

TOWN OF LORAIN

COMPREHENSIVE PLAN 2009-2029



ADOPTED OCTOBER 8th, 2009

101 -
ORDINANCE # 2009-03
COMPREHENSIVE PLAN

AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN OF THE TOWN OF LORAIN, WISCONSIN.

The Lorain Town Board, Township of Lorain, Polk County does ordain as follows:

Section 1. Pursuant to section 59.69(2) and (3) of the Wisconsin Statutes, the Town of Lorain, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. The Town Board of the Town of Lorain, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

Section 3. The Plan Commission of the Town of Lorain, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to Town Board the adoption of the document entitled "Town of Lorain Comprehensive Plan 2009-2029" containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

Section 4. The Town has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

Section 5. The Town Board of the Town of Lorain, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "Town of Lorain Comprehensive Plan 2009-2029" pursuant to section 66.1001(4)(e) of the Wisconsin Statutes.

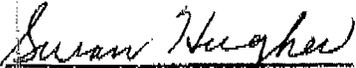
Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and published as required by law.

Adopted by the Lorain Town Board of the Township of Lorain, Polk County, Wisconsin, this th day of MONTH, 2009.

8 October, 2009


Richard Eggen, Town Chairman

Attest:


Susan Hughes, Town Clerk

Date Published:

Oct. 14, 2009

TOWN OF LORAIN

PLAN COMMISSION RESOLUTION Resolution #: 2009-02

**RECOMMENDING APPROVAL OF THE COMPREHENSIVE PLAN OF THE
TOWN OF LORAIN, WISCONSIN**

WHEREAS, §66.1001(4), Wisconsin Statutes, establish the required procedure for a local government to adopt a comprehensive plan, and §(2) identifies the required elements of a comprehensive plan; and

WHEREAS, the Town of Lorain Planning Commission has the authority to recommend that the Town Board adopt a "comprehensive plan" under §66.1001(4)(b); and

WHEREAS, the Town has prepared the attached document (named *Town of Lorain Comprehensive Plan 2009-2029*), containing all maps and other descriptive materials, to be the comprehensive plan for the Town under §66.1001, Wisconsin Statutes; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the Town of Lorain hereby adopts the attached *Town of Lorain Comprehensive Plan 2009-2029* as the Town's comprehensive plan under §66.1001(4); and

BE IT FINALLY RESOLVED that the Planning Commission hereby recommends that the Town Board adopt Ordinance #: 2009-01 which will constitute its adoption of the *Town of Lorain Comprehensive Plan 2009-2029* as the Town's comprehensive plan under §66.1001.

Resolution adopted: July 13th, 2009



Michael Sparish, Planning Commission Chair

ATTEST:


Richard Eggers, Town Board Chair

Town of Lorain

Comprehensive Plan 2009-2029

Plan Commission

Michael Sparish - Chair
Wilfred Owens
Daniel Beecroft
Susan Hughes
Susan Sopiwnik
Richard Eggers

Town Board

Richard Eggers - Chair
Daniel Beecroft
Roger Owens
Susan Hughes
Laurie Sommerfeld

Prepared by Town of Lorain Plan Commission
With Assistance from Polk County Planning Division

TABLE OF CONTENTS

PAGE #

ELEMENT 1: ISSUES AND OPPORTUNITIES	1
Map 1-1 Location.....	1*
Map 1-2 Grant Participants.....	2*
1.1 Introduction.....	3
1.2 Demographics.....	4
Map 1-3 Wisconsin County Growth Rates 2000-2030.....	11*
Map 1-4 Statewide Projected % Change in Population, 2000-2030.....	13*
Map 1-5 Local Projected % Change in Population, 2000-2030.....	14*
1.3 Issues and Opportunities.....	15
1.4 Overall Goals.....	16
ELEMENT 2: HOUSING	17
2.1 Background.....	17
2.2 Assessment of Future Needs.....	22
2.3 SWOT Analysis of Housing.....	23
2.4 Housing Programs and Policies.....	24
2.5 Goals and Objectives.....	24
ELEMENT 3: TRANSPORTATION	25
3.1 Background.....	25
3.2 Road Classifications.....	33
3.3 Planned Improvements.....	34
Map 3-1 General Roads.....	29*
Map 3-2 Traffic Counts.....	30*
Map 3-3 Accidents.....	31*
Map 3-4 Road Classifications.....	32*
Map 3-5 Snowmobile Trails.....	33*
Map 3-6 County Road Segments.....	37*
3.4 SWOT Analysis of Transportation.....	40
3.5 Goals and Objectives.....	40
ELEMENT 4: UTILITIES AND COMMUNITY FACILITIES	41
4.1 Background.....	41
4.2 Goals and Objectives.....	47
Map 4-1 Community Facilities.....	48*
Map 4-2 Local School Districts.....	49*
Map 4-3 Countywide School Districts.....	50*
Map 4-4 Law Enforcement Service Areas.....	51*
Map 4-5 Fire Department Service Areas.....	52*
Map 4-6 First Responder Service Areas.....	53*
Map 4-7 Medical Emergency Service Areas.....	54*
ELEMENT 5: AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES	55
5.1 Background.....	55

Table of Contents

Page #

5.2	Agricultural Resources	55
5.3	Natural Resources	57
5.4	Cultural Resources	63
5.5	Goals and Objectives	71
	Map 5-1 Aerial Photo	72*
	Map 5-2 Prime Agricultural Soils	73*
	Map 5-3 Surface Waters	74*
	Map 5-4 Depth to Groundwater	75*
	Map 5-5 Floodplains	76*
	Map 5-6 Wetlands	77*
	Map 5-7 Forest Lands	78*
	Map 5-8 Parks	79*
	Map 5-9 Geology	80*
	Map 5-10 Mining and Gravel Pits	81*
	Map 5-11 Probable Gravel Deposits	82*
	Map 5-12 Probable Sand Deposits	83*
	Map 5-13 Endangered Resources	84*
ELEMENT 6: ECONOMIC DEVELOPMENT		85
6.1	Background	85
6.2	Desired Economic Development	90
6.3	Advantages to Attracting/Retaining Businesses	90
6.4	Disadvantages to Attracting/Retaining Businesses	90
6.5	Economic Development Programs	90
6.6	Goals and Objectives	90
ELEMENT 7: INTERGOVERNMENTAL COOPERATION		91
7.1	Background	91
7.2	Current Agreements	91
7.3	Existing or Potential Conflicts	92
7.4	Process to Resolve Conflicts	92
7.5	Goals and Objectives	93
ELEMENT 8: LAND USE		94
8.1	Background	94
8.2	Land Values and Trends	96
8.3	Existing or Potential Conflicts	96
8.4	Future Land Use	97
8.5	Goals and Objectives	98
	Map 8-1 Land Cover	99*
	Map 8-2 Existing Land Use	100*
	Map 8-3 Multiple Land Use	101*
	Map 8-4 Existing Zoning	102*
	Map 8-5 Basement Limitations	103*

Table of Contents

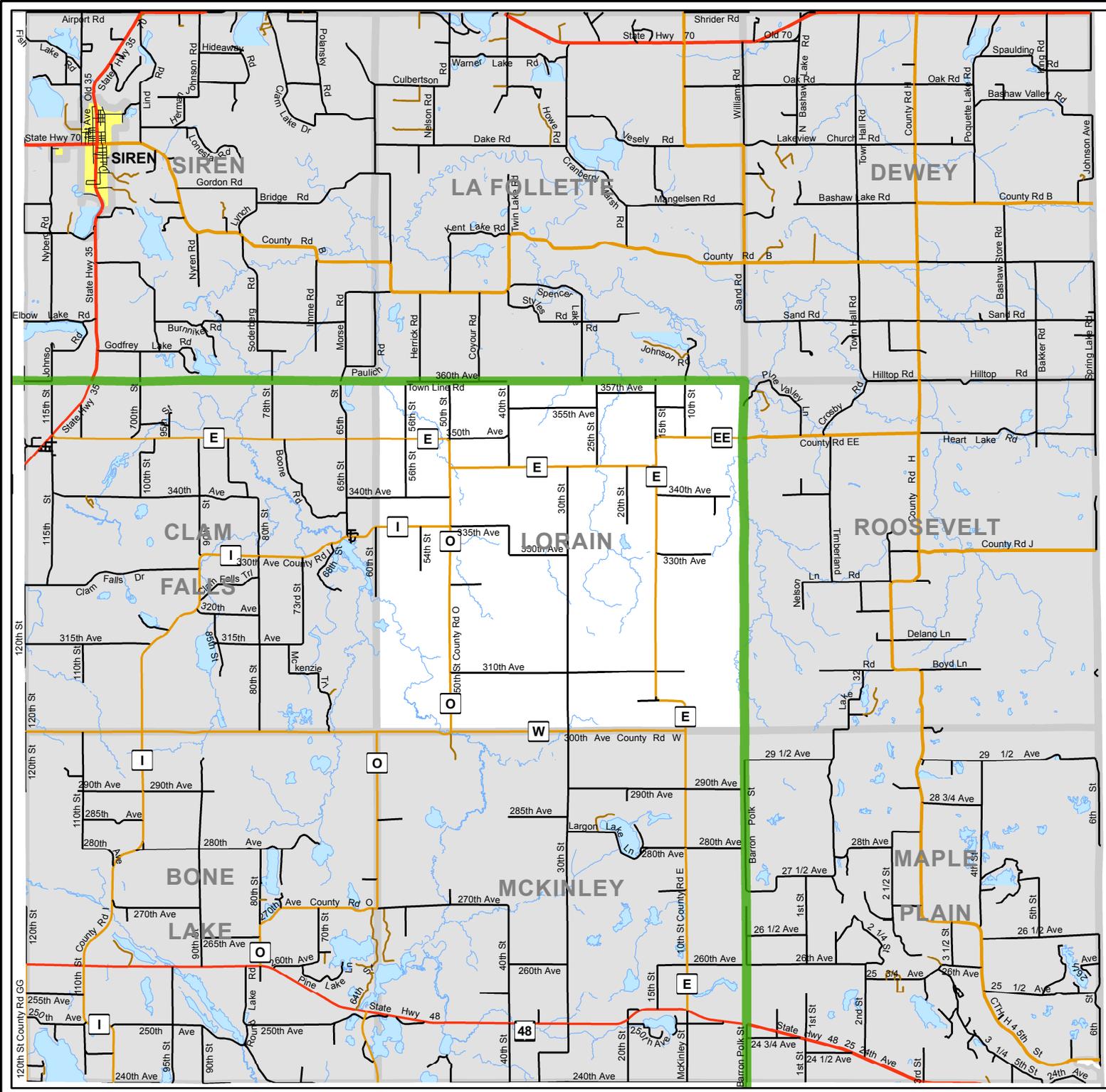
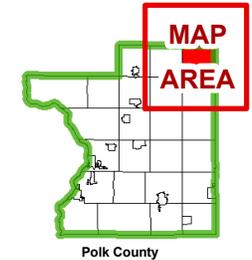
Page #

Map 8-6 Septic Tank Limitations	104*
Map 8-7 Contours.....	105*
Map 8-8 Percent Slope.....	106*
Map 8-9 Future Preferred Land Use.....	107*
ELEMENT 9: IMPLEMENTATION.....	108
9.1 Existing Implementation Tools.....	108
9.2 Implementation Recommendations.....	108
9.3 Consistency and Integration of Comprehensive Plan Elements.....	109
9.4 Methods to Achieve the Plan.....	109
9.5 Process for Updating the Comprehensive Plan.....	109
APPENDIX.....	i
2000-2009 Valuation Summaries.....	i
Public Participation Plan.....	ii
Resident Survey and Results.....	iii

* Maps are to be used as reference only. The maps included in this plan are generalizations made with the information available at the time and should not be taken as 100% accurate. On-the-ground verification of any information would be required. Polk County is not liable for any inaccuracies in these maps.

MAP 1-1 LOCATION MAP

Town of Lorain Polk County Wisconsin



- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- TOWN ROAD
- CITY/VILLAGE ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY



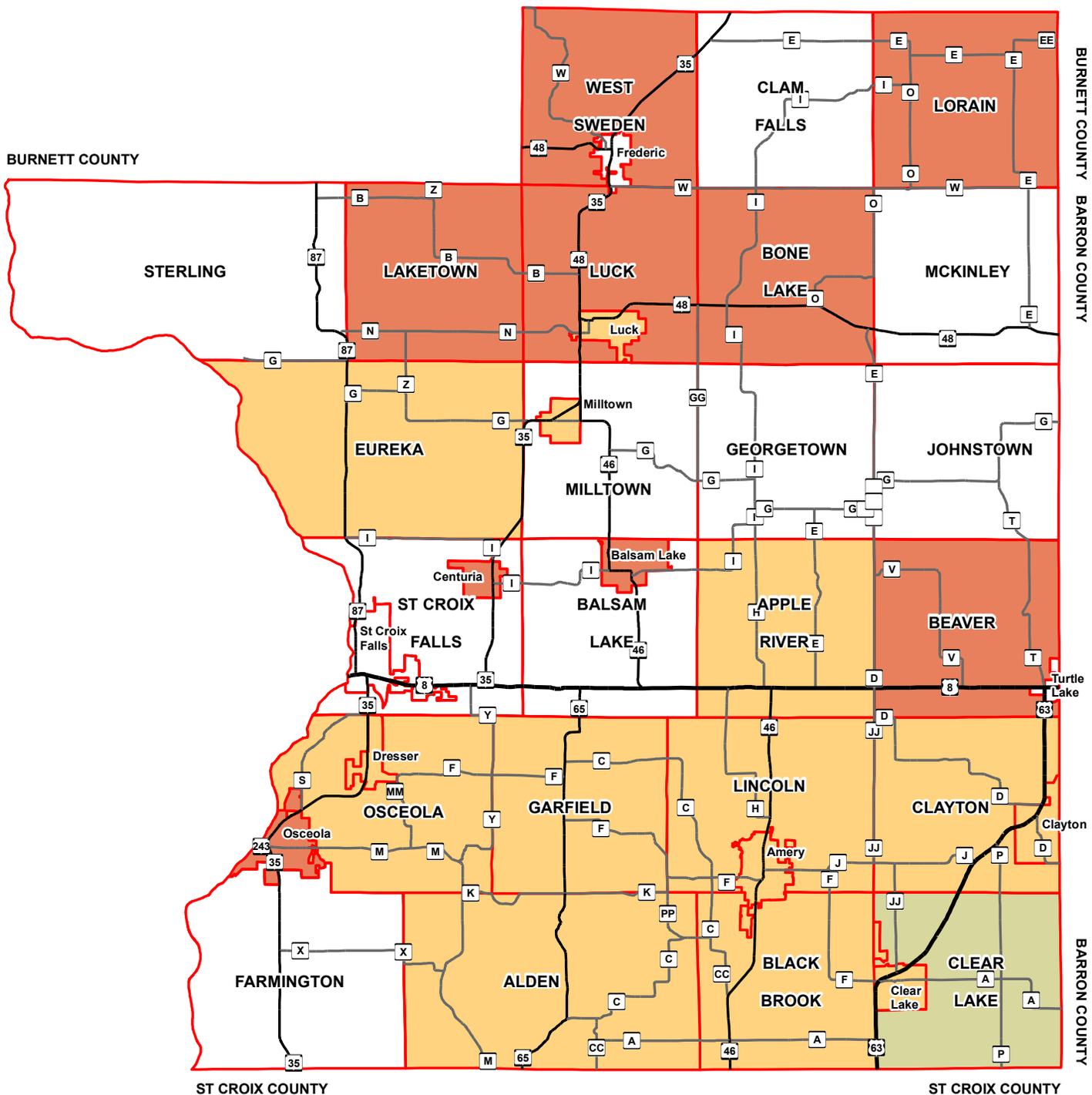
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5/13/09

This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.

MAP 1-2 COMPREHENSIVE PLANNING PARTICIPANTS

Polk County Wisconsin



- Consultant: County
- Consultant: Other
- Planning Commission
- Not Participating
- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD



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ELEMENT 1: ISSUES AND OPPORTUNITIES

In this element the unique issues and opportunities for the Town of Lorain will be discussed. In order to do this, the following will be addressed:

- 1.1 BACKGROUND**
- 1.2 DEMOGRAPHIC INFORMATION**
- 1.3 ISSUES AND OPPORTUNITIES**
- 1.4 OVERALL GOALS**

1.1 BACKGROUND

The Town of Lorain is located in the extreme Northeast corner of Polk County. It shares a border with two Towns in Burnett County, the Town of Roosevelt and the Town of La Follette. In Polk County, the Town of Lorain shares its borders with the Town of Clam Falls and the Town of McKinley. Map 1-1 shows the location of the Town of Lorain.



The Town of Lorain is a participant in the comprehensive planning grant awarded to Polk County and 24 other units of government in 2007. The grant was awarded for its multi-jurisdictional planning effort and Polk County's effort to use a "bottoms up" approach to planning. This approach looks to have the more local levels of government (town, village, and city) develop their plans first and then use the common themes from these plans to develop Polk County's own plan based on the wishes of the citizens of the County. Map 1-2 shows the communities that are involved in the grant.

As part of the Comprehensive Planning process, the Town of Lorain developed a community survey which was mailed out to every tax payer in the Town. This survey was used to garner citizen opinion which helped guide the development of goals and objectives developed throughout the plan. A copy of this survey and the results can be found in the Appendix, Part B.

1.2 DEMOGRAPHIC INFORMATION

The historic population of the Town of Lorain, Table 1.1A, shows that there has been slow, steady population increase in the past 50 years. Much of the southern part of Polk County has experience a boom in population, especially around 2000. Survey results from the residents of Lorain indicate that they want the pace of development to stay the same and they want the Town to remain rural. The projections for population increase for the Town of Lorain in the next 20 years is for the rate of increase to stay relatively the same as the past.

9. What should the pace of development in the Town be over the next 10 years?

The vast majority (80%) feel that the pace of development should remain the same. The remaining 20% were split equally between slower and faster development.

10. How important is it to retain the Town's rural/agricultural character in the future?

The vast majority (79%) feel that retaining the rural/agricultural character in the future is very important.

12A. The Town of Lorain should be mostly rural.

78% strongly agreed and 21% agreed.

Table 1.1A

HISTORIC POPULATION			
1970	4,417,821	26,666	275
1980	4,705,642	32,351	280
1990	4,891,769	34,773	299
2000	5,363,675	41,319	328
2008	5,627,967	45,892	333

Source: Wisconsin Dept. of Administration

Table 1.1B

POPULATION PROJECTIONS			
YEAR	WI	POLK	T LORAIN
2000	5,363,675	41,319	328
2005	5,589,920	44,744	332
2010	5,772,370	47,415	337
2015	5,988,420	50,576	347
2020	6,202,810	53,724	356
2025	6,390,900	56,547	364
2030	6,541,180	58,866	367

Source: Wisconsin Dept. of Administration

Table 1.1C

PROJECTED % POPULATION CHANGE			
TIME PERIOD	WI	POLK CO.	T. LORAIN
1980-1990	3.80%	6.97%	6.35%
1990-2000	8.80%	15.84%	8.84%
2000-2010	7.08%	9.98%	3.81%
2010-2020	6.94%	9.57%	3.37%
2020-2030	5.88%	7.44%	2.01%

Source: Wisconsin Dept. of Administration

Table 1.2

PROJECTED HOUSING UNITS					
	1990	2000	2010	2020	2030
Total Housing Units	153	173	189	204	220

Source: Wisconsin Dept. of Administration

Table 1.3

HOUSEHOLD PROJECTIONS								
	Census	Estimate	Proj.	Proj.	Proj.	Proj.	Proj.	% change
Municipality	2000	2005	2010	2015	2020	2025	2030	2000-2030
Lorain	117	120	127	133	138	143	145	23.9

Source: Wisconsin Dept. of Administration

Table 1.4**WEST CENTRAL WORKFORCE DEVELOPMENT AREA
OCCUPATION PROJECTIONS: 2010**

	Top 10 Occupations	Typically Required Education/Training*	Average Wage**
Fastest Growth	Computer Support Specialists	Associate degree	\$17.37
	Network/Computer Systems Admin	Bachelor's degree	\$15.59
	Computer Software Engrs Apps	Bachelor's degree	\$30.52
	Medical Assistants	1-20. on-the-job training	\$11.45
	Social/Human Service Assistants	1-12 mo. on-the-job training	\$11.96
	Medical Records/Health Info Technicians	Associate degree	\$11.38
	Computer/Information Systems Managers	Work experience & degree	\$25.56
	Hotel/Motel/Resort Desk Clerks	1-month or less training	\$8.19
	Child Care Workers	1-month or less training	\$7.91
	Pharmacy Technicians	1-12 mo. on-the-job training	\$9.90
Most Openings	Retail Salespersons	1-month or less training	\$9.70
	Cashiers	1-month or less training	\$7.25
	Comb Food Prep/Serv Wrk/Incl Fast	1-month or less training	\$7.10
	Waiters/Waitresses	1-month or less training	\$7.27
	Registered Nurses	Bachelor's degree	\$21.57
	Nursing Aides/Orderlies/Attendants	1-month or less training	\$9.71
	Stock Clerks/Order Fillers	1-month or less training	\$8.84
	Truck Drivers/Heavy/Tractor-Trailer	1-12 mo. On-the-job training	\$15.03
	Bartenders	1-month or less training	\$7.98
	Labrs/Frght/Stock/Matrl Movers/Handlers	1-month or less training	\$10.11

Source: West Central Wisconsin Regional Planning Commission

Table 1.5

**INDUSTRY PROJECTIONS FOR WEST CENTRAL WORKFORCE
DEVELOPMENT AREA: 2002-2012**

Industry Title	Employment		Ten-year change	
	2002 Estimate	2012 Projected	Numeric	Percent
Total Non-farm Employment	171,420	195,270	23,850	13.90%
Construction/Mining/Natural Resources	8,160	9,920	1,760	21.60%
Manufacturing	33,710	34,610	900	2.70%
Paper Manufacturing	1,490	1,460	-30	-2.00%
Plastics and Rubber Products Manufacturing	3,880	4,700	820	21.10%
Computer and Electronic Product Manufacturing	3,500	3,060	-440	-12.60%
Trade	28,590	32,080	3,490	12.20%
Food and Beverage Stores	5,080	5,960	880	17.30%
Transportation and Utilities (Including US Postal Service)	8,090	9,740	1,650	20.40%
Financial Activities	6,480	7,300	820	12.70%
Education and Health Services (Incldg state & local govt. ed. & hosp.)	36,110	44,930	8,820	24.40%
Ambulatory Health Care Services	5,270	7,420	2,150	40.80%
Hospitals (Including state & local govt.)	6,840	8,340	1,500	21.90%
Leisure and Hospitality	17,140	19,410	2,270	13.20%
Information/Prof Services/Other Services	20,050	23,720	3,670	18.30%
Government (Excluding USPS, state & local govt. ed. and hosp.)	13,080	13,560	480	3.70%

Source: West Central Wisconsin Regional Planning Commission

Table 1.6**OCCUPATIONAL GROUP SUMMARY FOR WEST CENTRAL
WORKFORCE DEVELOPMENT AREA 2002-2012**

Occupational Groups	Est./Projected Employment		2002 – 2012 Change		Annual Average			Average Wage	
	2002	2012	Numeric	Percent	New Jobs	Replacements	Total Openings	Hourly	Yearly
Total, All Occupations	171,420	195,270	23,850	13.90%	2,390	4,250	6,640	\$14.56	\$30,278
Management, Business & Financial Operations	11,270	13,260	1,990	17.70%	200	210	410	\$25.78	\$53,619
Computer, Math, Architecture & Engineering	4,870	5,600	730	15.00%	70	100	170	\$26.84	\$55,834
Life & Social Sciences, Legal, Art & Entertaining	6,710	7,930	1,220	18.20%	120	130	250	\$18.71	\$38,913
Education, Training, & Library	10,780	12,800	2,020	18.70%	200	230	430	\$18.46	\$38,406
Healthcare Practitioners, Technicians & Support	13,670	17,900	4,230	30.90%	430	240	670	\$17.43	\$36,258
Food Preparation & Serving	16,360	18,440	2,080	12.70%	210	650	860	\$8.03	\$16,702
Protective, Maintenance & Personal Care Service	12,740	15,060	2,320	18.20%	240	300	540	\$10.80	\$22,461
Sales and Related	17,560	20,020	2,460	14.00%	250	630	880	\$12.19	\$25,356
Office/Administrative Support	26,410	27,970	1,560	5.90%	160	620	780	\$12.24	\$25,451
Natural Resources, Mining & Construction	7,800	9,450	1,650	21.20%	160	160	320	\$16.73	\$34,801
Installation, Maintenance, Repair & Production	29,270	31,040	1,770	6.00%	180	700	880	\$13.90	\$28,910
Transportation/Material Moving	14,010	15,790	1,780	12.70%	180	300	480	\$12.70	\$26,419

Source: West Central Wisconsin Regional Planning Commission

Table 1.7

AGE DISTRIBUTION - 1990						
	WISCONSIN		POLK COUNTY		TOWN OF LORAIN	
	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL
Under 10	737033	15.07%	5538	15.93%	62	20.74%
10 to 19	700876	14.33%	5162	14.84%	35	11.71%
20 to 29	764744	15.63%	4043	11.63%	37	12.37%
30 to 39	810378	16.57%	5644	16.23%	45	15.05%
40 to 49	595613	12.18%	4235	12.18%	32	10.70%
50 to 59	423025	8.65%	3029	8.71%	19	6.35%
60 to 69	404188	8.26%	3126	8.99%	47	15.72%
70 to 79	294406	6.02%	2507	7.21%	12	4.01%
80 and over	161506	3.30%	1489	4.28%	10	3.34%
TOTAL	4891769	100.00%	34773	100.00%	299	100.00%
AGE DISTRIBUTION - 2000						
	WISCONSIN		POLK COUNTY		TOWN OF LORAIN	
	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL
Under 10	721,824	13.46%	5,389	13.04%	37	11.28%
10 to 19	810,269	15.11%	6,438	15.58%	69	21.04%
20 to 29	691,205	12.89%	3,871	9.37%	25	7.62%
30 to 39	807,510	15.06%	5,907	14.30%	42	12.80%
40 to 49	837,960	15.62%	6,672	16.15%	48	14.63%
50 to 59	587,355	10.95%	4,868	11.78%	40	12.20%
60 to 69	387,118	7.22%	3,568	8.64%	26	7.93%
70 to 79	319,863	5.96%	2,784	6.74%	31	9.45%
80 and over	200,571	3.74%	1,822	4.41%	10	3.05%
TOTAL	5,363,675	100.00%	41,319	100.00%	328	100.00%
AGE DISTRIBUTION CHANGE - 1990 TO 2000						
	WISCONSIN		POLK COUNTY		TOWN OF LORAIN	
	NUMBER	% CHANGE	NUMBER	% CHANGE	NUMBER	% CHANGE
Under 10	-15,209	-2.11%	-149	-2.76%	-25	-67.57%
10 to 19	109,393	13.50%	1,276	19.82%	34	49.28%
20 to 29	-73,539	-10.64%	-172	-4.44%	-12	-48.00%
30 to 39	-2,868	-0.36%	263	4.45%	-3	-7.14%
40 to 49	242,347	28.92%	2,437	36.53%	16	33.33%
50 to 59	164,330	27.98%	1,839	37.78%	21	52.50%
60 to 69	-17,070	-4.41%	442	12.39%	-21	-80.77%
70 to 79	25,457	7.96%	277	9.95%	19	61.29%
80 and over	39,065	19.48%	333	18.28%	0	0.00%
TOTAL	471,906	8.80%	6,546	15.84%	29	8.84%

Table 1.8

EDUCATIONAL ATTAINMENT FOR THE POPULATION 25 YEARS AND OVER						
YEAR: 2000	WI	% OF TOTAL	POLK	% OF TOTAL	T LORAIN	% OF TOTAL
Total:	3,475,878		27,725		198	
No schooling completed	22,861	0.66%	54	0.19%	2	1.01%
Nursery to 4th grade	8,253	0.24%	27	0.10%	0	0.00%
5th and 6th grade	22,882	0.66%	67	0.24%	0	0.00%
7th and 8th grade	132,129	3.80%	1,175	4.24%	14	7.07%
9th grade	56,538	1.63%	396	1.43%	6	3.03%
10th grade	87,059	2.50%	694	2.50%	4	2.02%
11th grade	88,558	2.55%	735	2.65%	5	2.53%
12th grade, no diploma	100,137	2.88%	763	2.75%	0	0.00%
High school graduate (includes equivalency)	1,201,813	34.58%	11,395	41.10%	96	48.48%
Some college, less than 1 year	252,132	7.25%	2,259	8.15%	11	5.56%
Some college, 1 or more years, no degree	463,532	13.34%	3,822	13.79%	26	13.13%
Associate degree	260,711	7.50%	2,022	7.29%	3	1.52%
Bachelor's degree	530,268	15.26%	2,965	10.69%	27	13.64%
Master's degree	168,563	4.85%	886	3.20%	0	0.00%
Professional school degree	54,005	1.55%	407	1.47%	4	2.02%
Doctorate degree	26,437	0.76%	58	0.21%	0	0.00%

Source: West Central Wisconsin Regional Planning Commission

Table 1.9

HOUSEHOLD INCOME IN 1999

	WISCONSIN	% OF TOTAL	POLK	% OF TOTAL	T LORAIN	% OF TOTAL
Total Households:	2086304		16305		303	
Median Household Income	\$43,791		\$41,183		\$25,208	
Less than \$10,000	148964	7.14%	1291	7.92%	39	12.87%
\$10,000 to \$14,999	121366	5.82%	1017	6.24%	11	3.63%
\$15,000 to \$19,999	127169	6.10%	1037	6.36%	12	3.96%
\$20,000 to \$24,999	137728	6.60%	1132	6.94%	15	4.95%
\$25,000 to \$29,999	136502	6.54%	1098	6.73%	28	9.24%
\$30,000 to \$34,999	139531	6.69%	1208	7.41%	22	7.26%
\$35,000 to \$39,999	129719	6.22%	1054	6.46%	24	7.92%
\$40,000 to \$44,999	129319	6.20%	1150	7.05%	21	6.93%
\$45,000 to \$49,999	118711	5.69%	922	5.65%	22	7.26%
\$50,000 to \$59,999	220781	10.58%	1725	10.58%	34	11.22%
\$60,000 to \$74,999	253518	12.15%	1978	12.13%	41	13.53%
\$75,000 to \$99,999	226374	10.85%	1631	10.00%	28	9.24%
\$100,000 to \$124,999	94628	4.54%	615	3.77%	2	0.66%
\$125,000 to \$149,999	39091	1.87%	179	1.10%	3	0.99%
\$150,000 to \$199,999	30598	1.47%	131	0.80%	0	0.00%
\$200,000 or more	32305	1.55%	137	0.84%	1	0.33%

Source: West Central Wisconsin Regional Planning Commission

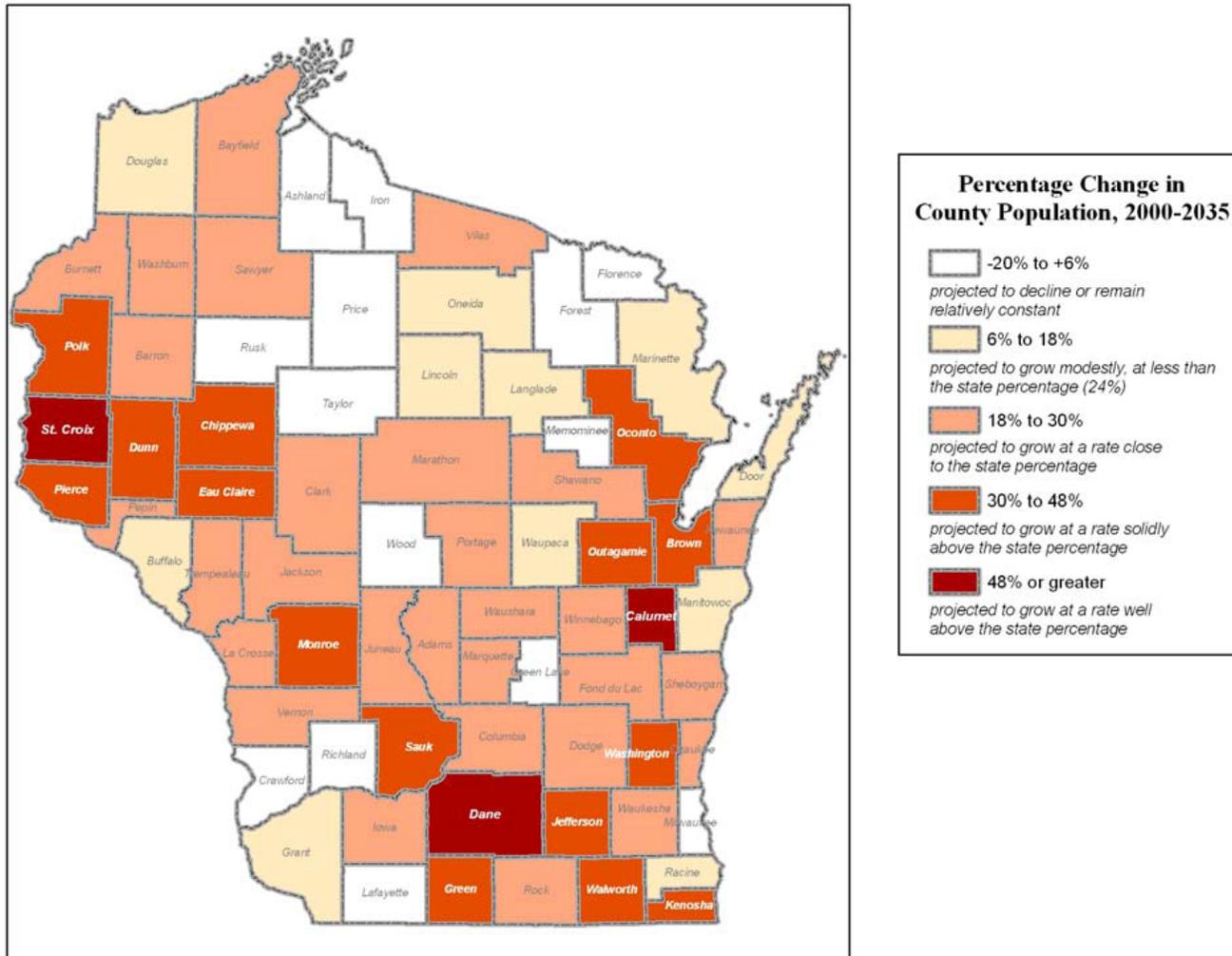
Table 1.10

POVERTY STATUS IN 1989 AND 1999 BY AGE

	1989				1999				1989 to 1999 CHANGE				
	POLK COUNTY		T LORAIN		POLK COUNTY		T LORAIN		POLK COUNTY		T LORAIN		
	Number	% of Total Population	Number	% of Total Population	Number	% of Total Population	Number	% of Total Population	Number	% Change	Number	% Change	
Total:	34,105		315		40,637		306		6,532	19.15%	-9	-	2.86%
Income below poverty level:	4,032	11.82%	49	15.56%	2,888	7.11%	49	16.01%	1,144	-4.72%	0	0.46%	
Under 5 years	472	1.38%	10	3.17%	223	0.55%	5	1.63%	249	-0.84%	5	-1.54%	
5 years	106	0.31%	0	0.00%	53	0.13%	4	1.31%	53	-0.18%	-4	1.31%	
6 to 11 years	571	1.67%	6	1.90%	307	0.76%	11	3.59%	264	-0.92%	-5	1.69%	
12 to 17 years	413	1.21%	4	1.27%	303	0.75%	3	0.98%	110	-0.47%	1	-0.29%	
18 to 64 years	1,850	5.42%	22	6.98%	1,447	3.56%	23	7.52%	403	-1.86%	-1	0.53%	
65 to 74 years	217	0.64%	5	1.59%	195	0.48%	3	0.98%	22	-0.16%	2	-0.61%	
75 years and over	403	1.18%	2	0.63%	360	0.89%	0	0.00%	43	-0.30%	2	-0.63%	
Income at or above poverty level:	30,073	88.18%	266	84.44%	37,749	92.89%	257	83.99%	7,676	25.52%	-9	-3.38%	
Under 5 years	2,018	5.92%	30	9.52%	2,203	5.42%	8	2.61%	185	-0.50%	-22	-6.91%	
5 years	521	1.53%	9	2.86%	417	1.03%	3	0.98%	-104	-0.50%	-6	-1.88%	
6 to 11 years	2,939	8.62%	28	8.89%	3,374	8.30%	17	5.56%	435	-0.31%	-11	-3.33%	
12 to 17 years	2,713	7.95%	6	1.90%	3,802	9.36%	38	12.42%	1,089	1.40%	32	10.51%	
18 to 64 years	17,397	51.01%	149	47.30%	22,688	55.83%	139	45.42%	5,291	4.82%	-10	-1.88%	
65 to 74 years	2,650	7.77%	28	8.89%	2,942	7.24%	36	11.76%	292	-0.53%	8	2.88%	
75 years and over	1,835	5.38%	16	5.08%	2,323	5.72%	16	5.23%	488	0.34%	0	0.15%	

Source: West Central Wisconsin Regional Planning Commission

Map 1-3 WISCONSIN COUNTY GROWTH RATES, 2000-2030



Source: 2008 Wisconsin Dept of Administration Population Projections 2000-2030

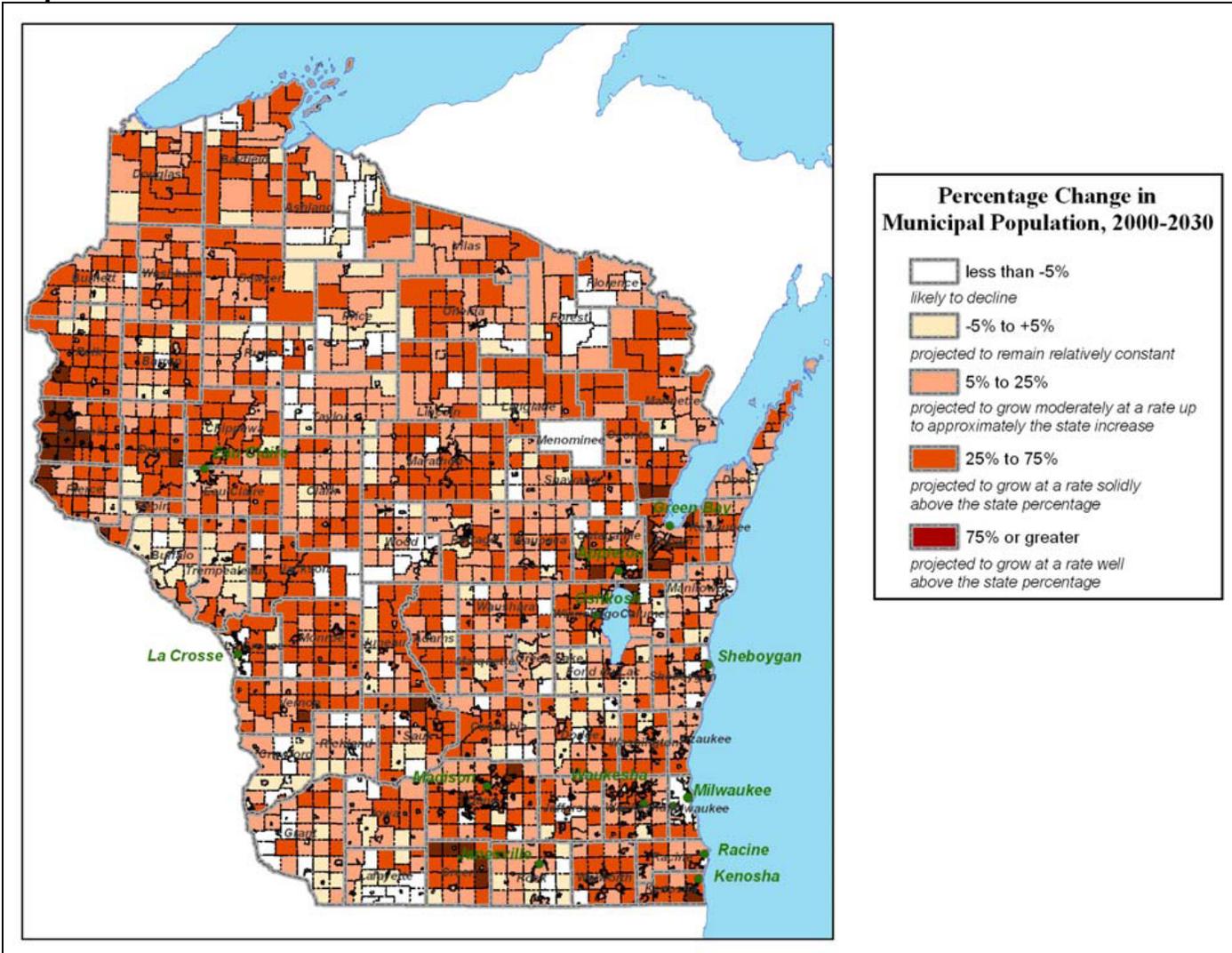
Table 1.11 TEN COUNTIES WITH GREATEST PERCENT CHANGE IN POPULATION, 2000-2035

County	Census 2000	Projection 2035	Number Change	Percentage Change
SAINT CROIX	63,155	148,043	84,888	134%
CALUMET	40,631	71,227	30,596	75%
DANE	426,526	653,876	227,350	53%
PIERCE	36,804	54,094	17,290	47%
POLK	41,319	60,640	19,321	47%
SAUK	55,225	80,563	25,338	46%
WALWORTH	92,013	132,941	40,928	45%
WASHINGTON	117,496	169,159	51,663	44%
OCONTO	35,652	51,037	15,385	43%
KENOSHA	149,577	213,077	63,500	42%

Source: 2008 Wisconsin Dept of Administration Population Projections 2000-2035

According to the 2008 projections Polk County is tied for the 4th fastest growing county in the State of Wisconsin. While most of this population increase is expected to occur in the southwestern portion of the county, there is still demand for recreational properties in the rural portions of Polk County. Lorain is expected to grow by about 12% or about 29 people in the projection timeframe as illustrated in Map 1-5. These statistics are included to show that there is development pressure coming, primarily from the Twin Cities of Minnesota, and that rural areas such as Lorain need to stay aware of these pressures in order to be proactive in the development of their town.

Map 1-4 PROJECTED PERCENTAGE CHANGE IN MUNICIPAL POPULATION, 2000-2030



Source: 2008 Wisconsin Dept of Administration Population Projections 2000-2030

1.3 ISSUES AND OPPORTUNITIES

Over the course of the meetings held with the Town of Lorain several issues and opportunities developed.

Issues:

- Purchasing of land by Polk County for forestry
- Purchasing of land by the Wisconsin Dept. of Natural Resources
- Chemical spraying of brush underneath powerlines and along road ditches
- Poor service response from Polk County (plowing, law enforcement, zoning enforcement)
- Loss of agricultural lands
- Fragmentation or parcelization of the rural landscape
- Increasing taxes
- Increasing demand for services

Opportunities:

- Develop Town subdivision ordinance
- Still are rural and have natural resources mostly intact
- Utilization of incentive programs such as Purchase of Development Rights and Transfer of Development Rights to preserve farmland
- Prevent further fragmentation of rural landscape

1.4 OVERALL GOALS

Housing:

Support residential development that fits with the Town of Lorain's rural character.

Transportation:

Maintain an efficient and cost-effective transportation network

Utilities and Community Facilities:

Maintain and enhance existing and new utilities and community facilities

Agricultural, Natural, and Cultural Resources:

Conserve the agricultural, natural, and cultural resources of the Town of Lorain

Economic Development:

Ensure that economic development fits with the rural character of the Town of Lorain

Intergovernmental Cooperation:

Maintain good working relationships with other units of government

Land Use:

Maintain the rural character of the Town of Lorain

ELEMENT 2: HOUSING

In order to address the issues related to housing in the Town of Lorain, the following will be addressed:

- 2.1 BACKGROUND**
- 2.2 ASSESSMENT OF FUTURE NEEDS**
- 2.3 SWOT ANALYSIS OF HOUSING**
- 2.4 HOUSING PROGRAMS AND POLICIES**
- 2.5 GOALS AND OBJECTIVES**

2.1 BACKGROUND

Housing is one of the basic necessities of life. For most people, their house is the single biggest investment and the greatest source of equity they will ever have. While a home brings the most equity to a family, it also accounts for the greatest monetary expenditure, about 27% of income in the Midwest according to the US Bureau of Labor Statistics/US Dept. of Labor Consumer Expenditure Survey in 2000.

The current housing situation nationwide has been cause for reflection on what is important in terms of housing needs. Values in homes that until recently allotted good increases in value now have flattened and in some cases returned sharply to much lower amounts. Keeping people in their homes is vital to the overall economic and social health of the area. While the Town of Lorain is not in the business of building homes, there are choices the elected officials at all levels can make to ensure housing availability for all residents of the Town of Lorain.

Much of the growth in housing in the Town of Lorain is generally from residents of the Twin Cities, who are looking for recreational land or their own slice of heaven. Plenty of land still exists for development in the town and there are properties that are developed already that are for sale as well. In the recent past, housing and land prices have climbed steadily as the influence of wealth from the Twin Cities drove land and homes prices upward. The prices started to drive some of the residents of Lorain out of the market, however, with the downslide of the housing market prices have come down to more reasonable levels.

The Town of Lorain is a rural township where population growth has been quite modest when compared to other surrounding areas. As of the 2000 US Census, there were 328 people living in the Town of Lorain, as seen in Table 1.1A. The projections for the timeframe of this plan are that the housing units will go from 200 in 2000 up to 342 in 2020, according to table 1.2. For a town that is

expected to continue growing slow, this is a large increase in the number of homes.

Table 2.1 indicates that, similar to the rest of Polk County, the majority of homes were built in the 1970’s and before 1939. Age of homes does not necessarily indicate condition, as well cared for homes can last well over 100 years. However, if homes are not taken care of, they can quickly become dilapidated and an eyesore for the community. This in turn can drive down property values if enough homes are in this condition.

