

IMPLEMENTATION

9.1 INTRODUCTION

The Implementation Element is the “how to” portion of the plan. It prescribes those actions necessary to make the goals a reality over the next 20 years. This is achieved through a series of specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances. Each proposed action is included as part of an objective that has been developed to support a broad goal of the Town of Long Lake Comprehensive Plan. The concepts presented in this chapter will affect land use in the Town of Long Lake for the next 20 years and beyond.

9.2 CONSISTENCY AND RELATIONSHIP BETWEEN ELEMENTS

This element is required to describe how each of the elements of the comprehensive plan will be integrated and made consistent with other elements of the plan. By coordinating and developing each element simultaneously, the process ensured that the development and review of each element is consistent with the others. Based on the analysis, there are no known inconsistencies or conflicts between plan elements. The goals, objectives, and in some cases the actions provided in this chapter are interrelated. In several instances, a single objective or action may apply to more than one element of the plan.

9.3 PLAN UPDATES AND REVISIONS

As is stipulated in Wisconsin's "Smart Growth" legislation, a comprehensive plan must be updated at least once every ten years. However, in order to ensure that the Town's plan is an effective management tool, the Town of Long Lake Planning Commission will review the plan goals, objectives, and action-plans annually to track those activities that have been completed and to add additional objectives and action-plans as needed to accomplish the stated goals.

The Town of Long Lake should initiate its first major update of this plan by 2014. At this time, information from the 2010 census will be available to update tables, charts, graphs, and figures. This update will also involve a comprehensive review of the background information presented in each element. Furthermore, the town should coordinate with all partners identified in the *Intergovernmental Cooperation* element to understand any external changes that may impact the plan.

9.4 RESPONSIBILITIES

Implementation of the Town of Long Lake Comprehensive Plan will be the primary responsibility of the **Town of Long Lake Planning Commission**. The Town of Long Lake Planning Commission will use this plan when reviewing development and land use issues in the town and

make formal recommendations to the Town and County Boards based upon the goals and objectives of the plan.

9.5 MEASURING PLAN PROGRESS

As part of the comprehensive planning process, a number of goals, objectives, and action-plans were developed that when implemented are intended to build stronger relationships and give direction to the town board and its residents. Many of the objectives and actions can be accomplished in the short term, while some will take longer to accomplish.

It is required to include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The task of developing a measurement tool to gauge the outcome of this plans' objectives and actions will be accomplished by the development of an implementation target for the identified objectives and activities. These targets will provide guidance to the plan commission and town board on when specific actions were to have been initiated. Based on the targets, the plan commission can then measure the progress of achieving implementation of the comprehensive plan.

9.6 PLAN RECOMMENDATIONS

- A. Request that Washburn County amend zoning ordinances and decision-making procedures to ensure consistency with the Town of Long Lake Comprehensive Plan.
- B. Hold a periodic review of the comprehensive plan and revise the document as needed. Plan content should be reviewed for effectiveness and revised to meet the changing needs of the community.
- C. Continue to seek public involvement and input. Continue to monitor local issues and opportunities and incorporate these factors into the plan.
- D. Base all county and town land use decisions on the contents of the comprehensive plan.
- E. Make the Town of Long Lake plan accessible to town residents and visitors. Post the current and future land use map and action plan in the town hall. Also, consider using local events to publicize the plan and educate citizens.

What follows is a list of the Town of Long Lake's goals, objectives, and action-plans as derived by the planning committee/commission in a table format. The goals of the plan are the "purpose or end" and they provide direction for community decisions. Objectives are statements that are measurable benchmarks the community works to achieve, and the action-plans are more specific statements that set preferred courses of action to carry out the objectives in the foreseeable future. Five different types of action-plans exist in the plan. They include regulatory actions, education actions, resource improvement actions, incentive actions, and monitoring actions. Many actions identified are continuous or ongoing steps that do not have an implementation

target date. These actions may involve the town board and/or the plan commission. On an annual basis, the plan commission should monitor the plan’s overall objectives and actions in an effort to realize its accomplishments and identify areas where additional resources or actions are needed.

9.7 PLAN IMPLEMENTATION - PLAN GOALS, OBJECTIVES, AND ACTION-PLANS

HOUSING

Goal: A range of housing opportunities to meet the varied needs of existing and future community residents, while maintaining a predominantly rural atmosphere.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Encourage home siting in areas that will not result in property or environmental damage or impair the rural character of Long Lake.	Regulation Action: <i>Require applicants for building permits submit a plan, which will be evaluated for compliance with current state and local regulations, ordinances, and the compatibility with the existing environment.</i>	Planning Commission	2004-2005
	Education Action 1: <i>Develop and provide the checklists to be considered during the permitting process.</i>	Planning Commission, Town Board, Washburn County	2004-2005
	Education Action 2: <i>Develop and provide a brochure outlining the permitting process, including zoning regulations and subdivision ordinance.</i>	Town Board, Planning Commission	Ongoing
	Education Action 3: <i>Develop pamphlets of low-cost shrubs and trees available through the county and in the area.</i>	Town Board, Washburn County, LLPA	Ongoing
	Monitoring Action 1: <i>Update the land use</i>	Town Board, Washburn County, Planning	Annually

	<i>maps annually for new housing development.</i>	Commission	
	Monitoring Action 2: <i>Review annually the number of building permits granted and denied. Evaluate the cause for denials and whether the permitting process needs revision or is meeting the objective.</i>	Town Board, Washburn County, Planning Commission	Annually
2. Encourage high quality construction and maintenance standards for housing.	Regulation Action 1: <i>Support the enforcement of the Uniform Dwelling Code in Washburn County and the Town of Long Lake.</i>	Town Board, Washburn County	ASAP
	Regulation Action 2: <i>Limit one residential structure per parcel of land.</i>	Town Board, Washburn County	Ongoing
	Education Action 1: <i>Provide homeowners with educational offerings related to responsible home ownership, maintenance, and rehabilitation to keep in good condition.</i>	Planning Commission, UW Extension, Washburn County	2004
	Education Action 2: <i>Provide homeowners with rehabilitation loan and grant information in cooperation with the Housing Coalition for Washburn County.</i>	Town Board, Washburn County	Ongoing
3. Allow cluster development where it will minimize housings' negative impact on natural resources.	Regulation Action: <i>Work with Washburn County to create a Conservation Subdivision Ordinance that meets the objectives of this plan.</i>	Washburn County, Town Board Planning Commission	2004

