

LAND USE

8.1 INTRODUCTION

The Land Use Element is intended to provide important background data, analyze trends, and define future needs related to community land use. This information will serve as the foundation for the development of goals, objectives, policies, programs, and actions. This planning element must be utilized in conjunction with the other eight elements and will serve as a guide to future growth and development within the community. Tools to implement the community actions taken related to land use are defined and described under Element 9 Implementation.

Defining appropriate land use is about more than making ecologically and economically intelligent choices. It is also about retaining values, lifestyles, cultural assets, and community character. The planning of future land uses is sometimes perceived as an intrusion on the rights of private property owners. The actual purpose of this activity is to protect the rights of the individual and to give landowners, citizens, and local communities the opportunity to define their own destiny.

Many northern Wisconsin communities are facing the same problems now engulfing the southern parts of the state including pollution, a loss of community character, traffic problems, and rising costs to individuals and governments. Taxes have reached all time highs, and infrastructure and maintenance costs continue to encumber local units of government. These issues are being further exacerbated by the trends of unplanned, haphazard growth and development. By giving communities the opportunity to define the way they wish to grow and developing a “road map” to reach that destination, the magnitude of these problems can be reduced.

8.2 BACKGROUND

The Town of Long Lake, located in southern Washburn County encompasses 24,162 acres (37.73 mi²). Long Lake, the largest surface water body in Washburn County, is the central natural feature in the town. The Town of Long Lake is rural in nature and generally has a low development density, with the exception of shoreland areas, where significantly higher housing densities prevail.

8.3 EXISTING LAND USE

An inventory of existing land uses was compiled through analysis of 1996 digital aerial photography and verified by the town’s Comprehensive Planning Committee in October 2002. The determined land use boundaries are approximations based on photo-identifiable changes in land use and are not based on parcel classifications used for assessment and zoning purposes.

A standard land use classification system was used to assign different use areas into categories.

- **Agriculture** The predominate existing land use is agriculture. Agricultural areas include croplands, livestock grazing, and dairy farming.
- **Commercial** Retail sales establishments, restaurants, hotels/motels, and service stations.
- **Commercial Forest** The use of land primarily for the cultivation of trees for timber and other forest products.
- **Communications/Utilities Facilities** Lands used for generating and/or processing electronic, communication, or water, electricity, petroleum, or other transmittable products and for the disposal, waste processing and/or recycling of by-products.
- **Government/Institutional** These lands include: government-owned administration buildings and offices, fire stations, public hospitals and health care facilities, day care centers, public schools, colleges and educational research lands, and lands of fraternal organizations (BSA, VFW, etc.). Cemeteries, churches, and other religious facilities are included in this land use category.
- **Industrial** Manufacturing and processing, wholesaling, warehousing and distribution, and similar activities.
- **Mobile Home Park** Designated multi-unit mobile home clusters.
- **Open Space** Privately owned non-wooded undeveloped lands, fallow fields.
- **Parks and Recreation** Recreation lands under public or private ownership. Publicly owned recreational lands may include: town parks, nature preserves or athletic fields, boat landings, campgrounds, etc. Examples of privately owned lands may include: golf courses, campgrounds, marinas, shooting range, etc.
- **Residential** Lands with structures designed for human habitation including: permanent, seasonal, and mobile housing units (not in a designated mobile home park) and recreational cabins and cottages.
- **Transportation** Use of land corridors for the movement of people or materials, including related terminals and parking facilities.
- **Water** Open water areas, including natural and impounded lakes and streams.
- **Woodlands** Forested lands under public and private ownership and` private forest woodlots.

Based on the existing land use in the Town of Long Lake, see Table 8.1 and Map 8.1, an analysis of each land use classification has been developed. This information is intended to provide a snapshot of the existing conditions or “supply” of available land throughout the town. Overall, the intensity and density of all land use activities is considered low due to the rural nature of the

town. Only land along the shores of Long Lake would be considered as having a higher density level and even that is argumentative based on a persons perspective and definition of density. Over the planning period, it is anticipated that overall density of the land use activities will remain at a low level. However, land use activities associated with residential development will continue to see demand resulting in newly platted subdivisions and lakeshore development. The town's position on minimum lot size is one way in which to maintain land use activities appropriate to the desires of the community and to curb high-intensity and high-density development, which may negatively impact the rural nature and northwoods character so highly valued by the community.

Limited land use conflicts exist due to the community supporting primarily residential activity. Conflicts between agricultural and residential activities are non-existent due to the very limited amount of farming. Agricultural activity in the town is considered a low-intensity land use, primarily growing of crops. Very limited and sporadic development associated with commercial and industrial activity is present resulting in little adjoining land use conflicts.

The potential for land use conflicts will not be completely eliminated by this plan. However, the goals, objectives, action statements, and future land use map will set a course of action that will minimize such conflicts. As stated elsewhere in this plan, an integrated planning process between the Town of Long Lake and all overlapping and adjoining jurisdictions will ensure that future land use decisions consider and examine potential conflicts.