Table 2.1 YEAR STRUCTURE BUILT

	WI	% OF TOTAL	POLK	% OF TOTAL	T LORAIN	% OF TOTAL
Total Structures:	2321144		21129		200	
Built 1999 to March 2000	50735	2.19%	806	3.81%	0	0.00%
Built 1995 to 1998	170219	7.33%	1860	8.80%	15	7.50%
Built 1990 to 1994	168838	7.27%	1804	8.54%	22	11.00%
Built 1980 to 1989	249789	10.76%	2990	14.15%	22	11.00%
Built 1970 to 1979	391349	16.86%	3870	18.32%	45	22.50%
Built 1960 to 1969	276188	11.90%	2211	10.46%	24	12.00%
Built 1950 to 1959	291948	12.58%	1862	8.81%	16	8.00%
Built 1940 to 1949	178914	7.71%	1374	6.50%	12	6.00%
Built 1939 or earlier	543164	23.40%	4352	20.60%	44	22.00%

Table 2.2 shows that the vast majority of homes in Lorain are single-family detached homes. The proportion of homes as single family dwellings is consistent with rural towns, where most of the multi-family housing is located in nearby cities and villages, Luck and Frederic in this case.

Table 2.2
UNITS IN STRUCTURE

	WI	% OF TOTAL	POLK	% OF TOTAL	T LORAIN	% OF TOTAL
1990						
1 Unit, Detached	1,342,230	65.29%	13,979	75.31%	123	80.39%
1 Unit, Attached	50,380	2.45%	135	0.73%	0	0.00%
2 Units	197,659	9.61%	420	2.26%	2	1.31%
3 or 4 Units	79,562	3.87%	220	1.19%	0	0.00%
5 to 9 Units	81,331	3.96%	265	1.43%	0	0.00%
10 to 19 Units	67,222	3.27%	341	1.84%	0	0.00%
20 to 49 Units	65,203	3.17%	325	1.75%	0	0.00%
50 or more Units	42,860	2.08%	0	0.00%	0	0.00%
Mobile Home or Trailer	101,149	4.92%	2,497	13.45%	26	16.99%
Boat, RV, van, etc.	28,178	1.37%	380	2.05%	2	1.31%
Total Units	2,055,774		18,562		153	
2000						
1 Unit, Detached	1,531,612	74.50%	16,485	88.81%	171	111.76%
1 Unit, Attached	77,795	3.78%	316	1.70%	2	1.31%
2 Units	190,889	9.29%	454	2.45%	2	1.31%
3 or 4 Units	91,047	4.43%	336	1.81%	0	0.00%
5 to 9 Units	106,680	5.19%	418	2.25%	0	0.00%
10 to 19 Units	75,456	3.67%	382	2.06%	0	0.00%
20 to 49 Units	80,528	3.92%	443	2.39%	0	0.00%
50 or more Units	62,969	3.06%	7	0.04%	0	0.00%
Mobile Home or Trailer	101,465	4.94%	2,068	11.14%	25	16.34%
Boat, RV, van, etc.	2,703	0.13%	220	1.19%	0	0.00%
Total Units	2,321,144		21,129		200	
1990 to 2000 CHANGE						
1 Unit, Detached	189,382	9.21%	2,506	13.50%	48	31.37%
1 Unit, Attached	27,415	1.33%	181	0.98%	2	1.31%
2 Units	-6,770	-0.33%	34	0.18%	0	0.00%
3 or 4 Units	11,485	0.56%	116	0.62%	0	0.00%
5 to 9 Units	25,349	1.23%	153	0.82%	0	0.00%
10 to 19 Units	8,234	0.40%	41	0.22%	0	0.00%
20 to 49 Units	15,325	0.75%	118	0.64%	0	0.00%
50 or more Units	20,109	0.98%	7	0.04%	0	0.00%
Mobile Home or Trailer	316	0.02%	-429	-2.31%	-1	-0.65%
Boat, RV, van, etc.	-25,475	-1.24%	-160	-0.86%	-2	-1.31%
Total Units	265,370	12.91%	2,567	13.83%	47	30.72%

Table 2.3

VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS

1990						
	WI	% OF TOTAL	POLK	% OF TOTAL	T LORAIN	% OF TOTAL
Total Owner-Occupied Housing	916,708		5,596		16	
Median value	\$62,500		\$53,600		\$35,000	
Less than \$15,000	8,501	0.93%	77	1.38%	2	12.50%
\$15,000 to \$19,999	10,237	1.12%	108	1.93%	0	0.00%
\$20,000 to \$24,999	18,526	2.02%	195	3.48%	1	6.25%
\$25,000 to \$29,999	28,496	3.11%	328	5.86%	3	18.75%
\$30,000 to \$34,999	41,877	4.57%	404	7.22%	2	12.50%
\$35,000 to \$39,999	52,011	5.67%	429	7.67%	2	12.50%
\$40,000 to \$44,999	61,670	6.73%	469	8.38%	3	18.75%
\$45,000 to \$49,999	65,879	7.19%	463	8.27%	0	0.00%
\$50,000 to \$59,999	140,021	15.27%	902	16.12%	1	6.25%
\$60,000 to \$74,999	187,076	20.41%	1,068	19.09%	1	6.25%
\$75,000 to \$99,999	165,066	18.01%	730	13.05%	1	6.25%
\$100,000 to \$124,999	62,665	6.84%	208	3.72%	0	0.00%
\$125,000 to \$149,999	32,627	3.56%	109	1.95%	0	0.00%
\$150,000 to \$174,999	16,058	1.75%	51	0.91%	0	0.00%
\$175,000 to \$199,999	8,602	0.94%	29	0.52%	0	0.00%
\$200,000 to \$249,999	8,327	0.91%	18	0.32%	0	0.00%
\$250,000 to \$299,999	3,959	0.43%	2	0.04%	0	0.00%
\$300,000 to \$399,999	3,082	0.34%	5	0.09%	0	0.00%
\$400,000 to \$499,999	1,018	0.11%	0	0.00%	0	0.00%
\$500,000 or more	1,010	0.11%	1	0.02%	0	0.00%
2000						
	WI	% OF TOTAL	POLK	% OF TOTAL	T LORAIN	% OF TOTAL
Total Owner-Occupied Housing	1,122,467		7,642		23	
Median Value	\$112,200		\$100,200		\$88,800	
Less than \$10,000	1,142	0.10%	6	0.08%	2	8.70%
\$10,000 to \$14,999	1,523	0.14%	9	0.12%	0	0.00%
\$15,000 to \$19,999	2,855	0.25%	24	0.31%	2	8.70%
\$20,000 to \$24,999	4,262	0.38%	26	0.34%	0	0.00%
\$25,000 to \$29,999	6,411	0.57%	52	0.68%	0	0.00%
\$30,000 to \$34,999	9,683	0.86%	84	1.10%	0	0.00%
\$35,000 to \$39,999	13,708	1.22%	118	1.54%	2	8.70%
\$40,000 to \$49,999	33,866	3.02%	324	4.24%	2	8.70%
\$50,000 to \$59,999	46,456	4.14%	364	4.76%	2	8.70%
\$60,000 to \$69,999	64,280	5.73%	483	6.32%	4	17.39%
\$70,000 to \$79,999	82,130	7.32%	658	8.61%	2	8.70%
\$80,000 to \$89,999	102,431	9.13%	840	10.99%	2	8.70%
\$90,000 to \$99,999	101,596	9.05%	825	10.80%	0	0.00%
\$100,000 to \$124,999	185,960	16.57%	1,251	16.37%	0	0.00%
\$125,000 to \$149,999	158,033	14.08%	936	12.25%	2	8.70%
\$150,000 to \$174,999	106,516	9.49%	542	7.09%	3	13.04%
\$175,000 to \$199,999	67,003	5.97%	346	4.53%	0	0.00%
\$200,000 to \$249,999	62,223	5.54%	345	4.51%	0	0.00%
\$250,000 to \$299,999	32,940	2.93%	232	3.04%	0	0.00%
\$300,000 to \$399,999	22,602	2.01%	114	1.49%	0	0.00%
\$400,000 to \$499,999	7,905	0.70%	25	0.33%	0	0.00%
\$500,000 to \$749,999	5,676	0.51%	19	0.25%	0	0.00%
\$750,000 to \$999,999	1,677	0.15%	15	0.20%	0	0.00%
\$1,000,000 or more	1,589	0.14%	4	0.05%	0	0.00%

TABLE 2.4 HOUSING CHARACTERISTICS – 1980 TO 2000

MUNICIPAL UNIT	1980	1990	2000
Town of Lorain	1980	1990	2000
Total Housing Units	140	153	173
Total Seasonal	14	43	44
Total Vacant	35	47	56
Total Occupied Units	91	106	117
Owner Occupied Units	79	83	98
Renter Occupied Units	12	23	19
Single Family Units	103	123	173
Multi-Family Units	12	2	2
Mobile Homes	6	28	25

Heating a home in Wisconsin is an important issue. The winters here are long and can be quite harsh. Having a warm home is a key part to quality of life in Wisconsin. Heating sources in the Town of Lorain vary. Table 2.5 indicates that LP is by far the most common source of heating fuel in the township. According to Table 2.5, there are no alternative heating sources such as solar or geothermal. Home energy efficiency is also a vital component of ensuring the comfort and affordability of heating a home.

TABLE 2.5 HOUSE HEATING FUEL

HOUSE HEATING FUEL		
Utility gas	5	4.2
Bottled, tank, or LP gas	63	53.4
Electricity	15	12.7
Fuel oil, kerosene, etc.	11	9.3
Coal or coke	0	0.0
Wood	24	20.3
Solar energy	0	0.0
Other fuel	0	0.0
No fuel used	0	0.0

2.2 ASSESSMENT OF FUTURE HOUSING NEEDS

The population of the Town of Lorain is expected to grow by less than 40 people in the next 20 years. This does not indicate a need for substantial additional housing within the Town. Currently, there are vacant existing homes and there are lots available for development of new homes. There is higher pressure for recreational homes instead of year-round homes. This fact may pose a bigger threat to the Town of Lorain than any increase in home needs for residents.

2.3 SWOT OF HOUSING ELEMENT

<p>Strengths</p> <ul style="list-style-type: none"> - Low Taxes - Very Few Trailers/Mobile Homes - People/Community - No Lake Development - Rural/Large Lot Size - Town Fire Department - Nice town the way it is 	<p>Weaknesses</p> <ul style="list-style-type: none"> - Small lot development - Lack of "for-sale" housing - No job market - No shopping - Long distances to goods - No fueling stations - Trash in yards - Distance from County facilities and services
<p>Opportunities</p> <ul style="list-style-type: none"> - Wooded land for sale - Retirement facilities - Recreational opportunities (ATV Trails) - Trout Fishing - Opportunity to preserve Town in current condition - Home-based businesses 	<p>Threats</p> <ul style="list-style-type: none"> - Land being chopped up - Too much government control - DNR and County buying up land - Large developments

2.4 HOUSING PROGRAMS AND POLICIES

Programs for Individual Property Owners

Wisconsin Rural Development, Rural Housing Service
Historic Home Owner's Tax Credits
Wisconsin Home Energy Assistance Program (WHEAP)
Wisconsin Focus on Energy
USDA-Rural Development
US Dept of Housing and Urban Development

Programs for Local Governments

Community Development Block Grant (CDBG)

Programs for Affordable Housing

Home Investment Partnership Program (HOME)
Wisconsin Housing and Economic Development Authority (WHEDA)
Wisconsin Community Action Program Association (WISCAP)
WestCAP
Section 8 Program

Programs for Elderly Housing

Community Options Program (COP)
Property Tax Deferred Loan Program (PTDL)

2.5 GOALS AND OBJECTIVES

Goal 1: Support residential development that fits with the Town of Lorain's rural character.

Objectives:

1) Discourage large subdivisions of land

Goal 2: Maintain the existing housing stock and housing options in the Town of Lorain

ELEMENT 3: TRANSPORTATION

- 3.1 EXISTING CONDITIONS**
- 3.2 ROAD CLASSIFICATIONS**
- 3.3 PLANNED IMPROVEMENTS**
- 3.4 SWOT ANALYSIS**
- 3.5 GOALS AND OBJECTIVES**

3.1 EXISTING CONDITIONS



Photo Courtesy of the Town of Lorain Plan Commission

The Town of Lorain has some of the most beautiful landscape in Polk County. The area is quite rolling, has great scenic vistas, and is a wonderful patchwork of forest and farmland. The pictures taken by the Town's Plan Commission capture this beauty well.



Photo Courtesy of the Town of Lorain Plan Commission

The US 8 Environmental Impact Statement (EIS) examines 40 miles of US 8 from WIS 35 North in Polk County to US 53 in Barron County. The corridor passes through the communities of St. Croix Falls, Range, Turtle Lake, Almena, Poskin and Barron. More information on the US Hwy 8 study can be found on the Wisconsin Department of Transportation's website: <http://www.dot.wisconsin.gov/projects/d8/eis/index.htm>. This segment of US 8 is classified as a Corridors 2020 connector route in Wisconsin's State Highway Plan, making traffic movement and safety high priorities. The majority of US Highway 8 is a two-lane rural road. WisDOT has recently added passing lanes at various locations to increase safety. US Hwy 8 is a four-lane road through the urban areas of Turtle Lake and St. Croix Falls.

The Town of Lorain does not have any State or US highways going through it. The closest State and US Highways are US Hwy 8, US Hwy 53, US Hwy 63, State Hwy 48, State Hwy 70, and State Hwy 35.

Transportation Facilities for the Disabled

Bicycle and Pedestrian

The Ice Age Trail meanders through the Town of Lorain and has more than miles of trails for pedestrians. The Gandy Dancer State Trail is just west of the State Hwy 35 and is a 100+ mile long trail from St. Croix Falls, WI to Superior. The Gandy Dancer is open to bicycles and pedestrians throughout its entire length.

Railroads

Currently, there are no railroads in the Town of Lorain. There is a spur in the Village of Dresser.

Air Transportation

No air transportation facilities exist in the Town of Lorain. Their closest major metropolitan airport with high-capacity international and domestic flights is in the Twin Cities. Regional airports are available in Amery, Osceola,

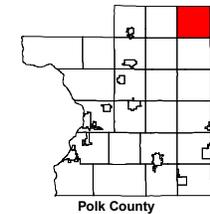
Truck Transportation

No trucking facilities are currently in the Town of Lorain.

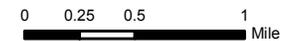
Other Transportation

ATV's and snowmobiles are popular means of transportation in the Town of Lorain. Currently, ATV's are not allowed on town roads. There are several designated snowmobile routes and trails in Polk County. Map 3-6 shows the snowmobile trails in Polk County.

MAP 3-1 GENERAL ROAD MAP Town of Lorain Polk County Wisconsin



- COUNTY ROAD SHIELD
- COUNTY ROAD
- TOWNSHIP ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP
- UNINCORPORATED VILLAGE

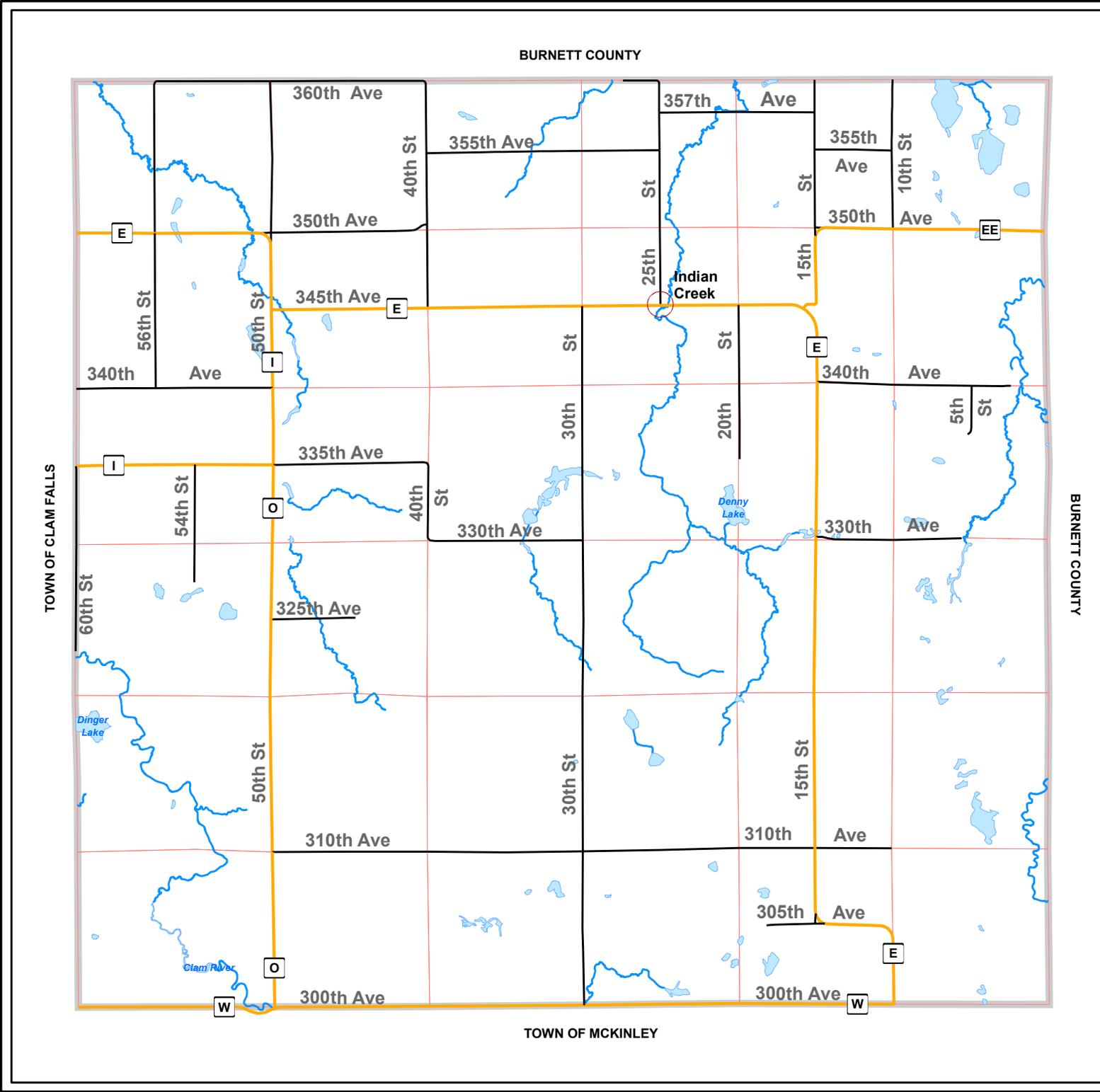


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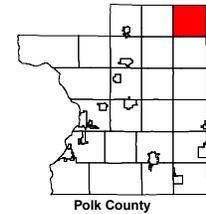
6/2/09

This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.



MAP 3-2 TRAFFIC COUNTS

Town of Lorain Polk County Wisconsin

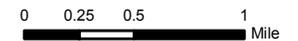


- COUNTY ROAD SHIELD
- COUNTY ROAD
- TOWNSHIP ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP
- UNINCORPORATED VILLAGE

Average Annual Daily Traffic Count Site

2004 9999

Average Annual Daily Traffic Counts:
Source: WDOT



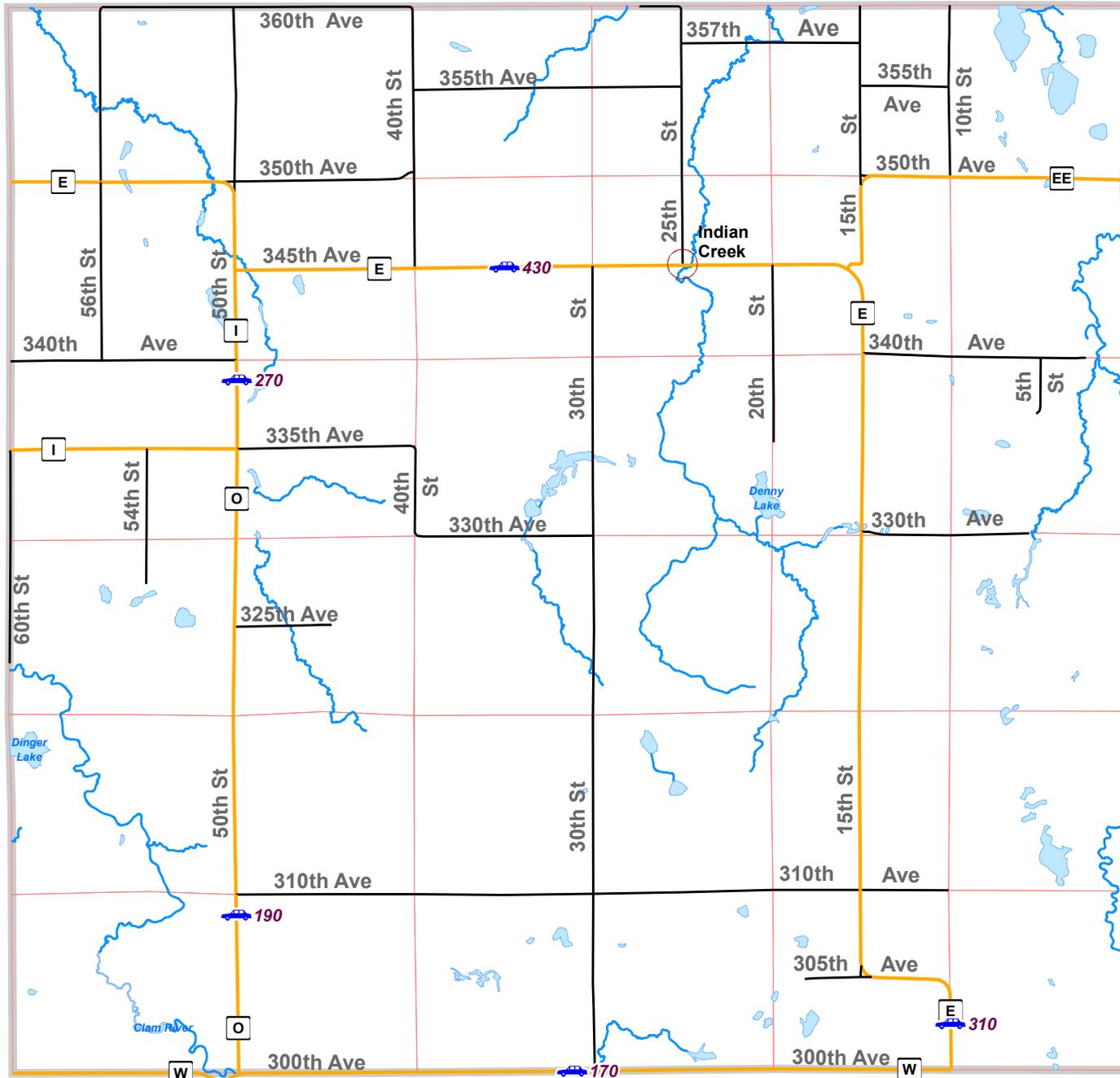
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Geographic Information Systems Division
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6/2/09

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BURNETT COUNTY



TOWN OF CLAM FALLS

BURNETT COUNTY

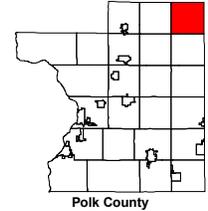
TOWN OF MCKINLEY

MAP 3-4

ROAD CLASSIFICATION

Town of Lorain

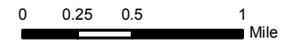
Polk County Wisconsin



- COUNTY ROAD SHIELD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP

- MAJOR COLLECTOR
Approximate Total Miles 14.37
- MINOR COLLECTOR - RURAL
Approximate Total Miles 5.25
- LOCAL
Approximate Total Miles 37.22

Road Centerline Source:
Wisconsin Department of Transportation

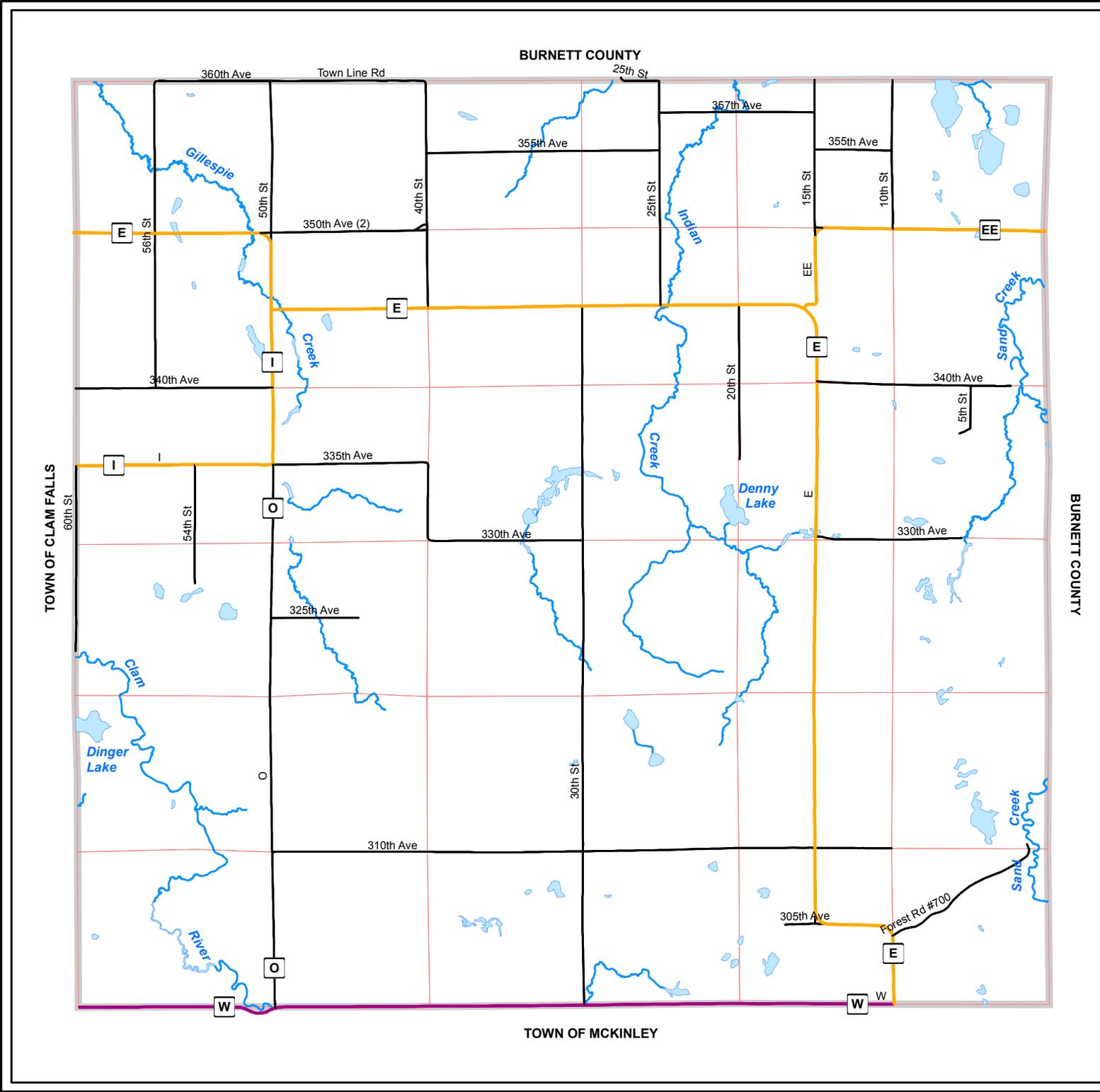


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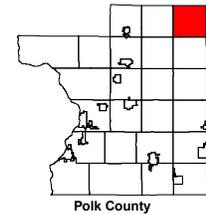


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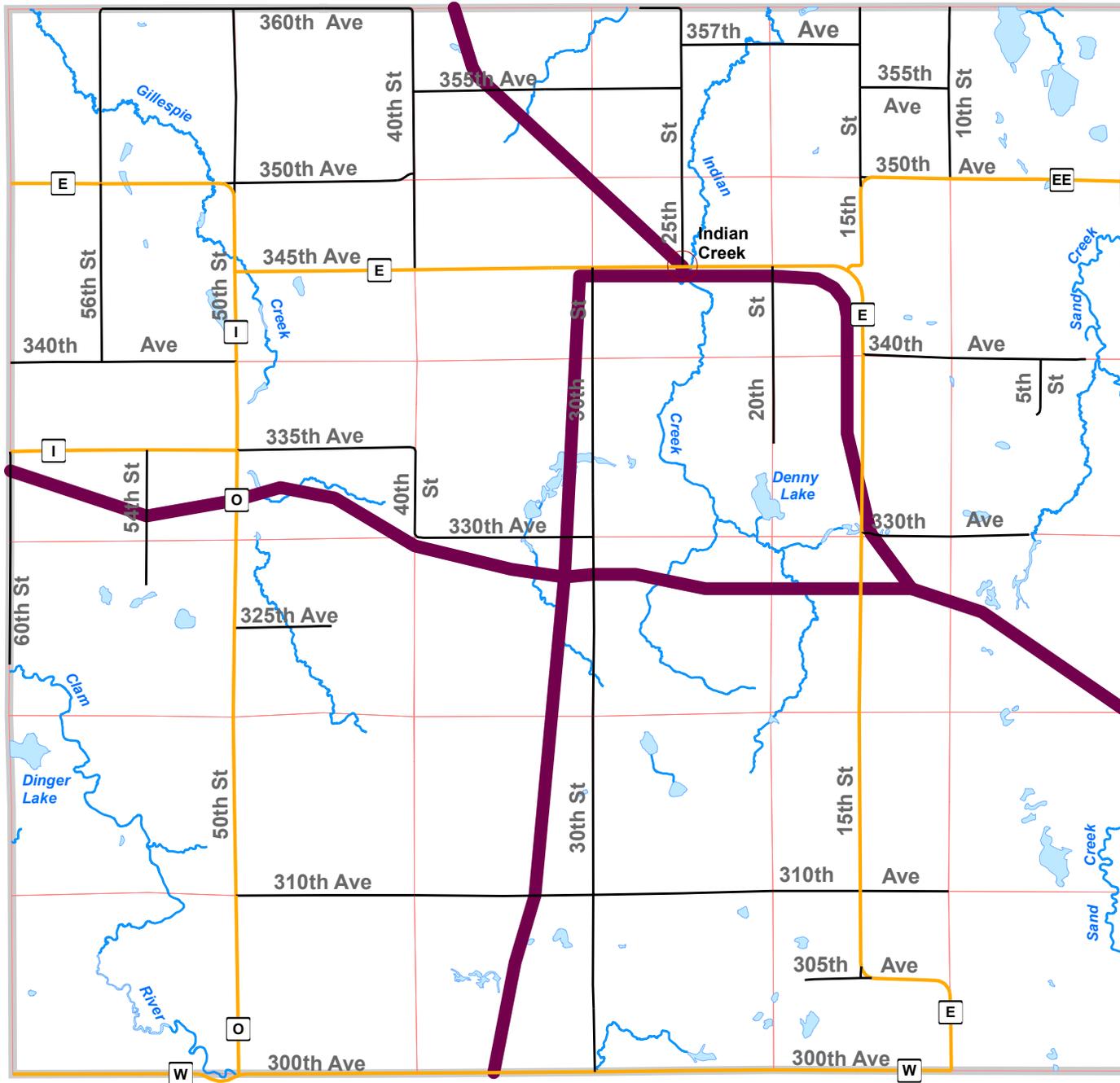
MAP 3-5 GENERAL SNOWMOBILE TRAILS

Town of Lorain Polk County Wisconsin



BURNETT COUNTY

TOWN OF CLAM FALLS



TOWN OF MCKINLEY

- COUNTY ROAD SHIELD
- COUNTY ROAD
- TOWNSHIP ROAD
- COUNTY TRAIL
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP
- UNINCORPORATED VILLAGE



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3.2 ROAD CLASSIFICATION

The Wisconsin Dept. of Transportation classifies roads based on their function. Below is a listing of the different classification types and the amount of roads in the Town of Lorain in those same classifications. Functional road classifications for rural areas include principle/minor arterials, major collectors, minor collectors-urban, and minor collectors-rural, and local roads. There are only three road classes in the Town of Lorain. About fourteen and one-third miles of major collector roads are in the Town, which are most of the county roads in Lorain. County Road W forms most of the southern border of the township and comprises all five and one-quarter miles of the rural minor collector roads in Lorain. The remaining roads are all classified as local roads, of which there are over thirty-seven miles of. See Map 3-4. for locations and classifications of roads.

Principle arterials serve interstate and interregional trips. These roads generally serve urban areas greater than 5,000 in population.

Minor arterials serve cities, large communities, and other major traffic generators providing intra-regional and inter-regional traffic movements.

Major collectors provide service to moderate sized communities and links traffic to nearby larger population centers.

Minor collectors collect traffic from local roads, linking them to all remaining smaller communities. All developed areas should be within a reasonable distance of collector roads.

Local roads provide access for travel over relatively short distances. All roads not classified as arterials or collectors are classified as local roads.

Road Classification	Number of Miles
Principle/Minor Arterials	0 miles
Major Collectors	14.37 miles
Minor Collectors – Urban	0 miles
Minor Collectors – Rural	5.25 miles
Local	37.22 miles

3.3 PLANNED IMPROVEMENTS

The following five pages indicate the planned improvements at the state and county levels for area roads over the next five years.

Town Road Plans

The Town of Lorain's road plans primarily include money for road maintenance and repair. The budgets and plans for roads are done every 1 or 2 years. Currently, there are no plans for major road upgrades. In 2008, \$87,000 was spent on the roads in the Town of Lorain and \$70,000 has been budgeted for 2009.

TABLE 3.1: PROPOSED SIX YEAR ROAD PLAN (Includes 5% Cost Increase per Year)
Polk County Highway Department

Date Developed: February 2007
 Latest Revision Date: 9/4/07

			2007 Construction Budget	\$ 2,017,425.00
Year	Road / Segment	Miles	Proposed Project	Estimated Cost
2007	N1	6.660	Dirt work	91,266.00
	N1(2)	1.600	Pulverize/pave end section	266,000.00
	A1 (1)	3.290	Pulverize/pave (Actual Cost)	401,202.00
	F5	0.680	Intersection/pave (Actual Cost)	165,000.00
	K1	n/a	Culvert replacement	60,000.00
	F5.1	0.400	Contribution to Village of Dresser	50,000.00
	H1	n/a	Culverts/ditching	200,000.00
	K2	1.966	Chipseal (Actual Cost)	29,442.00
	K2.1	1.844	Chipseal (Actual Cost)	25,457.00
	V1	6.890	Chipseal (Actual Cost)	80,009.00
	D3	6.080	Chipseal (Actual Cost)	60,725.00
	Y2	3.770	Wedge/Overlay (Actual Cost)	404,660.00
	Z1	2.080	Ultra-thin Overlay (Actual Cost)	96,851.00
Total Road Miles		35.260	Total Estimated Cost	\$1,930,612.00
			Budget Balance	\$86,813.00

2008 Budget Year			Construction Budget - 2007	\$ 2,017,425.00
			Budget Increase	500,000.00
			Proposed 2008 Budget	\$ 2,517,425.00
Year	Road / Segment	Miles	Proposed Project	Estimated Cost
2008	A1 (2)	3.030	Pulverize & overlay	400,000.00
	X1 (1) (CTH M - 230th)	2.900	Pulverize/Pave (CHIP = \$159,885.00)	435,000.00
	N1	6.660	20% STP Match + E.03 to E-1 update	395,000.00
	Z2	0.530	Safety enhancement project	150,000.00
	F5.1	0.400	Contribution to Village of Dresser	86,000.00
	JJ3, MM & I2	12.850	Chipseal	167,050.00
	H1	n/a	Intersections	200,000.00
	I6	4.410	Ultra-thin overlay	220,500.00
	G3	5.470	Ultra-thin overlay	291,944.00
	T1	2.840	Ultra-thin overlay	151,577.00
Total Road Miles		39.090	Total Estimated Cost	\$2,497,071.00
			Budget Balance	\$20,354.00

2009 Budget Year			2008 Construction Budget	\$ 2,517,425.00
			Budget Increase	250,000.00
			Proposed 2009 Budget	\$ 2,767,425.00
Year	Road / Segment	Miles	Proposed Project	Estimated Cost
2009	X1 (2)	3.214	Pulverize/Pave (CHIP-D = \$170,668)	506,205.00
	P1	3.000	Pulverize/pave & culverts	550,000.00
	I7	2.700	Ultra-thin overlay	135,000.00
	I3	1.300	Box culvert/ultra-thin overlay (20% Grant Match)	200,000.00
	B1/C1/C2/CC1/PP	20.640	Chipseal	303,009.00
	I3	4.390	Ultra-thin overlay	219,500.00
	H1	3.100	Pulverize/pave/ditching	600,383.00
	T2	2.290	Ultra-thin overlay	122,222.00
	A1.1	0.290	Mill/pave	134,900.00
Total Road Miles		40.924	Total Estimated Cost	\$2,771,219.00
			Budget Balance	(\$3,794.00)

2010 Budget Year			2009 Construction Budget	\$ 2,767,425.00
			Budget Increase	250,000.00
			Proposed 2010 Budget	\$ 3,017,425.00
Year	Road / Segment	Miles	Proposed Project	Estimated Cost
2010	I6	n/a	Culvert Replacement (Straight River)	100,000.00
	J1	5.340	Pave (3-1/2-inch Overlay)	725,550.00
	CC2	2.470	Pulverize/pave	408,000.00
	W1	3.970	Pulverize/pave	655,000.00
	M3/M2	6.400	20% STP Match	498,200.00
	O2/E2	8.710	Chipseal	133,000.00
	I5/I4	8.140	Chipseal	122,000.00
	F1	7.020	Ultra-thin overlay	393,000.00
Total Road Miles		42.050	Total Estimated Cost	3,034,750.00
			Budget Balance	(\$17,325.00)

2011 Budget Year			2010 Construction Budget	\$ 3,017,425.00
			Budget Increase	250,000.00
			Proposed 2011 Budget	\$ 3,267,425.00
Year	Road / Segment	Miles	Proposed Project	Estimated Cost
2011	I1	5.600	Pulverize/pave	970,000.00
	C3	8.270	Ultra-thin overlay	463,000.00
	EE1	2.080	Pulverize/pave	384,800.00
	Y1	3.970	20% STP Match	300,000.00
	S1	4.610	Ultra-thin overlay	270,900.00
	F2/F3/F4/F4.1	13.450	Chipseal	204,750.00
	E4/E3/E6	16.890	Chipseal	257,250.00
	E1	6.140	Culverts/prep work	150,000.00
	H1	1.730	Pave	245,000.00
Total Road Miles		62.740	Total Estimated Cost	\$3,245,700.00
			Budget Balance	\$21,725.00

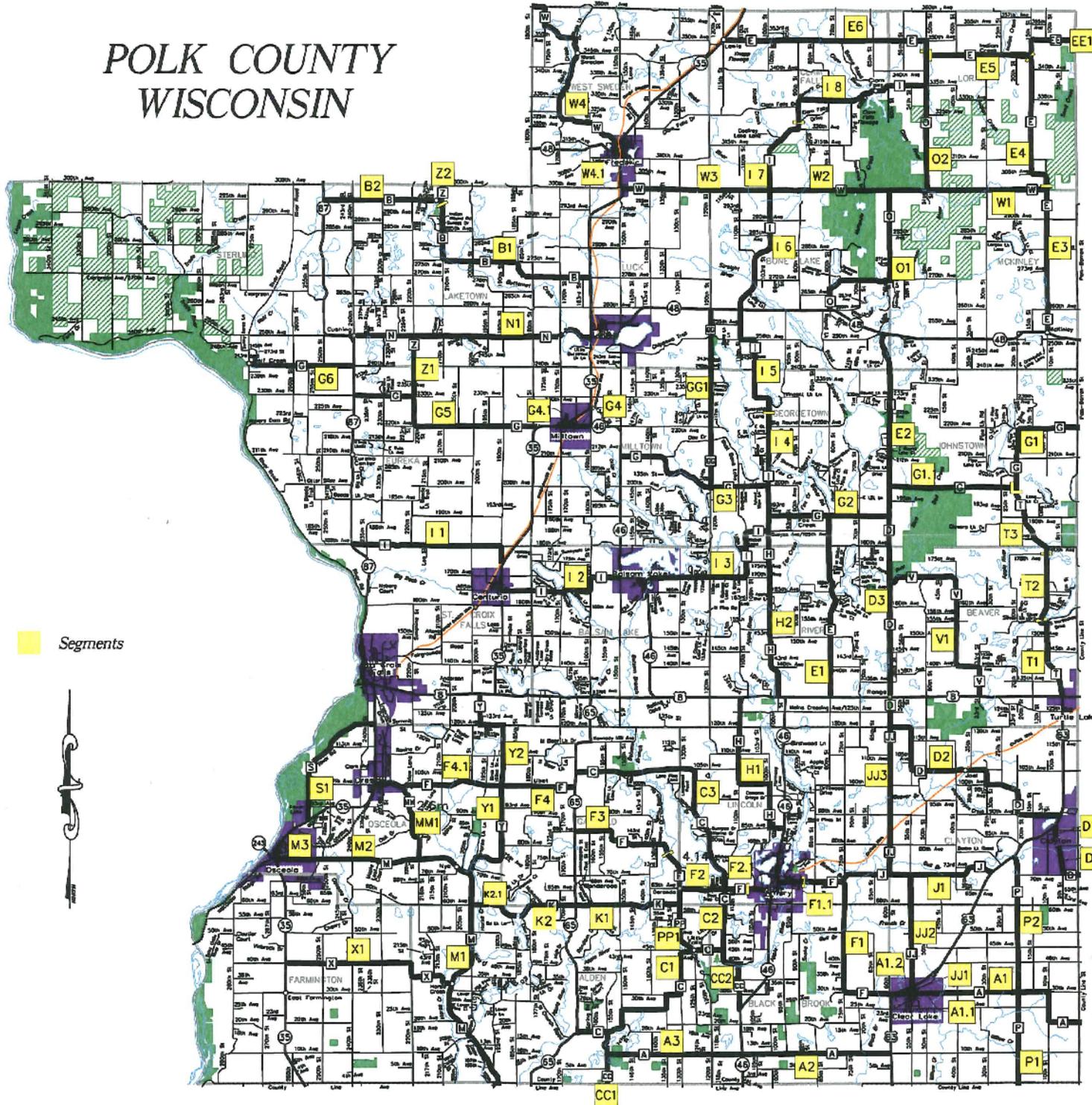
2012 Budget Year			2011 Construction Budget	\$ 3,267,425.00
			Budget Increase	-
			Proposed 2012 Budget	\$ 3,267,425.00
Year	Road / Segment	Miles	Proposed Project	Estimated Cost
2012	O1	5.790	Culverts/Ditching	150,000.00
	T1/T2/T3	7.730	Chipseal	117,600.00
	N1/Y2	11.990	Chipseal	193,000.00
	GG1	5.940	Overlay (2-1/2" cold mix)	950,000.00
	W2	5.270	Pulverize/Pave	869,000.00
	E1	6.140	Pulverize/Pave (2.5")	982,400.00
Total Road Miles		42.860	Total Estimated Cost	\$3,262,000.00
			Budget Balance	\$5,425.00

2013 Budget Year			2012 Construction Budget	\$ 3,267,425.00
			Budget Increase	-
			Proposed 2013 Budget	\$ 3,267,425.00
Year	Road / Segment	Miles	Proposed Project	Estimated Cost
2013	A3/A2	9.450	Ultra-thin overlay	532,000.00
	O1	5.790	Pulverize/Pave	973,000.00
	A1	6.320	Chipseal	101,000.00
	D2	9.160	Ultra-thin overlay	542,000.00
	W4	7.070	20% STP Match	2,000,000.00
Total Road Miles		37.790	Total Estimated Cost	\$4,148,000.00
			Budget Balance	(\$880,575.00)

OTHER PROJECTS

- F2 Bridge at Wapogasset
- B2 Bridge in Atlas
- X1 Arch culvert
- K1 Bridge/safety enhancement
- H2 Bridge

POLK COUNTY WISCONSIN



Segments

MAP 3-6 COUNTY ROAD SEGMENTS



0 1.5 3 6 Miles



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12/23/08

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WISCONSIN
 2008 - 2013 SIX YEAR HIGHWAY IMPROVEMENT PROGRAM
 March 6, 2008 SNAPSHOT

----- REGION=Northwest PAGE=86 -----

HWY	COUNTY	PROJECT TITLE	MILES	ESTIMATE (RANGE)	YEAR	WORK TYPE	PROJECT DESCRIPTION
063	PIERCE	RED WING - ELLSWORTH ROAD	0.03	\$1,000,000- \$1,999,999	10-13	BRRPL	Replace the existing USH 63 bridge (B-47-011) and approaches over the Burlington Northern Railroad. Also, construct south abutment to convert to a pier for a possible extension of the structure by one span to allow for constr
065	PIERCE	ELLSWORTH - RIVER FALLS	10.54	\$4,000,000- \$4,999,999	2009	RESURF	Pulverize and relay the existing asphalt and resurface, reshoulder, with some culvert repair and ditch cleaning and riprap on the Branch of the Goose Creek Bridge (B-47-0005).
065	PIERCE	RIVER FALLS - ROBERTS ROAD	0.66	\$500,000- \$749,999	10-13	PVRPLA	Mill and relay the existing asphalt and repave with new asphalt, construct a roundabout at Cemetery Road.
065	PIERCE	V ELLSWORTH, NORTH MAPLE STREET	0.20	\$100,000- \$249,999	10-13	RDMTN	Road maintenance on STH 65, in the Village of Ellsworth from Main Street to Cairns Street.
128	PIERCE	ELMWOOD - STH 64	7.14	\$250,000- \$449,999	2009	RDMTN	Roadway maintenance preservation, chip seal, crack fill and wedge roadway.
128	PIERCE	ELMWOOD - STH 64	0.00	\$2,000,000- \$2,999,999	10-13	RESURF	Bridge rehabilitation redecking the Lost Creek bridge (B-47-0020).
008	POLK	ST CROIX FALLS - TURTLE LAKE	9.27	\$2,000,000- \$2,999,999	10-13	RESURF	Resurface existing roadway.
008	POLK	ST CROIX FALLS - TURTLE LAKE	0.00	LESS THAN \$100,000	10-13	BRSHRM	Remove lead paint and repaint the steel bridge components.
008	POLK	ST CROIX FALLS - TURTLE LAKE ROAD	0.03	\$750,000- \$999,999	10-13	BRRHB	Bridge rehabilitation, Concrete overlay on the existing bridge deck.
008	POLK	ST CROIX FALLS - TURTLE LAKE ROAD	0.10	\$2,000,000- \$2,999,999	10-13	RECST	Reconstruct 208th Street intersection with USH 8 for installation of permanent signals with east and westbound protected left turn lanes with raised concrete medians and a dedicated right turn lane at the intersection. Minor
035	POLK	LUCK - SIREN	6.83	\$750,000- \$999,999	2009	RDMTN	Roadway Maintenance, mill and relay existing pavement, and repave with an additional 2 inches of blacktop

WISCONSIN
 2008 - 2013 SIX YEAR HIGHWAY IMPROVEMENT PROGRAM
 March 6, 2008 SNAPSHOT

----- REGION=Northwest PAGE=87 -----

HWY	COUNTY	PROJECT TITLE	MILES	ESTIMATE (RANGE)	YEAR	WORK TYPE	PROJECT DESCRIPTION
046	POLK	AMERY - BALSAM LAKE ROAD	3.53	\$1,000,000-\$1,999,999	2008	PVRPLA	Pulverize and overlay the roadway.
046	POLK	C AMERY, KELLAR AVENUE	0.05	\$250,000-\$449,999	2008	RECOND	Reconditioning the Griffin Street and Kellar Avenue intersection in Amery. The STH 46 intersection will be reconfigured and signalized.
063	POLK	CLEAR LAKE - CUMBERLAND	0.05	LESS THAN \$100,000	10-13	BRRPL	Replace the culvert on the Napodoggen Creek.
087	POLK	ST CROIX FALLS - GRANTSBURG	13.89	\$2,000,000-\$2,999,999	10-13	RESURF	Mill and resurface roadway, pave 3 foot of the 6 foot shoulder, Replace existing beam guard and culvert pipes.
243	POLK	ST CROIX RIVER - OSCEOLA ROAD	0.22	\$100,000-\$249,999	10-13	RESURF	Resurfacing deficient pavement.
008	RUSK	C LADYSMITH,E 3RD ST & EDGEWOOD AVE	0.57	\$1,000,000-\$1,999,999	10-13	PVRPLA	Replace deteriorating pavement.
008	RUSK	LADYSMITH - HAWKINS ROAD	10.17	\$750,000-\$999,999	2008	RDMTN	Maintenance preservation 12 foot driving lane rut filling.
008	RUSK	LADYSMITH - HAWKINS ROAD	11.17	\$1,000,000-\$1,999,999	2008	RDMTN	Preventative maintenance mill 2 inches to remove rutting and resurface with 2 inches asphaltic pavement.
008	RUSK	STH 27 INTERSECTION(C OF LADYSMITH)	0.00	\$100,000-\$249,999	10-13	RECST	Reconstruct the current intersection.
040	RUSK	ISLAND LAKE - BRUCE ROAD	13.23	\$3,000,000-\$3,999,999	10-13	RESURF	Resurface existing pavement.
073	RUSK	HANNIBAL - INGRAM	9.46	\$1,000,000-\$1,999,999	10-13	RDMTN	Resurface with a maintenance overlay.
073	RUSK	HANNIBAL - INGRAM ROAD	9.46	\$250,000-\$449,999	2008	RDMTN	Preventative maintenance, chip seal, wedge and crack filling on STH 73, from the south county line to USH 8.
027	SAWYER	HAYWARD - BRULE	0.00	\$250,000-\$449,999	2009	BRRHB	Bridge rehabilitataion, replace the existing bridge deck on STH 27 (B-57-0011) over the Totagatic River.
027	SAWYER	NW REGION: REGULATIONS & STUDIES-GENERAL-TRAF	3.66	\$1,000,000-\$1,999,999	10-13	RDMTN	PROGRAM DESCRIPTION NEEDED.

