that can encompass many aspects of heritage. Cultural resources may include archaeological sites and cemeteries, historic buildings and landscapes, historic transportation routes, or traditional cultural properties important to American Indians or other cultural groups. Cultural resources are those elements that signify heritage and help to evoke the sense of place that makes an area distinctive. Cultural resources include buildings; sites and landscapes that help communities retain their sense of identity in an increasingly homogenized society.



Hazelhurst Train Station, circa 1900

Brief History of the Town of Hazelhurst

Native Americans inhabited Oneida County when the first European explorers, missionaries and fur traders, traveled into the County. The first identifiable tribe of Wisconsin Indians that lived in Oneida County was the Santee Sioux.

They were well-established in northern Wisconsin and may have been descended from the Mound Builders whose artifacts and burial customs were similar. Gradually they were displaced by the Ojibway Chippewa Indians.

In 1836 Congress passed a bill, which created the Wisconsin Territory out of Michigan. The new territory embraced not only the present Badger State, but a large area of the trans-Mississippi country west to the Missouri River, including the forthcoming states of Minnesota, Iowa and much of the Dakotas. The area contained a total population of 22,218. In 1838 all of Wisconsin Territory west of the Mississippi was detached to form Iowa Territory. Portage County, including the future Marathon, Lincoln, Oneida and Vilas counties, was organized in 1844.

White settlement began in earnest in Oneida County in 1882. According to the *History of Lincoln, Oneida, and Vilas Counties Wisconsin* (published in 1924) the community at Hazelhurst started as a company town with the building of the Yawkey-Lee Lumber Company, later known as the Yawkey-

Bissell Lumber Company. The company started its logging operations in the winter of 1888 to 1889. The Town of Hazelhurst was organized soon thereafter in 1890, making it the third town in the county to do so. The lumber plant included a sawmill, planing-mill, box factory and dry kilns, and there were 160 men engaged in shipping. In 1892, there were about 400 inhabitants in the area, according to a local article in a newspaper published in Rhinelander.

In 1900, the U.S. Census counted 1,052 people in the Town. By 1911, the timber supply was exhausted and the mill was closed and the machinery was shipped to other places. Yet the company left behind a store, post office, blacksmith's shop, a boarding house, school and even had electric lights in the mill yards and the village installed. This same decade saw the start of the tourism industry in the Town, with Charles M. Rumery, the former supervisor of the logging yard work, running a resort with cottages on Lake Katherine.

Properties Listed on the National Register of Historic Places (NRHP)

The Wisconsin Historical Society maintains the Wisconsin Architecture & History Inventory (AHI) that identifies any properties that may have been surveyed in the past; the Inventory does not convey special status and may not be current. The inventory may be reviewed at www.wisconsinhistory.org/ahi/index.html. There are two historic properties in Hazelhurst that have been previously surveyed and included in the NRHP.

Hagge, Hans J., Boathouse (private property)- According to the Wisconsin Historical Society, the Hans J. Hagge wet boathouse was constructed between 1938 and 1939 on the northwest bank of Lake Katherine. Hans J. Hagge, a prominent businessman in Wausau, commissioned Wilmer Yelton and George Grundy, locally noted builders, to design and build this two-story boathouse. This fine example of an early twentieth century wet boathouse employs elements of the Craftsman style. Characteristic architectural details include a broad hip roof, exposed rafters, clapboard exterior, and multi-light casement windows. It was registered on the National Register of Historic Places in 2005.

Boathouses are a resource uniquely tied to the resorts and summer homes of Oneida County. Just as garages were built to house automobiles, boathouses were constructed to protect boats from the elements. Wet boathouses in northern Wisconsin are typically one- or two-story frame buildings with hip or front gable roofs. The buildings are located over water and typically rest on a foundation of wood pilings. The interior of the first level, where the boats are docked, is often rustic with exposed wall framing. In the Hagge Boathouse, a wood deck extends around the interior boat slips, and each has two spur-gear, pulley hoists to raise boats out of the water. The second level is often a living space and typically includes bands of windows providing views of the lake. In the Hagge Boathouse, an interior staircase leads to an upstairs open recreational room.

Even though boathouses are largely vernacular, elements of the Craftsman, Rustic, and Queen Anne styles were incorporated into boathouse design in Northern Wisconsin. Typically the overall form, massing, and wall materials contribute to the display of the architectural style. The application of architectural details is frequently limited to smaller details, such as exposed rafters, window style, and flower boxes. The Hagge Boathouse's large-scale, upper-story living area and Craftsman detailing demonstrate this building's significance compared to other more vernacular boathouses in the area.

William H. Yawkey Boathouse (private property) - Built in 1917, the William H. Yawkey Boathouse is situated on the northwest bank of Lake Katherine. The property was owned by

William H. Yawkey, uncle to C.C. Yawkey and secretary of the Yawkey Lumber Company. It was registered on the National Register of Historic Places in 2009.

The William H. Yawkey Boathouse is a two-story, wet boathouse with a low-pitched hip roof covered with asphalt shingles. The footprint of the boathouse is a simple square plan, and the structure rests on wood pilings. The exterior of the boathouse is modest; however, elements of the Craftsman style are displayed in the low-pitched hip roof, overhanging eaves, exposed rafters, decorative braces on the rear elevation, and bands of windows. There are three boat slips enclosed by original folding door panels on the southeast facade, and the second floor interior is a large open space intended for entertaining, or as additional living or storage space.

The integrity of the property has been well maintained through multiple generations of Yawkey family descendents, and the boathouse remains historically intact. It is a strong example of Craftsman style boathouse architecture and serves as a reminder of seasonal recreation and lifestyles from twentieth century northern Wisconsin. The building is a prominent feature on the shores of Lake Katherine and has been recognizable to locals and tourists alike for nearly a century.

Additionally there are two historical resorts in the area, listed on the Wisconsin Historical Society's Architecture and History Inventory:

Birchwood Lodge- Located on Garth Lake, at 6119 County Road Y, the Birchwood Lodge was built in 1921, as a resort and health spa which included 11 cottages and the main lodge. It was built in the Rustic Style out of logs. The architect is unknown. According to the current operations website, the resort was brought into its prime by Felix and Inez Styza around 1930 and called Styza's Birchwood Lodge. In 1964, the resort was purchased by Ginny and Rudy Santarius in 1964 and renamed to 'Wisconsinaire'. After being sold in 1978 and repossessed in 1986, the resort has since been operated as a housekeeping facility. Kitchens were added to the cottages and the resort was rechristened Eagle Shores. The resort was bought by previous owners' son and continues to operate today.

Keith's Cliff-This resort was built in the late 1910s and mid-1920s by Clifton Keith, a railroad man from Chicago. Most of the resort cabins were built in the Rustic Style but at least one in the Architecture and History Inventory was built in the Front Gable Style. According to the current operation's website, the resort was sold in 1945 to Maynard and Millie Black, from Elmhurst Illinois. The resort was renamed Black's Cliff Resort and is currently run by the couple's children.

Cemeteries, Burial Mounds, Other Burials

Wisconsin Statute 157.70 provides for the protection of all human burial sites, including all marked and unmarked burials and cemeteries. There are currently 2 cemeteries in Hazelhurst, and both have sufficient capacity over the next 20 years.



Natural, Agricultural, and Cultural Resources Goal, Objectives, and Policies

Goal. Preserve and protect the natural and cultural resources of Hazelhurst.

Objectives

- Prohibit development in environmentally sensitive areas.
- Discourage forest fragmentation throughout the Town.
- Support the enforcement of wetland protection and erosion control in shoreland areas.
- Maintain existing natural vegetative buffers between wetlands, surface waters, and intensive land uses.






Policies

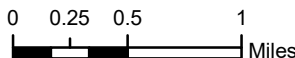
- Review and evaluate forestry density standards for housing.
- Encourage the town to study metallic mining issues.
- Utilize the Oneida County Lake Classification System (to classify waterways by sensitivity to development) to manage waterway development.
- Consider adopting forestry density standards consistent with appropriate forestry management practices.
- Support increasing the minimum lot size on waterfront property.
- Limit the use of holding tanks as private on-site treatment system option for new construction unless for existing lots of record prior to the adoption date of this plan.
- Encourage and provide assistance in the development and maintenance of lake and waterway associations and districts.
- Explore the utilization of conservancy zoning, conservation easements, or conservation subdivisions for the conservation and preservation of critical wildlife and natural habitat, and for properties of natural or scenic significance.
- Apply for lake protection or similar grant assistance to facilitate protection and preservation of the Town's natural resources.

Natural Resources

Town of Hazelhurst Oneida County, Wisconsin

Legend

-  Minor Civil Divisions
-  US Highways
-  State Highways
-  County Highways
-  Local Roads
-  Water
-  Hydric Soils
-  Floodplains
-  Contours 10ft
-  Watersheds



Source: WI DNR, NCWRPC, Oneida Co., 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

CHAPTER 3

HOUSING

This chapter is based on the requirement for a local government united to provide an adequate housing supply that meets existing and forecasted housing demand in the jurisdiction of the local governing unit. This chapter assesses the age, structural, value and occupancy characteristics of the local housing stock.

See **Map 6** for existing residential areas within the Town.

Understanding the connection between the local housing stock, public and private infrastructure, and economic development is essential for a community to thrive. Without adequate infrastructure, housing quantity and quality suffers. Without an adequate supply of housing options, employers will find it difficult to attract and retain workers.

Previous Plans and Studies

While quality housing is an essential aspect of livability, there are few housing studies or plans at the local level. Two plans, at the state and regional levels relate to housing in the area.

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 fund of Small Cities Community Development Block Grants (CDBG), HOME Investment Partnerships, Emergency Shelter Grants, and Housing Opportunities for Persons with AIDS. “The Consolidated Plan provides the framework for a planning process used by States and localities to identify housing, homeless, community, and economic development needs and resources, and to tailor a strategic plan for meeting those needs.”

Regional Livability Plan, 2015

The 2015 Regional Livability Plan (RLP), written by the North Central Wisconsin Regional Planning Commission, addresses issues of livability in the areas of housing, transportation, economic development, and land use. The RLP identifies a number of issues affecting community livability related to housing:

- an aging population,
- smaller household sizes,
- a lack of housing options, and
- an increase in housing costs related to incomes.

Housing Inventory

The following information provides a summary overview of the type, character and conditions of the housing stock in the Town of Hazelhurst.

As shown on **Table 3.1** the Town of Hazelhurst had 1,246 housing units in 2010, an increase of 133 units since 2000. This represents an growth of 11.9 percent in housing units, compared to an

increase of .5 percent in population and a 1.7 percent increase in the number of households. Oneida County and the state’s housing units both grew by 13.1 percent.

Table 3.1: Total Housing Units

Minor Civil Division	2000	2010	2015*	2000-2010 % Change	2000-2010 Net Change
Hazelhurst Town	1,113	1,246	1,183	11.9%	133
Cassian Town	1,011	1,204	1,235	19.1%	193
Lake Tomahawk Town	1,052	1,139	1,149	8.3%	87
Little Rice Town	435	459	519	5.5%	24
Minocqua Town	4,284	4,835	4,773	12.9%	551
Oneida County	26,627	30,125	30,329	13.1%	3,498
Wisconsin	2,321,144	2,624,358	2,641,627	13.1%	303,214

Source: U.S. Census, 2015 ACS Five Year Estimates

Housing Projections

Table 3.2 shows the number of housing units needed from 2020 to 2040. These housing projections were based on the WDOA population and household projections from 2013. The calculation for number of households was determined by dividing the projected population by the projected household size for each five year increment. The total needed housing units shown below also assumed that the town vacancy of rate of 56.9 percent would hold steady.

Table 3.2: Housing Units Projections

	2020	2025	2030	2035	2040	2010-2040 Net Change
Hazelhurst	1,367	1,459	1,538	1,566	1,557	311

Source: DOA Household Projections 2013, NCWRPC 2016

Housing Age

The age of a community’s housing stock typically reflects several important factors including size, offered amenities, and overall maintenance costs. Age of the house often also reflects different regional and national trends in housing development. Housing predating the 1940s, for example, was typically smaller and built on smaller lots. In subsequent decades, both average lot and home sizes have increased. For example, average homes constructed after 1980 are typically much larger than housing built in previous decades. Additional bedrooms, bathrooms, and attached garage space are among the amenities found in newer housing units.

Table 3.3: Housing Units by Year Built, 2015

Minor Civil Division	<1940	'40-'59	'60-'79	'80-'90	'00-'09	> 2010
Hazelhurst Town	2.5%	13.8%	30.7%	34.7%	18.2%	0.0%
Cassian Town	9.0%	8.3%	28.0%	28.0%	24.1%	2.7%
Lake Tomahawk Town	4.3%	12.7%	27.9%	33.0%	21.3%	0.8%
Little Rice Town	7.6%	2.9%	32.9%	32.9%	23.5%	0.0%
Minocqua Town	6.8%	8.8%	27.3%	36.1%	19.7%	1.5%
Oneida County	10.6%	13.3%	27.1%	30.4%	17.7%	0.9%
State of Wisconsin	20%	17%	25%	24%	13%	1%

Source: U.S. Census, 2015 ACS Five Year Estimates

Table 3.3 above, shows housing age distribution in Hazelhurst and surrounding communities for 2015. When compared to the County and the State, very little of Hazelhurst’s housing was built prior to 1940. Housing built in the 1980s and 1990s makes up approximately 35 percent of the total housing stock. 18.2 percent of the housing stock in Hazelhurst was built in the 2000s, which is slightly higher than the County (17.7%) and over five points higher than the State. There has been very little housing growth in the Town, surrounding communities, and the county since 2010.

Housing Units by Type

Single-family detached units were the dominant housing type in Hazelhurst, as in the County and to a lesser degree the state in 2010. This is shown in **Figure 3.4**. In Hazelhurst, 96.9 percent of all housing units were single-family houses. This is higher than the overall figures for the County (83%) and State (70%). Only 1.9 percent of housing units in Hazelhurst are structures with more than 1 unit.

Occupancy Characteristics

In 2010, about 43.1 percent of housing units in the Town were occupied and 56.9 percent (111 units) were vacant. The County occupancy rate was 53.1 percent, and the State had 86.9 percent occupancy.

Homeownership

Owner occupied housing was the norm in Hazelhurst, with 90.9 percent of occupied housing units being owner occupied. This is noted in **Table 3.5**. The homeownership rate increased 1.9 percentage points from 2000 to 2010 in the Town. The County’s homeownership rate dropped 1.3 percentage points while the state decreased .3 percentage points. Owner occupancy for the county was 78.4 percent, and the state’s rate was 68.1 percent.

Figure 3.4 Housing Units by Type, 2010

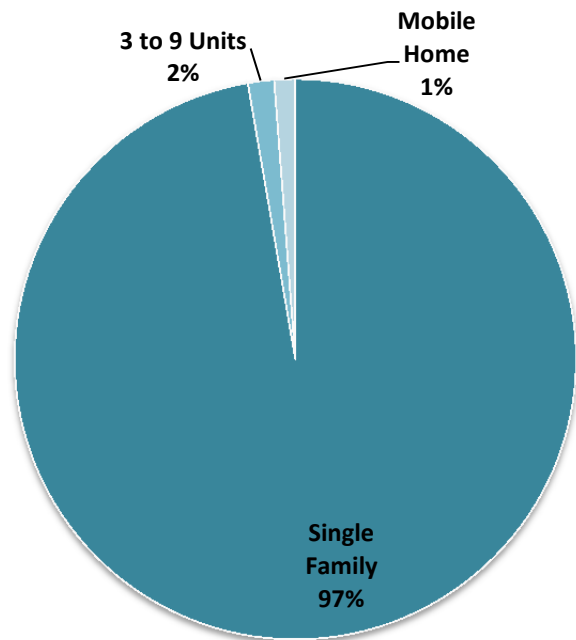


Table 3.5: Owner Occupancy

Minor Civil Division	2000	2010	2015*
Hazelhurst Town	89.0%	90.9%	91.9%
Cassian Town	93.0%	92.8%	93.9%
Lake Tomahawk Town	84.4%	85.6%	90.8%
Little Rice Town	97.1%	90.3%	95.9%
Minocqua Town	78.9%	76.5%	84.7%
Oneida County	79.7%	78.4%	83.3%
State of Wisconsin	68.4%	68.1%	67.3%

Source: U.S. Census

Vacancy Rates

Table 3.6 displays the vacancy rates for Hazelhurst and the surrounding towns. For several decades, the majority of housing units in Hazelhurst have been vacant. In 2010, 56.9 percent of all housing units were vacant, meaning that only 537 units were occupied while 709 units were vacant. While there was an increase seasonal units during the first decade of the new millennium, vacancy rates in 2010 were 7.5 percentage points lower than rates in 1990 in the Town.