8.4 EXISTING LAND USE PATTERN

Woodlands

The dominant land use within the Town of Long Lake is woodlands. The vast majority of woodlands are under private ownership. A large tract of woodlands in the northeastern part of the town is owned by Indianhead Scout Camps. Most private woodlands in the town are used as recreational parcels and for forest crop production.

As of this writing, the Town of Long Lake is in the process of developing a non-motorized trail system on an 80-acre parcel of town-owned land. The dominant land use for this parcel would continue to be forestry.

Agriculture

Agricultural use is the second most dominant land use in the Town of Long Lake, and a patchwork of agricultural lands is found throughout the town. Agricultural land use is especially prevalent in the flat, productive soils found in southeastern corner of the town.

Residential

Rural density residential land use is scattered throughout the Town of Long Lake. The vast majority of these residences are single-family homes. The spatial distribution of homes corresponds to typical patterns for a rural Wisconsin community. Several permanent and seasonal residences line the perimeter of Long Lake, the largest surface water body in the county. Development density along the perimeter of Long Lake is very high in places, with

some shoreland areas having attained maximum build-out. Development along this water body has, in some cases, extended to the second tier (non-adjointing property with lake views), which is typical around Wisconsin lakes with extensively developed shorelines.

Transportation (local and county roads)

Road corridors are defined as the actual road surface and the associated right-of-ways. The town has a fairly extensive road network consisting of both county and town roadways, with a small section of federal roadway (USH 53) in the southwestern corner of the town.

Commercial

The Town of Long Lake has very little commercial land use. Most commercial businesses are located on or in close proximity to Long Lake. Some of these businesses are seasonal in nature. A trend towards home-based business has emerged in many Washburn County communities. It is difficult to determine the exact numbers of these businesses in the community due to lack of available data. The 2000 decennial census indicated that 50 town residents worked at home.

Industrial

One industrial area was identified as an extractive operation. This area is located off of Lakken Road in Section 33.

Government/Institutional

Government/Institutional land use within the Town of Long Lake consists of the town hall located along CTH M/D and buildings associated with the Indianhead Scout Camps and the Hunt Hill Nature Center and Audubon Society.

With the exception of surface water, the remainder of land uses within the town comprises little land area. Surface waters account for nearly 3,545 acres, while the remaining uses (parks and recreation, communications and utilities) represent less than one acre.

Table 8.1: Existing Land Use by Category

Land use	Acres	Percent of Total
Agriculture	3,414.5	14.1%
Comm/Utilities	0.0	0.0%
Commercial	9.5	<0.1%
County Roads	92.2	0.4%
Gov't/Inst	11.2	<0.1%
Local Roads	268.1	1.1%
Park & Rec	0.5	<0.1%
Residential	146.5	0.6%
Water	3,745.0	15.5%
Woodlands	16,485.4	68.2%
TOTALS	24,173.0	100.0%

8.5 PRIMARY FACTORS INFLUENCING THE DEVELOPMENT PATTERN IN THE TOWN OF LONG LAKE

Transportation Network

The town’s road network provides access to land parcels throughout the town. Further road development will open new lands to potential development pressure. Highways and roads also produce a large amount of runoff with negative consequences for area streams and lakes. Historically, little effort has been made to slow down or infiltrate this runoff.

Long Lake and Other Surface Water Resources

A visible trend across northern Wisconsin continues to be the development of private lakeshore frontage, and in some cases, second tier (backlot) growth. Surface waters are attractive resources for a wide variety of reasons including recreation, quiet, and aesthetic views. Areas adjacent to and near lakeshores have experienced a dramatic increase in seasonal/retirement home development. Many seasonal homes on county lakes have been converted to year-round residences as people retire and occupy these dwellings permanently. Remaining undeveloped shoreland areas along Long Lake are likely to continue to experience growth pressure, as are non-adjointing parcels (second tier). Like highways, the development and expansion of homes and home sites near lakes will yield more runoff for area lakes and lead to declining water quality.

Forested Rural Lands

As lake frontage becomes developed and expensive, more landowners will look towards developing homes in rural forested lands. These types of development can lead to fragmentation of the landscape and general loss of rural character. Rural developments of this type often have long and/or inadequately maintained driveways, which pose challenges for emergency/police/fire response. Large tracts of forestland are important for protecting water quality and providing habitat to migratory birds and other wildlife, and their loss represents a threat to the environmental health of Long Lake.

Tomahawk Scout Camp

This large tract of relatively undeveloped land in the northeastern part of the town limits additional growth in this area. These lands include a large amount of Long Lake frontage along the western side of the lake and Gruenhagen Bay.

Lands Enrolled in Forest Management Programs

Lands that are enrolled in forestry programs such as the Managed Forest Law (MFL) program can provide some assurance that these lands will continue to be utilized as forest. These lands are under contractual commitment, which may or may not be renewed upon expiration.