	<p>Education Action: <i>Share the Conservation Subdivision Ordinance when created.</i></p>	Town Board, Washburn County	Ongoing
	<p>Incentive Action: <i>Consider a smaller acreage minimum lot size for development in exchange for permanently setting aside a large undeveloped tract of land.</i></p>	Planning Commission	Ongoing
	<p>Monitoring Action: <i>Annually review the amount of cluster development.</i></p>	Washburn County, Town Board Planning Commission	Annually

TRANSPORTATION

<p>Goal: A safe and efficient multi-modal transportation system, which accommodates the movement of people and goods.</p>			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
<p>1. Continue to maintain and upgrade town roadways while preserving the town's rural character.</p>	<p>Regulation Action 1: <i>Inventory town roads with respect to state standards for local roads pertaining to road widths and geometric standards.</i></p>	Town Board	2004
	<p>Education Action 2: <i>Discuss PASER road evaluation results at a town board meeting and make available per request thereafter.</i></p>	Town Board	Annually
	<p>Resource Improvement Action 1: <i>Contact DNR before replacing or installing culverts.</i></p>	Town Board, Washburn County Highway Dept.	Ongoing
	<p>Resource Improvement Action 2: <i>Make</i></p>	Town Board, Washburn	Ongoing

	<i>improvements to any areas identified as high accident areas.</i>	County Highway Dept.	
	Resource Improvement Action 3: <i>Implement Best Management Practices for erosion control during road projects.</i>	Town Board, DNR, Washburn County Highway Dept.	Ongoing
2. Work closely with Washburn County on transportation problems and projects that affect the Town of Long Lake.	Regulation Action 1: <i>Work with the county to ensure that county roads M, D, and P are upgraded and maintained to appropriate standards.</i>	Town Board, Washburn County Highway Dept.	Ongoing
	Regulation Action 3: <i>Cooperate with DNR and DOT to ensure that they use proper erosion control and BMP's when working on county roads in the town.</i>	DNR, DOT, Town Board, Washburn County Highway Dept.	Immediate
	Education Action 1: <i>Request that the county give appropriate notices to the town on any known upcoming meetings when county road improvements are to be discussed.</i>	Washburn County Highway Dept., Town Board	Ongoing
	Education Action 2: <i>Review the county's road improvement plan at the annual meeting along with the town's five-year road plan.</i>	Town Board, Planning Commission	Annually
	Resource Improvement Action: <i>Consider bike trails, paved shoulders, utility relocations, and safety improvements when upgrading town or county roads.</i>	Washburn County Highway Dept., Town Board, Planning Commission	As needed/ongoing

	<p>Monitoring Action: <i>Town of Long Lake representatives should continue to coordinate with Washburn County by continuing to attend meetings and provide input on future projects.</i></p>	Town Board, Planning Commission, LLPA	Ongoing
3. Promote safe driveways.	<p>Regulation Action 1: <i>Develop an ordinance and permitting process for new driveways.</i></p>	Planning Commission, Town Board	2004
	<p>Regulation Action 2: <i>Require future land use change requests to address adequate town road access as part of the checklist process.</i></p>	Planning Commission, Town Board	Develop checklist immediately / Ongoing
	<p>Regulation Action 3: <i>Develop standards for access control, spacing, and frequency.</i></p>	Planning Commission, Town Board, Washburn County Highway Dept.	2004
	<p>Education Action: <i>Develop a handout or brochure delineating town driveway standards.</i></p>	Planning Commission, Town Board	2004
	<p>Monitoring Action: <i>Maintain a record of driveway permits granted.</i></p>	Planning Commission	Ongoing
4. Explore the possibility of non-automotive road use and trail development.	<p>Regulation Action: <i>Recognize regulations already in place for non-automotive road use and trail use.</i></p>	Planning Commission, Town Board	Immediately
	<p>Resource Improvement Action: <i>Identify areas where ATV trails connect to the Town of Long Lake and work with local clubs in the area to identify needs.</i></p>	Planning Commission, Town Board	2005-2007

UTILITIES & COMMUNITY FACILITIES

Goal: Support utilities and community facilities that cost-effectively provide for the safety, health, and well-being of the town.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Improve and maintain town-owned recreation sites.	Resource Improvement Action 1: <i>Make an effort to establish public parks, recreation areas, and walking/biking trails to accommodate all seasons.</i>	Town Board (Subcommittee)	Ongoing
	Resource Improvement Action 2: <i>When town roads are improved, consider widening them to accommodate biking and walking.</i>	Town Board	As Needed/Ongoing
	Resource Improvement Action 3: <i>Develop a long-range plan for a public community facility.</i>	Town Board	As Needed/Ongoing
2. Encourage and support volunteer efforts to assist in providing public services.	Education Action 1: <i>Continue to support the Long Lake Chamber of Commerce.</i>	Plan Commission, Town Board	Ongoing
	Education Action 2: <i>Continue to support the LLPA.</i>	Plan Commission, Town Board	Ongoing
	Education Action 3: <i>Inform the public of volunteer opportunities via town board meetings.</i>	Town Board	Ongoing
	Education Action 4: <i>Continue to support first responders.</i>	Town Board	Annually/Ongoing
3. Work with private	Regulation Action 1: <i>Require utilities to share</i>	Town Board	As Needed

utility companies.	<i>corridors and towers in the township.</i>		
	Regulation Action 2: <i>Encourage buried utilities when utility companies request easements.</i>	Town Board	As Needed
	Resource Improvement Action 1: <i>Work closely with electric and telephone companies to ensure they have sufficient ROW for utility expansion for town residents.</i>	Town Board	As Needed
	Resource Improvement Action 2: <i>Review long-range plans of utility companies to identify impacts they might have on the town.</i>	Plan Commission	Ongoing