Table 3.6 Vacancy

Minor Civil Division	2000	2010	2015*
Hazelhurst Town	52.6%	56.9%	56.0%
Cassian Town	22.9%	63.0%	66.7%
Lake Tomahawk Town	54.8%	61.1%	62.2%
Little Rice Town	68.3%	66.4%	67.2%
Minocqua Town	48.9%	57.0%	58.8%
Oneida County	42.4%	46.9%	50.4%
State of Wisconsin	10.2%	13.1%	13.0%

Source: U.S. Census, 2014 ACS Five Year Estimates

Of the 709 vacant units in 2010, 91.3 percent were used for seasonal or recreational use. The number of seasonal or recreation use housing units increased by a net of 15.9 percent, or 89 units from 2000 to 2010; see **Table 3.7**. This was smaller than the growth rates experienced in many of the surrounding towns, the County, and the State.

Table 3.7: Seasonal Units

Minor Civil Division	1980	1990	2000	2010	2015	2000-2010 % Change	2000-2010 Net Change
Hazelhurst Town	581	613	559	648	640	15.9%	89
Cassian Town	586	659	582	718	786	23.4%	136
Lake Tomahawk Town	482	579	548	659	691	20.3%	111
Little Rice Town	104	322	284	296	345	4.2%	12
Minocqua Town	1,816	2,066	1,964	2,493	2,435	26.9%	529
Oneida County	8,987	111,263	10,429	12,566	13,503	20.5%	2137
State of Wisconsin	107,586	150,280	142,313	193,046	187,804	35.7%	50733

Source: U.S. Census, 2015 ACS Five Year Estimates

Value Characteristics

The median value of single-family house in the Town of Hazelhurst was \$185,259 in 2000, when adjusted for inflation in 2010 dollars. The median value then increased 31.6 percent by 2010. The median value of a house in Hazelhurst is well above the median values for the surrounding towns, the county and the state. This is displayed in **Table 3.8**. During the same ten-year period the median value increased by 18.9 percent for the state and 28.5 percent for the county.

Table 3.8: Median Owner-Occupied Home Values

	2000**	2010*	2015*
Hazelhurst Town	\$185,259	\$243,800	\$232,300
Cassian Town	\$136,000	\$189,800	\$185,200
Lake Tomahawk Town	\$141,952	\$176,800	\$179,700
Little Rice Town	\$117,512	\$181,300	\$166,300
Minocqua Town	\$187,792	\$222,100	\$218,500
Oneida County	\$134,481	\$172,800	\$162,600
Wisconsin	\$142,078	\$169,000	\$165,800

Source: U.S. Census, 2015 ACS Five Year Estimates

**Inflation Adjusted in 2010 dollars.

Specified Owner Occupied Housing Units

Total number of owner occupied housing units described as either a one family home detached from any other house or a one family house attached to one or more houses on less than 10 acres with no business on the property.

Range of Values

The **Figure 3.9** and **Figure 3.10** show the distribution of housing values that existed in the Town and the County in 2010 for owner-occupied houses. For example, the figure to the left shows that in Hazelhurst, .9 percent of all owner occupied houses were valued less than \$50,000. The distribution of the town values was heavily skewed to the right, with the greatest number of house values falling into the range above \$200,000, which was the same for the county. However, in the Town, 7.1 percent of the housing units were above \$1,000,000 while only 1.4 percent of houses in the county were above \$1,000,000.

Figure 3.9: Range of House Values in Hazelhurst, 2010

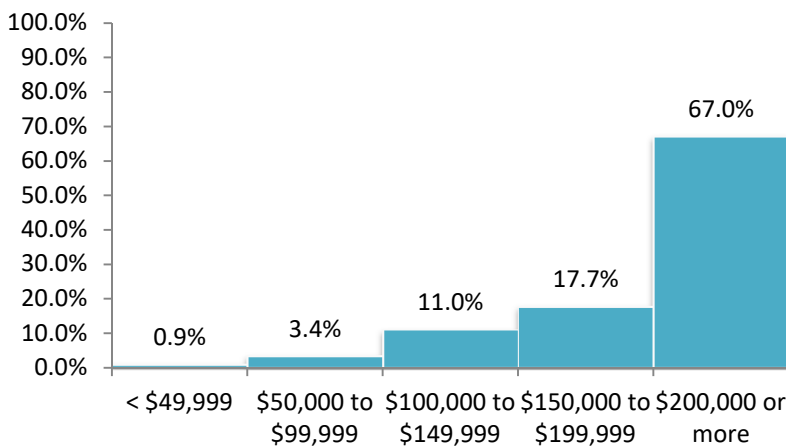
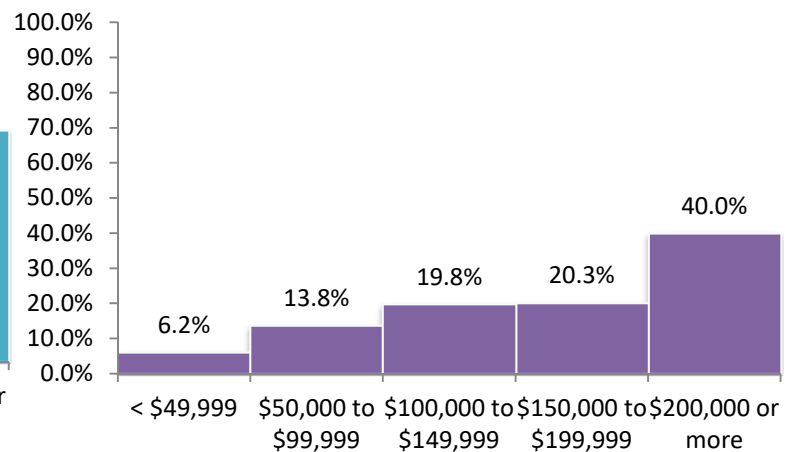


Figure 3.10: Range of House Values in Oneida County, 2010



Source: U.S. Census 2010

Housing Affordability

Monthly Housing Costs

Table 3.11 displays the monthly housing costs by tenure. The median monthly housing costs for home owners with a mortgage in the town were 15.2 percent higher than the county and 4.0 percent higher than the state in 2015. This is unsurprisingly, given that the median house value was higher than the county and the state. Monthly housing costs for those homeowners without a mortgage were also higher than the county and state medians.

Table 3.11: Median Monthly Housing Costs by Tenure, 2010*

Civil Division	Owner Occupied		Renter Occupied
	With Mortgage	Without Mortgage	Median Gross Rent
Hazelhurst	\$1,563	\$443	\$542
Oneida County	\$1,210	\$437	\$725
Wisconsin	\$1,433	\$500	\$776

Source: 2010 ACS Five Year Estimates

Median monthly costs for renters were 10.0 percent higher than the County but 1.7 percent lower than the State. Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by or for the renter.

Affordability

Several factors impact the varied levels of housing affordability in Oneida County. These factors include rent and mortgage payments, maintenance expenses, lot size, and required or desired amenities for the home. Household size and income are also key factors contributing to what housing options are available and accessible to residents.

Statistically speaking, those spending in excess of 30 percent of their total household income on housing costs may be facing affordability difficulties. The United States Department of Housing and Urban Development (HUD) recommends that rental-housing costs not exceed 30 percent of the monthly income. HUD also indicates that mortgage lenders are more willing to make loans if the scheduled mortgage payment is less than 29 percent of the monthly household income.

As shown in **Table 3.12**, 44.5 percent of homeowners with a mortgage paid more than 30 percent of their income on housing costs, which was higher than the state and county. However, owners without mortgages have a slightly lower incidence of being cost burdened while the percentage of cost burdened renters is significantly less than the percentage of county and state renters who are cost burdened.

Table 3.12: Cost Burdened Households by Tenure, 2010*

Civil Division	Owner with Mortgage	Owner without Mortgage	Renter Occupied
Hazelhurst	44.5%	9.0%	30.4%
Oneida County	35.8%	17.3%	42.4%
Wisconsin	33.7%	16.5%	44.2%

Source: 2010 ACS Five Year Estimates

Housing Trends in the County

Throughout the Northwoods, there has been a significant increase in the value of rural and especially lakefront property. This has had the effect of making real estate and property taxes difficult for long-time residents and people on fixed income to afford. It is expected that over coming years prices will continue to increase.

According to the National Low Income Housing Coalition, "...even though many low-income rural homeowners work full time, they may still spend a high percentage of their monthly income on housing and be unable to afford to bring their residences up to code...25 percent of all rural households were 'cost-burdened,' meaning they spent more than 30 percent of their income on housing."

As discussed in the housing affordability section, (HUD) recommends that rental-housing costs not exceed 30 percent of the monthly income to avoid facing affordability difficulties. In Hazelhurst, a full time worker must have earned \$10.42 per hour to afford the median priced rental at \$542 in 2010. A household needed an income of \$62,520 to afford the median monthly housing costs for owners of \$1,563. The median household income in 2010 was \$52,750. Unsurprisingly, 44.5 percent of homeowners with a mortgage were cost burdened, which was over ten points higher than the state rate for cost burdened households.

Although, housing prices rose across Wisconsin during the 2000s, but Oneida County experienced increases larger than the state average. The median home value nearly rose 28 percent in Oneida County during the 2000s, which was 9 points higher than the state increase when adjusted for inflation. In Hazelhurst, the median home value rose \$58,541 from 2000 to 2010, or 32 percent. Generally low wage rates and the increase in housing values both combine to make housing less affordable for rural, low-income residents.

Generally the highest property values are in the towns with established lake home development. High levels of value increase are seen in towns with lake development close to the city or more established development like, but most striking are the increases in towns that were previously only sparsely developed such as Little Rice which rose 54 percent. Overall the increase in property values is spread across the county.

This increase in housing value across the county creates a very real problem for people with low or fixed incomes. As property values rise so do rents, mortgage payments and property taxes making it hard to afford housing. There are steps that can be taken to address this problem. One is manufactured housing, which offers a less costly alternative to traditional sitebuilt houses; another is a concentrated effort to maintain the quality of the older housing stock that exists in the Hazelhurst area. This is why housing rehabilitation programs that allow homeowners to improve the condition of their older housing is important to keeping housing affordable in Oneida County.



Growth in Seasonal Dwellings

The most notable change in the housing stock in Oneida County over the last twenty years has been the increase in the number of seasonal and recreational housing units in the county. Several towns have seen increases of ten-fold or more. During the 1990's growth in seasonal dwellings slowed, and some towns saw an actual decrease. This likely is the result of conversion of seasonal to year-round dwellings as residents retire to what had been recreational properties. By the time of the 2000 Census most of the prime lakefront property in the county had been developed. However, the number of seasonal units counted in the 2010 Census increased by 20.5 percent in the County and 15.9 percent in Hazelhurst.

These trends speak to more fundamental changes that have taken place in the county over that period. The growth in seasonal dwellings during the 1980's was part of a change from an economy primarily based on natural resources to an orientation toward tourism and outdoor recreation. The subsequent conversion of seasonal to year-round and retirement housing, reflects the aging of the Oneida County population. Although forestry and manufacturing are still crucial to the county's economy, the influx of visitors and retirees to the county offers both challenges and opportunities for how Oneida County may change in the future. An example of how this change has manifested itself is the trend in recent years for historic resort properties to be converted to residential subdivisions. Where visitors in the past may have planned a family vacation at a resort today's visitors are more likely to seek a weekend retreat that will someday serve as a retirement home. Several resorts have been converted to condominium ownership.

The proliferation of seasonal dwellings and the subsequent conversion to retirement homes both exemplify important trends in the county: the aging of the population and a gradual shift away the exploitation of natural resources as raw materials to nature-based tourism. Forestry will remain an important economic activity, but more and more the county's forests and lakes will be important as amenities that will provide a basis for the Oneida County economy in the future.

Waterfront Development

A considerable portion of the new development that has taken place in the county over the last twenty years has been associated with property able to access the water bodies in the county. Though this development has brought new wealth, it has put new demands for service on local governments. Much of the new development within the county has taken place within close proximity of water, which fits a national pattern. Waterfront property has become attractive everywhere.

What distinguishes waterfront development from other similar developments elsewhere is the unique potential for environmental degradation. Shoreland zoning has the goal of protecting water quality, fish and wildlife habitat, recreation, and natural beauty. The concentration of on-site sewage disposal systems in close proximity to surface water presents two challenges. First, adequate land is necessary to contain a septic system away from all drinking wells. The second challenge is to keep septic effluent contained in a drainage field long enough to break down nitrates and phosphates, so they don't combine with surface water. High nitrate and phosphate levels in surface waters produce algae blooms. The developing awareness of the linkage between surface and groundwater contamination from lakeside development has led to a DNR rule revision process for shoreland zoning (NR 115), which is in the final stages of adoption.

Elderly/Retiree Housing Needs

Oneida County is aging, and not just as a result of residents getting older. The county is getting many older people who move there to retire. Oneida and Vilas Counties have been identified as two of a number of counties around the country that are particularly attractive to residents looking for a place to retire. This influx of seniors has a number of results: it obviously has increased the population and led to the construction of new housing units; it has raised the median age; and it has brought many new residents into the county from a number of different backgrounds, and with personal assets that have expanded the local economy. In one way though, it has introduced a different dynamic into the county. This change creates a special set of housing issues.

Around the country a number of local governments have made a conscious decision to make it part of their economic development strategy to attract retirees. These new residents bring new resources to the community; they can provide growth to what had been stagnant rural economies; and have led to job growth in other sectors that capitalize on the same amenities that draw people to the county looking for a retirement home. The coming retirement of the baby boom generation will bring a new influx of retirees to the places that seek to serve this growing market.

As our physical capacities diminish it can become more of a challenge to perform the basic tasks of maintaining a household. “Aging in place” is the phrase used to describe how a person is able to remain in their home as they age. Sometimes the support a person needs to remain in her home can be as simple as someone to help with the yard work, cleaning, or shopping. Sometimes it can mean having a home health-care worker visit a few times a week to assist with medications or physical therapy. Almost always such services are cheaper than moving that person to a more structured living situation. Whether and how these services, that permit seniors to age in place, are provided is thus a housing issue.

The predominance of seasonal and recreational housing units in Oneida County presents a special challenge. The dispersed nature of this type of housing and the “Northwoods” character of the county itself make providing these services to residents problematic. What is required is an integrated view of senior housing. It involves more than just a place to live; it involves a way to live in the place where you are. This is the message that comes from the Commission on Affordable Housing and Health Facility Needs for seniors in the 21st Century, which was appointed by Congress to look at issues surrounding the coming retirement of the baby boom generation. They identify this need to age in place as a central problem to be addressed.

“The Senior Commission believes that all older Americans should have an opportunity to live as independently as possible in safe and affordable housing and in their communities of choice. No older person should have to sacrifice his or her home or an opportunity for independence to secure necessary health care and supportive services.”