3.4 SWOT ANALYSIS

<p>Strengths</p> <ul style="list-style-type: none"> - Roads are in good condition - Commercial drivers of the Town roads commend them on the quality roads. - Roads are quickly cleared following a snowfall. - Cost-Efficient road system - Roads budgeted yearly - Road work is contracted out 	<p>Weaknesses</p> <ul style="list-style-type: none"> - Cost of road construction - Clearing of Right-of-Ways - Paved Roads
<p>Opportunities</p> <ul style="list-style-type: none"> - Carpooling - Utilizing local gravel sources 	<p>Threats</p> <ul style="list-style-type: none"> - ATV's on roads - Cost of input materials - Transport of hazardous materials through Town - Wildlife-vehicle collisions

3.5 GOALS AND OBJECTIVES

Goal 1: Maintain the quality and condition of roads in the Town of Lorain

Objectives:

- 1) *Utilize available programs to keep Right-of-Way cleared.*
- 2) *Continue to pursue cost-efficient road construction and maintenance.*

ELEMENT 4: UTILITIES AND COMMUNITY FACILITIES

Utilities and Community Facilities give a good estimate of what features are available to the residents of the Town. In order to cover the utilities and community facilities available in the Town of Lorain, the following will be covered:

4.1 EXISTING CONDITIONS

4.2 GOALS AND OBJECTIVES

4.1 EXISTING CONDITIONS

Storm Water Management

Currently, there are no stormwater management systems in place in the Town of Lorain. Stormwater is generally handled by ditches, swales, and culverts.

Water Supply

Currently, there are a few issues in shallow wells with groundwater being tainted with nitrates. Water is provided to the citizens of the Town of Lorain by individual wells.

Solid Waste Disposal

Individual contracts between private land owners and the service of their choice provide garbage disposal for the Town of Lorain.

On-Site Wastewater Treatment Technology

Individual septic or holding tanks treat the wastewater for the Town of Lorain. Routine monitoring and inspection of these tanks can help prevent problems.

Recycling Facilities

Drop off sites in Clam Falls and Frederic. Also there is the County recycling center on Highway 8 by St. Croix Falls. Discussion was had at the October meeting about the possibility of having a centrally located recycling area in the Town. The Town also offers appliance recycling opportunities at random times. If the residents would like to have this service offered more frequently they should contact the Town Board.

Parks

None owned by the Town. The McKenzie Creek State Wildlife Area and the Sand Creek State Wildlife Areas are located within the Town of Lorain. More information on these areas is available in the Agricultural, Natural, and Cultural Resources Element starting on page 62.

Telecommunication Facilities

The plan commission indicated a heavy desire for increased cell phone and radio signal service for the Town. Most areas within the Town's boundaries have limited reception for both radio communications and cellular. CenturyTel and Lakeland Communications provide telecommunication services.

Power Plants, Transmission Lines, and Electrical Generation

No power plants exist in the Town of Lorain, however there is an electrical transformer station for Polk-Burnett Electrical cooperative. The location of the transformer is on Map 4.1. There is one wind turbine currently in the Town of Lorain.

Cemeteries

Town of Lorain cemetery is the only known cemetery in the Town. The Community Facilities Map, Map 4.1 shows the location of this cemetery.

Healthcare Facilities

At present, there are no healthcare facilities located within the Town of Lorain. The residents of the Town typically use surrounding facilities, such as the Frederic Regional Medical Clinic, Cumberland Memorial Hospital, Marshfield Clinic in Cumberland, and Indianhead Medical Center in Shell Lake. Table 4.7 lists the clinics and hospitals in Polk County.

Table 4.1 – Clinics and Hospitals in Polk County

Location	Facility Name	Approx. Capacity
Amery	Amery Regional Medical Center	25 beds
Big Round Lake	Big Round Lake Clinic (St. Croix Chipp.)	
Clear Lake	Clear Lake Clinic	
Frederic	Frederic Regional Medical Clinic	
Luck	Luck Medical Clinic	
Osceola	Ladd Memorial Hospital	23 beds
St. Croix Falls	St. Croix Regional Medical Center	25 beds
Balsam Lake	Unity Clinic	

source: Polk County Natural Hazards Mitigation Plan, Wisconsin Department of Health Services

One of the emerging issues in Polk County is the large increase in the aging population. The need for facilities that provide home healthcare, assisted living and/or nursing home services will likely increase in the future. As the numbers needing services increase, there will be greater demand on existing providers and demand for additional services. This issue should remain at the forefront of the County as an issue that needs attention for the future. Table 4.8 shows the assisted living facilities in Polk County.

Table 4.2 – Assisted Living Facilities in Polk County

City	Facility Type	Facility Name	Capacity or # of Beds
AMERY	Nursing Home	GOLDEN AGE MANOR	114
	Nursing Home	WILLOW RIDGE HEALTHCARE FACILITIES LLC	83
	CBRF	RIVERBEND	11
	Resid. Care Apt. Complex	AMERY ASSTD LIV -RIVER BEND	26
	Resid. Care Apt. Complex	EVERGREEN VILLAGE	8
BALSAM LAKE	CBRF	AURORA RESIDENTIAL ALTERNATIVES INC #066	5
CENTURIA	Adult Family Home	AURORA RESIDENTIAL ALTERNATIVES INC #034	4
	CBRF	SOPHIES MANOR ASSISTED LIVING II INC	20
CLEAR LAKE	Adult Family Home	ROSEWOOD ADULT FAMILY HOME	4
	CBRF	CLEAR LAKE MANOR	8
FREDERIC	Nursing Home	FREDERIC NURSING AND REHABILITATION COMMUNITY	50
	Adult Family Home	VAUGHAN/SORENSEN AFH	4
	CBRF	COMFORTS OF HOME - FREDERIC	20
LUCK	Adult Day Care	PATRICIAS	6
	Nursing Home	UNITED PIONEER HOME	75
MILLTOWN	Adult Family Home	ANGELS IN WAITING	4
OSCEOLA	Nursing Home	L O SIMENSTAD NURSING CARE UNIT	40
	Adult Family Home	MORNING GLORY - COMMUNITY HOMESTEAD	4
ST CROIX FALLS	Nursing Home	GOOD SAMARITAN SOCIETY-ST. CROIX VALLEY	91
	CBRF	COMFORTS OF HOME - ST CROIX II	16
	CBRF	COMFORTS OF HOME-ST CROIX FALLS I	15
	Resid. Care Apt. Complex	ST CROIX VALLEY GOOD SAM APT COMPLEX	8

source: Wisconsin Department of Health Services, July 2008.

Childcare Facilities

Currently, there are no licensed childcare facilities within the Town of Lorain.

Table 4.3 – Licensed Child Care Facilities in Polk County

City	Day Care Name	Capacity
AMERY	COZY CARE DAY CARE	8
	GROWING YEARS	8
	MARIANN'S LITTLE LAMBS	8
	SHERRY'S DAY CARE	8
	TENDER TIMES CHILD CARE	8
BALSAM LAKE	BALSAM LAKE CESA #11 HEAD START	34
	KIDS QUEST	8
	STACY'S LICENSED DAY CARE	8
CENTURIA	CUDDLE BUGS CHILD CARE	8
	LIGHTHOUSE FAMILY CHILD CARE	8
	SANDY'S FAMILY DAY CARE	8
CLEAR LAKE	LITTLE LAMBS CHRISTIAN DC CTR LLC	30
CUSHING	BECKY'S HOUSE FAMILY DAY CARE	8
	GENE'S JUMPSTART PROGRAM	8
	KID'S CORNER CHILDCARE	8
DRESSER	COUNTRY CARE	8
	QUALLE BEAR DAYCARE	42
FREDERIC	CHRISTY JENSEN'S DAYCARE	8
	COUNTRY WONDERLAND FAMILY DAY CARE	8
	LINDAS FAM CHILD CARE	8
LUCK	ABC EXPRESS PRESCHOOL	24
	BRENDA'S KIDDIE KARE	8
	TAMMY'S FAMILY DAY CARE	8
MILLTOWN	LIL' RASCALS PLAYHOUSE	8
OSCEOLA	ABOVE ALL BEGINNINGS CHILD CARE INC	91
	BUSY BEE'S CHILD CARE CTR	29
	CORINNE'S DAY CARE	8
	GRACE FOR KIDS	8
	HILLTOP DAY CARE	8
ST CROIX FALLS	BETHIE'S BUSY BEES	8
	BIG HUGS CHILD CARE CENTER	32
	KIDS VIEW DAY CARE	44
	THE LITTLE SCHOOL	8
TURTLE LAKE	DAR'S BUSY BODIES DAY CARE	8
	ROCHELLE'S LITTLE TYKES DAYCARE	8

Police

No police service is provided by the Town. Police service is provided by the Wisconsin State Patrol, Polk County Sherriff, Frederic Police Department, and Tribal Police. Map 4-4 shows the service areas for the law enforcement agencies within Polk County.

Fire

The Town is service by its own volunteer fire department. The location of the fire station is detailed on the Community Facilities Map, Map 4-1. Map 4-5 shows the service areas of the fire departments within Polk County.



Rescue

The Town of Lorain is a member of the Northland Ambulance Service. Rescue service is provided by the Town of Lorain Fire Department and the Frederic Fire Department, which is a volunteer department. Service for rescue needs can also be provided by the Cumberland Ambulance, but the service needs to be paid for. Helicopter transports are also available in emergency situations. Ambulance service to any area hospital is available depending on the severity of the situation. Maps 4-6 and 4-7 show the service areas of the First Responders and Ambulances within Polk County.

Libraries

There are no libraries located within the Town of Lorain. Residents of the Town typically utilize the public libraries in Frederic, Luck, Shell Lake and Cumberland.

Schools

The Town of Lorain is located in the school district of Frederic. Other options include the school districts of Luck, Siren, and Cumberland, which are available to the residents through Wisconsin's open enrollment policy. There is also a segment of the population that home school their children. The school district map for the Town of Lorain is shown on Map 4-2 and the countywide school district map is shown on Map 4-3.

Other Government Facilities

The Plan Commission mentioned that gravel supplies for road building and maintenance are becoming a problem within the Town. Lorain Town Hall is located on County Road E in Indian Creek.



4.2 GOALS AND OBJECTIVES

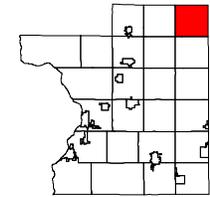
Goal 1: Maintain and enhance existing and new utilities and community facilities

Objective:

- 1) *Promote "Clean Sweep" events in the Town to properly dispose of trash and to help the appearance of the Town of Lorain.*
- 2) *Work with those agencies that provide police service to increase the police presence in the Town.*
- 3) *Work with local communication providers to improve the service in the Town, especially cell phone service and emergency radio service*
- 4) *Increase the number of First Responders*

MAP 4-1 COMMUNITY FACILITIES

Town of Lorain Polk County Wisconsin



Polk County

-  BOAT ACCESS CARRY-IN
-  CEMETERY
-  CHURCH
-  ELECTRICAL SUBSTATION
-  FIRE HALL
-  GRAVEL PIT
-  TOWN HALL
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  TRAILS
-  HYDRO STREAM
-  HYDRO BODY
-  SECTIONS
-  POLK COUNTY LAND
-  SCHOOL FOREST LAND
-  STATE LAND
-  TOWNSHIP
-  UNINCORPORATED VILLAGE



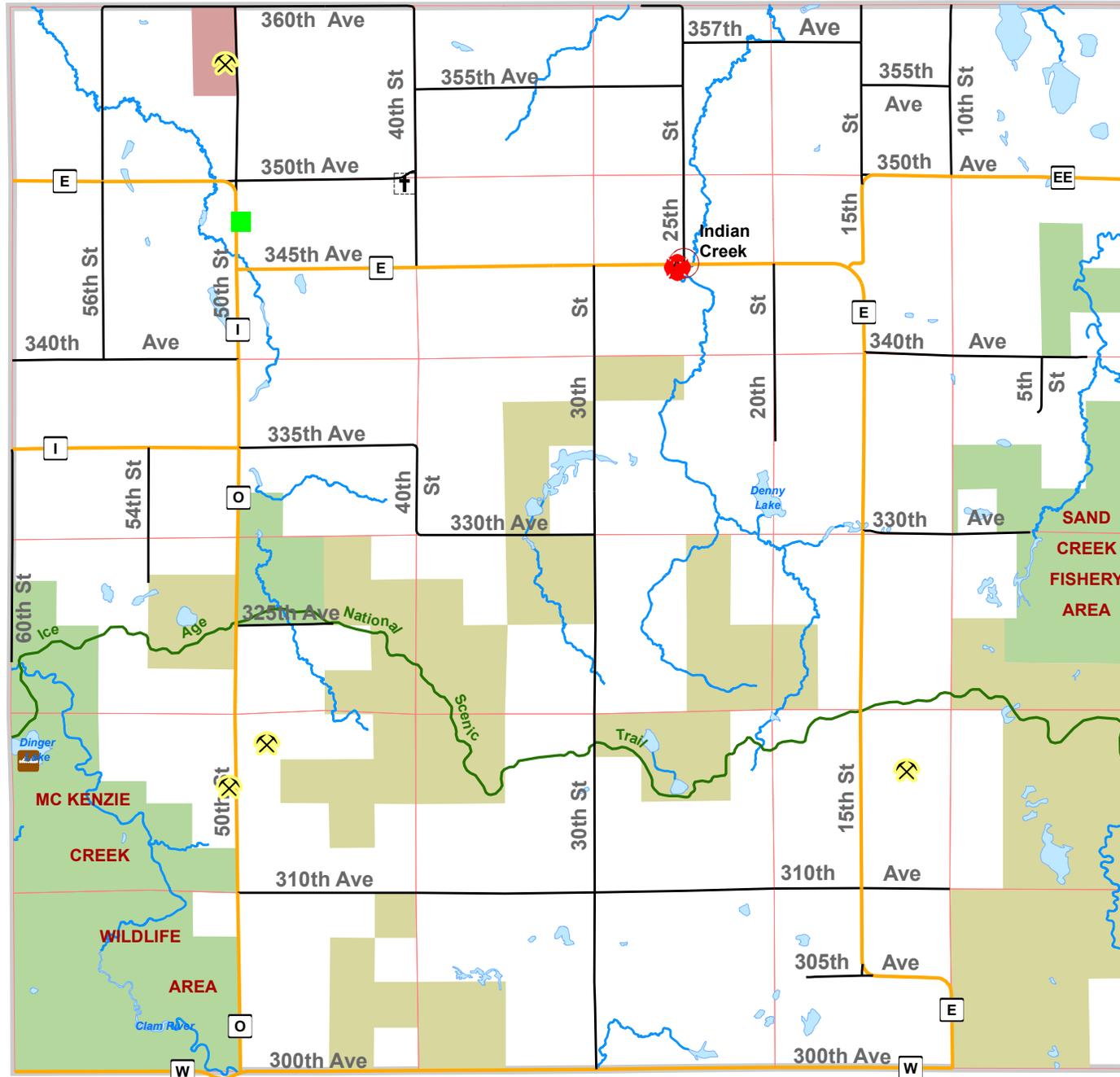
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BURNETT COUNTY

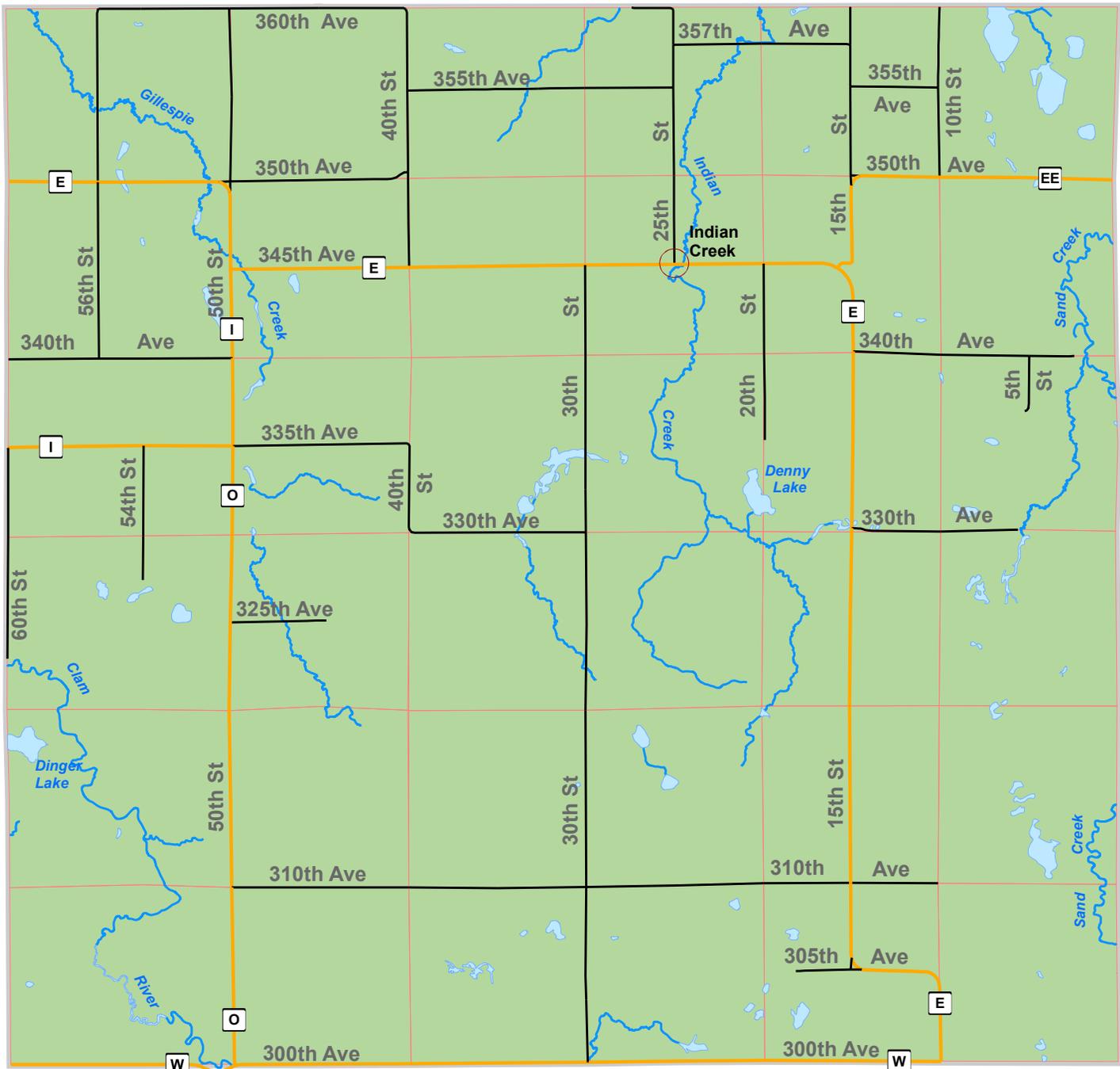


TOWN OF CLAM FALLS

BURNETT COUNTY

TOWN OF MCKINLEY

BURNETT COUNTY



TOWN OF CLAM FALLS

BURNETT COUNTY

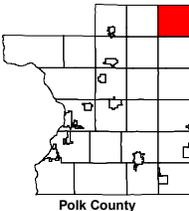
TOWN OF MCKINLEY

MAP 4-2

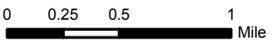
SCHOOL DISTRICTS

Town of Lorain

Polk County Wisconsin



-  COUNTY ROAD SHIELD
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  HYDRO STREAM
-  HYDRO BODY
-  FREDERIC SCHOOL DISTRICT
-  SECTIONS
-  TOWNSHIP
-  UNINCORPORATED VILLAGE




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BURNETT COUNTY

BURNETT COUNTY

BARRON COUNTY

ST CROIX COUNTY

MAP 4-3 SCHOOL DISTRICTS

Polk County Wisconsin

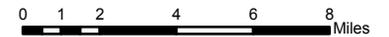


State of Wisconsin

SCHOOL DISTRICTS

-  HYDRO BODY
-  Amery School District
-  Clayton School District
-  Clear Lake School District
-  Cumberland School District
-  Frederic School District
-  Grantsburg School District
-  Luck School District
-  Osceola School District
-  St Croix Falls School District
-  Turtle Lake School District
-  Unity School District

-  US HIGHWAY SHIELD
-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  US HIGHWAY
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  CITY/VILLAGE ROAD
-  PRIVATE ROAD
-  HYDRO BODY
-  SECTIONS
-  CITY/VILLAGE
-  TOWNSHIP

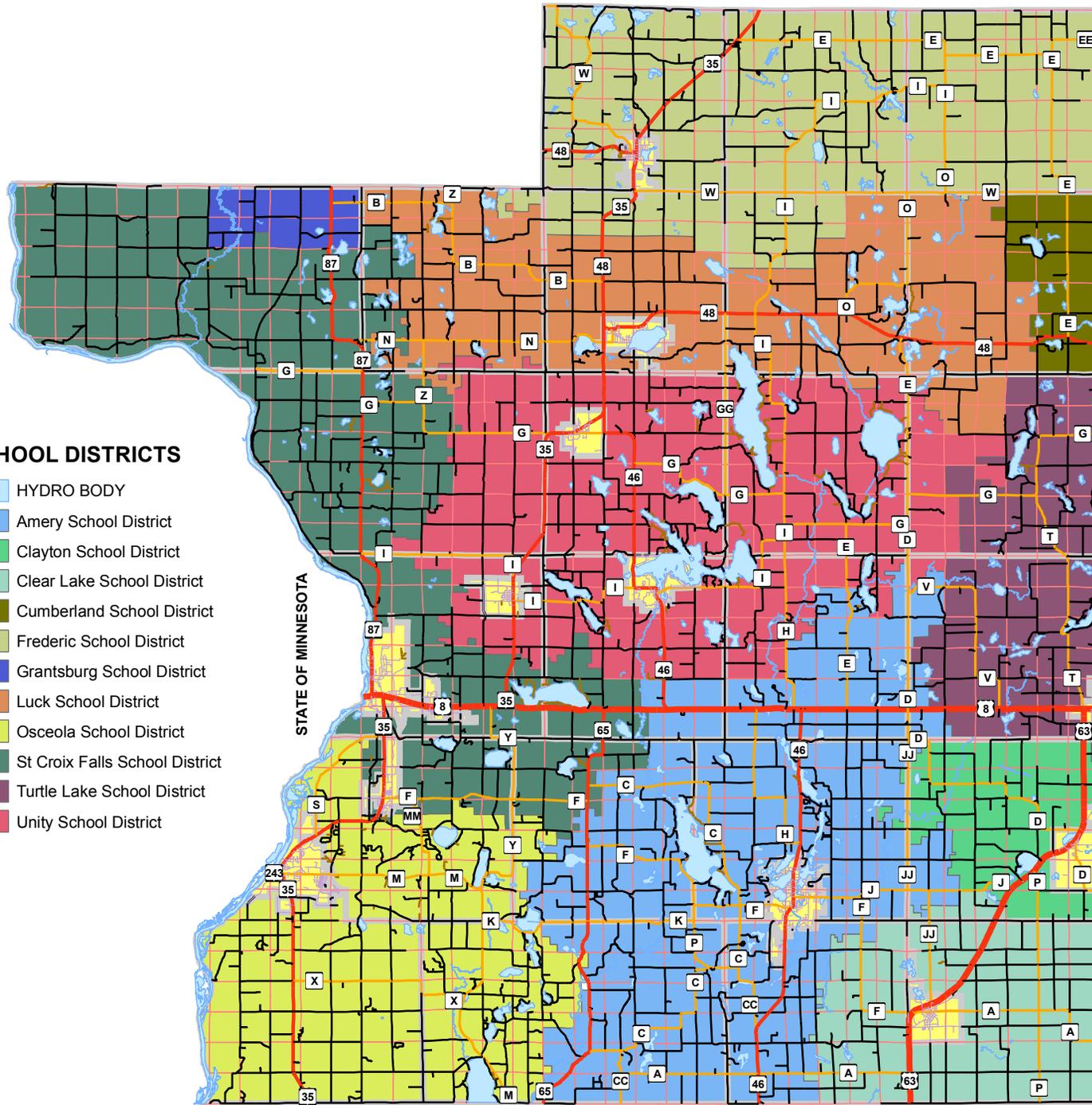


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MAP 4-4 LAW EMERGENCY SERVICE ZONES

Polk County
Wisconsin



State of Wisconsin

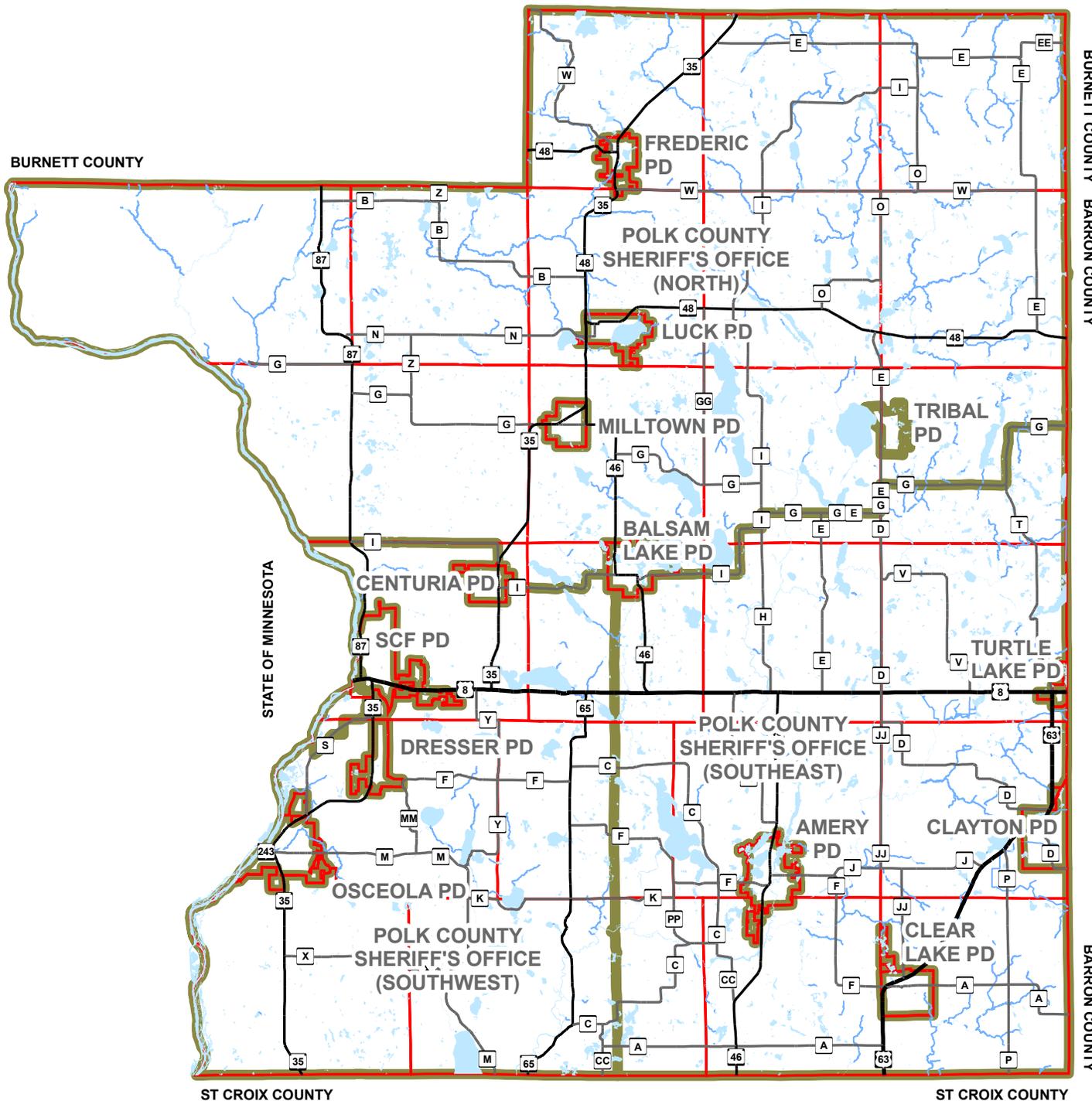
-  US HIGHWAY SHIELD
-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  US HIGHWAY
-  STATE HIGHWAY
-  COUNTY ROAD
-  HYDRO STREAM
-  HYDRO BODY
-  CITY/VILLAGE
-  TOWNSHIP
-  LAW ESZ



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BURNETT COUNTY BARRON COUNTY

BARRON COUNTY

ST CROIX COUNTY

ST CROIX COUNTY

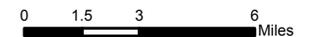
MAP 4-5 LAW EMERGENCY SERVICE ZONES

Polk County
Wisconsin



State of Wisconsin

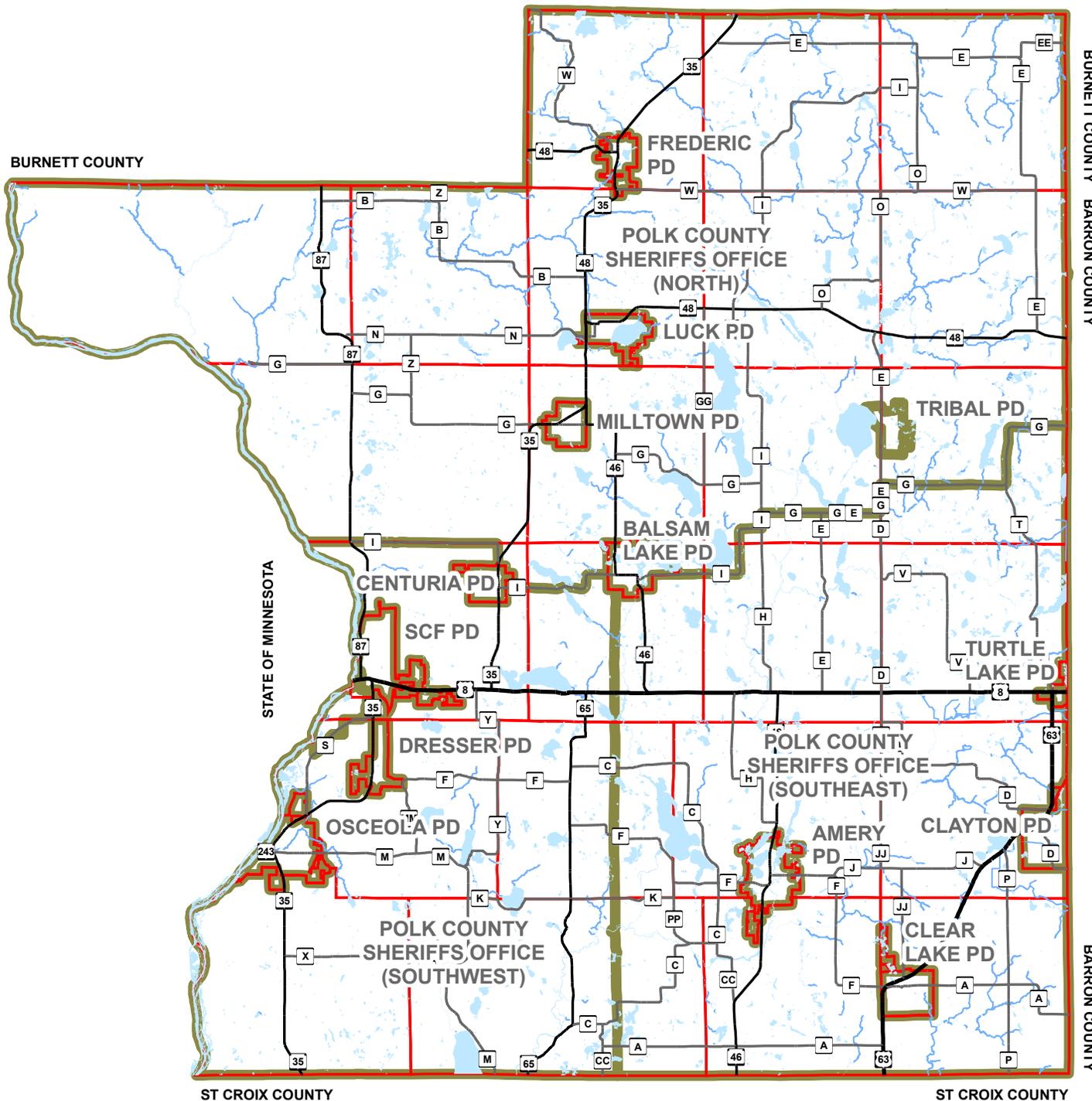
- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- HYDRO STREAM
- HYDRO BODY
- CITY/VILLAGE
- TOWNSHIP
- LAW ESZ



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BURNETT COUNTY BARRON COUNTY

BARRON COUNTY

ST CROIX COUNTY

ST CROIX COUNTY

MAP 4-6

1ST RESPONDERS EMERGENCY SERVICE ZONES

Polk County
Wisconsin



State of Wisconsin

- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- HYDRO STREAM
- HYDRO BODY
- CITY/VILLAGE
- TOWNSHIP
- FIRST RESPONDERS ESZ

0 1.5 3 6 Miles

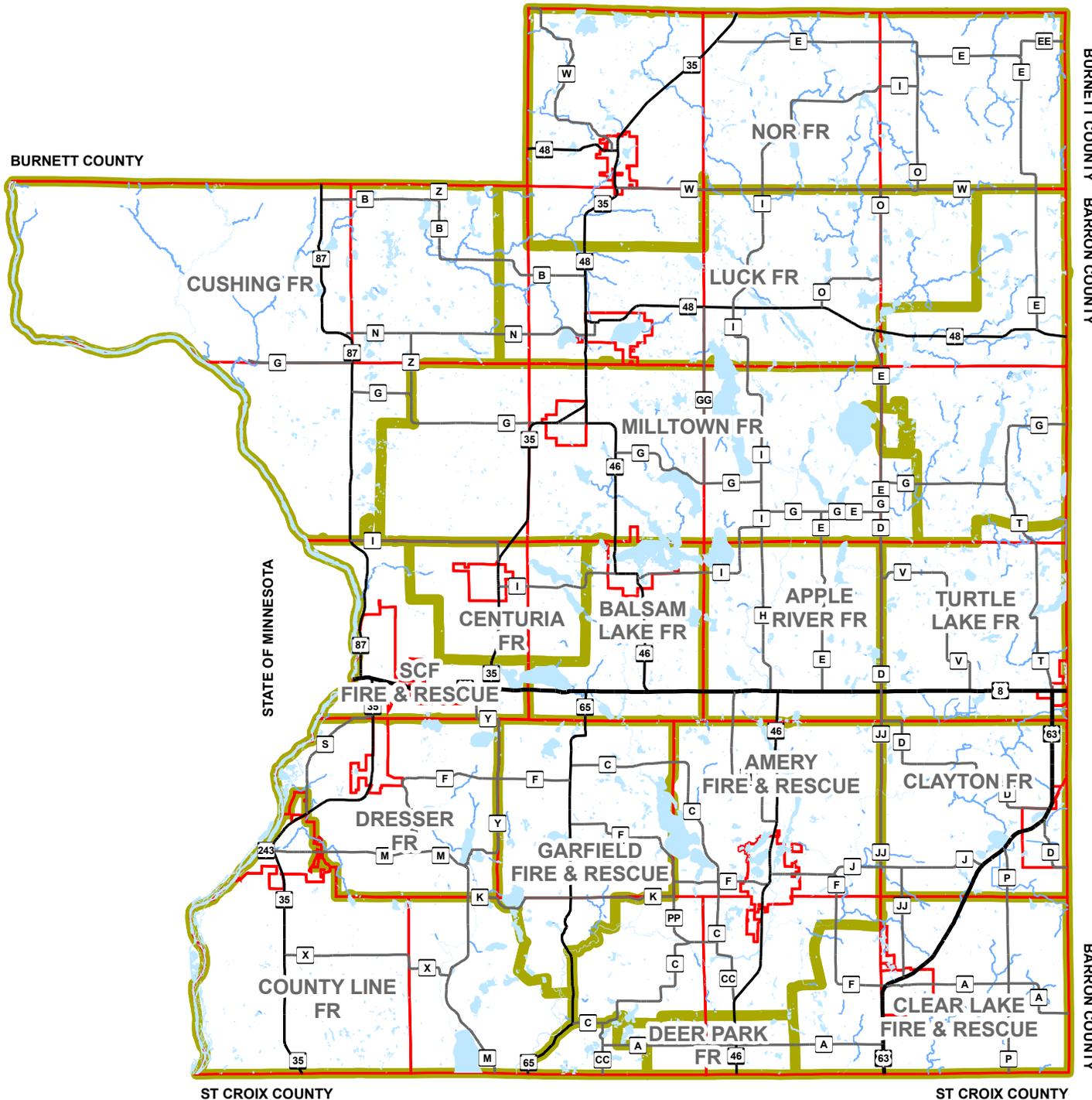


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ST CROIX COUNTY

ST CROIX COUNTY

BURNETT COUNTY
BARRON COUNTY

BARRON COUNTY

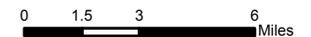
MAP 4-7 MEDICAL EMERGENCY SERVICE ZONES

Polk County
Wisconsin



State of Wisconsin

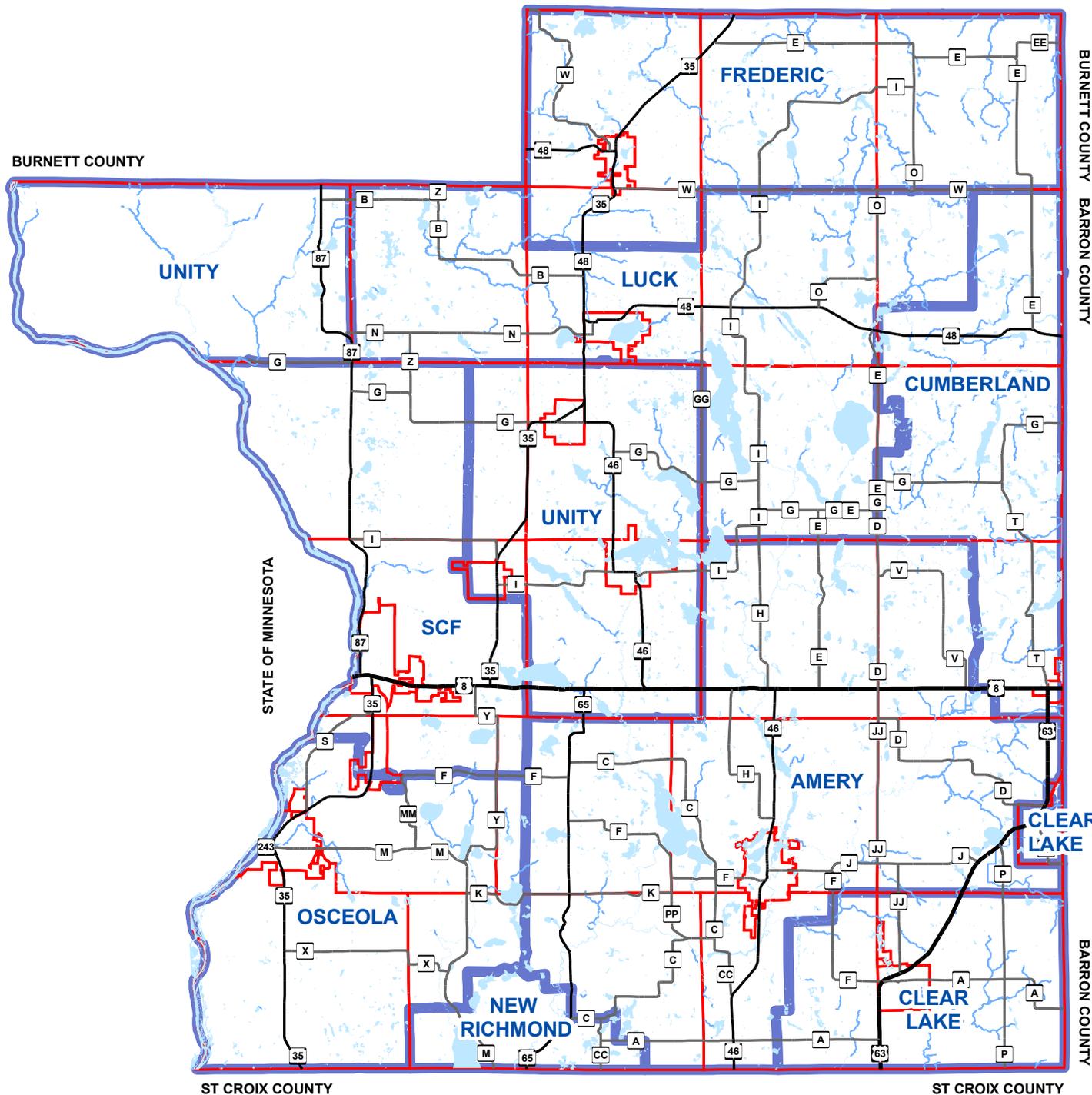
- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- HYDRO STREAM
- HYDRO BODY
- CITY/VILLAGE
- TOWNSHIP
- MEDICAL ESZ



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ST CROIX COUNTY

ST CROIX COUNTY

BURNETT COUNTY BARRON COUNTY

BARRON COUNTY

ELEMENT 5: AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

5.1 BACKGROUND

5.2 AGRICULTURAL RESOURCES

5.3 NATURAL RESOURCES

5.4 CULTURAL RESOURCES

5.5 GOALS AND OBJECTIVES

5.1 BACKGROUND

Agriculture and natural resources are what give the Town of Lorain its “sense-of-place”. Life in the Town has always revolved around farming and utilization of its abundant natural resources. It is a way of life held close to the heart of the residents and something they would like to see continue well into the future.

5.2 AGRICULTURAL RESOURCES

Productive Agricultural Areas

Productive agricultural lands are vital to a community’s ability to provide food for its population. In many areas, especially rural ones like Lorain, agriculture is the primary economic driver for the Town. Ensuring that these lands are there for the future is vital to Lorain’s ability to grow its own food, maintain its quality of life, maintain its largest economic base, and have land to grow fuel in the new bio-economy.



Maintaining rural character and the right to farm have been indicated as high priorities of the citizens of Lorain according to the Plan Commission and the citizen survey results.

Survey Question 10: "How important is it to retain the Town's rural/agricultural character in the future?" 79% of the responses stated that retaining rural/agricultural character is important to Lorain's future.

Survey Question 12C: "The Town of Lorain should promote the preservation of farmland." 96% of the respondents either strongly agreed (59%) or somewhat agreed (37%).



At the State level, efforts to protect agricultural lands have been underway for many years. Principal among the State’s many programs aimed at farmland and agricultural protection is the authority granted to counties and local governments to adopt Exclusive Agricultural Zoning Ordinances. According to the Wisconsin Department of Agriculture, Trade, & Consumer Protection, the authority to create Exclusive Agriculture Districts has been granted by the legislature to help local units of government best prevent conflicts between agricultural and nonagricultural land uses. By establishing an exclusive agricultural use district, a local government effectively decides that agricultural uses of land are appropriate in that district. An exclusive agricultural zoning ordinance can be adopted by any county or municipality in a county that has a certified agricultural preservation plan in effect.