Land Prices

The rural communities, woodlands, and lakes of Washburn County have many attractive qualities making it a desirable place to live, work, and recreate. The high density of lakes, abundant forests, and low population density represent the kinds of amenities people are seeking to escape urban living and to enhance their quality of life. These factors have resulted in tremendous development pressure within the county, especially on lakes and rivers. As a result, the prices of land have increased exponentially, placing land ownership out of the range of affordability of many people.

Markets beyond Washburn County, including Rice Lake, Eau Claire and the Twin Cities, largely drive the demand for land in Long Lake. Land and housing prices in these urban areas are significantly higher than Washburn County, and households are increasingly transferring their equity from urban markets to rural areas where their housing dollar goes significantly further. In doing so, can they effectively out-compete local households with smaller home equity amounts and lower incomes.

The price of land depends upon many factors and can vary significantly from town to town or even lake to lake. It is often difficult to generalize the market price of property within a given municipality due to 'location specific' factors, which dictate the price and by the fact that a limited number of properties are on the market at any given time. By examining the entire local market over a period of time, we can draw some conclusions about the general land prices within the local area.

Based on market listings of undeveloped rural lands within Washburn County, the average price per acre is about \$2,500. This includes all vacant rural lands such as forests, non-forested areas, and agricultural areas. The range in price variability is high, with some areas selling for as little as \$1,000 per acre and others near \$5,000 per acre.

Undeveloped lake frontage within the county is in very high demand. The supply of vacant lake frontage is low and decreasing at an increasing rate. These factors have resulted in historically high prices for lake frontage and lots, which can provide direct lake access or even lake views. Based on market listings of lake frontage, the average price is \$700-\$1,000 per linear foot. There is a very high range of variability in these prices, and many properties are marketed at prices up to several thousand dollars per linear foot of shoreline. Frontage on higher quality recreational lakes typically goes for an even higher price. Recent sales of frontage on Long Lake, for example, have been in the range of \$2,000 to \$2,500 per linear foot of frontage.

8.6 WISCONSIN DEPARTMENT OF REVENUE ASSESSMENT STATISTICS

Wisconsin Department of Revenue real estate classes are used to determine land assessments and valuations. Because these data cover extensive time periods, they can be useful in conducting a simplified land use analysis and for examining trends, which are determined by the conversion from one type of assessment class to another over a period of time. The land use classes used for assessment purposes are: Residential, Commercial, Manufacturing, Agricultural, Swamp and Waste, and Forest. Excluded from this inventory are lands categorized as "other" or tax-exempt lands. See Figure 8.1 for tax class acres in Long Lake.

Wisconsin Real Estate Class Definitions

Residential includes any parcel or part of a parcel of untilled land that is not suitable for the production of row crops, on which a dwelling or other form of human abode is located.

Commercial includes properties where the predominant use is the selling of merchandise or a service. Also includes apartment buildings of four or more units, and office buildings.

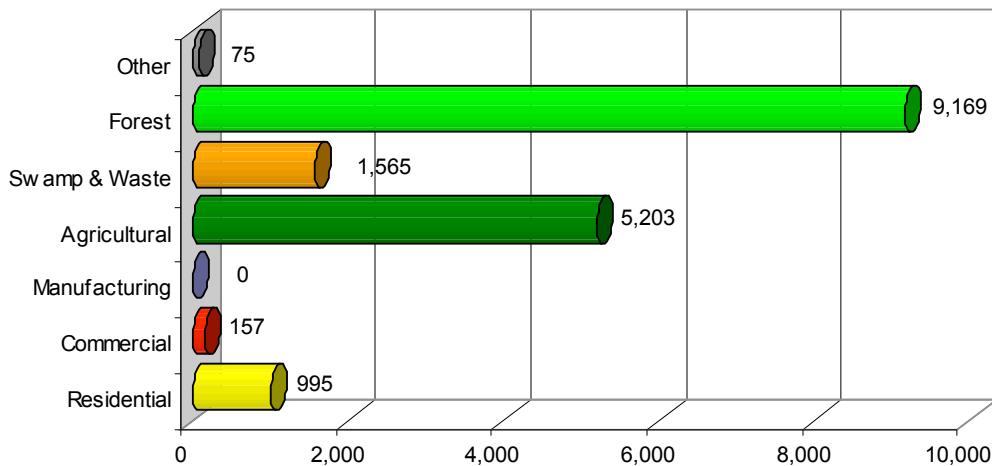
Manufacturing property consists of all property used for manufacturing, assembling, processing, fabricating, making, or milling tangible personal property for profit. It also includes establishments engaged in assembling component parts of manufactured products. All manufacturing property is assessed by the Wisconsin Department of Revenue.

Agricultural means land exclusive of buildings and improvements that is devoted primarily to agricultural use, as defined by rule.