NATURAL RESOURCES

Goal 1: Conserve, protect, manage and enhance the town’s natural resources.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Protect lakeshores and stream banks from harmful land uses.	Regulation Action: <i>Support state and county rules and regulations regarding lakeshore and stream banks.</i>	Town Board, Washburn County, DNR, Planning Commission	Ongoing
	Education Action: <i>Raise awareness of existing state and county rules and regulations through mailings with tax role, scheduling a town meeting to covers said rules and regulations, utilizing existing resources such as the DNR and UW Extension materials and</i>	Town Board	Annually

	<i>representatives, and by utilizing the Town Hall as and information center.</i>		
	Incentive Action: <i>Develop recognition awards for lakeshore/stream bank stewardship.</i>	Town Board, Washburn County Zoning Department	Annually
	Resource Improvement Action: <i>Create demonstration sites for lakeshore restoration.</i>	LLPA, Town Board, Washburn County Land Conservation Dept.	2005
	Monitoring Action: <i>Review annually how many buffers were restored due to stipulations on variance requests.</i>	LLPA, Town Board Washburn County Land Conservation Dept.	Annually
2. Develop strategies for maintaining large undeveloped areas, including near-lake areas, off-lake areas, and wetlands.	Regulation Action: <i>Identify blocks of land to be placed in resource conservation utilizing land use map.</i>	Town Board Planning Commission	2005
	Education Action A: <i>The town will cooperate with LLPA, Hunt Hill, and other non-profit organizations in furthering their educational objectives.</i>	Town Board, Hunt Hill, LLPA, Chamber	Ongoing
	Education Action B: <i>Educate landowners about state and federal programs (i.e.MFL, WHIP, EQUIP, etc.)</i>	LLPA, Hunt Hill, Town Board, NRCS, DNR	Ongoing
	Education Action C: <i>Educate landowners about alternatives to</i>	Town Board, Planning Commission, LLPA	Ongoing

	<i>development.</i>		
	Incentive Action: <i>Consider purchase of development rights.</i>	Town Board, Planning Commission	Ongoing
	Resource Improvement Action A: <i>Promote wetland restoration demonstration sties.</i>	Town Board, Washburn County, LLPA, Planning Commission	2005
	Resource Improvement Action B: <i>Promote shoreland habitat restoration projects.</i>	Town Board, Washburn County, LLPA, Planning Commission	2005-2006
	Resource Improvement Action C: <i>Practice sound forestry management principles and water quality BMP's when logging town land.</i>	Town Board, Washburn County, DNR	Ongoing
	Monitoring Action: <i>Monitor development by reviewing building permits granted annually.</i>	Planning Commission	Ongoing
3. Identify and protect critical habitat areas in the town.	Regulation Action: <i>Require land use change proposals to include habitat assessments for the site in question. (Develop a simple assessment protocol; match the degree of detail in the protocol to the nature of the proposal; i.e. very intense land uses require more detailed assessments; work with DNR, county and others to jointly develop protocol).</i>	Planning Commission, Town Board, DNR, Washburn County	2005-2006
	Education Action A: <i>Sponsor periodic town-wide habitat assessments and share</i>	Town Board	Annually

	<i>results with the public at an annual town meeting.</i>		
	Education Action B: <i>Develop an educational brochure for town properties explaining the different types of habitat found on the properties and land management practices used by the town to improve habitat.</i>	Town Board, LLPA, Planning Commission	2005-2006
	Incentive Action: <i>Provide density bonuses for land use change proposals that provide long-term protection to critical habitat areas.</i>	Town Board, Planning Commission	2005-2006
	Resource Improvement Action A: <i>Identify and sponsor wetland restoration projects in the town.</i>	Town Board, LLPA, Planning Commission, Washburn County Land Conservation Dept.	Ongoing
	Resource Improvement Action B: <i>Develop and implement habitat management and improvement plans for town-owned properties.</i>	Town Board, LLPA, Planning Commission	2005-2010
	Resource Improvement Action C: <i>Sponsor annual shrub sale at town hall to provide property owners with low-cost plant material for private habitat improvement projects.</i>	LLPA	Annually in spring
	Monitoring Action A: <i>Monitor the location and extent of land use changes annually and note the impact on wildlife habitat.</i>	Town Board, LLPA, Planning Commission	Ongoing

	<p>Monitoring Action B: <i>Sponsor a town-wide habitat assessment.</i></p>	Town Board	2005
	<p>Monitoring Action C: <i>Revisit and update the town-wide assessment every five years.</i></p>	Town Board	Every 5 years
	<p>Monitoring Action D: <i>Maintain a public file of site-specific habitat assessments associated with land use change proposals.</i></p>	Town Board	Ongoing
4. Encourage sensible, environmentally friendly outdoor lighting.	<p>Resource Improvement Action: <i>Create demonstration site at the town hall to make public aware of sensible lighting alternatives.</i></p>	Town Board	2006-2008
	<p>Regulations Action A: <i>Develop and implement a town lighting ordinance.</i></p>	Town Board Washburn County Zoning Dept.	Ongoing
	<p>Monitoring Action B: <i>Include night lighting information as a requirement of the building permit process.</i></p>	Town Board Planning Commission	Ongoing
	<p>Monitoring Action C: <i>Public to monitor ordinance by requests to town board.</i></p>	Town Land Owners	Ongoing
5. Ensure that commercial and industrial land use activities do not negatively impact surrounding natural resources and properties.	<p>Education Action: <i>Require a statement of compatibility of new use with current uses. Create minimum lot sizes appropriate for different land uses.</i></p>	Town Board, Washburn County Zoning Dept., Planning Commission	Ongoing
Goal 2: Maintain and improve surface and ground water quality.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe

1. Minimize pollutants from runoff entering surface and groundwater.	Regulation Action A: <i>Require a stormwater management plan at the time a building permit is requested.</i>	Washburn County UDC Inspector	2005-2006
	Regulation Action B: <i>New or reconstruction of town roads will have a detailed plan for stormwater run-off.</i>	Town Board, Planning Commission, DNR	2005
	Regulation Action C: <i>Require on-site stormwater management for businesses and residential neighborhoods.</i>		
	Education Action A: <i>Provide signage on town properties for changes needing to be made for improving stormwater run-off.</i>	Town Board, LLPA, Planning Commission	Ongoing
	Education Action B: <i>The town will develop requirements for stormwater management.</i>	Town Board	2005
	Resource Improvement Action A: <i>The town hall and boat landings should be evaluated as to run-off improvements needed, and serve as an example of ways to improve.</i>	Town Board, LLPA, Planning Commission	2005
	Resource Improvement Action B: <i>Assess town roads and culverts for areas that stormwater management could be improved. When assessed, ditches should employ bioretention and ponding practices prior to</i>	Town Board, Planning Commission	2005-2006