Among the Commission’s strongest recommendations is the need to look at housing and health care needs of seniors in a holistic manner. “The most striking characteristic of seniors’ housing and health care in this country is the disconnection between the two fields.” Creating a linkage between housing policy and the kinds of supportive services that can keep seniors in their homes longer can go a long way to making Oneida County an attractive alternative for people looking for a place to retire. And it’s not just a matter of subsidies to low-income individuals. “A senior with financial

resources may navigate these passages more easily than one without, but in many instances, particularly in rural areas, the shelter and care options may simply not exist at any price.” (p.28) The availability of health care and the kind of supportive services that will help them stay in their retirement “dream home” can be the deciding factor in these choices. So in implementing policies directed at serving the county’s retirement population, care must be taken to ensure that the full range of considerations – housing, health care, supportive services and amenities – that will serve these residents be integrated into a suggested coherent whole.

Subsidized/Special-needs Housing

There are 370 subsidized housing units in Oneida County. This is one unit for every ninety-three people. By contrast in Lincoln County there is one unit for every sixty-seven people. Nearly seventy-two percent of these units are designated for the elderly. Over a quarter are for families and thirty-three are designed for the disabled. Whether this is sufficient is a matter of judgment for the community to decide. What is not open to question is that disabled and low-income citizens often require special housing accommodations. How best to meet these needs should be a focus of any planning process that the County engages in.

The other major housing subsidy program is the housing choice voucher program, commonly known as Section 8. Administered locally by the Rhinelander Housing Authority in the city and NewCap in the rest of the county, eligible families are issued vouchers that they can use to secure housing in the private market. Having found a suitable housing unit, which meets minimum health and safety standards, where the owner has agreed to rent under the program, the eligible family uses its voucher to cover the part of the rent beyond the portion it pays, usually 30 percent of its income. The landlord receives a subsidy directly for the portion of the Fair Market Rent not paid by the tenant. The voucher-holder signs a lease for a term of, at least, one year and the landlord signs a contract with the Housing Authority, running concurrently with the lease. Eligibility for the program is generally limited to families with incomes below 50% of the median for the county in which they reside. The program is open to any housing unit where the owner agrees to participate and where the unit satisfies the standards.

Beyond the need for subsidized units a number of program alternatives are available to meet the needs of a range of citizens. USDA-RD is focused on rural areas, and thus may be the most promising source of housing-related funding. Under the Government Housing Programs heading in this element are many of the programs available to localities.

Assistance Programs

Below is a listing of some of the major programs available for housing assistance for owners, renters, and the town.

State Programs

Wisconsin Department of Administration:

The **Wisconsin Community Development Block Grant (CDBG)** program, administered by the Wisconsin Department of Administration, Division of Housing (DOH), provides grants to general purpose units of local government for housing programs which principally benefit low and moderate income (LMI) households. These funds are primarily used for rehabilitation of housing units,

homebuyer assistance, and small neighborhood public facility projects. CDBG dollars are flexible and responsive to local needs.

In addition to addressing LMI housing needs, CDBG can be used to leverage other programs or serve as a local match. The grant also can be used as an incentive to involve the private sector in local community development efforts or to respond to area needs. The CDBG program often serves as a catalyst for other community development projects.

The **Low-Income Housing Tax Credit (LIHTC)** aims to encourage the production and rehabilitation of affordable housing. It provides an incentive for private entities to develop affordable housing. The credit reduces the federal taxes owed by an individual or corporation for an investment made in low-income rental housing. LIHTC provides funding for the construction of new buildings or the rehabilitation or conversion of existing structures. To qualify, a property must set aside a certain share of its units for low-income households.

Federal Programs

USDA-RD:

Section 502 Homeownership Direct Loan Program of the Rural Health Service (RHS) provides loans to help low-income households purchase and prepare sites or purchase, build, repair, renovate, or relocate homes.

Section 502 Mutual Self-Help Housing Loans are designed to help very-low-income households construct their own homes. Targeted families include those who cannot buy affordable housing through conventional means. Participating families perform approximately 65 percent of the construction under qualified supervision.

Section 504, the Very-Low-Income Housing Repair Program, provides loans and grants to low-income homeowners to repair, improve, or modernize their homes. Improvements must make the homes more safe and sanitary or remove health or safety hazards.

Section 521 Rural Rental Assistance Program provides an additional subsidy for households with incomes too low to pay RHS-subsidized rents.

Section 533 Rural Housing Preservation Grants are designed to assist sponsoring organizations in the repair or rehabilitation of low-income or very-low-income housing. Assistance is available for landlords or members of a cooperative.

Department of Housing and Urban Development (HUD):

Self-Help Homeownership Opportunity Program finances land acquisition and site development associated with self-help housing for low-income families. Loans are made to the nonprofit sponsors of development projects and are interest-free. Portions of the loans are forgiven if promised units of housing are completed within a given period. These forgiven “grant conversion” funds may be used to subsidize future development projects.

HOME Investment Partnership Program aims to encourage the production and rehabilitation of affordable housing. HOME funds may be used for rental assistance, assistance to homebuyers, new construction, rehabilitation, or acquisition of rental housing.

Housing Trends

- The 2010 Census showed that the Town of Hazelhurst had 2,664 housing units, a decrease of 8 units from 2000. 43.1 percent of units were occupied. 90.9 percent of these units were owner-occupied.
- 18.2 percent of the housing stock was built in the 2000s in Hazelhurst. Zero percent of the housing stock was built after 2010 as of 2014.
- 97 percent the community's housing stock is classified as being single family homes.
- The median value of a home was \$243,800 in 2010, while the monthly gross rent was \$542.
- While the incidence of cost burdened house owners with mortgages was much higher to the county and the state, the percentage of cost burdened renters was 30.4percent, which was lower than the state and county.

Housing Goals, Objectives, and Policies

Goal 1. Preserve the rural lakefront character of housing in the Town.

Objectives

- Support adequate housing density to provide enough lot size for septic systems and private water supplies.
- Promote un-mowed shoreland areas, and natural landscaping along roads.
- Promote conservation subdivisions to maintain rural character.

Policies

- Require naturally vegetated buffers in new housing developments to retain a rural feel.

Goal 2. Provide a diversity of housing options for all ages and income levels throughout the community.

Objectives

- Maintain high quality housing.
- Encourage development of affordable housing for seasonal employees.

Policies

- Consider adopting and enforcing building and property maintenance codes.
- Support the County's ongoing building code inspections.

CHAPTER 4

TRANSPORTATION

The transportation system in a community consists of a variety of roads; some are owned and maintained by local officials, others are part of the County or State road systems. In addition to roads, the transportation system includes facilities for pedestrians (e.g., sidewalks), bicyclists (e.g., trails), railroads, airports, and in more urban areas, public transit. This section describes the transportation system in the Town of Hazelhurst and related improvements or issues affecting the system.

See **Map 4** for transportation within the Town.

Existing Transportation Planning Efforts

Regional Livability Plan

The 2015 Regional Livability Plan (RLP), written by the North Central Wisconsin Regional Planning Commission, addresses issues of livability in the areas of housing, transportation, economic development, and land use. The RLP identifies three major transportation issues.

- Modes of Transportation to Work – The region’s workforce is extremely dependent on the automobile. In 2012, over 80 percent of the region’s workforce drove alone to work on a daily basis. Another 10 percent carpooled, leaving less than 10 percent for the non-automobile methods such as walking, biking, and using transit. The average commute time in the central sub-region, which includes Marathon County, was 18.7 minutes.
- Age of Drivers in the Region – The region is seeing a change in the number of licensed drivers by age groups. Between 2004 and 2013, the region saw a 20 percent decrease in the number of drivers aged 17 through 19. During the same years, the region also had a 20 percent increase in drivers over age 65. These changes mean communities will have a need for multimodal options for the younger ages and options to increase safety as drivers age.
- Transportation Maintenance Cost – It is expensive to maintain the transportation infrastructure in the region. The current reliance on fuel tax and registration fees is inadequate, unstable, and may soon be outmoded. The inability to fund improvements and maintenance on transportation infrastructure will impact the ability to transport goods and provide safe, reliable, and efficient roads.

Connections 2030

This is Wisconsin's latest long-range, statewide, multimodal transportation plan. It identifies a series of system-level priority corridors that are critical to Wisconsin's travel patterns and the state economy.

North Central Wisconsin Regional Bicycle Facilities Network Plan

The North Central Wisconsin Regional Planning Commission (NCWRPC) created this plan in 2004 to guide the development of bicycle facilities in north central Wisconsin. The vision of this plan is to increase the mobility of people within the Region by making bicycling a more viable and attractive transportation choice. The plan will strengthen the rural character of the County by connecting natural and cultural resource destinations and by connecting communities, which also will have positive economic development effects from tourism. This plan is currently being updated and is due to be adopted at the end of 2017.

State Trails Network Plan

This 2001 document [revised in 2003] clarifies the Wisconsin Department of Natural Resources (WDNR) role and strategy in the provision of all types of trails. The plan identifies a series of potential trail corridors that would link existing trails, public lands, natural features, and communities. This statewide network of interconnected trails would be owned and maintained by municipalities, private entities, and partnerships of the two. Preserving transportation corridors, such as old rail lines, is specifically discussed as a very important strategy in the creation of recreational and alternative transportation corridors. Two segments affect the Town of Hazelhurst.

Segment 13 (Dresser to Michigan)- This 250-mile-long east-west corridor consists of rail line, the Cattail Trail, which is owned by the DNR and operated by Polk and Barron counties, and an optional highway right-of-way. It has the potential to link with the Gandy Dancer, Wild Rivers, and Bearskin/Hiawatha state trails, the Pine Line Trail, Nicolet State Trail, Ice Age National and State Scenic Trail, and three proposed segments— 2, 15, and 17.

Segment 15 (Ashland to Rhinelander)- Beginning in Ashland and extending southeast to Gurney near the Ashland/Iron County line, this potential corridor includes a section of abandoned rail line mostly owned by the Bad River Band of Lake Superior Chippewa. Part of this segment includes a proposed loop route on abandoned rail line that from Manitowish to Woodruff. From Woodruff, the loop extends north to Boulder Junction and returns to Manitowish. In addition to abandoned rail line, the loop consists of Boulder Junction's community trail, roadways and/or existing forest trails. A spur connector to Sayner is also proposed using forest trails and/or low-use roadways. Continuing south, a route through Woodruff/Minocqua would connect with the Bearskin/Hiawatha State Trail. From these same communities, an old abandoned rail corridor near the route of State Highway 47 may provide the opportunity to connect to the City of Rhinelander. If the rail corridor is not intact, it may be feasible to use roadways and existing trails, since the northern half of the route is through the Northern Highland/ American Legion State Forest.

Locally Developed, Coordinated Public Transit - Human Services Transportation Plan

This plan was prepared as a joint planning effort between Oneida, Forest and Vilas counties. These counties have been slowly working together to coordinate and expand transportation services for elderly, disabled and low income residents. SAFETEA-LU requires the preparation of coordination plans for entities that will access certain FTA (Federal Transit Authority) funds. SAFETEA-LU states that projects funded must be derived from a locally developed, coordinated public transit-human services transportation plan. The stated goal is to maximize the three programs' coverage by minimizing the duplication of similar, overlapping services. SAFETEA-LU also stipulates that the plan be developed through a process that includes representation of public, private and non-profit transportation and human services providers, and participation by the public.

Road Network

Functional Classification of Roads/Jurisdiction

Functional Classification – A functionally classified road system is one in which streets and highways are grouped into classes according to the character of service they provide, ranging from a high degree of travel mobility to land access functions. At the upper limit of the system (principal arterials, for example), are those facilities that emphasize traffic mobility (long, uninterrupted travel), whereas at the lower limits are those local roads and streets that emphasize access.



USH 51

The functional classifications are generally defined as:

- **Principal Arterials** serve corridor movements having trip length and travel density characteristics of an interstate or interregional nature. These routes generally serve all urban areas with populations greater than 5,000 or connect major centers of activity. They carry the highest traffic volumes and are designed to accommodate longer trips.
- **Minor Arterials**, like principal arterials, minor arterials also serve cities, large communities, and other major traffic generators providing intra-community continuity and service for trips of moderate length, with more emphasis on land access than principal arterials.
- **Collectors** provide both land access service and traffic circulation within residential neighborhoods, commercial areas, and industrial areas. The collector system distributes trips from the arterials through the area to the local streets. The collectors also collect traffic from the local streets and channel it onto the arterial system.
- **Local Streets** comprise all facilities not on one of the higher systems. They serve primarily to provide direct access to abutting land and access to higher order systems. Local streets offer the lowest level of mobility, and through-traffic movement on these streets is usually discouraged.
- **Jurisdiction** – Roads are commonly classified in one of two ways: by ownership or by purpose. Jurisdictional responsibility refers to ownership of a particular road, while functional classification, as described above, identifies the road by the level of service it provides.

Jurisdiction

Jurisdiction refers to governmental ownership, not necessarily responsibility. For example, some State owned roads are maintained by local jurisdictions. Additionally, the designation of a public road as a “Federal-aid highway” does not alter its ownership or jurisdiction as a State or local road,

only that its service value and importance have made that road eligible for Federal-aid construction and rehabilitation funds.

Ownership is divided among the Federal, State, and local governments. States own over 20 percent of the national road network. The Federal Government has responsibility for about five percent, primarily in national parks, forests, and Indian reservations. Over 75 percent of the road system is locally controlled. There were 56 miles of roadways in the Town in 2016 under both the jurisdiction of Hazelhurst and the County.

In some cases, local municipalities are responsible for conducting routine maintenance and minor repairs on State and Federal highways within their jurisdictional boundaries. In return, the State generally provides financing to those jurisdictions. However, major repairs and reconstruction are generally still the responsibility of the State Department of Transportation. Roadway jurisdictions (i.e. U.S., State, and County highways) are indicated in Figure 5-1.

Planned Road Improvements

The Town annually drives and reviews the condition of all Town roads. The Town Board annually budgets for road improvements.

Major Road Facilities

Based on the qualifications of the roadway classifications, the Town of Hazelhurst has the service of one principal arterial-U.S. Hwy 51. U.S. Hwy 51 provides large volumes of traffic a north-south route through the Town of Hazelhurst. This highway provides linkages in the larger regional area; specifically, the highway links the employment centers of central Wisconsin and the greater Madison area to the recreational destinations of northern Wisconsin and the Upper Peninsula of Michigan.

The major collectors of the Town which are designed to link arterials with the local roadways include two county trunk highways (CTH) and one local road. CTH D, CTH Y, and Lower Kaubashine Road provide access to and from U.S. Hwy. 51 generally in east-west directions. The remaining roadways within the town of Hazelhurst serve as local roadways.

Transportation Modes

Pedestrian

Rural roads with low traffic volumes provide scenic walking within the Town. The Bearskin State Trail also provides convenient access to adjacent communities.

Bicycle

A number of on-road and off-road bicycle facilities exist in the Town. The Bearskin State Trail is an 18.3 mile route connecting the Town of Minocqua and the south trailhead near the intersection of County Highway K and Highway 51. Additionally, the County proposed on road bike routes on CHY Y and D in the Oneida County Outdoor Recreation Plan, 2014-2018.

Transit

Headwaters Inc. is a private, non-profit sheltered workshop for the developmentally and mentally disabled. Headwaters Inc. provides transportation to its clients for employment, social and recreational activities and appointments. Headwaters and other area human services agencies in Oneida, Forest and Vilas counties have a history of working together on transportation. Headwaters has taken a lead role in coordinating transportation: managing a fleet of 34 vehicles it leases out to the other agencies and sponsoring studies of transit service needs and options for the tri-county area.

The most recent effort is a feasibility study for a rural transit system to serve the tri-county area including Rhinelander. A trial run was set up beginning in October of 2009 between Crandon and Rhinelander to test operations and usage. Headwaters hope to attract more federal grants to fund implementation of the new system.