5.3 NATURAL RESOURCES

Groundwater

Groundwater quality and quantity are vital to the residents of the Town of Lorain. Groundwater is used for all household uses, such as: cooking, cleaning, bathing, and irrigation. Nitrate pollution of groundwater has been an issue for shallow wells in Lorain. Groundwater quantity is not an issue in Lorain. The citizens of Lorain access groundwater through private wells. In order to get high quality groundwater, drilling through the sandstone or limestone in the area is essential.

Forests

The primary land use in the Town of Lorain is forest. Polk County and the State of Wisconsin have over 6000 acres in forest production in Lorain.

Environmentally Sensitive Areas and Threatened/Endangered Species

The below table, Table 5.3 shows the species listed on the Wisconsin Department of Natural Resources Natural Heritage Inventory. The list indicates species that are unique, threatened, or endangered in the Town of Lorain. See map 5-12.

Table 5.1 Natural Heritage Inventory

037N015W Lorain Scientific Name	Common Name	State Status	State Rank	Global Rank	Group Name
<i>Canis lupus</i>	Gray Wolf	SC/P	S2	G4	Mammal
<i>Lake--shallow, soft, seepage</i>	Lake--Shallow, Soft, Seepage	NA	S4	GNR	Community
<i>Open bog</i>	Open Bog	NA	S4	G5	Community

Surface Waters and Stream Corridors

Surface Waters are important features to communities for aesthetic, recreational, and wildlife reasons. Land use directly adjacent to surfaces waters can have a marked affect on water quality. Certain bodies of water are more or less predisposed to water quality and quantity issues. The surface water resources of the Town of Lorain are Sand Creek, Indian Creek, Gillespie Creek, Orr Creek, Clam River, Denny Lake, Dinger Lake, and several small, unnamed lakes. See Map 5-3 for surface water resources in Lorain.



McKenzie Creek courtesy of the Town of Lorain Plan Commission

Floodplains

Floodplains are areas that frequently flood and should not be developed. Exact 100-year floodplain elevations for the Town of Lorain have not been determined by the Federal Emergency Management Agency (FEMA). FEMA has planned to determine these elevations in the next several years. See Map 5.4 for approximate floodplain determinations

Wetlands

Wetlands are the most productive areas on earth. They are vital as wildlife habitat and as fish spawning grounds. Wetlands also filter out pollutants in water and absorb the amount of floodwaters as well as reduce the rate of flooding. Map 5-6 shows the wetlands in the Town of Lorain



Marsh Marigolds courtesy of the Town of Lorain Plan Commission

Wildlife Habitat

The Town of Lorain has within its borders the McKenzie Creek State Wildlife Area, Sand Creek State Fishery Area, and X acres of county forest lands. Much of the property in the Town of Lorain is rural and affords quality habitat for a variety of type of wildlife.



A gaggle of geese courtesy of the Town of Lorain Plan Commission

Metallic/Non-metallic Mineral Resources

Mined resources give us our precious gems, fuel to power of homes and cars, and materials to build roads, to name a few. Mining does come with an environmental cost and should be done with the least amount of impact possible. See map 5-9 for current sites of gravel pits. Maps 5-10 and 5-11 show the probable site for sand and gravel resources in the Town of Lorain.

Parks and Open Space

The Ice Age Trail runs through the Town of Lorain. The State of Wisconsin's McKenzie Creek Wildlife Area and the Sand Creek Fishery Area, along with those acres in forestry programs open to the public are listed as park land on Map 5.8.

McKenzie Creek Wildlife Area



McKenzie Creek Wildlife Area is a 5,497 acre property located in Polk County. It consists of rolling upland aspen, oak, and maple forest, lowland forest, trout stream, lakes, tamarack/black spruce bog, and spruce plantation.

McKenzie Creek Wildlife Area is ½ mile south of Clam Falls on 60th or 68th Street, off Hwy I. From Frederic, take Hwy W east for 8 miles. The property is north and south of Hwy W. From Luck, take Hwy 48 east for 8 miles to Hwy O. Head north on Hwy O for two miles and the property is on the north side of Hwy O. There are small gravel parking areas at various locations throughout the property.

History of Management

McKenzie Creek Wildlife Area (MCWA) was established in 1945 because it was a major wintering area for deer, for watershed protection, and for access to four trout streams. After 2,320 acres was acquired north of Hwy W, the project boundary was expanded in 1958 to its current size. The area is popular with hunters, especially ruffed grouse and deer hunters. There are 4 lakes on the property; McKenzie, Margaret, Tula, and Dinger. McKenzie Lake has the only developed boat landing, which is at the end of 280th Avenue. The other lakes are walk in only. Margaret Lake is a Wild Lake and can be reached by walking ½ mile south of Hwy W on a narrow trail. McKenzie Creek, the namesake for the property and one of the reasons the project was established, is a class 1 trout stream that can be accessed at several locations throughout the property.

Today, trout stream management has been done on McKenzie Creek. An active forest management program is implemented to maintain quality habitat for ruffed grouse and deer. A well maintained trail system is mowed annually.

Recreation Opportunities

The following recreational opportunities exist at McKenzie Creek Wildlife Area:

- Hunting
- Trapping
- Hiking
- Snowmobiling trail
- Wildlife viewing
- Bird watching
- Berry picking
- Fishing

Source: Wisconsin Dept. of Natural Resources

Sand Creek Fish and Wildlife Area



Sand Creek Fish and Wildlife Area is a 1,526 acre property located in southeast Burnett County (Roosevelt Township) and northeast Polk County (Lorain Township), approximately 12 miles southeast of Siren. Best access can be gained by taking 330th or 340th Ave. east of Hwy E to the parking areas provided.

Sand Creek has a nice diversity of habitat types, including aspen, northern hardwoods, oak, pine, old fields, forest openings, and lowland grass and brush, along with two high quality trout streams running through the property.

History of Management

The Sand Creek Fish and Wildlife Area was created by state land purchases in 1952 to both protect high quality trout habitat on Sand and Ore Creeks and to manage a habitat used by deer for winter yarding. Numerous trails have been created through logging operations over the years, and are gated and bermed to provide quality outdoor recreation experiences.

Management today includes timber sales on the uplands for wood products and habitat benefits for wildlife. The trout streams are managed for high quality brown trout habitat and populations.

Recreation Opportunities

The following recreational opportunities exist at Sand Creek Fish and Wildlife Area:

- Hunting
- Trapping
- Hiking
- Wildlife Viewing
- Berry picking
- Cross country skiing
- Fishing
- Bird watching
- Snow-shoeing

Source: Wisconsin Dept. of Natural Resources

5.4 CULTURAL RESOURCES

Historical or Cultural Resources

There are many cultural resources in the Town of Lorain that are no longer in existence. In numerous locations throughout the Town, you will find reddish marker placard that indicate a historic or cultural site exists in that location. Many of the markers indicate old schools such as the Gillespie School, Indian Creek School, and Shady Dell School. Others indicate where the old post office was, the location of the St. Croix-Clam Falls-Shell Lake Trail, and the Fighting Corners Store. Here are a few examples:





The Wisconsin Architecture and History Inventory

The Wisconsin Architecture and History Inventory (AHI) contains data on buildings, structures and objects that illustrate Wisconsin's unique history. The AHI documents a wide range of historic properties such as the round barns, log houses, metal truss bridges, small town commercial buildings, and Queen Anne houses that create Wisconsin's distinct cultural landscape. It is a permanent record maintained by the Wisconsin Historical Society.

Keep in mind that this is not a comprehensive list of all old Wisconsin buildings and structures. The inventory has been assembled over a period of more than 25 years from a wide variety of sources. In many cases, the information is dated. Some properties may be altered or no longer exist. The majority of properties included in this inventory are privately owned and not open to the public. Inclusion in this inventory conveys no special status, rights or benefits to owners of these properties. Please respect the rights of private property owners when visiting any of these properties.

Here is the list of AHI properties in the Town of Lorain:

#1)



County: POLK	Record #: 43344	Location: 3215 LORAIN
City or Village:	Town, Range, Section: 3715W-23	Quarter Sections:
Civil Town: LORAIN	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: USGS Indian Creek 7.5'	Historic Name: John Weiser House	Wall Material: Clapboard
Map Code: 6/31	Construction Date:	Structural System:
Survey Date: 1993	Designer Name:	Other Buildings on Site?: N
Style or Form: Other Vernacular		Cultural Affiliation:
Resource Type: house		Demolished Date:

#2)

County: POLK	Record #: 43345	Location: 3253 LORAIN
City or Village:	Town, Range, Section: 3715W-23	Quarter Sections:
Civil Town: LORAIN	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: USGS Indian Creek 7.5'	Historic Name:	Wall Material: Asphalt
Map Code: 6/35	Construction Date: 1920c	Structural System:
Survey Date: 1993	Designer Name:	Other Buildings on Site?: N
Style or Form: Front Gabled	Cultural Affiliation:	
Resource Type: house	Demolished Date:	

#3)



County: POLK	Record #: 43347	Location: 3291 LORAIN
City or Village:	Town, Range, Section: 3715W-23	Quarter Sections:
Civil Town: LORAIN	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: USGS Indian Creek 7.5'	Historic Name:	Wall Material: Clapboard
Map Code: 7/2A-3	Construction Date:	Structural System:
Survey Date: 1993	Designer Name:	Other Buildings on Site?: N
Style or Form: Side Gabled		Cultural Affiliation:
Resource Type: house		Demolished Date:

#4)

No Photo Available...

County: POLK	Record #: 43348	Location: 3310 LORAIN
City or Village:	Town, Range, Section: 3715W-14	Quarter Sections:
Civil Town: LORAIN	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: USGS Indian Creek 7.5'	Historic Name:	Wall Material: Clapboard
Map Code: 7/7A-8	Construction Date: 1918c	Structural System:
Survey Date: 1993	Designer Name:	Other Buildings on Site?: N
Style or Form: Front Gabled		Cultural Affiliation:
Resource Type: house		Demolished Date:

#5)



County: POLK	Record #: 43349	Location: 3359 LORAIN
City or Village:	Town, Range, Section: 3715W-14	Quarter Sections:
Civil Town: LORAIN	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: USGS Indian Creek 7.5'	Historic Name:	Wall Material: Clapboard
Map Code: 7/11A	Construction Date:	Structural System:
Survey Date: 1993	Designer Name:	Other Buildings on Site?: N
Style or Form: Astylistic Utilitarian Building	Cultural Affiliation:	
Resource Type: basement barn	Demolished Date:	

#6)



County: POLK	Record #: 146102	Location: JUNCTION OF 350TH AVE & 40TH ST
City or Village:	Town, Range, Section: 3715W-08	Quarter Sections:
Civil Town: LORAIN	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name:	NR Multiple Property Name:	
Survey Map:	Historic Name: LORAIN UNION TOWNSHIP CEMETERY	Wall Material:
Map Code:	Construction Date: 1881 1906 1960	Structural System:
Survey Date:	Designer Name:	Other Buildings on Site?:
Style or Form:	Cultural Affiliation:	
Resource Type: cemetary	Demolished Date:	

Source: Wisconsin Architecture and History Inventory

5.5 **GOALS AND OBJECTIVES**

Goal 1: Keep agricultural lands in agricultural production.

Objective:

- 1) *Research agricultural preservation tools, such as: Purchase of Development Rights, Transfer of Development Rights, Exclusive Agricultural Zoning*
- 2) *Implement the tool(s) that the community chooses to preserve agriculture in Lorain*
- 3) *Develop criteria for ranking agricultural lands for preservation*

Goal 2: Maintain the quality of natural resources.

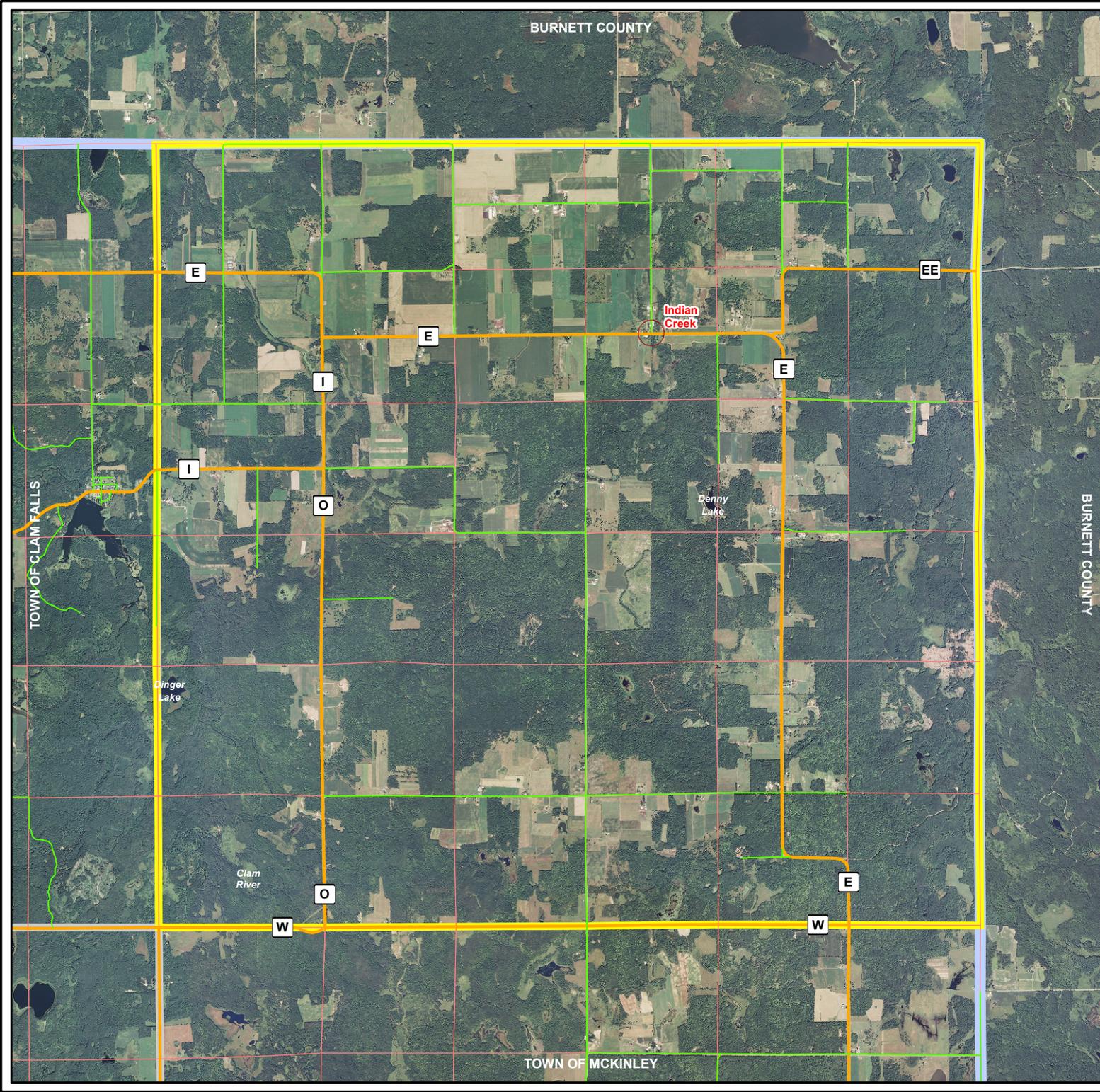
Objective:

- 1) *Discourage further fragmentation of land*
- 2) *Preserve the aesthetic views in the Town*
- 3) *Encourage the use of Best Management Practices in forestry, shoreland management, and farming*
- 4) *Preserve surface and groundwater quality*

Goal 3: Maintain Lorain's rural character

Objective:

- 1) *Look into various tools available that preserve rural character, e.g. establishing a minimum lot size for subdivisions or conservation subdivision provisions.*



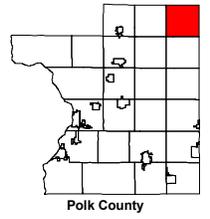
MAP 5-1

2008

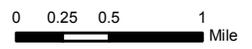
AERIAL PHOTO

Town of Lorain

Polk County Wisconsin



-  COUNTY ROAD SHIELD
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  SECTIONS
-  POLK COUNTY
-  TOWN OF LORAIN
-  UNINCORPORATED VILLAGE



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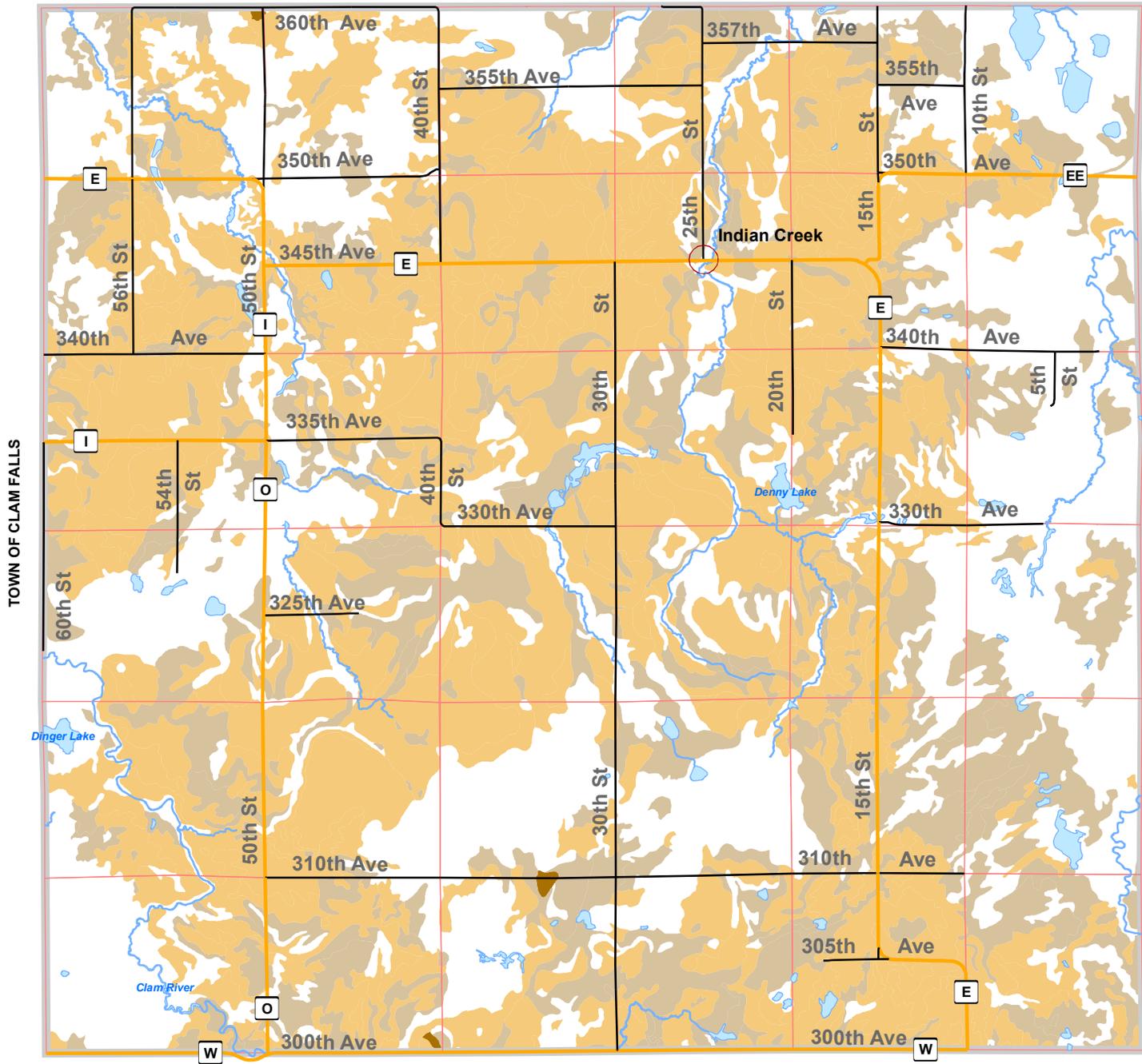
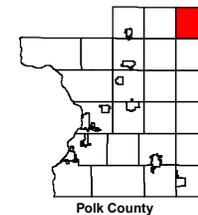
BURNETT COUNTY

MAP 5-2

PRIME AGRICULTURAL SOILS

Town of Lorain

Polk County Wisconsin

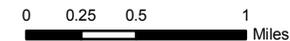


BURNETT COUNTY

Soils Class

- I Source: Natural Resources Conservation Service (NRCS) Soil Survey Geographic (SSURGO) Database
- II
- III

- COUNTY ROAD SHIELD
- COUNTY ROAD
- TOWNSHIP ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP
- UNINCORPORATED VILLAGE



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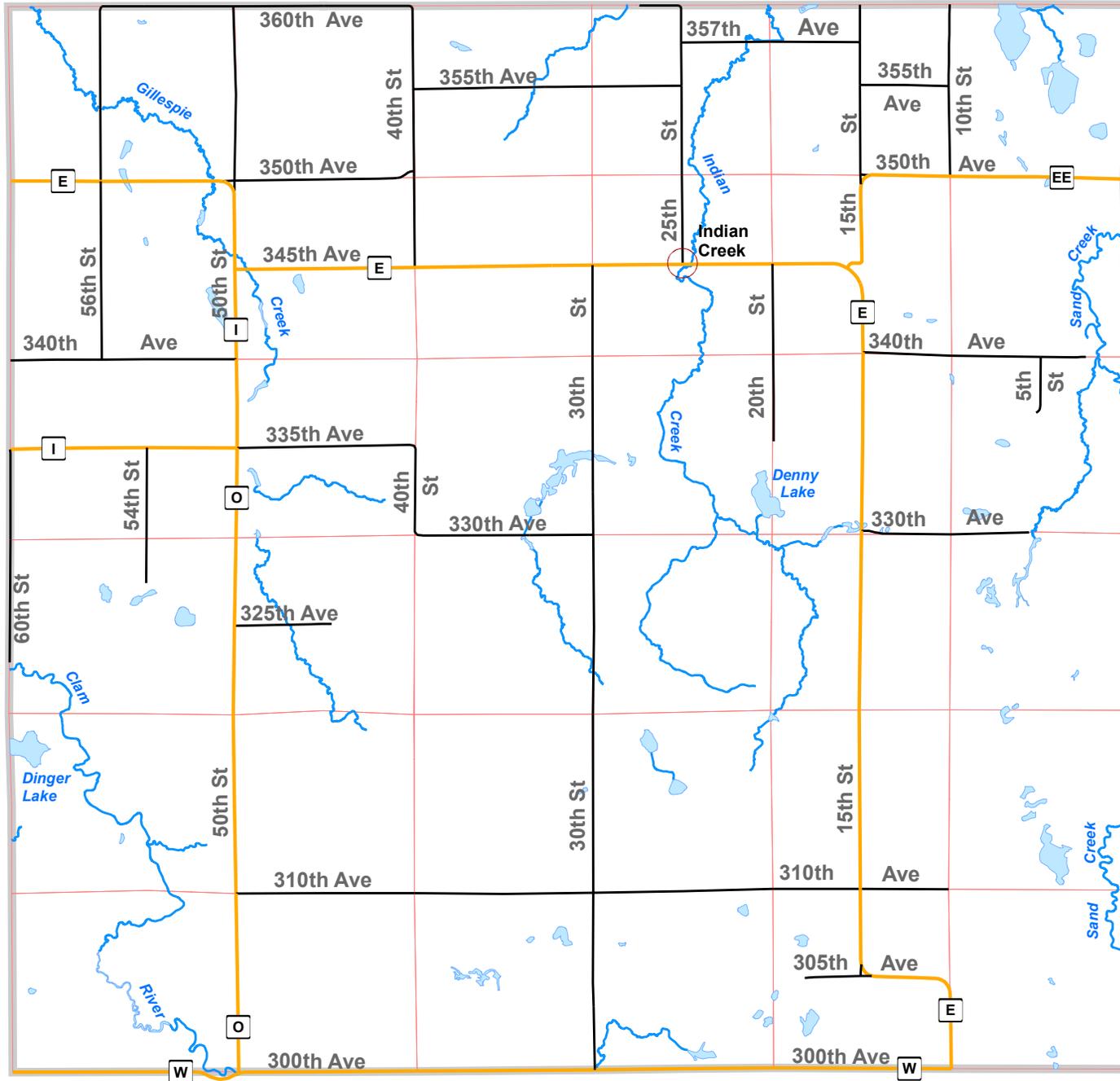
9/23/08

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TOWN OF CLAM FALLS

TOWN OF MCKINLEY

BURNETT COUNTY



TOWN OF CLAM FALLS

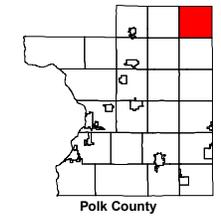
BURNETT COUNTY

TOWN OF MCKINLEY

MAP 5-3 SURFACE WATER

Town of Lorain

Polk County Wisconsin



- COUNTY ROAD SHIELD
- COUNTY ROAD
- TOWNSHIP ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP
- UNINCORPORATED VILLAGE



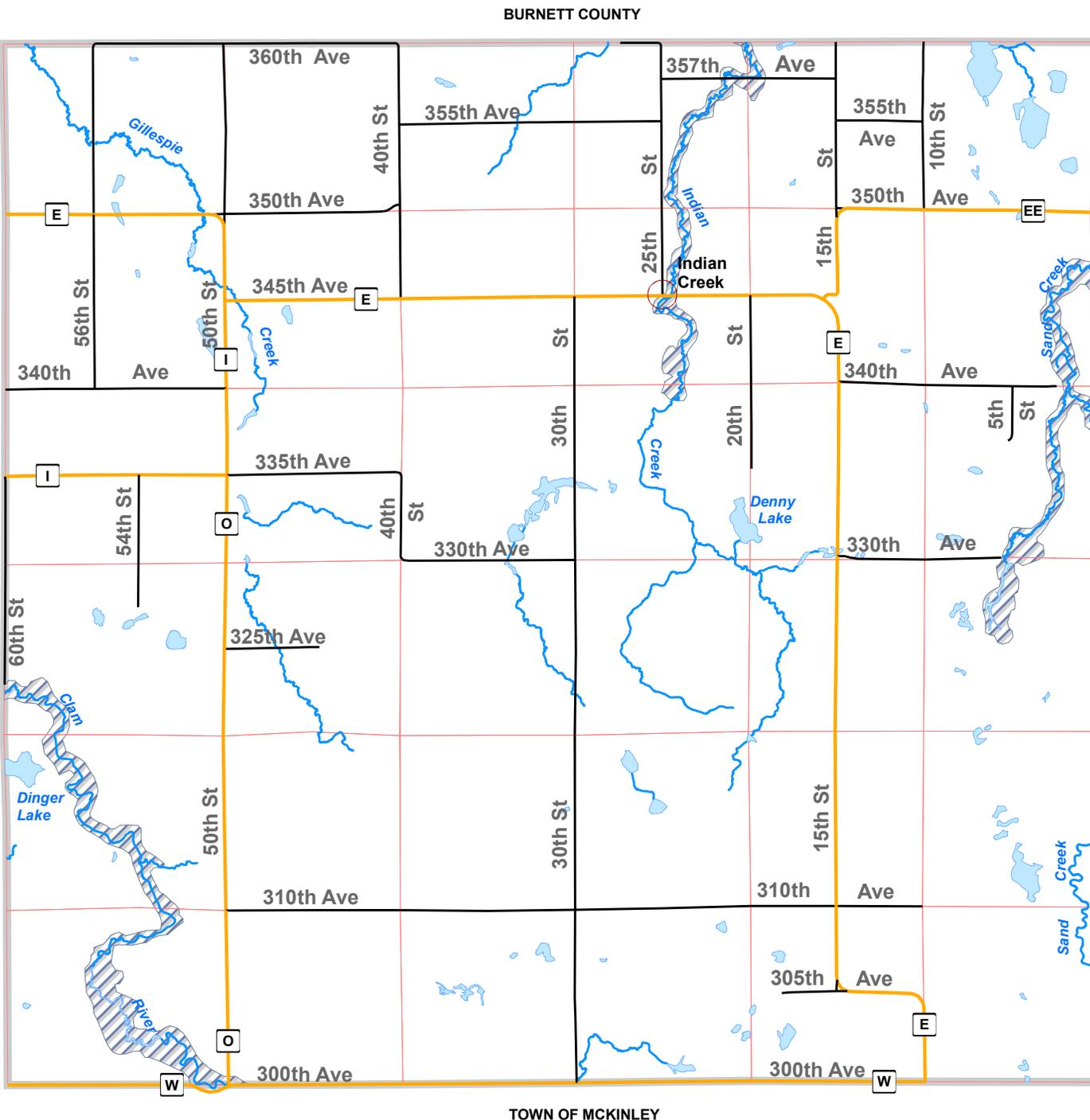
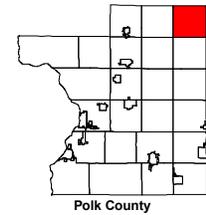
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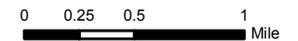
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MAP 5-4 FLOODPLAINS Town of Lorain Polk County Wisconsin



- COUNTY ROAD SHIELD
- COUNTY ROAD
- TOWNSHIP ROAD
- HYDRO STREAM
- HYDRO BODY
- FLOODPLAIN
- SECTIONS
- TOWNSHIP
- UNINCORPORATED VILLAGE

Floodplains Data Source:
West Central Wisconsin Regional
Planning Commission



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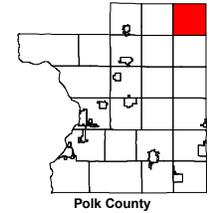
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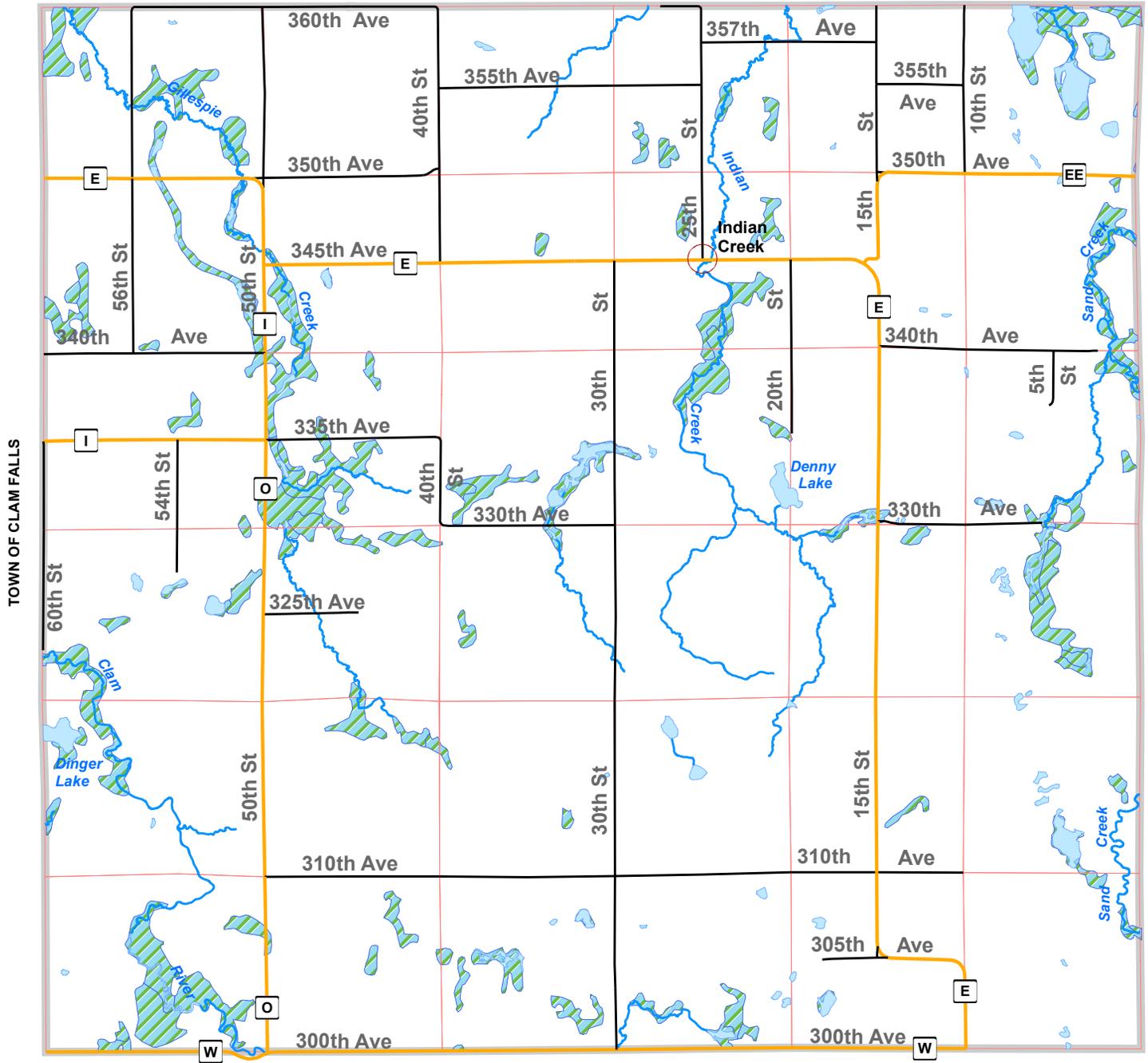
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BURNETT COUNTY

MAP 5-5 WETLANDS Town of Lorain Polk County Wisconsin



Polk County



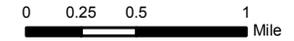
TOWN OF CLAM FALLS

BURNETT COUNTY

TOWN OF MCKINLEY

- COUNTY ROAD SHIELD
- COUNTY ROAD
- TOWNSHIP ROAD
- HYDRO STREAM
- HYDRO BODY
- WETLAND
- SECTIONS
- TOWNSHIP
- UNINCORPORATED VILLAGE

Wetlands Data Source:
West Central Wisconsin Regional
Planning Commission



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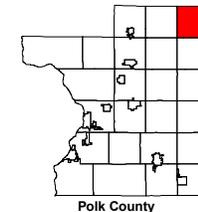
BURNETT COUNTY

MAP 5-6

DEPTH TO GROUNDWATER

Town of Lorain

Polk County Wisconsin



DEPTH TO GROUNDWATER

- 0 TO 20 FEET
- 20 TO 50 FEET
- GREATER THAN 50 FEET

- COUNTY ROAD SHIELD
- COUNTY ROAD
- TOWNSHIP ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP
- UNINCORPORATED VILLAGE

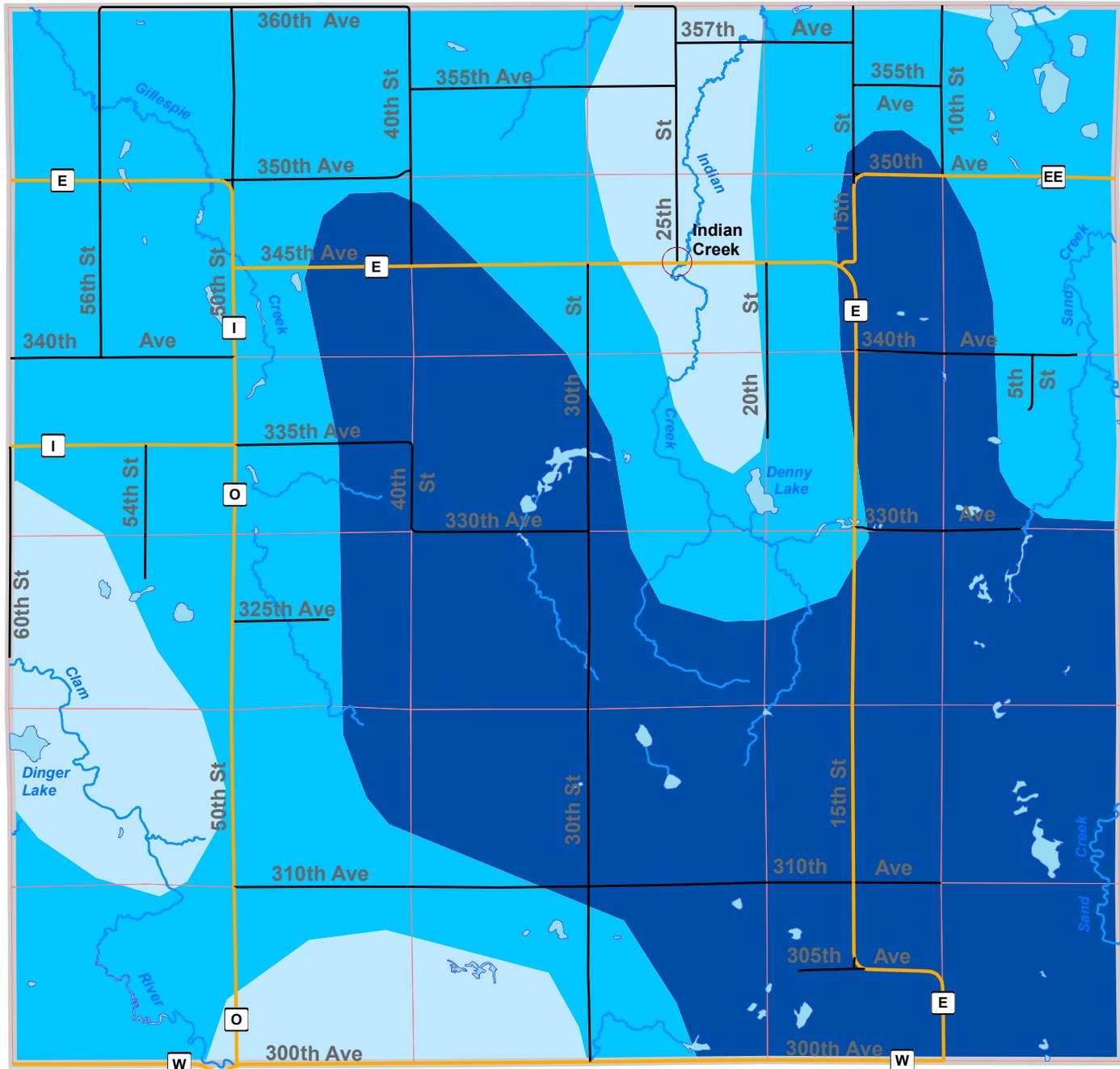


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BURNETT COUNTY



TOWN OF CLAM FALLS

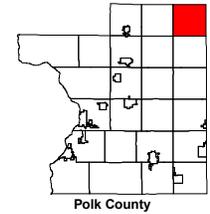
TOWN OF MCKINLEY

Groundwater Data Source:
 Wisconsin Dept. of Natural Resources

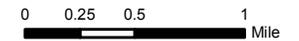
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MAP 5-7 FOREST LANDS

Town of Lorain
Polk County
Wisconsin



- COUNTY ROAD SHIELD
- COUNTY ROAD
- TOWNSHIP ROAD
- HYDRO STREAM
- HYDRO BODY
- FOREST LANDS
- SECTIONS
- TOWNSHIP
- UNINCORPORATED VILLAGE



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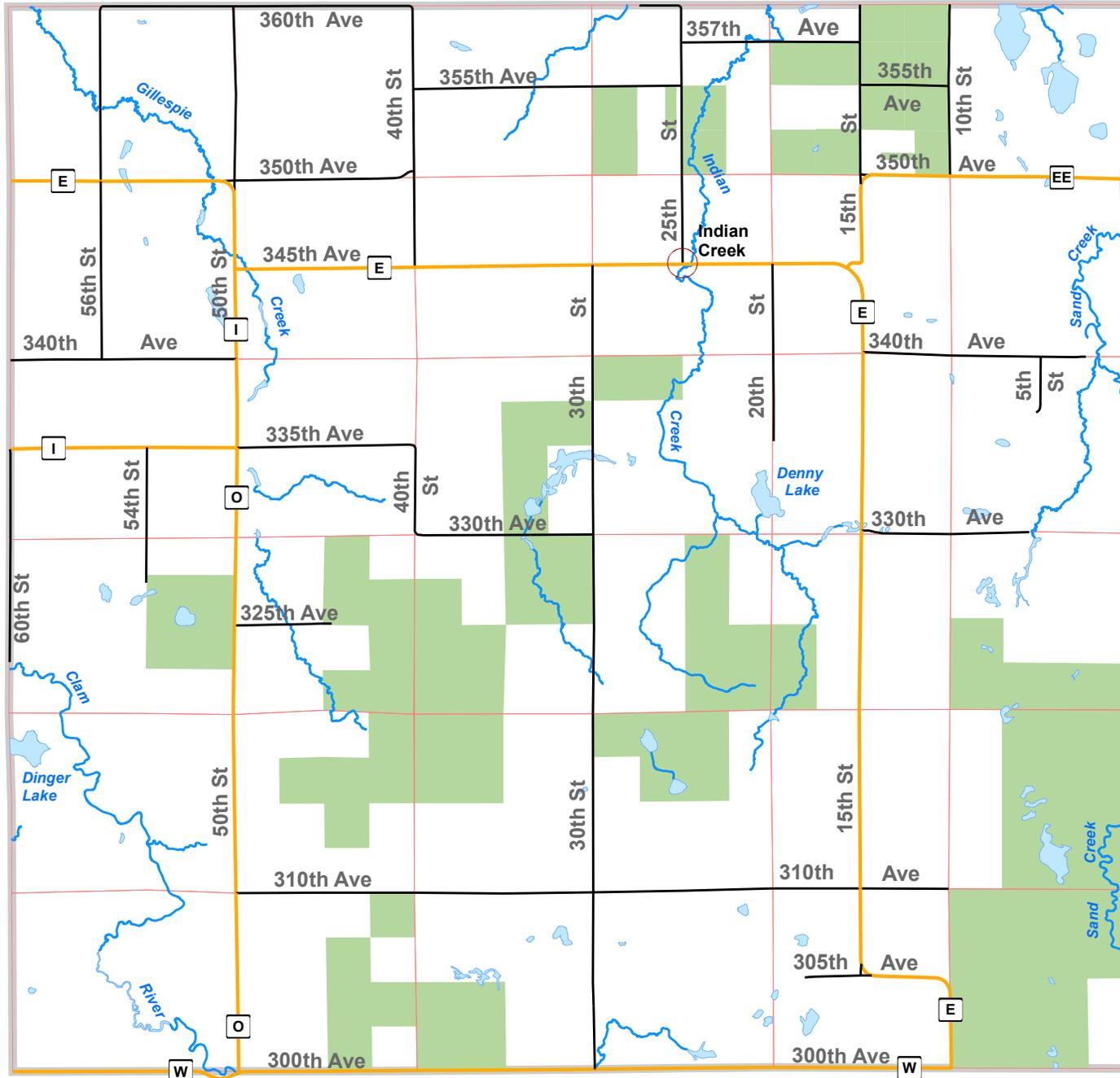
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BURNETT COUNTY

BURNETT COUNTY

TOWN OF CLAM FALLS

TOWN OF MCKINLEY

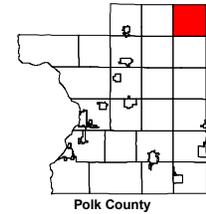


MAP 5-8

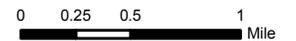
PARKS

Town of Lorain

Polk County
Wisconsin



- COUNTY ROAD SHIELD
- COUNTY ROAD
- TOWNSHIP ROAD
- HYDRO STREAM
- HYDRO BODY
- PARK
- POLK COUNTY LANDS
- SECTIONS
- TOWNSHIP
- UNINCORPORATED VILLAGE



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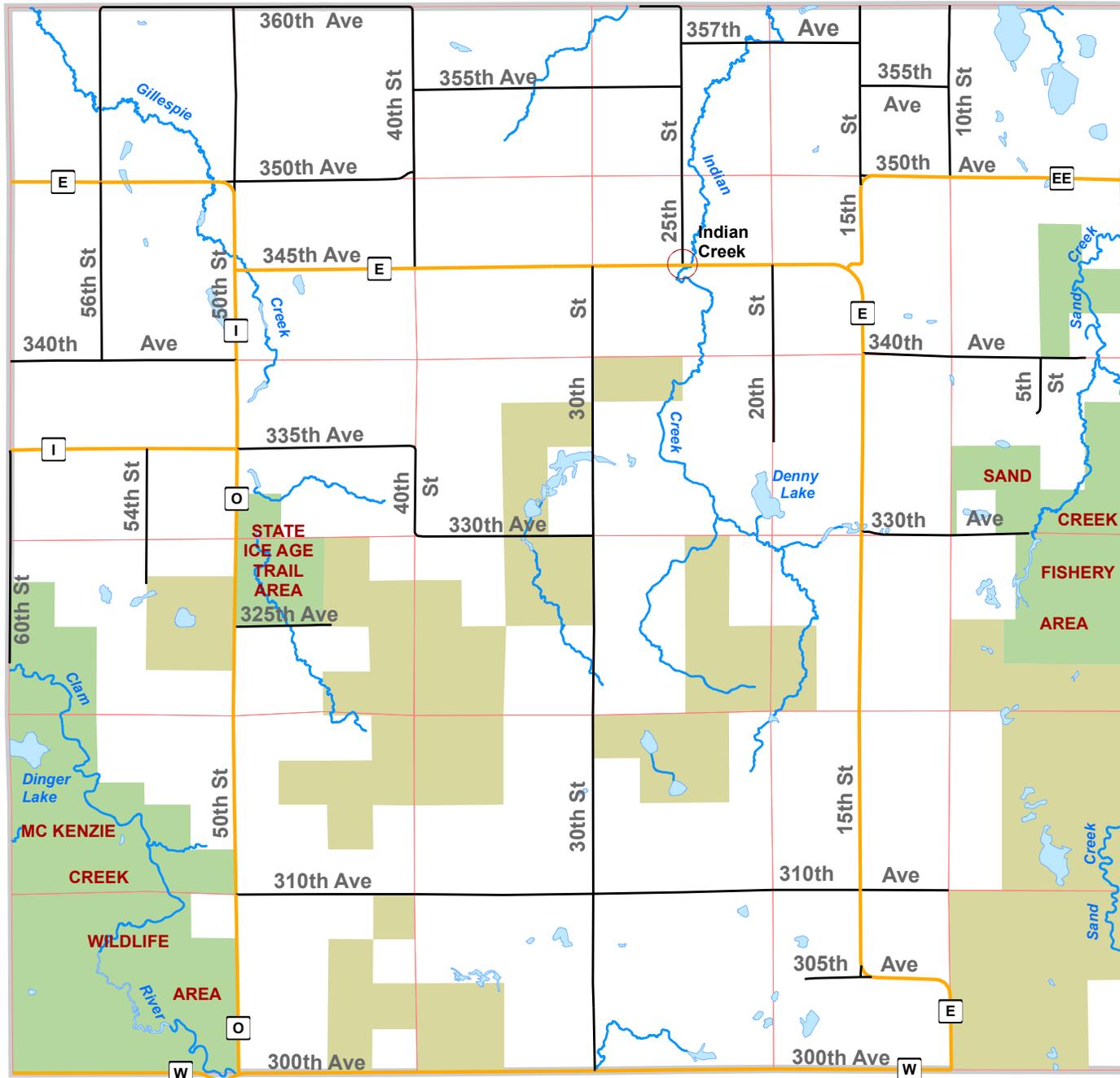
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BURNETT COUNTY

BURNETT COUNTY

TOWN OF CLAM FALLS

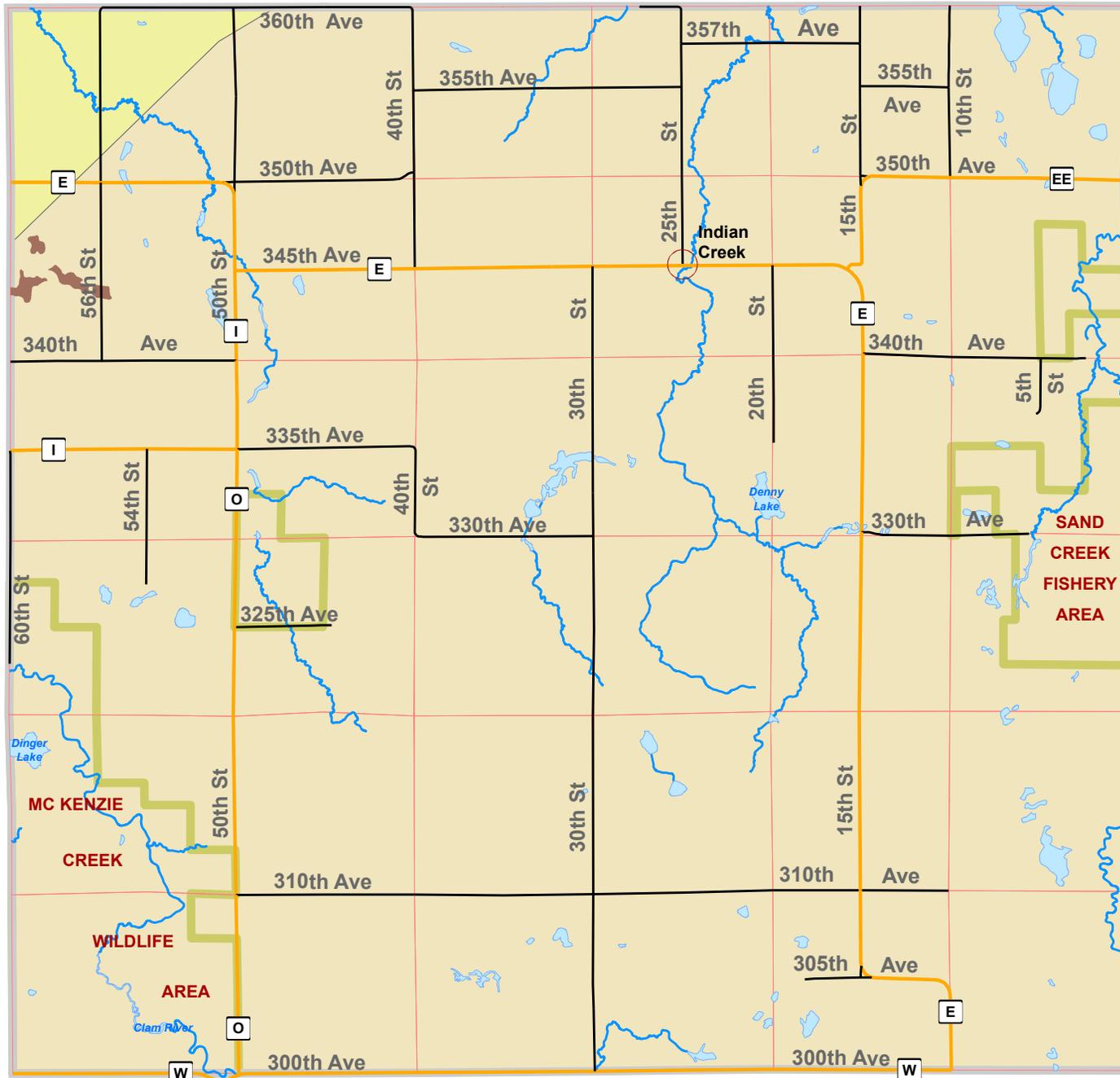
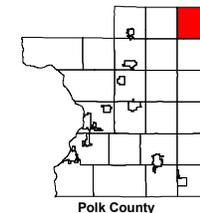
TOWN OF MCKINLEY



BURNETT COUNTY

MAP 5-9 GEOLOGY

Town of Lorain Polk County Wisconsin



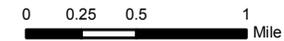
TOWN OF CLAM FALLS

BURNETT COUNTY

TOWN OF MCKINLEY

- COUNTY ROAD SHIELD
 - COUNTY ROAD
 - TOWNSHIP ROAD
 - HYDRO STREAM
 - HYDRO BODY
 - STATE LAND
 - TOWNSHIP
 - SECTIONS
 - UNINCORPORATED VILLAGE
 - SOILS 20 INCHES TO BEDROCK
- MAJOR LITH**
- BASALT
 - SANDSTONE

MAJOR LITH: A specific lithologic name for the most abundant rock type in a unit.



