

# Oneida County Comprehensive Plan

## DRAFT Summary of Changes **updated May 21, 2024**

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In 2013, the Oneida County Board adopted its first Comprehensive Plan. In 2023-2024, the Planning and Development Committee is in the process of updating the plan with the assistance of North Central Wisconsin Regional Planning Commission (NCWRPC) to meet state statute's requirement for a full update every ten years. Staff drafted the updated plan based on the goals, objectives, and policies (GOPs) in the original plan. Background, inventory, text, and charts that describe the data and trends that inform those GOPs has also been updated and condensed to reduce the plan's length. Below is a summary of changes for each chapter's goals, objectives, and policies from the 2013 plan, with 2024 proposed additions in **green** and deletions in **red**. Numbering is omitted in this document as the numbers have changed between the 2013 plan and the 2024 draft.

### **Chapter 1: Issues and Opportunities (Demographics)**

No goals, objectives, or policies in 2013 or 2024.

### **Chapter 2: Natural, Agricultural, and Cultural Resources**

#### **Goal:**

Look for opportunities to improve (incremental improvement) as science and technology develops to conserve and enhance the County's natural features, including lakes, rivers and streams, open space, wetlands, wildlife habitat, woodlands, and unique physical areas. This must be done in an approach that balances economic and environmental concerns between the natural and human environments.

#### **Objectives:**

- Promote development that considers and takes reasonable economic measures to reduce the impact of natural resources balancing **property rights with** the human and natural environment.
- Promote opportunities that consider both natural resource protection and economic development allowing for economic decisions in which the risk to the environment is calculated, minimized, and controlled to benefit the economic decision.
- Balance resource protection efforts, with the requirements of human life and economics and identify and enhance the resources to provide economic returns to the County.

#### **Policies:**

- ~~Conserve and enhance shoreland areas by minimizing impacts from land disturbing activities.~~
- Slow the spread of invasive species.
- Examine the impacts of metallic mining on the County's natural resources.

**Goal:**

Conserve and enhance ~~large tract woodlands and County Forests~~ **Managed Forest Law (MFL) Lands**.

Objective:

- ~~• Minimize the conversion of woodlands into other uses.~~
- **Promote areas for future development by using existing Managed Forest Law (MFL) lands in private ownership to increase the tax base.**

Policy:

- ~~• Improve forestry management to promote productivity of forest products, protect wildlife habitat, water quality, and provide recreational opportunities.~~
- **Discourage the conversion of existing privately owned lands to public lands.**

**Goal:**

Reduce contamination of surface and groundwater resources in the County.

Objectives:

- Promote development that minimizes surface and groundwater impacts from on-site septic systems and other sources.
- Conserve and enhance surface water, groundwater, and shoreline **buffer zone** quality.

Policies:

- Promote groundwater protection efforts to maintain and lower nitrate, pesticide, and volatile organic compound pollution.
- Identify and assess the current drainage system in the County.
- Support dam/drainage way repair and removal where appropriate to minimize flooding in the County.
- **Address erosion through sound erosion control mechanisms and retaining walls, etc.**

**Goal:**

Encourage and support the conservation of natural areas that minimize flooding, such as grasslands, wetlands, and woodlands.

Objective

- Increase and improve wildlife habitat.

Policy

- ~~• Encourage the development of a natural area network connecting open areas, wetlands, and woodlands.~~
- **Work with FEMA to update floodplain maps with new technology.**

**Goal:**

Allow for needed non-metallic mining while balancing the interests of adjacent landowners and the County.

Objective

- Minimize impacts to the County's natural resources from non-metallic mineral mining.

Policy

- Promote proper reclamation techniques in the County.

**Goal:**

**TBD: Committee will add a goal about metallic mining here (in progress)**

**Objective: TBD**

**Policy: TBD**

**Goal:**

~~Encourage the USDA Forest Service to obtain their Allowable Sale Quantity (ASQ).~~

~~No objectives or policies.~~

**Goal:**

**Work with the United States Department of Agriculture (USDA) regarding National Forest planning activities.**

**Objective:**

- **County government should be aware of any proposed changes to the National Forest.**

**Policy:**

- **County staff and/or elected officials shall coordinate and attend planning meetings or similar activities to ensure that the County has a voice regarding National Forest issues.**

**Goal:**

Conserve and enhance economically productive farmlands.