The City of Rhinelander and the Oneida County Economic Development Corporation have supported development of a transit system as an additional option for worker transportation. They have also been working with the transportation groups to develop a park-and-ride plan that works in conjunction with the transit system. Area employers seem willing to work with the system.

The Oneida County Commission on Aging provides demand-response specialized transportation for the elderly and disabled across Oneida County with paid and volunteer drivers. Oneida County also works with other agencies and adjacent counties to provide service in a more cost-effective manner, such as the Lakeland Senior Center in Woodruff. Headwaters Inc. provides transportation for residents of Oneida County that work at their Rhinelander workshop facility, while Opportunities Inc. provides demand-response service for their clients in the Minocqua and Rhinelander areas. The Mole Lake and Potawatomi reservations provide transit services to their residents and also work with Oneida County to open service to non-tribal members. For example, Mole Lake provides weekly service to Crandon and Rhinelander.

Oneida County works with Headwaters Inc, the Tribes and Forest and Vilas counties on coordination and expansion of transportation services. In 2008, the group completed a coordination plan that recommended a tri-county mobility manager position and development of projects that fit available funding programs such as the Mole Lake-Crandon-Rhinelander route to evaluate the potential for a tri-county transit system.

Two subsidized or "shared-ride" Taxi services operate within Oneida County. DISCAB-Minocqua Taxi serves the Minocqua-Woodruff area. Rapid Cab is based in Rhinelander, but serves the entire county.

School buses carry children back and forth from the various school districts as well as sport competitions and other events.

There is limited scheduled long distance intercity bus service available in Oneida County. Increasing cost of fuel might increase the demand for public and intercity bus service. Private charter bus companies can be contracted for service, with increasing costs and tightening budgets.

Rail

The Bearskin State Trail was developed on a railroad bed.

Airports

The Rhinelander-Oneida County airport is the closest airport to the Town of Hazelhurst. This airport is commercial with scheduled passenger service and freight movement year-round. This is an air carrier/air cargo airport, which is designed to accommodate virtually all aircraft. Airports in this category are usually referenced by the type of air carrier service provided, and Rhinelander is short haul air carrier airport. In terms of cargo, about 1.5 million pounds move through the Rhinelander/Oneida County Airport in 2004 and this had increase to about 1.9 million pounds in 2009. WisDOT projections show total aviation operations increasing to 44,040 by 2010, and 45,740 by 2020 for an 8 percent increase from 2000.

Snowmobile Trails

Oneida County has more than 1,000 miles of snowmobile trails that are maintained by multiple snowmobile clubs within the county. See the Oneida County Outdoor Recreation Plan for more details.

Transportation Goal, Objectives, and Policies

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












Objectives

- Provide close coordination between transportation facilities and land use development.
- Provide for annual maintenance to maintain roads.

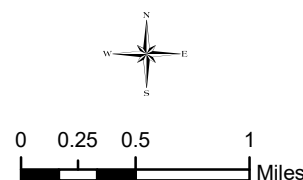
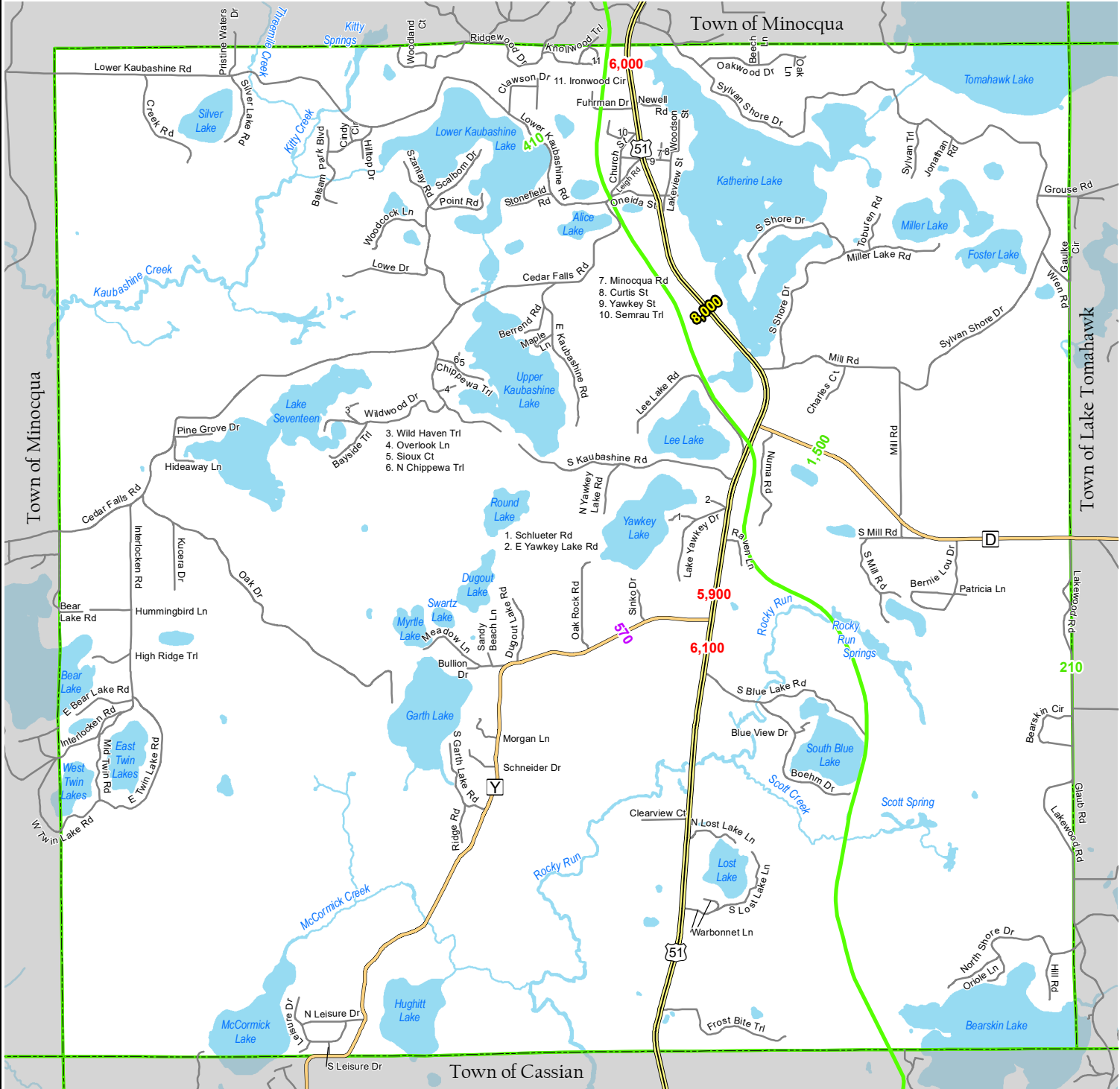
Policies

- Consider future road locations, extensions or connections when reviewing development plans and proposals.
- Use the Town driveway permit ordinance to address blind spots, increase safety, and appropriate access to preserve road capacity.
- Continue with prioritizing maintenance and improvements to extend the life of Town roads.

Legend

-  Minor Civil Divisions
 -  US Highways
 -  State Highways
 -  County Highways
 -  Local Roads
 -  Bearskin Trail
 -  Water
-  500 Average Daily Traffic Count, 2015
 -  500 Average Daily Traffic Count, 2013
 -  500 Average Daily Traffic Count, 2012
 -  500 Average Daily Traffic Count, 2009

Map 4 Transportation Town of Hazelhurst Oneida County, Wisconsin



Source: WI DNR, NCWRPC, Oneida Co., Wis DOT

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

CHAPTER 5

UTILITIES AND COMMUNITY FACILITIES

This section describes the existing conditions and issues relative to utilities available to the Town of Hazelhurst, including sewage disposal, water supply, power supply, and telecommunication facilities and services. Additionally the chapter inventories community facilities and parks.

See **Map 5** for the public utilities and community facilities within the Town.

Public Utilities

Waste Water: At this time, there are no public sewer accommodations in the Town of Hazelhurst. All structures rely upon individuals waste treatment systems.

Water: The Town of Hazelhurst does not have a public water supply system, instead, private wells supply the water for public and private facilities in the Town. The Town is not aware of any water problems in the Hazelhurst area that might affect the drinking water supply. However, the lack of a public water supply system has negatively impacted the Town's ISO Fire Protection.

Solid Waste Management: Refuse collection for the Town of Hazelhurst's residents is presently provided by private collectors through individual contracts. Rhinelander Disposal, United Waste of Northern Wisconsin, and L & B Trucking are primary contractors for refuse disposal.

Although the Oneida County Landfill, located in the Town of Woodboro, no longer has active land filling, the site still handles disposal, recycling, and composting of waste within Oneida County. Waste collected at the site is hauled out of the County by a private firm, under contract with the County. There is a small demolition waste area on site. There are no current plans to reopen/expand landfilling operations. But the Waste Department will always be researching alternative ways to dispose of Oneida County solid waste.

Energy Utilities

Gas and Electric Power: The Town of Hazelhurst receives electric power and gas from Wisconsin Public Service Corporation (WPS).

Telecommunication Facilities and Services

At this time, there is limited television service to the Hazelhurst Area. Frontier provides local telephone service, while Verizon and Cellcom provide cellular phone service. The closest cellular phone tower is directly north of Hazelhurst along U.S. Highway 51.

Community Facilities

Town Hall:

A new Town Hall was jointly established in 2016 with the new fire barn in two separate buildings that were the former Ryden Marine property at 7020 Hwy 51. The former Town Hall is almost 100 years old, and is located at 9805 Yawkey Street.



Town Hall

Post Office:

The nearest post office is located right in the heart of Hazelhurst.

Hazelhurst Post Office, 7057 Hwy 51 South, is open Monday through Friday, and Saturday mornings.

Schools:

Primary Schools: The Town of Hazelhurst is served by the Minocqua-Hazelhurst-Lake Tomahawk (MHLT) School District for kindergarten through eighth grade. The school is located at 7450 Titus Drive in Minocqua and consists of 105,000 square feet. The original building was constructed in 1965, with recent additions in 1992 and 1997. In 1992, the gym, kitchen, and commons were expanded. In 1997, six classrooms were added in addition to technology updates. Two new computer labs were installed, as well as televisions in all classrooms which are connected to a central broadcasting center. **Table 5.1** shows school enrollment.

2000	209
2009	175
2010	164
2011	189
2012	190
2013	235
2014	217
2015	200

Source: ACS 2009-2015

Secondary School: Hazelhurst students attend high school at Lakeland Union High School (LUHS). LUHS is located north of Hazelhurst off of U.S. Hwy 51 on Old Highway 70 West. The school was originally constructed in 1957, with several additions, the last in 1997. The additions in 1997 were approved by a referendum for the purpose of constructing and equipping a cafeteria, a kitchen, and gymnasium, and remodeling of the existing building for additional classroom space and miscellaneous equipment and technological improvements. The building is now approximately 265,000 square feet inside. In 2000, Hazelhurst had 209 students enrolled in grades K-12. From 2009 to 2015, the Town averaged 196 students enrolled in these grades, which represents about a 6.2 percent decrease.

Private Schools: There are four private schools serving Oneida County, for PK-8. This includes The Nativity of Our Lord School, Rhinelander Christian School, and Zion Lutheran School, located

in Rhinelander. The Trinity Lutheran School is located in Minocqua. About 9 percent of Hazelhurst students were enrolled in private schools.

Post-Secondary Educational Facilities

Nicolet Area Technical College (Nicolet College): Nicolet College is located just outside of the City of Rhinelander. Nicolet College is a public community college serving Northern Wisconsin from its Lake Julia campus south of Rhinelander, from the Lakeland campus in Minocqua, and from other instruction centers located within the Nicolet District. The College offers one and two-year career diplomas and degrees, liberal arts university transfer studies, and a comprehensive continuing education program. Nicolet currently serves over 1,500 students each semester with offerings in vocational-technical and liberal arts and approximately 10,000 in continuing education, trade extension, and apprenticeship programs. The Nicolet District is comprised of all of Oneida, Vilas, and Forest counties, and portions of Iron, Lincoln, and Langlade counties. The District presently includes approximately 4,000 square miles with a population of 70,000 persons.

University of Wisconsin – Marathon County (UW-MC): Marathon County, located in the City of Wausau, offers lower level (freshman and sophomore) college classes, leading to a baccalaureate degree. Associate Degrees are offered in Arts & Sciences, and Bachelor's Degrees (through collaborative degree programs with UW Oshkosh and UW Stevens Point) are offered in Business Administration, General Studies, and Nursing. Enrollment averages around 1,100 students.

Northcentral Technical College (NTC): NTC, also located in the City of Wausau, offers 40 one- and two-year programs and certificates in business, technical, health and industrial fields. Approximately 2,300 full- and part-time students attend classes, although more than 16,000 people take at least one class annually.

Private Colleges: In addition to the public schools, the Wausau area has two private colleges. Globe University, located in Rothschild, provides career training with 40 degree, diploma, and certificate programs. Rasmussen College, located in Wausau, offers bachelor's degrees, associate's degrees, certificates and diplomas in fields like business, design, education, justice sciences, and nursing.

Library:

The Minocqua Public Library is the closest library to the township. This library offers a wide range of services including programs for children and young adults, lending DVDs, CDs and audio books, as well as a complete range of periodical and a collection of 29,500 volumes. The Library is part of the Wisconsin Valley Library System.

Law Enforcement:

The police protection services for Hazelhurst are provided by the Oneida County Sheriff's Department. The department provides service to all the towns and assists the City of Rhinelander in Oneida County for law enforcement. The Oneida County Sheriff's Department maintains 14 full-time telecommunications in the state-of-the-art communications center. The Enhanced 911 Center provides dispatch services for the county area fire departments, municipal police departments, and responder groups.

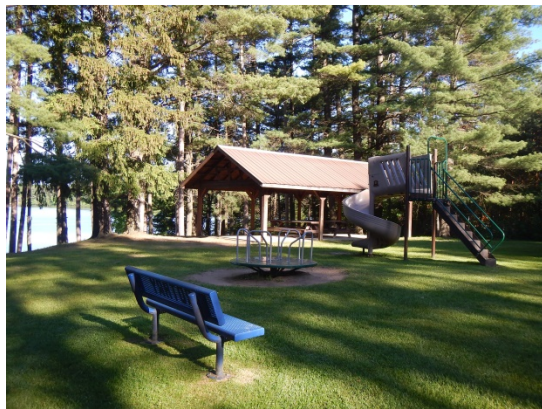
Fire and Emergency Medical Services

Fire: The fire protection service for the Town of Hazelhurst is provided by the Hazelhurst Volunteer Fire Department. A new fire barn was jointly established in 2016 with the new Town Hall in two separate buildings that were the former Ryden Marine property at 7020 Hwy 51.



Town Fire Barn

Emergency Response: The Town of Hazelhurst contracts with the Minocqua Rescue Squad for the provisions of emergency rescue services. The Minocqua Rescue Squad was the first rescue squad in the Northwoods.



Parks

This section describes existing and proposed park and recreation facilities in the Town of Hazelhurst and major County and State facilities in the vicinity.

Local Parks, Trails and Open Space

Hazelhurst maintains three recreational facilities:

Hazelhurst Town Park: Located on Yawkey Street next to the old Town Hall, this park offers a paved tennis court, a ball diamond, playground, restrooms, and picnic area.

Lake Katherine Beach Park: Located on Oneida Street, this park includes a playground, swimming area with on-duty lifeguard from Memorial Day to Labor Day, a public boat landing, picnic areas, and covered pavilion.

McCormic Lake Landing: A small boat landing is maintained by the Town on McCormic Lake. The landing is primarily used by lake residents.