	<i>entering lakes and wetlands.</i>		
	Monitoring Action: <i>Monitor annually the variances and plans submitted.</i>	Town Board, Planning Commission	Ongoing
2. Minimize pollutants entering groundwater.	Regulation Action: <i>Land use changes would require identification and proper abandonment of wells and underground tanks.</i>	Town Board, Washburn County Zoning Dept., Planning Commission	Ongoing
	Education Action A: <i>Refer landowners to Washburn County Land and Water Conservation Department for assistance.</i>	Town Board, LLPA, Planning Commission	Ongoing
	Education Action B: <i>Use tax mailing to remind landowners of proper septic use and maintenance.</i>	Town Board	Annually
	Incentive Action: <i>Promote use of state cost share programs for well abandonment.</i>	Town Board, Washburn County	Ongoing
	Monitoring Action: <i>The town should request an annual summary of the county's three-year septic system analysis.</i>	Town Board, Washburn County	Annually

AGRICULTURAL RESOURCES

Goal: Support existing, and future agricultural activity within the Town of Long Lake.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Encourage the continuation of farming activities in the Town of Long	Education Action: <i>Inform and encourage farmers to take advantage of existing</i>	Plan Commission, Washburn County, LWRD, DNR	Ongoing

Lake.	<i>federal, state, and county programs.</i>		
2. Ensure that future land uses are compatible with the rural atmosphere of the Town of Long Lake.	Regulation Action: <i>Discourage residential development next to existing livestock operations.</i>	Plan Commission	Ongoing
3. Minimize pollution from agricultural operations (noise, odor, run-off, etc.)	Regulation Action: <i>Require (by ordinance) livestock or poultry farms that wish to expand existing operations or develop new ones greater than 250 animal units to use DATCP's best management practices and to meet DNR's performance standards in NR 151 (ATCP 50, NR151).</i>	Town Board, Planning Commission, DNR, Washburn County LWRD, DATCP	Ongoing
	Monitoring Action: <i>Cooperate with county and state enforcement agencies in reporting violations of state and local laws.</i>	Town Board, Plan Commission	Ongoing

CULTURAL RESOURCES

Goal: Preserve and enhance cultural heritage resources, including historical places, sites, and landscapes.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Identify and recognize historic and cultural resources.	Regulation Action: <i>Require a historic and cultural assessment when land use changes are proposed.</i>	Plan Commission	Ongoing
	Education Action: <i>Write a brief informative text on these sites that explains what they are and illustrates their</i>	Plan Commission/High School Student	Open

	<i>importance.</i>		
	<p>Resource Improvement Action: <i>Support the preservation of the oral and written history of the Long Lake area.</i></p>	Plan Commission	Ongoing
	<p>Monitoring Action: <i>Evaluate list of historical and cultural resources as needed.</i></p>	Plan Commission	As Needed
2. Maintain the historic integrity of the Long Lake Town Hall.	<p>Regulation Action: <i>Any additions, remodels, or renovations should be consistent with the historic nature of the existing building.</i></p>	Plan Commission, Town Board	As Needed
	<p>Education Action: <i>Include the town hall in any written documentation/inventory of historically significant sites.</i></p>	Plan Commission	Ongoing
3. Encourage the preservation of Long Lake “big camps”. (i.e.-Tomahawk Scout Camp, Hunt Hill Audubon Sanctuary)	<p>Regulation Action A: <i>Work with the camps to see if they would be agreeable to limiting development to a lesser density, should the parcels ever be sold.</i></p>	Plan Commission, LLPA	Ongoing
	<p>Regulation Action B: <i>Look into the possibility of deed restrictions.</i></p>	Plan Commission, LLPA	Ongoing
	<p>Education Action: <i>Educate the public as to the importance of these camps historic/cultural value to the town.</i></p>	Plan Commission, LLPA	Ongoing
	<p>Incentive Action: <i>Look into Purchase of Development Rights</i></p>	Plan Commission, LLPA	Ongoing

	(PDR's)		
4. Develop a long-term plan to identify a site in Long Lake for a historical society building.		Town Board	Ongoing

ECONOMIC DEVELOPMENT

Goal: Support business activities that both reflect and contribute to the scenic and rural character of Long Lake.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Support the existence and promote the growth of small businesses that contribute to the rural charter of the Town of Long Lake.	Regulation Action: <i>Support existing county zoning for locations of different types of businesses and changes that meet the overall goal.</i>	Town Board	Ongoing
	Education Action: <i>Encourage business owners to do appropriate design, signing, site planning, and market research to ensure success.</i>	Planning Commission	Ongoing
2. Support tourism opportunities that compliment the quality of life for local residents.	Regulation Action: <i>Urge the county board to develop design standards for new businesses that desire to locate within the town</i>	Town Board, Planning Commission	Ongoing
	Education Action: <i>Feel the pulse of seasonal and full-time residents of Long Lake and advise proposed new and existing business owners of sentiment related to objective.</i>	Town Board, Planning Commission	Ongoing

INTERGOVERNMENTAL COOPERATION

Goal: Establish cooperative relationships with adjacent and overlapping jurisdictions.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Coordinate the sharing of community facilities whenever possible.	Education Action: <i>Attend joint meetings with neighboring towns to identify and share resources.</i>	Town Board	Ongoing
	Resource Improvement Action: <i>Jointly apply for grants or pool money for capital projects.</i>	Town Board, LLPA	Ongoing
	Incentive Action: <i>Shared costs for resources shared.</i>	Town Board	Ongoing
2. Develop partnerships with neighboring towns and Washburn County to minimize land use conflicts and effectively protect the areas natural resources.	Regulation Action 1: <i>Develop and enforce consistent zoning and land use in all contiguous towns.</i>	Town Boards and Planning Commissions of all contiguous towns, Washburn and Barron County Zoning Dept.'s	Ongoing
	Regulation Action 2: <i>A proposed land use change in the Town of Long Lake within a half-mile of another town border requires the requestee to submit the land use proposal to the neighboring town to avoid surprises.</i>	Planning Commission	Ongoing As Needed
	Regulation Action 3: <i>Develop regulations and agreements between town and county to enforce ordinances developed by the Town of Long Lake.</i>	Planning Commission, Washburn County, Town Board	Ongoing
	Education Action:	Town Board	Ongoing