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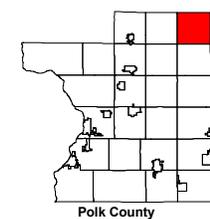
BURNETT COUNTY

MAP 5-10

PROBABLE GRAVEL DEPOSITS

Town of Lorain

Polk County Wisconsin

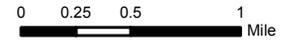


Soils Class

- IMPROBABLE
- PROBABLE

Source:
 Natural Resources Conservation Service (NRCS)
 Soil Survey Geographic (SSURGO) Database

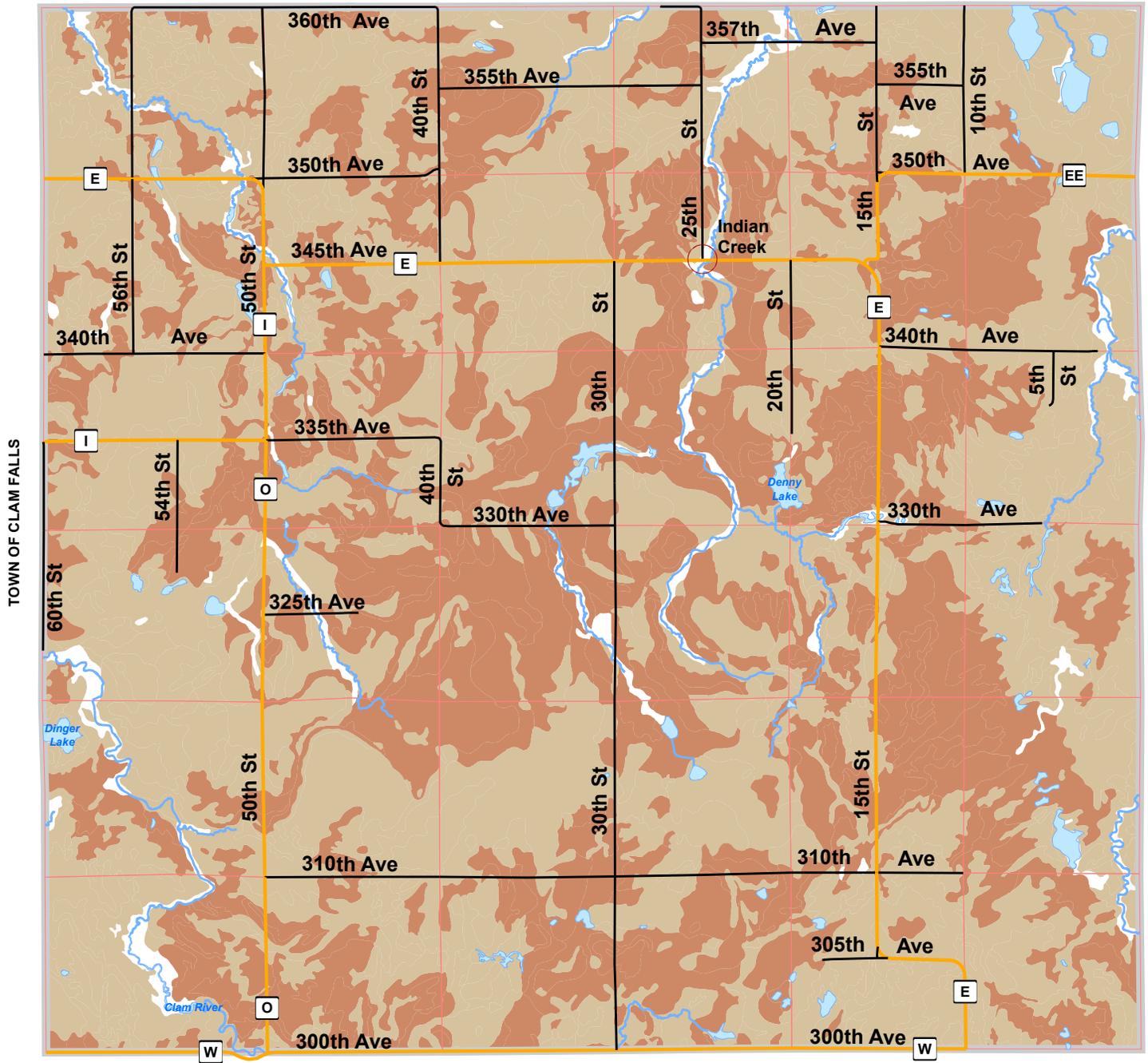
- COUNTY ROAD SHIELD
- COUNTY ROAD
- TOWNSHIP ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP
- UNINCORPORATED VILLAGE



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TOWN OF MCKINLEY

TOWN OF CLAM FALLS

BURNETT COUNTY

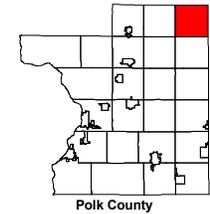
BURNETT COUNTY

MAP 5-11

PROBABLE SAND DEPOSITS

Town of Lorain

Polk County Wisconsin



Soils Class

- IMPROBABLE
- PROBABLE

Source:
Natural Resources Conservation Service (NRCS)
Soil Survey Geographic (SSURGO) Database

- COUNTY ROAD SHIELD
- COUNTY ROAD
- TOWNSHIP ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP
- UNINCORPORATED VILLAGE

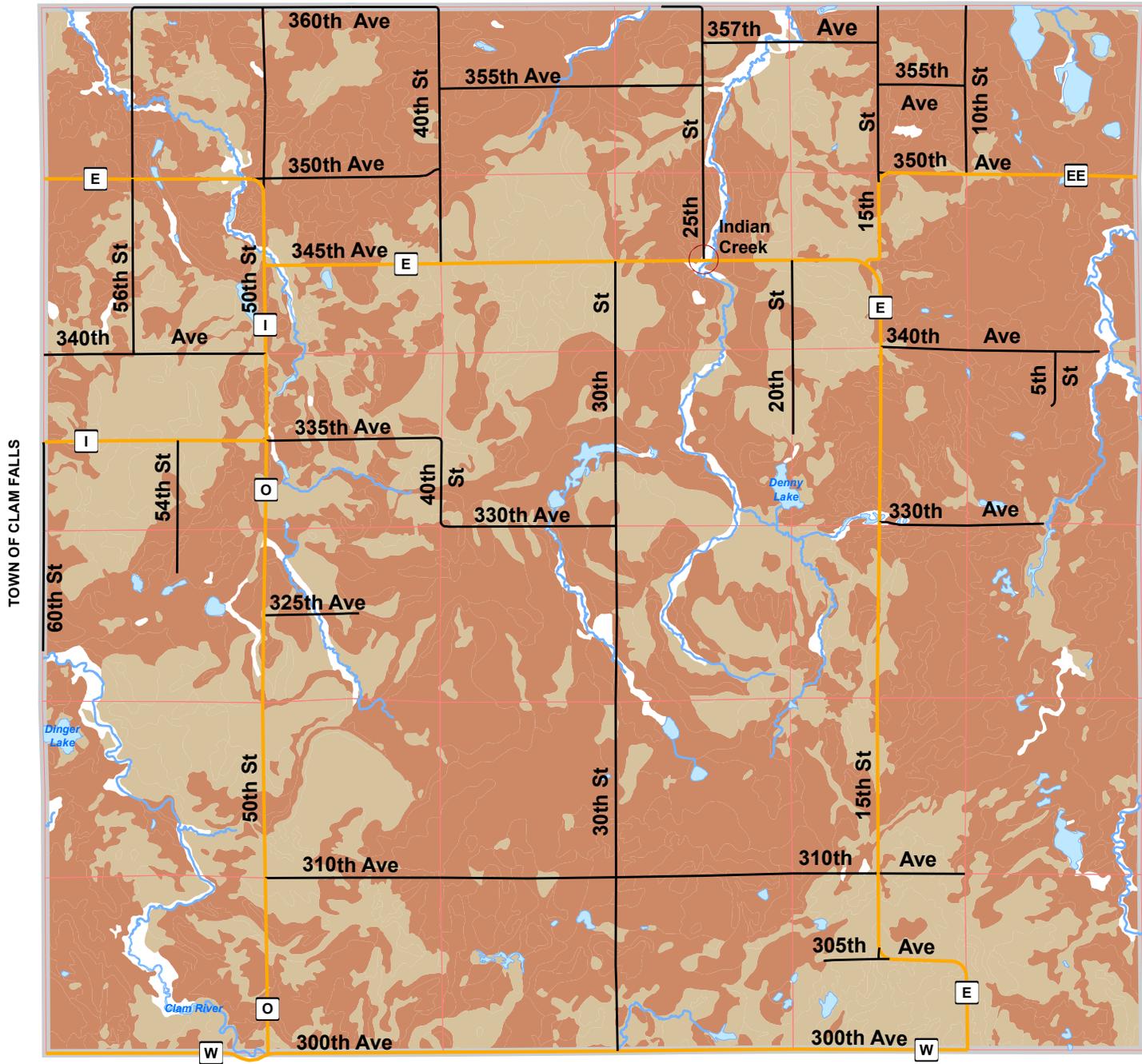


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TOWN OF CLAM FALLS

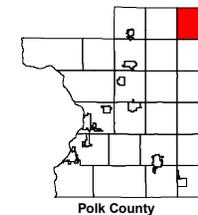
BURNETT COUNTY

TOWN OF MCKINLEY

BURNETT COUNTY

MAP 5-12 ENDANGERED RESOURCES

Town of Lorain Polk County Wisconsin

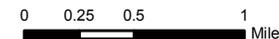


ENDANGERED RESOURCES

- TERRESTRIAL
- AQUATIC & TERRESTRIAL

Endangered Resources Data Source:
Wisconsin Department of Natural Resources
Natural Heritage Inventory 10/01/2008

- COUNTY ROAD SHIELD
- COUNTY ROAD
- TOWNSHIP ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP
- UNINCORPORATED VILLAGE

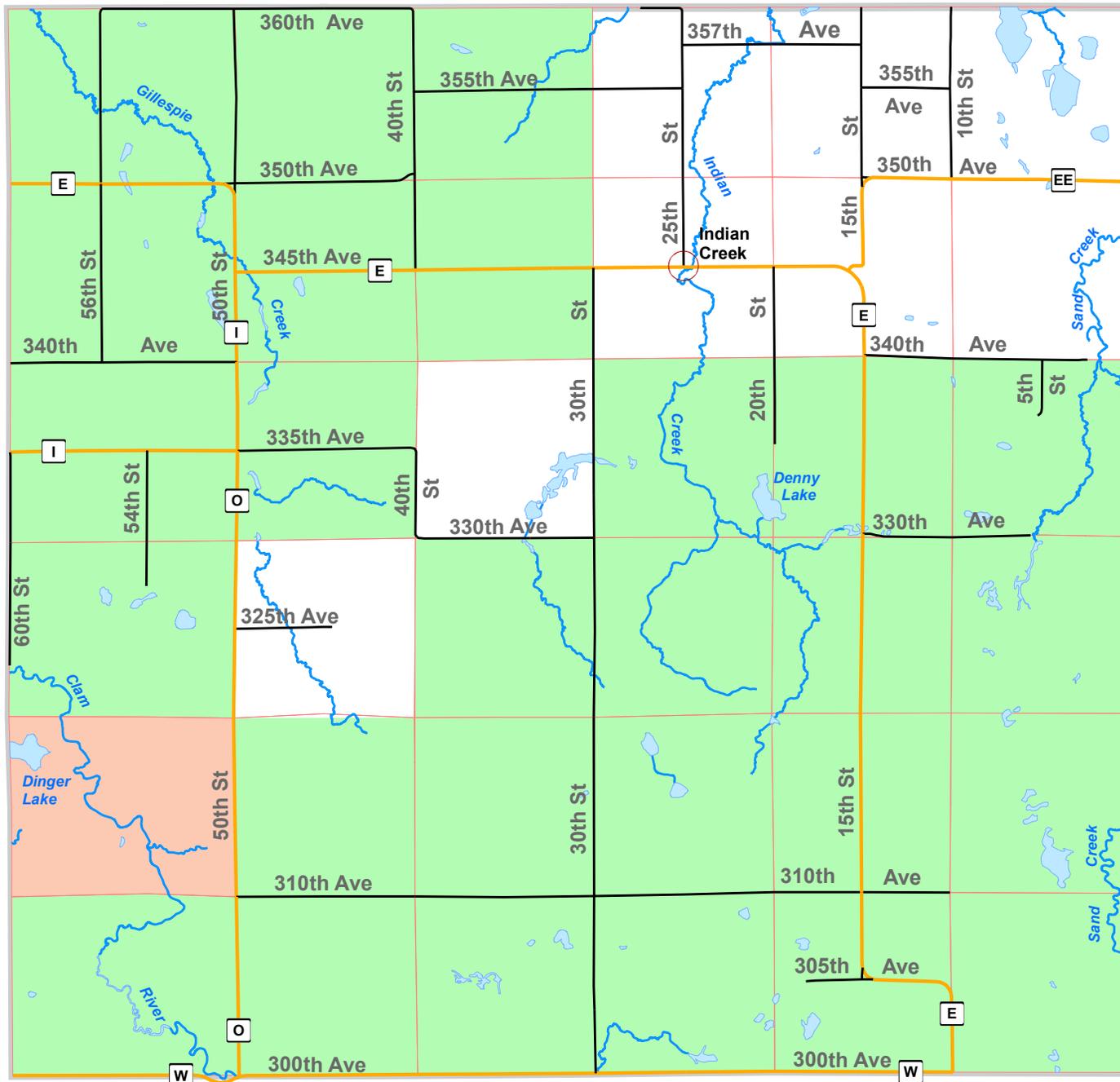


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BURNETT COUNTY



TOWN OF CLAM FALLS

TOWN OF MCKINLEY

This map represents the known occurrences of rare species and natural communities that have been recorded in the Wisconsin Natural Heritage Inventory (NHI). Colored sections indicate the presence of one or more occurrences within that section.

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ELEMENT 6: ECONOMIC DEVELOPMENT

- 6.1 EXISTING CONDITIONS**
- 6.2 DESIRED ECONOMIC DEVELOPMENT**
- 6.3 UNDESIRED ECONOMIC DEVELOPMENT**
- 6.4 ADVANTAGES FOR ATTRACTING/RETAINING BUSINESSES AND/OR INDUSTRIES**
- 6.5 DISADVANTAGES FOR ATTRACTING/RETAINING BUSINESSES AND/OR INDUSTRIES**
- 6.6 GOALS AND OBJECTIVES**

6.1 EXISTING CONDITIONS

The Town of Lorain is a very rural township, having a population of less than 400 people. The current economic development is very limited and only a few commercial ventures are currently established within the limits of Lorain.

Table 6.1 – Unemployment Rates

	January 2007	January 2008
Wisconsin Rate	5.0%	5.4%
Polk County Rate	8.5%	7.6%
Polk County Rank	19	15

Labor Force and Employment Status

According to the Wisconsin Department of Workforce Development unemployment in Polk County dropped from 8.5% in January of 2007 to 7.6% in January of 2008 compared to the State’s current unemployment rate of 5.4% and 5.0% a year ago (Table 6.1). It currently ranks as the 15th highest unemployment rate in the State.

Table 6.2 Educational Attainment Levels – 1990 and 2000

Education Level		1990		2000	
Town of Lorain	Persons 25 Years and Over	202	100.0	198	100.0
	Less than high school diploma	67	33.2	31	15.7
	High school graduate	83	41.1	96	48.5
	Some college, no degree	30	14.9	37	18.7
	Associate degree	0	0.0	3	1.5
	Bachelor's degree or higher	22	10.9	31	15.7
	High school graduate or higher	135	66.8	167	84.3
Polk County	Persons 25 Years and Over	22,515	100.0	27,725	100.0
	Less than high school diploma	4,957	22.0	3,911	14.1
	High school graduate	9,720	43.2	11,395	41.1
	Some college, no degree	3,652	16.2	6,081	21.9
	Associate degree	1,613	7.2	2,022	7.3
	Bachelor's degree or higher	2,573	11.4	4,316	15.6
	High school graduate or higher	17,558	78.0	23,814	85.9

source: U.S. Census Bureau

Educational attainment in the Town of Lorain (Table 1.5) is relatively consistent with the State and County percentages.

According to West Central Wisconsin Regional Planning Commission [WCWRPC] municipal units within Polk County have employment patterns that are similar to the state. It is expected that during the next several years Wisconsin's population is projected to grow slower and older than the nation as a whole, therefore leading to lower participation rates in the workforce. This trend is evident in the age distribution changes that took place from 1990 to 2000.

The region as a whole is projected to see a 13.9% increase in employment from 2002 until 2012. This growth, however, includes the Eau Claire metropolitan area. Due to distance, most Lorain residents cannot take advantage of that growth by commuting, but improving and expanding the Town's economic development will help keep employees closer to home and have a greater impact on the local economy.

There are no environmentally contaminated sites within the Town of Lorain for re- development.

Table 6.3 - Industry Projections for West Central Workforce Development Area

Industry Title	Employment		Ten-year change	
	2002 Estimate	2012 Projected	Numeric	Percent
Total Non-farm Employment	171,420	195,270	23,850	13.90%
Construction/Mining/Natural Resources	8,160	9,920	1,760	21.60%
Manufacturing	33,710	34,610	900	2.70%
Paper Manufacturing	1,490	1,460	-30	-2.00%
Plastics and Rubber Products Manufacturing	3,880	4,700	820	21.10%
Computer and Electronic Product Manufacturing	3,500	3,060	-440	-12.60%
Trade	28,590	32,080	3,490	12.20%
Food and Beverage Stores	5,080	5,960	880	17.30%
Transportation and Utilities (Including US Postal Service)	8,090	9,740	1,650	20.40%
Financial Activities	6,480	7,300	820	12.70%
Education and Health Services (Inclgd state & local govt. ed. & hosp.)	36,110	44,930	8,820	24.40%
Ambulatory Health Care Services	5,270	7,420	2,150	40.80%
Hospitals (Including state & local govt.)	6,840	8,340	1,500	21.90%
Leisure and Hospitality	17,140	19,410	2,270	13.20%
Information/Prof Services/Other Services	20,050	23,720	3,670	18.30%
Government (Excluding USPS, state & local govt. ed. and hosp.)	13,080	13,560	480	3.70%

Table 6.4 – Employees in Polk County by Industry: January 2008

# Emp	Industry
15757	Total Nonfarm
13188	Total Private
4339	Goods Producing
11418	Service Providing
537	Natural Resources and Mining and Construction
3802	Manufacturing
2194	Trade
297	Transportation Warehousing and Utilities
558	Financial Activities
1704	Information, Professional and Business Services, Other Services
2568	Educational and Health Services
1528	Leisure and Hospitality
2569	Government
135	Federal Government
40	State Government
2394	Local Government

Table 6.5 Labor Force – 1990 and 2000

	Persons 16 and over	# in Labor Force	% in Labor Force	Employed	Unemployed	% Unemployed
Town of Lorain						
1990	226	145	64.2	139	6	4.1
2000	237	161	67.9	155	6	2.5
Polk County						
1990	25,896	16,574	64.0	15,455	1,105	6.7
2000	31,857	21,400	67.2	20,553	830	2.6

source: U.S. Census

The Town of Lorain has low population and therefore has a small workforce. Due to the recent economic slump, the numbers of people unemployed are probably up from these figures. Table 6.1 shows the 2007 and 2008 unemployment figures for Polk County. Traditionally, figures for unemployment at the municipal level are only available at census intervals.

Table 1.17 Employment By Industry – 1990 and 2000

	1990		2000	
	Number	Percent	Number	Percent
Polk County				
Agriculture, forestry, fishing, hunting & mining	1,678	10.9	991	4.8
Construction	995	6.4	1,520	7.4
Manufacturing	4,066	26.3	5,780	28.1
Wholesale trade	380	2.5	530	2.6
Retail trade	2,274	14.7	2,074	10.1
Transportation, warehousing and utilities	813	5.3	885	4.3
Information	----	----	330	1.6
Finance, insurance, real estate, rental & leasing	630	4.1	780	3.8
Professional, scientific, management, administrative and waste management services	784	5.1	948	4.6
Educational, health and social services	2,402	15.5	3,698	19.3
Arts, entertainment, recreation, accommodation and food services	949	6.1	1,262	6.1
Other services, except public administration			853	4.2
Public administration	484	3.1	632	3.1
TOTAL EMPLOYMENT (16 YEARS AND OVER)	15,455	100.0	20,553	100.0

	1990		2000	
	Number	Percent	Number	Percent
Town of Lorain				
Agriculture, forestry, fishing, hunting & mining	53	38.1	48	31.0
Construction	8	5.8	1	0.6
Manufacturing	22	15.8	21	13.5
Wholesale trade	0	0	3	1.9
Retail trade	8	5.8	20	12.9
Transportation, warehousing and utilities	9	6.5	8	5.2
Information	----	----	0	0
Finance, insurance, real estate, rental & leasing	3	2.2	0	0
Professional, scientific, management, administrative and waste management services	2	1.4	7	4.5
Educational, health and social services	23	16.5	20	12.9
Arts, entertainment, recreation, accommodation and food services	7	5.0	18	11.6
Other services, except public administration			5	3.2
Public administration	4	2.9	4	2.6
TOTAL EMPLOYMENT (16 YEARS AND OVER)	139	100.0	155	100.0

source: U.S. Census

6.2 DESIRED TYPES ECONOMIC DEVELOPMENT

- Farming or agriculture-related businesses
- Convenient Store
- Golf Course
- Direct Farm Sales
- Gravel Pits to provide local sources for gravel
- Home-based Businesses
- Woodworking Shop
- Environmentally-friendly businesses
- Tourism-based businesses
- Roadside stands

6.3 UNDESIRED TYPES OF ECONOMIC DEVELOPMENT

- Nuclear Waste Facility
- Solid Waste Facility
- Casino
- Large-scale Developments or Businesses
- Businesses or industries that detract from Lorain's rural character

6.4 ADVANTAGES FOR ATTRACTING/RETAINING BUSINESSES AND/OR INDUSTRIES

- Land Availability
- People available for workforce
- Recreational options
- Quality of roads

6.5 DISADVANTAGES FOR ATTRACTING/RETAINING BUSINESSES AND/OR INDUSTRIES

- Age of population
- Traffic volume on roads
- Lack of infrastructure (sewer and water)

6.6 ECONOMIC DEVELOPMENT PROGRAMS

6.7 GOALS AND OBJECTIVES

Goal 1: Preserve Agricultural lands in the Town of Lorain to help safeguard farming as a viable economic activity

Goal 2: Ensure new economic development fits with the rural character of the Town of Lorain.

ELEMENT 7: INTERGOVERNMENTAL COOPERATION

- 7.1 EXISTING INTERGOVERNMENTAL COOPERATION AGREEMENTS**
- 7.2 RELATIONSHIPS TO OTHER UNITS OF GOVERNMENT**
- 7.3 EXISTING/POTENTIAL CONFLICTS**
- 7.4 PROCESS TO RESOLVE CONFLICTS**
- 7.5 GOALS AND OBJECTIVES**

7.1 EXISTING INTERGOVERNMENTAL COOPERATION AGREEMENTS

- Agreement with the hamlet of Clam Falls on recycling
- County-wide emergency management agreement
- Agreement with Town of Clam Falls on border roads
- Agreement with Town of La Follette in Burnett County on border roads
- Polk County is available for backup road care
- Mutual aid with surrounding Towns and the Wisconsin Dept. of Natural Resources
 - o Fire Protection
 - o Ambulance Association
 - o Police – County, Tribal, and State Patrol
- Additional agreement with the Town of Roosevelt in Burnett County for fire protection for their part of town near the sportsmens' club.
- Agreement with Wisconsin Dept. Natural Resources for wildfire protection
- The Town of Lorain does not have any other agreements with the local school districts for citing and building public facilities and sharing public services
- The Town of Lorain does not have any other agreements with adjacent or other local governments for citing and building public facilities and sharing public services

7.2 RELATIONSHIPS TO OTHER UNITS OF GOVERNMENT

The Town of Lorain participates in the open enrollment allowed by the Wisconsin public schools. The Town of Lorain has good working relationships with the surrounding town governments. Conflicts with certain parts of the Polk County and State of Wisconsin are detail in section 7.3.

7.3 EXISTING/POTENTIAL CONFLICTS

Existing Conflicts

Currently the Town of Lorain is at odds with Polk County over the purchase of land by the County Forester.

Potential Conflicts

The Town of Lorain felt that there could be potential conflicts with Polk County and the Wisconsin Dept. of Natural Resources over regulations and land purchases.

Conflicts with Businesses

The Town of Lorain feels that the spraying done to control brush growth by the three power companies, Dairyland Power, Xcel Energy, and Polk-Burnett Electrical Cooperative is controversial in the Town. It is the property owner's responsibility to elect or not elect to have spraying done on their property. The resident survey of the Town had this to say about the issue:

12F. There is concern about the use of chemicals to remove brush in right-of-ways.

35% strongly agree, 33% somewhat agree, 23% somewhat disagree and 9% strongly disagree. Those owning 3-35 agree more than the total respondents with 91% agreeing. Those owning 80 or more acres are evenly divided between agreeing and disagreeing.

7.4 PROCESS TO RESOLVE CONFLICTS

Work with Polk County to find a better solution to the land purchasing issue, whether it be increased aid or payments to the Town, less purchasing of land in the Town, or another solution.

Work with the Wisconsin Dept. of Natural Resources on rules and regulations that apply to the Town of Lorain to make them work well for all involved. Also work with Polk County on developing new or modifying old ordinances that apply to the Town of Lorain.

To address the spraying issue, the Town should work with these three companies to limit the amount of spraying done and to find more environmentally-friendly means to accomplish the necessary control the brush.

7.5 GOALS AND OBJECTIVES

Goal 1: Maintain good working relationships with other units of government.

Goal 2: Remain open to and pursue mutually beneficial intergovernmental agreements.

ELEMENT 8: LAND USE

8.6 BACKGROUND

8.7 LAND VALUES AND TRENDS

8.8 EXISTING OR POTENTIAL CONFLICTS

8.9 FUTURE LAND USE

8.10 GOALS AND OBJECTIVES

8.1 BACKGROUND

Lorain

The Town of Lorain has 31 percent of its assessed land assessed as agricultural and another 46 percent assessed as some sort of forest assessment. The Town saw a 30 decrease percent in assessed forest land between 1987 and 2007, and also lost a fifth of its assessed agricultural land. During the same period the Town experienced a 71 percent increase in improved residential parcels and more than quadrupled assessed residential acreage. The Town contains over 5,400 acres of mostly forested public natural resource lands. The unincorporated settlement of Indian Creek is within the Town.

Map 8-1 shows the land cover of the Town of Lorain. This map was developed off of aerial photography from the late 1990's. It indicates what the ground cover or vegetative state is on that property at that time. This map, along with any of the maps shown in this plan are for general reference only and should not be held to pinpoint on the ground accuracy. Verification on the ground of these conditions should be done to determine exactly what is happening in a specific location.

Map 8-2: Primary Land Use shows the parcels that have been mapped in the Town of Lorain, coded by their predominant land use according to tax assessments. The coded uses do not necessarily mean that the entire parcel is all in that use. What it does mean is that the majority of that property is in the use in which it is coded. Map 8-3 Multiple Land Use shows the same parcels as Map 8-2, but instead of showing the predominant land use on the parcel, those parcels that have more than one use on the parcel are colored gray – Multiple Use. All of the remaining parcels that have a specific land use code mean that this is the only use on that parcel, again according to assessment. All areas in white on Map 8-2 and Map 8-3 are areas that are not parcel mapped at the time those maps were developed and therefore could not be assigned a land use.

The Town of Lorain will continue to support residential growth where it is appropriate, based on the zoning ordinance and the comprehensive plan.

It is preferred that residential units be developed on lakeshore, in woodlots, areas with marginal farming ability, and areas immediately adjacent to incorporated municipalities.

The town supports a policy that encourages area residents to keep their building sites clear of excessive debris that may be considered a nuisance or create a public health and/or safety hazard. Furthermore, all developments in the town should be constructed and maintained in a fashion that is consistent with the rural, agricultural, and wooded atmosphere.

The Town shall consider a process that provides for early notification of adjacent property owners when a zoning or land use request is submitted to the Town for consideration.

The Town Board and Planning Commission shall become more involved with telecommunication companies in planning and development of new towers. This effort will ensure these facilities are properly sited so that they do not deteriorate the rural atmosphere of the Town and are compatible with adjacent land uses.

The town supports the use of land trusts that work with landowners to use a variety of tools to help them protect their land. Such programs/organizations are formed with the purpose of protecting open space, scenic views, wildlife habitat and they use a variety of techniques to raise money for operating expenses and the acquisition of conservation easements. A conservation easement is a binding agreement where the organization has the right to enforce the restrictions placed on the land, which often times prohibits future development of the property. 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.

Land Use vs. Zoning

These two subjects are often confused with each other. There are significant differences between the two and thus they should not be used interchangeably. Land use describes what is actually happening on that piece of property. For example, if row crops are grown on a parcel it will be coded as agricultural land use. Zoning is a district in which land is placed. For example being zoned in the agricultural district does not always mean that the land use is agricultural, it does mean that there are certain allowable uses and prohibited uses for the piece of property.

8.2 LAND VALUES AND TRENDS

Table 8.1 2007 Land Use Assessed Values per Acre

Town	Residential	Commercial	Manufacturing	Agricultural	Undeveloped	Forest
Lorain	3,229	3,000	N/A	143	562	1,000

Table 8.2 Historic Land Use Acreages

Land Use	1987	1998	2007	% change '87-'07	% change '98-'07
Residential	155	708	726	368.4	2.5
Commercial	9	16	17	88.9	6.3
Manufacturing	0	0	0	0.0	0.0
Forest	7,722	7,597	5,367	-30.5	-29.4
Undeveloped	310	226	1,927	-27.1	852.7
Agricultural	9,269	8,277	7,414	-20.0	-10.4

8.3 EXISTING AND POTENTIAL LAND USE CONFLICTS

Discussions on alternative energy for the future, especially wind turbines and their noise and flashing lights. The Plan Commission indicates that they would not like to see wind farms, but are okay with individual turbines. Another issue that was brought up relates to cemeteries or cemetery plots on private property. The Plan Commission was split on whether or not this is a good idea. They also felt that if people did develop their own plots on their property it could become a land use conflict in the future when development happens or properties change hands.

The Plan Commission felt that the policies of the Polk County Forestry Department were in conflict with the goals of the Town of Lorain. They are in opposition to further acquisition of land by the Forestry Department of Polk County. They feel that the prices paid by Polk County for this land are too high and are unnecessarily raising land prices in the Town. The Town also feels that these purchases take away land base that can be taxed by the Town and therefore places a larger tax burden on the remaining land owners.

8.4 FUTURE LAND USE

Table 8.3 Future Land Use Projections

T. Lorain	2009*	2010	2015	2020	2025	2030	Total Change
Residential	732	730	751	771	788	795	+63 acres
Commercial	17	17	17	18	18	18	+1 acre
Manufacturing	0	0	0	0	0	0	0 acres
Agricultural	7,408	7,290	7,067	6,866	6,688	6,621	-787 acres

* = 2009 figures are actual figures from the Polk County Tax Assessment rolls. All other figures in Table 8.3 are calculated by taking the average number of acres in each land use classification in the 20 year span from 1987 to 2007 per the total population.

In discussions with the Plan Commission, they know that there are lots in the Town that have already been subdivided. They would like to see these used first for development rather than having further subdivision of property. The majority opinion is to not have additional 1-5 acre lots. The Town Plan Commission would like to discuss further with the Town what would be best for Lorain in terms of subdivision regulation. Discussions have covered a 5 or 10 acre minimum lot size, conservation subdivision provisions, new zoning district that has X dwelling units per X acres.

Future Land Use Map

The biggest issue in the Town of Lorain in terms of land use according to the Plan Commission is the minimum residential lot size or, in other words, number of housing units per acre. The Town wants to maintain rural character and its agricultural lands. The Plan Commission feels that a larger minimum lot size, a more flexible zoning district that allows only a certain number of dwelling units per a given number of acres, and/or using conservation subdivision provisions for clustering houses while preserving the remaining acres, are the options they would like to consider.

The future land use map was developed from Map 8-1 Land Cover. There are several areas within the Town of Lorain that have small lots already platted out. For the most part, these areas have yet to be developed for residential use. Since one of the goals of the Town of Lorain is to limit subdivision of land, their preference is to show those areas already parcelized as areas for future residential development. Another reason for the location choices of future residential property is that no incorporated area or distinct concentrated development area in the Town exists, because it is so rural. Commercial areas were selected because they are locations either where existing commercial properties exist or at intersections that have the highest traffic. The remaining areas within the Town of Lorain are coded by their predominant land cover type

and will include a possibility of low-density residential development of a minimum of 10 acres per lot.

8.5 GOALS AND OBJECTIVES

Goal 1: Encourage land uses that promotes the rural, agricultural, and woodland character of the Town of Lorain

Objectives:

- 1) Support and promote healthy forest practices*
- 2) Preference that new development does not occur in the middle of the woods*
- 3) Ensure that land use decisions preserve prime agricultural lands*
- 4) Ensure that land use decisions conserve recreational and conservation lands*
- 5) Research tools that accomplish the goals of the town and are as flexible as possible*
- 6) Encourage public participation in land use decisions*
- 7) Consult the Comprehensive Plan in decisions regarding land use, land division, and other issues related to development*
- 8) The Town prefers that the County and State stop their purchasing of land within the Town*
- 9) Encourage land owners not to sell property to the DNR or Polk County*
- 10) Discourage subdivisions of land*
- 11) New parcels must be buildable parcels, meaning that a home can be built that meets the current setback requirements, etc.*
- 12) Work with Polk County, DNR and other enforcement agencies to enforce junk in yard ordinances and deal properly with hazardous waste*

Goal 2: Encourage land uses that preserve and protect the natural resources of the Town of Lorain

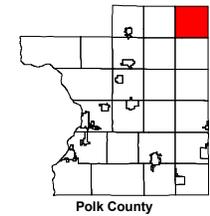
Objectives:

- 1) Support best management practices that foster high quality natural resources*
- 2) Reduce the amount of nutrients and sediment that enter the water resources of the Town of Lorain*
- 3) Control invasive species*
- 4) Limit development along waterbodies*

BURNETT COUNTY

MAP 8-1 LAND COVER

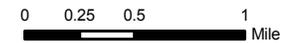
Town of Lorain Polk County Wisconsin



- AGRICULTURAL LANDS
- BARREN
- FOREST
- OPEN WATER
- WETLAND

Land Cover Source: Polk County
Land and Water Resource Plan (November 1998)

- COUNTY ROAD SHIELD
- COUNTY ROAD
- TOWNSHIP ROAD
- HYDRO STREAM
- SECTIONS
- TOWNSHIP
- UNINCORPORATED VILLAGE

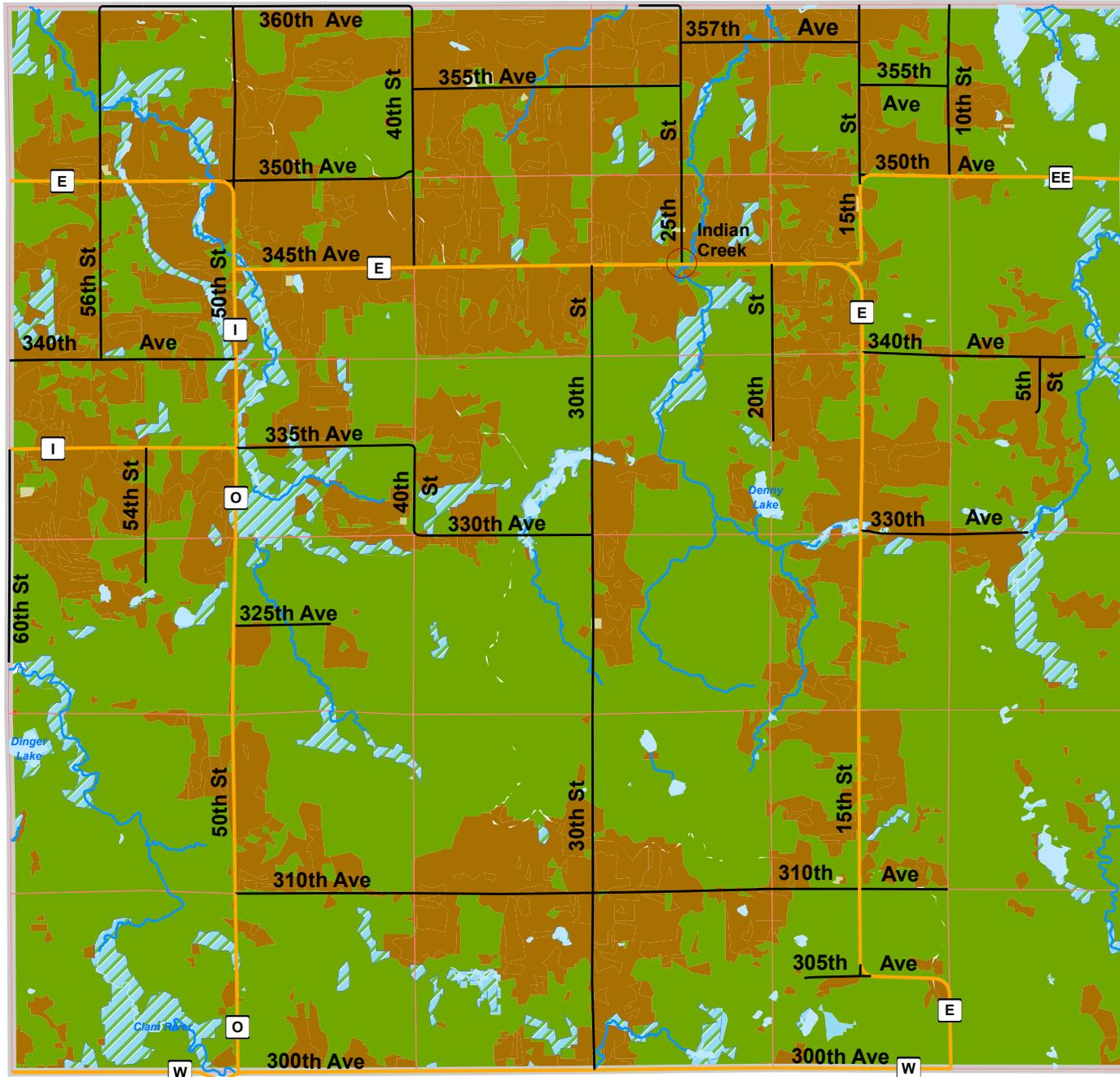


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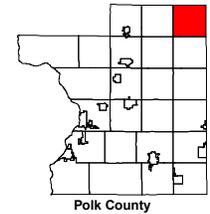


TOWN OF CLAW FALLS

BURNETT COUNTY

TOWN OF MCKINLEY

MAP 8-2 PRIMARY LAND USE Town of Lorain Polk County Wisconsin



Land Use

- AGRICULTURAL
- AGRICULTURAL FOREST
- COMMERCIAL
- COUNTY FOREST CROP
- MFL CLOSED POST 2004
- MFL CLOSED PRE 2005
- MFL OPEN PRE 2005
- PRODUCTIVE FOREST LANDS
- RESIDENTIAL
- UNDEVELOPED
- AREAS NOT PARCEL MAPPED



