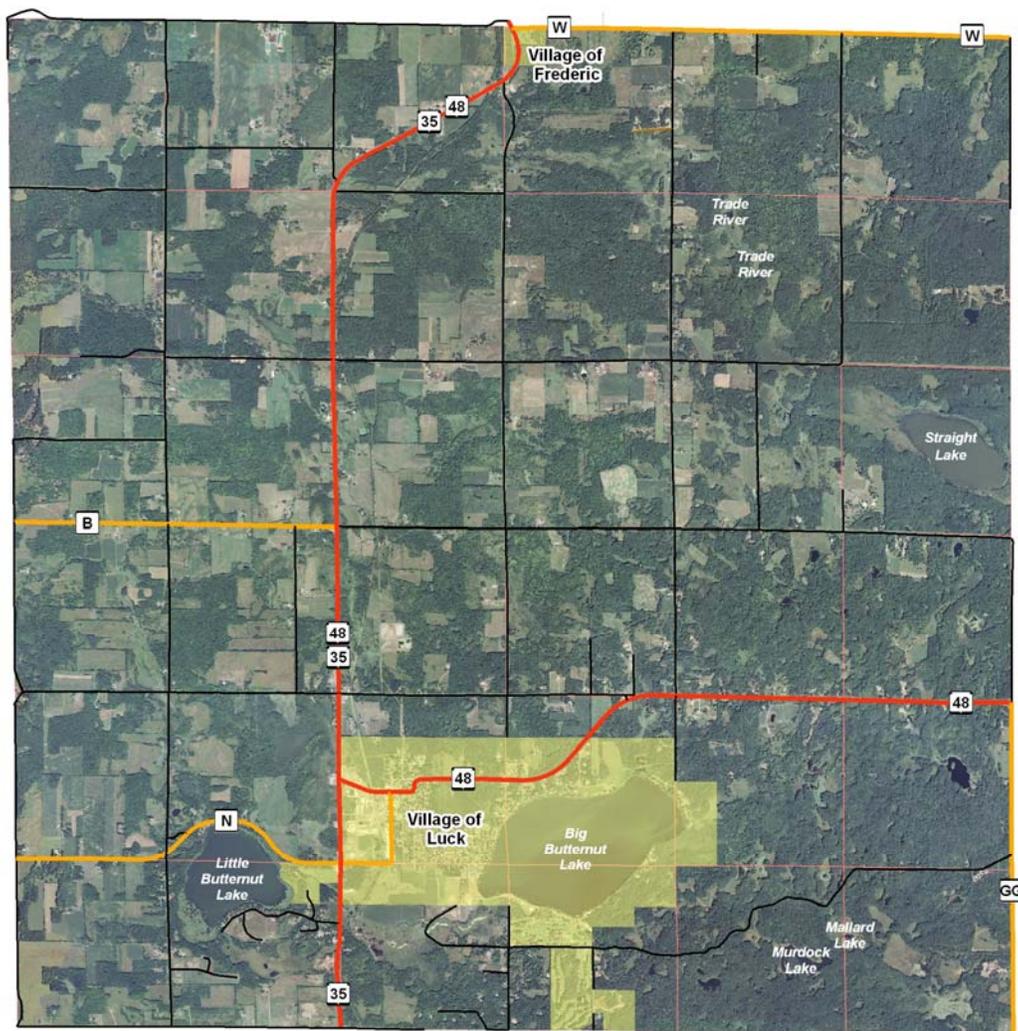


TOWN OF LUCK, WISCONSIN COMPREHENSIVE PLAN 2009-2029



ADOPTED NOVEMBER 9th, 2009

TOWN OF LUCK, WISCONSIN COMPREHENSIVE PLAN 2009-2029

Town Board

Dean Johansen, Chairman
Larry Wright, Supervisor
Greg Marsten, Supervisor
Don Langel, Supervisor*
Lloyd Nelson, Clerk
Virginia Nelson, Treasurer

Planning Commission

Gregg Westigard, Chair
Dean Johansen
Karen Swanberg
Shawn McGinnity
Paul Hansen

* = Past Members

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

**ORDINANCE # 12
COMPREHENSIVE PLAN**

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

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

Section 1. Pursuant to section 59.69(2) and (3) of the Wisconsin Statutes, the Town of Luck, 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 Luck, 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 Luck, 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 Luck Comprehensive Plan" 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 Luck, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "Town of Luck Comprehensive Plan" pursuant to section 66.1001(4)(c) 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 Town Board of the Town of Luck, Polk County, Wisconsin, this 9th day of November, 2009.


Dean Johansen, Town Chairman

Attest:


Lloyd Nelson, Town Clerk

Date Published:

TOWN OF LUCK

PLAN COMMISSION RESOLUTION #: 1

**RECOMMENDING APPROVAL OF THE
COMPREHENSIVE PLAN
OF THE TOWN OF LUCK, 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 Luck Planning Commission has the authority to recommend that the Town Board of the Town of Luck adopt a "comprehensive plan" under §66.1001(4)(b); and

WHEREAS, the Town has prepared the attached document (named *Town of Luck Comprehensive Plan*), 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 Luck hereby adopts the *Town of Luck Comprehensive Plan* 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 an ordinance, which will constitute its adoption of the *Town of Luck Comprehensive Plan* as the Town's comprehensive plan under §66.1001.

Resolution adopted: November 3, 2009



Gregg Westigard, Planning Commission Chair

ATTEST:


Dean Johansen, Town of Luck Chair

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MAP 1-1 LOCATION MAP Town of Luck Polk County Wisconsin



Polk County

-  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

0 1 2 4 Miles

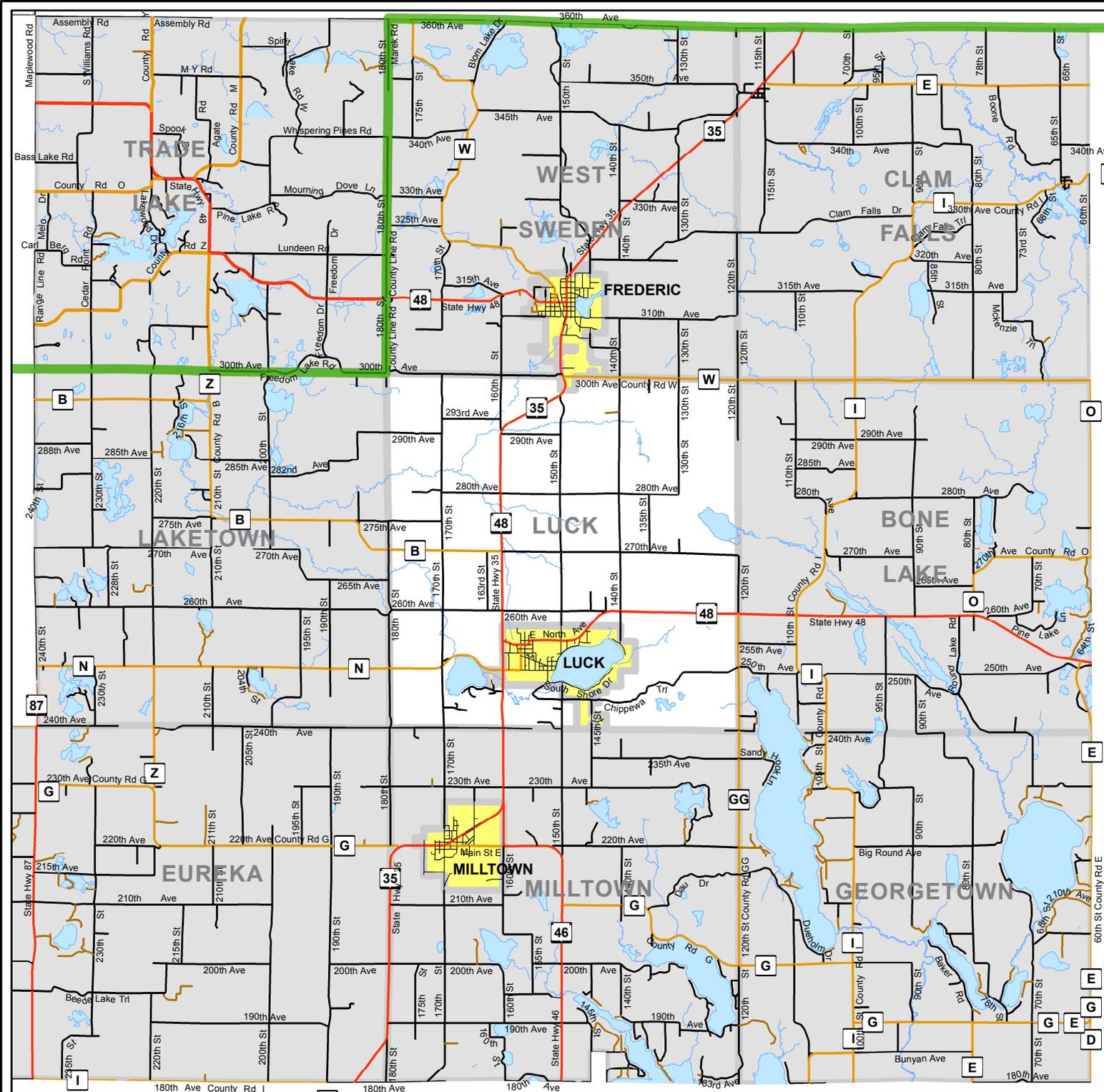


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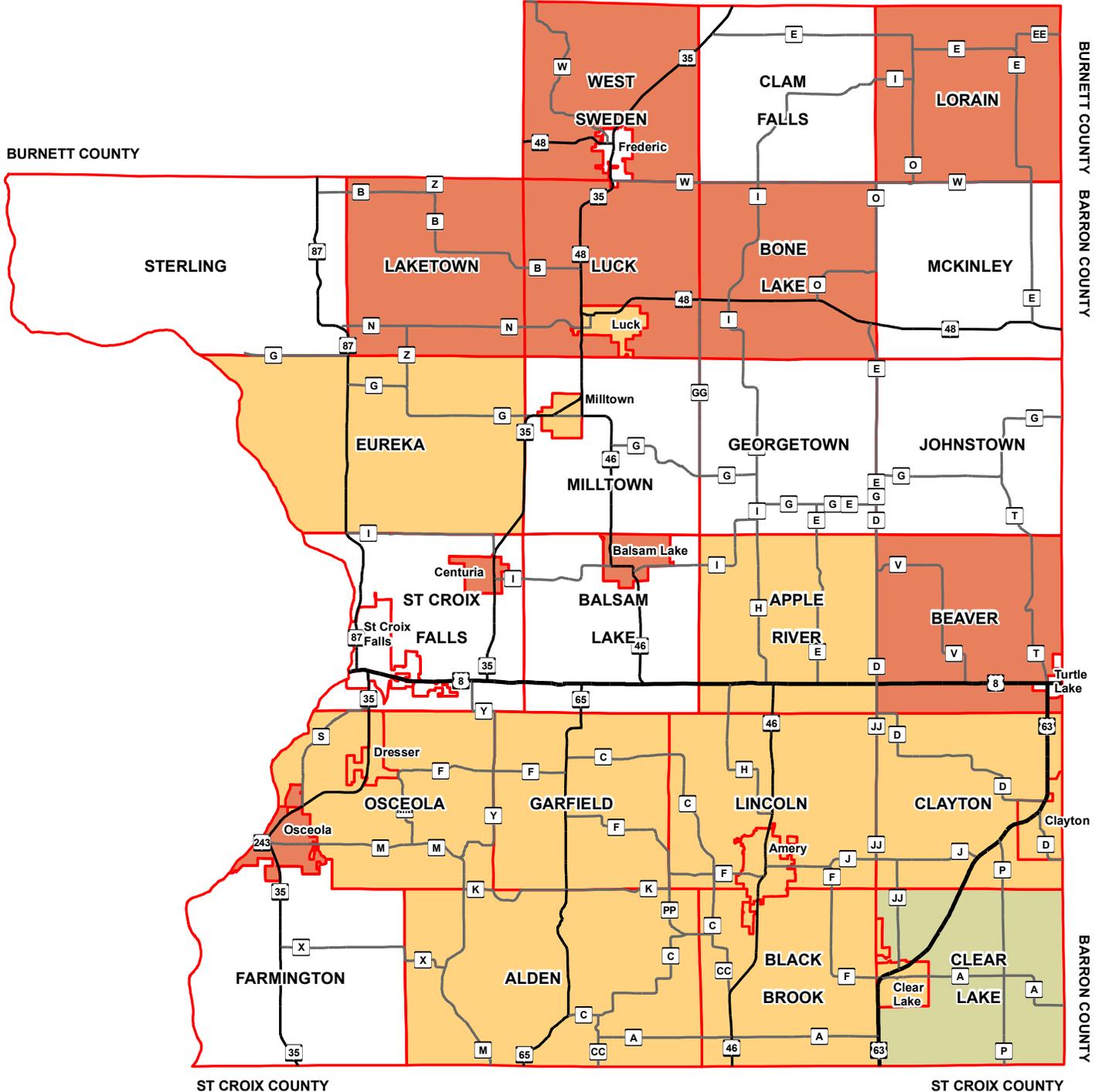


This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.



MAP 1-2 COMPREHENSIVE PLANNING GRANT PARTICIPANTS

Polk County Wisconsin



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



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ELEMENT 1: ISSUES AND OPPORTUNITIES

1.1 BACKGROUND INFORMATION

1.2 DEMOGRAPHICS

1.3 SWOT ANALYSIS

1.4 OVERALL GOALS

1.1 BACKGROUND INFORMATION

History of the Town of Luck

Many lakes exist in Polk County, some of which are quite important to the history of the county and are located in the Town of Luck. Earlier in time, there was a lake surrounded by a forest of pine, maple, birch, and butternut trees, known only to the Chippewa Indians. They knew the large lake as Pic-o-nock-aknok, which is believed to mean "butternut" because of the abundance of butternut trees that grew in the area. For this reason, this territory was called Butternut before it was named Luck.

There are several legends in regards to the naming of the Luck area. The most popular one being that if you were traveling by wagon on the Clam Falls Trail and you reached Butternut Lake by nightfall, you were considered to be in luck!

Danish immigrants organized the Town of Luck on November 8th, 1869. The village of Luck was not incorporated until 1905.

The railroad came to Luck in 1901, which had its pros and cons. The railroad and a man, Mr. Lawson, who bought up most of the land adjacent to the railroad right-of-way, caused the formation of a new town with a new business area and new main street. This new town was called Lawson City for a brief time. Both the Village of Luck and the Village of Lawson City were incorporated in 1905, but now are the one Village of Luck.

Straight Lake State Park and Wildlife Area is the newest addition to the Wisconsin park system. The 3,225 acres of woods, lakes and rivers, divided between the towns of Luck and Bone Lake, was dedicated by Governor Jim Doyle in 2005.

The Town of Luck has two villages at least partially within its borders, the Village of Luck and the Village of Frederic. Two smaller hamlets of North Luck and West Denmark also exist in the Town of Luck. The Town of Luck is bordered by four other towns: Town of Laketown to the west, Town of Milltown to the south, Town of Bone Lake to the east, and Town of West Sweden to the north. See map 1-1 for a map of the location of the Town of Luck and some surrounding communities.

Comprehensive Planning Grant Information

In July of 2007 Polk County, along with twenty-four of its municipalities, was awarded a multi-jurisdictional Comprehensive Planning Grant through the Wisconsin Department of Administration to develop Comprehensive Plans. The Town of Luck participated in the grant and began working on the plan in September of 2007. Map 1-2 shows the communities involved in the comprehensive planning grant.

1.2 DEMOGRAPHICS

Polk County Wisconsin is in the top ten of all Wisconsin counties for population increase in the past decade. Much of this population increase has occurred in the southwest portions of the county. However, plenty of recreational development, especially along lakes has occurred in the Town of Luck. The proximity to the Minneapolis-St. Paul area is most likely the reason for the population increase, as the Town of Luck is about 70 miles to St. Paul. The abundance of water and other natural resources is a huge draw for city residents to the Town of Luck to recreate year-round.

Table 1.2A – Historic Population

YEAR	WI	POLK	T LUCK
1970	4,417,731	26,666	663
1980	4,705,642	32,351	863
1990	4,891,769	34,773	880
2000	5,363,675	41,319	881
2005	5,563,896*	44,744*	875*

Source: US Census
 *= Estimate

Table 1.2B – Projected Population Changes

YEAR	WI	POLK	T LUCK
2010	5,751,470	47,415	869
2015	5,931,386	50,576	869
2020	6,110,878	53,724	869
2025	6,274,867	56,547	863
2030	6,415,923	58,866	851

Source: US Census

Table 1.3 Household Projections - 2000 to 2030

	Census	Estimate	Proj.	Proj.	Proj.	Proj.	Proj.	% change
Municipality	2000	2005	2010	2015	2020	2025	2030	2000-2030
Luck	339	343	352	358	364	365	364	7.4

Source: Wisconsin Dept of Administration

Table 1.2D – AGE DISTRIBUTION

1990						
	WISCONSIN		POLK COUNTY		TOWN of LUCK	
	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL
Under 10	737033	15.07%	5538	15.93%	154	17.50%
10 to 19	700876	14.33%	5162	14.84%	131	14.89%
20 to 29	764744	15.63%	4043	11.63%	87	9.89%
30 to 39	810378	16.57%	5644	16.23%	144	16.36%
40 to 49	595613	12.18%	4235	12.18%	113	12.84%
50 to 59	423025	8.65%	3029	8.71%	91	10.34%
60 to 69	404188	8.26%	3126	8.99%	90	10.23%
70 to 79	294406	6.02%	2507	7.21%	51	5.80%
80 and over	161506	3.30%	1489	4.28%	19	2.16%
TOTAL	4891769	100.00%	34773	100.00%	880	100.00%
2000						
	WISCONSIN		POLK COUNTY		TOWN of LUCK	
	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL
Under 10	721,824	13.46%	5,389	13.04%	121	13.73%
10 to 19	810,269	15.11%	6,438	15.58%	142	16.12%
20 to 29	691,205	12.89%	3,871	9.37%	71	8.06%
30 to 39	807,510	15.06%	5,907	14.30%	109	12.37%
40 to 49	837,960	15.62%	6,672	16.15%	162	18.39%
50 to 59	587,355	10.95%	4,868	11.78%	125	14.19%
60 to 69	387,118	7.22%	3,568	8.64%	82	9.31%
70 to 79	319,863	5.96%	2,784	6.74%	49	5.56%
80 and over	200,571	3.74%	1,822	4.41%	20	2.27%
TOTAL	5,363,675	100.00%	41,319	100.00%	881	100.00%
CHANGE – 1990 TO 2000						
	WISCONSIN		POLK COUNTY		TOWN of LUCK	
	NUMBER	% CHANGE	NUMBER	% CHANGE	NUMBER	% OF TOTAL
Under 10	-15,209	-2.11%	-149	-2.76%	-33	-3.77%
10 to 19	109,393	13.50%	1,276	19.82%	11	1.23%
20 to 29	-73,539	-10.64%	-172	-4.44%	-16	-1.83%
30 to 39	-2,868	-0.36%	263	4.45%	-35	-3.99%
40 to 49	242,347	28.92%	2,437	36.53%	49	5.55%
50 to 59	164,330	27.98%	1,839	37.78%	34	3.85%
60 to 69	-17,070	-4.41%	442	12.39%	-8	-0.92%
70 to 79	25,457	7.96%	277	9.95%	-2	-0.23%
80 and over	39,065	19.48%	333	18.28%	1	0.11%
TOTAL	471,906	8.80%	6,546	15.84%	1	0.11%

Source: US Census

Table 1.2E – HOUSEHOLD INCOME IN 1999

	WI	% OF TOTAL	POLK	% OF TOTAL	TOWN of LUCK	% OF TOTAL
Total Households:	2086304		16305		303	
Median Household Income	\$43,791		\$41,183		\$40,417	
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%

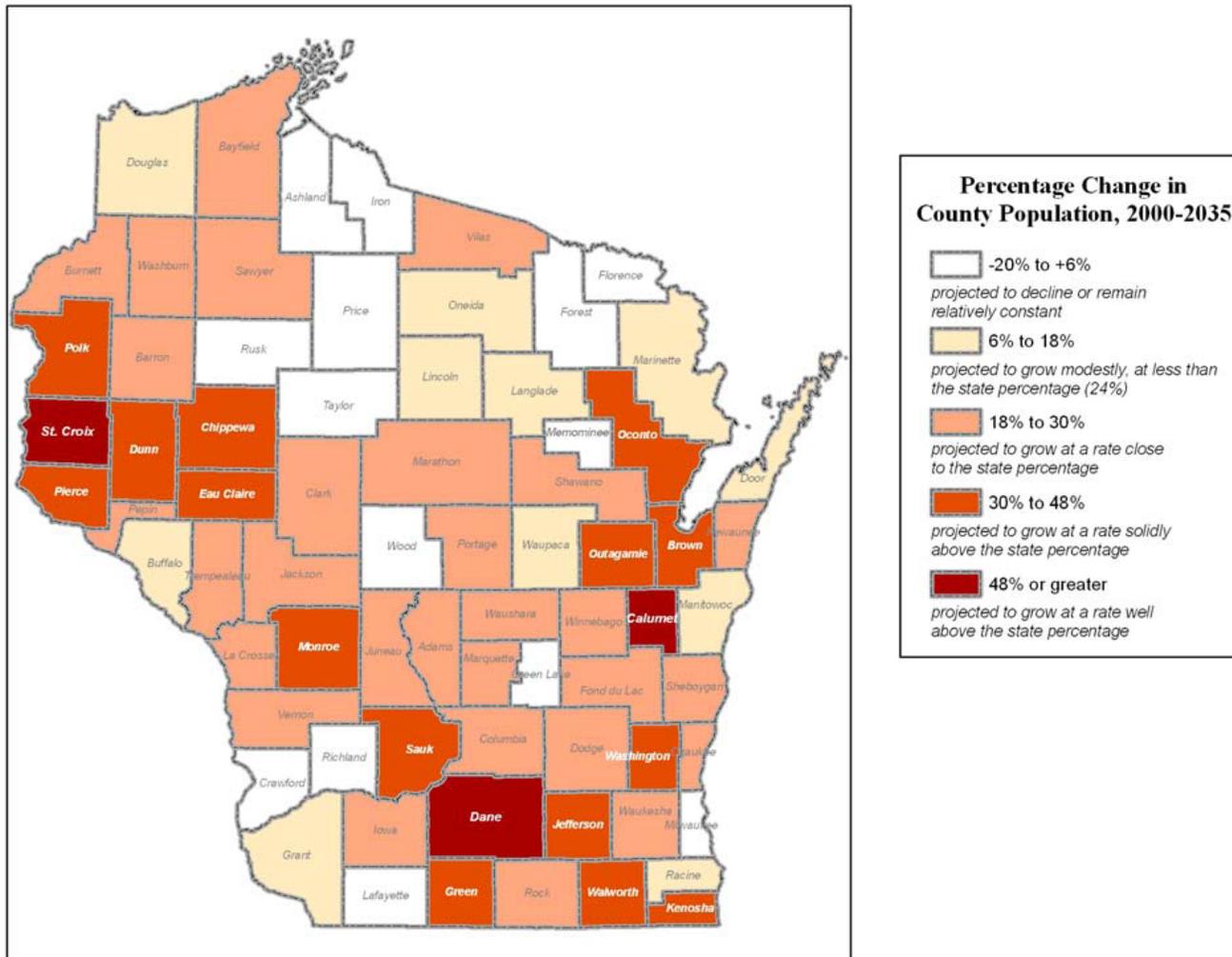
Source: US Census

Table 1.2F – POVERTY STATUS BY AGE IN 1989 AND 1999

	1989				1999				1989 to 1999 CHANGE			
	POLK COUNTY		T LUCK		POLK COUNTY		T LUCK		POLK COUNTY		T LUCK	
	#	% of Total Pop.	#	% of Total Pop.	#	% of Total Pop.	#	% of Total Pop.	#	% Change	#	% Change
Total:	34,105		863		40,637		891		6,532	19.15%	28	3.24%
Income below poverty level:	4,032	11.82%	123	14.25%	2,888	7.11%	88	9.88%	1,144	-4.72%	35	-4.38%
Under 5 years	472	1.38%	25	2.90%	223	0.55%	8	0.90%	249	-0.84%	17	-2.00%
5 years	106	0.31%	7	0.81%	53	0.13%	0	0.00%	53	-0.18%	7	-0.81%
6 to 11 years	571	1.67%	23	2.67%	307	0.76%	7	0.79%	264	-0.92%	16	-1.88%
12 to 17 years	413	1.21%	5	0.58%	303	0.75%	20	2.24%	110	-0.47%	-15	1.67%
18 to 64 years	1,850	5.42%	49	5.68%	1,447	3.56%	47	5.27%	403	-1.86%	2	-0.40%
65 to 74 years	217	0.64%	4	0.46%	195	0.48%	2	0.22%	22	-0.16%	2	-0.24%
75 years +	403	1.18%	10	1.16%	360	0.89%	4	0.45%	43	-0.30%	6	-0.71%
Income at or above poverty level:	30,073	88.18%	740	85.75%	37,749	92.89%	803	90.12%	7,676	25.52%	63	8.51%
Under 5 years	2,018	5.92%	40	4.63%	2,203	5.42%	37	4.15%	185	-0.50%	-3	-0.48%
5 years	521	1.53%	7	0.81%	417	1.03%	9	1.01%	-104	-0.50%	2	0.20%
6 to 11 years	2,939	8.62%	79	9.15%	3,374	8.30%	76	8.53%	435	-0.31%	-3	-0.62%
12 to 17 years	2,713	7.95%	70	8.11%	3,802	9.36%	96	10.77%	1,089	1.40%	26	2.66%
18 to 64 years	17,397	51.01%	437	50.64%	22,688	55.83%	469	52.64%	5,291	4.82%	32	2.00%
65 to 74 years	2,650	7.77%	61	7.07%	2,942	7.24%	73	8.19%	292	-0.53%	12	1.12%
75 years +	1,835	5.38%	46	5.33%	2,323	5.72%	43	4.83%	488	0.34%	-3	-0.50%