	<i>Communicate new or changed ordinances with surrounding townships.</i>	Planning Commission	
	Resource Improvement Action 1: <i>Work with all contiguous towns and encourage them to use town-owned properties to protect the watersheds.</i>	LLPA, Town Board	Ongoing
	Resource Improvement Action 2: <i>Attempt to coordinate signage for access onto all lakes in Long Lake Township.</i>	LLPA, Town Board	Ongoing
	Monitoring Action: <i>Periodically monitor water quality and watershed quality and share results among townships involved.</i>	LLPA, Town Board, Birchwood & Madge	Ongoing/Annually
3. Develop reciprocal agreements with bordering jurisdictions for the purposes of grading and maintaining current and new roads and other right-a-ways.	Education Action: <i>Request and share the five-year road improvement plan with neighboring townships.</i>	Town Board	As Needed/Annually
	Resource Improvement Action: <i>Identify town roads that cross jurisdictional boundaries to coordinate improvement efforts.</i>	Town Board	As Needed/Annually
4. Develop and/or enhance relationships and shared service agreements with police, fire, emergency and other town services.	Education Action 1: <i>Periodically update residents of costs associated with these services and any actions being taken on them through published reports.</i>	Town Board	Annually
	Education Action 2: <i>Hold joint meetings with neighboring towns to share service</i>	Town Board	Annually

	<i>agreements and contracts for such services and evaluate the feasibility of future joint ventures.</i>		
	Resource Improvement Action: <i>Investigate other alternatives to emergency service agreements.</i>	Town Board	Annually
	Monitoring Action: <i>Annually compile service costs associated with police, fire, and medical services at the town level.</i>	Town Board	Annually

LAND USE

Goal: Ensure a coordinated, planned development pattern that is compatible with natural resources and preserves the rural character of the town.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Encourage an appropriate balance of land uses while minimizing conflict, promoting efficiency, and protecting sensitive natural resources.	Regulation Action 1: <i>Require a statement of compatibility of new use with current uses. Create minimum lot sizes appropriate for different land uses.</i>	Planning Commission, Town Board	2004
	Regulation Action 2: <i>Define acute water quality threats (i.e., large scale agricultural operations or chemical facilities). Permit such uses only as conditional use, and only if there are no water quality impacts.</i>	Planning Commission, Town Board	2004-2020
	Regulation Action 3: <i>Land owners desiring any land divisions within the shoreland management area (1000</i>	Planning Commission, Town Board	2004

	<i>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.</i>		
	Regulation Action 4: <i>Develop and implement a worksheet to assist the town board to objectively assess variance applications.</i>	Town Board Planning Commission	2004-2005
	Regulation Action 5: <i>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 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.</i>	Town Board Planning Commission	Ongoing
	Education Action 1: <i>Provide education to the public that will lead to a better understanding of land use issues facing the town.</i>	Town Board	Ongoing
	Education Action 2: <i>Provide a "Landowners Checklist" to help guide them through the proposal review process.</i>	Planning Commission, Town Board, Washburn County	2004
	Incentive Action: <i>Consider smaller minimum lot sizes if properly clustered.</i>	Planning Commission	2004-2020

	Monitoring Action: <i>Create a map that tracks construction and land use changes-locate the map at the town hall.</i>	Planning Commission, Town Board, Washburn County	Annually
2. Identify town-owned properties and develop a plan for their appropriate future use.	Regulation Action: <i>Create a classification system of town owned water access (i.e., boatlanding, limited drive-in, path, or no access warranted.</i>	Town Board	2004
	Resource Improvement Action: <i>Create a working group to create a site-plan and manage-plan.</i>	Town Board	Ongoing

9.8 FUTURE LAND USE MAP

The Future Land Use Map (FLUM) incorporates the realities, ideas, goals, and visions identified in Elements 1-9 and are depicted in Map 9.1. The map presents the town’s vision for growth and development through the next 20 years. The town planning commission and town board when making land use recommendations and decisions will use it extensively.

In order for the FLUM to be an effective tool for local decision-making, it is important that the FLUM be regarded as general in nature and should not be used for site-specific decisions. It is for this reason that only general locations for various land uses are shown on the map. The Town of Long Lake FLUM was built from the Existing Land Use Map. It represents the beginning point from which to build the future. As a result, areas that are not proposed for future development are represented by their existing land use in order to promote stability in the Town of Long Lake. The FLUM has several areas delineated for future development and protection. The paragraphs below describe the key components of the Town of Long Lake FLUM.

The FLUM does not designate specific areas for future residential (except for shoreland areas), commercial, agricultural, or industrial land uses. Instead, it considers most land in the Town of Long Lake as mixed rural residential, and equally open to mixed rural residential activities. However, as proposals are presented, amendments may be necessary to reflect forces that change or shift local land use patterns and demand. Overall, the Town of Long Lake would like to have the following recommendations included as part of the future Washburn County Zoning Ordinance revision.

Mixed Rural Residential

The mixed rural residential future land use category (light green of the FLUM) signifies areas that would be suitable for mixed residential uses on land currently used for forestry, agriculture or open space. The town recommends that division of mixed rural residential land be at one residential dwelling per 20 acres. If a landowner desires a division less than 20 acres in this future land use category, it could be granted pending the future proposal meet certain checklist criteria.

Shoreland Residential – Shoreland residential represents land use activities within 1,000 feet of a lake (including ponds and flowages) and within 300 feet of a navigable river or stream and having a density of greater than one dwelling per five acres. In the shoreland area, continued residential and other development activities are anticipated to occur. The town board realizes the importance of shoreland development activities; however, it desires to protect the natural resources and control over development of area resources. The town continues to support the existing shoreland standards as outlined in the Washburn County Lakes Classification System to do so. State shoreland requirements would apply in these locations identified in orange on the FLUM.