Swampland or wasteland means bog, marsh, lowland brush, and uncultivated land zoned as shoreland under s. 59.692 and shown as a wetland on a final map under s. 23.32 or other nonproductive lands not otherwise classified.

Productive forestland means land that is producing or is capable of producing commercial forest products.

Figure 8.1: Wisconsin Department of Revenue 2001 Tax Class Acres

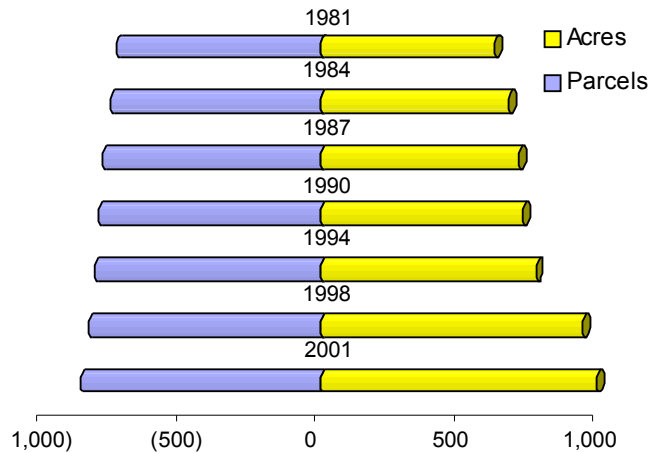


8.7 HISTORIC TRENDS

As indicated by Figure 8.2, the number of residential parcels and the total acreage of lands assessed for residential purposes increased over the past 20 years. The largest increases in residential acreage occurred between 1994 and 1998.

Figure 8.3 shows lands assessed for agricultural purposes declined noticeably over the past 20 years, a trend which is occurring at both the county and state levels. While the total acreage of lands in the agricultural¹ class declined, the number of parcels in this category remained relatively stable from 1981 through 2001. The decreased acreage in this class

Figure 8.2: Residential Assessments 1981-2001



¹ It is important to note that changes in the way land is assessed have occurred over the past 20 years. Under Wisconsin’s use value assessment (Implemented in 2000) only land that is actually used for crop or pasture production is eligible for use value assessment. This means that land associated with the farmstead, road rights-of-way, ungrazed woodland and swampland, etc. is currently excluded from land assessed under use value.

combined with a stable number of agricultural parcels indicates that the average size of agricultural parcels in the Town of Long Lake decreased.

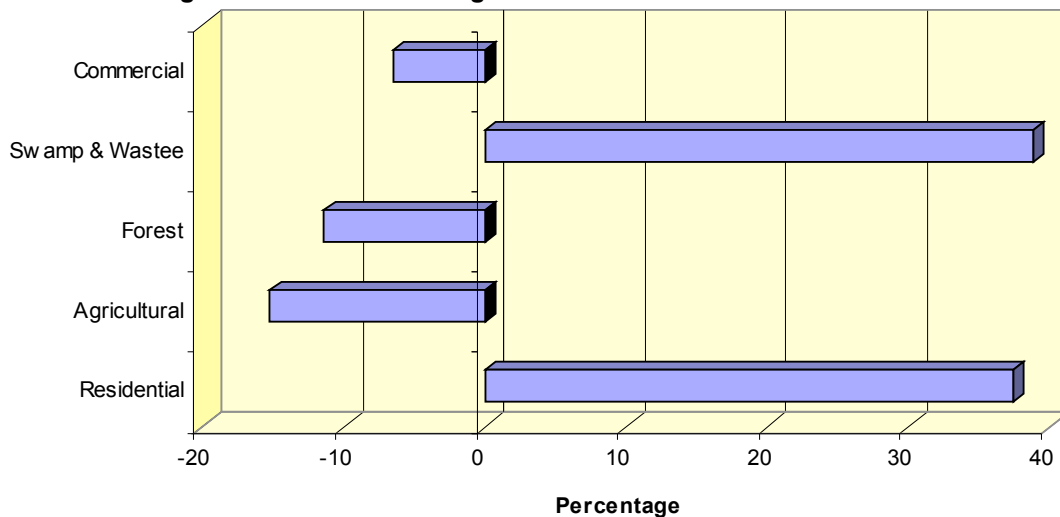
Over the past 20 years, the total acreage of lands assessed as forest declined in the Town of Long Lake, Figure 8.4. The total number of forest parcels remained constant while the total acreage in this class decreased by 14.6 percent. The average forest parcel size decreased from 27.9 acres in 1981 to 23.9 acres in 2001.

Figure 8.3: Agricultural Assessments 1981-2001

Figure 8.4: Forest Assessments 1981-2001

Commercial acreage in the Town of Long Lake nearly doubled in 20 years, from 80 in 1981 to 157 in 2001. The ‘swamp & waste’ classification experienced an overall increase in acreage between 1981 and 2001, from 1139 acres to 1565. This may be due, in part, to the reclassification of some lands once classified as agricultural, in order to comply with Wisconsin’s use value law.