Source: US Census

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



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

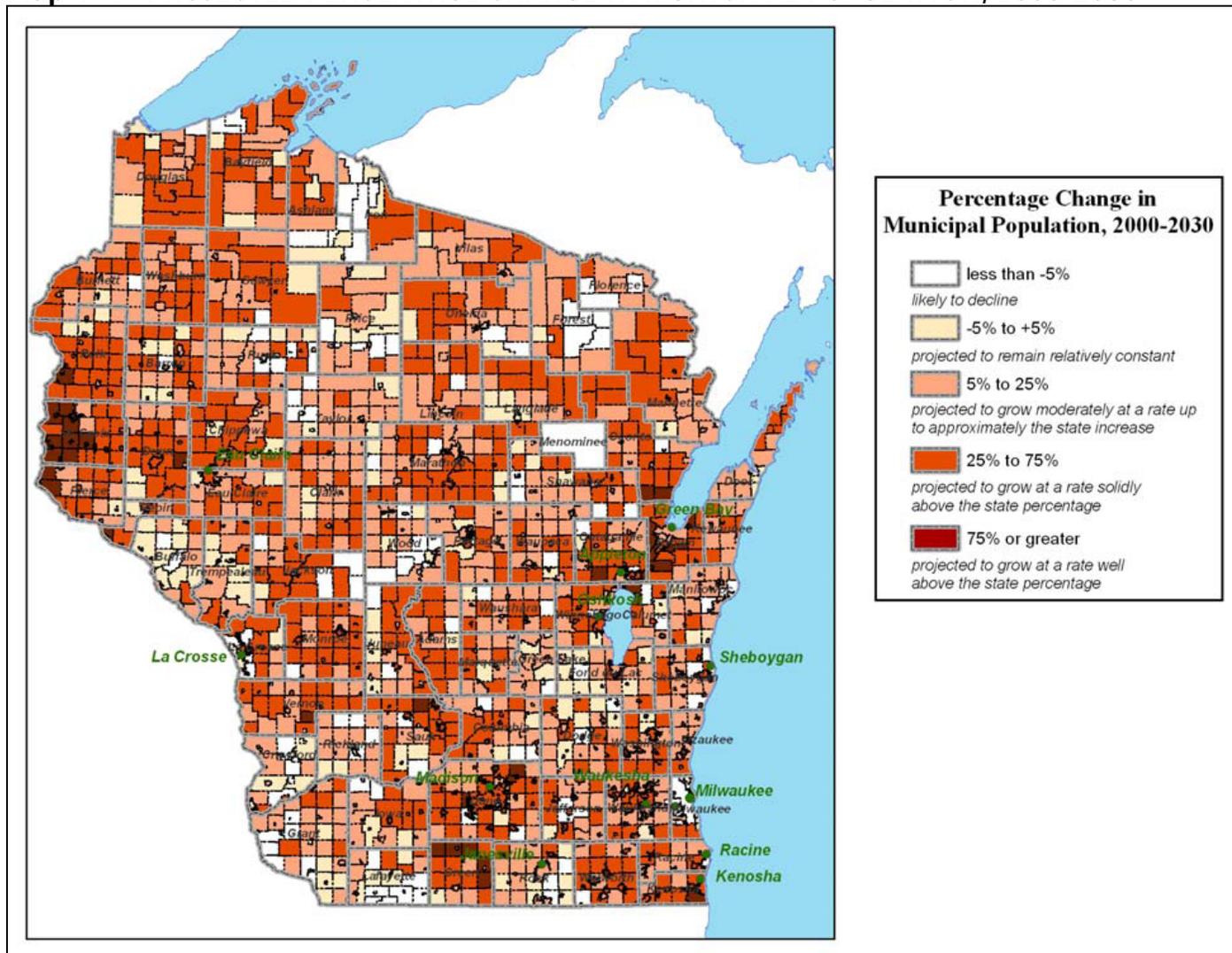
Table 1.11 TEN COUNTIES WITH GREATEST PERCENT CHANGE IN POPULATION, 2000-2035

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. The Town of Luck is expected to decrease in population by about 3.4% or about 30 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 Luck 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 SWOT ANALYSIS

The Town of Luck Plan Commission participated in a session at which they identified the strengths, weaknesses, opportunities and threats that exist in the Town of Luck. Below is a list of their responses.

<p style="text-align: center;"><u>Strengths</u></p> <ul style="list-style-type: none"> Rural Atmosphere Water quality State park Ice Age trail Gandy Dancer trail The people (resourceful and good work ethics) Good Government Air Quality Easy access to urban amenities Low crime rate Good schools Rich history Good roads Ambulance and fire protection Health Care availability 	<p style="text-align: center;"><u>Weaknesses</u></p> <ul style="list-style-type: none"> Lack of good paying jobs Lack of affordable housing Harsh winters High real estate taxes
<p style="text-align: center;"><u>Opportunities</u></p> <ul style="list-style-type: none"> Allow options for alternative housing development (e.g. cluster housing) Draw tourism from park/trail use Increase forestry Enhance environment by planting trees in poor agriculture soil areas Organic farming Energy self-sufficiency Hwy 35 	<p style="text-align: center;"><u>Threats</u></p> <ul style="list-style-type: none"> Sprawl Lack of transportation Fuel costs Hwy 35 Uncontrolled development (commercial and residential) Development of farmland and woodlands for residential use Breakdown of large tracts Outsiders buying land at higher rates Annexation of land in the Town

1.4 ELEMENT GOALS

The following goals for each of the elements have been prepared by the Town of Luck Plan Commission. These statements are intended to assist the Town Board and Plan Commission in future decision-making for housing, transportation, agricultural, natural and cultural resources, utilities and community facilities, economic development, intergovernmental cooperation and land use activities within the Town.

Housing Goals

- 1) The housing stock should provide an adequate range of housing opportunities to meet the varied needs and desires of the residents.
- 2) Retain the rural character through appropriate development.

Transportation Goals

- 1) Maintain the safety and aesthetics of the existing transportation system.
- 2) Encourage future development of recreational trails and bike routes.

Utilities and Community Facilities Goal

- 1) Maintain the quality of the existing infrastructure.

Agricultural, Natural and Cultural Resources Goals

- 1) Expand and enhance recreational opportunities.
- 2) Protect and preserve existing farms.
- 3) Protect the natural resources of the Town.

Economic Development Goal

- 1) Promote appropriate commercial and industrial development.

Intergovernmental Cooperation Goals

- 1) Maintain the existing agreements with neighboring municipalities.
- 2) Encourage cooperation with neighboring Towns and Villages.

Land Use Goal

- 1) Maintain the rural character by focusing on agriculture and forest land preservation.

ELEMENT 2: HOUSING

The housing element is important for gauging the availability of appropriate housing for the Town's changing population. The ability of a community to address its demand for housing is essential to its economic viability and the welfare of its residents. This element will address the following:

2.1 EXISTING CONDITIONS

2.2 ASSESSMENT OF FUTURE NEEDS

2.3 HOUSING POLICIES AND PROGRAMS

2.4 GOALS AND OBJECTIVES

2.1 EXISTING CONDITIONS

Age Characteristics

Table 2.1 – Year Structure Built

	WI	% OF TOTAL	POLK	% OF TOTAL	TOWN of LUCK	% OF TOTAL
Total Structures:	2,321,144		23,528		488	
Built 2001 to 2008	Not Available		2,399*	10.20%	77*	15.78%
Built 1990 to 2000	389,792	16.79%	4,470	19.00%	64	13.11%
Built 1980 to 1989	249,789	10.76%	2,990	12.71%	55	11.27%
Built 1970 to 1979	391,349	16.86%	3,870	16.45%	77	15.78%
Built 1960 to 1969	276,188	11.90%	2,211	9.40%	33	6.76%
Built 1950 to 1959	291,948	12.58%	1,862	7.91%	30	6.15%
Built 1940 to 1949	178,914	7.71%	1,374	5.84%	23	4.71%
Built 1939 or earlier	543,164	23.40%	4,352	18.50%	129	26.43%

U.S. Census Bureau Census 2000

*=Polk County Zoning Permit Data

Table 2.1 details the age of housing in the Town of Luck. Three time periods stand out, the 1960's and 1970's, along with the period prior to 1939. The larger percentages associated with the '60's and '70's is probably due to the boom in waterfront property development that occurred during that time. The structures built before 1939 indicate the historic nature of the Town and structures that were built near the beginning of the Town. The age of the structures could pose a problem for the Town depending on how these homes have been cared for and updated over the years.

Structural Characteristics**Table 2.2 – Units in Structure**

STRUCTURE TYPE	WI	% OF TOTAL	POLK	% OF TOTAL	Town of LUCK	% OF TOTAL
1990						
1 Unit, Detached	1,342,230	65.29%	13,979	75.31%	324	85.04%
1 Unit, Attached	50,380	2.45%	135	0.73%	0	0.00%
2 Units	197,659	9.61%	420	2.26%	4	1.05%
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%	51	13.39%
Boat, RV, van, etc.	28,178	1.37%	380	2.05%	2	0.52%
Total Units	2,055,774		18,562		381	
2000						
1 Unit, Detached	1,531,612	74.50%	16,485	88.81%	355	86.37%
1 Unit, Attached	77,795	3.78%	316	1.70%	2	0.52%
2 Units	190,889	9.29%	454	2.45%	4	1.05%
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%	50	12.17%
Boat, RV, van, etc.	2,703	0.13%	220	1.19%	0	0.00%
Total Units	2,321,144		21,129		411	
1990 to 2000 CHANGE						
1 Unit, Detached	189,382	9.21%	2,506	13.50%	31	8.14%
1 Unit, Attached	27,415	1.33%	181	0.98%	2	0.52%
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	-0.26%
Boat, RV, van, etc.	-25,475	-1.24%	-160	-0.86%	-2	-0.52%
Total Units	265,370	12.91%	2,567	13.83%	30	7.87%

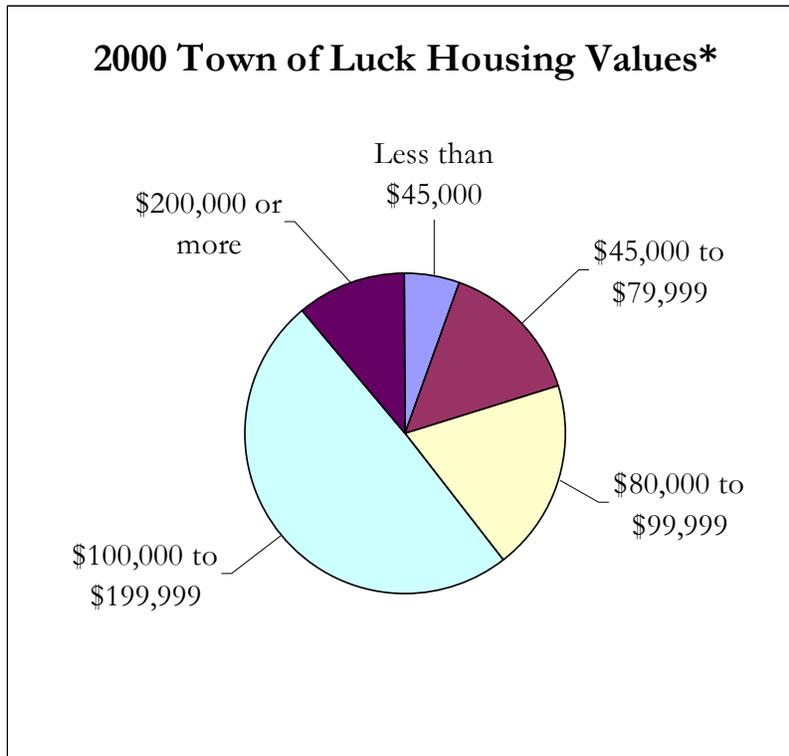
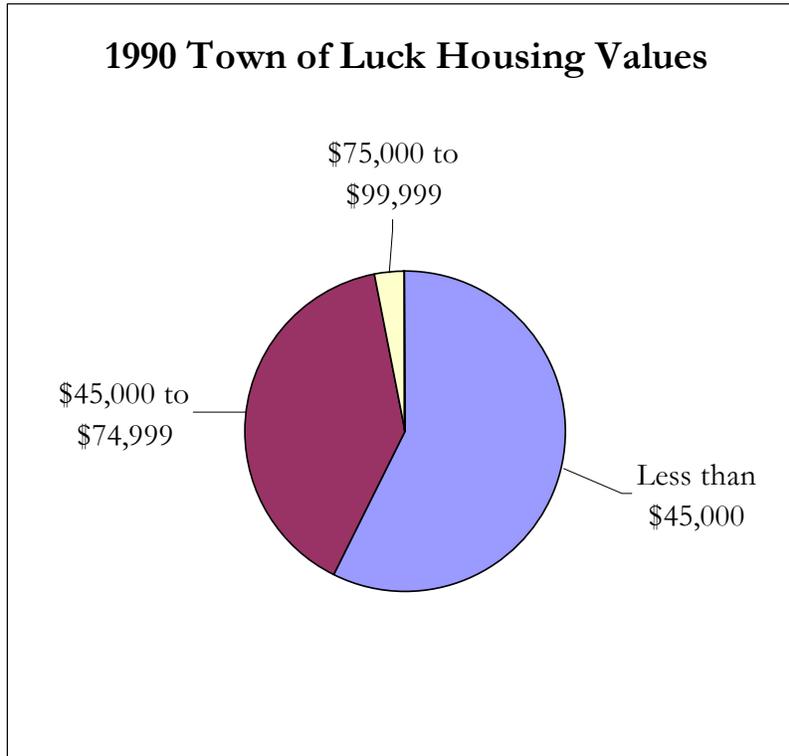
Source: U.S. Census

Value Characteristics**Table 2.3 – Value for Owner-Occupied Housing Units**

1990						
	WI	% OF TOTAL	POLK	% OF TOTAL	Town of LUCK	% OF TOTAL
Total Owner-Occupied Housing	916,708		5,596		99	
Median value	\$62,500		\$53,600		\$45,300	
Less than \$15,000	8,501	0.93%	77	1.38%	3	3.03%
\$15,000 to \$19,999	10,237	1.12%	108	1.93%	7	7.07%
\$20,000 to \$24,999	18,526	2.02%	195	3.48%	6	6.06%
\$25,000 to \$29,999	28,496	3.11%	328	5.86%	10	10.10%
\$30,000 to \$34,999	41,877	4.57%	404	7.22%	8	8.08%
\$35,000 to \$39,999	52,011	5.67%	429	7.67%	9	9.09%
\$40,000 to \$44,999	61,670	6.73%	469	8.38%	6	6.06%
\$45,000 to \$49,999	65,879	7.19%	463	8.27%	9	9.09%
\$50,000 to \$59,999	140,021	15.27%	902	16.12%	16	16.16%
\$60,000 to \$74,999	187,076	20.41%	1,068	19.09%	10	10.10%
\$75,000 to \$99,999	165,066	18.01%	730	13.05%	12	12.12%
\$100,000 to \$124,999	62,665	6.84%	208	3.72%	3	3.03%
\$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	Town of LUCK	% OF TOTAL
Total Owner-Occupied Housing	1,122,46		7,642		113	
Median Value	\$112,200		\$100,200		\$88,800	
Less than \$10,000	1,142	0.10%	6	0.08%	0	0.00%
\$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%	0	0.00%
\$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%	2	1.77%
\$30,000 to \$34,999	9,683	0.86%	84	1.10%	4	3.54%
\$35,000 to \$39,999	13,708	1.22%	118	1.54%	2	1.77%
\$40,000 to \$49,999	33,866	3.02%	324	4.24%	6	5.31%
\$50,000 to \$59,999	46,456	4.14%	364	4.76%	8	7.08%
\$60,000 to \$69,999	64,280	5.73%	483	6.32%	11	9.73%
\$70,000 to \$79,999	82,130	7.32%	658	8.61%	10	8.85%
\$80,000 to \$89,999	102,431	9.13%	840	10.99%	12	10.62%
\$90,000 to \$99,999	101,596	9.05%	825	10.80%	11	9.73%
\$100,000 to \$124,999	185,960	16.57%	1,251	16.37%	19	16.81%
\$125,000 to \$149,999	158,033	14.08%	936	12.25%	12	10.62%
\$150,000 to \$174,999	106,516	9.49%	542	7.09%	6	5.31%
\$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%	4	3.54%
\$250,000 to \$299,999	32,940	2.93%	232	3.04%	2	1.77%
\$300,000 to \$399,999	22,602	2.01%	114	1.49%	2	1.77%
\$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%	2	1.77%
\$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%

Source: U.S. Census

Graph 2.1 – Housing Values: 1990 and 2000



* Adjusted to 1990 dollars. Actual ranges are as follows: 'less than \$45,000' equals less than \$46,199; '\$45,000 to \$79,999' equals \$46,200 to \$79,199; '\$80,000 to \$99,999' equals \$79,200 to \$105,599; '\$100,000 to \$199,999' equals \$105,600 to \$197,999; '\$200,000 or more' equals \$198,000 or more.

Occupancy Characteristics**Table 2.4 – Occupancy Characteristics**

1990						
	WISCONSIN		POLK		T LUCK	
	Number	% of Total	Number	% of Total	Number	% of Total
Occupied Housing Units	1822118	88.63%	13056	70.34%	298	92.55%
Owner Occupied	1215350	59.12%	10165	54.76%	200	62.11%
Renter Occupied	606768	29.52%	2891	15.57%	98	30.43%
Vacant Housing Units	233656	11.37%	5506	29.66%	24	7.45%
Total Housing Units	2055774		18562		322	
2000						
	WISCONSIN		POLK		T LUCK	
	Number	% of Total	Number	% of Total	Number	% of Total
Occupied Housing Units	2,084,544	89.81%	16,254	76.93%	339	84.75%
Owner Occupied	1,426,361	61.45%	13,037	61.70%	305	76.25%
Renter Occupied	658,183	28.36%	3,217	15.23%	34	8.50%
Vacant Housing Units	236,600	10.19%	4,875	23.07%	61	15.25%
Total Housing Units	2,321,144		21,129		400	
1990-2000 CHANGE						
	WISCONSIN		POLK		T LUCK	
	Number	% Change	Number	% Change	Number	% Change
Occupied Housing Units	262,426	12.59%	3,198	19.68%	41	12.09%
Owner Occupied	211,011	14.79%	2,872	22.03%	105	34.43%
Renter Occupied	51,415	7.81%	326	10.13%	-64	-188.24%
Vacant Housing Units	2,944	1.24%	-631	-12.94%	37	60.66%
Total Housing Units	265,370	11.43%	2,567	12.15%	78	19.50%

Source: U.S. Census

2.2 ASSESSMENT OF FUTURE NEEDS

According to population projections, the Town of Luck is actually expected to lose population slightly over the next 20 years. This would mean that additional housing structures for residents are not necessary.

Another issue of concern is the homes along the lakeshore of Little Butternut Lake on Little Butternut Lake Lane are gradually converting from seasonal to year-round residences. At some time in the future, these homes may wish to be connected to the Village of Luck's sanitary sewer system.

2.3 **HOUSING PROGRAMS**

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)

2.4 **GOALS AND OBJECTIVES**

Goal 1: The housing stock should provide an adequate range of housing opportunities to meet the varied needs and desires of the residents.

Objectives:

- 1) *Encourage development of housing, including owner- and renter-occupied units, to accommodate all income levels.*
- 2) *Increase the supply of alternative housing opportunities to serve residents of all ages, including, but not limited to, independent and assisted living facilities for elderly and disabled residents.*

Goal 2: Retain the rural character through appropriate development.

Objectives

- 1) *Investigate the possibility of using conservation subdivisions and cluster housing.*
- 2) *Direct new development towards areas with existing similar development*

ELEMENT 3: TRANSPORTATION

The transportation system, including roadways, railroads, airports, trails, paths, waterways, etc, plays a major role in the access, efficiency, safety, development and overall desirability of the community as a place to live, work and recreate. This element will address the following:

3.1 EXISTING CONDITIONS

3.2 ROAD CLASSIFICATIONS

3.2 PLANNED IMPROVEMENTS

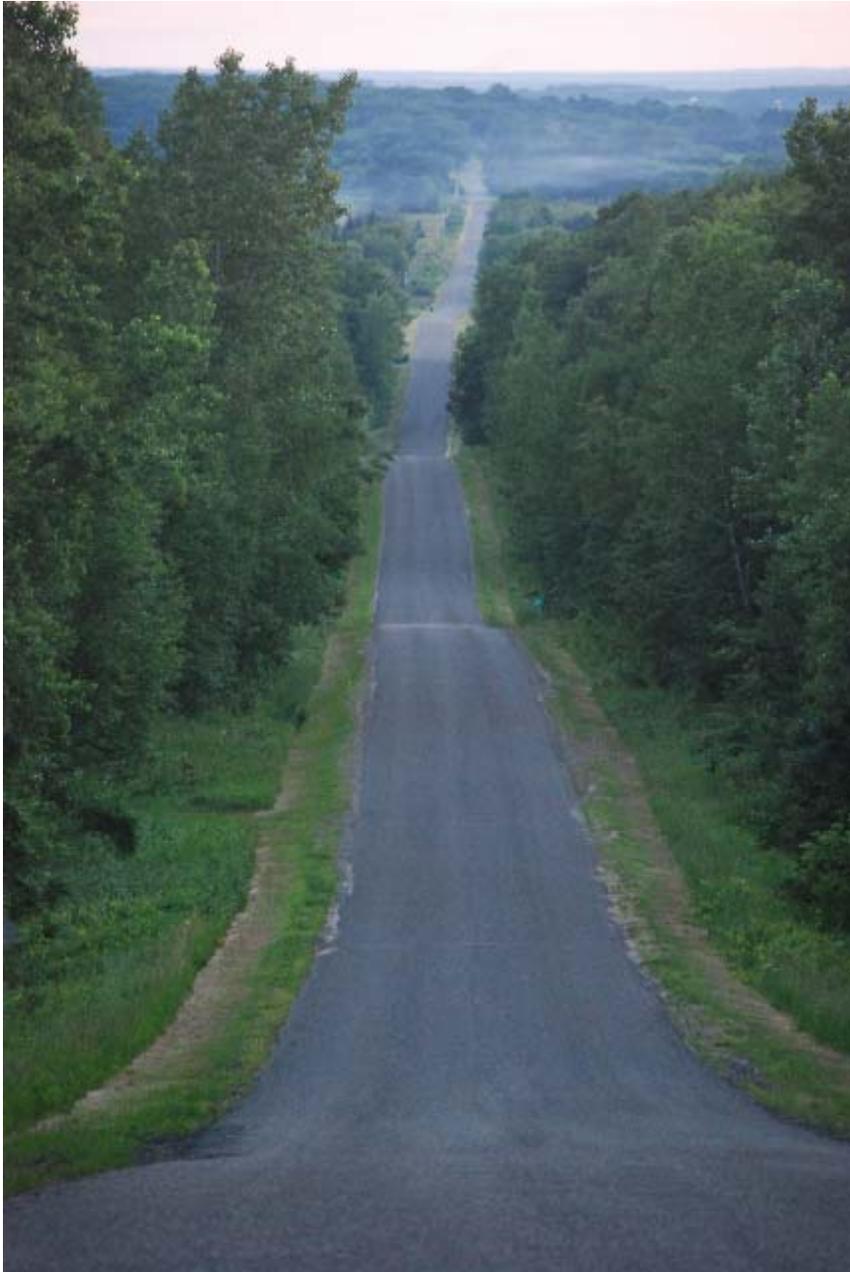
3.3 GOALS AND OBJECTIVES

3.1 EXISTING CONDITIONS

Existing Road System

The existing road system for the Town of Luck is illustrated in Map 3-1. Average Annual Daily Traffic counts for the Town were completed by the Wisconsin Department of Transportation in 2004 and 2006. These counts can be seen on Map 3-2. The highest traffic amounts were where they are expected, on State Highways which are higher order road classification. Traffic counts are reported as the number of vehicles expected to pass a given location on an average day of the year. Map 3-3 was developed from an accident report provided by the Sheriff's Department. It indicates all vehicular accidents reported to the Sheriff's Department by year and type from 2004 to 2007. The intersection of STH 35 and 160th St. at the Trade River is very dangerous for traffic heading north and turning onto 160th St.