Town Park System Needs

The *Town Outdoor Recreation Plan (ORP)* was last created in 1998. It recommended a number of improvements including upgrading playground equipment, additional ballpark fencing, the expansion of the food booth area in the Hazelhurst Town Park, upgrade of piers at the beach, and the dredging of the canal. An ORP is valid for 5-years, and is useful when applying for DNR Stewardship 50% grant money. Improvements may also be listed in the County ORP, as long as the Town adopts the County ORP as their own.

County or State Parks, Forest, and Trails

Several County and State park facilities are within or in close proximity to the Town of Hazelhurst. These are shown on and include:

Bearskin State Trail: The state developed the crushed stone 18.3 mile Bearskin Trail along the abandoned railroad bed from Minocqua to County Highway K. This granite rock surface trail is open to biking and hiking in the summer and snowmobiles in the winter season. The trail does offer a rest area near South Blue Lake which includes pit toilets, a hand pump for water, picnic tables, and fire grills. Several interpretive signs and old railroad structures provide a glimpse into the rich history of this railroad corridor. The WDNR plans to expand the trail south through the Town of Nokomis.

Medical Facilities

The Marshfield Clinic Minocqua Center is the closest medial facility to the Town. It offers primary care, specialty care and urgent care. It is staffed by more than 70 physicians and has a variety of specialties including medical oncology and hematology services. The clinic was recently expanded by more than 100,000 square feet to increase care capacity. The facility also includes a state-of-the-art ambulatory surgery center. The Minocqua Center is located a short distance from Howard Young Medical Center, a 99-bed facility with ICU and CCU units as well as a renal dialysis unit, emergency department and helicopter service.

Child Care

There were no licensed children care center in the Town, as inventoried by the Wisconsin Department of Children and Families YoungStar Program. However, there were five certified centers within a ten mile radius of the town hall.

Community Facilities and Utilities Goals, Objectives, and Policies

Goal 1. Provide a safe and healthy environment to live, work, and play.

Objective

- Provide high quality public services (roads, fire, and rescue) to meet existing and future demand.

Policies

- Consider sharing equipment and services across Town boundaries where practical.
- Develop and maintain a Capital Improvements Plan for major equipment purchases.

Goal 2. Enhance and develop year round recreational opportunities in the town.

Objectives

- Establish and maintain regulations to coordinate the proper use, access and opportunity of motorized watercraft on lakes and rivers, based on a waterway classification system.
- Maintain the Town's existing parks, beaches, and natural resources, and provide for recreation facilities.
- Maintain existing public access to waterways.
- Maintain existing Town snowmobile, hiking, skiing, and biking trails.

Policies

- Annually review the Town's outdoor recreation facilities.
- Monitor state and federal funding programs which could aid in the development and/or acquisition of Town recreational facilities.
- Recognize the need to accommodate all age groups in recreational pursuits.

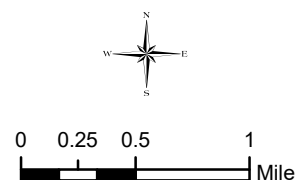
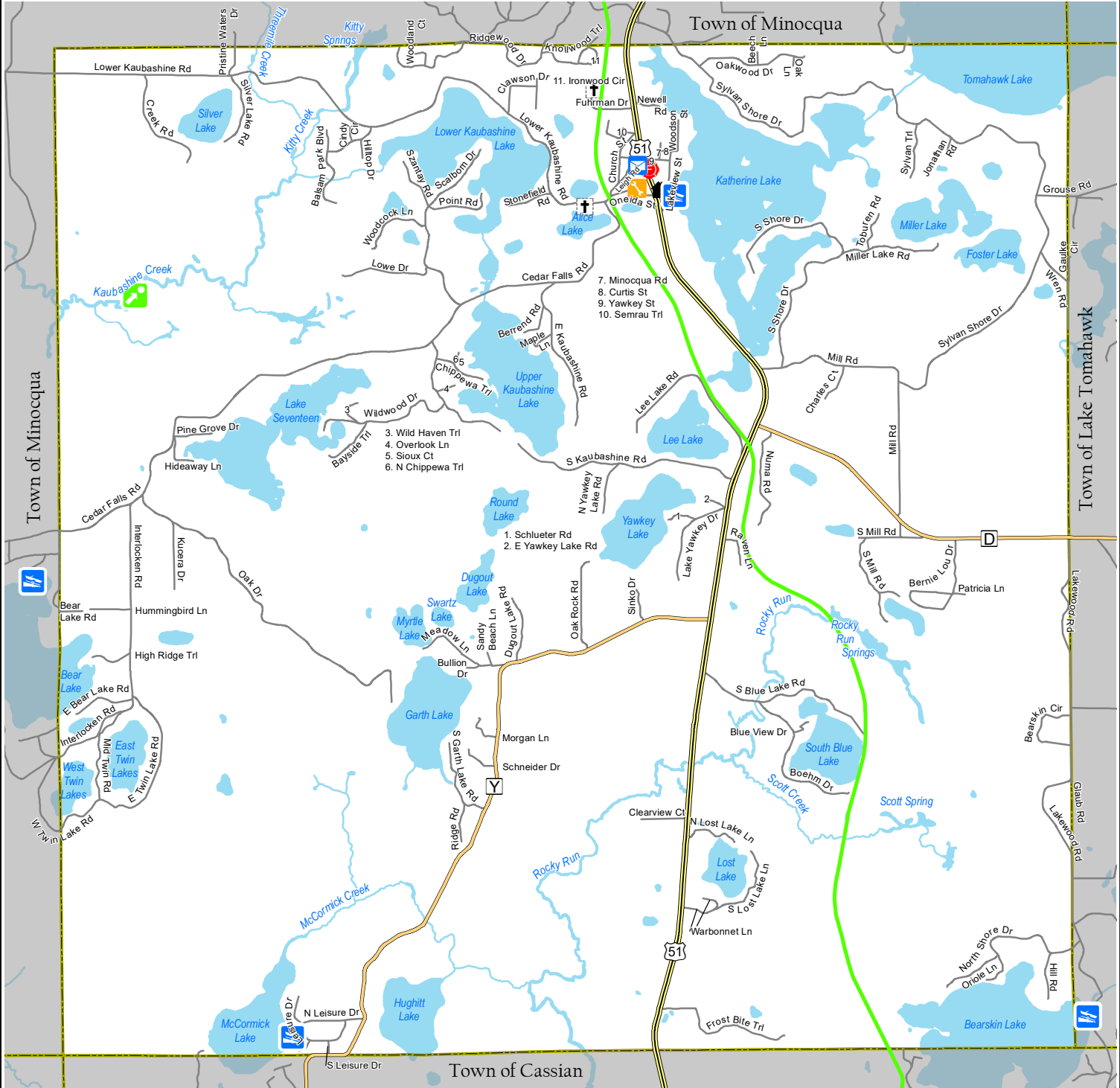
Utilities & Community

Facilities

Town of Hazelhurst
Oneida County, Wisconsin

Legend

- Minor Civil Divisions
- Bearskin Trail
- Town Garage
- US Highways
- State Natural Areas
- Fire Station
- State Highways
- Post Office
- County Highways
- Town Hall
- Local Roads
- Boat Launch
- Water
- Cemeteries



Source: WI DNR, NCWRPC, Oneida Co.

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



North Central Wisconsin Regional Planning Commission

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

CHAPTER 6

ECONOMIC DEVELOPMENT

The condition of the local economy directly influences local growth and development, and therefore must be considered when planning for a community's future. Employment patterns and economic trends generally occur on a regional scale. Oftentimes residents of one community work in another. Similarly changes in a major industry can impact jobs and growth far beyond the community where the business is physically located.

It is therefore important to understand a local community's economy in light of its regional context. The following section provides a brief overview of the economy in Oneida County, in terms of the economic environment, key economic sectors and the regional labor force and employment projections. A more specific description of Hazelhurst includes employment trends and major local employers or industries. Potential economic development opportunities and/or issues regarding the local economy are also identified.

Previous Plans and Studies

The following is a list of previous plans and studies related to economic development in Oneida County and Hazelhurst:

Oneida County Comprehensive Plan, 2013

The plan covers economic development in both the inventory and plan recommendation sections. The inventory information is a brief overview of labor force, commuting patterns, economic base, environmentally contaminated sites, and economic development programs. Goals, objectives, policies, and recommendations are provided in the plan recommendation section. Some of the recommendations relate to site availability, desired economic focus, reuse of environmentally contaminated sites and design standards.

North Central Wisconsin Regional CEDS, 2013

Oneida 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 (NCWRPC) 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 serves to summarize and assess economic development activities of the past year and present new and modified program strategies for the upcoming year.

Key findings from this regional level plan involve an inventory of the physical geography of the Region and its resident population. Labor, income, and employment data are covered with analysis of the economic status of the Region. Construction, wholesale trade, retail, transportation, and manufacturing all have grown rapidly since 1980. Finance, insurance, real estate, and services have lagged behind national averages.

Regional Comprehensive Plan: A Framework for the Future, 2000-2020

The NCWRPC developed this plan in compliance with the State of Wisconsin's Comprehensive Planning Law. One component of this plan is the Economic Development Chapter. Within this chapter, economic indicators are analyzed on a regional level and economic infrastructure is

inventoried. The chapter offers some regional goals and policies for the development of the regional economy over the next two decades.

Key findings from this regional level plan are:

- 1) The Region's labor force and participation rates are increasing and unemployment is decreasing.
- 2) Primary export industries include agriculture, forestry, manufacturing, transportation, communication, and retail.
- 3) The Region's economy is mostly comprised of slow growth industry, but it is shifting into a service based economy, which shows much faster growth rates.
- 4) The Region is a competitive location for new industry starts compared to national average.
- 5) The Region has several available industrial parks.
- 6) The Region will benefit most from the creation of new or the expansion of existing industries.

County Economic Environment

As the end of 2010 approached, Oneida County was still struggling to recover from the Great Recession. In 2007, 14,452 people were employed in the County. By 2010, jobs had fallen 13.6 percent, to 12,317. The county started adding jobs again in 2011, according to Longitudinal Employer-Household Data. From 2010 to 2014, over 2,000 jobs were added to the Oneida County economy. In 2014, there were 14,346 jobs, which was slightly higher than precession levels.

Interestingly at the height of recession in 2010, unemployment rates were at 5.5 percent, lower than the state (6.7%) and the nation (7.9 %). (Over 80 percent of county residents also work in the county.) Yet unemployment rates have increased since 2010 to 7.3 percent in 2014, while labor force participation have fallen from 18,897 in 2010 to 18,009 in 2014.

Basic Industries

Key sectors of a regional economy can be identified by size; by growth or decline in employment; by a concentration of the industry in the local area exceeding the national concentration. An industry that shows a higher concentration of employment than the national average is considered a "basic industry" and is identified by a technique called "Location Quotient" analysis. Basic industries are those sectors that export a product or service from the local community into the national or international economy. They are a critical part of the "economic engine" for a region, affecting the growth and health of many dependent sectors such as retail, transportation, construction, and local services. **Table 6.1** shows the six basic industries for Oneida County from 2010 to 2015.

Table 6.1: Basic Economic Industries

Description	2010 Jobs	2015 Jobs	2010 - 2015 Change	2010 - 2015 % Change	2010 Location Quotient	2015 Location Quotient	2015 Payrolled Business Locations	2014 GRP
Retail Trade	3,473	3,495	22	1%	1.90	1.88	216	\$189,112,893
Crop and Animal Production	192	210	18	9%	1.33	1.41	25	\$31,964,794
Health Care and Social Assistance	2,704	2,909	205	8%	1.33	1.33	196	\$226,323,636
Accommodation and Food Services	1,877	1,954	77	4%	1.34	1.27	194	\$64,624,124
Other Services (except Public Administration)	712	573	-139	-20%	1.30	1.12	154	\$35,020,180
Manufacturing	1,336	1,522	186	14%	0.92	1.04	51	\$192,947,222

Source: EMSI

In 2015, there were 10,886 jobs in Oneida County in the six basic industries, a 3.6 percent increase from 2010. However, this was a 1.7 percent decrease from 2001, which each industry losing jobs, with the exception of Retail Trade which gained 10 percent more jobs since 2001.

In 2014, Oneida County generated over 2 billion dollars in export sales. Export sales are a given industry's total annual sales to industries and consumers not inside the defined region. Manufacturing was the highest export industry accounting for almost 584 million dollars, or 29.0 percent of total export revenue. Government was the second highest export industry accounting for almost 374 million dollars, or 18.6 percent of total export revenue. Health Care and Social Assistance was the third highest export accounting for over \$233 million, or 11.6 percent. Lastly, Retail trade produced 204 million dollars in exported sales. The ability to export goods and services is essential to the county's economy as it introduces new money to the economy, rather than simply circulating money that is already in the region. This influx of new revenue is redistributed throughout the economy at local restaurants, residential and personal service providers, and retailers.

Economic Sectors

Table 6.2 shows the number of jobs by NAICS Industry Sector. This sector briefly describes the health of the County's different industry sectors. Overall, between 2010 and 2015, the three fastest growing sectors were the Management of Companies and Enterprises (NAICS 55) industry, Utilities (NAICS 22) industry, and the Administrative and Support and Waste Management and Remediation Services industry (NAICS 56). The Management of Companies and Enterprises grew 327 percent, which was a net increase of 193 jobs. Utilities grew 43 percent, adding 16 jobs. The Administrative and Support and Waste Management and Remediation Services industry grew by 184 jobs, an increase of 40 percent. Overall, Health Care and Social Assistance added the most net jobs, adding 205 jobs. This was followed by the Management of Companies and Enterprises (193 jobs) and Manufacturing (186 jobs).

It should be noted that the number of employees in certain sectors, particularly those workers engaged in Crop and Animal production, which includes forestry, may be understated because this

information utilizes the Wisconsin Department of Workforce Development data; those who are self-employed or work in family businesses are not reflected in this data.

1. Crop and Animal Production: This sector comprises establishments primarily engaged in growing crops, raising animals, harvesting timber, and harvesting fish and other animals from a farm, ranch, or their natural habitats. Between 2010 and 2015, the number of jobs in this sector had a net gain of 18 jobs, increasing the number of jobs to 210. This was after the sector saw small declines in the 1990s and the 2000s. Most of the gains were in Crop Production subindustries, while there were some slight decreases in the Forestry and Logging subindustry.

2. Utilities: This industry experienced a 43 percent increase from 2010 to 2015. In 2015, there were 53 people working in this industry. The majority were in the Electric Power Generation, Transmission and Distribution. There were seven payrolled locations for this industry in the county in 2015 and the average earnings were \$131,093.

3. Construction: This industry saw a 1 percent decrease in employment over the five year period. In 2015, it employed 745 people. In 2000, the industry employed 832. There were 173 payrolled locations for construction businesses in 2015 and the industry had the fifth highest GDP, 82 million dollars, in 2014. The average earnings for this industry were roughly \$55,000.

4. Manufacturing: In 2015, this industry employed 1,522 people, or 9.2 percent of all County workers. This was an increase of 186 jobs over 2010. However, in 2000, this industry employed 1,958 people. Still, the manufacturing industry employment has become slightly more concentrated in Oneida County than the nation as a whole and this industry had the second largest Gross Regional Product of \$193 million in 2014. Job gains were seen in the Food Manufacturing, Paper Manufacturing, Printing and Related Support Activities, Plastics and Rubber Products Manufacturing, Fabricated Metal Product Manufacturing, and Machinery Manufacturing subindustries. Average earnings were \$67,000.

5. Wholesale Trade: From 2010 to 2015, there was a net gain of 30 jobs in this industry. Wholesale Trade employs 424 people, which accounts for about 2.6 percent of all the jobs in the county.