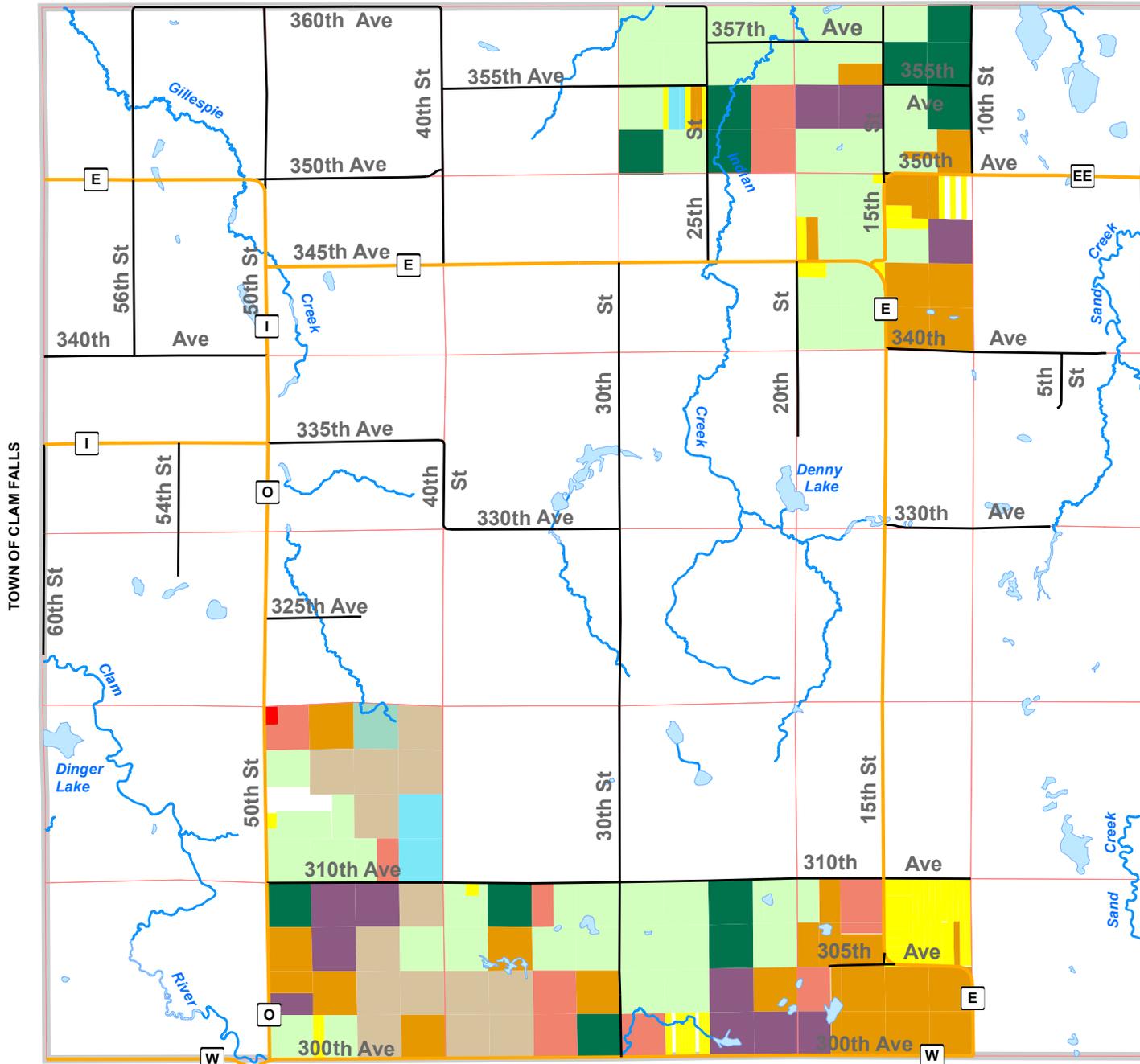
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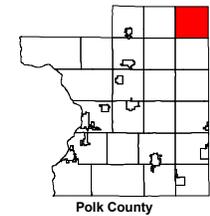


TOWN OF MCKINLEY

TOWN OF CLAM FALLS

BURNETT COUNTY

MAP 8-3 MULTIPLE LAND USE Town of Lorain Polk County Wisconsin



Land Use

- AGRICULTURAL
- COMMERCIAL
- COUNTY FOREST CROP
- MFL CLOSED POST 2004
- MFL CLOSED PRE 2005
- MULTIPLE USE
- PRODUCTIVE FOREST LANDS
- RESIDENTIAL
- UNDEVELOPED
- AREAS NOT PARCEL MAPPED



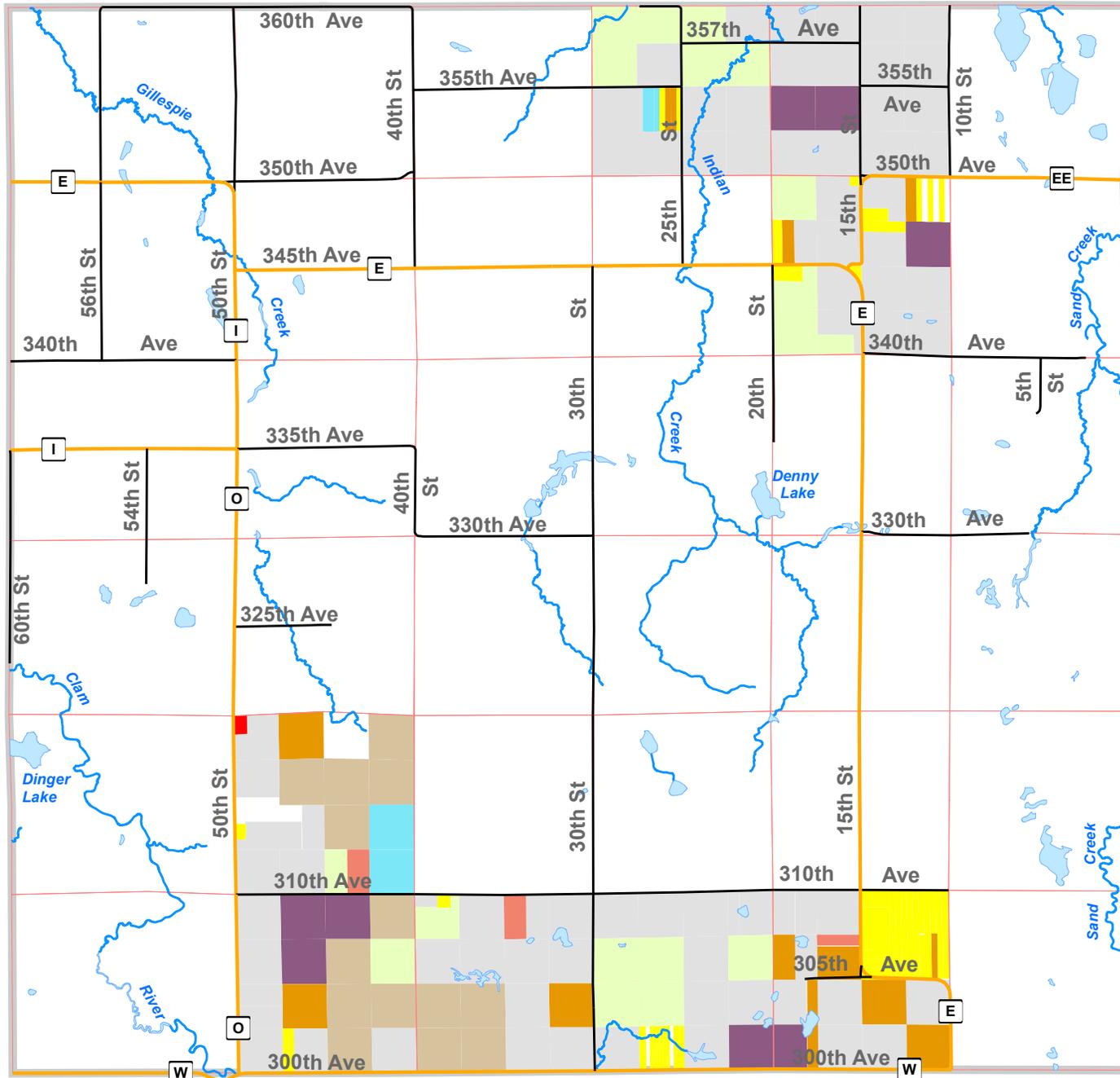
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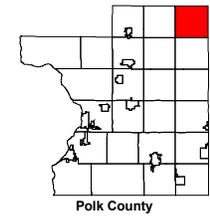


TOWN OF MCKINLEY

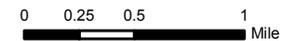
TOWN OF CLAM FALLS

BURNETT COUNTY

MAP 8-4 EXISTING ZONING DISTRICTS Town of Lorain Polk County Wisconsin



- SHORELAND
- AGRICULTURAL
- COMMERCIAL
- RECREATIONAL
- RESIDENTIAL
- RESTRICTED INDUSTRIAL
- COUNTY ROAD SHIELD
- COUNTY ROAD
- TOWNSHIP ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP
- UNINCORPORATED VILLAGE



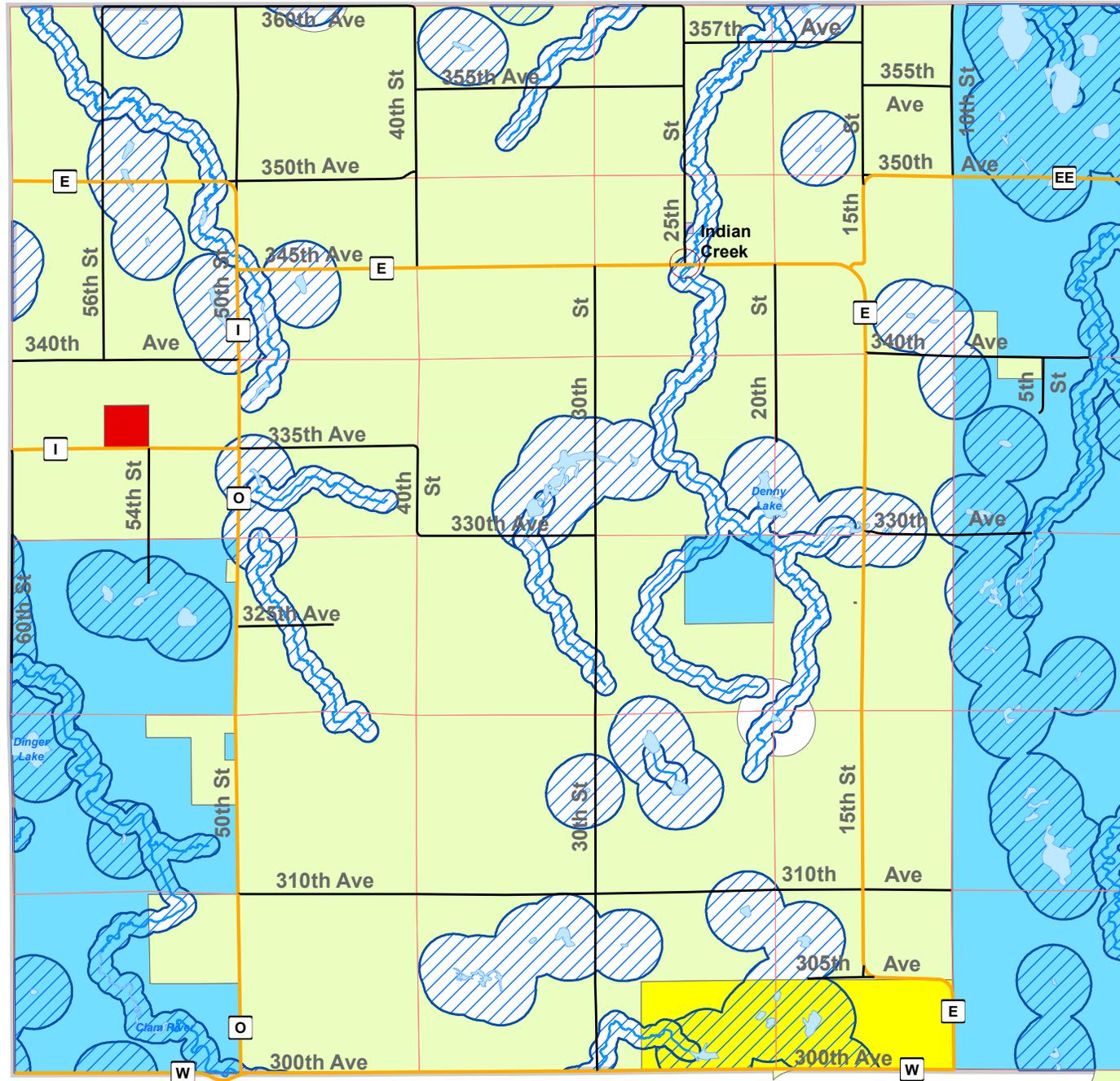
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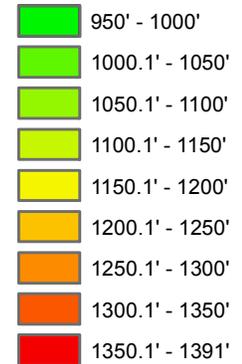
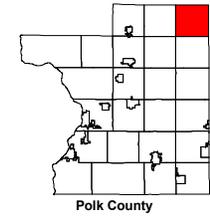
TOWN OF CLAM FALLS

BURNETT COUNTY

TOWN OF MCKINLEY

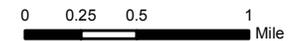
MAP 8-5 ELEVATION Town of Lorain

Polk County
Wisconsin



- COUNTY ROAD
- TOWNSHIP ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP

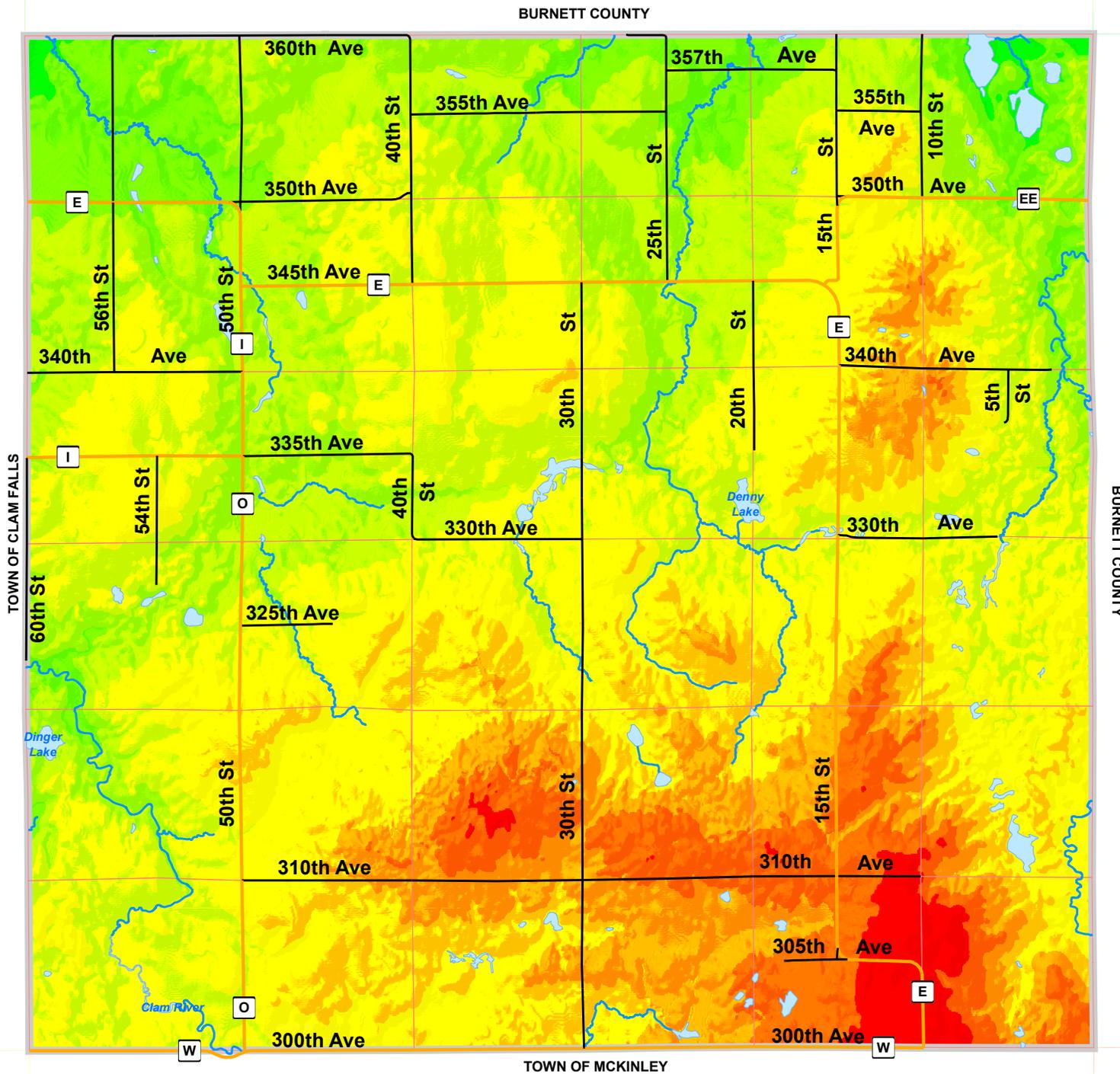
Elevation Data Source:
USGS National Elevation Data 10 Meter



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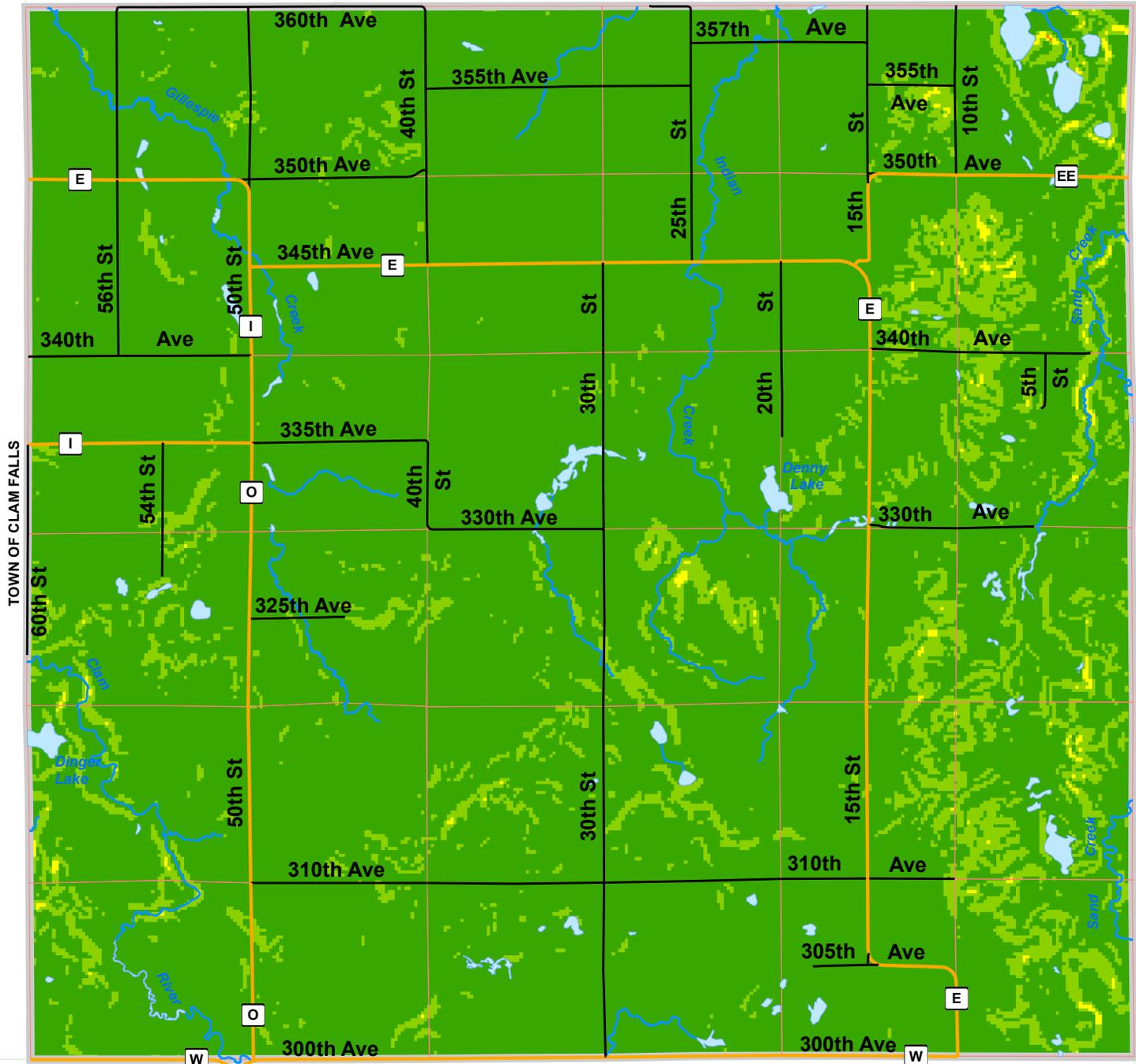
BURNETT COUNTY

BURNETT COUNTY

TOWN OF CLAM FALLS

TOWN OF MCKINLEY

BURNETT COUNTY



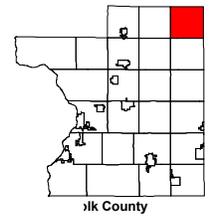
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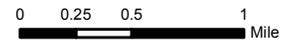
MAP 8-6 PERCENT SLOPE

Town of Lorain Polk County Wisconsin



- 0 - 3 PERCENT
- 3.01 - 6 PERCENT
- 6.01 - 9 PERCENT
- 9.01 - 12 PERCENT
- 12.01 - 25 PERCENT

- COUNTY ROAD SHIELD
- COUNTY ROAD
- TOWNSHIP ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP



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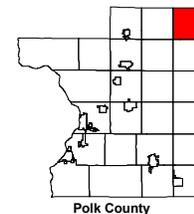
BURNETT COUNTY

MAP 8-7

LIMITATIONS TO DWELLINGS WITH BASEMENTS

Town of Lorain

Polk County Wisconsin

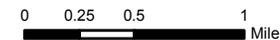


Soils Class

- SLIGHT
- MODERATE
- SEVERE

Source:
Natural Resources Conservation Service (NRCS)
Soil Survey Geographic (SSURGO) Database

- COUNTY ROAD SHIELD
- COUNTY ROAD
- TOWNSHIP ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP
- UNINCORPORATED VILLAGE

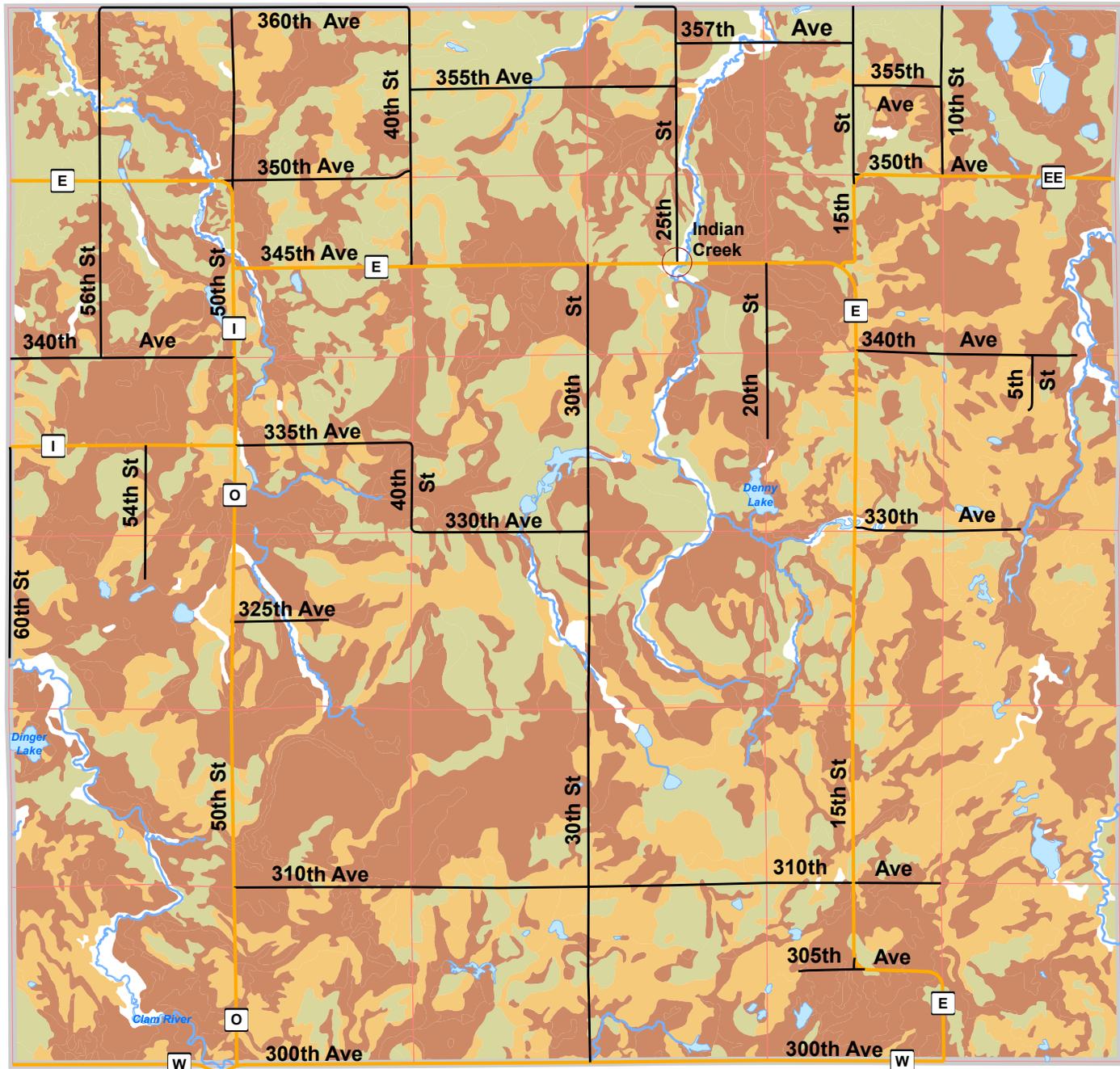


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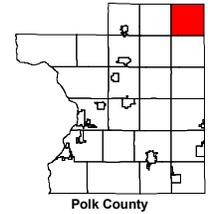
TOWN OF CLAM FALLS

BURNETT COUNTY

TOWN OF MCKINLEY

BURNETT COUNTY

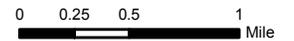
MAP 8-8 SEPTIC LIMITATIONS CONVENTIONAL Town of Lorain Polk County Wisconsin



- MODERATE
- SEVERE

Source:
Natural Resources Conservation Service (NRCS)
Soil Survey Geographic (SSURGO) Database

- COUNTY ROAD SHIELD
- COUNTY ROAD
- TOWNSHIP ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP
- UNINCORPORATED VILLAGE

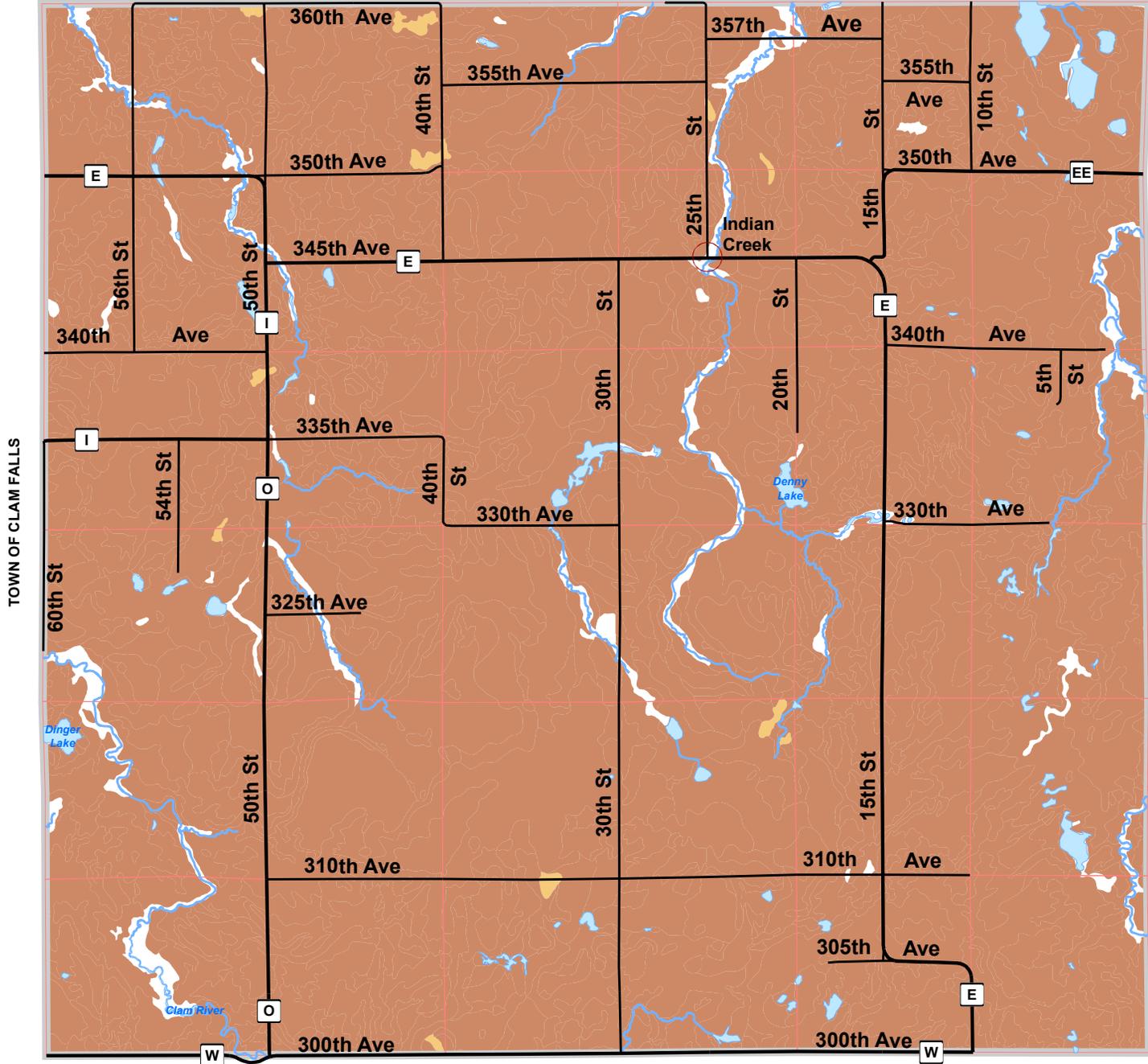


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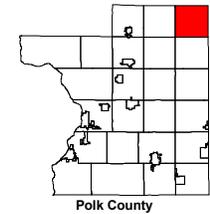
TOWN OF MCKINLEY

TOWN OF CLAM FALLS

BURNETT COUNTY

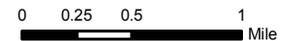
BURNETT COUNTY

MAP 8-9 FUTURE LAND USE Town of Lorain Polk County Wisconsin



- AGRICULTURAL LANDS
- COMMERCIAL
- FOREST
- RESIDENTIAL
- LIMITATIONS
- COUNTY ROAD SHIELD
- COUNTY ROAD
- TOWNSHIP ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP

Limitations to Development:
Floodplain, Wetland, and 12% or more Slope

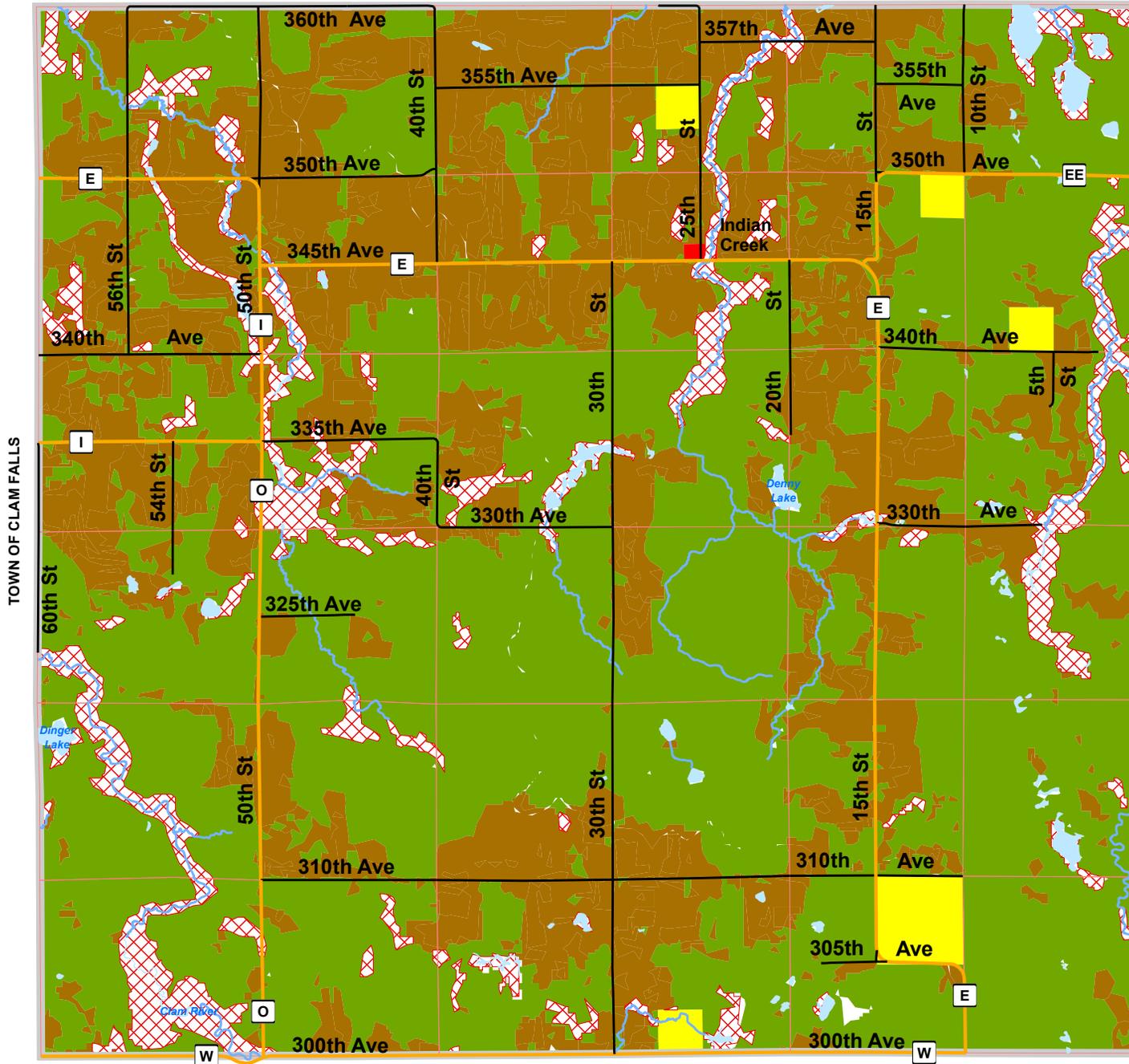


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6/1/09

This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.



TOWN OF CLAM FALLS

BURNETT COUNTY

TOWN OF MCKINLEY

ELEMENT 9: IMPLEMENTATION

- 9.1 EXISTING IMPLEMENTATION TOOLS**
- 9.2 IMPLEMENTING THE COMPREHENSIVE PLAN RECOMMENDATIONS**
- 9.3 CONSISTENCY AND INTEGRATION OF COMPREHENSIVE PLAN ELEMENTS**
- 9.4 METHODS TO ACHIEVE THE PLAN**
- 9.5 PROCESS FOR UPDATING THE COMPREHENSIVE PLAN**

9.1 EXISTING IMPLEMENTATION TOOLS

The town of Lorain is under Polk County's Comprehensive Zoning Ordinance and the Polk County Shoreland Ordinance for land use regulations. Currently the Town is also under the countywide subdivision ordinance which specifies a 1 acre minimum lot size.

9.2 IMPLEMENTING THE COMPREHENSIVE PLAN RECOMMENDATIONS

TASK: Approve the Comprehensive Plan

WHO: Town Board

WHEN: Spring 2009

TASK: Research the tools and options available to preserve the rural aesthetic character of the town of Lorain, such as: new zoning districts of x dwelling units per X acres, minimum lots sizes, conservation subdivisions, and others.

WHO: Town Board and Plan Commission

WHEN: Starting Immediately

TASK: Research the options for farmland preservation

WHO: Plan Commission

WHEN: Continuous

The Town of Lorain will routinely review and amend the future land use map and comprehensive plan. The Town recognizes that a comprehensive plan is not a static document and that it must evolve to reflect current conditions. Applications for rezoning and development that are inconsistent with the plan and future land use map will be reviewed and correspondence will be sent to Polk County for

their consideration. In some situations, it may even be desirable to amend the Town's plan (and maps) to accommodate a compatible, but previously unplanned use. Likewise, a change in county or regional policy, technological changes, or environmental changes may also impact the plan.

9.3 CONSISTENCY AND INTEGRATION OF COMPREHENSIVE PLAN ELEMENTS

The plan has been reviewed to ensure that the nine elements required by the Comprehensive Planning Legislation of the State of Wisconsin are consistent and integrated. As updates are made to this plan, it should be reviewed in its entirety to ensure consistency and integration of all of the elements.

9.4 METHODS TO ACHIEVE THE PLAN

In decisions affecting the Town of Lorain, this Comprehensive Plan will be consulted for direction on the choice to make. This document represents the opinions and wishes of the community that is the Town of Lorain. Future land use decisions and information on developing new regulations or incentives will be inline with the goals and objectives set forth in this document

9.5 PROCESS FOR UPDATING THE COMPREHENSIVE PLAN

Any change to the plan (including the plan maps) will be considered in the context of all nine required plan elements, including the visions, goals and policies expressed in this document. When amendments are considered the town will initiate a formal public hearing and distribution per the requirements of the Wisconsin Smart Growth Law. Any amendment to the Comprehensive Plan (including maps) will first be reviewed by the Plan Commission and a recommendation will be given to the Town Board for their consideration of approval.

POIK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2000 REAL ESTATE VALUATION SUMMARY
TOWN OF LORAIN
ALL DISTRICTS

GENERAL PROPERTY:	CODE	-----PARCEL COUNT-----			LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
		TOTAL	LAND	IMPROVE				
RESIDENTIAL	G1	200	200	137	1,251,600	4,588,700	5,840,300	757.800
COMMERCIAL	G2	6	5	4	49,700	161,400	211,100	16.990
MANUFACTURING	G3	0	0	0	0	0	0	0.000
AGRICULTURAL	G4	292	292	0	2,064,400	0	2,064,400	7,322.543
UNDEVELOPED	G5	229	229	0	647,000	0	647,000	2,029.080
AGRICULTURAL FOREST	G5M	0	0	0	0	0	0	0.000
PRODUCTIVE FOREST LANDS	G6	269	269	0	4,782,200	0	4,782,200	6,503.933
OTHER	G7	39	39	39	181,000	2,025,200	2,206,200	81.000
TOTAL GENERAL PROPERTY CODES		1035	1034	180	8,975,900	6,775,300	15,751,200	16,711.346

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	W1	7	7	0	196,000	0	196,000	280.000
PRIVATE FOREST CROP POST 71	W2	4	4	0	120,000	0	120,000	160.000
PRIVATE FOREST CROP SPECIAL	W3	0	0	0	0	0	0	0.000
COUNTRY FOREST CROP	W4	82	0	0	0	0	0	3,280.000
MFL OPEN POST 2004	W5	0	0	0	0	0	0	0.000
MFL CLOSED POST 2004	W6	0	0	0	0	0	0	0.000
MFL OPEN PRE 2005	W7	7	5	0	115,200	0	115,200	184.000
MFL CLOSED PRE 2005	W8	27	24	0	653,100	0	653,100	875.860
TOTAL WOODLAND TAX CODES		127	40	0	1,084,300	0	1,084,300	4,779.860

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0	0.000
STATE	X2	57	0	0	0	0	0	2,236.990
COUNTY	X3	8	0	0	0	0	0	63.900
OTHER	X4	9	0	0	0	0	0	105.610
TOTAL EXEMPT ACRES CODES		74	0	0	0	0	0	2,406.500
** FINAL TOTAL **		1236	1074	180				23,897.706
ACTUAL PARCEL COUNT		774						

POIK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2001 REAL ESTATE VALUATION SUMMARY
TOWN OF LORAIN
ALL DISTRICTS

REPORT #: VALSUM1ST
RUN DATE: 01/19/2009
RUN TIME: 05:21 PM
PAGE: 1

GENERAL PROPERTY:	CODE	-----PARCEL COUNT-----			LAND		IMPROVE		TOTAL		TOTAL ACRES
		TOTAL	LAND	IMPROVE	VALUE	VALUE	VALUE	VALUE			
RESIDENTIAL	G1	203	203	138	1,272,100	4,708,900	5,981,000	768,370			
COMMERCIAL	G2	6	5	4	49,700	161,400	211,100	16,990			
MANUFACTURING	G3	0	0	0	0	0	0	0.000			
AGRICULTURAL	G4	288	288	0	2,111,000	0	2,111,000	7,572,203			
UNDEVELOPED	G5	218	218	0	769,500	0	769,500	2,001,270			
AGRICULTURAL FOREST	G5M	0	0	0	0	0	0	0.000			
PRODUCTIVE FOREST LANDS	G6	264	264	39	5,728,700	0	5,728,700	6,245,633			
OTHER	G7	39	39	39	201,000	2,102,100	2,303,100	93,310			
TOTAL GENERAL PROPERTY CODES		1018	1017	181	10,132,000	6,972,400	17,104,400	16,697,776			

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	W1	7	7	0	266,000	0	266,000	280,000
PRIVATE FOREST CROP POST 71	W2	4	4	0	152,000	0	152,000	160,000
PRIVATE FOREST CROP SPECIAL	W3	0	0	0	0	0	0	0.000
COUNTY FOREST CROP	W4	83	0	0	0	0	0	3,320,000
MFL OPEN POST 2004	W5	0	0	0	0	0	0	0.000
MFL CLOSED POST 2004	W6	0	0	0	0	0	0	0.000
MFL OPEN PRE 2005	W7	7	7	0	174,000	0	174,000	184,000
MFL CLOSED PRE 2005	W8	27	27	0	824,000	0	824,000	875,860
TOTAL WOODLAND TAX CODES		128	45	0	1,416,000	0	1,416,000	4,819,860

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0	0.000
STATE	X2	57	0	0	0	0	0	2,236,990
COUNTY	X3	3	0	0	0	0	0	40,300
OTHER	X4	9	0	0	0	0	0	105,610
TOTAL EXEMPT ACRES CODES		69	0	0	0	0	0	2,382,900
** FINAL TOTAL **		1215	1062	181				23,900,536
ACTUAL PARCEL COUNT		776						

GENERAL PROPERTY:	CODE	-----PARCEL COUNT-----			LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
		TOTAL	LAND	IMPROVE				
RESIDENTIAL	G1	205	205	141	1,405,300	5,389,500	6,794,800	781.410
COMMERCIAL	G2	6	5	4	49,700	161,400	211,100	16.990
MANUFACTURING	G3	0	0	0	0	0	0	0.000
AGRICULTURAL	G4	283	283	0	1,264,600	0	1,264,600	7,534.453
UNDEVELOPED	G5	218	218	0	946,200	0	946,200	2,031.290
AGRICULTURAL FOREST	G5M	0	0	0	0	0	0	0.000
PRODUCTIVE FOREST LANDS	G6	256	256	0	5,806,500	0	5,806,500	5,938.383
OTHER	G7	39	39	39	228,000	2,365,200	2,593,200	93.310
TOTAL GENERAL PROPERTY CODES		1007	1006	184	9,700,300	7,916,100	17,616,400	16,395.836

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	W1	7	7	0	280,000	0	280,000	280.000
PRIVATE FOREST CROP POST 71	W2	2	2	0	80,000	0	80,000	80.000
PRIVATE FOREST CROP SPECIAL	W3	0	0	0	0	0	0	0.000
COUNTY FOREST CROP	W4	87	0	0	0	0	0	3,480.000
MFL OPEN POST 2004	W5	0	0	0	0	0	0	0.000
MFL CLOSED POST 2004	W6	0	0	0	0	0	0	0.000
MFL OPEN PRE 2005	W7	7	7	0	184,000	0	184,000	184.000
MFL CLOSED PRE 2005	W8	34	34	0	1,088,600	0	1,088,600	1,095.860
TOTAL WOODLAND TAX CODES		137	50	0	1,632,600	0	1,632,600	5,119.860

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0	0.000
STATE	X2	57	0	0	0	0	0	2,236.990
COUNTY	X3	3	0	0	0	0	0	40.300
OTHER	X4	9	0	0	0	0	0	105.610
TOTAL EXEMPT ACRES CODES		69	0	0	0	0	0	2,382.900
** FINAL TOTAL **		1213	1056	184				23,898.596
ACTUAL PARCEL COUNT		781						

POIK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2003 REAL ESTATE VALUATION SUMMARY
TOWN OF LORAIN
ALL DISTRICTS

REPORT #: VALSUM1ST
RUN DATE: 01/19/2009
RUN TIME: 05:19 PM
PAGE: 1

GENERAL PROPERTY:	CODE	-----PARCEL COUNT-----			LAND		IMPROVE		TOTAL		TOTAL ACRES
		TOTAL	LAND	IMPROVE	VALUE	VALUE	VALUE	VALUE			
RESIDENTIAL	G1	211	211	145	1,811,900	6,726,000	8,537,900	793.250			
COMMERCIAL	G2	6	5	4	46,000	139,400	185,400	16.990			
MANUFACTURING	G3	0	0	0	0	0	0	0.000			
AGRICULTURAL	G4	278	278	0	930,900	0	930,900	7,467.113			
UNDEVELOPED	G5	217	217	0	1,241,400	0	1,241,400	2,044.430			
AGRICULTURAL FOREST	G5M	0	0	0	0	0	0	0.000			
PRODUCTIVE FOREST LANDS	G6	251	251	0	6,381,400	0	6,381,400	5,730.383			
OTHER	G7	38	38	38	282,000	2,682,600	2,964,600	91.310			
TOTAL GENERAL PROPERTY CODES		1001	1000	187	10,693,600	9,548,000	20,241,600	16,143.476			

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	@ \$0.10	W1	7	7	0	308,000	0	308,000	280.000
PRIVATE FOREST CROP POST 71	@ \$1.66	W2	2	2	0	88,000	0	88,000	80.000
PRIVATE FOREST CROP SPECIAL	@ \$0.20	W3	0	0	0	0	0	0	0.000
COUNTY FOREST CROP		W4	89	0	0	0	0	0	3,560.000
MFL OPEN POST 2004	@ \$1.67	W5	0	0	0	0	0	0	0.000
MFL CLOSED POST 2004	@ \$8.34	W6	0	0	0	0	0	0	0.000
MFL OPEN PRE 2005	@ \$0.67	W7	8	8	0	245,300	0	245,300	224.000
MFL CLOSED PRE 2005	@ \$1.57	W8	38	38	0	1,350,500	0	1,350,500	1,225.860
TOTAL WOODLAND TAX CODES			144	55	0	1,991,800	0	1,991,800	5,369.860