State Highway 35 is the most major roadway through the Town of Luck. The majority of commercial properties in the Town exist along this corridor. The Plan Commission expressed concern about the possible future development of the 35 corridor. The Plan Commission does not want to see a solid strip of development from Luck to Frederic along Highway 35. They would also like to consider aesthetic standards for development along the highway that fit with the Town of Luck's rural character.



240th St. looking west: Photo Courtesy of Greg Marsten

Existing Alternative Transportation System

There are no roads that currently have sidewalks or designated bike routes within the Town. Most roadways have minimal shoulder areas and/or speed limits greater than 45 miles per hour. These conditions hamper safe pedestrian and bicycling opportunities.

There are no public airports in the Town of Luck; however, there are four very accessible public airports in the region: municipal airports in the City of Amery and the Village of Osceola, a regional airport in Siren, a regional airport in Cumberland, and the Minneapolis/St. Paul International Airport.

No rail lines run through the Town and water transportation is limited to recreational purposes.

Recreational Trail System

There are several State and County trails for various recreational opportunities within the County. A map of the County trail network can be seen on Map 3-5. The primary route for alternative transportation is the Gandy Dancer State Trail in the Town of Luck. There is a proposal to promote a bicycle route from Straight Lake State Park to Interstate State Park along the Gandy Dancer State Trail (“Bike from the oldest park in the state to the newest park in the state”).

Gandy Dancer State Trail

This 98-mile, interstate trail crosses into Minnesota and then back again into Wisconsin on its way from St. Croix Falls to its connection with the Saunders State Trail just south of Superior.

The Gandy Dancer trail spans 98 miles through the forests of northwest Wisconsin and eastern Minnesota.



DNR Photo

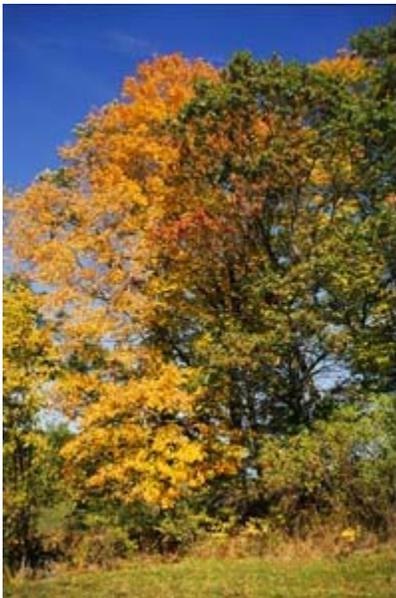
In Wisconsin the trail is maintained and managed by Polk, Burnett, and Douglas counties. The Minnesota DNR manages the section of the Gandy Dancer trail in Minnesota. The railroad companies still retain the remainder of a 100-year easement on the rail beds. The railroad companies retain the right to revert the bed back to rail use in that timeframe.

Built on a former railroad corridor, the trail is named for the work crews who laid the railroad tracks. The crews used tools made by the Gandy Tool Company of Chicago. The crews were known to work by keeping their voices and the movement of their feet and tools in harmony. This manner of work led the crews to become known as "Gandy Dancers."

The Gandy Dancer State Trail is divided into a northern segment and a southern segment. Trail uses for the two segments are also divided. Most of the year the southern segment allows only non-motorized recreation on the trail, while the northern segment offers motorized recreation year-round.

Southern Segment

This segment of the Gandy Dancer trail begins in St. Croix Falls, near Interstate State Park. This segment travels for 47 miles in Wisconsin through the communities of Centuria, Milltown, Luck, Frederic, Siren and Webster, ending in the town of Danbury at the Minnesota border.



DNR Photo

The southern segment is surfaced with crushed limestone. A small section of the trail near the Polk County Information Center is paved with asphalt. The trail tread is suitable for walking, biking, snowshoeing and cross-country skiing. Snowmobiles are allowed on this segment from December to March provided there is at least six inches of snow covering the trail. All-terrain vehicles are not permitted on the southern segment at any time.

Governor Knowles State Forest and Crex Meadows Wildlife Area are near the trail.

Camping is available at Governor Knowles State Forest and Interstate State Park, as well as at several private campgrounds along the trail. The western end of the Ice Age National Scenic Trail is also at Interstate State Park.

Historical points of interest along the southern segment include Forts Folle Avoine and a restored railroad depot and museum in Frederic.

Fort Folle Avoine Historical Park is 2.5 miles west of the trail just off of County Highway U, about halfway between Danbury and Webster. The park is a reconstruction of a fur trading post and sits on the banks of the Yellow River at the same site of the original fort.

The southern segment of the Gandy Dancer trail ends just outside Danbury. Here a 520-foot trestle crosses the St. Croix National Scenic Riverway into Minnesota.

Ice Age Trail



More than 12,000 years ago, an immense flow of glacial ice sculpted a landscape of remarkable beauty across Wisconsin. As the colossal glacier retreated, it left behind a variety of unique landscape features. These Ice Age remnants are now considered among the world's finest examples of how continental glaciation sculpts our planet.

The **Ice Age National Scenic Trail** is a thousand-mile footpath — entirely within Wisconsin — that highlights these Ice Age landscape features while providing access to some of the state's most beautiful natural areas.

The **Ice Age Trail Alliance** (formerly Ice Age Park & Trail Foundation), a volunteer- and member-based non-profit organization, protects, promotes, builds and maintains the Ice Age Trail. Ice Age Trail Alliance staff and volunteers work cooperatively with the Wisconsin Department of Natural Resources, National Park Service, local governments, businesses and private landowners to shape the Ice Age Trail into one of the premier hiking trails in the United States. Your support as a new member, volunteer or sponsor is always very welcome.

Source: Ice Age Trail Alliance Homepage

The Ice Age Trail is a National Scenic Trail located entirely within Wisconsin. The trail is also one of 42 designated Wisconsin State Trails, and the only one specifically designated as a "State Scenic Trail". From Interstate State Park on the Minnesota border to Potawatomi State Park on Lake Michigan, the Ice Age Trail winds for more than 1,000 miles, following the edge of the last continental glacier in Wisconsin.



Through dense forests and open prairies, the Ice Age Trail takes hikers past some of Wisconsin's most diverse scenery. DNR Photo by David Birren

One of only eight National Scenic Trails, the Ice Age Trail is intended to be a premier hiking trail and conservation resource for silent sport and outdoor enthusiasts. The trail traverses some of Wisconsin's most scenic landscapes and helps tell the story of the last Ice Age by highlighting Wisconsin's unique glacial features.

The Ice Age Trail travels through 30 counties on state, federal, county and private lands, connecting dozens of communities. There are hundreds of trailheads and access points located along the trail route. More than 600 miles of trail are open. The completed sections of the trail are connected by less-traveled roadways and other temporary routes.



Yellow blazes help hikers identify the route of the Ice Age Trail.
Photo by Tim Malzhan, IATA

Recreation Along the Ice Age Trail

The Ice Age Trail is primarily an off-road hiking and backpacking trail which provides excellent opportunities for sightseeing, wildlife viewing and bird watching. In winter some sections of the trail are open for cross-country skiing and snowshoeing.

The few sections of the Ice Age Trail which use the same corridor as state rail trails, such as the Gandy Dancer State Trail, allow for bicycling and snowmobiling on the rail trail corridor. ATV's and other motorized vehicles are not permitted on any segment of the Ice Age Trail.

Camping

Opportunities are available for camping along the Ice Age Trail in national, state and county forests, and in many state and county parks, including some private campgrounds. Campgrounds can vary from primitive walk-in campsites to facilities complete with electric hookups. When planning a trip, it is best to check ahead of time for camping locations and availability. The Ice Age Trail Atlas and Companion Guide, which are available for sale from the Ice Age Trail Alliance (formerly the Ice Age Park and Trail Foundation), provide camping and lodging details for all segments of the trail.

You can make online reservations for some state park and forest campgrounds.

Hunting

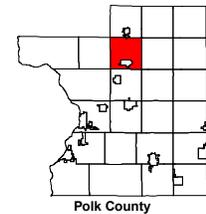
Many of the state parks, forests, wildlife areas and other public lands are open for hunting during official hunting seasons. Hikers are recommended to wear blaze orange when hiking in areas that permit hunting. During the Wisconsin gun-deer season, some sections of the Ice Age Trail may be closed to hiking.

Fishing

A Wisconsin fishing license is required to fish in the many lakes and streams along the trail.

Source: Wisconsin Department of Natural Resources Website

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



- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- VILLAGE
- TOWNSHIP

0 0.25 0.5 1 Mile

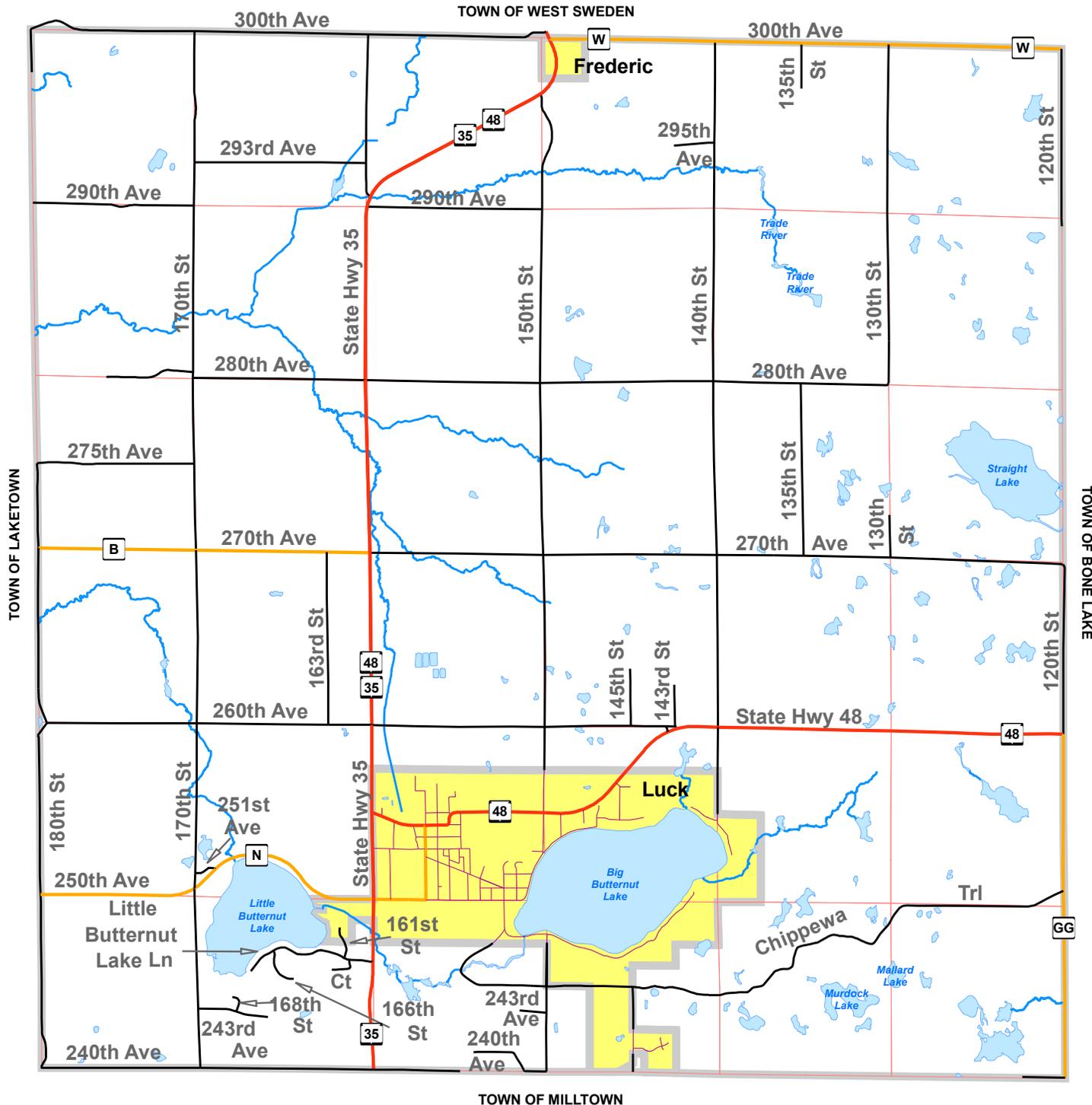


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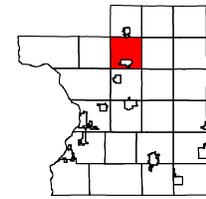


6/2/09

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MAP 3-2 TRAFFIC COUNTS Town of Luck Polk County Wisconsin



Polk County

- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- VILLAGE
- TOWNSHIP

Average Annual Daily Traffic Count Site

2002		9999
2004		9999
2006		9999

Average Annual Daily Traffic Counts:
Source: WDOT

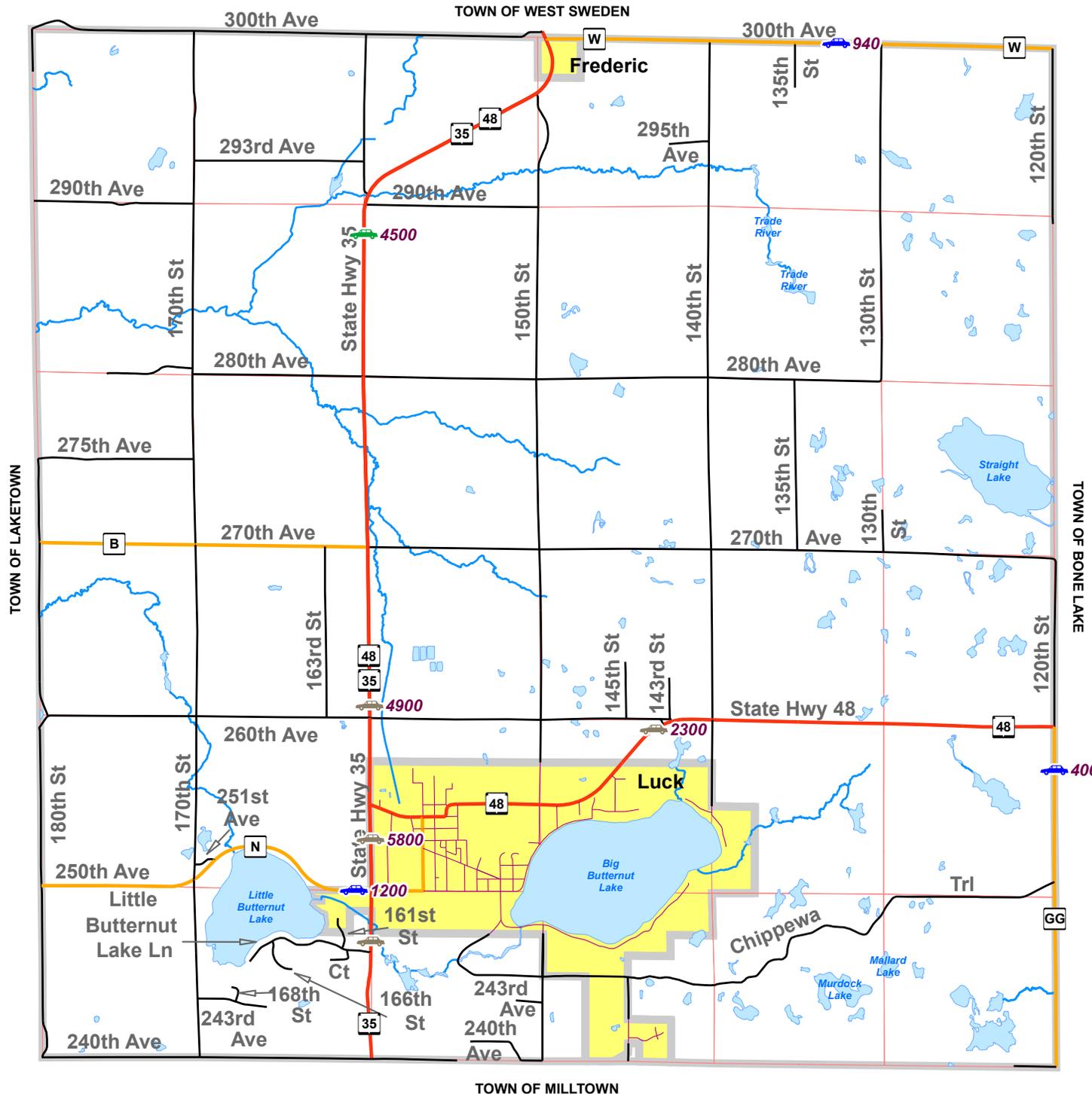


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5/13/09

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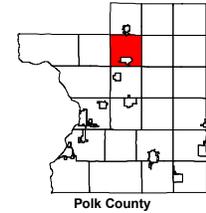


MAP 3-3

SHERIFF ACCIDENT REPORT

Town of Luck

Polk County Wisconsin



Polk County
TRAFFIC ACCIDENTS
BY YEAR & TYPE

- △ 2004
 - 2005
 - 2006
 - ◇ 2007
 - ☆ 2008
- PROPERTY DAMAGE
 - PERSONAL INJURY
 - FATALITY

Source:
Polk County Sheriff's Department

- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- VILLAGE
- TOWNSHIP

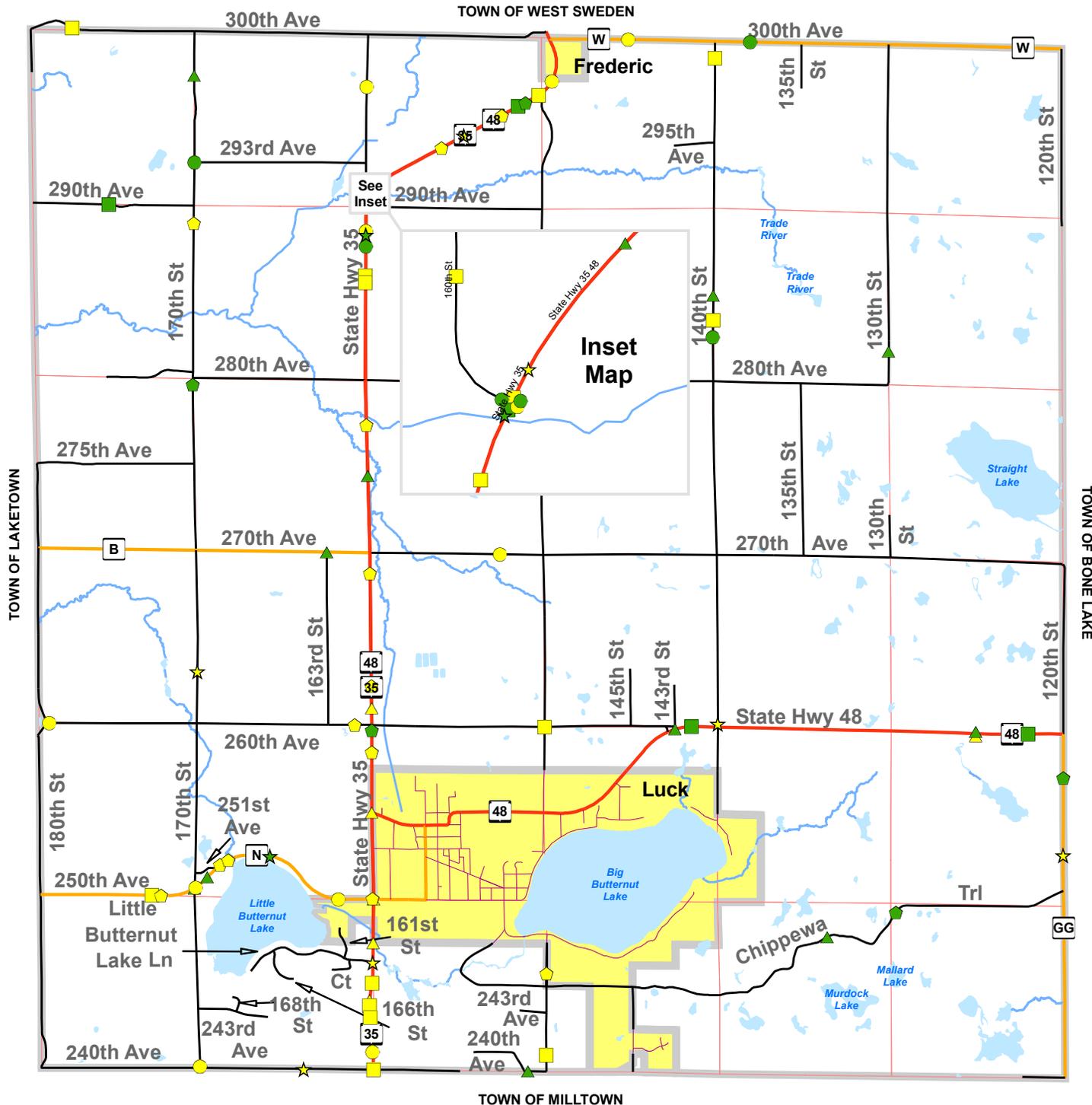
0 0.25 0.5 1
Mile



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Polk County Land Information Department
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3.2 ROAD CLASSIFICATIONS

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 Beaver 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. 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.

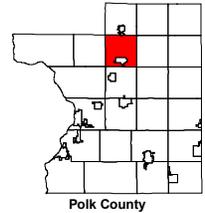
Road Classification	Number of Miles (Approximate)
Principle/Minor Arterials	10.81 miles
Major Collectors	3.99 miles
Minor Collectors – Urban	4.92 miles
Minor Collectors – Rural	4.92 miles
Local	55.31 miles

MAP 3-4

ROAD CLASSIFICATION

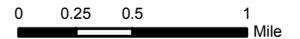
Town of Luck

Polk County Wisconsin



- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- VILLAGE
- TOWNSHIP

- PRINCIPAL OR MINOR ARTERIAL**
Approximate Total Miles 10.81
- MAJOR COLLECTOR**
Approximate Total Miles 3.99
- MINOR COLLECTOR - RURAL**
Approximate Total Miles 4.92
- MINOR COLLECTOR - URBAN**
Approximate Total Miles 4.92
- LOCAL**
Approximate Total Miles 55.31

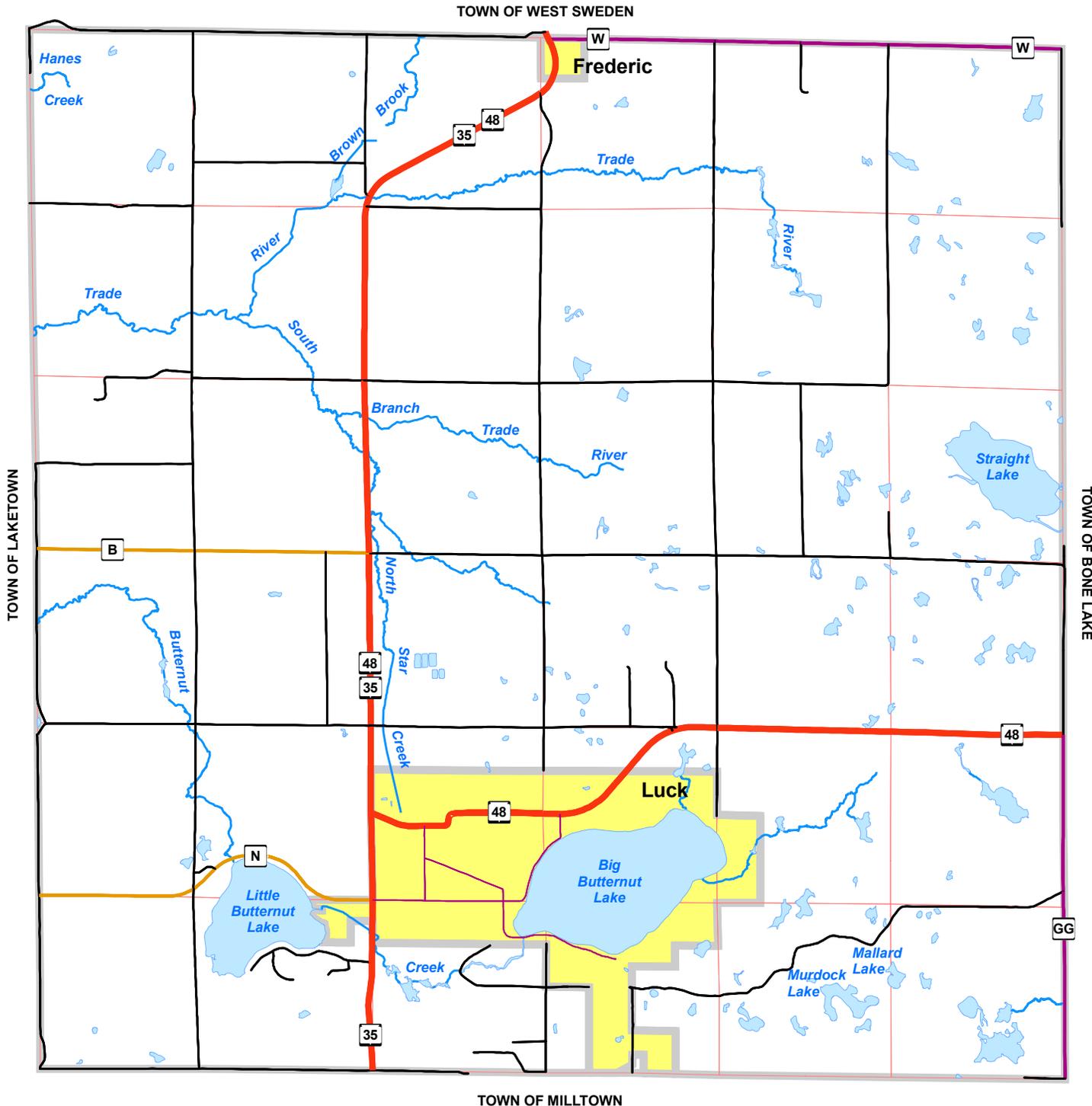


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6/2/09

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3.3 PLANNED IMPROVEMENTS

The following six pages detail the planned improvements for the Town of Luck, Polk County, and the State of Wisconsin for transportation projects in the Luck area.