Forestry

The Forestry future land use category is proposed on lands within the Town of Long Lake that are currently enrolled in the Forest Crop Law (FCL) or Managed Forest Law (MFL) through the Department of Natural Resources. These lands are under contract with the DNR to continue in the program for a time period of 25 or 50 years, an option, which is left up to the landowner. Future areas of primarily forestry are depicted in dark green on the FLUM.

Camps

Two areas of Long Lake are used as camps. The Tomahawk Scout Reserve is owned and operated by the Boy Scouts of America and is located on the peninsula of land on the eastern shores of Long Lake. Tomahawk has been operating since 1953 and includes over 3,500 acres of land and almost ten miles of shoreline. Hunt Hill Audubon Sanctuary has operated as a camp since 1954. It includes over 500 acres of land and significant shoreline on Devils Lake. The camp entirely encompasses Upper and Lower Twin Lakes as well as Dory's Bog. Both camps are predominantly covered in forestland, though there are open areas as well including a prairie at Hunt Hill and a bison grazing area at Tomahawk.

The predominant use of land at camps is recreational, educational, woodlands and open space. Minimal development of facilities and transportation networks accompany the operation of a camp. Camps require a large amount of space (>500 acres) to provide nature-based recreation and learning opportunities to camp participants. Land divisions less than 80 acres on land designated as "Camps" on the FLUM will be required to obtain approval of the Long Lake Town Board.

Parks & Recreation

The future parks and recreational category includes both publicly and privately owned recreational lands. Currently, two areas are depicted as future parks and recreation on the FLUM. One is the 80-acres town-owned forest located along CTH D in Section 24 and the ten-acre Fristad Park located in 16-37-11 on Fristad Road.

Conservancy

Areas depicted for future conservancy on the FLUM include sensitive areas that may include riparian corridors, viewsheds, wetlands, floodplains, buffer zones, special habitat areas, and other natural features. Land divisions less than 80 acres on land designated as “Conservancy” on the FLUM will be required to obtain approval of the Long Lake Town Board.

9.9 PLAN IMPLEMENTATION POLICIES AND PROGRAMS

Town and county ordinances will need to be created or amended in order to ensure that the goals and objectives of the community are realized. The Town of Long Lake has previously adopted the Washburn County Zoning Ordinance, with zoning districts and associated requirements being administered by the county. The Town of Long Lake would like to continue to be included under Washburn County Zoning jurisdiction over the next 20-year planning horizon. The Town of Long Lake retains the ability to adopt and enforce its own zoning, although this action would require County Board approval. The town intends to develop local subdivision, land division, driveway, and lighting ordinances to further the objectives of the plan and maintain local control. The following is a list of programs and strategies that the town could implement or utilize in order to achieve plan goals and objectives, in conjunction with the relevant town and county ordinances.

As part of the overall comprehensive planning process, the identification of issues and desires of citizens and property owners of the town assisted in developing a future land use scenario covering a 20-year planning horizon. The future land use map is intended to assist the town in directing land use activities to areas best suited for such development and is based on background data, future projections, local issues and opportunities, natural resource constraints, and public input.

The goals, objectives, and action-plans of the comprehensive plan include specific statements or references to promoting the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures. In implementing the comprehensive plan, redevelopment of land versus new development of greenfields is encouraged, where applicable.

Purchase of Development Rights Program (PDR)

This technique is currently in use in some southern counties of Wisconsin and elsewhere in the United States and has proven to be effective for preserving farmland in areas adjacent to cities. The purchase of development rights is a *voluntary* protection technique that compensates the landowner for limiting future development on their land. The programs are primarily used for retention of agricultural lands, but the concept can be applied to all types of land use scenarios.

Under a PDR program, an entity such as a town, county, or private conservation organization purchases the development rights to a designated piece of property. The land remains in private ownership, and the landowner retains all the other rights and responsibilities associated with the property.

Transfer of Development Rights (TDR) Program

The TDR program is a non-regulatory (voluntary) approach that allows the right to develop property to be transferred from one parcel (or zoning district) to another. Under a TDR program, development rights to parcel of land are transferred from a “sending area” to another parcel referred to as the “receiving area”. Sending areas are typically those areas where development is discouraged or limited, and receiving areas are areas where growth and development are encouraged. Under some TDR programs, local government awards development rights to each parcel of developable land in the community or in selected districts on the basis of the land's acreage or value. Landowners can then sell the development rights on the open market. The TDR program has been widely implemented at the local level due to the fact that it requires no major financial contribution by local government.

Benefits of the TDR program include:

- ▶ The public benefits from the conservation easements, which protect and preserve sensitive natural features and wildlife habitat.
- ▶ Owners of sending area properties receive economic compensation for their properties where development would normally be precluded due to sensitive natural features or zoning restrictions.
- ▶ Owners of receiving area properties can increase their development density, accommodating a greater number of uses or tenants.
- ▶ Little financial contribution on behalf of local government.

Acquisition

This type of land preservation tool involves the direct purchase of land for the purposes of preservation and protection. This tool should be used in cases where other protective mechanisms fail to meet objectives and/or in cases of high-priority acquisition lands. Acquisition efforts should be coordinated with other local, state, and national acquisition initiatives (lake associations, environmental groups, USFS, WDNR, etc.)

Conservation Easements

When a landowner sells their development rights, a legal document known as a conservation easement is drafted. The easement restricts the use of the land to agricultural use, open space, or other desired use in perpetuity. A conservation easement permanently limits residential, commercial, or industrial development to protect its natural attributes or agricultural value. The conservation easement becomes a part of the landowner's deed and remains on the deed even if the land is sold or passed through inheritance thereby ensuring the development will not occur on the property.

The conservation easement does not automatically allow public access to the land; the land remains in the hands of the owner, as only the right to develop it has been purchased. All remaining rights of property ownership remain with the landowner including the right to transfer ownership, swap, deed, or sell the land. A purchase of development rights program works to ensure that incompatible development will not take place; the PDR becomes a part of the deed and keeps the land in its agricultural or natural state in perpetuity. An effective purchase of development rights program requires initial financial support and on-going administration. Additionally, the program requires a county review board to assess the lands of landowners requesting entry of their parcel into the PDR program.