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0	0	0.000
STATE	X2	57	0	0	0	0	0	0	2,236.990
COUNTY	X3	3	0	0	0	0	0	0	40.300
OTHER	X4	9	0	0	0	0	0	0	105.610
TOTAL EXEMPT ACRES CODES		69	0	0	0	0	0	0	2,382.900
** FINAL TOTAL **		1214	1055	187					23,896.236
ACTUAL PARCEL COUNT		784							

POLK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2005 REAL ESTATE VALUATION SUMMARY
TOWN OF LORAIN
ALL DISTRICTS

REPORT #: VALSUM1ST
RUN DATE: 01/19/2009
RUN TIME: 05:18 PM
PAGE: 1

GENERAL PROPERTY:	CODE	-----PARCEL COUNT-----			LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
		TOTAL	LAND	IMPROVE				
RESIDENTIAL	G1	210	210	149	2,033,500	7,296,900	9,330,400	779.430
COMMERCIAL	G2	6	5	4	46,000	139,400	185,400	16.990
MANUFACTURING	G3	0	0	0	0	0	0	0.000
AGRICULTURAL	G4	276	276	0	935,300	0	935,300	7,382.733
UNDEVELOPED	G5	212	212	0	977,500	0	977,500	2,016.810
AGRICULTURAL FOREST	G5M	90	90	0	957,600	0	957,600	1,269.470
PRODUCTIVE FOREST LANDS	G6	153	153	0	6,308,700	0	6,308,700	4,176.913
OTHER	G7	38	38	38	283,000	2,679,400	2,962,400	91.310
TOTAL GENERAL PROPERTY CODES		985	984	191	11,541,600	10,115,700	21,657,300	15,733.656

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	W1	7	7	0	420,000	0	420,000	280.000
PRIVATE FOREST CROP POST 71	W2	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP SPECIAL	W3	0	0	0	0	0	0	0.000
COUNTY FOREST CROP	W4	87	0	0	0	0	0	3,480.000
MFL OPEN POST 2004	W5	0	0	0	0	0	0	0.000
MFL CLOSED POST 2004	W6	12	11	0	430,100	0	430,100	317.580
MFL OPEN PRE 2005	W7	8	8	0	323,800	0	323,800	224.000
MFL CLOSED PRE 2005	W8	44	44	0	2,043,300	0	2,043,300	1,416.860
TOTAL WOODLAND TAX CODES		158	70	0	3,217,200	0	3,217,200	5,718.440

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0	0.000
STATE	X2	57	0	0	0	0	0	2,236.990
COUNTY	X3	3	0	0	0	0	0	40.300
OTHER	X4	9	0	0	0	0	0	105.610
TOTAL EXEMPT ACRES CODES		69	0	0	0	0	0	2,382.900
** FINAL TOTAL **		1212	1054	191				23,834.996
ACTUAL PARCEL COUNT		785						

POLK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2006 REAL ESTATE VALUATION SUMMARY
TOWN OF IORAIN
ALL DISTRICTS

REPORT #: VALSUM1ST
RUN DATE: 01/19/2009
RUN TIME: 05:17 PM
PAGE: 1

GENERAL PROPERTY:	-----PARCEL COUNT-----				LAND VALUE		IMPROVE VALUE		TOTAL VALUE		TOTAL ACRES
	CODE	TOTAL	LAND	IMPROVE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	ACRES			
RESIDENTIAL	G1	215	215	153	2,223,800	8,291,000	10,514,800	787.430			
COMMERCIAL	G2	6	5	4	47,000	143,500	190,500	16.990			
MANUFACTURING	G3	0	0	0	0	0	0	0.000			
AGRICULTURAL	G4	277	277	0	974,400	0	974,400	7,355.163			
UNDEVELOPED	G5	213	213	0	943,700	0	943,700	1,950.180			
AGRICULTURAL FOREST	G5M	89	89	0	982,700	0	982,700	1,226.100			
PRODUCTIVE FOREST LANDS	G6	156	156	0	6,933,700	0	6,933,700	4,316.283			
OTHER	G7	38	38	38	309,000	2,898,100	3,207,100	91.310			
TOTAL GENERAL PROPERTY CODES		994	993	195	12,414,300	11,332,600	23,746,900	15,743.456			

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	W1	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	W2	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP SPECIAL	W3	0	0	0	0	0	0	0.000
COUNTY FOREST CROP	W4	88	0	0	0	0	0	3,520.000
MFL OPEN POST 2004	W5	0	0	0	0	0	0	0.000
MFL CLOSED POST 2004	W6	12	12	0	508,800	0	508,800	317.580
MFL OPEN PRE 2005	W7	8	8	0	358,400	0	358,400	224.000
MFL CLOSED PRE 2005	W8	44	44	0	2,177,800	0	2,177,800	1,416.860
TOTAL WOODLAND TAX CODES		152	64	0	3,045,000	0	3,045,000	5,478.440

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0	0.000
STATE	X2	62	0	0	0	0	0	2,436.990
COUNTY	X3	4	0	0	0	0	0	80.300
OTHER	X4	10	0	0	0	0	0	145.610
TOTAL EXEMPT ACRES CODES		76	0	0	0	0	0	2,662.900
** FINAL TOTAL **		1222	1057	195				23,884.796
ACTUAL PARCEL COUNT		788						

POIK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2007 REAL ESTATE VALUATION SUMMARY
TOWN OF LORAIN
ALL DISTRICTS

REPORT #: VALSUM1ST
RUN DATE: 01/19/2009
RUN TIME: 05:16 PM
PAGE: 1

GENERAL PROPERTY:	CODE	-----PARCEL COUNT-----			LAND		IMPROVE		TOTAL		TOTAL ACRES
		TOTAL	LAND	IMPROVE	VALUE	VALUE	VALUE	VALUE			
RESIDENTIAL	G1	203	203	152	2,344,200	9,066,300	11,410,500	725.830			
COMMERCIAL	G2	6	5	4	51,000	143,500	194,500	16.990			
MANUFACTURING	G3	0	0	0	0	0	0	0.000			
AGRICULTURAL	G4	284	284	0	1,062,300	0	1,062,300	7,413.973			
UNDEVELOPED	G5	212	212	0	1,083,200	0	1,083,200	1,926.840			
AGRICULTURAL FOREST	G5M	92	92	0	1,302,000	0	1,302,000	1,302.000			
PRODUCTIVE FOREST LANDS	G6	155	155	0	8,154,500	0	8,154,500	4,065.343			
OTHER	G7	38	38	38	352,500	3,045,100	3,397,600	91.310			
TOTAL GENERAL PROPERTY CODES		990	989	194	14,349,700	12,254,900	26,604,600	15,542.286			

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	W1	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	W2	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP SPECIAL	W3	0	0	0	0	0	0	0.000
COUNTY FOREST CROP	W4	88	0	0	0	0	0	3,520.000
MFL OPEN POST 2004	W5	0	0	0	0	0	0	0.000
MFL CLOSED POST 2004	W6	17	17	0	1,024,000	0	1,024,000	511.580
MFL OPEN PRE 2005	W7	8	8	0	426,000	0	426,000	224.000
MFL CLOSED PRE 2005	W8	44	44	0	2,650,900	0	2,650,900	1,416.860
TOTAL WOODLAND TAX CODES		157	69	0	4,100,900	0	4,100,900	5,672.440

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0	0.000
STATE	X2	63	0	0	0	0	0	2,476.990
COUNTY	X3	5	0	0	0	0	0	43.200
OTHER	X4	10	0	0	0	0	0	145.610
TOTAL EXEMPT ACRES CODES		78	0	0	0	0	0	2,665.800
** FINAL TOTAL **		1225	1058	194				23,880.526
ACTUAL PARCEL COUNT		789						

POIK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2008 REAL ESTATE VALUATION SUMMARY
TOWN OF LORAIN
ALL DISTRICTS

REPORT #: VALSUM1ST
RUN DATE: 01/19/2009
RUN TIME: 05:14 PM
PAGE: 1

GENERAL PROPERTY:	-----PARCEL COUNT-----			LAND		IMPROVE		TOTAL		TOTAL ACRES
	CODE	TOTAL	LAND	IMPROVE	VALUE	VALUE	VALUE	VALUE		
RESIDENTIAL	G1	206	206	154	2,384,700	9,257,000	11,641,700	731.830		
COMMERCIAL	G2	6	5	4	51,000	143,500	194,500	16.990		
MANUFACTURING	G3	0	0	0	0	0	0	0.000		
AGRICULTURAL	G4	287	287	0	1,100,300	0	1,100,300	7,408.283		
UNDEVELOPED	G5	210	210	0	1,080,700	0	1,080,700	1,894.850		
AGRICULTURAL FOREST	G5M	93	93	0	1,327,000	0	1,327,000	1,327.000		
PRODUCTIVE FOREST LANDS	G6	155	155	0	8,040,500	0	8,040,500	4,007.960		
OTHER	G7	38	38	38	350,500	3,041,100	3,391,600	80.310		
TOTAL GENERAL PROPERTY CODES		995	994	196	14,334,700	12,441,600	26,776,300	15,467.223		

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	W1	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	W2	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP SPECIAL	W3	0	0	0	0	0	0	0.000
COUNTY FOREST CROP	W4	88	0	0	0	0	0	3,520.000
MFL OPEN POST 2004	W5	0	0	0	0	0	0	0.000
MFL CLOSED POST 2004	W6	19	19	0	1,182,000	0	1,182,000	590.580
MFL OPEN PRE 2005	W7	7	7	0	310,000	0	310,000	162.000
MFL CLOSED PRE 2005	W8	46	46	0	2,819,900	0	2,819,900	1,478.860
TOTAL WOODLAND TAX CODES		160	72	0	4,311,900	0	4,311,900	5,751.440

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0	0.000
STATE	X2	63	0	0	0	0	0	2,476.990
COUNTY	X3	5	0	0	0	0	0	43.200
OTHER	X4	10	0	0	0	0	0	145.610
TOTAL EXEMPT ACRES CODES		78	0	0	0	0	0	2,665.800
** FINAL TOTAL **		1233	1066	196				23,884.463
ACTUAL PARCEL COUNT		792						

POIK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2009 REAL ESTATE VALUATION SUMMARY
TOWN OF LORAIN
ALL DISTRICTS

REPORT #: VALSUM1ST
RUN DATE: 01/19/2009
RUN TIME: 05:15 PM
PAGE: 1

GENERAL PROPERTY:	CODE	-----PARCEL COUNT-----			LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
		TOTAL	LAND	IMPROVE				
RESIDENTIAL	G1	206	206	154	2,384,700	9,257,000	11,641,700	731.830
COMMERCIAL	G2	6	5	4	51,000	143,500	194,500	16.990
MANUFACTURING	G3	0	0	0	0	0	0	0.000
AGRICULTURAL	G4	287	287	0	1,099,000	0	1,099,000	7,408.283
UNDEVELOPED	G5	208	208	0	1,068,100	0	1,068,100	1,876.850
AGRICULTURAL FOREST	G5M	93	93	0	1,327,000	0	1,327,000	1,327.000
PRODUCTIVE FOREST LANDS	G6	155	155	0	8,040,500	0	8,040,500	4,007.960
OTHER	G7	38	38	38	350,500	3,040,300	3,390,800	80.310
TOTAL GENERAL PROPERTY CODES		993	992	196	14,320,800	12,440,800	26,761,600	15,449.223

WOODLAND TAX:								
PRIVATE FOREST CROP PRE 72	W1	@ \$0.10	0	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	W2	@ \$1.66	0	0	0	0	0	0.000
PRIVATE FOREST CROP SPECIAL	W3	@ \$0.20	0	0	0	0	0	0.000
COUNTY FOREST CROP	W4		88	0	0	0	0	3,520.000
MFL OPEN POST 2004	W5	@ \$1.67	0	0	0	0	0	0.000
MFL CLOSED POST 2004	W6	@ \$8.34	19	19	0	0	1,182,000	590.580
MFL OPEN PRE 2005	W7	@ \$0.67	7	7	0	0	310,000	162.000
MFL CLOSED PRE 2005	W8	@ \$1.57	46	46	0	0	2,819,900	1,478.860
TOTAL WOODLAND TAX CODES			160	72	0	0	4,311,900	5,751.440

EXEMPT ACRES:								
FEDERAL	X1		0	0	0	0	0	0.000
STATE	X2		63	0	0	0	0	2,476.990
COUNTY	X3		5	0	0	0	0	43.200
OTHER	X4		10	0	0	0	0	145.610
TOTAL EXEMPT ACRES CODES			78	0	0	0	0	2,665.800
** FINAL TOTAL **			1231	1064	196			23,866.463
ACTUAL PARCEL COUNT			795					

PUBLIC PARTICIPATION PLAN

Comprehensive Plan
Town of Lorain, Wisconsin

DRAFT

DATE: June 17, 2009

STATE OF WISCONSIN

POLK COUNTY

TOWN OF LORAIN

TOWN OF LORAIN
RESOLUTION # 2009-01
APPROVING A PUBLIC PARTICIPATION PLAN FOR THE
TOWN OF LORAIN COMPREHENSIVE PLAN

WHEREAS, the Lorain Town Board has approved a 30-month timeline to generate the Town of Lorain Comprehensive Plan which conforms with Wisconsin Planning statutes § 66.1001; and

WHEREAS, the Wisconsin Planning statute § 66.1001(4)(a) requires that a public participation plan be approved by the Town Board for the comprehensive planning process; and

WHEREAS, it is the desire of the Lorain Town Board that the public participation process for the Town of Lorain Comprehensive Plan provide reasonable opportunities for effective citizen input and involvement throughout the planning process; and

WHEREAS, development and adoption of a comprehensive plan will assist with the guiding and accomplishing of coordinated, adjusted and harmonious development of the Town which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the Town of Lorain Plan Commission collectively reviewed and recommended approval of the public participation plan at their June 22nd, 2009 meeting; and

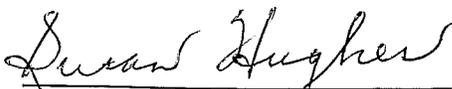
WHEREAS, the Town Board reviewed the public participation plan on June 26th, 2009; and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Lorain that the public participation plan for the Town of Lorain Comprehensive Plan is approved.

DATED this 26th day of June 2009.

ATTEST:

APPROVE:



Susan Hughes, Town Clerk



Richard Eggers, Town Chairman

INTRODUCTION

The purposes of this Public Participation Plan are:

- To ensure that members of the Town of Lorain community have various opportunities to contribute to the development of the Comprehensive Plan,
- To ensure that residents and plan participants remain informed during the development of the Comprehensive Plan, and
- To meet the requirements of Wisconsin's Comprehensive Planning Legislation (Wis. Stat. § 66.1001(4)(a)).

STATUTORY REQUIREMENTS

(Ch. 66.1001(4)(a) Wis. Stats.)

"The governing body of a local government unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments."

OBJECTIVES

- Ensure that all planning decisions are open to public comment;
- Produce better planning decisions;
- Support and add credibility to all Town decision-making processes;
- Provide many different types of opportunities for public involvement to increase the number of participants
- Provide opportunities to disseminate information about the Plan and process to all segments of the Town; and,
- Strengthen the relationship between decision makers and citizens

The Town of Lorain has designated the Plan Commission to lead the comprehensive planning effort and public involvement in it.

The following activities have been developed to encourage public participation. It is possible that additional opportunities for public participation may be identified and made available during the planning process.

PUBLIC PARTICIPATION ACTIVITIES

Listed below are the various methods that will be used by the Town to obtain public participation.

Public Education Meeting

Public education meetings will be conducted to ensure that residents have sufficient subject matter background to participate fully and effectively in the comprehensive planning process. The first meeting will be conducted in advance of the community-wide survey. Additional meetings will be held throughout the process when necessary to improve citizen understanding of an issue or to provide technical information necessary to understand an issue.

Media

Internet: The Polk County Planning Division's website will contain pertinent information relating to the Comprehensive Plan. This information may include the project schedule, meeting notes and agendas, draft plan elements and reports, maps, photographs and survey results.

Public Postings

A display/posting will be established in one or more public spaces, such as in churches, the newspaper and stores. The posted information may include the project schedule, meeting notes and agendas, draft plan elements and reports, maps, photographs and survey results.

Survey

Community-wide Survey: The Town Planning Commission and County Planner will work together to design a mail-based survey that aims to engage a broad spectrum of the Town population. The survey will elicit values and ideas of the community as they pertain to the elements of the comprehensive plan.

Plan Development Meetings

All meetings on the Comprehensive Plan shall be open to the public and posted pursuant to Wis. Stat. § 985.02(2). Meetings will be conducted that cover all or part of an element in the comprehensive plan or issues related to the comprehensive plan.

Public Hearing

The Plan Commission will host a public hearing of the draft Comprehensive Plan to provide further opportunity for individuals to testify about the Plan. The format of the presentation will include (1) a summary of the purpose and need for the Plan, (2)

planning process and public involvement, (3) the primary components of the nine required plan elements, (4) the recommended future preferred land use map and (5) comments received during the 30-day comment period.

The public notice announcing the required public hearing on the plan shall be published as a class 1 notice, pursuant to Wis. Stat. § 985.02(1), at least 30 days prior to the hearing. The class 1 notice shall include the following:

- date, time and place of the hearing,
- a summary of the Draft Town of Lorain Comprehensive Plan,
- the name of the Town representative who may provide additional information regarding the Plan, and
- where and when a copy of the recommended Comprehensive Plan may be viewed prior to the hearing, and how a copy of the plan may be obtained.

The Town of Lorain Draft Comprehensive Plan shall be made available for viewing by the general public at the same time as the hearing notice is published. Copies of the recommended plan shall be available on the Polk County website and physical location(s) to be determined. Members of the public who wish to obtain a hard copy of the recommended Plan may submit a written request and pay duplication costs.

After the notice of the public hearing has been published, those wishing to submit written comments on the plan may do so until one week prior to the public hearing. Written comments on the recommended Plan shall be submitted to the Plan Commission and the Town Board. Written comments received prior to the public hearing will be addressed at the hearing and will be weighted equally to oral testimony. A review of the proposed revisions of the Draft Town of Lorain Comprehensive Plan will be completed at the public hearing. All approved revisions will be posted in the meeting summary and included in the official minutes of the public hearing.

Prior to adoption, the Comprehensive Plan will require recommendation by the Plan Commission. Additionally, all criteria established by the Wisconsin Department of Administration for Comprehensive Plans will be met.

After the public hearing is completed, the Town Board will take action on adopting the comprehensive plan by ordinance. Future amendments to the Town of Lorain Comprehensive Plan will follow the same procedure.

In accordance with State Statute 66.1001(4), one copy of the adopted plan (or future amendments to the plan) shall be sent to the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Town of Lorain.
2. The clerk of every governmental unit that is adjacent to the Town of Lorain.
3. The Wisconsin Land Council.
4. The Wisconsin Department of Administration.
5. The West Central Wisconsin Regional Planning Commission.

6. The Public Library.

ESTIMATED TIMELINE

PUBLIC PARTICIPATION SCHEDULE	2007			2008												2009								
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	
Public Participation Plan Adoption	█	█																						
Public Education Meeting				█																				
Community-wide Survey				█																				
Public Postings																								
Plan Dvlpmt Meeting																								
Public Hearing																								

Town of Lorain Survey Results

TABLE OF CONTENTS

Written Results	2
Numerical Results	6
Survey	10
Written Responses: Question 6	14
Written Responses: Question 11	17
Written Responses: Question 21	20
Written Responses: Other	22

WRITTEN RESULTS

The Town of Lorain Community Survey was mailed in April 2008 to 289 property owners with 2 surveys in each mailing. 183 surveys were completed and returned, which equals a 31.7% response rate.

The results were broken down into comparative groups:

Retired vs. Working

Resident vs. Non-resident

Satisfied vs. Dissatisfied

Acres: 0-5 vs. Acres: 5-35 vs. Acres: 35-80 vs. Acres: 80+

Below are the questions from the survey with a short summary of the responses for each.

1. Do you live in the Town of Lorain most or all of the year?

51% live in Lorain and 49% do not. Those owning less than 80 acres have a higher percentage of non-residents (60%-62%)

2. If not, which are you?

92% of non-residents own recreational land. The remaining 8% said that they are summer residents.

3. If you consider your property in the Town of Lorain your second residence, do you plan on making it your primary residence?

79% of respondents (63 people) said that they will NOT make their secondary residence their primary residence and 21% said they would.

4. How satisfied are you with the Town of Lorain as a place to live or own land?

94% of respondents are either very satisfied (50%) or somewhat satisfied (44%). Residents tend to be the most satisfied with the Town with 60% responding 'very satisfied'.

5. Please rate the quality of the following services:

The service with the highest dissatisfaction rating was recycling (15%). The highest satisfaction rating was plowing (72%). The highest neutral rating was public schools (59%).

	Satisfied	Neutral	Dissatisfied
A. Road Maintenance	67%	23%	10%
B. Plowing	72%	24%	4%
C. Salting/Sanding roads	62%	33%	5%
C. Recycling	27%	58%	15%
D. Fire	67%	33%	1%
E. Public School	33%	59%	8%

6 Why are you satisfied / dissatisfied with the Town of Lorain as a place to live?

Many responses spoke to the natural beauty, quiet and rural atmosphere. See *Written Responses: Question 6* for a complete list of the responses.

7 & 8. In your opinion, how important were the following reasons for you and/or your family in choosing the Town of Lorain as a place to live or own land? And what are the 3 most important reasons?

Rural atmosphere/natural beauty (24%) is the most important reason for choosing Lorain as a place to live with recreational opportunities (20%) coming in a close second.

9. What should the pace of development in the Town be over the next 10 years?

The vast majority (80%) feel that the pace of development should remain the same. The remaining 20% were split equally between slower and faster development.

10. How important is it to retain the Town's rural/agricultural character in the future?

The vast majority (79%) feel that retaining the rural/agricultural character in the future is very important.

11. What do you feel is the single biggest issue facing Lorain over the next several years?

'Taxes' was the most common answer and growth was another major concern, but there was a wide variety of responses. See *Written Responses: Question 11* for a full list of responses.

12A. The Town of Lorain should be mostly rural.

78% strongly agreed and 21% agreed.

12B. The Town of Lorain should promote more business development.

10% strongly agreed, 27% somewhat agreed, 34% somewhat disagreed and 30% strongly disagreed.

12C. The Town of Lorain should promote the preservation of farmland.

96% of total respondents either strongly agreed (59%) or somewhat agreed (37%). The 2 comparative groups that feel the strongest about preserving farmland were those owning 5-35 acres and residents, each with 65% strongly agreeing. Surprisingly the group with the lowest percentage of respondents strongly agreeing was those owning over 80 acres, with 48%. They did however have 50% somewhat agreeing.

12D. Town land use policies should be strengthened to guide growth.

70% either strongly agreed (28%) or somewhat agreed (42%)

12E. Land use conflicts between agriculture and residential development are currently a problem in the Town.

Only 6% strongly agreed, 35% somewhat agreed, 40% somewhat disagreed and 19% strongly disagreed. Those owning fewer than 35 acres tend to agree more (56% of those owning 0-5 acres and 69% of those owning 5-35 acres somewhat agree).

12F. There is concern about the use of chemicals to remove brush in right-of-ways.

35% strongly agree, 33% somewhat agree, 23% somewhat disagree and 9% strongly disagree. Those owning 3-35 agree more than the total respondents with 91% agreeing. Those owning 80 or more acres are evenly divided between agreeing and disagreeing.

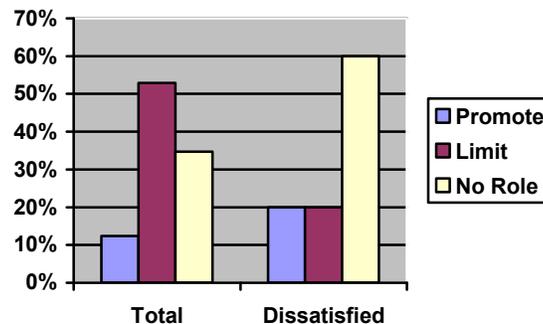
12G. Approximately 25% of the acreage in the Town of Lorain is publicly owned. This should be a concern to the local government.

Responses were fairly evenly split between all choices (25% strongly agree, 29% somewhat agree, 23% somewhat disagree and 23% strongly disagree). Those owning 80 acres or more

agree the most with 64% of respondents either strongly agreeing or somewhat agreeing. Those that are dissatisfied disagree the most with 63% either strongly disagreeing or somewhat disagreeing.

13. The Town of Lorain should try to promote a greater amount, limit or have no role in new housing development.

53% feel that the amount of housing development should be limited, 35% feel that the Town should have no role and 12% feel that housing development should be promoted. Those that are dissatisfied had the strongest opinion for the Town to have no role in new housing development.



14. What types of new development are appropriate for the Town of Lorain?

Housing: The two types of housing developments that are most wanted are single-family homes (46%) and seasonal housing (22%).

Commercial/Industrial: The responses for commercial/industrial development were more mixed than housing development. 19% do not want to see new commercial or industrial development, 19% want businesses related to farming, 18% want home-based businesses and 14% want neighborhood shopping and offices.

15. What natural features are the most important to preserve?

Scenic views are the most favored natural feature (27%) and wetlands came in second (25%). Water quality is the least important (15%).

16. Where is the primary place of work for all adults in your household?

28% are retired, 15% work elsewhere in Polk County, 14% work in MN, 12% work in another WI County and 11% work at home in a farm business.

17. How many total acres in the Town of Lorain are owned by the members of your household?

Of total respondents 30% own more than 80 acres, 30% own 35 to 80 acres, 25% own 5 to 35 acres and 15% own 1 to 5 acres.

18 & 19 & 20. If you raised children in Lorain who are now grown, did they leave the Town when they graduated high school? What was their reason for leaving? And did any of your children return?

28% of respondents said their children left to attend college, 25% left to get a better job elsewhere, and 18% left because there are no jobs in the area.

21. Please share any additional comments you may have.
 Various responses. See Written Responses: Question 21

22. Gender:	<input type="checkbox"/> Male 65%		<input type="checkbox"/> Female 35%			
23. Age:	<input type="checkbox"/> 18-24 1%	<input type="checkbox"/> 25-34 2%	<input type="checkbox"/> 35-44 9%	<input type="checkbox"/> 45-54 26%	<input type="checkbox"/> 55-64 33%	<input type="checkbox"/> 65 and older 30%
24. Employment status:	<input type="checkbox"/> Employed full time 33%		<input type="checkbox"/> Employed part time 8%		<input type="checkbox"/> Unemployed 1%	
	<input type="checkbox"/> Self Employed 20%		<input type="checkbox"/> Retired 35%		<input type="checkbox"/> Other: _____ 3%	
25. Housing:	<input type="checkbox"/> Own 97%		<input type="checkbox"/> Rent 1%		<input type="checkbox"/> Other: 3%	
26. Number of adults (over 18) in household:	<input type="checkbox"/> 1 9%	<input type="checkbox"/> 2 79%	<input type="checkbox"/> 3 12%	<input type="checkbox"/> 4 0%	<input type="checkbox"/> 5 0%	<input type="checkbox"/> 6 or more 0%
27. Number of children (under 18) in household:	<input type="checkbox"/> 0 75%	<input type="checkbox"/> 1 9%	<input type="checkbox"/> 2 7%	<input type="checkbox"/> 3 5%	<input type="checkbox"/> 4 1%	<input type="checkbox"/> 5 or more 3%
28. What is your approximate annual household income?	<input type="checkbox"/> Less than \$15,000 6%		<input type="checkbox"/> \$15,000 - \$24,999 15%		<input type="checkbox"/> \$25,000 - \$49,999 20%	
	<input type="checkbox"/> \$50,000 - \$74,999 23%		<input type="checkbox"/> \$75,000 - \$99,999 11%		<input type="checkbox"/> \$100,000 or more 25%	
29. How long have you lived in the Town of Lorain?	<input type="checkbox"/> Less than 1 year 2%		<input type="checkbox"/> 1 to 5 years 14%		<input type="checkbox"/> 6 to 10 years 11%	
	<input type="checkbox"/> 11 to 15 years 12%		<input type="checkbox"/> 16 to 20 years 6%		<input type="checkbox"/> 21 to 30 years 19%	
	<input type="checkbox"/> Over 30 years 37%					

		ACRES: 0-5			ACRES: 5-35			ACRES: 35 to 80			ACRES: 80+			RESIDENT			NONRESIDENT			SATISFIED			DISSATISFIED			RETIRED			WORKING				
		# Resp	% Resp	# Resp	% Resp	# Resp	% Resp	# Resp	% Resp	# Resp	% Resp	# Resp	% Resp	# Resp	% Resp	# Resp	% Resp	# Resp	% Resp	# Resp	% Resp	# Resp	% Resp	# Resp	% Resp	# Resp	% Resp	# Resp	% Resp				
1	y	91	50.8%	10	38.5%	10	40.0%	20	37.7%	35	67.3%	91	100.0%	0	0.0%	83	52.2%	5	45.5%	34	49.3%	59	51.3%	34	49.3%	59	51.3%	34	49.3%	59	51.3%		
2	s	7	8.1%	0	0.0%	0	0.0%	2	5.9%	0	0.0%	1	100.0%	6	7.1%	7	9.2%	0	0.0%	5	14.3%	1	1.9%	5	14.3%	1	1.9%	5	14.3%	1	1.9%		
3	r	79	91.9%	15	100.0%	14	100.0%	32	94.8%	14	100.0%	0	0.0%	0	0.0%	69	90.8%	5	100.0%	30	85.7%	52	98.1%	30	85.7%	52	98.1%	30	85.7%	52	98.1%	30	85.7%
4	n	63	78.8%	11	84.6%	11	91.7%	23	74.2%	11	64.7%	2	40.0%	3	60.0%	14	18.7%	16	22.2%	2	6.7%	28	93.3%	28	93.3%	36	72.0%	28	93.3%	36	72.0%	28	93.3%
5	ss	85	49.7%	12	50.0%	10	43.5%	21	42.9%	29	58.0%	53	60.2%	32	38.0%	44	53.1%	85	53.1%	0	0.0%	38	56.7%	46	42.2%	38	56.7%	46	42.2%	38	56.7%	46	42.2%
6	sd	75	43.9%	9	37.5%	11	47.8%	25	51.0%	18	34.7%	30	34.1%	30	34.1%	30	34.1%	75	46.9%	0	0.0%	22	32.8%	57	52.3%	22	32.8%	57	52.3%	22	32.8%	57	52.3%
7	vd	10	5.8%	2	8.3%	1	4.3%	3	6.1%	3	6.0%	5	5.7%	5	5.7%	5	5.7%	0	0.0%	0	0.0%	6	9.0%	6	9.0%	6	9.0%	6	9.0%	6	9.0%	6	9.0%
8	vd	1	0.6%	1	4.2%	1	4.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
9	A	116	66.7%	15	65.2%	15	68.2%	36	69.2%	36	67.9%	56	61.5%	56	61.5%	58	71.6%	107	68.6%	3	30.0%	51	76.1%	66	58.9%	51	76.1%	66	58.9%	51	76.1%	66	58.9%
10	d	40	23.0%	8	34.8%	7	31.8%	11	21.2%	10	18.9%	20	22.0%	20	22.0%	20	24.7%	36	23.1%	3	40.0%	9	13.4%	30	26.8%	9	13.4%	30	26.8%	9	13.4%	30	26.8%
11	d	18	10.3%	0	0.0%	0	0.0%	5	9.6%	7	13.2%	15	16.5%	15	16.5%	3	3.7%	13	8.3%	4	40.0%	7	10.4%	16	14.3%	7	10.4%	16	14.3%	7	10.4%	16	14.3%
12	s	124	71.7%	17	77.3%	18	81.8%	39	75.0%	41	77.4%	68	74.7%	68	74.7%	54	67.5%	116	74.4%	3	33.3%	52	77.6%	76	67.9%	52	77.6%	76	67.9%	52	77.6%	76	67.9%
13	n	42	24.3%	5	22.7%	4	18.2%	12	23.1%	11	20.8%	16	17.6%	16	17.6%	26	32.5%	34	21.8%	5	55.6%	11	16.4%	31	27.7%	11	16.4%	31	27.7%	11	16.4%	31	27.7%
14	d	7	4.0%	0	0.0%	0	0.0%	1	1.9%	1	1.9%	7	7.7%	7	7.7%	0	0.0%	6	3.8%	1	11.1%	4	6.0%	5	4.5%	4	6.0%	5	4.5%	4	6.0%	5	4.5%
15	s	106	61.6%	17	77.3%	16	72.7%	35	68.6%	36	67.9%	61	67.0%	61	67.0%	43	54.4%	98	63.2%	4	44.4%	47	71.2%	63	56.3%	47	71.2%	63	56.3%	47	71.2%	63	56.3%
16	d	57	33.1%	5	22.7%	5	22.7%	16	31.4%	14	26.4%	21	23.1%	21	23.1%	36	45.6%	49	31.6%	4	44.4%	16	24.2%	41	36.6%	16	24.2%	41	36.6%	16	24.2%	41	36.6%
17	d	9	5.2%	0	0.0%	1	4.5%	0	0.0%	3	5.7%	9	9.9%	9	9.9%	0	0.0%	8	5.2%	1	11.1%	3	4.5%	8	7.1%	3	4.5%	8	7.1%	3	4.5%	8	7.1%
18	s	42	26.6%	6	30.0%	5	23.8%	11	22.9%	13	28.3%	33	37.5%	33	37.5%	8	11.6%	40	28.0%	1	12.5%	19	31.7%	22	21.0%	19	31.7%	22	21.0%	19	31.7%	22	21.0%
19	n	92	58.2%	12	60.0%	12	57.1%	31	64.6%	26	56.5%	37	42.0%	37	42.0%	65	79.7%	84	58.7%	4	50.0%	35	58.3%	64	61.0%	35	58.3%	64	61.0%	35	58.3%	64	61.0%
20	d	24	15.2%	2	10.0%	4	19.0%	6	12.5%	7	15.2%	18	20.5%	18	20.5%	6	8.7%	19	13.3%	3	37.5%	6	10.0%	19	18.1%	6	10.0%	19	18.1%	6	10.0%	19	18.1%
21	s	110	66.7%	13	65.0%	14	66.7%	22	44.9%	44	88.0%	76	85.4%	76	85.4%	42	43.2%	100	67.1%	5	55.6%	39	60.9%	73	68.2%	39	60.9%	73	68.2%	39	60.9%	73	68.2%
22	n	54	32.7%	7	35.0%	7	33.3%	26	53.1%	6	12.0%	12	13.5%	12	13.5%	42	56.8%	48	32.2%	4	44.4%	24	31.8%	34	31.8%	24	31.8%	34	31.8%	24	31.8%	34	31.8%
23	d	1	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	1.1%	1	1.1%	0	0.0%	1	0.7%	0	0.0%	0	0.0%	1	1.6%	0	0.0%	1	1.6%	0	0.0%		
24	s	54	33.1%	8	40.0%	7	33.3%	10	20.8%	23	46.0%	41	46.1%	41	46.1%	11	15.3%	52	35.4%	1	11.1%	20	31.7%	38	35.2%	20	31.7%	38	35.2%	20	31.7%	38	35.2%
25	n	96	58.9%	10	50.0%	12	57.1%	35	72.9%	22	44.0%	36	40.4%	36	40.4%	60	83.3%	84	57.1%	7	77.8%	38	60.3%	61	56.5%	38	60.3%	61	56.5%	38	60.3%	61	56.5%
26	d	13	8.0%	2	10.0%	2	9.5%	3	6.3%	5	10.0%	12	13.5%	12	13.5%	1	1.4%	11	7.5%	1	11.1%	5	7.9%	9	8.3%	5	7.9%	9	8.3%	5	7.9%	9	8.3%
27	A	20	12.3%	2	9.5%	1	4.2%	1	2.1%	12	25.5%	18	22.2%	18	22.2%	2	2.5%	19	13.3%	1	10.0%	3	5.1%	19	17.1%	3	5.1%	19	17.1%	3	5.1%	19	17.1%
28	i	21	13.0%	2	9.5%	1	4.2%	6	12.5%	7	14.9%	15	18.5%	15	18.5%	6	7.5%	17	14.0%	1	10.0%	4	6.8%	17	15.9%	4	6.8%	17	15.9%	4	6.8%	17	15.9%
29	i	40	24.7%	4	19.0%	6	25.0%	18	37.5%	8	17.0%	18	22.2%	18	22.2%	22	27.5%	35	24.5%	1	10.0%	18	30.5%	25	22.5%	18	30.5%	25	22.5%	18	30.5%	25	22.5%
30	ni	81	50.0%	13	61.9%	16	66.7%	23	47.9%	20	42.8%	30	37.0%	30	37.0%	50	62.5%	69	48.3%	7	70.0%	34	57.6%	50	45.0%	34	57.6%	50	45.0%	34	57.6%	50	45.0%
31	i	16	10.1%	1	5.0%	1	4.5%	2	4.3%	9	19.1%	14	17.3%	14	17.3%	2	2.6%	15	10.6%	0	0.0%	4	6.8%	15	14.0%	4	6.8%	15	14.0%	4	6.8%	15	14.0%
32	i	24	15.2%	4	20.0%	3	13.6%	4	8.5%	8	17.0%	20	24.7%	20	24.7%	4	5.3%	23	16.3%	0	0.0%	8	13.6%	17	15.9%	8	13.6%	17	15.9%	8	13.6%	17	15.9%
33	n	48	30.4%	3	15.0%	6	27.3%	17	36.2%	15	31.9%	22	27.2%	22	27.2%	25	32.9%	41	29.1%	3	33.3%	18	30.5%	30	28.0%	18	30.5%	30	28.0%	18	30.5%	30	28.0%
34	ni	70	44.3%	12	60.0%	12	54.5%	24	51.1%	15	31.9%	25	30.9%	25	30.9%	45	59.2%	62	44.0%	6	66.7%	29	49.2%	45	42.1%	29	49.2%	45	42.1%	29	49.2%	45	42.1%
35	vi	94	54.7%	9	39.1%	9	37.5%	32	60.4%	27	55.1%	33	38.4%	33	38.4%	60	70.6%	86	56.6%	4	36.4%	36	55.4%	62	54.9%	36	55.4%	62	54.9%	36	55.4%	62	54.9%
36	i	46	26.7%	8	34.8%	8	33.3%	13	24.5%	15	30.6%	30	34.9%	30	34.9%	16	18.8%	39	25.7%	4	36.4%	17	26.2%	35	31.0%	17	26.2%	35	31.0%	17	26.2%	35	31.0%
37	n	22	12.8%	4	17.4%	5	20.8%	6	11.3%	4	8.2%	15	17.4%	15	17.4%	7	8.2%	18	11.8%	2	18.2%	8	12.3%	12	10.6%	8	12.3%	12	10.6%	8	12.3%	12	10.6%
38	ni	10	5.8%	2	8.7%	2	8.3%	2	3.8%	3	6.1%	8	9.3%	8	9.3%	2	2.4%	9	5.9%	1	9.1%	4	6.2%	4	3.5%	4	6.2%	4	3.5%	4	6.2%		
39	vi	39	23.6%	6	30.0%	5	21.7%	11	21.6%	13	27.1%	27	31.4%	27	31.4%	12	15.4%	38	25.9%	1	10.0%	15	24.2%	25	22.7%	15	24.2%	25	22.7%	15	24.2%	25	22.7%
40	i	45	27.3%	6	30.0%	5	21.7%	14	27.5%	11	22.9%	17	19.8%	17	19.8%	28	35.9%	40	27.2%	3	30.0%	21	33.9%	31	28.2%	21	33.9%	31	28.2%	21	33.9%	31	28.2%
41	i	45	27.3%	2	10.0%	7	30.																										