6. Retail Trade: Retail Trade is the largest employer in the County, accounting for 21.0 percent of county jobs in 2015. This industry experienced a 14.3 percent growth in jobs since 2000. In 2015, there were 216 payrolled business locations for Retail Trade. Its 2014 GRP was 189 million dollars and the average earnings were \$32,604.

7. Transportation and Warehousing: 362 people were employed in this industry in 2015, which was a 6 percent decrease over 2010. The average earnings were \$38,000 and the industry had a GDP of 24 million dollars in 2014.

8. Information: The information sector generally employs workers in media type pursuits, such as radio or newspapers. This sector lost 4 jobs over the past five years, putting the total number of workers in this field at 252. The average annual earnings were \$60,000 in 2015.

9. Finance and Insurance: In 2015, this industry employed 350 people, eight less than were employed in 2010. This industry accounts for 2.1 of all workers in the county. The average annual earnings were \$64,000.

10. Real Estate and Rental and Leasing: This industry employed 188 people in 2015, which was a net gain of 3 jobs over the five year period. There were 59 payrolled businesses in 2015 in the county and the average annual earnings were \$30,000.

11. Professional, Scientific, and Technical Services: Activities performed in this industry include: legal advice and representation; accounting, bookkeeping, and payroll services; architectural, engineering, and specialized design services; computer services; consulting services; research services; advertising services; photographic services; translation and interpretation services; veterinary services; and other professional, scientific, and technical services. This industry saw a four percent increase in jobs over the five year period, bringing the total number of jobs to 340. This industry had a GDP of \$40 million dollars and an average annual wage of \$53,000.

12. Management of Companies and Enterprises: From 2010 to 2015, this industry grew 327 percent, adding 193 jobs which totaled 355 jobs. Most of the gains were seen in the Corporate, Subsidiary, and Regional Managing Offices subindustries. The industry had a GDP of 20 million dollars and average annual earnings of \$71,000 for workers.

13. Administrative and Support and Waste Management and Remediated Services: The processes employed in this sector (e.g., general management, personnel administration, clerical activities, cleaning activities) are often integral parts of the activities of establishments found in all sectors of the economy. The establishments classified in this subsector have specialization in one or more of these activities and can, therefore, provide services to clients in a variety of industries and, in some cases, to households. In 2015, this industry employed 640 people, 184 more than were employed in 2010. This industry accounts for 3.9 percent all workers in the county. The average annual earnings were \$26,000.

14. Educational Services: This industry employed 21 people in the county in 2015, making it the smallest industry by employees. The Educational Services sector comprises establishments that provide instruction and training in a wide variety of subjects. This instruction and training is provided by specialized establishments, such as schools, colleges, universities, and training centers. The industry had a 1 million dollar GDP. The average annual wage was \$17,930.

15. Health Care and Social Assistance: This was second largest industry in 2015. Health Care and Social Assistance employed 2,909 people, which was an 8 percent increase over 2010. Outpatient Care Centers have grown rapidly, adding 466 jobs in this industry alone while hospitals and Nursing and Residential Care Facilities have lost jobs. In 2014, this industry had a GDP of 226 million dollars and average annual earnings of \$71,000 dollars.

16. Arts, Entertainment, and Recreation: This industry employed 210 people in 2015 and has remained steady since 2010. This industry had a GDP of 9 million dollars and average annual earnings of \$18,000 dollars.

17. Accommodation and Food Services: This majority of workers in this industry are in the Food Services and Drinking Places subindustry. Both this subindustry and accommodation have grown

since 2010, employing 1,954 people in 2015. The GDP was 64 million dollars in 2015 and the average annual earnings were \$17,000.

18. Other Services: This industry employed 3.5 percent of the county’s workers. 573 employees were in this industry who earned an average annual wage of \$27,000. Establishments in this industry are primarily engaged in activities, such as equipment and machinery repairing, promoting or administering religious activities, grant making, advocacy, and providing dry cleaning and laundry services, personal care services, death care services, pet care services, photofinishing services, temporary parking services, and dating services.

19. Government: The government employed 2,062 workers in 2015. This was an 11 percent decrease from 2010. Nonetheless, these workers represent 12.4 percent of the county’s workforce.

Table 6.2: NAICS Industries Jobs, 2010-2015

NAICS	Description	2010 Jobs	2015 Jobs	2010- 2015 Change	2010 - 2015 % Change
11	Crop and Animal Production	192	210	18	9.4%
21	Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0.0%
22	Utilities	37	53	16	43.2%
23	Construction	756	745	-11	-1.5%
31	Manufacturing	1,336	1,522	186	13.9%
42	Wholesale Trade	394	424	30	7.6%
44	Retail Trade	3,473	3,495	22	0.6%
48	Transportation and Warehousing	386	362	-24	-6.2%
51	Information	262	252	-10	-3.8%
52	Finance and Insurance	358	350	-8	-2.2%
53	Real Estate and Rental and Leasing	185	188	3	1.6%
54	Professional, Scientific, and Technical Services	340	355	15	4.4%
55	Management of Companies and Enterprises	59	252	193	327.1%
56	Administrative and Support and Waste Management and Remediation Services	456	640	184	40.4%
61	Educational Services	24	21	-3	-12.5%
62	Health Care and Social Assistance	2,704	2,909	205	7.6%
71	Arts, Entertainment, and Recreation	241	240	-1	-0.4%
72	Accommodation and Food Services	1,877	1,954	77	4.1%
81	Other Services (except Public Administration)	712	573	-139	-19.5%
90	Government	2,305	2,062	-243	-10.5%

Source: WI DWD

Recreation and Tourism: With its lakes, trails, and destinations, recreation and tourism is an important part of the county economy. In 2015, tourism spending was estimated to be \$215 million. It supported over 2,000 jobs and generated 21.3 million in state and local taxes. Most of the jobs supported by tourism are in the Accommodation and Food Services Industry, which is a basic

economy, as well as the Arts, Entertainment, and Recreation Industry. Together these two industries employ 13.1 percent of the population.

Forestry: The County has substantial forest areas that produce timber for the wood products industry as well as value added wood products firms. In 2015, there were 17 people employed in the Logging subindustries and 18 people in Support Activities for Agriculture and Forestry industries. There were 78 people employed in Wood Product Manufacturing subindustries and 490 people employed in Paper Product Manufacturing subindustries. In total, this is roughly 3.6 percent of all jobs in the county.

Job Growth

Between 2010 and 2015, Oneida County added 509 jobs, an increase of 3.2 percent. The State of Wisconsin experienced a job growth of 6.0 percent and the nation which increased 9.1 percent. Based on National Growth Effect (1,907), an Industry Mix Effect (-4), and the Competitive Effect (-446), Oneida County would expect to add 1,456 jobs over the next ten year time period based on a shift share analysis.

While a location quotient analysis provides a snapshot of the economy at a given time, shift-share analysis introduces trend analysis (change over a period of time). This is an analysis technique that examines economic change and incorporates a “what-if” component. The theory behind shift-share is that local economic trends can be determined to be “up” or “down” relative to national trends, called the National Growth Component. It also identifies if the growth is in fast or slow growing industries or sectors, call Industrial Mix; and finally, it identifies how competitive an area is for attracting different economic sectors, called the Competitive Share. Both models use the same employment data.

The industrial mix effect represents the share of regional industry growth explained by the growth of the specific industry at the national level. The national growth effect explains how much the regional industry’s growth is explained by the overall growth in the national economy. The regional competitiveness effect explains how much of the change in a given industry is due to some unique competitive advantage that the region possesses, because the growth cannot be explained by national trends in that industry or the economy as a whole. As a result of the regions unique competitiveness, the county should continue to grow.

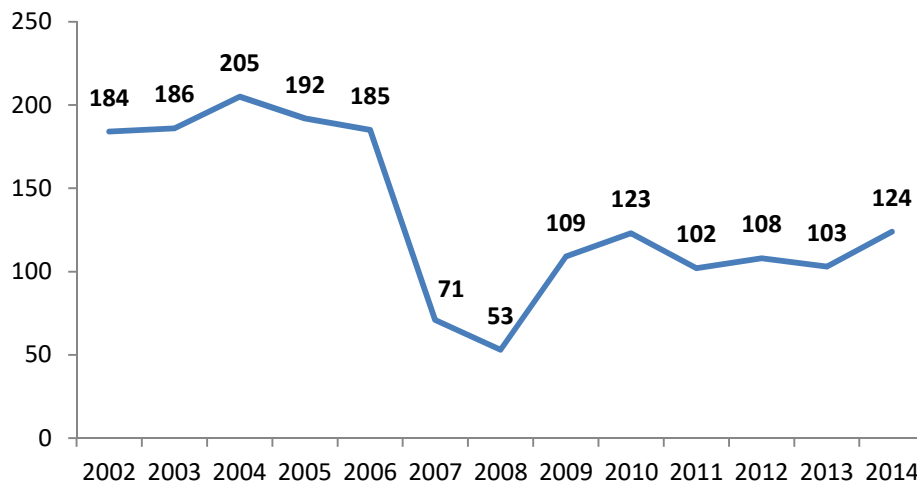
Local Economic Environment

Hazelhurst’s first economic endeavors were centered primarily on logging activities. In 1888, the Yawkey-Lee Lumber Company, later changed to the Yawkey-Bissell Lumber Company, started a plant that included a sawmill, planing-mill, box factory, and dry kilns. After the supply of timber was exhausted, the mill was closed in 1911. However, during this time, the community of Hazelhurst was a lively scene of industry, with the logging company establishing a store, school, and post office. The national census of 1900s showed that the population of Hazelhurst to be 1,052 people. Tourism started shortly after the mill opened, with Charles M. Rumery opening a hotel and resort in the community. In the 1910s, he built cottages on Lake Katherine.

In 2014, Hazelhurst employed 124 people within the Town boundaries. Tourism continues to be a large part of the Hazelhurst economy. Few places in the world have more lakes per square mile than Oneida County. There are six resorts within the Town. 23.4 percent of workers are employed in the Accommodation and Food Services Industry. The Town website listed ten lodging options, including family friendly resorts, a bed and breakfast, private homes, a motel and campgrounds. In addition to several natural amenities, a playhouse, and two restaurants are located within the town. At the same time, the Manufacturing Industry employed 19.4 percent of workers and Construction employed 12.9 percent.

Figure 5.1 shows the number of jobs in the Town from 2002 to 2014. At the start of the recent economic recession, a number of jobs were lost in the Construction, Retail Trade, and Accommodation and Food Industries, according to Longitudinal Household-Employer Data (LHED), which is part of the Center for Economic Studies at the U.S. Census Bureau. While many of the jobs in the Accommodation and Food Industries were recovered, Construction and Retail Trade have not rebounded as quickly.

Figure 6.3 Number of Jobs In Hazelhurst



Source: LHED at U.S. Census

Table 6.3 shows the number of jobs by industry sector. In 2010, Accommodation and Food Services was the largest employer in the Town. This industry provided 41 jobs, which was down slightly from 2002, at 48 jobs. In 2014, the number of jobs in this industry was 29.

In terms of job growth from 2010 to 2014, the fastest growing industry was Manufacturing, which increased from 3 to 24 jobs. It was also the fastest growing in terms of overall net growth.

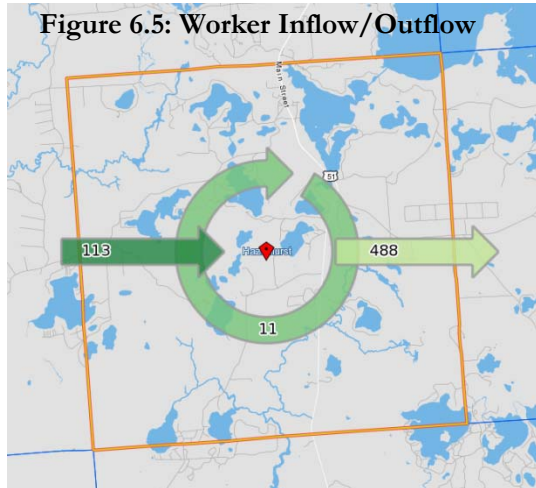
Declining industries in terms of job growth were construction, retail trade, transportation and warehousing, and professional, scientific, and technical services. Transportation and Warehousing was the largest overall net decrease, losing 13 jobs.

Table 6.4: Jobs by NAICS Industry Sector

NAICS Industry Sector	2010		2014		2010-2014 % Change	2010-2014 Net Change
	Count	%	Count	%		
Agriculture, Forestry, Fishing and Hunting	0	0%	0	0%	0%	0
Mining, Quarrying, and Oil and Gas Extraction	0	0%	0	0%	0%	0
Utilities	0	0%	9	7%	0%	9
Construction	21	17%	16	13%	-24%	-5
Manufacturing	3	2%	24	19%	700%	21
Wholesale Trade	1	1%	2	2%	100%	1
Retail Trade	16	13%	11	9%	-31%	-5
Transportation and Warehousing	18	15%	5	4%	-72%	-13
Information	0	0%	0	0%	0%	0
Finance and Insurance	0	0%	0	0%	0%	0
Real Estate and Rental and Leasing	1	1%	3	2%	200%	2
Professional, Scientific, and Technical Services	12	10%	4	3%	-67%	-8
Management of Companies and Enterprises	0	0%	0	0%	0%	0
Administration & Support, Waste Management and Remediation	0	0%	0	0%	0%	0
Educational Services	0	0%	0	0%	0%	0
Health Care and Social Assistance	0	0%	3	2%	300%	3
Arts, Entertainment, and Recreation	1	1%	0	0%	-100%	-1
Accommodation and Food Services	41	33%	29	23%	-29%	-12
Other Services (excluding Public Administration)	6	5%	12	10%	100%	6
Public Administration	3	2%	6	5%	100%	3

Source: *On the Map*, U.S. Census Bureau, 2014

Figure 6.5 shows worker inflow and outflow. The figure indicates that only 11 residents both worked and lived in the town in 2014. This was 8.9 percent of the Town's working residents. 488 residents left the area to work, while 113 commuted into the Town to work. 42.7 of in-commuters traveled less than ten miles to the Town of Hazelhurst to work, while 30.6 percent traveled 10 to 24 miles. 18.5 percent of workers travel a distance greater than 50 miles to work in the Town.



Local Development Groups

The town of Hazelhurst is served by several economic development organizations on the county, regional, and state level.

Oneida County Economic Development: A non-profit organization that promotes the economic development of Oneida County. The organization is comprised of area business persons, citizens, local government, utility company representatives, state agencies and elected officials, educational institutions and other organizations essential to the growth of Oneida County. The purpose of the group is to serve the needs of new businesses coming to the area as well as to assist existing companies.

Oneida County Revolving Loan Fund-A Wisconsin Department of Commerce Economic Development Grant was awarded to Oneida County in 1989. This grant enabled Oneida County to establish a revolving loan fund in order to assist local businesses and is administered by the Housing Authority.

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

Northwest Wisconsin Manufacturing Outreach Center (NWMOC)-The Northwest Wisconsin Manufacturing Outreach Center provides operations assessments, technology training, and on-site assistance to help firms in northern Wisconsin modernize and streamline manufacturing processes.

Grow North Economic Development Corporation-Grow North Regional Economic Development Corporation was created in 2004 to foster cooperation among economic development partners in Forest, Langlade, Lincoln, Oneida and Vilas counties. Although the communities in each county have their own unique attributes, economic development partners throughout the region have recognized the value of collaborative efforts to grow and diversify the north woods economy. Grow North Regional Economic Development Corporation is a non-profit organization whose

mission is to assist the counties and communities throughout our region in their efforts to recruit and retain businesses, stimulate new job creation and to foster an environment conducive to entrepreneurial growth and new company formations.

University of Wisconsin Extension Office-The Center for Community Economic Development, University of Wisconsin Extension, creates, applies and transfers multidisciplinary knowledge to help people understand community change and identify opportunities.