Figure 8.5: Percent Change in Assessment Classes 1990-2001



8.8 BUILDING AND SANITARY PERMIT DATA

Washburn County Waterfront Zoning Permits, 2000 & 2001

Zoning permits issued for the construction of waterfront homes accounted for approximately half of all zoning permits issued in both 2000 and 2001 in Washburn County. In 2000, a total of 197 permits were issued, with a total of 97 issued for dwellings. In 2001, 197 total permits were issued, with 93 permits for dwellings. The remaining zoning permits were issued for additions, accessory buildings, deck and stairs, or other structures. See Table 8.2 below.

Table 8.2: Zoning Public Hearing Processes Involving Waterfront Property, 2000 & 2001 (County)		
	2000	2001
Rezoning requests	24%	35%
Variance requests	55%	55%
Conditional use requests	7%	11%

Source: Washburn County Zoning Department

8.9 LAND USE REGULATION

General Land Use

Zoning is a locally enacted ordinance that regulates and controls the use of property. Zoning involves dividing the countryside into districts or zones for agricultural, residential, commercial, industrial, and public purposes. The zoning text, which accompanies the maps, states which specific uses are permitted in each district, and defines the requirements and/or conditions for those uses. This tool provides for orderly growth by protecting homes and property from harmful uses on neighboring properties.

Zoning is the primary tool regulating land use in the Town of Long Lake and the town is currently under Washburn County zoning jurisdiction. See Table 8.3 and Map 8.2 for more information of zoning in the Town of Long Lake. The town could develop and enforce its own zoning ordinance. Counties are granted general zoning powers within the unincorporated areas (towns) of the county. However, a comprehensive county zoning ordinance becomes effective only in those towns that approve the county ordinance. (Amendment changes to a county ordinance that are short of a comprehensive zoning revision may be ratified by a majority of towns that accept the change). This would in effect, establish the amendment change for all towns under comprehensive county zoning). Towns in counties with a general zoning ordinance (such as Washburn), which have not adopted the county zoning ordinance, may adopt village powers and use the city zoning enabling authority, subject to county board approval.

Zoning ordinances must be based on a land use plan in order to be effective and protect the public interest. The current general Washburn County Zoning Ordinance is not plan based and, to some extent, fails to recognize the interests of local government, landowners, and the general public. The planning for future land uses as a component of the Washburn County comprehensive planning process will form the basis for revision of the existing zoning ordinances.

Currently, Washburn County is working on a subdivision ordinance. When completed, this will become the Town of Long Lake's guidelines for future subdivision plats in the town.

Table 8.3: Existing Zoning District Acreage -Town of Long Lake Map GIS Analysis

Zoning District	Parcels	Total Acres	Percent of Total Area
Agriculture	243	8731.7	36.1%
Commercial	10	120.97	0.5%
Conservation	26	170	0.7%
Forestry	216	6937.63	28.7%
Residential	79	625.54	2.6%
Residential Agricultural	93	2564.71	10.6%
Residential Mobile	10	209.2	0.9%
Residential Recreational (1)	69	986.22	4.1%
Residential Recreational (2)	46	715.01	3.0%
Water	0	3117.99	12.9%
Total	792	24,178.97	100.0%

Source: Washburn County Zoning

Shorelands and Wetlands

The Washburn County shoreland/wetland zoning ordinance, which is mandated by the State of Wisconsin, establishes development standards for lands adjacent to county surface waters. This ordinance regulates lands within 1000 feet of the ordinary high water mark of any navigable lake, pond, or flowage, and those lands within 300 feet of the ordinary high water mark of any navigable river or stream. These standards are based on the lakes classification system, which assigns each county water body into one of three classes (I, II, III). The lakes classification rating is based on the individual characteristics of each lake, with class I lakes requiring minimum protection and class III needing the most. Mapped wetlands are also regulated under this ordinance.

Subdivision Regulations

Subdivision regulations are used by the county and state to ensure that the division of land is done in such a way as to not negatively impact the public. The current subdivision regulations follow the state minimum guidelines and are only enacted when a landowner seeks to create 5 or more lots within five years, each under 1.5 acres in size. Counties and towns have the option of creating their own subdivision ordinances to better manage growth and development. For example, towns can have land division ordinances that specifically address lot sizes and layouts for new lots larger than the state's 1.5-acre cutoff. Such local ordinances could better address issues of storm water runoff management, private on-site wastewater system locations, and access to buildings for emergency vehicles. Enacting and enforcing a subdivision ordinance can be done through the town board and planning commission and does not require the creation of a new administrative office.

Town Enforced Land Use Controls

Currently, there are no town enforced land use controls in the Town of Long Lake. The Town of Long Lake may wish to work with Washburn County to refine and update the county subdivision ordinance to better implement the town's comprehensive plan. Alternatively, the town could create its own land division ordinance based on this plan (see above).