I	ni	49	5	29.9%	10	52.6%	9	42.9%	14	27.5%	11	22.9%	27	32.9%	22	27.2%	44	30.3%	4	36.4%	14	23.3%	35	31.5%	
	vi	50	3	30.3%	3	14.3%	5	20.8%	9	17.6%	20	42.8%	35	41.2%	14	17.7%	45	30.8%	2	20.0%	13	21.7%	39	34.5%	
	i	45	27	23.7%	8	38.1%	7	29.2%	13	25.5%	15	32.9%	18	21.9%	17	21.5%	41	28.1%	2	20.0%	16	28.3%	32	28.3%	
	ni	39	23	23.6%	7	33.3%	8	33.3%	16	31.4%	7	14.9%	25	17.6%	24	30.4%	33	22.6%	2	20.0%	17	28.3%	22	19.5%	
	ni	31	18	18.8%	3	14.3%	4	16.7%	13	25.5%	5	10.8%	7	8.2%	24	30.4%	27	18.5%	4	40.0%	14	23.3%	20	17.7%	
	vi	19	11	11.7%	2	10.0%	2	8.7%	4	7.8%	9	18.8%	4	4.8%	15	19.0%	17	11.6%	0	0.0%	6	10.0%	13	11.8%	
	vi	32	19	19.6%	3	15.0%	3	13.0%	11	21.6%	8	16.7%	15	18.1%	17	21.5%	30	20.5%	1	11.1%	14	23.3%	20	18.2%	
	ni	47	28	28.8%	8	40.0%	10	43.5%	11	21.6%	12	25.0%	29	34.9%	17	21.5%	43	29.5%	2	22.2%	20	33.3%	28	25.5%	
	ni	65	39	39.9%	7	35.0%	8	34.8%	25	49.0%	19	39.6%	35	42.2%	30	38.0%	56	38.4%	6	66.7%	20	33.3%	49	44.5%	
	vi	7	53.8%	0	0.0%	0	0.0%	0	0.0%	4	57.1%	1	50.0%	5	33.3%	2	33.3%	6	54.5%	1	100.0%	2	33.3%	4	80.0%
	i	1	7.7%	1	50.0%	1	100.0%	0	0.0%	0	0.0%	0	0.0%	2	16.7%	1	9.1%	1	27.3%	0	0.0%	3	50.0%	0	0.0%
	ni	1	7.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	50.0%	0	0.0%	1	9.1%	1	27.3%	0	0.0%	1	16.7%	0	0.0%
	A	8	2.1%	2.8%	1	4.0%	2	4.4%	1	0.8%	4	3.4%	7	3.4%	1	0.5%	7	2.0%	1	3.7%	1	0.7%	7	2.8%	
	B	6	1.5%	5.1%	2	5.1%	2	4.4%	1	0.8%	2	1.7%	6	3.0%	0	0.0%	6	1.7%	0	0.0%	3	2.0%	4	1.6%	
	C	78	20.1%	20.5%	8	20.5%	6	13.3%	36	27.5%	16	13.7%	27	13.3%	51	27.4%	70	20.1%	6	22.2%	33	21.9%	48	19.4%	
	D	37	9.5%	7.7%	3	7.7%	3	6.7%	13	9.9%	11	9.4%	23	11.3%	14	7.5%	36	10.3%	1	3.7%	16	10.6%	24	9.7%	
	E	24	6.2%	5.1%	2	5.1%	3	6.7%	8	6.1%	9	7.7%	9	4.4%	15	8.1%	21	6.0%	3	11.1%	10	6.6%	14	5.6%	
	F	95	24.4%	25.6%	10	25.6%	13	28.9%	30	22.9%	33	28.2%	50	24.6%	45	24.2%	87	25.0%	5	18.5%	35	23.2%	62	25.0%	
	G	40	10.3%	15.4%	6	15.4%	8	17.8%	9	6.9%	9	7.7%	25	12.3%	15	8.1%	32	9.2%	5	18.5%	17	11.3%	27	10.9%	
	H	38	9.8%	7.7%	3	7.7%	4	8.9%	12	9.2%	9	7.7%	19	9.4%	19	10.2%	31	8.9%	4	14.8%	15	9.9%	22	8.9%	
	I	37	9.5%	5.1%	2	5.1%	1	2.2%	9	6.9%	17	14.5%	31	15.3%	6	3.2%	34	9.8%	1	3.7%	11	7.3%	24	9.7%	
	J	18	4.6%	5.1%	2	5.1%	3	6.7%	6	4.6%	6	5.1%	2	1.0%	16	8.6%	17	4.9%	0	0.0%	7	4.6%	12	4.8%	
	K	8	2.1%	0.0%	0	0.0%	0	0.0%	6	4.6%	1	0.9%	4	2.0%	4	2.2%	7	2.0%	1	3.7%	3	2.0%	4	1.6%	
	S	18	10.5%	4.0%	1	4.0%	2	8.0%	7	13.5%	5	10.8%	9	10.5%	9	10.6%	16	10.4%	1	10.0%	6	9.1%	13	11.5%	
	f	137	79.7%	21	84.0%	19	76.0%	39	75.0%	41	87.2%	72	83.7%	126	81.8%	65	76.5%	126	81.8%	6	60.0%	54	81.8%	86	76.1%
	f	139	79.4%	19	79.2%	19	79.2%	4	16.3%	6	11.5%	1	2.1%	5	5.8%	11	12.9%	12	7.8%	3	30.0%	6	9.1%	14	12.4%
	si	33	18.9%	5	20.8%	4	16.7%	15	28.3%	37	69.8%	43	87.8%	72	80.9%	66	77.6%	126	81.3%	6	54.5%	53	79.1%	89	78.8%
	ni	2	1.1%	0	0.0%	0	0.0%	0	0.0%	1	1.9%	1	2.0%	2	2.2%	0	0.0%	2	1.3%	0	0.0%	2	1.64%	23	20.4%
	nv	1	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	1.1%	0	0.0%	0	0.0%	0	0.0%	1	1.5%	1	0.9%
	sa	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	sa	135	77.6%	14	66.7%	14	66.7%	16	69.6%	37	68.5%	43	86.0%	74	83.1%	59	71.1%	123	79.4%	6	66.7%	56	83.6%	84	73.7%
	a	36	20.7%	7	33.3%	7	30.4%	15	27.8%	15	27.8%	7	14.0%	12	28.9%	20	19.4%	30	19.4%	2	22.2%	9	13.4%	28	24.6%
	d	1	0.6%	0	0.0%	0	0.0%	0	0.0%	1	1.9%	0	0.0%	1	0.0%	0	0.0%	1	0.6%	0	0.0%	1	1.5%	0	0.0%
	sd	2	1.1%	0	0.0%	0	0.0%	0	0.0%	1	1.9%	0	0.0%	2	2.2%	0	0.0%	1	0.6%	1	11.1%	1	1.5%	2	1.8%
	sa	16	9.5%	3	14.3%	3	13.0%	3	13.0%	5	9.4%	3	6.3%	10	11.9%	6	7.3%	14	9.4%	2	22.2%	5	7.9%	14	12.5%
	a	45	26.8%	7	33.3%	7	33.3%	11	47.8%	15	28.3%	12	25.0%	18	21.4%	26	31.7%	38	25.5%	2	22.2%	10	15.9%	36	32.1%
	d	57	33.9%	5	23.8%	4	17.4%	13	24.5%	19	39.6%	19	39.6%	28	33.3%	29	35.4%	50	33.6%	3	33.3%	24	38.1%	35	31.3%
	sd	50	29.8%	6	28.6%	5	21.7%	20	37.7%	20	37.7%	14	29.2%	28	33.3%	21	25.6%	47	31.5%	2	22.2%	24	38.1%	27	24.1%
	sa	101	59.1%	12	60.0%	15	65.2%	31	58.5%	31	58.5%	24	48.0%	56	65.1%	43	51.8%	95	62.5%	1	11.1%	39	60.0%	63	55.3%
	a	64	37.4%	8	40.0%	8	34.8%	19	35.8%	19	35.8%	25	50.0%	27	31.4%	37	44.6%	53	34.9%	7	77.8%	22	33.8%	47	41.2%
	d	5	2.9%	0	0.0%	0	0.0%	0	0.0%	3	5.7%	1	2.0%	2	2.3%	3	3.6%	4	2.6%	0	0.0%	3	4.6%	3	2.6%
	sd	1	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	1.2%	0	0.0%	0	0.0%	1	11.1%	1	1.5%	1	0.9%
	sa	46	27.9%	7	35.0%	8	36.4%	16	36.4%	16	30.8%	13	27.7%	28	32.9%	18	23.1%	39	26.5%	4	44.4%	17	27.0%	30	27.8%
	a	69	41.8%	6	30.0%	6	30.0%	9	40.9%	23	44.2%	19	40.4%	36	42.4%	31	39.7%	62	42.2%	2	22.2%	27	42.9%	48	44.4%
	d	29	17.6%	3	15.0%	3	13.6%	7	13.6%	7	13.5%	7	14.9%	9	10.6%	20	25.6%	25	17.0%	3	33.3%	10	15.9%	20	18.5%
	sd	21	12.7%	4	20.0%	2	10.0%	1	6.3%	5	11.4%	8	17.0%	12	14.1%	9	11.5%	21	14.3%	0	0.0%	9	14.3%	10	9.3%
	sa	8	5.6%	0	0.0%	0	0.0%	1	6.3%	1	6.3%	2	4.3%	6	7.4%	1	1.6%	7	5.5%	0	0.0%	2	3.5%	6	6.4%
	a	51	35.4%	9	56.3%	9	56.3%	11	68.8%	14	31.8%	14	31.8%	27	33.3%	24	39.3%	47	36.7%	2	25.0%	24	42.1%	30	31.9%
	d	58	40.3%	4	25.0%	3	18.8%	18	40.9%	18	40.9%	21	45.7%	32	39.5%	26	42.6%	51	37.5%	3	37.5%	20	35.1%	41	43.6%
	sd	27	18.8%	3	18.8%	1	6.3%	7	15.9%	7	15.9%	9	19.6%	16	19.6%	10	16.4%	23	18.0%	3	37.5%	11	19.3%	17	18.1%
	sa	59	35.3%	8	40.0%	8	40.0%	13	59.1%	20	39.2%	8	17.0%	35	40.2%	23	29.5%	54	36.2%	3	33.3%	26	40.0%	38	34.9%
	a	55	32.9%	7	35.0%	7	35.0%	7	31.8%	18	35.3%	15	31.9%	17	24.4%	32	41.0%	52	34.9%	0	0.0%	21	32.3%	33	30.3%
	d	38	22.8%	3	15.0%	3	15.0%	1	4.5%	10	19.6%	16	34.0%	23	19.5%	21	26.9%	31	20.8%	5	55.6%	9	13.8%	31	28.4%
	sd	15	9.0%	2	10.0%	2	10.0%	1	4.5%	3	5.9%	8	17.0%	12	13.8%	2	2.6%	12	8.1%	1	11.1%	9	13.8%	7	6.4%
	sa	40	24.5%	5	25.0%	5	25.0%	5	22.7%	7	14.3%	19	40.4%	29	33.3%	11	14.9%	37	25.3%	2	25.0%	23	36.5%	20	18.7%
	a	48	29.4%	5	25.0%	5	25.0%	7	31.8%	18	36.7%	11	23.4%	22	25.3%	25	33.8%	43	29.5%	1	12.5%	16	25.4%	35	32.7%
	d	37	22.7%	5	25.0%	4	18.2%	12	24.5%	12	24.5%	13	27.7%	16	18.4%	21	28.4%	16	21.2%	4	50.0%	12	19.0%	26	24.3%
	sd	38	23.3%	5	25.0%	5	25.0%	6	18.2%	12	24.5%	4	8.5%	20	23.0%	35	24.0%	35	24.0%	1	12.5%	12	19.0%	26	24.3%
	a	21	12.4%	2	10.5%	3	14.3%	11	20.4%	11	20.4%	4	8.0%	13	14.6%	8	10.1%	17	11.3%	2	20.0%	11	16.7%	17	15.2%

14	c	90	52.9%	11	57.9%	14	66.7%	26	48.1%	42	47.2%	47	59.5%	86	57.0%	2	20.0%	34	51.5%	57	50.9%
	b	59	34.7%	6	31.6%	4	19.0%	17	31.5%	34	38.2%	24	30.4%	48	31.8%	6	60.0%	21	31.8%	38	33.9%
	a	129	45.7%	13	56.5%	15	46.9%	37	43.5%	68	47.2%	60	44.4%	113	44.8%	7	46.7%	46	45.5%	90	45.2%
	b	8	2.8%	0	0.0%	1	0.0%	5	5.9%	5	3.5%	3	2.2%	8	3.2%	0	0.0%	2	3.0%	6	3.0%
	c	20	7.1%	1	4.3%	1	3.1%	4	4.7%	6	7.6%	9	6.7%	18	7.1%	2	13.3%	7	6.9%	18	9.0%
	d	25	8.9%	3	13.0%	6	18.8%	10	11.8%	16	11.1%	9	6.7%	22	8.7%	2	13.3%	14	13.9%	17	8.5%
	e	63	22.3%	2	8.7%	5	15.6%	17	20.0%	22	15.3%	39	28.9%	56	22.2%	0	13.3%	18	17.8%	46	23.1%
	f	2	0.7%	0	0.0%	1	3.1%	0	0.0%	1	0.7%	1	0.7%	2	0.8%	0	0.0%	1	1.0%	1	0.5%
	g	35	12.4%	4	17.4%	4	12.5%	12	14.1%	21	14.6%	14	10.4%	33	13.1%	2	13.3%	13	12.9%	21	10.6%
	a	46	14.1%	8	25.8%	10	25.0%	16	15.7%	23	13.9%	23	14.7%	43	14.9%	1	5.9%	15	13.9%	36	15.3%
	b	38	11.7%	2	6.5%	4	10.0%	14	13.7%	13	7.8%	24	15.4%	33	11.4%	2	9.3%	10	13.1%	31	13.1%
	c	59	18.1%	3	9.7%	5	12.5%	15	14.7%	34	18.7%	24	15.4%	52	18.0%	3	17.6%	16	14.8%	44	18.6%
	d	6	1.8%	0	0.0%	0	0.0%	4	3.9%	3	1.8%	3	1.9%	5	1.7%	0	0.0%	2	1.9%	5	2.1%
	e	39	12.0%	2	6.5%	5	12.5%	14	13.7%	15	9.0%	23	14.7%	32	11.1%	3	17.6%	17	15.7%	27	11.4%
	f	61	18.7%	5	16.1%	6	15.0%	18	17.6%	32	19.3%	29	18.6%	53	18.3%	4	23.5%	20	18.5%	46	19.5%
	g	7	2.1%	0	0.0%	0	0.0%	1	1.0%	4	2.4%	5	5.4%	6	2.1%	3	5.9%	2	1.9%	6	2.5%
	h	7	2.1%	1	3.2%	1	2.5%	1	1.0%	4	2.4%	3	1.9%	6	2.1%	1	5.9%	1	0.9%	5	2.1%
	i	63	19.3%	10	32.3%	9	22.5%	19	18.6%	38	22.9%	24	15.4%	59	20.4%	2	11.8%	25	23.1%	36	15.3%
	j	438	18.4%	46	16.3%	61	19.5%	144	19.8%	197	15.9%	237	21.3%	383	18.3%	26	19.3%	163	18.1%	288	18.4%
	wd	360	15.1%	48	17.0%	49	15.7%	104	14.3%	211	17.0%	147	13.2%	320	15.3%	21	15.6%	142	15.7%	230	14.7%
	wt	584	24.5%	69	24.4%	72	23.0%	174	23.9%	320	25.8%	255	22.9%	515	24.6%	33	24.4%	217	24.1%	385	24.6%
	sv	649	27.3%	80	28.3%	90	28.8%	198	27.2%	342	27.6%	299	26.9%	570	27.2%	36	26.7%	246	27.3%	434	27.7%
	wq	349	14.7%	40	14.1%	41	13.1%	109	15.0%	168	13.6%	174	15.6%	309	14.7%	19	14.1%	134	14.9%	230	14.7%
	a	17	6.7%	1	3.2%	1	2.9%	4	5.5%	16	11.3%	9	0.0%	15	6.7%	2	12.5%	9	8.7%	8	4.8%
	b	37	14.7%	3	9.7%	4	11.8%	3	4.1%	28	19.7%	9	8.6%	37	16.6%	0	0.0%	3	2.9%	36	21.7%
	c	7	2.8%	0	0.0%	0	0.0%	3	4.1%	4	2.8%	3	2.9%	5	2.2%	1	6.3%	1	1.0%	6	3.6%
	d	30	11.9%	3	9.7%	3	8.8%	14	19.2%	17	12.0%	13	12.4%	26	11.7%	2	12.5%	6	5.8%	27	16.3%
	e	34	13.5%	4	12.9%	6	17.6%	13	17.8%	3	2.1%	30	28.6%	20	13.5%	2	12.5%	8	7.8%	29	17.5%
	f	27	10.7%	4	12.9%	2	5.9%	4	5.5%	24	16.9%	2	2.9%	25	11.2%	2	12.5%	4	3.9%	21	12.7%
	g	8	3.2%	1	3.2%	1	2.9%	2	2.7%	6	4.2%	2	1.9%	8	3.6%	0	0.0%	1	1.0%	6	3.6%
	h	11	4.4%	0	0.0%	2	5.9%	1	1.4%	6	4.2%	4	3.8%	8	3.6%	0	0.0%	0	0.0%	10	6.0%
	i	71	28.2%	12	38.7%	12	35.3%	26	35.6%	34	23.9%	35	33.3%	60	26.9%	7	43.8%	71	68.9%	15	9.0%
	j	10	4.0%	3	9.7%	3	8.8%	3	4.1%	4	2.8%	6	5.7%	9	4.0%	0	0.0%	0	0.0%	8	4.8%
	a	1	0.6%	1	4.5%	0	0.0%	0	0.0%	1	1.1%	0	0.0%	1	0.6%	0	0.0%	0	0.0%	0	0.0%
	b	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	c	26	14.6%	21	95.5%	26	100.0%	0	0.0%	10	11.1%	15	13.4%	21	16.9%	2	20.0%	17	23.9%	16	14.0%
	d	44	24.7%	0	0.0%	0	0.0%	0	0.0%	24	26.7%	20	17.5%	42	26.8%	2	20.0%	12	16.9%	29	25.4%
	e	54	30.3%	0	0.0%	0	0.0%	54	100.0%	20	22.2%	33	38.8%	46	29.3%	3	30.0%	26	36.6%	31	27.2%
	f	53	29.8%	0	0.0%	0	0.0%	0	0.0%	35	38.9%	17	20.0%	47	29.9%	3	30.0%	16	22.5%	38	33.3%
	s	33	30.0%	3	100.0%	0	0.0%	9	45.0%	32	29.3%	0	0.0%	33	31.1%	0	0.0%	16	31.4%	16	23.9%
	i	77	70.0%	0	0.0%	0	0.0%	11	55.0%	75	70.1%	1	100.0%	73	68.9%	1	100.0%	35	68.6%	51	76.1%
	?	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	a	17	28.3%	0	0.0%	0	0.0%	1	9.1%	17	29.3%	0	0.0%	17	28.8%	0	0.0%	8	26.7%	13	34.2%
	b	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	c	15	25.0%	0	0.0%	0	0.0%	4	36.4%	14	24.1%	1	100.0%	14	23.7%	0	0.0%	11	36.7%	8	21.1%
	d	11	18.3%	0	0.0%	0	0.0%	3	27.3%	11	19.0%	0	0.0%	11	18.6%	0	0.0%	5	16.7%	6	15.8%
	e	7	11.7%	0	0.0%	0	0.0%	1	9.1%	7	12.1%	0	0.0%	7	11.9%	0	0.0%	2	6.7%	5	13.2%
	f	10	16.7%	1	100.0%	0	0.0%	2	18.2%	9	15.5%	7	21.9%	10	16.9%	0	0.0%	4	13.3%	6	15.8%
	#	16	100.0%	0	0.0%	0	0.0%	2	100.0%	16	100.0%	0	0.0%	16	100.0%	0	0.0%	2	100.0%	14	100.0%
	?	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	?	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	m	98	65.3%	12	80.0%	13	72.2%	35	72.9%	43	56.6%	53	74.6%	86	65.2%	8	88.9%	40	69.0%	60	61.9%
	i	52	34.7%	3	20.0%	5	27.8%	13	27.1%	33	43.4%	18	25.4%	46	34.8%	1	11.1%	18	31.0%	37	38.1%
	18	2	1.2%	0	0.0%	0	0.0%	0	0.0%	2	2.4%	0	0.0%	2	1.3%	0	0.0%	0	0.0%	2	1.8%
	25	3	1.8%	0	0.0%	0	0.0%	1	2.0%	2	2.4%	1	1.2%	3	2.0%	0	0.0%	0	0.0%	3	2.7%
	35	15	8.9%	1	4.5%	2	8.0%	4	8.0%	7	8.4%	8	9.5%	13	8.7%	1	10.0%	0	0.0%	14	12.5%
	45	44	26.2%	3	13.6%	5	20.0%	12	24.0%	23	26.0%	13	26.0%	41	27.5%	1	10.0%	1	1.5%	43	38.4%
	55	55	32.7%	11	50.0%	10	40.0%	14	28.0%	23	27.7%	32	38.1%	48	32.2%	3	30.0%	19	29.2%	39	34.8%
	65	49	29.2%	7	31.8%	8	32.0%	19	38.0%	26	31.3%	23	27.4%	42	28.2%	5	50.0%	45	69.2%	11	9.8%
	ft	60	33.1%	7	33.3%	10	43.5%	19	33.3%	24	26.7%	36	40.9%	55	34.2%	2	20.0%	3	4.4%	60	49.2%
	pt	15	8.3%	0	0.0%	0	0.0%	6	10.5%	9	10.0%	6	6.8%	12	7.5%	2	20.0%	6	8.8%	15	12.3%

25	u	2	1.1%	0	0.0%	0	0.0%	1	1.1%	1	1.1%	2	1.2%	0	0.0%	1	0.8%
	se	36	19.9%	5	23.8%	4	17.4%	0	0.0%	15	27.8%	8	14.0%	8	14.0%	2	2.9%
	r	63	34.8%	9	42.9%	8	34.8%	23	25.6%	30	34.1%	55	34.2%	57	83.8%	5	4.1%
	l	5	2.8%	0	0.0%	1	4.3%	2	2.2%	2	3.7%	3	1.9%	0	0.0%	5	4.1%
	ow	156	96.9%	18	94.7%	21	95.5%	49	100.0%	47	94.0%	140	97.9%	58	96.7%	105	97.2%
	r	1	0.6%	0	0.0%	0	0.0%	0	0.0%	1	2.0%	1	0.7%	0	0.0%	1	0.8%
	ot	4	2.5%	1	5.3%	1	4.3%	0	0.0%	2	4.0%	3	3.9%	2	3.3%	2	1.9%
26	1	15	9.4%	3	15.8%	1	4.3%	5	10.2%	2	4.2%	14	16.3%	15	14.4%	8	7.5%
	2	126	78.8%	11	57.9%	15	71.4%	42	85.7%	36	75.0%	60	72.3%	111	77.1%	8	88.9%
	3	19	11.9%	5	26.3%	5	23.8%	2	4.1%	10	20.8%	9	10.8%	18	12.5%	1	1.6%
	4	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	5	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	6	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
27	0	113	74.8%	14	87.5%	14	77.8%	39	81.3%	36	75.0%	58	75.3%	100	74.1%	7	87.5%
	1	14	9.3%	0	0.0%	0	0.0%	5	10.4%	5	10.4%	6	7.8%	12	8.9%	1	12.5%
	2	11	7.3%	2	12.5%	2	11.1%	0	0.0%	5	10.4%	6	7.8%	11	8.1%	0	0.0%
	3	7	4.6%	0	0.0%	2	11.1%	4	8.3%	0	0.0%	2	2.6%	6	4.4%	0	0.0%
	4	2	1.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	1.3%	2	1.5%	0	0.0%
	5	4	2.6%	0	0.0%	0	0.0%	0	0.0%	2	4.2%	4	5.2%	4	3.0%	0	0.0%
28	<	9	6.3%	1	5.3%	0	0.0%	4	9.1%	4	10.3%	7	9.9%	8	6.3%	0	0.0%
	15	21	14.7%	5	26.3%	5	23.8%	6	13.6%	3	7.7%	19	15.1%	19	15.1%	2	22.2%
	25	29	20.3%	3	15.8%	4	19.0%	10	22.7%	2	5.1%	18	25.4%	24	19.0%	3	33.3%
	50	33	23.1%	3	15.8%	4	19.0%	7	15.9%	12	30.8%	15	21.1%	30	23.8%	2	22.2%
	75	15	10.5%	2	10.5%	4	19.0%	6	13.6%	2	5.1%	3	4.2%	13	10.3%	0	0.0%
	+	36	25.2%	5	26.3%	4	19.0%	11	25.0%	16	41.0%	9	12.7%	32	25.4%	2	22.2%
29	<	3	2.3%	0	0.0%	0	0.0%	1	2.9%	0	0.0%	1	1.1%	3	2.6%	0	0.0%
	1	18	13.7%	3	20.0%	3	18.8%	6	17.1%	4	9.3%	12	13.8%	16	14.0%	0	0.0%
	6	14	10.7%	0	0.0%	4	25.0%	3	8.6%	5	11.6%	8	9.2%	11	9.5%	2	28.6%
	11	15	11.5%	3	20.0%	3	18.8%	5	14.3%	2	4.7%	9	10.3%	13	11.2%	1	14.3%
	16	8	6.1%	2	13.3%	1	6.3%	4	11.4%	2	4.7%	6	5.2%	6	5.2%	1	14.3%
	21	25	19.1%	4	26.7%	4	25.0%	4	11.4%	9	20.9%	16	18.4%	24	20.7%	0	0.0%
	30	48	36.6%	3	20.0%	1	6.3%	12	34.3%	21	48.8%	37	42.5%	43	37.1%	3	42.9%

LORAIN TOWNSHIP SURVEY

Your participation is very important to
the future of your community.

Please have each adult from your household complete the Town of Lorain survey
and return it by Friday, April 18th.

Your responses will not be linked to your identity.
All information will be anonymous.

Please attend...The Town of Lorain's Annual Meeting
April 10th at 8:00 pm in the Town Hall
Comprehensive Land Use information is an agenda item
Your input is very important!

For additional surveys or questions contact Sarah Rollmann, County Planner
at 715-485-9225 or sarah.rollmann@co.polk.wi.us

Return Address:

County Planner
Land Information Department
Polk County Government Center
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810-9080

Town of Lorain Community Survey

1. Do you live in the Town of Lorain all or most of the year? Yes No
2. If not, which are you? summer resident winter resident recreational landowner
3. If you consider your property in the Town of Lorain your second residence, do you plan on making it your primary residence? Yes No
4. How satisfied are you with the Town of Lorain as a place to live or own land?
 Very satisfied Somewhat satisfied Somewhat dissatisfied Very dissatisfied

5. Please rate the quality of the following services	Satisfied	Neutral	Dissatisfied
A. Road Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Plowing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Salting/Sanding roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Recycling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Fire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Public School	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Why are you satisfied / dissatisfied with the Town of Lorain as a place to live?

7. In your opinion, how important were the following reasons for you and/or your family in choosing the Town of Lorain as a place to live or own land?	Very Important	Important	Neutral	Not Important
A. Near job	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Quality school districts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Recreational opportunities, incl. hunting, trails and public land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Near family or friends	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Availability of Land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Rural atmosphere / Natural beauty	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Low crime rate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Property tax level	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I. Farming opportunities, incl. hobby farms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Close to Twin Cities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Circle the 3 most important reasons?	A	B	C	D	E	F	G	H	I	J	K
	<input type="checkbox"/>										

9. The Town of Lorain had a population of 328 people in the year 2000 and an estimated population of 330 in January of 2007, which is an increase of 2 people, or 0.06%, over the past 7 years. In your opinion, what should the pace of development in the Town be over the next 10 years?
 Slower About the same Faster
10. Much of the Town of Lorain has a rural /agricultural character today, including natural lakes and rivers, farmland, outdoor recreational opportunities, and wildlife habitat. How important is it to retain the Town's rural/agricultural character in the future?
 Very important Somewhat important Not very important Not at all important

11. What do you feel is the single biggest issue facing Lorain over the next several years?

12. The following are statements about future directions for the Town of Lorain.	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree
A. The Town of Lorain should be mostly rural.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. The Town of Lorain should promote more business development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. The Town of Lorain should promote the preservation of farmland.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Town land use policies should be strengthened to guide growth.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Land use conflicts between agriculture and residential development are currently a problem in the Town.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. There is concern about the use of chemicals to remove brush in right-of-ways.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Approximately 25% of the acreage in the Town of Lorain is publicly owned. This should be a concern to the local government.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. Which one of the following statements best reflects your opinion on the amount of new housing development in the Town?
<input type="checkbox"/> a. The Town of Lorain should try to promote a greater amount of new housing development.
<input type="checkbox"/> b. The Town of Lorain should try to limit the amount of new housing development.
<input type="checkbox"/> c. The Town of Lorain should have no role in deciding how much new housing development occurs.

14. What types of new development are appropriate for the Town of Lorain? (Check at least one in each column)	
HOUSING DEVELOPMENT	COMMERCIAL / INDUSTRIAL DEVELOPMENT
<input type="checkbox"/> a. Single-family homes	<input type="checkbox"/> a. Neighborhood shopping & offices (convenience store, bakery, doctor office)
<input type="checkbox"/> b. Duplexes	<input type="checkbox"/> b. Restaurants, taverns, bars
<input type="checkbox"/> c. Mobile homes	<input type="checkbox"/> c. Home-based businesses
<input type="checkbox"/> d. Senior/retirement housing	<input type="checkbox"/> d. Storage units
<input type="checkbox"/> e. Seasonal housing	<input type="checkbox"/> e. Recreational and tourism related development (motel, resort, campground)
<input type="checkbox"/> f. Other _____	<input type="checkbox"/> f. Businesses related to farming
<input type="checkbox"/> g. Don't want to see new housing	<input type="checkbox"/> g. Mining and quarrying
	<input type="checkbox"/> h. Other _____
	<input type="checkbox"/> i. Don't want to see new commercial or industrial development

15. What natural features are the most important to preserve? Please rank your priority with 1 being the most important to preserve and 5 being the least important to preserve.

Farmland ____ Woodlands ____ Wetlands ____ Scenic views ____ Water Quality ____

16. Where is the primary place of work for all adults in your household? (Mark one for each adult)	
<input type="checkbox"/> a. Lorain	<input type="checkbox"/> f. At home in a farm business
<input type="checkbox"/> b. Elsewhere in Polk County	<input type="checkbox"/> g. At home in a non-farm business
<input type="checkbox"/> c. Barron County	<input type="checkbox"/> h. At home as a homemaker
<input type="checkbox"/> d. Other WI County	<input type="checkbox"/> i. Retired
<input type="checkbox"/> e. Minnesota	<input type="checkbox"/> j. Other _____

17. How many total acres in the Town of Lorain are owned by the members of your household?	
<input type="checkbox"/> a. None	<input type="checkbox"/> d. More than 5 acres, but less than 35 acres
<input type="checkbox"/> b. Less than one acre	<input type="checkbox"/> e. 35 to 80 acres
<input type="checkbox"/> c. One to five acres	<input type="checkbox"/> f. More than 80 acres

18. If you raised children in Lorain who are now grown, did they leave the Town when they graduated high school?	
_____ Number that stayed in Lorain	_____ Number that left Lorain
19. If you have any children who left, what was the reason? (Mark up to one for each child)	
<input type="checkbox"/> a. To attend college	<input type="checkbox"/> d. No jobs in the area
<input type="checkbox"/> b. For a bigger city	<input type="checkbox"/> e. No jobs in their field
<input type="checkbox"/> c. Better jobs elsewhere	<input type="checkbox"/> f. Other _____
20. Did any of your children return?	_____ # that returned

21. Please share any additional comments you may have.

DEMOGRAPHICS: Please tell us some things about you. (Choose only one answer per question)

22. Gender:	<input type="checkbox"/> Male	<input type="checkbox"/> Female				
23. Age:	<input type="checkbox"/> 18-24	<input type="checkbox"/> 25-34	<input type="checkbox"/> 35-44	<input type="checkbox"/> 45-54	<input type="checkbox"/> 55-64	<input type="checkbox"/> 65 and older
24. Employment status:	<input type="checkbox"/> Employed full time	<input type="checkbox"/> Employed part time	<input type="checkbox"/> Unemployed			
	<input type="checkbox"/> Self Employed	<input type="checkbox"/> Retired	<input type="checkbox"/> Other: _____			
25. Housing:	<input type="checkbox"/> Own	<input type="checkbox"/> Rent	<input type="checkbox"/> Other: _____			
26. Number of adults (over 18) in household:	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6 or more
27. Number of children (under 18) in household:	<input type="checkbox"/> 0	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5 or more
28. What is your approximate annual household income?	<input type="checkbox"/> Less than \$15,000	<input type="checkbox"/> \$15,000 - \$24,999	<input type="checkbox"/> \$25,000 - \$49,999			
	<input type="checkbox"/> \$50,000 - \$74,999	<input type="checkbox"/> \$75,000 - \$99,999	<input type="checkbox"/> \$100,000 or more			
29. How long have you lived in the Town of Lorain?	<input type="checkbox"/> Less than 1 year	<input type="checkbox"/> 1 to 5 years	<input type="checkbox"/> 6 to 10 years			
	<input type="checkbox"/> 11 to 15 years	<input type="checkbox"/> 16 to 20 years	<input type="checkbox"/> 21 to 30 years			
	<input type="checkbox"/> Over 30 years					

THANK YOU FOR YOUR TIME!

WRITTEN RESPONSE: QUESTION 6

Why are you satisfied / dissatisfied with the Town of Lorain as a place to live or own land?

Survey #	Response
4	Do not live here
8	Because of the quiet rural life
9	It is a great rural area, a space and quality that has become lost to much of WI
11	There should be no dirt roads in the town of Lorain - this is 2008
14	Very dissatisfied - property taxes skyrocketed in the time we lived here. On a fixed income, we now are thinking of moving
15	Property taxes - we have a 1 bedroom bungalow, outbuildings, 40 acres - our taxes went up \$1,000 in the past 3 years -totaling \$2700
16	You can breathe clean air
21	They are going a great job
24	I have been very satisfied living in Lorain Township, I like the recreational & wildlife aspect - there are those coming in out of the area and abusing recreational part so those who live here are losing what we had because it's being closed off or destroyed
25	I like the privacy, quietness but would also like to have blacktop road
26	Would like it if we had our road blacktopped
27	Quiet, little traffic
33	Peaceful terrain, zoning laws suck, roads are so, so, taxes are terrible, jobs in the area are few
36	Like rural setting
38	I find it satisfying as a place to hunt deer
39	Not a resident
41	High taxes
42	I have lived here since 1998 and love it here. Wish I didn't have to ever move away
44	It has been quiet and crime free
45	Rural setting is appealing
46	Everything has been okay so far
47	We use our land for hunting and like the rural setting
48	peaceful
49	It's a nice rural area along with many good neighbors
50	Quiet, rural area
52	Open space, limited population
54	Not too many people
55	Poor quality of gravel roads, like chemicals put on gravel roads in summer to limit dust if it doesn't hurt environment
60	Don't live here
61	Close to the twin cities
62	Responsibility is important in town actions, a positive attitude counts (i.e. ecology, communication, security, reporting - Inter-County popular)
65	Dissatisfied - there is no blacktop roads, no sewer, no water, no fire protection, only taxes
66	It would not be fair for me to answer these and I do not live there
67	It's north of highway 8
69	Not overpopulated or over developed
73	We know very little of the services provided by the Town of Lorain. We are fairly sure we never received a notice of the annual meeting before
74	Low tax, nice people
76	Taxes too high
79	I like to be away from the city
81	Get out of comprehensive zoning. The township should do their own policies.

82 The basics are good enough. We don't need anything fancy. The simpler the better.
 84 Too far from anything except the law
 86 Nothing bad
 87 The grating of our road in the summer is bad. Grater leaves debris and sometimes large rocks in the road. A better job could be done. What recycling do we have?
 88 As often as I'm there it's relatively peaceful and quiet
 90 Good place to raise kids
 91 Too many new ordinances brought up and pushed by certain people on town board
 94 I have lived here most of my life and plan to stay until I die
 96 We don't appreciate the drug parties out here and no doubt meth labs that go on function though police know about
 97 I like the area and people very much but I think that the taxes (property) are somewhat high

 102 Most people are friendly and helpful
 103 Need more recycling bins open all the time
 104 I think too much salt is used. I would like a recycling center that is always open, like Fredericks in Indian Creek.
 105 I am dissatisfied with all the gun shots from Coyland creek. We only live 2 miles away and it gets very loud and annoying.
 106 I am dissatisfied with all the shooting generated from Coyland Creek. It disturbs the peace.

 107 It is quiet, peaceful and rural
 108 For my purpose, I enjoy the woods and the peace and quiet of the rural setting
 116 Not much stores close, way far from homes, too high taxes for us seniors
 118 This winter County E was often the last road in the area to be plowed and salted
 119 Rural area
 122 I like it
 123 It's country
 132 gravel roads are, taxes are too high
 133 roads need gravel, taxes too high
 134 It is a wonderful, peaceful place to live - I love it the way it is
 135 I like the rural nature and the community minded neighbors. The limited housing development is great - the people are friendly
 136 Okay to live, unfriendly to new people, lots of complaining, not much moving ahead
 148 I've lived there all my life
 149 Large amount of undeveloped land
 150 There is a tremendous amount of trash along highways - especially beer bottles/cans! People must be drinking and driving a lot.
 151 No problems
 152 In this day and age, 21st Century, don't you think the roads are behind by 20 or 30 years?

 156 Low crime rate, nice people, low property tax
 157 The roads are fairly well maintained year round. We are in a rural area but not far from towns or cities.
 158 My property is secluded
 160 I chose a sparsely populated place to live and want it that way. Dissatisfied with the alcohol focus/mentality.
 161 I have lived in the town of Lorain all my life. My husband and I bought a farm and we built up what we have. I like my spot in the town
 162 Public road surfaces are some of the worst in the state! The town board is in the dark ages regarding road surfaces and maintenance!
 163 Recycling is non-existent. Roads are very poorly maintained

- 164 Polk County patrol officers have prejudice as to who they issue citations to or leave go with out citations
- 166 No power available - we ???? (hard to read but I'll try) we have guy to build to no power, our neighbor wanted to build, but there was no power
- 176 I have owned my property since 1968 and have always been treated fairly and courtesly

WRITTEN RESPONSE: QUESTION 11

What do you feel is the single biggest issue facing Lorain over the next several years?

Survey #	Response
2	High taxes on property
3	Taxes are too high on wild land
4	Taxes
8	Loss of ag opportunities and less hunting
9	Loss of agricultural land and private wooded area lotted to displace wildlife and hunting opportunities
10	Taxes
12	Taxes
13	Rate of rising taxes
14	Getting property taxes under control. Make necessary cuts in expenditures where needed
15	Getting property taxes down to a level that fixed income elderly people would want to move here
19	People not taking enough pride in keeping their yards and property neat
20	Cleaning up the junk yards
21	To maintain what we have
22	Taxes, expenses for gasoline, food, etc. health care
23	Maintaining good local government
24	Taxes, the increase of meth labs, quality of school is deteriorating and staff does not have the foresight to provide curriculum so students can succeed beyond high school, people leaving because unable to live here financially
25	Blacktop road
26	Blacktop road
27	See paragraph 10
29	Taxes
30	Roads
33	jobs and taxes
34	jobs and taxes
36	Crime rate, too many break-ins
37	taxes
40	tax base
42	People that want to build and make this an urban area. It's getting harder to hang onto farmland. Pretty soon we won't have food because of too many buildings
45	Long range planning, anticipating structured growth and positive progress
47	Keeping the land from being divided into small parcels
51	Low taxes
52	Growth
54	Blacktopping 30th Street
57	Lorain may be able to attract some green industries
58	Revenue restriction or limitation
59	Cleaning up old cars, junks, etc by homes and on vacant land
60	Small lots with trailers
61	Better communication with sommer resident and recreational owners
62	Summer/seasonal residents appreciate the local governments and the services available - fire, roads, police, etc.
63	keeping taxes down
66	No idea sorry
67	High taxes

69 Not over developing area - increasing tax base

73 Aging housing, aging population, potential for fragmentation of properties (and resulting ecosystem degradation), invasive species

74 CRIME/DRUGS

75 Drugs and crime

76 Lower taxes

78 taxes

79 Haven't been here long enough to comment

81 Road maintenance

82 Keeping county government as far away from our business as possible.

85 Govt buying all the land that come for sale

86 Low property tax. Keep the crime level down

87 Being as crime free as we are, being able to afford to stay on our land, developing different recreational activities

88 I don't know

91 Too much splitting up of land into smaller tracts and resold - keep a 40 a 40

92 Road maintenance

93 Land selling to our of state people

95 Cleaning up garbage, just in yards, land etc.

96 Drugs/parties/rif-raf being allowed - as well as threat of being developed/farmers selling out

97 As the cost of fuel rises, I feel that it will be tough to keep all of the people that have the long commutes to stay in the area

98 Rising property taxes - older folks will be pushed out

100 Property value, taxes and population

101 Growth, road maintenance

102 Large tracts of land being broken down to small plots, sold and then built on

103 Keep the recreational opportunities available and the water clean

104 I am not against logging if it is done in an ecological manner that protects frest diversity and maintains the water quality of our streams, rivers and lakes

105 Propety taxes

106 Property taxes

107 Working to keep developers out and protect the rural and clean environment

108 To keep up good air and water quality

109 We have not seen our land but based on survey the issue is size and what to do about it

117 Development of vacant land into small acreage

118 Taxes

119 Property taxes of non-residence

122 Possible growth

123 Possible growth

124 Dealing with vacant land and buildings that look bad

125 Public should not be owning lots of land, it should be sold and put on the tax list to help pay expenses

126 We have never lived in Wis. We bought the land for an investment

127 Tax situation - too high, sell public land

128 taxes and economy for all

129 Price of fuel - taxes and economy

130 Overbuilding

131 Overbuilding

134 The increasing number of non-farm rural residences. People should be required to remove an existing residence in order to build new or be prohibited from building on parcels smaller than 120 acres.

135 Maintaining the rural/natural nature of the township, getting people involved in the local government - interest in what's going on and a sense of ownership of the community

136 Opportunities for the future, 2 person growth is backward, where did the kids go? I hear there are funding for business programs, does Lorain participate?

137 Taxes, handling a growing population, so we don't look like a Woodbury, MN. We need more people moving in to help with the taxes

139 Getting public land sold and back on the tax roll

141 Rising taxes

142 Use of public lands, all lands seem to be walk in only, restricting use to young and healthy only, designate some ATV trails - logging roads

144 City people with too much money building homes on large parcels of land and then complaining about the noise and orders of farming

147 Too much development

148 High property taxes

149 Development pressure

151 Money

152 The roads, please add some gravel or better yet - blacktop

154 Really not sure

156 Convenience stores

157 Not sure

159 Cleaning up farmsteads

160 The dumping of raw (liquid) animal wastes on the fields which ends up in the streams - esp. when put on frozen ground which is "a choice" farmers have

161 I think the roads need to be graveled thoroughly not just a few loads here and there. Every road in the town needs gravel. Also no one willing to run for town board.

162 Increasing taxes and beginning to pave the most heavily traveled township roads

164 Our roads need gravel instead of having a stock pile that does us no good - pile has been there too many years

166 Cost of power to build

173 Recycling - mowing is bad

174 Ecology - recycling

176 taxes

177 no jobs

179 taxes

180 increasing development - and the density of development

181 development - increasing and density

182 Getting people to live there and raise families, they need employment, we need industry

183 Nice area, poor roads

WRITTEN RESPONSE: QUESTION 21

Please share any additional comments you may have.

Survey #	Response
2	I have NEVER lived in Lorain - I see Lorain as a place for sportsmen and retired or 2nd home people - no jobs or ways to make a living
3	Lower taxes
7	We only own land in the township, never lived there; land use is an important thing to consider, you will need a balance between residential and agriculture. Good quality water is very important, it will help bring in people
14	Hold the line on property taxes
15	Quit cutting so much of the forest
20	Too many single couples having children in this area and we have to feed them. Should not be allowed to rent homes unless married
24	The people in Lorain are just as important as others living in the county. When roads are plowed in winter, road is plowed from 48 on I to W and then into Fredeic and W to E is not making it difficult and dangerous to get into work. The last half of W to E is a roller coaster because of heaving police have not answered 911 calls and I was told by officers they had to determine if crank calls and showed up 1 1/2 hours later. Do not want to see restrictions on number of rooms or footage of house requirements - should be based on financial ability
46	Never lived in Lorain
47	I think Lorain is a great place to live, hunt and camp. I would like to see it stay much the way it is and I think the town board is doing a good job
49	I don't think a commercial or industrial business could survive in Lorain
63	Our land is managed forest land, we manage it and use it for hunting
70	I was raised in the town of Lorain and still own a small portion of the family farm
74	I cash crop my acres in Lorain township so it is a business. I have a business in Minnesota also, this is going to be my retirement home
81	Keep public land - keep timber income, keep taxes down
87	I would be interested in developing a miniature golf course on my property or storage bins (Dave Malinousky)
88	Item 12f and 12g are worded in a way that makes the meaning of responses impossible to assess. Certainly there "IS" and "SHOULD BE" concern, but is it simply positive and necessary concern or is something wrong
95	Better paying jobs for children starting out
103	The drift of chemicals used to clean brush is bad for water and the soil. Manual removal of brush would be the best solution under power lines - large and small power co. should stop using chemicals!
104	Climate change will affect this area. Even on a local level we can begin a campaign for energy efficiency (CFL bulbs, insulation, less driving, i.e. planned trips) Zoning of land use might include minimal division of acres of land (20?10?) and clustered housing, say 2 acres designated on 20 acres.
109	We need more info on exactly where our land is, the demographics of area, etc. We purchased for the future and it hasn't worked out yet. My husband and I filled this out together and we are not local so much did not pertain to use. Good Luck.
114	I live in Clam Falls Township and 1 in Shell Lake
126	We own just the land, we never lived in Wisconsin
134	It is much easier to prevent development problems than it is to undo them
136	We need to be friendly, less critical and supportive of agri-business and forestry, as well as home based businesses moving in
146	Our son bought the farm and is farming it
150	In recent years the number of break ins at our cabinet have increased
162	Children enjoy coming to visit, hunt, hike, celebrate holidays
164	I feel this was a waste of my time so someone who makes more money can throw it in the waste basket
167	I'm single

- 172 See attached note: Dear Ms. Rollman: As a very young man, I had saved up \$200 by taking tickets at high school football and basketball games at the high school where I taught just outside Chicago. I didn't know what to spend it on but I didn't want to waste it. I came upon an ad in a Chicago paper that said "For Sale - rustic 3 acres in NW Wisconsin - \$200." I called the number and bought it sight unseen. Don't ask me why. Later that year, three bachelor friends and I drove up to see it. I think it was about a 9 hour round trip. We walked the length of it, admired the growth of birch trees, left and.. I haven't seen it since. I think that was about 45 years ago. My father (long gone) mentioned that real estate was always a safe investment. Looking back, it seems I could have certainly picked an area with more appreciation... but I have no regrets. My purpose in writing is merely to explain why I don't feel my responses to your survey would be helpful. I will leave to the community the decisions as to what sort of growth should be encouraged.
- 177 Bring business into towns
- 182 We live in MN

WRITTEN RESPONSE: OTHER

Survey #	Question #	Response
7	1	Industrial forest land owner
50	3	It is our primary residence
61	3	Undecided
62	3	Not known at this time
113	3	Future retiree residency
24	5	Road maintenance - satisfied with township, dissatisfied with W from I to E - rough
24	5	Plowing - Satisfied with township, difficult to get into work because county plows us last - ignore plow of W from I to E
24	5	Salting - Satisfied with township, county takes care of us lastly
24	5	Recycling - Find tires and hot wter heaters and appliances and drywall in woods and ditches
24	5	Public School - grade school is good, high school deteriorating
161	5a	not near enough gravel on our roads
30	5a-c	Satisfied with township, dissatisfied with county
32	5a-c	Satisfied with township, dissatisfied with county
137	5b	I don't like it when the snowplow takes out my mailbox!
173	5b	Needs drivers that don't hit mailboxes
125	5c	Unnecessary
60	5c & e	don't use
42	5e	Don't have small children
160	5e	They built a new school and it is falling apart
24	7	G - Low crime rate - crime & drugs increasing
24	7	H - property tax level rising atrociously
24	7	Other - when I married, spouse lived here and refused to leave
65	7b	Their all new
65	7e	If you can afford it
42	7E	I only have 8 acres that enough and contributed to why I moved here
74	7g	You mean high crime rate
118	7g	Not true
160	7g	is it?
166	7g	It's not low
65	7h	Way too high for what you get
103	7h	Needs to be lower
134	7h	but seems high now
42	7l	I grew up on a farm
23	7K	example
3	7K	bought land from a friend
38	7K	Hunting
42	7K	Peace and quiet and not living in town
62	7k	roles and regulations, signte, maintenance
65	7k	Stop taxing us to death
78	7k	Inherited land
86	7k	Lived on the place for 51 years
87	7k	Grew up on the place
104	7k	Non-motorized trails, foot travel only, public land
116	7k	We don't live there, pay high taxes, not fair
166	7k	Power (electricity)
167	7k	taxes too high

66	9	No opinion
24	10	Would like to see it grow and provide an income for families
164	10	We only have one small lake located in land owned by WDND
164	12A	It will be
65	12b	They haven't in the past
164	12b	None available
164	12c	Polk County is buying
65	12d	You mean more government
82	12d	Township policies
42	12E	I see it coming in future years
45	12E	Don't know town's position
109	12e	Don't know
107	12e&f	don't know
33	12f	No chemicals
164	12f	We need electricity
65	12g	They are the ones that took it
135	12g	We should not allow more land to be taken off the tax rolls
149	12g	don't understand this question
164	12g	Why is Polk County continuing to buy land?
113	13	Develop scope of projected growth with limitations on size/property sq. ft. etc
126	13	I do not know, I've always lived in Illinois
24	13b	Don't want to see housing developments and restrictions on number of acres and footage of house
87	14	miniature golf course
126	14	I do not know - I live in Illinois
151	14a	convenience
57	14c	Home based businesses - low impact, green
82	14c	no way
135	14d	NO storage units
73	14f	Something for seniors to move to so that their homes can be recycled to new home owners
73	14h	Help farmers find speciality and niche markets
105	14h	youth center
105	14h	youth center
125	14h	Let farmers farm with less regulations
162	14h	B & Bs, farm stays
50	14i	Industry can't survive
35	15	All are number one because ALL ARE IMPORTANT
88	15	These are not in conflict. Given fine water, wetlands and woodlands, farm can succeed and scenic views will increase
125	15	wetlands - low drainage
43	15h	Gas station
109	16	We live in Illinois
42	16a	Indian Creek Apple Orchard
55	16d	Work part-time
179	16d	Burnett
88	16e	Both
31	16j	Part-time
97	16j	Out of state
103	16j	All over WI, MN
114	16j	construction - all over
154	16j	Chicago IL

172	16j	Venice, Florida
85	18	Work in Lorain
132	18	none
177	18	yes
54	18f	no job for husband
20	19	Other - better pay
23	19	Military
24	19f	Military and married
28	19f	farm with spouse
83	19f	Home in neighboring township
129	19f	military
145	19f	married and works in town
88	20	Own and use a recreational property and home over 30 years. Never lived in Lorain as a permanent resident.
4	24	Homemaker
29	24	Homemaker
83	24	Houswife
100	24	Homemaker
149	24	homemaker
13	28	None of any one's business
14	28	Fixed income
15	28	Fixed income
60	28	Private
65	28	What is your?
164	28	None of your business
4	29	Owned recreational land in county
19	29	Most of 80 years
28	29	90 years
37	29	don't like there, just hunt
39	29	Not a resident
45	29	Owned land
60	29	16-20 years owned land
62	29	owned property in township not lived there
65	29	I lived in Polk County
66	29	Never have
73	29	owned property in township not lived there
74	29	Do not live there
78	29	Never
82	29	Owned property
90	29	Off and on
119	29	Owned property
124	29	Owned land but not lived there
126	29	Never
145	29	All my life
158	29	Own property do not live there
176	29	recreational only
182	29	none

120

Dear County Planner: I have been a land owner only in the town of Frederic. For 44 years we have visited the property twice in that time, traveling through in a RV. It's hard to answer these questions on the survey as we are not real knowledgeable about your concerns. We loved the small town atmosphere in Frederic. The quaintness of it - as a weekend get away - hoping someday our property would grow in value of course. I hope all your planning is successful and you achieve all that is good for this area.

126

We should let our grandkids fill out this form, because they will be getting the land when we go to heaven