Town of Luck Current Road Plan

Rebuild

- 1999 293rd Ave. One Mile **(This was completed in 1999)**
- 2000 180th St. South of County Rd N Re ditch One Half Mile **(2004)**
- 2000 140th St. North of State Road 48 Remove Blacktop and Sand lift One Mile **(2004)**
- 2001 163rd St. South of County B Sand lift And Gravel. **(Completed)**
- 2001 280th Ave. East of 140th St. Sand lift One Mile **(Completed)**
- 2004 180th St South of Co Rd N Sand lift & gravel, cut hill **(Completed 2005)**
- 2004 Chippewa Trail From 150th St. East Re gravel & Some Ditching. **(Complete 2005)**
- 2005 140th St. re-ditch on west side 1/8th mile North of St Rd 48 **(Complete 2001)**
- 2005 170th St. two new 48" culverts **(Completed 2005)**
- 2009 280th Ave east of 150th St. Repair and & black top damage from power Co. **(Power Co. Pd. Completed 2009)**
- 2010 130th St. South of Co. Rd. W. dig out & repair frost boil.
- 2010 280th Sand lift east of 135th St. ½ miles & Gravel from 140th St. to 130th St.
- 2011 170th St. Dig out & sand lift about 1500' (by Mel Reese)
- 2012 240th Ave (Maple Hills) sand lift about 2500 ft.
- 2013 290th Ave. West of 170th St. Re ditch One Mile

Black Top

- 1998 260th Ave West of 170th St. One Mile **(Completed in 1998)**
- 1998 280th Ave East State Road 35 over laid **(Completed in 1999)**
- 1999 270th Ave. East of 140th St. One and One half Mile **(Completed in 1999)**
- 1999 280th Ave. East of 150th St. One Mile **(Completed in 1999)**
- 2000 270th Ave. East of 150th St. One Mile **(Completed in 2000)**
- 2001 293rd Ave. East of 170th St. One Mile **(Was completed ahead of time in 2000)**
- 2000 270th Ave. East of State Road 35 One Mile **(about \$37,000.00 in 2001)**
- 2000 145th St. South of Chippewa Trail One Mile **(Was completed in 2003)**
- 2001 140th St. North of State Road 48 One Mile **(Was completed in 2004)**
- 2001 140th St. South of State Road 48 One Half Mile. **(Was completed in 2004)**
- 2001 163rd St. One Mile South of County Rd B **(\$58,745.00 completed in 2008)**
- 2002 260th Ave. East of State Road 35 One Mile **(Was completed in 2003)**
- 2002 260th Ave. East of 150th St. One Mile **(Was completed in 2003)**
- 2004 150th Ave. South of Chippewa Trail One Mile **(Was Completed in 2003)**
- 2004 280th Ave. West of State Road 35 One Mile **(Was completed in 2002)**
- 2005 180th St. South of County Road N One Mile **(Was \$58,297.09 in 2007)**
- 2009 160th St. South of 300th Ave 1 Mile **(\$73,866.06 Completed in 2009)**
- 2010 170th St. South of County Road N Pulverize and Re-Pave about 1800 Ft
- 2011 280th Ave East of 140th St. to 130th St.
- 2012 240th Ave (Maple Hills)
- 2013 270th Ave East of 130th St 1/2 Mile
- 2014 120th St. South of 270th Ave. 1 Mile

**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

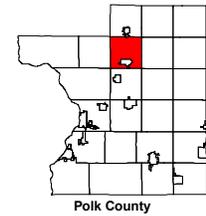
2012 Budget Year			2011 Construction Budget	\$ 3,267,425.00
			Budget Increase	-
			Proposed 2012 Budget	\$ 3,267,425.00
Year	Road / Segment	Miles	Proposed Project	Estimated Cost
2012	O1	5.790	Culverts/Ditching	150,000.00
	T1/T2/T3	7.730	Chipseal	117,600.00
	N1/Y2	11.990	Chipseal	193,000.00
	GG1	5.940	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)

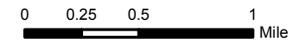
OTHER PROJECTS

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

MAP 3-5 COUNTY ROAD SEGMENTS Town of Luck Polk County Wisconsin



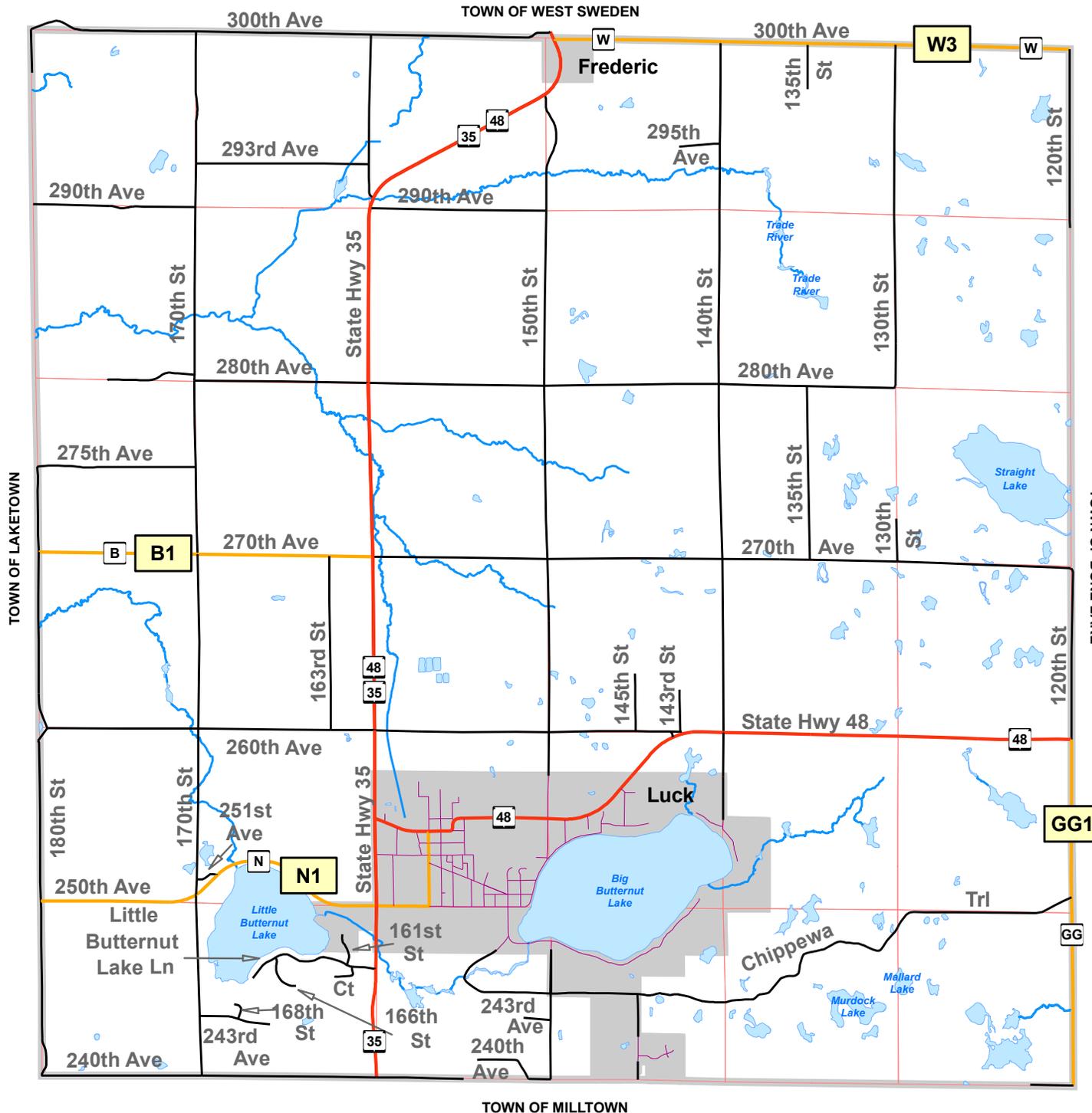
-  SEGMENTS
-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD
-  HYDRO STREAM
-  HYDRO BODY
-  SECTIONS
-  VILLAGE
-  TOWNSHIP



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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 GOALS AND OBJECTIVES

Goal 1: *Maintain the safety and aesthetics of the existing transportation system.*

Objectives:

- 1) *Maintain safety and convenience of transportation network.*
- 2) *Coordinate street and highway improvements with the land use plan.*
- 3) *Encourage connectivity of the transportation network.*

Goal 2: *Encourage future development of recreational trails and bike routes.*

Objectives:

- 1) *Research the possibility of developing a trail to connect the Gandy Dancer Trail and Straight Lake State Park.*

Goal 3: *Develop standards for STH 35 commercial and residential development.*

ELEMENT 4: UTILITIES AND COMMUNITY FACILITIES

This section contains an inventory of the utilities and community facilities currently existing in the Town of Luck. It is intended that this inventory will help identify deficiencies and opportunities relative to meeting the present and future needs of the community. This element will address the following:

4.1 INVENTORY

4.2 GOALS AND OBJECTIVES

4.1 INVENTORY

Sanitary Sewer Service

There is no sanitary sewer in the Town of Luck. Individual septic and holding tank systems serve the Town of Luck for sewage treatment. Many systems are old and in need of repair. Failing septic and holding tanks systems could potentially have a marked affect on surface and groundwater in the Town of Luck. At some point in the future, the homes along the south shore of Little Butternut Lake may wish to connect to the Village of Luck's sanitary sewer system.

Stormwater Management

There are currently no stormwater management systems in the Town of Luck. Most of the stormwater is handled in ditches, swales, and culverts.

Water Supply

Personal wells provide the water supply to the residents of the Town of Luck. Some sites do not have good access to water and are interested in hooking up the Village of Luck's water system.

Solid Waste Disposal

Several private services are available and contracted individually for residents for disposal of solid waste.

Recycling Facilities

Curbside pickup is available through several companies via contracts with individual property owners. There is also a County recycling facility on STH 8 in St. Croix Falls and a collection point in the Village of Luck.

Parks

The Town of Luck has a 2-acre undeveloped park on the south shore of Little Butternut Lake in West Denmark Estates. Polk County owns the Little Butternut Lake Public Access on County Rd N. According to the Town of Luck, there is also a carry-in access point on the southeast side of Little Butternut Lake. Map 4-1 shows the community

facilities in the Town of Luck. Straight Lake State Park and Wildlife Area, the Gandy Dancer State Trail, and the Ice Age National Scenic Trail are all at least partially located in the Town of Luck. See Map 3-5 for a map of the parks in the Town of Luck.

Communication Services

There are three cell towers that exist in the Town including one owned by Polk County. The Town of Luck is serviced by Luck Telephone Company and CenturyTel Communications.

Power Plants, Substations, and Transmission Lines

There is a natural gas line on CTH N and STH 35. There are also high-capacity electrical distribution lines.

Cemeteries

There are four cemeteries in the Town, West Denmark, St. Peters, Lawson Family, and Luck Village. The locations of these cemeteries can be found on Map 4-1.

Health Care Facilities

There are ample medical facilities within the region, including the St. Croix and Amery Regional Hospitals and the clinics in Luck and Frederic. Table 4.1 shows 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

Child Care Facilities

There are an adequate number of private child care providers throughout the Town and in the Village of Luck and in the surrounding communities. Table 4.2 lists the licensed day care providers in Polk County. There are also numerous unlicensed daycare providers within the County.

Table 4.2 – 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

source: Wisconsin Department of Children & Families, July 2008

Law Enforcement

The Town of Luck is policed by the County Sheriff's Department. The Town also retains a constable for animal control. Map 4-4 shows the locations of service areas for law enforcement in Polk County.

Fire

The Town is serviced by the Frederic and the Luck Rural Fire Associations. Map 4-5 shows the locations of fire department service areas in Polk County.

Rescue

There are EMS service and volunteer first responders in Luck and Frederic. Map 4-6 shows the first responder service areas and Map 4-7 shows the medical emergency services in Polk County.

Library

There are no libraries in the Town of Luck, but there are many nearby, including the Villages of Luck, Frederic and Milltown. All libraries in the area also participate in the books-by-mail program and inter-library loan program. Map 4-1 shows the location of the library in the Village of Luck.

Schools

The Town of Luck is serviced by Luck and Frederic School Districts. All schools provide an adequate education. Map 4-2 shows the local school district for the Town of Luck and Map 4-3 shows the countywide school district boundaries.

Other Government Facilities

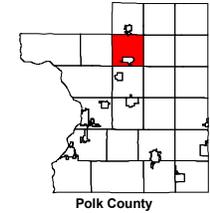
The Luck Town Hall is located in the Village of Luck and includes the Town garage.

4.1 GOALS AND OBJECTIVES

Goal 1: Maintain the quality of the existing infrastructure.

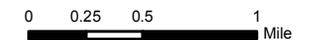
Goal 2: Consider connecting homes around Little Butternut Lake to the Village of Luck's sewer system

MAP 4-1 COMMUNITY FACILITIES Town of Luck Polk County Wisconsin



Polk County

-  BOAT ACCESS CARRY-IN
-  BOAT ACCESS RAMP
-  CEMETERY
-  CHURCH
-  FIRE HALL
-  GOLF COURSE
-  GRAVEL PIT
-  LIBRARY
-  POST OFFICE
-  SCHOOL
-  TOWN HALL
-  VILLAGE HALL
-  TRAILS
-  HYDRO STREAM
-  PARKS
-  HYDRO BODY

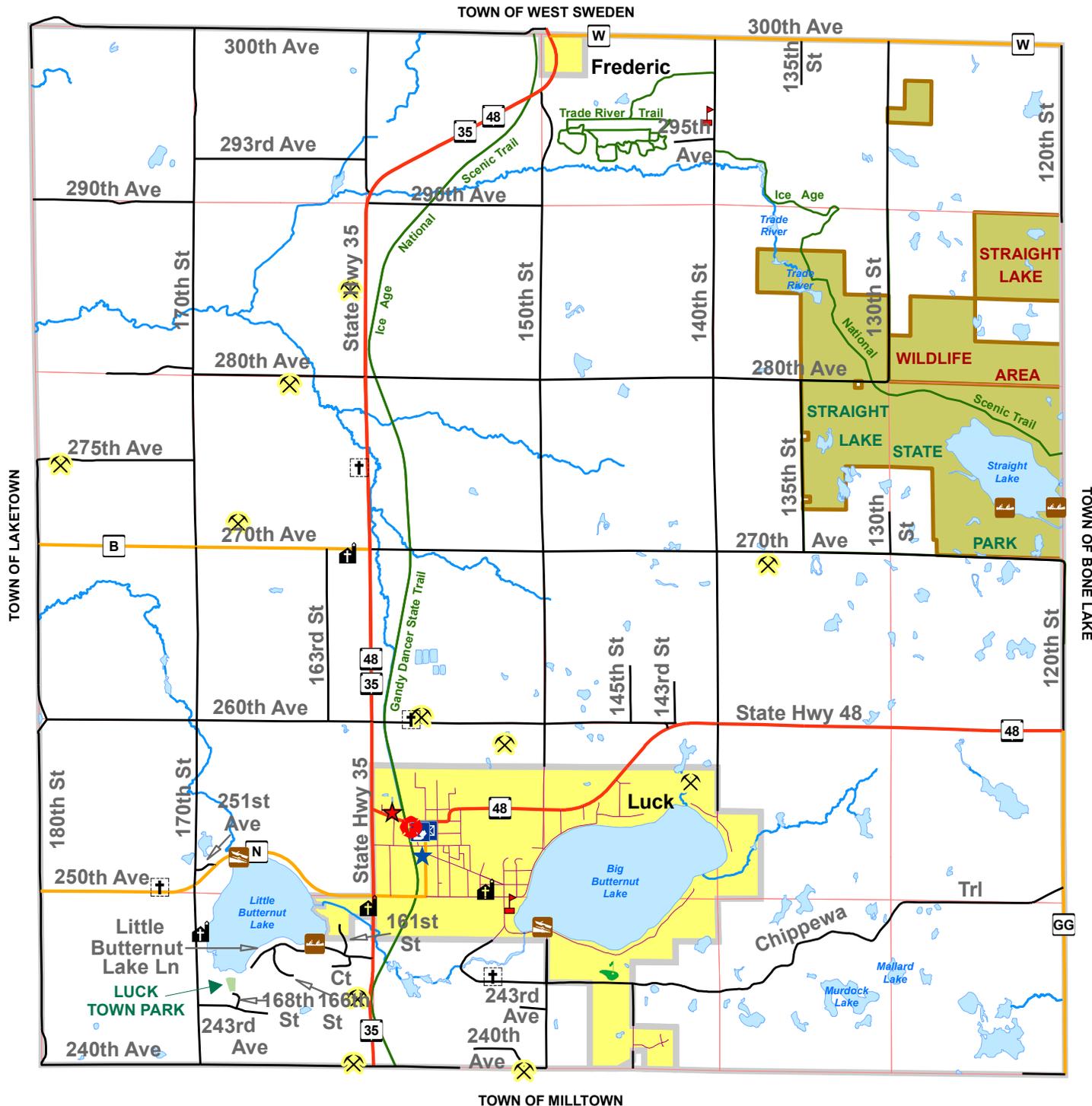


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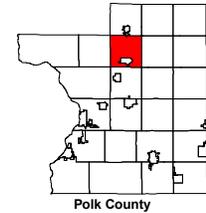


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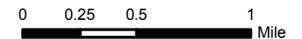
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MAP 4-2 SCHOOL DISTRICTS Town of Luck Polk County Wisconsin



- FREDERIC SCHOOL DISTRICT
- LUCK SCHOOL DISTRICT
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- PARCELS
- SECTIONS
- VILLAGE
- TOWNSHIP

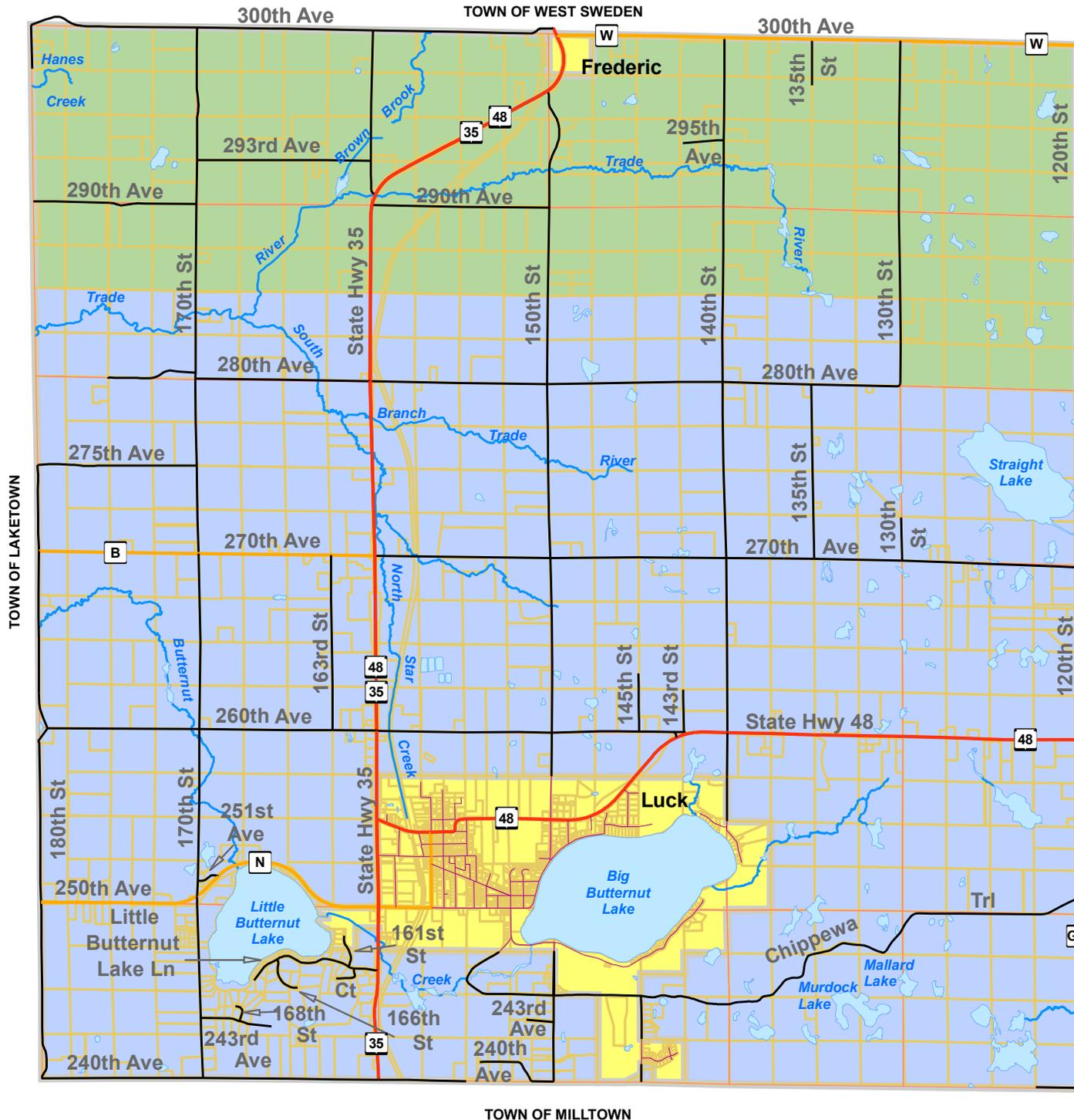


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MAP 4-3 LAW EMERGENCY SERVICE ZONES