Land Trusts

Land trusts are non-profit voluntary organizations that work with landowners to use a variety of tools to help them protect their land. Such organizations are formed with the purpose of protecting open space, scenic views, wildlife, etc. and they use a variety of techniques to raise money for operating expenses and the acquisition of easements. Land trusts also provide adequate monitoring and stewardship. In the United States, land trusts can hold conservation easements, which means that the organization has the right to enforce the restrictions placed on the land.

LESA Farmland Preservation Tool

LESA is an acronym for Land Evaluation and Site Assessment, a program that assists in the evaluation of land based on its suitability for agricultural use and value for non-farm uses. This system, developed by the Soil Conservation Service in 1981, has been routinely adopted and implemented for use by local government throughout the nation. The system involves a two-part process, the land evaluation component (LE) and site assessment component (SA). The LE portion involves assessment of soil conditions as they relate to the production of food and fiber products. Site assessment typically involves an analysis of the non-soil variables which effect the property's use such as municipal services available, adjacent land uses, development suitability, compatibility with land use plans, and distance from populated areas (expansion areas). A point system is often used in order to quantify the variables of the LE and SA components. Points are assessed based on whether or not the property meets the guidelines of the community and then totaled to achieve a composite score. A threshold score then determines whether or not the property would be an appropriate residential development area or whether the land should remain in agricultural use.

Land Protection Tool	Pro	Con
Donated Conservation Easements	Permanently protects land from development pressures. Landowners may receive income, estate, and property tax benefits. No or low cost to local unit of government. Land remains in private ownership and on the tax rolls.	Tax incentives may not provide enough compensation for many landowners Little local government control over which areas are protected.
Purchase of Development Rights	Permanently protects land from development pressures. Landowner is paid to protect their land. Landowners may receive estate and property tax benefits. Local government can target locations effectively. Land remains in private ownership and on the tax rolls.	Can be costly for local unit of government.
Transfer of Development Rights	Permanently protects land from development pressures. Landowner is paid to protect their land. Landowners may receive estate and property tax benefits. Local government can target locations effectively. Low cost to local unit of government. Utilizes free market mechanisms. Land remains in private ownership and on tax roll	Can be complex to manage Receiving area must be willing to accept higher densities.

Conservation Design Subdivisions

The conservation design subdivision concept is an alternative development design to the conventional residential subdivision. Conventionally designed subdivisions are typically characterized by land divided into house lots and streets, with minimal (if any) open space. Usually, the remaining open space lands consist of the undevelopable portion of the subdivision (steep slopes, wetlands, floodplain, etc.). The conventional subdivision lacks communal open space, community woodlands, or other open areas where people can meet and interact.

The purpose of a conservation design subdivision is to provide opportunity for development while maintaining open space characteristics, encouraging interaction among residents through site design, and protection of habitat and environmental features. A typical conservation design subdivision contains the same number of lots that would be permitted under a conventional design. The lots are typically smaller than conventional lots and are designed for single-family homes reminiscent of traditional neighborhoods found in small towns throughout America.

The compact design of a conservation subdivision allows for the creation of permanent open space (typically 50 percent or more of the buildable area). This undeveloped land typically serves as community open space land and provides recreational, aesthetic, and social benefits to subdivision residents.

The conservation design subdivision has proven economic, environmental, and social advantages over conventionally designed subdivisions¹ including:

Economic Advantages

- ▶ Lower infrastructure and design (engineering) costs
- ▶ Attractiveness of lots for home development
- ▶ Reduction in demand for public parklands

Environmental Advantages

- ▶ Protection of conservation areas and upland buffers (which would normally be developed)
- ▶ Reduced runoff due to less impervious surface cover
- ▶ Improved water filtration due to presence of vegetation and buffers
- ▶ Opportunities for non-conventional septic system design

Social Advantages

- ▶ Opportunities for interaction among residents (common open space)
- ▶ Pedestrian friendly
- ▶ Greater opportunity for community activities

Best Management Practices (BMP)

Best management practices describe voluntary procedures and activities aimed at protection of natural resources. BMP's are described in detail in the Wisconsin Department of Natural Resources publications titled "Wisconsin Construction Site Best Management Practice Handbook", and "Wisconsin's Forestry Best Management Practices for Water Quality". Shoreland. Storm water management BMPs are likely to play a growing role in the town of Long Lake as citizens work together to reduce runoff and non-point pollution in Long Lake and other lakes. The Wisconsin Storm Water Manual produced by the DNR and UW Extension provides a comprehensive source and reference for infiltration basins, vegetated runoff swales, and other practices that can reduce runoff volume. BMP's are a set of specific actions that landowners can take to help protect and preserve water quality. Detailed information on the use and implementation of shoreland BMP's is available from the University of Wisconsin Extension (UW-EX), Washburn County Land and Water Resource Management and the Wisconsin DNR.

¹ Randall Arendt, *Conservation Design for Subdivisions*, (Island Press, Washington D.C., 1996), pp 3-16.

9.10 ADDITIONAL PLAN IMPLEMENTATION TOOLS

The following is a partial list and description of additional plan implementation tools available to local government to assist in achieving the goals and objectives of a land use plan.

Special Plans

Special plans may arise through the planning process to address other specific issues. These plans often supplement the master plan and are important implementation tools. Some examples might include a downtown design plan, neighborhood plans or waterfront development plans.

Eminent Domain

Eminent domain allows government to take private land for public purposes, even if the owner does not consent, as long as the government compensates the landowner for their loss. The legislature has delegated the power of eminent domain to local government for specific purposes.

Annexation/Incorporation

Cities and villages have the power to annex lands within their extraterritorial boundaries. The power to extend municipal boundaries into adjacent unincorporated land allows a community to control development on its periphery, therefore, minimizing land use conflicts. As an alternative to annexation, an unincorporated area may incorporate as a city or village, provided the unincorporated area meets certain statutory criteria.

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. A model subdivision ordinance for towns is available from the Wisconsin Towns Association. Other models are available from UW Extension and the Wisconsin Chapter of the American Planning Association.