Relationship Between Development and Lake Water Quality

As smaller lots are created for new housing units, there is a marked increase in storm water runoff and nutrient transport to lakes in the Long Lake area. Three dimensions of housing development combine to increase runoff and nutrient loading. First, housing adds impervious surfaces from driveways, patios, and buildings. Runoff from these impervious surfaces is often channeled and concentrated. Second, existing vegetation is often removed during construction and development. The elimination of trees and shrubs in particular can increase the yield in storm water on the ground. Third, the area surrounding a house is most often compacted and re-graded to drain to lakes or nearby ditches or streams. People prefer smooth lawns over pitted, natural landscapes. These three processes effectively minimize the amount of water that can infiltrate into the ground before reaching a stream, wetland or lake.

There is an inverse relationship between lot size and runoff and nutrient export from the land. Smaller lots are more thoroughly developed and yield more runoff; larger lots generally have a portion of the lot that remains undisturbed by development. Table 8.4 below shows the expected nutrient yield from an average lot of various sizes in the Long Lake area. The in land use to 1 acre residential lots is expected yield 14 times the amount of phosphorous than a 40 acre size.

Table 8.4: Nutrient Yields

Lot Size (acre)	Impervious (House, driveway)	Developed Pervious (Lawns, gardens)	Undeveloped (natural)	Estimated phosphorus transfer rate (pounds/acre/year)	Annual phosphorous yield from a 40 acre parcel (pounds)
0.25	34%	67%	0%	.59	23.6
0.5	23%	77%	0%	.4	16
1	16%	84%	0%	.28	11.2
2	12%	50%	38%	.18	7.2
5	7%	20%	73%	.09	3.6
10	5%	10%	85%	.05	2
40	2.5%	2.5%	95%	.02	.8

The Long Lake Management Plan recognizes this effect of development on runoff and lake nutrients. The plan recommends that residential lots in the watershed be limited to a five acre minimum and that on-site storm water BMPs be implemented to minimize runoff from new development. Storm water BMPs are discussed in Section Nine of this report (Implementation).

Redevelopment and Contaminated Sites

Leaking underground storage tanks (LUST's) are often a source of localized contamination problems and may pose threats to health and safety. These threats may include: contamination of soil and groundwater; contamination of drinking water; or contamination of lakes, rivers, and streams. Underground storage tanks are regulated in Wisconsin under,

- ❑ **Comm 10** - Wisconsin Department of Commerce's rule governing installation, registration, maintenance and abandonment of petroleum storage tanks.
- ❑ **NR 746** - Applies specifically to sites where petroleum products have discharged from storage tanks.
- ❑ **Comm 47** - Department of Commerce rule that governs reimbursement from Petroleum Environmental Cleanup Fund Act (PECFA).
- ❑ **PCFA** - Wisconsin's reimbursement program for eligible costs of cleaning up contamination from leaking underground and aboveground petroleum storage tank systems, administered by the Department of Commerce.

MCD	LUST Sites
Bass Lake Town	1
Beaver Brook Town	2
Birchwood Village	5
Brooklyn Town	1
Gull Lake Town	1
Long Lake Town	1
Minong Town	2
Minong Village	5
Sarona Town	4
Shell Lake City	15
Spooner City	23
Spooner Town	1
Springbrook Town	2
Stone Lake Town	1
Trego Town	4
Total Washburn County	68

The Wisconsin Department of Natural Resources has jurisdiction over 54 LUST sites within Washburn County, while the Department of Commerce has jurisdiction over 14 sites, Table 8.5. The siting of land uses should consider the potential negative impact of LUST sites and other pollution hazards. Wisconsin's corrective action rules (NR 140 & NR 700 series) define the process for management of environmental discharges from the time of discovery until site closure. Soil and groundwater clean up standards under these rules are 'risk-based' with consideration of individual site conditions.

Closed Sites with Groundwater Contamination

The Wisconsin Department of Natural Resources GIS registry of closed remediation sites indicates four sites of known groundwater contamination. Only closed sites with groundwater contamination remaining above chapter NR140 enforcement standards or soil contamination above NR720 residual contaminant levels are included in this registry. None of these sites are located in the Town of Long Lake.

Redevelopment & Smart Growth Areas

Wisconsin Chapter 66 planning legislation requires local communities to explore and plan for redevelopment options such as infill housing, brownfield sites, and obsolete buildings. Local communities are also responsible for identifying potential "smart growth areas" or areas with existing infrastructure and services in place where development and redevelopment can be directed. These areas may also be recently developing land contiguous to existing development that will be developed at densities that will have relatively low public service costs.

The plan does not specifically identify any particular area or parcel in the Town of Long Lake in need of redevelopment. The vast majority of the town is currently undeveloped.