Polk County
Wisconsin



State of Wisconsin

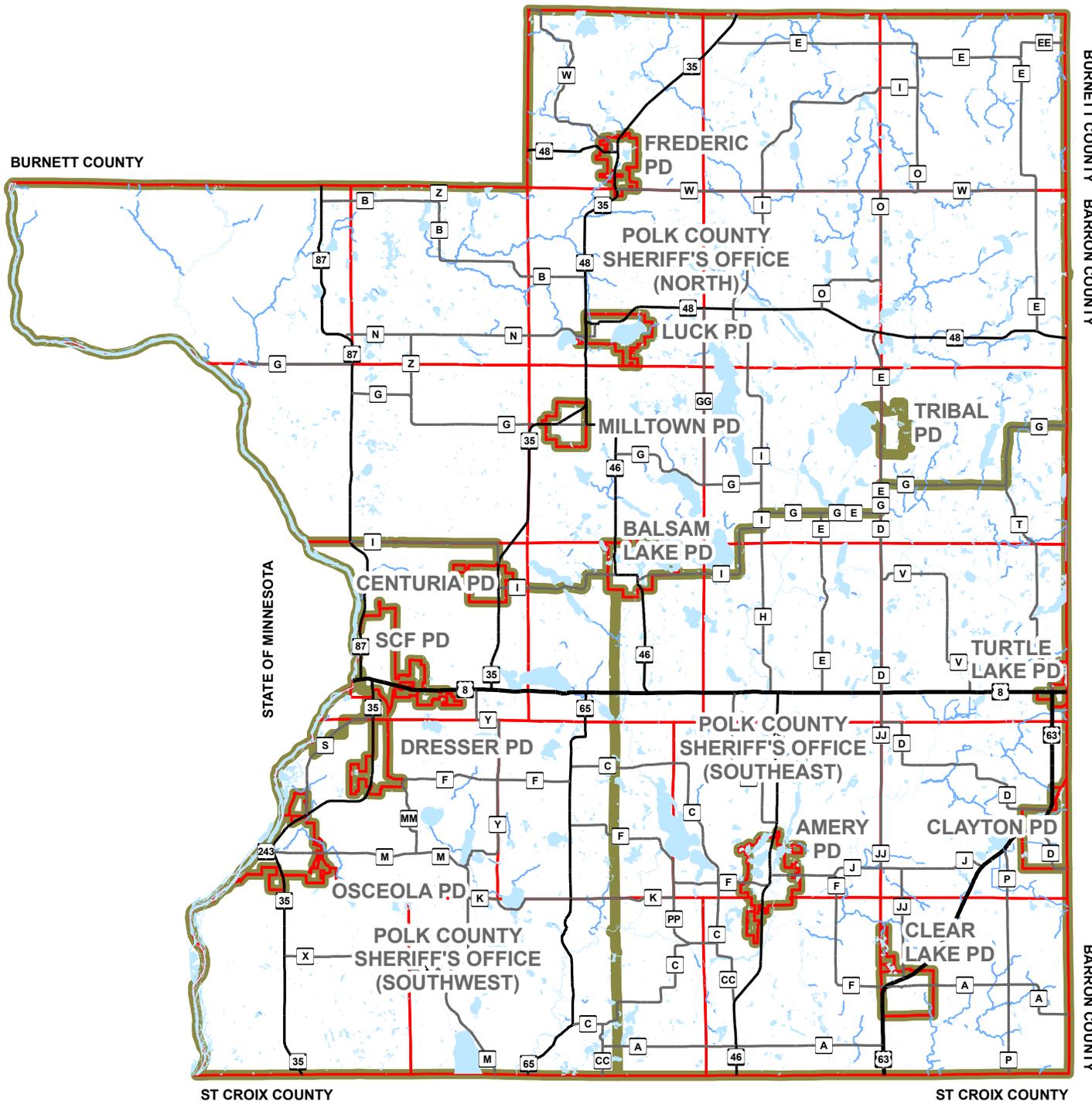
- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- HYDRO STREAM
- HYDRO BODY
- CITY/VILLAGE
- TOWNSHIP
- LAW ESZ



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BURNETT COUNTY BARRON COUNTY

BARRON COUNTY

ST CROIX COUNTY

ST CROIX COUNTY

MAP 4-4 FIRE 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
- FIRE ESZ

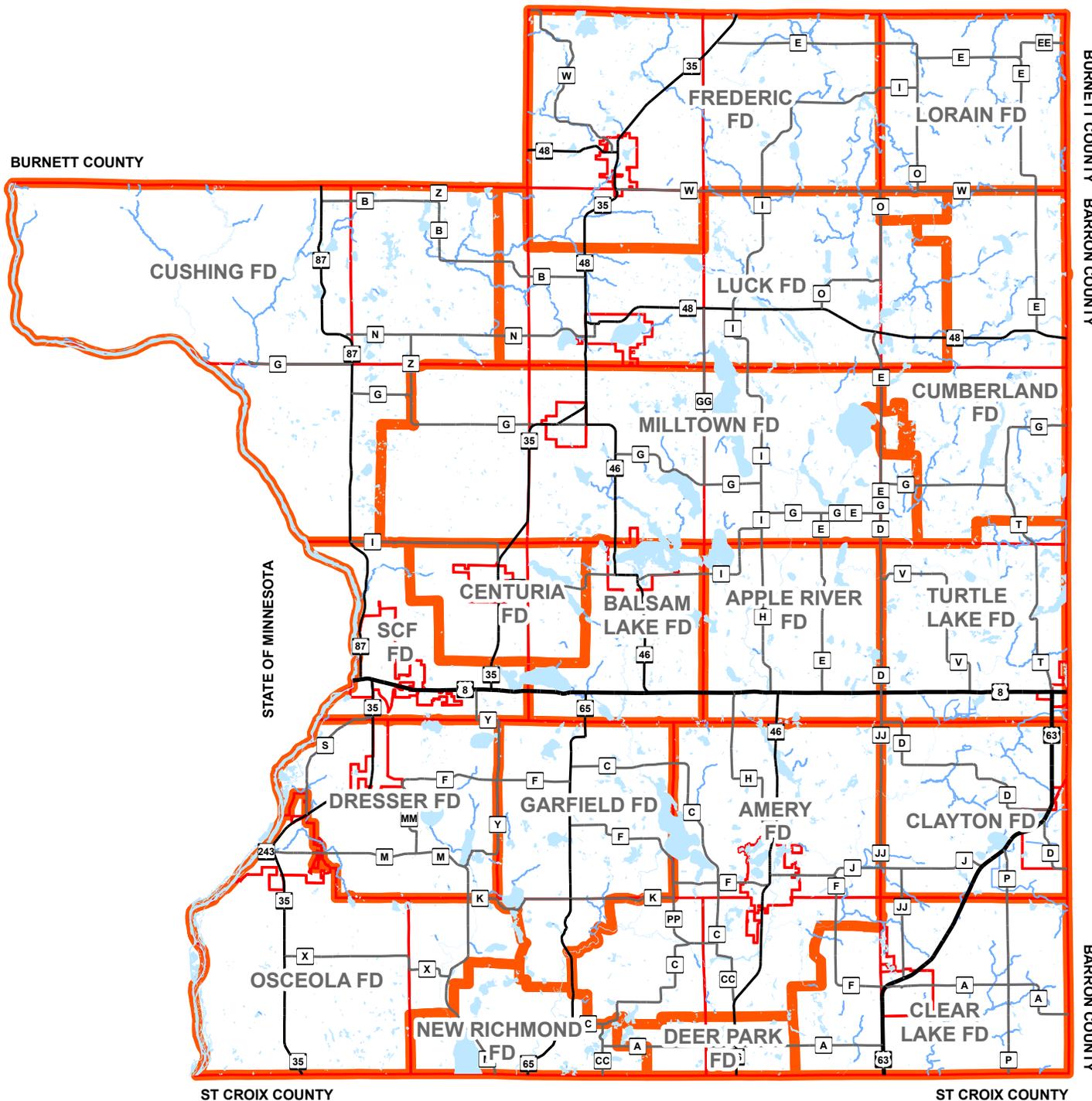
0 1.5 3 6 Miles



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BURNETT COUNTY
BARRON COUNTY
BARRON COUNTY

BURNETT COUNTY

STATE OF MINNESOTA

ST CROIX COUNTY

ST CROIX COUNTY

ELEMENT 5: AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

This section is intended to provide an inventory of the agricultural, natural and cultural resources of the Town of Luck. These features present opportunities for conservation and development and need to be considered before making any decisions concerning future development in the Town. This element will address the following:

5.1 AGRICULTURAL RESOURCES INVENTORY

5.2 NATURAL RESOURCES INVENTORY

5.3 CULTURAL RESOURCES INVENTORY

5.4 GOALS AND OBJECTIVES

5.1 AGRICULTURAL RESOURCES INVENTORY

Agricultural lands are vital to many rural communities, as it is usually the largest economic driver for the township. Recently, there have been growing concerns over the distance that the food we eat in America travels to get to our plate. In addition, we are entering into a time where we are looking for alternative energy sources, and biomass is emerging as a key part to our energy future. Having the ability to grow our own food and energy locally could be the lifeline that allows a community to thrive or not. With this in mind, preservation of larger tracts of land to grow food and fuel on, along with preserving prime agricultural soils that produce high yields, is essential for the future of the Town of Luck. Map 5-1 is a 2007 aerial photo of the Town of Luck and clearly shown are areas of current agricultural production. Map 5-2 shows the prime agricultural soils in the Town of Luck.

Some issues related to agriculture brought up by the Town of Luck Plan Commission include the change in agricultural practices from low-till or no-till practices into more tilling, disking, and plowing of farmland. These practices increase the amount of soil lost to erosion, increase the rate of erosion, and carry significantly more chemicals and nutrients into local waterbodies. Those who cultivate farmland should be heavily encouraged to utilize practices that minimize soil loss and erosion.

According to the 2008 Polk County Property Real Estate Valuation Summary, Table 5.1, there are 20,806.72 total acres in the Town; nearly 30% of the acres are assessed as productive forest land, which is the highest land use. Agricultural property accounts for 20% of total land, while 12% is undeveloped.

Table 5.1 2008 Tax Valuation Summary

Property	Acres	% of Total
General Property		
Residential	1,629.220	7.83%
Commercial	25.570	0.12%
Manufacturing	1.290	0.01%
Agricultural	4,083.480	19.63%
Undeveloped	2,473.950	11.89%
Agricultural Forest	1,936.370	9.31%
Productive Forest Lands	6,057.090	29.11%
Other	26.000	0.12%
Woodland Tax		
Private Forest Crop Pre 72	40.000	0.19%
Private Forest Crop Post 71	120.000	0.58%
MFL Open Post 2004	629.050	3.02%
MFL Closed Post 2004	397.250	1.91%
MFL Open Pre 2005	732.000	3.52%
MFL Closed Pre 2005	790.000	3.80%
Exempt Acres		
State	1411.880	6.79%
County	50.500	0.24%
Other	403.070	1.94%
Town Total	20,806.720	100.00%

Source: Polk County Tax Assessment

5.2 NATURAL RESOURCES INVENTORY

Groundwater

The geographic location of the Town of Luck affords it a plentiful supply of both surface and groundwater. Water is a vital part of the quality of life in the Town of Luck. In order to maintain the health of the residents and ecosystem in the Town of Luck, the quality of its waters must remain good. Groundwater is where we get most of our household water for drinking, cooking, bathing, watering gardens, and running plumbing fixtures. Contaminants from such things as leaking underground tanks, failing septic systems, abandoned landfills, chemicals, and improperly handled animal waste could lead to a contaminated supply. Care must be taken to reduce the chance of contamination. The following are suggestions for limiting the Town's susceptibility to groundwater contamination:

- Require stricter monitoring of underground storage tanks and oil storage facilities
- Require soil and water testing prior to issuing building permits
- Monitor abandoned wells
- Create a plan for ground water protection

Map 5-4 shows the depth to groundwater in the Town of Luck.

Stream Corridors

The Town of Luck has several rivers that flow through it, such as: Trade River, South Branch of the Trade River, Butternut Creek, Northstar Creek, and Brown Brook. These rivers have both warm water and cold water species in them.

Surface Water

There are four named lakes in the Town of Luck, they are: Little Butternut Lake, Straight Lake, Murdock Lake, and Mallard Lake. Surface waters are a key feature of the landscape in the Town of Luck. The lakes and rivers have been historically significant in the development of the Town of Luck and continue to be draws for recreation and aesthetically pleasing residential development. Map 5-3 shows the surface waters of the Town of Luck.



Straight Lake: Photo Courtesy of Greg Marsten

Floodplains

Map 5-5 shows the approximate locations of a 100-year flood according to the Federal Emergency Management Agency (FEMA). These areas are susceptible to flooding and building in these locations can put residents at risk for property damage, as well as placing themselves in a potentially life-threatening situation. Building in these locations is not encouraged and sometimes not allowed. Residents may not be able to obtain insurance for housing or other buildings because of its inherent risk.

Wetlands

Wetlands are the most productive areas for life on earth. There are vast numbers of species that are only found in wetland environments. Many species rely on wetlands for food, shelter, and as breeding and nesting grounds. Wetlands also provide an invaluable service of filtering pollutants out of water and absorbing flood waters. The locations of wetlands within the Town of Luck are shown on Map 5-6.

Forests

There are just over 1936 acres of agricultural forest land in the town. According to the tax rolls for Polk County there were also about 6057 acres of productive forest lands within the Town of Luck. Map 5-7 shows the forest lands in the Town of Luck.

Threatened or Endangered Species and Environmentally Sensitive Areas

A list of state and federally listed threatened or endangered species is found in Table 5.5. There are concerns about how the increasing number of invasive species will affect the threatened or endangered species. Map 5-13 shows the locations of these rare and threatened species according to the Wisconsin Department of Natural Resources.



Bald Eagle in the Town of Luck: Photo Courtesy of Greg Marsten

Invasive Species

The threat of invasive species is a major issue in the Town of Luck. There is great concern that species such as Buckthorn are a nuisance and seem to be taking over quality forest lands. These species significantly alter that native ecosystem and disrupt the food chain in ways that could severely affect local plant communities and wildlife. Preventing invasive species from becoming introduced is the best way of dealing with invasive species as most of them are extremely difficult, if not impossible, to remove once established.

Table 5.5 Natural Heritage Inventory

036N017W: Town of Luck, Wisconsin

Scientific Name	Common Name	State Status	State Rank	Global Rank	Group Name
Cypripedium parviflorum var. m	Northern Yellow Lady's-slipper	SC	S3	G5T4Q	Plant~
Dendroica caerulescens	Black-throated Blue Warbler	SC/M	S3B	G5	Bird
Dendroica cerulea	Cerulean Warbler	THR	S2S3B	G4	Bird
Ephemeral pond	Ephemeral Pond	NA	SU	GNRQ	Community
Haliaeetus leucocephalus	Bald Eagle	SC/P	S4B,S2N	G5	Bird~
Hardwood swamp	Hardwood Swamp	NA	S3	G4	Community
Hemidactylum scutatum	Four-toed Salamander	SC/H	S3	G5	Salamande
Lake--deep, hard, drainage	Lake--Deep, Hard, Drainage	NA	S3	GNR	Community
Northern sedge meadow	Northern Sedge Meadow	NA	S3	G4	Community
Southern dry-mesic forest	Southern Dry-mesic Forest	NA	S3	G4	Community
Tamarack (poor) swamp	Tamarack (Poor) Swamp	NA	S3	G4	Community
Wilsonia canadensis	Canada Warbler	SC/M	S3B	G5	Bird

Source: Wisconsin Department of Natural Resources

Wildlife Habitat

The newly formed Straight Lake State Wildlife Area offers an abundance of wildlife habitat for terrestrial, aquatic, and amphibious creatures.

Metallic/non-metallic Mineral Resources

Mined resources can be a source of wealth for both the property owner and the township. Map 5-10 shows the potential gravel resources for the Town of Luck. Map 5-11 shows the potential sand resources in the Town of Luck. According to Map 5.9, nearly the entire geology of the Town of Luck is Basalt. Also shown on Map 5.9: Geology are areas where the depth of soil to get to bedrock is less than 20 inches. Locations of existing and past sand and gravel pits are also indicated on this map.

Parks/Open Space

The Town of Luck owns a 2-acre undeveloped park on the south shore of Little Butternut Lake. Polk County maintains the Little Butternut Lake access on County Rd

N. Chippewa Trail is a State Rustic Road. Straight Lake State Park and Wildlife Area is located partially within the borders of the Town of Luck. Here is some additional information on the Park and Wildlife Area from the Wisconsin DNR:

Straight Lake State Park

On April 19, 2005, Governor Jim Doyle dedicated the purchase of the 2,780-acre Straight Lake parcel of land near Luck in Polk County.



The long, narrow Straight Lake is surrounded by woods.
DNR Photo

"Straight Lake is one of Wisconsin's best places-- a pristine natural area with beauty that is second to none," Governor Doyle said. "For years, this lake and the surrounding ponds have been special destinations for swimmers and fishermen, and at one time the lake even was the site of a Boy Scout camp."

The acquisition completes the largest missing gap for the Ice Age National Scenic Trail in western Wisconsin.

Planning

State officials envision much of the land to be used for silent sports, including hunting, fishing, hiking, non-motorized boating and primitive camping.



The lake is open to canoes, kayaks, and rowboats.
DNR Photo

Until facilities are improved, the park is open to the public for foot traffic only--no hunting, motorized vehicles, bikes or horses. Fishing is allowed, and boats may be carried in to fish.

The State of Wisconsin is contributing \$8.8 million through the Knowles-Nelson Stewardship Fund to the \$10.6 million project. The remainder of funding will come from the Federal Ice Age Trail-LAWCON Fund.

How to Get There

Straight Lake is about 12 miles northeast of St. Croix Falls. Take State Highway 35 north through Luck or south from Frederic in Polk County. Straight Lake is about 3.5 miles east of Highway 35 via 270th Avenue.

Recreational Resources

One of the primary reasons people live and vacation in the Town of Luck is the immediate access to an abundance of outdoor recreation opportunities. Whether it be open water fishing or ice fishing; hiking or hunting; birding or viewing the autumn colors, the Town of Luck offers all of this and more to those who live and visit. The Town of Luck and the rest of Polk County have many recreational trails and routes. See Map 5-x for their locations and uses.

5.3 CULTURAL RESOURCES INVENTORY

Cultural and historic resources are vital to a community's sense of place. The past gives each community its own recognizable unique log of development. Everything from grave sites to lumber mills to wagon roads to churches all contribute to the unique history of the Town of Luck. According to the Plan Commission the following are the historically and/or culturally significant resources in the Town of Luck:

- Lawson Cemetery
- Numerous old schoolhouse sites indicated with markers
- One of the 1st Danish settlers homes, the Pedersen House
- Cooperative Creamery Site

- The Hamlet of West Denmark
- Old Clam Falls Highway/Trail
- Chippewa Trail (Rustic Road)
- North Luck Church
- Century Farms
- Founder of the Village of Luck grave site

5.4 **GOALS AND OBJECTIVES**

Goal 1: Expand and enhance recreational opportunities.

Objectives:

- 1) *Work with the Wisconsin DNR, the Ice Age Trail Foundation, and others to develop trails especially in the Straight Lake State Park and connecting the Park with the Gandy Dancer State Trail.*

Goal 2: Protect and preserve existing farms.

Objectives:

- 1) *All present and future family farmers in the Town of Luck have the right to engage in reasonable farming activities at any time, including: all activities related to crop production, transportation of agricultural inputs and outputs, grain drying, and all activities associated with livestock husbandry.*
- 2) *Research farmland preservation program such as Purchase of Development Rights and Transfer of Development Rights to determine their applicability to the Town of Luck.*

Goal 3: Protect the natural resources of the Town.

Objectives:

- 1) *Control the spread and new introduction of invasive species both aquatic and terrestrial*
- 2) *Work with agencies such as the Wisconsin DNR, Polk County Public Health Dept., and other groups to maintain and improve groundwater and surface water quality*

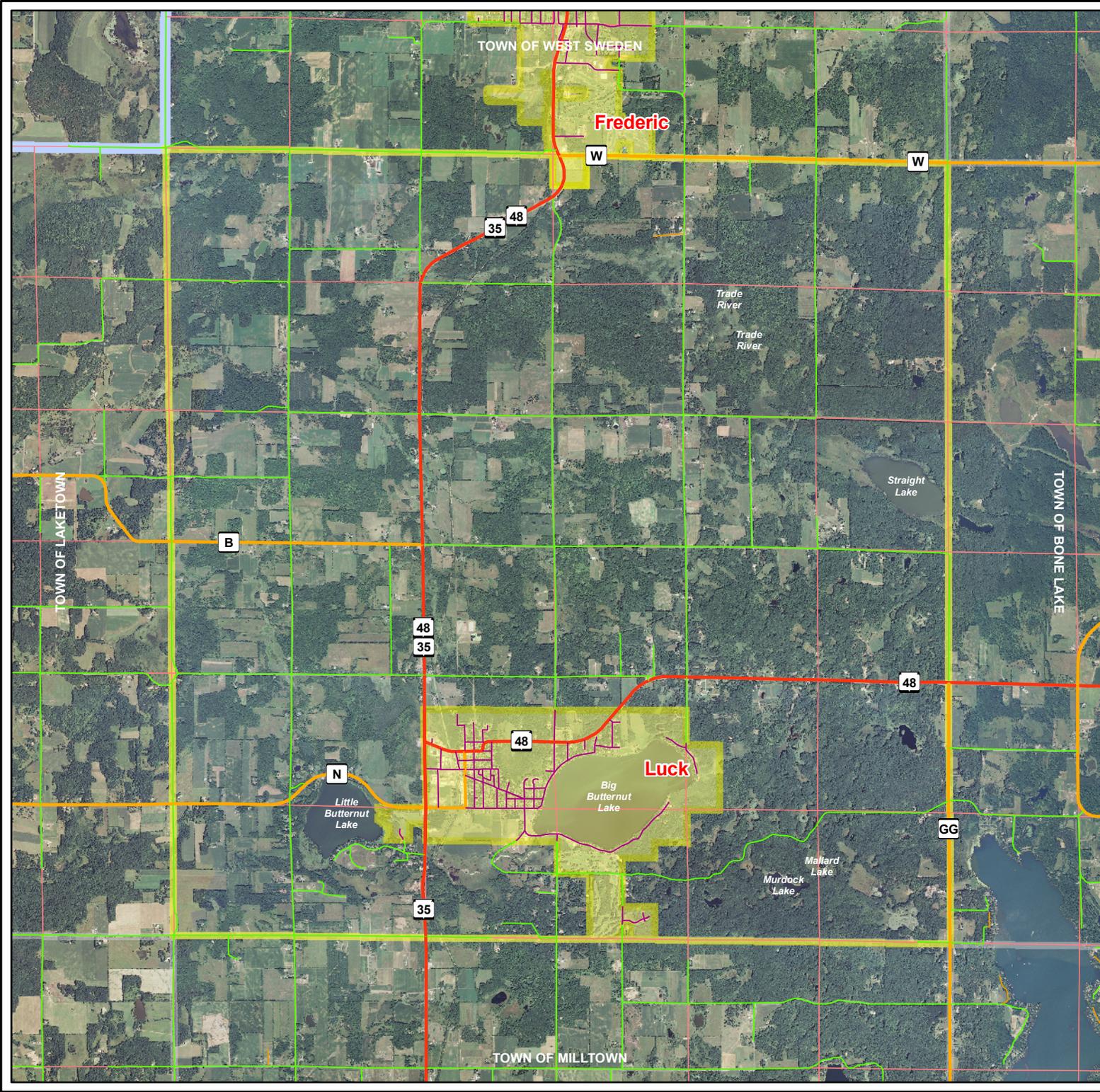
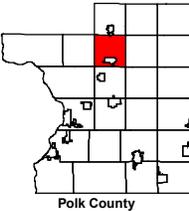
MAP 5-1

2008

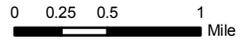
AERIAL PHOTO

Town of Luck

Polk County Wisconsin



- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- SECTIONS
- POLK COUNTY
- TOWN OF LUCK
- VILLAGE



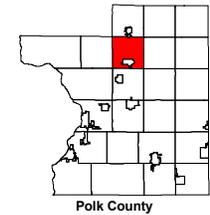
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MAP 5-2 PRIME AGRICULTURE SOILS