Building Codes

Municipalities may choose to enact building codes as part of their ordinances. Building codes are sets of regulations that set standards for the construction and maintenance of buildings in a community, which ensures that these buildings are safe. The codes are usually concerned with maintaining buildings in order to keep them from becoming dilapidated and/or rundown.

Moratoria

Then enactment of a moratorium temporarily stops all development in a specified area in order to plan for growth. This includes identifying and protecting sensitive lands and other community resources. Local units of government can enact this tool.

General Zoning

Zoning is a tool that gives governmental bodies the power to intervene in the lives of private citizens for the protection of public health, safety, and welfare. Zoning separates conflicting land uses and ensures that development is directed in certain areas that can accommodate that particular land use. Several different types of specialized zoning exist.

- **Floodplain Zoning** - Floodplain zoning ordinances are required by Wisconsin law and pertain to cities, villages, and towns. The Wisconsin DNR specifies minimum standards for development in floodplains, but local ordinances may be more restrictive than these rules.
- **Shoreland Zoning** - Wisconsin law requires that counties adopt zoning regulations in shoreline areas that are within 1,000 feet of a navigable lake, pond, or flowage or 300 feet of a navigable stream or the landward side of the floodplain, whichever distance is greater. Minimum standards for shoreland zoning ordinances are specified in rules developed by the Wisconsin DNR, while local standards may be more restrictive than these rules.
- **Exclusive Agricultural Zoning** - Municipalities may adopt exclusive agricultural zoning for farmland under the Farmland Preservation Program. For farmers to be eligible for income tax credits, they must meet standards that require a minimum parcel size of 35 acres limit the use of the land to those that are agriculturally related. The ordinance must comply with the county farmland preservation plan.
- **Extraterritorial Zoning** - Any city or village that has a plan commission may exercise extraterritorial zoning power in the unincorporated areas surrounding the city or village. The extraterritorial zoning power may be exercised in the unincorporated areas located within 3 miles of the corporate limits of a first, second, or third class city, or within 1 ½ miles of a fourth class city or village.
- **Performance Zoning** - Performance zoning uses performance standards to regulate development. Performance standards are zoning controls that regulate the effects or impacts of a proposed development, instead of separating uses into various zones. The standards often relate to a sites development capability. For example, in agricultural areas, performance zoning could be used to limit development on prime agricultural soils and allow development on lower quality soils.
- **Bonus and Incentive Zoning** - Bonus or incentive zoning allows local governments to grant a bonus, usually in the form of density or the size of the development, in exchange for amenities such as parks or walking paths for example.

- **Overlay Zoning** - Overlay zones are designed to protect important resources and sensitive areas. The underlying zoning regulates the type of uses permitted, while the overlay zone imposes specific requirements to provide additional protection.
- **Mixed-Use Zoning** - Mixed-use zoning is an effective way to enhance existing urban and suburban areas and encourage infill development. Mixed-use zoning recognizes the existing mixture and encourages its continuance and may offer an alternative to struggling with nonconforming use complexities.
- **Inclusionary Zoning** - Inclusionary zoning provides incentives to developers to provide affordable housing as part of a proposed development project. For example, in exchange for higher density, a developer would have to build a specified number of low and moderate income dwelling units.

Planned Unit Developments (PUD's)

Planned Unit Developments (PUD's) are planned and built developments that create a variety of compatible land uses. These developments vary in densities and are subject to more flexible setbacks, design, and open space requirements than are afforded by traditional or general zoning.

Reserved Life Estates

This is a tool in which a landowner has the opportunity to sell or donate his or her land to a conservation organization but is able to continue living and managing the property until they are no longer living.

9.11 FISCAL TOOLS

Capital Improvement Program (CIP)

Capital Improvement Programs are a fiscal tool that can help communities plan for the timing and location of community facilities and utilities (such as municipal sewer and water service, parks or schools). CIP's ensure that proper budgets are allocated for future developments or improvements to community infrastructure.

Impact Fees

Impact fees are financial contributions imposed on new developments to help pay for capital improvements needed to serve the development. Local governments can impose impact fees to finance highways, other transportation facilities, storm water facilities, solid waste and recycling facilities, fire and police facilities etc.

Tax Increment Financing (TIF)

Cities and villages may designate tax increment financing districts to finance public improvements through the property taxes generated on future increases in the value of taxable properties in the district. Under TIF, the overlying taxing jurisdictions do not receive any tax revenues based on the increase in property valuation in a district until all improvement costs are paid. In this way, the TIF district assures that all taxing jurisdictions benefiting from development pay a share of the costs.

9.12 HOW TO USE THE PLAN

The Town of Long Lake Comprehensive Plan is intended to help guide growth and development decisions within the town. The plan is an expression of the town's wishes and desires and provides a series of actions for assisting the community in attaining its goals. The comprehensive plan is not an inflexible or static set of rules. The objectives and actions are intended to allow flexibility in light of new information or opportunities. The plan is not an attempt to predict the future; it is an attempt to record the fundamental community values and philosophy that citizens of the Town of Long Lake share and to use them as benchmarks in future decisions concerning growth, development, and community improvement. The plan guides considerations regarding not only land use but also addresses community issues such as housing, transportation and economic development.

This document should be utilized by the town Planning Commission, Town Board, and citizens to assist in reviewing all proposals pertaining to growth and development. Proposals should be examined to determine whether they are consistent with community wishes and desires, as expressed in the plan. A thorough review of the plan is necessary with particular attention given to the goals and objectives. Where the impact of a proposed development is minimal, the evaluation may simply be a determination of whether or not the plan provides relevant direction and whether the requested action is in conformance with the plan. Development proposals with significant potential impacts will require a more detailed analysis in order to determine consistency.

9.13 CONCLUSION

The Comprehensive Plan for the Town of Long Lake is intended to be a dynamic, evolving document. Periodic revision and update of the plan will ensure that it is accurate and consistent with the wishes and desires the community. Plan recommendations in this document provide the basis for evaluation of development proposals, and give the community a means for achieving their community vision. The specific action statements are meant to serve as the mechanisms for achieving the goals and objectives, which were defined throughout the planning process. Ultimately the success of the planning process will be measured by the future quality of life experienced by both residents and visitors.