Future Land Use Development Strategy

The future land use development strategy for the Town of Long Lake is based on several components. Early in the planning process, surveys were distributed to all landowners in the town; the results of these surveys assisted the town planning committee in defining community issues and opportunities. A series of goals and objectives were developed which provided the direction for development of a preferred future land use scenario. These tools were utilized in conjunction with GIS analysis of existing environmental, infrastructure, and transportation conditions to determine the most appropriate locations for future growth and development. Finally, growth forecasts based on the projections found in the Issues and Opportunities and Housing Elements provided the means to assess future needs related to land use. The combination of public involvement, assessment of conditions, and expected future needs led to the development of a future land use map, recommendations, policies, programs, and actions.

8.10 EXPECTED FUTURE TRENDS IN THE TOWN OF LONG LAKE

1. The year-round population of the Town of Long Lake will continue to rise. More retirees will likely relocate to the town.
2. The number of seasonal residents and tourists is expected to increase.
3. Demands for rural housing will continue to increase, coupled with increased demand for larger parcels of land.
4. Demand for waterfront property will continue to be high, with increased pressure to develop smaller lakes and riverfront property.
5. Future industrial development is not expected.
6. Commercial growth will continue at the current rate. New commercial development will likely be on or in close proximity to Long Lake.
7. Increased traffic on town roads to accommodate more residents and visitors.
8. More lake users resulting in a more intensive recreational use of Long Lake.
9. Areas within the town will be attractive to developers wishing to create condominium and retirement communities.
10. Land prices and taxes will continue to rise.
11. Seasonal housing units will continue to be converted to year-round permanent residences.
12. Home-based business and telecommuting will become more prevalent allowing more people the flexibility to live in rural areas such as the Town of Long Lake.

13. There will be no significant expansion of infrastructure into the town within the next 20 years.

14. Water quality concerns will increase due to increased development.

8.11 GROWTH FORECASTS

Residential

The population projection model for the Town of Long Lake indicates that by the year 2020 a minimum of an additional 338 people will be year-round residents of the town.

Table 8.6: Population/Housing Projections

	2000	2005	2010	2015	2020
Population	737	814	890	982	1075
Average Household Size	2.57	2.52	2.5	2.49	2.47
Year Round Units	311	354	390	432	477
Seasonal Units	279	317	350	387	428
	2000	2005	2010	2015	2020
Single-Family Homes	245	279	307	340	375
Rental Units	39	44	49	54	60

Note: Does not include vacant housing units, which are factored into totals

The number of new single-family homes in the Town of Long Lake by the year 2020 is projected to be 375, a 53.1 percent increase in just 20 years. The number of seasonal homes is also expected to increase by 149 units, a 53.4 percent increase. See Table 8.6. The projected increase in numbers of housing units is due, in part, to the steadily decreasing average household size. This trend is also being experienced at both the state and national levels. The number of projected future homes is based on 1) anticipated population 2) proportion of seasonal/year round housing units in the census year 2000. It is important to note that the proportion model used represents a high demand, or maximum anticipated growth scenario. Not factored into the projection model is the rate of conversion of seasonal homes to permanent year-round residences. This phenomenon is certainly occurring in many Washburn County communities but is difficult to quantify due to lack of available data.

Acreage requirements for residential growth will be a factor of both number of housing units required and housing unit density. Table 8.7 reflects the varying acreage requirements for residential growth based on different housing unit densities. Optimal housing density varies significantly by community and should be based on the community’s goals and objectives. The purpose of the chart is to show how differing development densities will impact the overall community land base.

Table 8.7: Potential Acreage Required for Residential Housing Units 2005-2020

Average Density (Acres)	2005 Potential New Units	2005 Acres	2010 Potential New Units	2010 Acres	2015 Potential New Units	2015 Acres	2020 Potential New Units	2020 Acres	Total Acres 2005-2020
40	34	1,360	28	1,120	33	1,320	35	1,400	5,200
20	34	680	28	560	33	660	35	700	2,600
10	34	340	28	280	33	330	35	350	1,300
5	34	170	28	140	33	165	35	175	650
3	34	102	28	84	33	99	35	105	390
1	34	34	28	28	33	33	35	35	130
0.5	34	17	28	14	33	17	35	18	65

Commercial

As previously noted, commercial growth has nearly doubled in the Town of Long Lake in the past 20 years. If historical commercial growth trends continue, the town is expected to require about 285 total acres of commercial land by the year 2020. This estimate means that the town could gain about 128 total acres of commercial land in the next 20 years, Table 8.8.

Table 8.8: Projected Commercial Acreage

	2001	2005	2010	2015	2020
Commercial Acres Needed	157	208.19	250.60	277.46	285.20
Yearly Additional Acres	-	51.19	42.41	26.86	7.74

Industrial

The Town of Long Lake has very little industrial land use. Additional industrial growth is not projected to occur within the town during the next 20 years.

Agricultural

Based on current trends, the Town of Long Lake is expected to require nearly 14 percent less agricultural land in 2020, Table 8.9.