Town of Luck Polk County Wisconsin



Soils Class

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

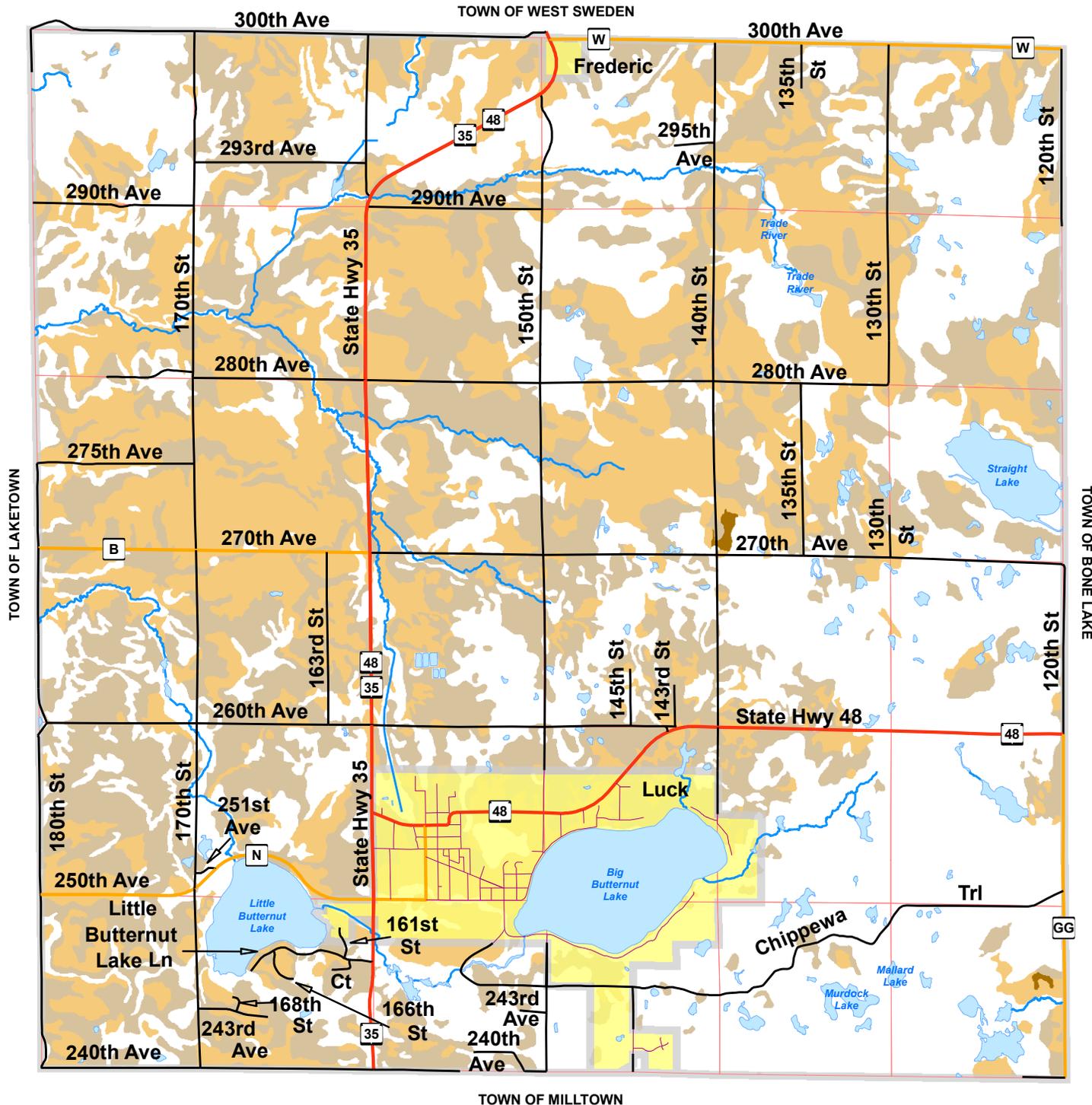
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- VILLAGE
- TOWNSHIP



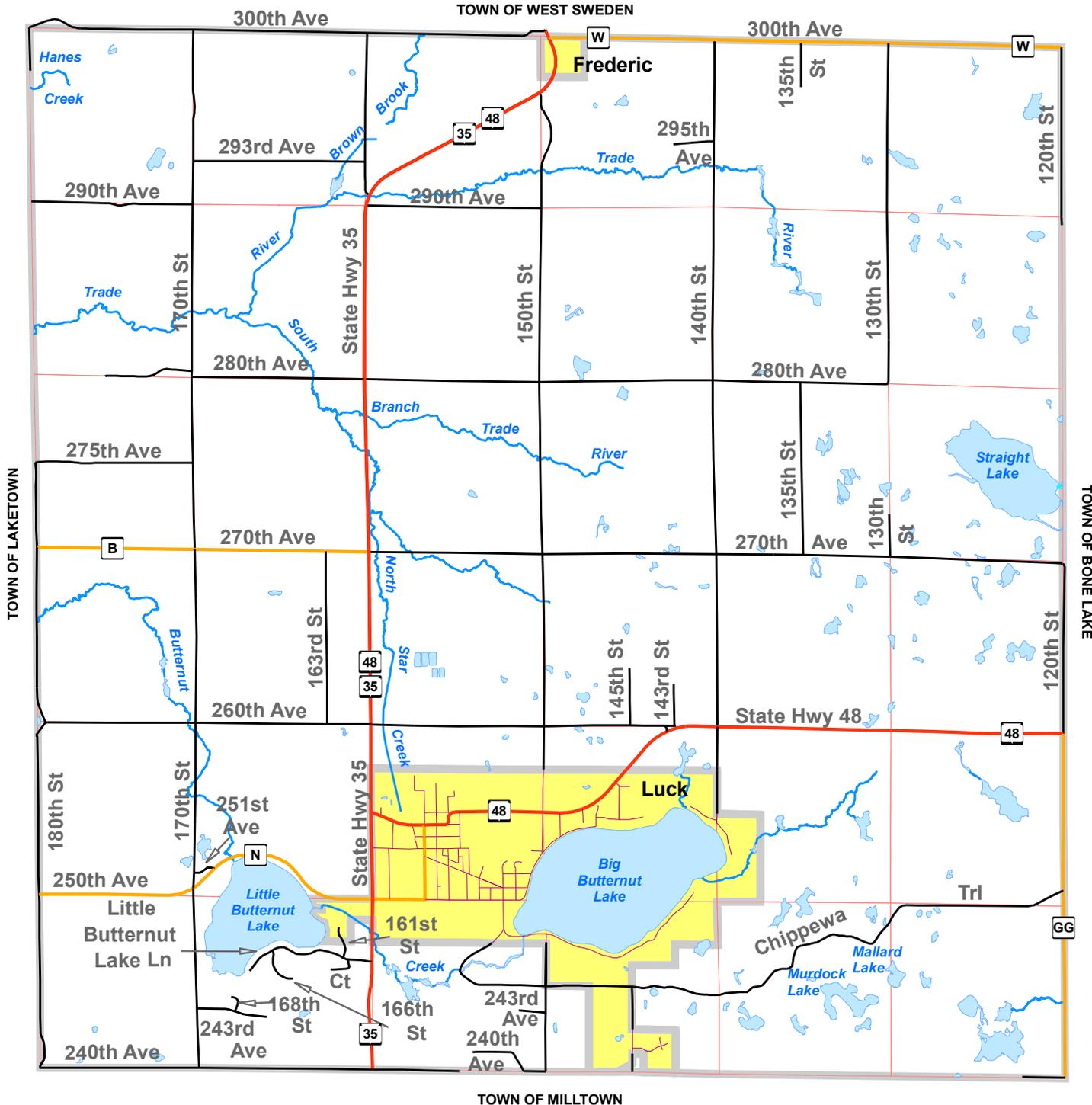
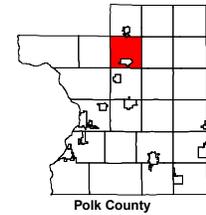
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MAP 5-3 SURFACE WATER Town of Luck Polk County Wisconsin



- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- VILLAGE
- TOWNSHIP

0 0.25 0.5 1 Mile



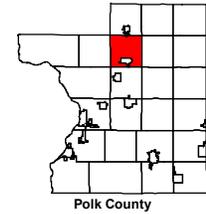
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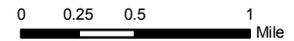
MAP 5-4 DEPTH TO GROUNDWATER TABLE Town of Luck Polk County Wisconsin



DEPTH TO GROUNDWATER

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

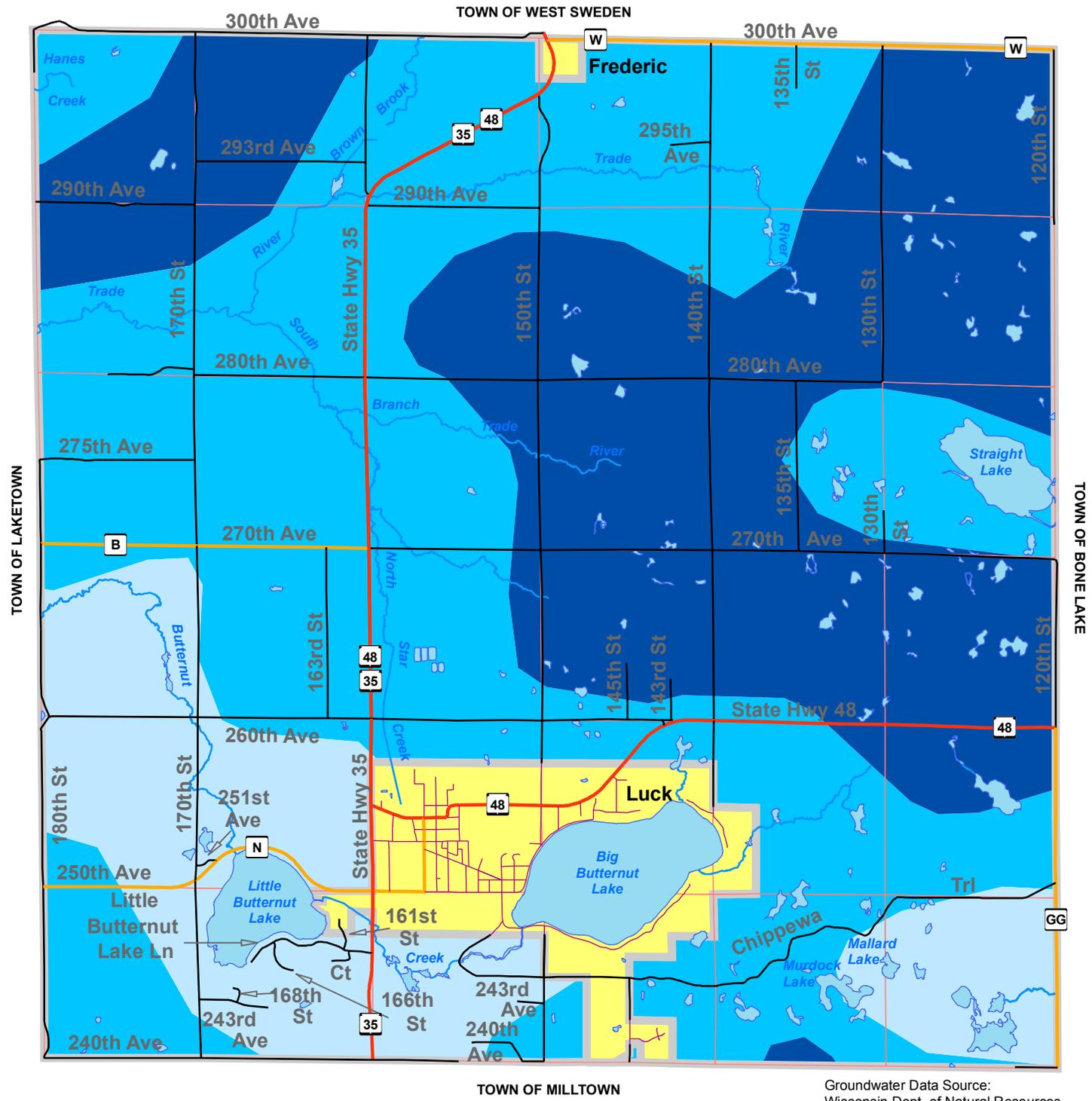
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS



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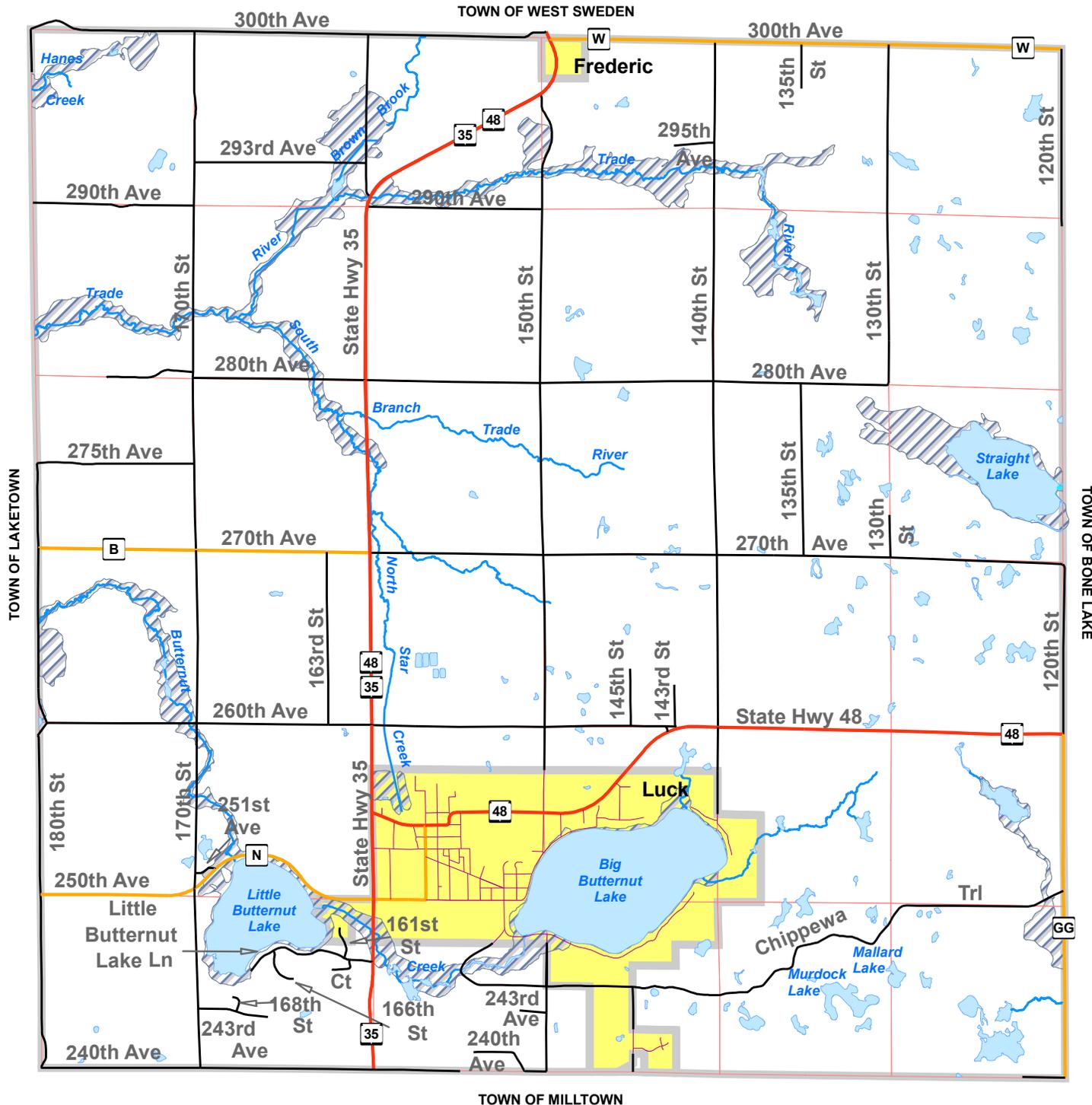
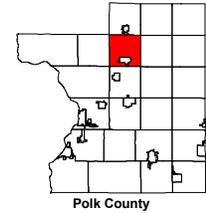
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Groundwater Data Source:
Wisconsin Dept. of Natural Resources

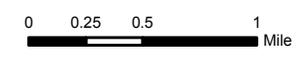
MAP 5-5 FLOODPLAINS

Town of Luck Polk County Wisconsin



- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- FLOODPLAIN
- VILLAGE
- TOWNSHIP

Floodplain Data Source:
FEMA/Wisconsin DNR
Preliminary Flood Insurance Study

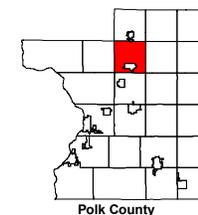


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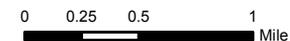
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MAP 5-6 WETLANDS Town of Luck Polk County Wisconsin



-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD
-  HYDRO STREAM
-  HYDRO BODY
-  WETLAND
-  SECTIONS
-  VILLAGE
-  TOWNSHIP

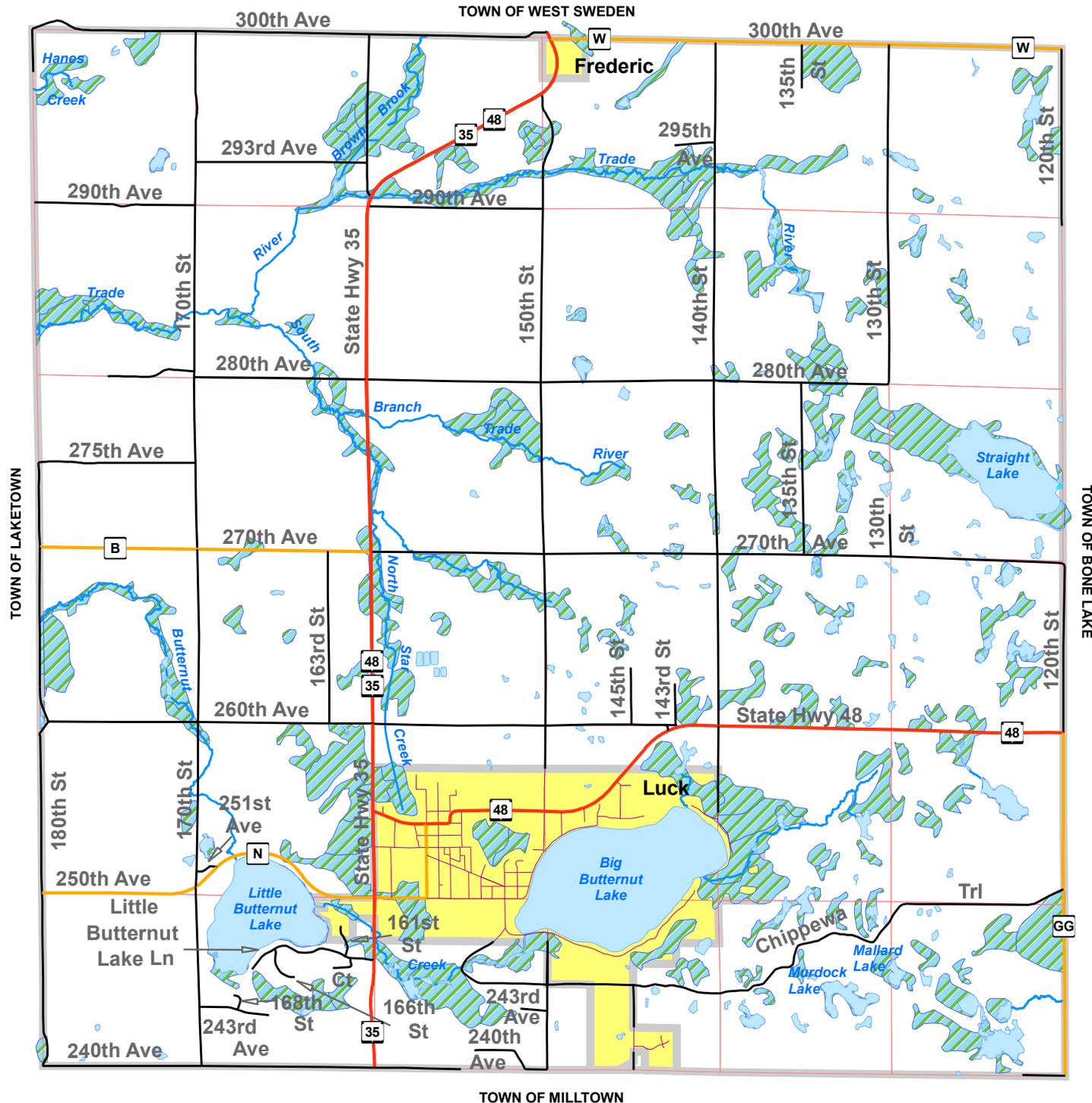
Wetlands Data Source:
West Central Wisconsin Regional
Planning Commission



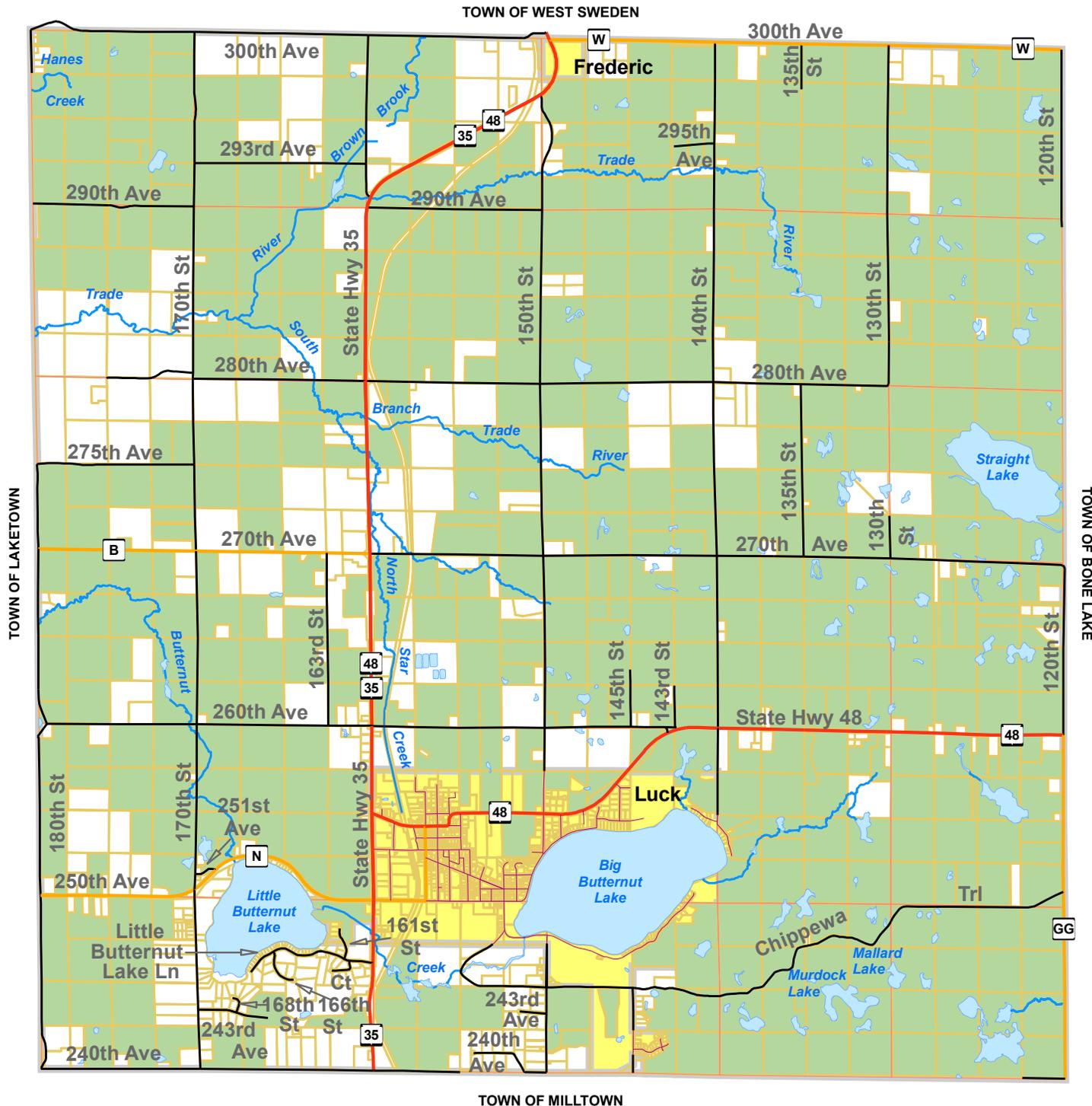
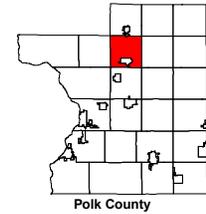
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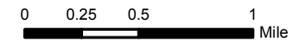
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MAP 5-7 FOREST LANDS Town of Luck Polk County Wisconsin



- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- FOREST LANDS
- SECTIONS
- PARCELS
- VILLAGE
- TOWNSHIP

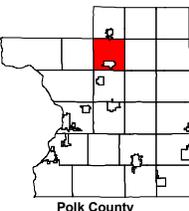


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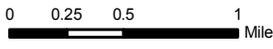


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MAP 5-8 PARKS AND PUBLIC LANDS Town of Luck Polk County Wisconsin