The Wisconsin Innovation Service Center (WISC)-This non-profit organization is located at the University of Wisconsin at Whitewater and specializes in new product and invention assessments and market expansion opportunities for innovative manufacturers, technology businesses, and independent inventors.

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 and funding for the cost of transportation improvements necessary for major economic development projects.

Economic Development Programs

There are a number of economic development programs available to businesses and local governments. Following is a partial list of those programs.

Local:

Oneida County Economic Development

A non-profit organization that promotes the economic development of Oneida County. The organization is comprised of area business persons, citizens, local government, utility company representatives, state agencies and elected officials, educational institutions and other organizations essential to the growth of Oneida County. The purpose of the group is to serve the needs of new businesses coming to the area as well as to assist existing companies.

Oneida County Revolving Loan Fund

A Wisconsin Department of Commerce Economic Development Grant was awarded to Oneida County in 1989. This grant enabled Oneida County to establish a revolving loan fund in order to assist local businesses and is administered by the Housing Authority.

Chambers of Commerce

Area Chambers of Commerce promote commercial, financial, professional, and general business interests of Oneida County. Services include: provide event information, promotion of tourism, local event & activity sponsorship, retail trade sector support, and local economic development training seminars.

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 Economic Development Corporation (WEDC)

WEDC is the state's primary department for the delivery of integrated services to businesses. Their purpose is to 1) foster retention of and creation of new jobs and investment opportunities in Wisconsin; 2) foster and promote economic business, export, and community development.

Wisconsin Small Cities Program - CDBG

The Wisconsin Department of Administration 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.

The Wisconsin Innovation Service Center (WISC)

This non-profit organization is located at the University of Wisconsin at Whitewater and specializes in new product and invention assessments and market expansion opportunities for innovative manufacturers, technology businesses, and independent inventors.

Wisconsin Small Business Development Center (SBDC)

The University of Wisconsin 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 and funding for the cost of transportation improvement necessary for major economic development projects.

Federal:

Economic Development Administration (EDA)

EDA offers a public works grant program. These grants 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 in all of rural America. Financial programs include support for such essential public facilities and services as 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 area. Wisconsin Business Development Finance Corporation acts as an agent for the U.S. Small Business Administration (SBA) programs that provide financing for fixed asset loans and for working capital.

Economic Development Goals, Objectives, and Policies

Economic development within Hazelhurst looks like well-maintained properties consisting mainly of scenic housing around lakes.

Goal. Promote attractive, well maintained properties in a scenic natural environment.

Objectives

- Redevelop and revitalize blighted properties.
- Encourage higher uses of properties.
- Continue providing scenic Town roads.
- Encourage natural landscape buffer between properties and all town roads.
- Encourage development of single family residential, small business, and light industry.

Policies

- Continue working with County to eliminate blighted properties.
- Continue reviewing and enforcing sign ordinance.
- Encourage businesses to add services or products for a better sales environment.

CHAPTER 7 LAND USE

The Town of Hazelhurst is bounded by the Town of Minocqua to the north and west, the Town of Lake Tomahawk to the west, the Town of Cassian to the South, and the Town of Little Rice to the southwest. Hazelhurst has a total land area of approximately 22,500 acres.

Current Pattern of Land Use

The Town of Hazelhurst is characterized by the presence of significant water features as well as woodlands. The shoreline areas on the Town's lakes hold the majority of the Town's development with both seasonal and permanent single-family residential housing and a few interspersed resort-type uses. The STH 51 corridor is developed with a mix of residential, commercial, and industrial uses.

Existing Land Use

Table 7.1 displays the existing land cover in the Town of Hazelhurst. Over 80 percent of the Town's land is woodlands. This has changed very little over the past 18 years. Water covers over 11 percent of the Town. Residential is the Town's third largest land use.

Table 7.1: Existing Land Use, 2015

Land Use Type	Acres	Percent
Agriculture	226	1.01
Commercial	97	0.43
Governmental	9	0.04
Industrial	30	0.13
Open Lands	318	1.42
Outdoor Recreation	8	0.04
Residential	1,602	7.13
Transportation	182	0.81
Water	2,574	11.46
Woodlands	17,407	77.53
Total Acres	22,453	100

Source: NCWRPC GIS

Zoning-Oneida County regulates zoning within the Town of Hazelhurst's borders.

Shoreland Zoning – Shoreland, shoreland wetlands, and floodplain regulations are applicable in all areas of the County. Wisconsin law mandates Counties adopt and administer a zoning ordinance that regulates land use in shoreland and floodplain areas for the entire County outside of villages and cities. This ordinance supersedes any Town ordinance, unless a Town ordinance is more restrictive. The shoreland and floodplain area covered under this zoning is the area that lies within 1,000 feet of a lake and within 300 feet of a navigable stream or to the landward side of a floodplain, whichever distance is greater.

Farmland Preservation Program– The Department of Agriculture Trade and Consumer Protection (DATCP) created the Farmland Preservation Program to help farmers and local governments preserve farmland, protect soil and water, and minimize land use conflicts. Landowners keeping land in agricultural use can claim a credit on their State income tax if their land is within a mapped farmland preservation area. Each town in Oneida County is mapped. For more information see the County Farmland Preservation Plan.

Forest Crop Law (FCL) and Managed Forest Law (MFL) In Wisconsin, over 2.5 million acres are enrolled under the FCL and the MFL programs. Land set aside under the FCL required at least 40 acres and the MFL requires at least 20 acres (as of October 2016) of contiguous forest land, 80%

of which must be forested. Landowners may close to the public up to 320 acres of their forest lands set aside under the MFL. The remaining program acres must be open to public access for hunting, fishing, hiking, sight-seeing and cross-country skiing. Landowners choose a 25 or 50 year contract and pay an Acreage Share Amount as part of their tax bill in lieu of taxes.

Land Use Classifications

A general description of each land use classification follows:

1. Residential

Single family housing, townhouses, duplexes, apartments, condos, whole housing subdivisions.

2. Commercial

Retail stores, taverns, restaurants, gas stations, motels/hotels, offices.

3. Industrial

Areas for mining, properties where products are assembled, and creating products from raw materials.

4. Governmental/Public/Institutional

Identifies schools, churches, public utilities, and governmental properties that are not parks.

5. Agricultural

Areas used for the purpose of general crop farming or the raising of livestock.

6. Woodlands

Areas to be preserved for the purpose of timber management and scenic enjoyment. Forested wetlands, and industrial forests are included. DNR wildlife areas and state natural areas are part of this group too.

7. Transportation

Identifies the existing road network, along with recommendations for future roads.

8. Open Lands

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 area could also include endangered species habitat or other significant features or areas.

9. Outdoor Recreation

Contains parkland, recreational trails, and golf courses.

10. Water

Open waters protected under the State's Public Trust Doctrine (e.g. lakes, rivers, and streams).

Future Land Use Projections

The Future Land Use map (**Map 7**) illustrates the anticipated future pattern of land uses. The map includes ten *land use classifications* to guide where new development should be encouraged to locate. **Map 3** shows areas with development constraints due to environmental conditions such as wetlands (hydric soils) and floodplains. **Hydric soils** were used instead of the DNR wetlands GIS layer, due to inconsistent projection of the wetlands GIS layer to other County data layers that are being used.

As indicated in **Table 7.2**, the Town projects the trend of residential land to replace woodland to continue. Single-family residential currently occupies about 7% (1,602 acres) of the total acreage within the Town, (22,453 acres), but there is enough potential residential land for a 2045 projection of 43% (9,676 acres) of land within the Town.

	2020	2025	2030	2035	2040	2045
Residential	2,948	4,294	5,640	6,986	8,332	9,676
Commercial	111	125	139	153	167	180
Industrial	32	34	36	38	40	43
Agricultural	256	286	316	346	376	406

Source: NCWRPC

Lakes and surrounding upland forested areas are continuing to be developed into single family housing for year-round and seasonal use. That pattern of residential development is projected to continue into the future, and there is sufficient upland acreage away from lakes for this to occur.

The Town does not want USH 51 to be chocked with commercial development like Minocqua is, but existing and some future commercial development within the highway corridor is desired. Additional commercial development will be encouraged to locate away from the USH 51. Signs on USH 51 are allowed to direct traffic to potential future commercial development. There are also existing underutilized and blighted commercial parcels that the Town would like to see developed before additional land is used.

Additional industrial development will be welcomed in the Town in places away from USH 51, but the Town is not developing an industrial park.

**Land Use
Goals, Objectives, and Policies:**

Goal 1 – Maintain orderly planned growth for the health, safety, and general welfare of Town residents, and makes efficient use of existing tax dollars.

Objectives

1. The Town will maintain a long-range Comprehensive Plan as a guide for future land use and zoning decisions.
2. Land uses on the Future Land Use Map show where the Town desires existing land uses to continue and new development to occur.
3. Balance individual property rights with community interests and goals.
4. New development should not adversely affect the property value or livability of neighboring properties.

Policies

1. Permit new development based upon consideration of this Plan, as well as other Town, County, and State plans and regulations.
2. Provide adequate infrastructure (e.g. roads) and public services (e.g. fire and rescue) and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses compatible in Hazelhurst.

Goal 2 – Promote and regulate development to preserve the natural character of the Town, and minimizes groundwater impacts from on-site septic systems, and other sources.

Objectives

1. New development should not negatively impact the natural environment or existing property values.
2. New development will be restricted from areas in the Town shown to be unsafe or unsuitable for development due to flood hazard, potential groundwater contamination, highway access problems, or incompatibility with neighboring uses

Policies

1. Continue to allow current and new residential development along waterbodies.
2. Encourage development proposal site designs to preserve or enhance the rustic and rural nature of the community by redeveloping residential areas.

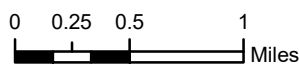
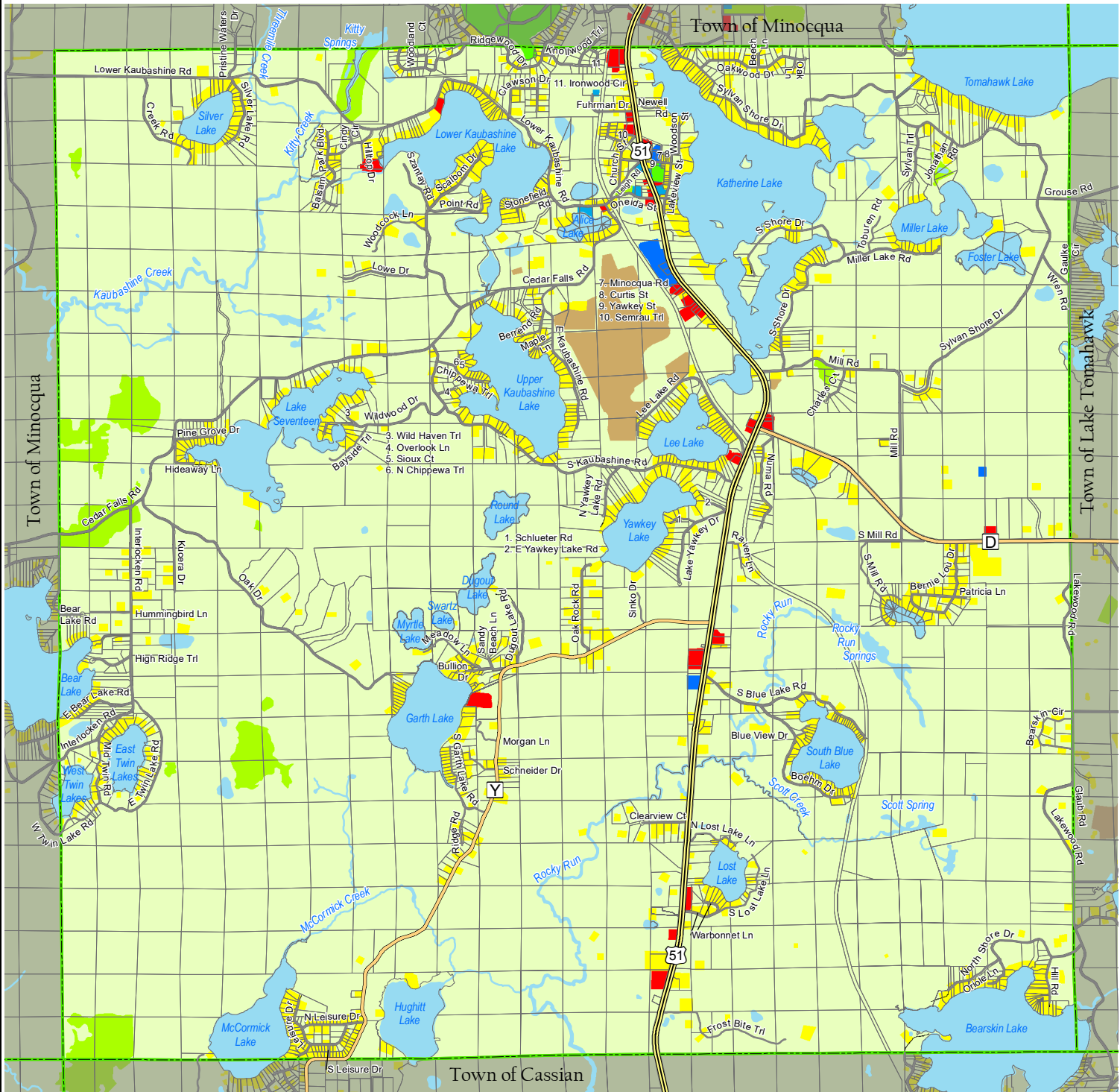
Existing Generalized Land Use

Town of Hazelhurst

Oneida County, Wisconsin

Legend

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



Source: WI DNR, NCWRPC, Oneida Co., 2015 Airstro Interpretation

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

Future Land Use

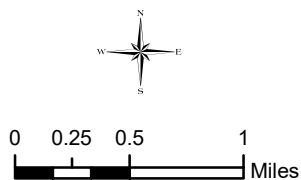
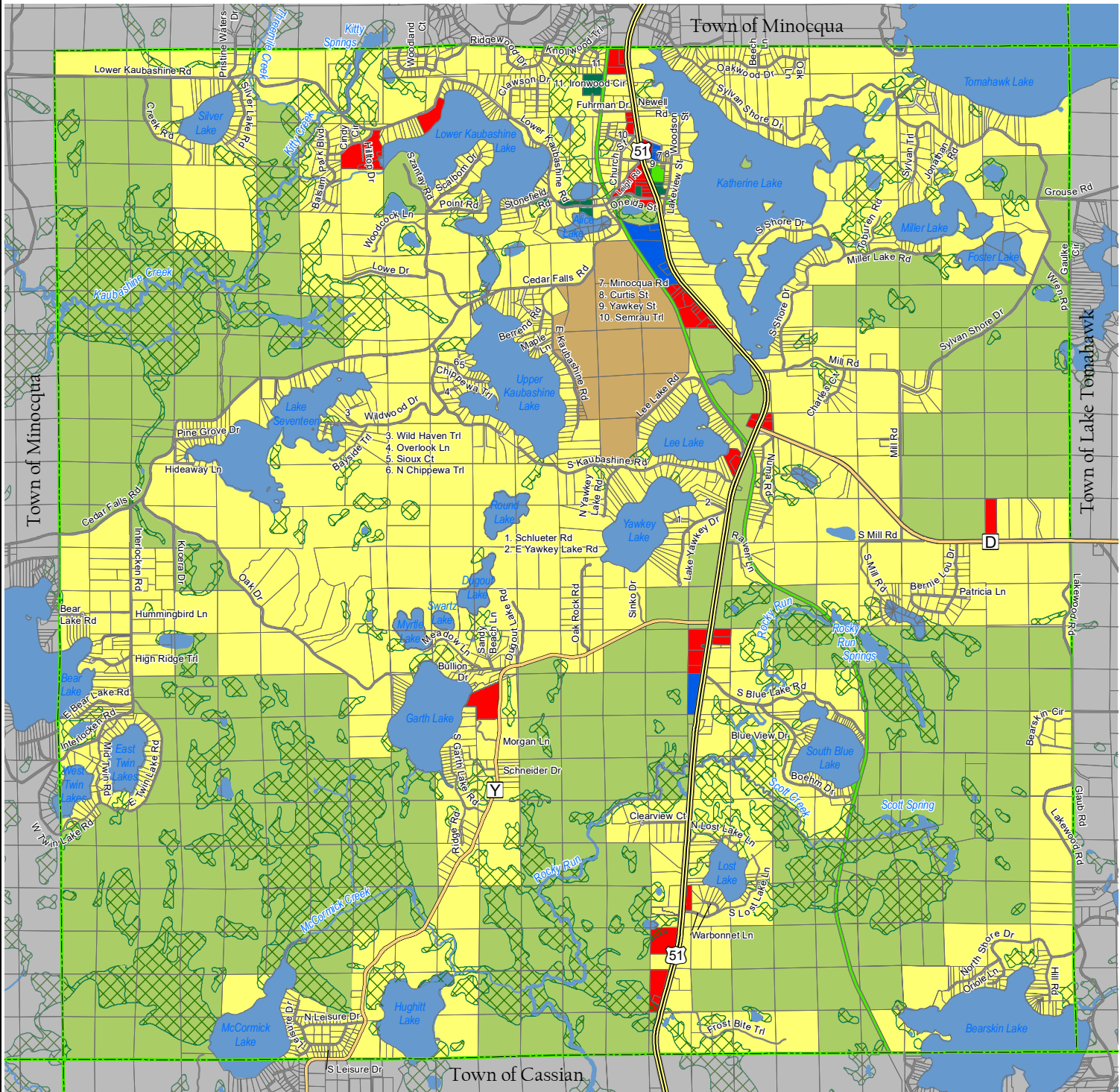
Town of Hazelhurst