Table 8.9: Projected Agricultural Acreage

	2001	2005	2010	2015	2020
Agricultural Acres Needed	5,203	5,042.5	4,848.0	4,661.1	4,481.3
Yearly Additional Acres	-	-160.5	-194.5	-187.0	-179.8

Gross Developable Land

In order to determine gross developable land, public ownership and natural constraints such as wetlands and surface water were deducted from the total. This total should be viewed as an **approximation** for planning purposes, as **not all lands within this total would typically be considered developable**. Lands proposed for future growth and development should be measured against natural constraints outlined in the “Natural and Cultural Resources Element”, infrastructure requirements, and other site-specific conditions that will contribute to actual site development potential. The Town of Long Lake has 24,162 acres of total land area and 6,199 acres with development constraints, leaving 17,963 acres of gross developable land.

Development Factors

- Surface Waters =3,745Acres
- Wetlands¹ = 1,820 Acres (1,843 Total Acres)
- Roads & Existing Development = 539 Acres
- DNR Land = 95 Acres

Resource Constraints Analysis

The Town of Long Lake contains several resource constraints which, when viewed individually or together, represent impediments to land development. Resources identified in *Natural, Agricultural and Cultural Resources Element presents* various levels of limitation to rural development. These constraints include natural features such as wetlands, floodplains, surface waters, steep slopes, and soil limitations. The absence or reduced existence of natural constraints also presents the opportunity for development with the least potential for environmental impact.

The *Development Factors Map* (5.10) represents a composite analysis of the exiting resource constraints in the Town of Long Lake. The analysis incorporates existing environmental factors, no development areas (public lands) and social/community factors such as prime farmland areas, forested lands and riparian/wetland buffer areas. With the exception of the buffer areas, which are subject to special zoning requirements (shoreland/wetland), other social/community factors do not generally restrict or limit development. These constraints are based on community goals and reflect the desires of the community to retain agriculture and the rural forested character.

Map 5.10 depicts the composite score of the resource constraints analysis for the Town of Long Lake. This model was used to assist the community in development of the *Future Land Use Map* (Map 9.1) and should continue to be used by the community to assist in making future land use decisions. A detailed description of the model and process used is in included in Appendix D.

8.12 FUTURE LAND NEEDS

Residential Land Needed.....	390 Acres
Commercial Land Needed.....	128 Acres
Industrial Land Needed.....	0 Acres
 Total Land Needed.....	 518 Acres

8.13 2020 FUTURE LAND USE SUMMARY

A map depicting future land use has been developed based on existing and future land use assumptions, a review of demographic and background data, past trends in land use, notable changes in land use activities over the past several years, environmentally sensitive and significant areas, and projected land use activities. This future land use map (Map 9.1) found in

¹ Excludes portion which is county forest, industrial forest, or Wisconsin DNR land

the Implementation Element, is intended to serve as a guide to the plan commission and town board in matters concerning land use activities.

8.14 LAND USE GOALS, OBJECTIVES, AND ACTIONS

A set of recommended goals, objectives, and action steps has been developed to assist the town with existing and future land use activities.

Goal: Ensure a coordinated, planned development pattern that is compatible with natural resources and preserves the rural character of the town.

Objective 1: Encourage an appropriate balance of land uses while minimizing conflict, promoting efficiency, and protecting sensitive natural resources.

Regulation Action 1: Require a statement of compatibility of new use with current uses.

Create minimum lot sizes appropriate for different land uses.

Regulation Action 2: Define acute water quality threats (i.e., large scale agricultural operations or chemical facilities). Permit such uses only as conditional use, and only if water quality risk is minimized.

Regulation Action 3: Land owners desiring any land divisions within the shoreland management area (1000 ft from a lake or 300 ft from a river), or land divisions less than 20 acres on mixed rural-residential, and 80 acres on camp/conservancy, will be required to obtain approval from the Town of Long Lake Board.

Regulation Action 4: Develop and implement a worksheet to assist the town board to objectively assess variance applications.

*Regulation Action 5: Second (2nd) tier landowners desiring any land divisions within the shoreland management area (non-waterfront but within 1,000 ft from a lake or 300 ft from a river) are limited to a minimum parcel size of 5 acres. (3 acres may be approved based on utilizing industry approved **Low Impact Design** techniques.*

Education Action 1: Provide education to the public that will lead to a better understanding of land use issues facing the town.

Education Action 2: Provide a "Landowners Checklist" to help guide them through the proposal review process.

Incentive Action: Consider smaller minimum lot sizes if properly clustered.

Monitoring Action: Create a map that tracks construction and land use changes-locate the map at the town hall.

Objective 2: Identify town-owned properties and develop a plan for their appropriate future use.

Regulation Action: Create a classification system of town owned water access (i.e., boatlanding, limited drive-in, path, or no access warranted).

Resource Improvement Action: Create a working group to create a site-plan and manage-plan.