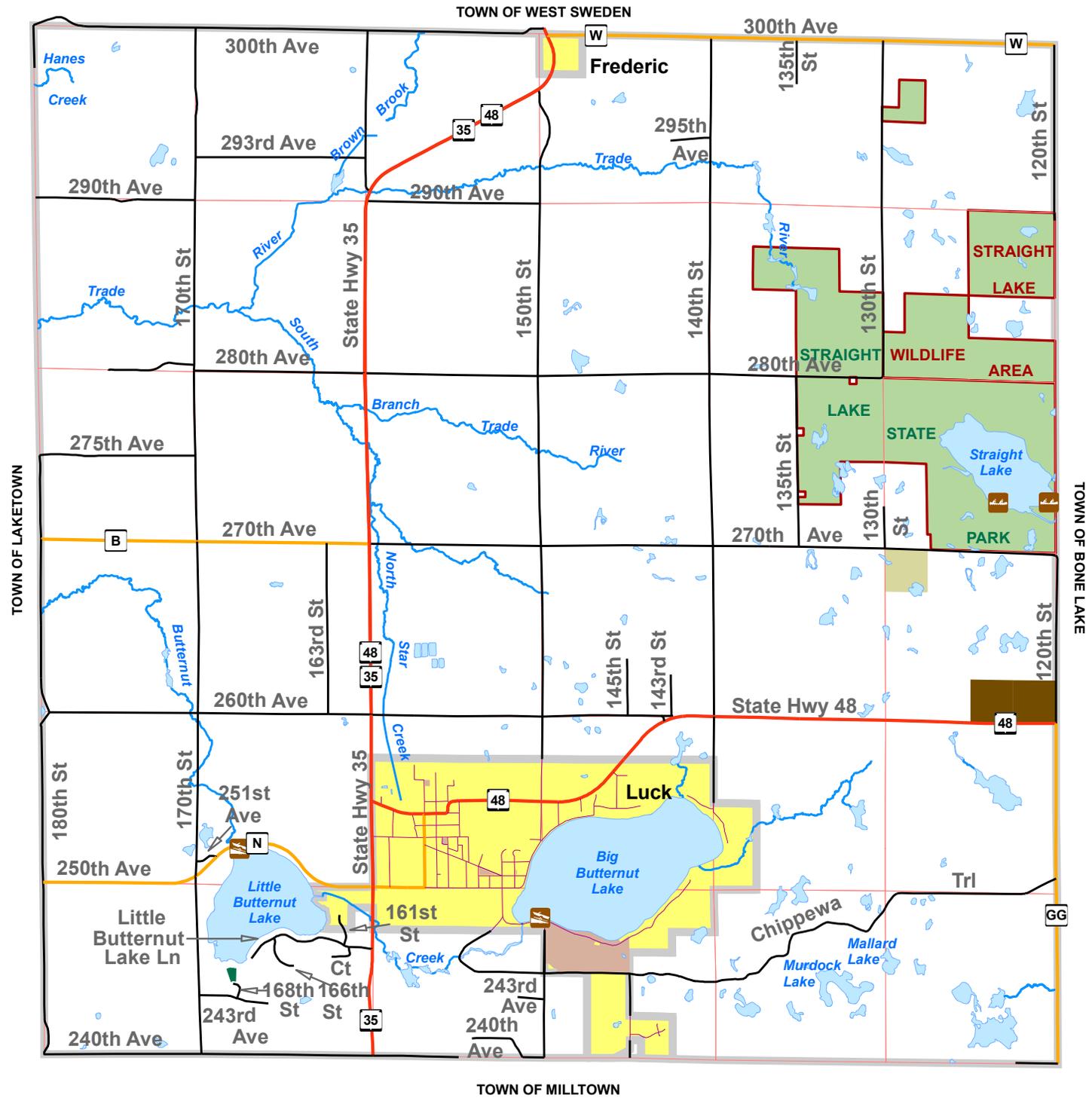
- CARRY-IN
- RAMP
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- STATE LANDS
- COUNTY LAND
- SCHOOL FOREST
- TOWN PARK
- VILLAGE PARK
- VILLAGE
- TOWNSHIP



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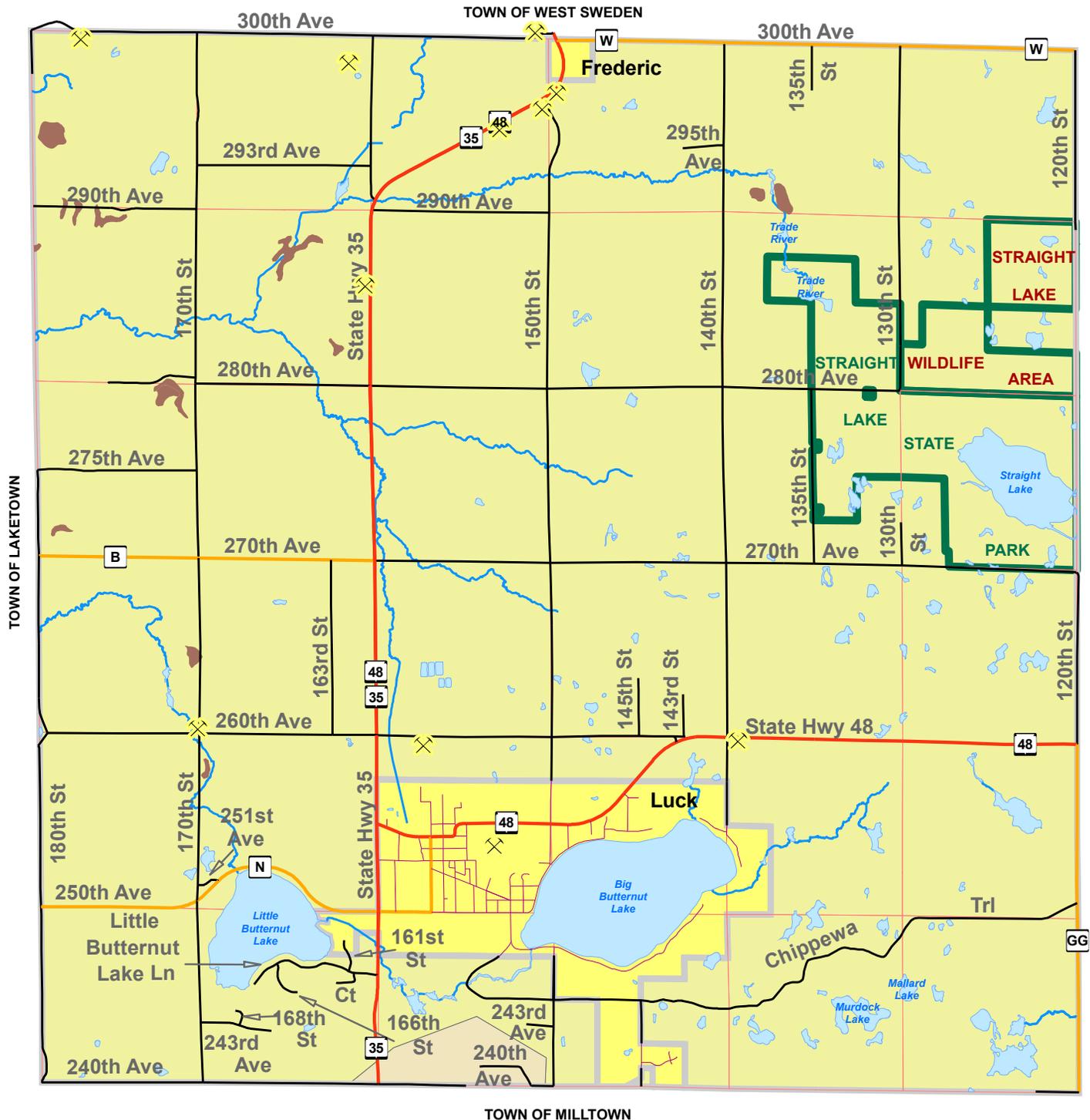
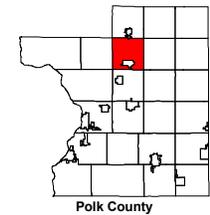
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MAP 5-9 GEOLOGY

Town of Luck

Polk County Wisconsin



- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- STATE LANDS
- SECTIONS
- SOILS 20 INCHES TO BEDROCK
- MAJOR LITH: BASALT
- MAJOR LITH: SANDSTONE
- SAND & GRAVEL MINING

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

MINERAL RESOURCES DATA SYSTEM: This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS.



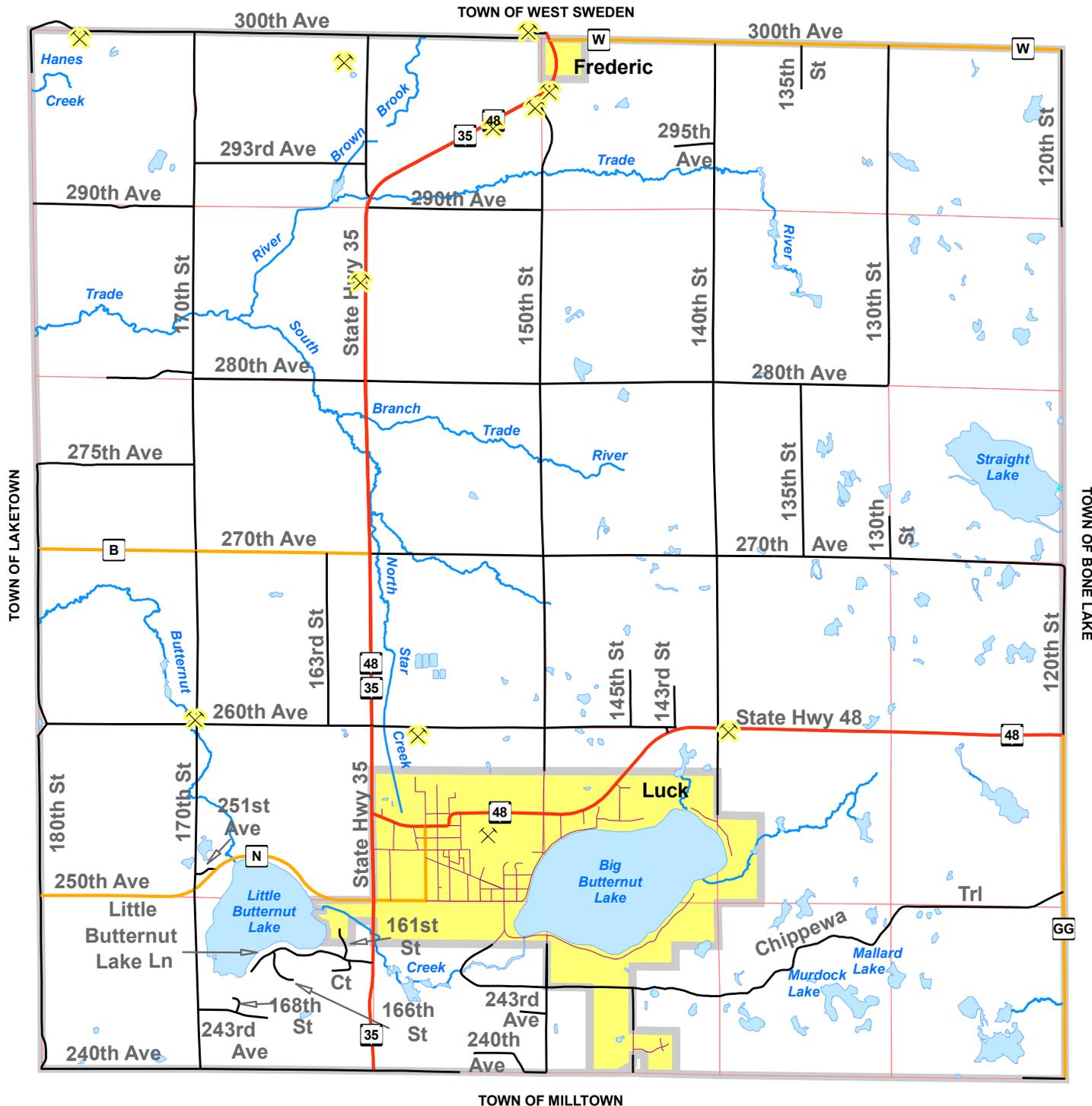
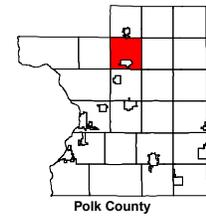
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MAP 5-10 MINING & GRAVEL PIT Town of Luck

Polk County Wisconsin



- SAND & GRAVEL
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- VILLAGE
- TOWNSHIP

Mining & Gravel Pit Data Source:
U.S. Geological Survey

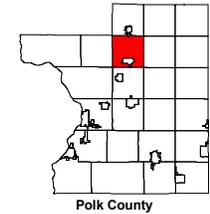


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MAP 5-11 PROBABLE GRAVEL DEPOSITS Town of Luck Polk County Wisconsin



Soils Class

- IMPROBABLE
- PROBABLE

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

- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- VILLAGE
- TOWNSHIP

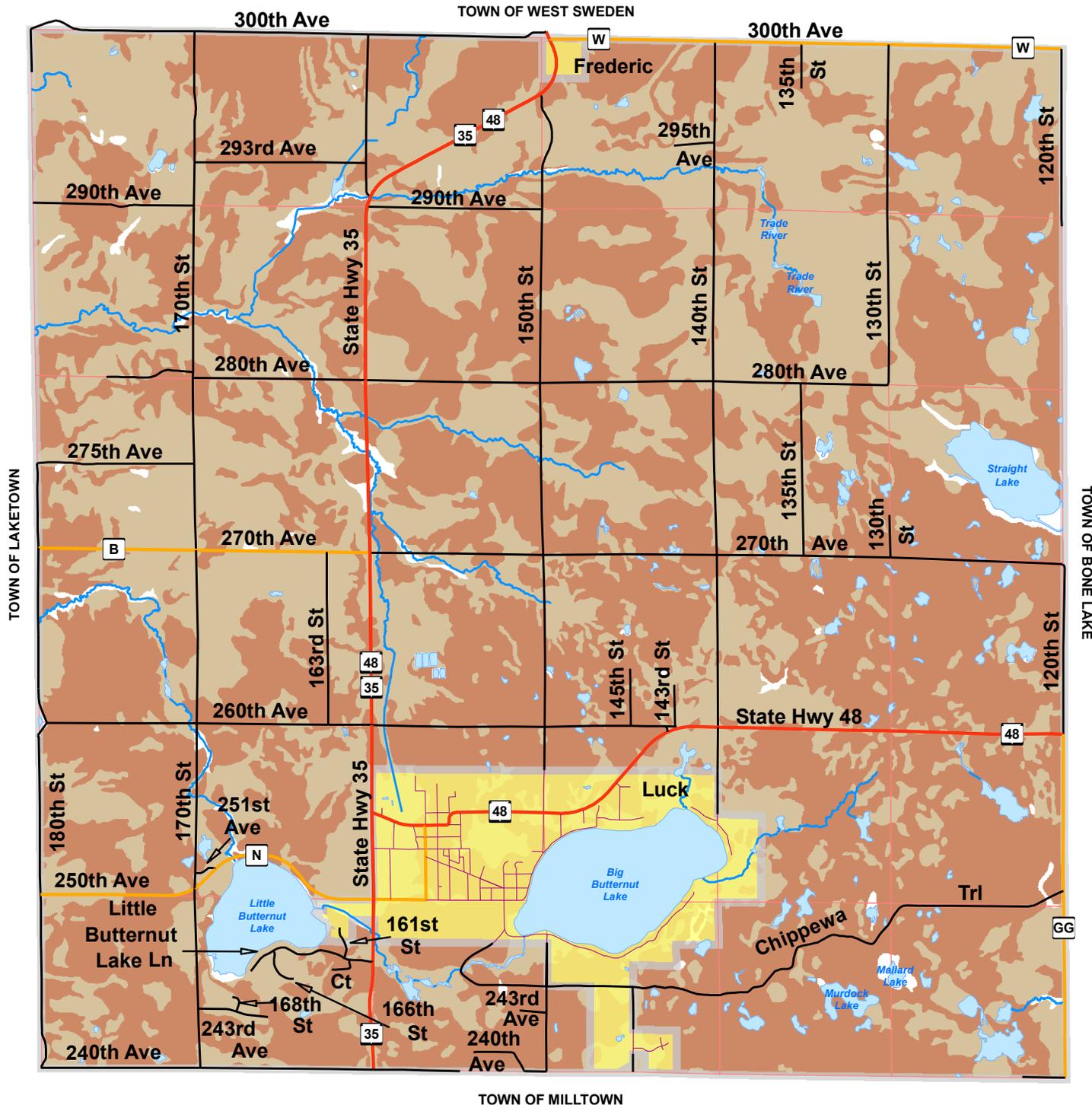
0 0.25 0.5 1
Mile



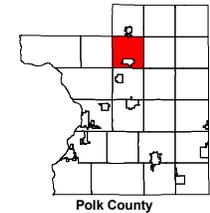
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MAP 5-12 PROBABLE SAND DEPOSITS Town of Luck Polk County Wisconsin



Soils Class

- IMPROBABLE
- PROBABLE

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

- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- VILLAGE
- TOWNSHIP

0 0.25 0.5 1
Mile

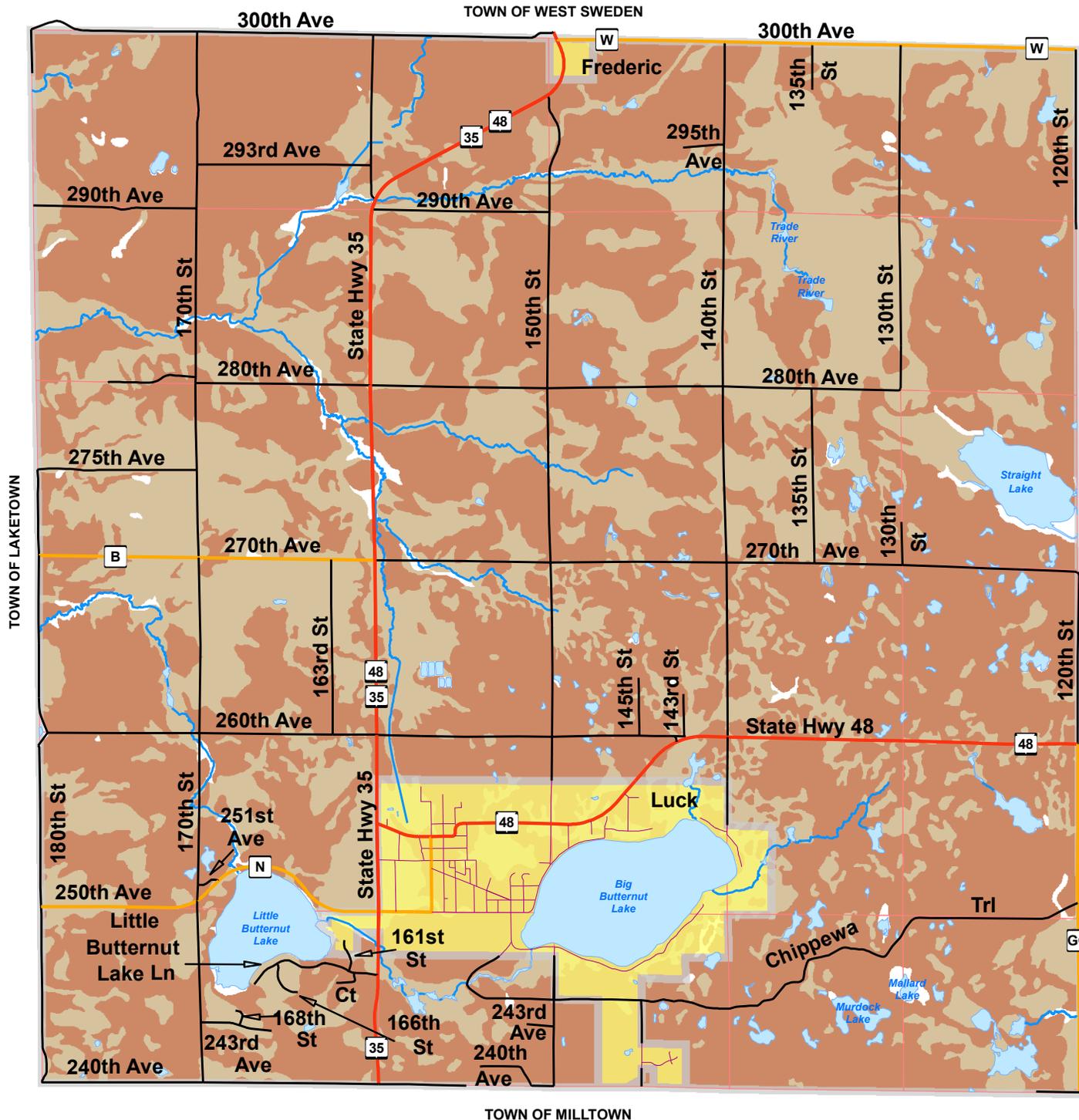


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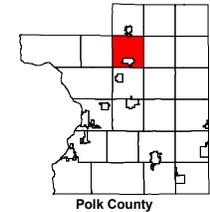


6/2/09

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MAP 5-13 ENDANGERED RESOURCES Town of Luck Polk County Wisconsin



ENDANGERED RESOURCES

- AQUATIC
- AQUATIC & TERRESTRIAL

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

- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- STATE LANDS
- VILLAGE
- TOWNSHIP

0 0.25 0.5 1
Mile

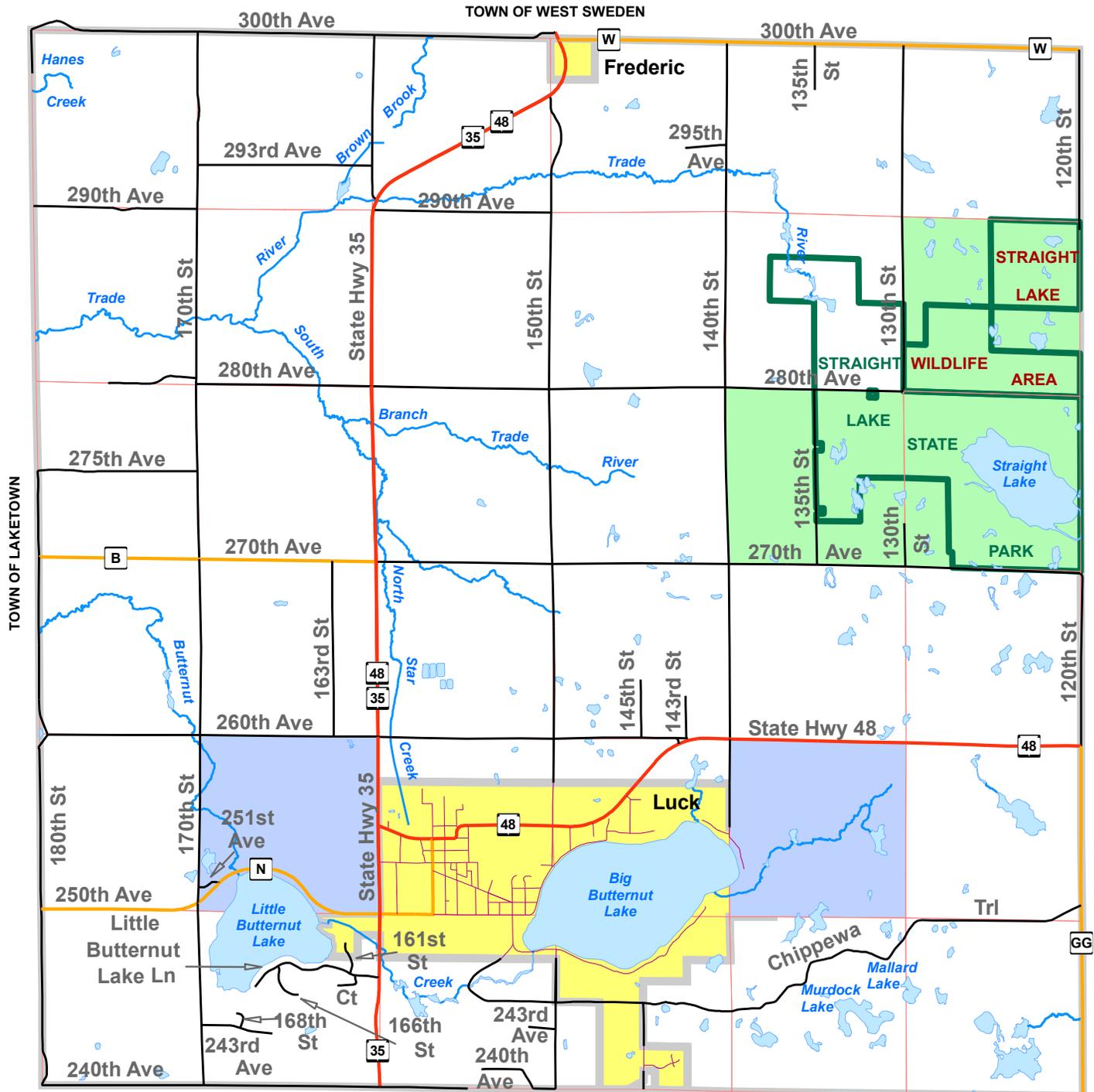


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6/2/09

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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.