Oneida County, Wisconsin

Legend

-  Minor Civil Divisions
-  Agriculture
-  Residential
-  US Highways
-  Commercial
-  Woodlands
-  State Highways
-  Governmental/Institutional
-  Transportation
-  County Highways
-  Industrial
-  Water
-  Local Roads
-  Outdoor Recreation
-  Water
-  Parcels
-  Hydric Soil

The definition of a hydric soil is a soil that formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper part.



Source: WI DNR, NCWRPC, Oneida Co., 2015 Airphoto Interpretation

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

CHAPTER 8

INTERGOVERNMENTAL COOPERATION

This analysis presents an inventory of existing mechanisms that the Town of Hazelhurst uses to coordinate with other units of government, including: Oneida County, adjacent towns, the school district, the State of Wisconsin and the Federal government. The purpose of this analysis is to identify the existing cooperative mechanisms and summarize the major challenges and issues regarding intergovernmental cooperation and regional planning, including

- Opportunities to reduce or eliminate duplication of services;
- Incompatible goals, policies and development;
- Mechanisms for conflict resolution;
- Opportunities for joint planning and decision making.

Mechanisms for cooperation and coordination primarily take the form of intergovernmental agreements, leases and contracts, and regulatory authority. These can occur between the Town of Hazelhurst and other local, regional, State or Federal entities. Following is a brief description of the various functional areas and services that require intergovernmental coordination at various levels.

Local and Regional Level Cooperation

Shared Services

Ambulance, 1st Responder, and Law Enforce are shared services with the County and the Town of Minocqua.

Cooperative Practices

Oneida County: The County provides several services to the Town including: law enforcement through the Sheriff's Department, 911 dispatch service, access permits, maintenance and improvement of County Highways, planning and permitting oversight regarding shoreland, wetland and floodplain regulation, private sewage system regulation, and animal waste and manure management. The County also provides oversight on compliance with County soil and water conservation policy for the Farmland Preservation Program. The County also owns property in the southeast portion of the Town.

Regional Agencies: The North Central Wisconsin Regional Planning Commission (NCWRPC) provides planning and mapping assistance.

State and Federal Agencies: The Town has little direct contact with State or Federal agencies. However State agencies regulate certain activities such as access onto State roads, shoreland, floodplain and wetland zoning oversight, navigable waters protection, compliance with water quality standards, farmland preservation tax credits and managed forest tax credit programs.

Intergovernmental Cooperation Goals, Objectives, and Policies

Goal: Seek mutually beneficial cooperation with all levels of government.

Objective

- Consider ways to share services with neighboring towns, the County, the State, and the Federal governments to provide more efficient service to Town residents.

Policies

1. Investigate cost sharing or contracting with neighboring towns and the County if the opportunity exists to provide services more efficiently.
2. Identify alternative solutions to existing or potential land use, administration, or policy conflicts that may hinder intergovernmental cooperation.

CHAPTER 9

IMPLEMENTATION

The primary reason a community prepares a comprehensive plan is to establish a framework to influence decisions regarding management of growth and regulation of development to maintain the desired community character, and to set priorities for public expenditures. To be effective, this plan should be actively used as a tool to guide decisions concerning:

- The implementation and enforcement of regulatory ordinances based on the goals and objectives identified in this plan.
- The development of programs and support systems that further the goals and objectives set forth in this plan.
- The implementation of specific community improvements as identified in the comprehensive plan.
- The establishment and support of a continued planning process providing for periodic review and updates to this plan and other land use control measures.

Implementation Tools

Having the appropriate tools to implement the recommendations in this comprehensive plan is critical. The most common implementation tools are the Town official controls or regulatory codes. In particular, the zoning ordinance and subdivision (or land division) regulations comprise the principal regulatory devices used to protect existing development and guide future growth and development as identified in this comprehensive plan. There are also non-regulatory approaches to implementing the comprehensive plan; these generally involve decisions about how the community will spend its limited funding resources on capital improvements and staffing.

The State planning law requires that by January 1, 2010 certain programs and/or actions that affect land use must be consistent with the locally adopted comprehensive plan.

Zoning Ordinance and Map: Zoning is used to manage and control how land is used and developed. Zoning ordinances typically establish detailed regulations concerning how land may be developed, including setbacks, the density or intensity of development, and the height and bulk of building and other structures. The general purpose of zoning is to minimize undesirable side effects resulting from development by segregating and/or buffering incompatible uses and by maintaining standards that ensure development will not negatively impact the community's character or environment.

The establishment of zoning districts and the zoning map indicates where specific types of development can and should be located. Zoning districts shown on the zoning map should be coordinated with the land use plan and map. While the zoning map and land use map do not need to directly match at the time the land use map is adopted, the intent is that the land use map will serve as a guide indicating how the property should eventually be zoned. Therefore, indiscriminate zoning changes may result in weakening of the comprehensive plan. In fact, changes to zoning district boundaries should only be made if they are consistent with the adopted land use map.

However, there may be situations where changing the zoning district boundary makes sense and is in the best interest of the community. If changing the zoning would result in a conflict with the future land use map, the land use map should also be changed. However, the future land use map should only be changed if it does not accurately reflect the community's desired land use pattern. Achieving consistency between zoning and land use designation is also discussed in the Land Use Element.

As discussed below, the comprehensive plan (and future land use map) should be periodically reviewed and updated to adjust for unforeseen changes or events that were not considered at the time the initial plan and land use map were developed.

The Town Board makes the final decisions regarding recommendations to Marathon County. These decisions are preceded by public hearings and recommendations of the plan commission.

Subdivision (Land Division) Ordinance: Subdivision regulations serve as an important function by ensuring the orderly development of unplatted and/or undeveloped land. These regulations may set forth reasonable regulations for lot sizes, road access, street design, public utilities, storm water drainage, parks and open space, and other improvements necessary to ensure that new development will be an asset. The Board makes the final decisions on the content of the subdivision ordinance. These decisions are preceded by public hearings and recommendations of the plan commission.

Capital Improvement Plan (CIP): This is an ongoing financial planning program that allows local communities to plan ahead for capital expenditures and minimize unplanned expenses. A capital improvement plan consists of a list of proposed projects according to a schedule of priorities over a four-to-six year period. It identifies needed public improvements, estimates their costs, and identifies financing methods and sources. Public improvements or expenditures typically considered in a CIP include:

- Public buildings (i.e., fire and police stations)
- Park and trail acquisition and development
- Roads and highways (maintenance and new construction/paving)
- Utility system construction/expansion, treatment plants, water towers, wells, etc.
- Joint school and other community development projects
- Fire and police protection equipment

A CIP is simply a method of planning for and scheduling expenditures for public improvements over a period of several years in order to maximize the use of limited public funds. Each year the CIP should be reviewed and extended one year to compensate for the previous year that was completed. This keeps the improvement program current and allows for modifications to meet the community's changing needs.

The preparation of a CIP is normally a joint responsibility between the town board, plan commission, staff, and citizen commissions. The preparation of a capital improvement program may vary from community to community depending on local preferences, the local form of government and available staff. The proposed capital improvement plan should be reviewed in light of the priorities outlined in the comprehensive plan.

Plan Adoption, Monitoring, and Amendments

While this comprehensive plan is intended to provide a long-term framework to guide development and public spending decisions, it must also respond to the continuous stream of changes that occur in the community and/or region that may not have been foreseen when the plan was initially adopted. It is appropriate that some elements of the plan are rarely amended while others are subject to updating on a more regular basis. Plan maps should also be updated periodically. In general, key maps, such as the future land use map, should be reviewed annually to make sure they are still current.

Plan Adoption: The first step in implementing this plan involves adoption of the plan by local officials. The formal review and adoption process involves plan review by the Plan Commission (or other planning committee) who must adopt the plan by resolution of majority vote. The Plan Commission recommendation is forwarded to the Town Board who must adopt the plan by ordinance (of majority vote). A public hearing is required to allow public comment on the ordinance prior to Board final action to adopt the plan. Adoption formalizes the plan document as the framework to guide local development decisions over the next 20 years. The adopted plan should also be recognized as a tool for communicating the community's land use policy and goals and objectives regarding coordination of growth and development.

Plan Use, Monitoring and Evaluation: The adopted plan should be used as a tool by Hazelhurst when making land use and development decisions. Decisions concerning private development proposals, public investments, regulations, incentives, and other actions should be consistent with the goals, objectives, policies, and recommendations outlined in this plan.

Although this plan describes policies and actions for future implementation, it is impossible to predict the exact future condition of Hazelhurst. As such, the goals, objectives, and actions in this plan should be monitored on a regular basis to maintain concurrence with changing conditions and respond to unanticipated events.

This plan should be evaluated at least every 5 years, and updated at least every 10 years. Members of the Town Board, Plan Commission, and any other local decision-making bodies should periodically review the plan and identify areas that might need to be updated. The evaluation should involve first reviewing the goals and objectives to ensure they are still relevant and reflect current community desires. Then the strategies and actions should be reviewed and refined to eliminate completed tasks and identify new approaches if appropriate. The evaluation should also include an updated timetable of actions to clarify priorities.

Plan Amendments: The Comprehensive Plan may be amended at any time by the Town Board following the same process described above for initial Plan adoption, regardless of how minor the proposed amendment or change. Amendments may be appropriate throughout the lifecycle of the plan, particularly if new issues emerge or trends change. These amendments will typically consist of minor changes to the plan text or maps. Large-scale changes or frequent amendments to meet individual development proposals should be avoided or the plan loses integrity. A list of criteria to determine the merits of proposed amendments is included in **Table 9-1**.

As noted above, proposed amendments must be reviewed by the Plan Commission prior to final action and adoption by the Town Board. The public should be notified of proposed Plan changes and allowed an opportunity for review and comment. For major amendments, the Town might consider soliciting public opinion through surveys and/or community meetings prior to the official public hearing.

Plan Updates: According to the State comprehensive planning law, comprehensive plans must be updated at least once every ten years. As opposed to the more routine amendments described above, plan updates often involve re-writing of whole sections of the plan document and significant changes to supporting maps. A plan update should include a thorough examination of the community’s goals and objectives based on an analysis of current growth trends and major changes that have occurred since the plan was initially adopted or last amended. Plan updates must be formally adopted following the same procedure described above for initial plan adoption.

Table 9.1: Criteria to Consider When Reviewing Plan Changes

A. The change is consistent with the overall goals and objectives of the Hazelhurst Comprehensive Plan.
B. The change does not create an adverse impact on public facilities and services that cannot be mitigated.
C. Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.
D. The change allows a more viable transition to the planned uses on adjacent properties than the current land use.
E. The change does not have a significant adverse impact on the natural environment including trees, slopes and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.
F. There is a change in Town actions or neighborhood characteristics that would justify a change.
G. The change corrects an error made in the original plan.
H. There is a community or regional need identified in the comprehensive plan for the proposed land use or service.
I. The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration or dedication.

Consistency Among Plan Chapters

The State of Wisconsin planning legislation requires that the Implementation chapter describe how each of the required elements will be integrated and made consistent with the other elements of the plan. Since Hazelhurst completed all planning elements simultaneously, no known inconsistencies exist. It is noted that some overlap naturally exists between the nine plan chapters.

ATTACHMENT A

Public Participation Plan & Resolution

Town of Hazelhurst Public Participation Plan (PPP)

The Town of Hazelhurst 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 Town 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 Town 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 Town Board.

II. Implementation, Evaluation & Update:

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

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 17-04
Public Participation Plan**

THE TOWN OF HAZELHURST DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the Town is updating its comprehensive Plan as outlined in WI Stats; and

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

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

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

I, Betty Cushing, Clerk, do hereby certify that the foregoing resolution was duly adopted at a Town board meeting, held at the Community Center on the 10th day of October, 2017 at 5:00 p.m.



Betty Cushing, Clerk

ATTACHMENT B

Plan Adoption Resolution and Ordinance

PLAN COMMISSION RESOLUTION

RESOLUTION # 01-17

Town of Hazelhurst, Oneida County, Wisconsin

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

Adoption of the Town Long Term Comprehensive Plan.

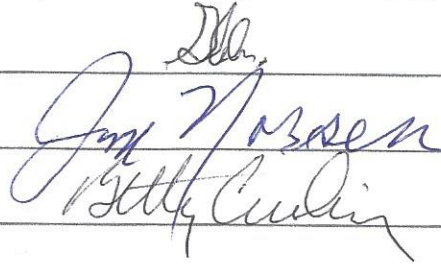
The Town of Hazelhurst Plan Commission, by this resolution, further resolves and orders as follows:

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

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

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

Adopted this 7th day of November, 2017.



Ordinance #18-01
ADOPTION OF COMPREHENSIVE LAND USE PLAN

Town of Hazelhurst, Oneida County, Wisconsin

Section I – Title/Purpose

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

Section II – Authority

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

Section III – Adoption of Ordinance

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

Section IV – Public Participation

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

Section V – Town Plan Commission Recommendations

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

Section VI – Public Hearing

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

Section VII – Adoption of Town Comprehensive Plan

The Town Board of the Town of Hazelhurst, by the enactment of this ordinance, formally adopts the document entitled Town of Hazelhurst Comprehensive Plan Ordinance pursuant to s. 66.1001 (4)(c), Wis. Stats.

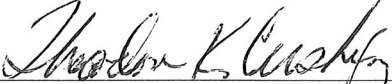
Section VIII – Severability

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

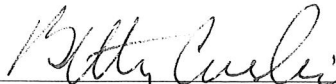
Section IX – Effective Date

This ordinance is effective on publication or posting. The Town Clerk shall properly post or publish this ordinance as required under s. 60.80, Wis. Stats.


Adopted this 18th day of JAN., 2018.



Theodore K. Cushing, Chairman



Attest: Betty Cushing, Clerk



Gilbert Kettner, Jr., Supervisor

Harland Lee, Supervisor