Objectives:

- Work to preserve farming as a viable occupation within the County.
- ~~• Limit the number of non-farm uses in agricultural areas~~

Policy:

- **Maintain an updated Farmland Preservation Plan**

- ~~Existing agricultural uses and buildings should be taken into consideration when locating new development to avoid conflict.~~
- ~~Update the Farmland Preservation Plan, under the new Working Lands Initiative, and other related ordinances.~~

**Goal:**

Preserve and enhance cultural, historic, and archeological resources.

Objectives:

- Continue identification and protection of key cultural, historic, and archeological sites.
- Encourage nomination of sites to the State Historical Society.

Policy:

- Development proposals should be reviewed relative to the potential impacts to the cultural resources of the county.

**Chapter 3: Housing**

**Goal:**

Encourage adequate supply of affordable housing for all individuals of all income levels consistent with the **County's rural character.** ~~rural character of the county.~~

Objectives:

- Encourage local land use controls and permitting procedures that allow affordable housing opportunities.
- Encourage appropriate public & private sector development of senior and **disability-friendly special needs** housing within the County.

Policies:

- Consider use of manufactured housing as an affordable, well-regulated source of housing.
- Encourage that adequate opportunities for multi-family housing that can meet the needs of moderate-income families are available, especially in areas where service jobs are prevalent.
- ~~Examine creation and county support of a county-wide housing authority.~~
- **Continue County support of a County-wide housing authority.**
- **Make changes to zoning ordinances to allow for areas of adequate housing.**

**Goal:**

Encourage residential development in suitable areas.

Objectives:

- Encourage residential development **in areas that avoid conflict** ~~away from existing forestry and agricultural uses to avoid conflicts.~~

- Encourage multi-family dwellings and subdivision facilities. ~~to be located to coincide with major throughway and other public facilities.~~

Policies:

- Discourage the location of new development in areas that are shown to be unsuitable for specific uses due to flood hazard, groundwater pollution, highway access problems, etc.
- ~~Encourage more intensive residential development to areas served by the Lakeland, Lake Tomahawk, or Three Lakes Sanitary Districts, or the City of Rhinelander where the utilities and services exist to accommodate the development.~~

**Goal:**

- ~~Encourage the use, maintenance and renovation of existing housing as a source of affordable housing.~~

Objectives:

- ~~Prepare for the transition of many seasonal to year-round residences by fostering the level of service required by full-time residents.~~
- ~~Maintain enforcement of existing building codes and examine offering financial incentives to property owners to maintain their property.~~

Policies:

- ~~Encourage the development of a revolving loan program to help homeowners and rental property owners improve their properties.~~
- ~~Examine services that will help elderly residents remain in their homes, to the extent possible.~~

**Chapter 4: Utilities and Community Facilities**

**Goal:**

- Strive to provide the best quality public services to all the citizens of the County, including water related facilities, solid waste and recycling facilities, public works, public safety, health care, education, recreation, culture, energy, and telecommunication.

Objectives:

- Direct more intensive development to areas where a full array of utilities, community facilities and public services are available.
- Monitor ~~and control~~ the effects of **Private Onsite Wastewater Treatment Systems (POWTS) by inspecting them every three years.** ~~high-volume wells, private onsite waste disposal systems, and solid waste disposal on the County's quality and quantity of groundwater.~~
- Provide law enforcement, ambulance, volunteer fire, and first responder services to residents, whether by the County or by local units of government.
- Support high-quality educational opportunities for all residents.
- **Monitor and respond to PFAS as issues, information, and programs continue to emerge.**

Policies:

- Ensure that schools, public safety, health care, and other community facilities are of the highest quality without placing undue financial burden on County taxpayers.
- Make more extensive use of the Wisconsin Fund to upgrade failing onsite disposal systems on qualifying properties.
- Assure public health and groundwater quality when permitting and monitoring private onsite wastewater and wells.
- Encourage the development of a comprehensive County-wide trail plan that includes facilities for hikers, bikers, ATVs, and disabled and elderly individuals and a system that ties together attractions and natural and cultural resources throughout the County.
- Encourage land acquisition and development strategies for parks, as outlined in the County Outdoor Recreation Plan.
- Promote improved broadband internet service throughout the County.

**Chapters 5-9 have not been reviewed yet as of 3-21-2024. Changes TBD.**