TOWN OF MILLTOWN

TOWN OF LAKETOWN

TOWN OF BONE LAKE

TOWN OF WEST SWEDEN

ELEMENT 6: ECONOMIC DEVELOPMENT

The ability of a community to attract new and innovative businesses, industries and workers is vital to its economic success. Providing a good climate for business development enhances the community's overall well being. The purpose of this element is to provide an inventory of existing programs that the local government and businesses utilize and to identify weaknesses in the current economic development efforts. This element will address the following:

- 6.1 ECONOMIC PROFILE**
- 6.2 DESIRED TYPES OF ECONOMIC DEVELOPMENT**
- 6.3 STRENGTHS IN ATTRACTING/RETAINING BUSINESSES AND INDUSTRIES**
- 6.4 WEAKNESSES IN ATTRACTING/RETAINING BUSINESSES AND INDUSTRIES**
- 6.5 CURRENT ECONOMIC DEVELOPMENT PROGRAMS AND POLICIES**
- 6.6 GOALS AND OBJECTIVES**

6.1 ECONOMIC PROFILE

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 6.1 – Unemployment Rates

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

Source: US Census

Educational attainment in the Town of Luck (Table 1.5) is relatively consistent with the State and County percentages. The only difference worth noting is the lower percentage of the population 25 and over that has a bachelor's degree. Over 15% of the State has bachelor's degrees, compared to 10.7% of the County and 9.5% of the Town.

Table 6.2 – EDUCATIONAL ATTAINMENT

YEAR: 2000	WI	% OF TOTAL	POLK	% OF TOTAL	Town of LUCK	% OF TOTAL
Total:	3,475,878		27,725		579	
No schooling completed	22,861	0.66%	54	0.19%	2	0.35%
Nursery to 4 th grade	8,253	0.24%	27	0.10%	2	0.35%
5 th and 6 th grade	22,882	0.66%	67	0.24%	0	0.00%
7 th and 8 th grade	132,129	3.80%	1,175	4.24%	26	4.49%
9 th grade	56,538	1.63%	396	1.43%	4	0.69%
10 th grade	87,059	2.50%	694	2.50%	18	3.11%
11 th grade	88,558	2.55%	735	2.65%	16	2.76%
12 th grade, no diploma	100,137	2.88%	763	2.75%	12	2.07%
High school graduate (includes equivalency)	1,201,813	34.58%	11,395	41.10%	283	48.88%
Some college, less than 1 year	252,132	7.25%	2,259	8.15%	56	9.67%
Some college, 1 or more years, no degree	463,532	13.34%	3,822	13.79%	68	11.74%
Associate degree	260,711	7.50%	2,022	7.29%	33	5.70%
Bachelor's degree	530,268	15.26%	2,965	10.69%	55	9.50%
Master's degree	168,563	4.85%	886	3.20%	2	0.35%
Professional school degree	54,005	1.55%	407	1.47%	2	0.35%
Doctorate degree	26,437	0.76%	58	0.21%	0	0.00%

Data Set: Census 2000 Summary File 3 (SF 3) – Sample Data

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 (see table 1.4).

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. Balsam Lake residents can take advantage of that growth by commuting, but improving and expanding the Town's downtown and industrial park businesses will help keep employees closer to home and have a greater impact on the local economy.

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%

Source: Wisconsin Dept of Workforce Development

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

Source: Wisconsin Dept of Workforce Development

6.2 DESIRED TYPES OF ECONOMIC DEVELOPMENT

- Home-based businesses
- Small repair shops
- Small machine shops
- Grain drying
- Tourism-based businesses
- Businesses that capture visitors to the Straight Lake State Park and the Gandy Dancer State Trail
- Lodging
- Farming related businesses
- Forestry

6.3 STRENGTHS IN ATTRACTING/RETAINING BUSINESSES AND INDUSTRIES

- Direct access to State Highways 35 and 48
- Quality roads
- Good groundwater
- Plentiful water
- Plentiful woods
- Good labor force
- Good work ethic

6.4 WEAKNESSES IN ATTRACTING/RETAINING BUSINESSES AND INDUSTRIES

- Lack of infrastructure
- Climate
- High taxes
- Fuel costs
- Distance to major industry hubs

Environmentally Contaminated Sites for Redevelopment

Table 6.10 – Contaminated Sites in Polk County (open & closed)

Municipality	Location	Activity	Status
Town of Luck	Denucci's 35 Villa	LUST	Closed
Town of Luck	Todd's Conoco	LUST	Closed
Town of Luck	Northside Auto Clinic	LUST	Closed

source: Wisconsin BRRTS database, April 21, 2008.

LUST = leaking underground storage tanks

ERP = environmental repair sites which have contaminated soil or groundwater requiring long-term attention

6.5 CURRENT ECONOMIC DEVELOPMENT PROGRAMS

Regional Business Fund

The Regional Business Fund Inc., (RBF, Inc.) is a non-profit economic development corporation whose purpose is to promote business and economic development in west central Wisconsin. The RBF, Inc. offers low-interest loan funds to businesses that expand within the region, diversify the economy, add new technology, revitalize buildings in the region's downtowns, and create quality jobs and capital investment in the region.

USDA Rural Development: Rural Business and Cooperative Programs

USDA Rural Development works in partnership with the private sector and community-based organizations to provide financial assistance and business planning. It also provides technical assistance to rural businesses and cooperatives, conducts research into rural economic issues, and provides cooperative educational materials to the public. Rural Development Business Programs help fund projects that create or preserve quality jobs and/or promote a clean rural environment. USDA financial resources are often leveraged with those of other public and private credit source lenders to meet business and credit needs in under-served areas. Recipients of these programs may include individuals, corporations, partnerships, cooperatives, public bodies, nonprofit corporations, Indian tribes and private companies. Rural Development Business Programs include Business and Industry (B&I) Guaranteed Loans, B&I Direct Loans, Intermediary Relending Program Loans, Rural Business Enterprise Grants, Rural Economic Development Loans and Grants, Rural Business Opportunity Grants, and Rural Cooperative Development Grants. USDA's Cooperative Programs helps rural residents form new cooperative businesses and improve the operations of existing cooperatives (user-owned businesses). To accomplish this, Cooperative Programs provides technical assistance to cooperatives, conducts cooperative-related research, and produces educational materials that promote public understanding of cooperatives.

I-94 Corridor Technology Zone

On July 1, 2002, the State of Wisconsin designated the counties of Chippewa, Dunn, Eau Claire, Pierce, Polk, and St. Croix as the I-94 Corridor Technology Zone. Under the

designation, the Zone has \$5 million in tax credits available to provide to new and expanding high technology businesses in the region.

Momentum West

Momentum West is a regional economic development organization serving Barron, Clark, Chippewa, Dunn, Eau Claire, Pierce, Pepin, Polk, Rusk, and St. Croix counties. Momentum West's volunteer Board of Directors provides their time, expertise, and assistance in establishing annual goals and activities.

- 1) Market and brand west-central Wisconsin
- 2) Serve as economic development support conduit in west-central Wisconsin
- 3) Advocate for the accomplishment of regional initiatives

Wisconsin Housing and Economic Development Authority (WHEDA)

Wisconsin Housing and Economic Development Authority offers innovative products and services in partnership with others to link Wisconsin residents and communities with affordable housing and economic development opportunities.

Wisconsin Economic Development Association (WEDA)

The Wisconsin Economic Development Association (WEDA) is a statewide non-profit organization dedicated to expanding the economy of the State of Wisconsin. Since 1975 WEDA has successfully represented the collective economic development interests of both the private and public sectors by providing leadership in defining and promoting statewide economic development initiatives.

6.6 GOALS AND OBJECTIVES

Goal 1: Promote appropriate commercial and industrial development.

Objectives:

- 1) *Continue participation in and promotion of the existing business loan programs offered through the EDC and WCWRPC.*
- 2) *Prefer small to medium size businesses and industries that fit with the community character of the Town of Luck.*
- 3) *Work cooperatively with incorporated areas such as the Village of Luck and the Village of Frederic that have necessary infrastructure to guide businesses and industries to those areas that have sewer, water and electrical, etc.*
- 4) *Encourage the use of above programs and other programs*
- 5) *Ensure that new economic development does not detract from the rural character of the Town of Luck*

Goal 2: Preserve the Right to Farm

Objectives:

- 1) *Promote farming, forestry and related businesses as the major economic development types in the Town*
- 2) *Research tools such as Purchase of Development Rights and Transfer of Development Programs to preserve prime agricultural lands*
- 3) *Maintain the ability for farms to operate in the Town*

ELEMENT 7: INTERGOVERNMENTAL COOPERATION

Intergovernmental cooperation and shared service relationships foster open communication between governmental units that is advantageous in reducing cost of services and in indentifying future issues that can be averted. This element will address the following:

7.1 INVENTORY OF EXISTING PLANS AND AGREEMENTS

7.2 POTENTIAL OPPORTUNITIES AND CONFLICTS

7.3 GOALS AND OBJECTIVES

7.1 INVENTORY OF EXISTING PLANS AND AGREEMENTS

The Town of Luck has many intergovernmental agreements in which it is involved. A few of the pertinent agreements to the comprehensive plan include agreements with:

- Polk County for zoning administration
- Polk County for subdivision regulation administration
- Multi-jurisdictional grant with Polk County and the State of Wisconsin
- The Frederic and the Luck Rural Fire Associations for fire protection
- Joint road maintenance with the surrounding towns and the Village of Luck
- Medical and EMT service through Northland Ambulance

7.2 POTENTIAL OPPORTUNITIES AND CONFLICTS

The Town of Luck and the Village of Luck are currently in disagreement over future land uses in their respective Future Land Use Maps. One opportunity to resolve this issue is to develop a Extra-Territorial Boundary Agreement between the Town and Village. The Town of Luck and the Village should meet to coordinate future planning issues.

7.3 GOALS AND OBJECTIVES

Goal 1: Maintain the existing agreements with neighboring municipalities.

Objectives:

- 1) *Continue to utilize Polk County to enforce zoning and subdivision ordinances*

Goal 2: Encourage cooperation with neighboring Towns and Villages.

Objectives:

- 1) *Meet with the Village of Luck to coordinate planning goals of both the Town and the Village*
- 2) *Meet with the Village of Frederic to coordinate planning goals of both the Town and the Village*
- 3) *Continue to meet with surrounding Towns, such as Bone Lake and Laketown to coordinate planning goals of the Towns.*

ELEMENT 8: LAND USE

This element examines the existing land use pattern and development requirements of the Town as well as future land use needs. This element will address the following:

- 8.1 EXISTING LAND USE**
- 8.2 ZONING AND OTHER DEVELOPMENT REGULATIONS**
- 8.3 LAND SUPPLY, DEMAND, AND VALUES**
- 8.4 OPPORTUNITIES FOR REDEVELOPMENT**
- 8.5 EXISTING AND POTENTIAL LAND USE CONFLICTS**
- 8.6 FUTURE LAND USE**
- 8.7 GOALS AND OBJECTIVES**

8.1 EXISTING LAND USE

Table 8.1 Historic Land Use

Land Use	1987	1998	2007	% change '87-'07	% Change '98-'07
Residential	616	699	1,562	153.6	123.5
Commercial	74	52	21	-71.6	-59.6
Agricultural	9,566	9,268	4,105	-57.1	-55.7
Forest	6,382	6,350	8,088	26.7	27.4
Industrial	1	1	1	0.0	0.0

Source: WI DOR Assessments

Figure 8.1A

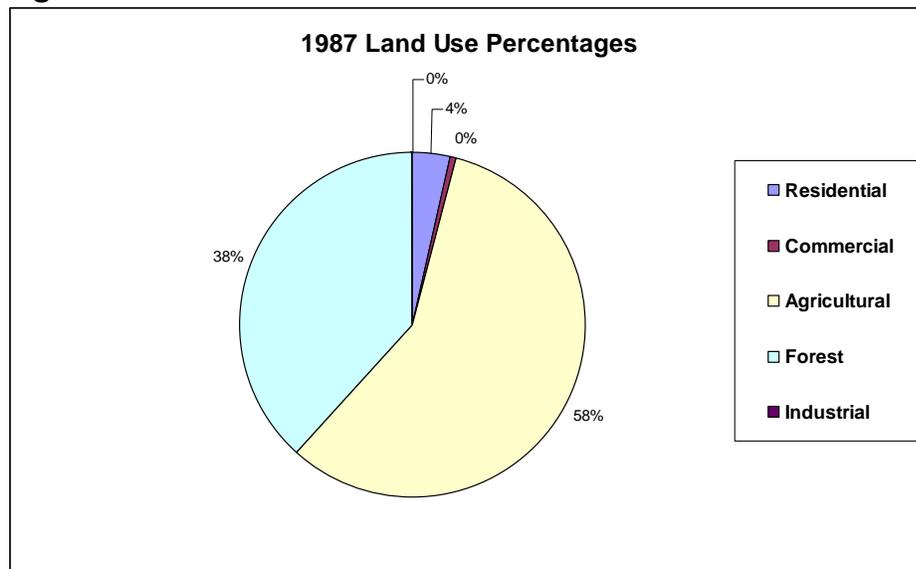


Figure 8.1B

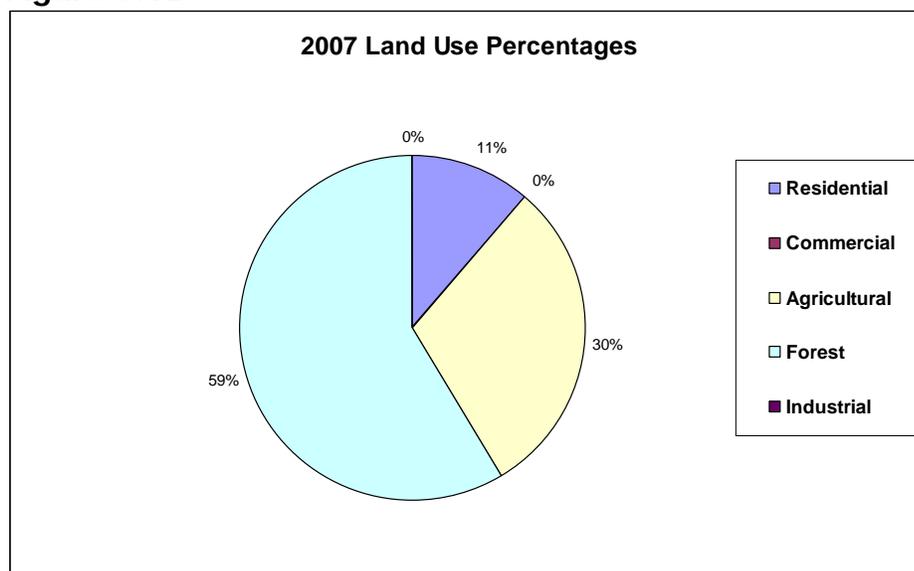


Table 8.1 shows the land uses over a twenty year period in the five categories listed. Some substantial changes in land use have occurred in the 20-year period. These changes are shown in Figure 8.1A and Figure 8.1B. A jump in residential acres from 4% of the Town of Luck to 11% is a large increase. Likewise, the drop in agricultural acres from 58% to only 30% of the town is concerning. Some of the changes are due to changes in the way assessments are conducted and some are due to actual changes from one land use to another. Typically in areas such as the Town of Luck loss of agricultural lands to residential development is common along with some conversion of agricultural lands back to forested lands.

8.2 ZONING AND OTHER DEVELOPMENT REGULATIONS

The Town of Luck is currently under Polk County Zoning Regulations. See Map 8.2. Polk County Zoning Department also administers a countywide subdivision ordinance. Currently the minimum lot size is 1 acre in Polk County and this applies to the Town of Luck. The wish of the Town of Luck Plan Commission is to retain one-acre minimum for subdivisions.

8.3 LAND SUPPLY, DEMAND, AND VALUES

Table 8.2 Land Assessed Value per Acre (dollars) • 2007*

Town	Residential	Commercial	Manufacturing	Agricultural	Undeveloped	Ag Forest	Forest
Luck	6,890	16,086	6,100	136	559	846	1,708

Source: WI DOR - Based on assessment records.

Residential Land Prices examples:

\$3400 per acre 80 acre parcel

\$2376 per acre for 109 acre parcel

\$2300 per acre for 80 acre parcel

Taken in May 2009 from the Edina Realty website

Currently, the Town of Luck has two partially developed subdivisions. West Denmark Estates has 24 lots of which 6 have homes on them presently. The other subdivision on Little Butternut Lake Lane and 166th St. has twelve lots of which four presently have homes. This means that according to the above information, the Town of Luck has 26 platted lots available for residential development.

Due to the most recent economic downturn, much of the development pressure in Polk County has subsided. Also, according to the Wisconsin Dept. of Administration, the population of the Town of Luck is expected to slightly decrease over the next 20 years, which will mean little or no demand for additional residential lots. The area, however, is still an attractive area for vacation property and simply because the resident population is decreasing does not mean that no new residential development will occur.

8.4 OPPORTUNITIES FOR REDEVELOPMENT

Since the Town of Luck is a rural town, there are currently no opportunities for redevelopment.

8.5 EXISTING AND POTENTIAL LAND USE CONFLICTS

The border lands between villages and towns typically represent the largest potential land use conflict. Currently, the stated Future Land Use Maps of the Town of Luck and the Village of Luck are not in sync. Annexation is always a topic of contention with the surrounding towns of a village. The Town of Luck should meet with the Village of Luck and the Village of Frederic on a regular basis, especially when developments along the borders between the Town and the Villages are proposed. Cooperating and being involved jointly in planning efforts, along with adopting agreements such as an extra-territorial boundary agreement between the Town and Villages could help ease these tensions.

8.6 FUTURE LAND USE

Trends in Land Use Classifications

Projections methodology

The future is an unknown entity. We do not have a crystal ball to see into the future and accurately know what future land uses will be. The best we can do is to look at the past trends to help give us an idea of the future. This projection method used an average amount of acres per person in the Town over a period of time. Table 8.4 shows one of infinite possibilities of what the future could be for the Town of Luck. This table is not a dictation or a prediction of the future, it is simply an extrapolation of past figures to project possible figure in land use for the future.

Table 8.4 Future Land Use Acreage Projections

Town of Luck	2007*	2010	2015	2020	2025	2030	Acreage Change '10-'30
Residential	1562*	1571	1571	1571	1560	1538	-33
Commercial	21*	21	21	21	21	20	-1
Industrial	6*	6	6	6	6	6	0
Forest	8088*	8135	8135	8135	8078	7966	-167
Agricultural	4105*	4080	4080	4080	4110	4167	87

* = Actual tax assessment figures

Preferences from January 2009 meeting

Preserve water quality

Rain gardens for new developments

Rain barrels

Erosion controls (silt fences)

Shoreland plantings/vegetation

Establish sanitary sewer systems (especially for dense lakeshore development around Little Butternut Lake)

Increased septic tank monitoring

Monitor boat landings to prevent introductions/spread of invasive species

Preservation of church property on Little Butternut Lake

Preservation of Woodlands

Encouraging enrollment in forestry programs

Farmland Preservation

Use of Transfer of Development Rights Programs

Use of Purchase of Development Rights Programs

Voluntary easements

Encourage development along existing and proposed sewer and water lines

ISSUES IN LAND USE

Location of commercial development

- Not spread out throughout town
- Not spread out from Luck to Frederic
- Redirected to the downtowns in Luck and Frederic

Aesthetic qualities of commercial development

- The look of developments
- The look of signs
- Screening (vegetation or fencing)

8.7 **GOALS AND OBJECTIVES**

Goal 1: Maintain the rural character by focusing on agriculture, wetlands, and forest land preservation

Objectives:

- 1) *Research the possible use of Purchase of Development Rights and Transfer of Development Rights programs to preserve farmlands and forest lands in the Town of Luck*
- 2) *Encourage land owners to enroll in forestry programs*
- 3) *Encourage land owners to maintain the aesthetic qualities of their forest lands, possibly by using best management practices and/or more sustainable forestry practices*
- 4) *Work to eliminate and stop the spread of invasive species*
- 5) *Encourage commercial development to occur in appropriate areas (i.e. near or in incorporated areas, in business parks, existing downtowns)*
- 6) *Encourage commercial developments that fit in with the rural character of the Town of Luck*
- 7) *Consider offering conservation subdivisions as an option for future subdivisions of land*

Goal 2: Preserve and enhance water quality

Objectives:

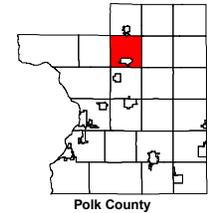
- 1) *Utilize Best Management Practices(BMP's) to achieve better water quality*
- 2) *Encourage existing and new developments to limit impervious surfaces*
- 3) *Work to eliminate and stop the spread of invasive species*
- 4) *Encourage shoreland homeowners to keep a vegetated buffer along waterbodies to help improve surface water quality*
- 5) *Consider connecting homes on the south side of Little Butternut Lake to the Village of Luck's sanitary sewer system*

Goal 3: Continue working with Polk County to regulate land use in the Town of Luck

Objectives:

- 1) *Provide input to Polk County on the development of new regulations and incentives to regulate land use that work better for the Town of Luck*
- 2) *Provide input to Polk County on how current regulations and incentives are working or not working for the Town of Luck*

MAP 8-1 LAND COVER Town of Luck Polk County Wisconsin

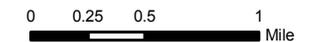


Polk County

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

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

- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- SECTIONS
- VILLAGE
- TOWNSHIP

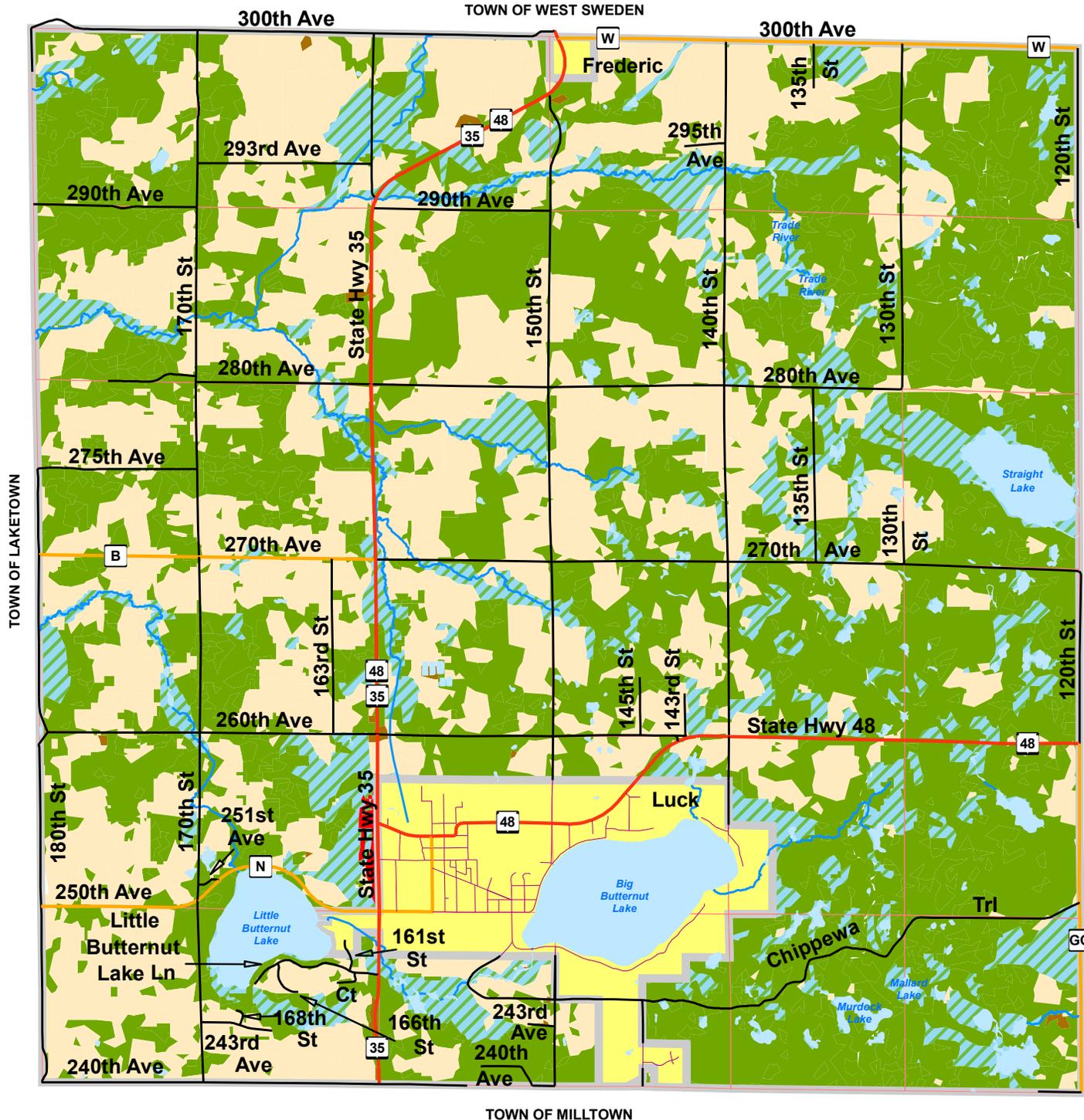


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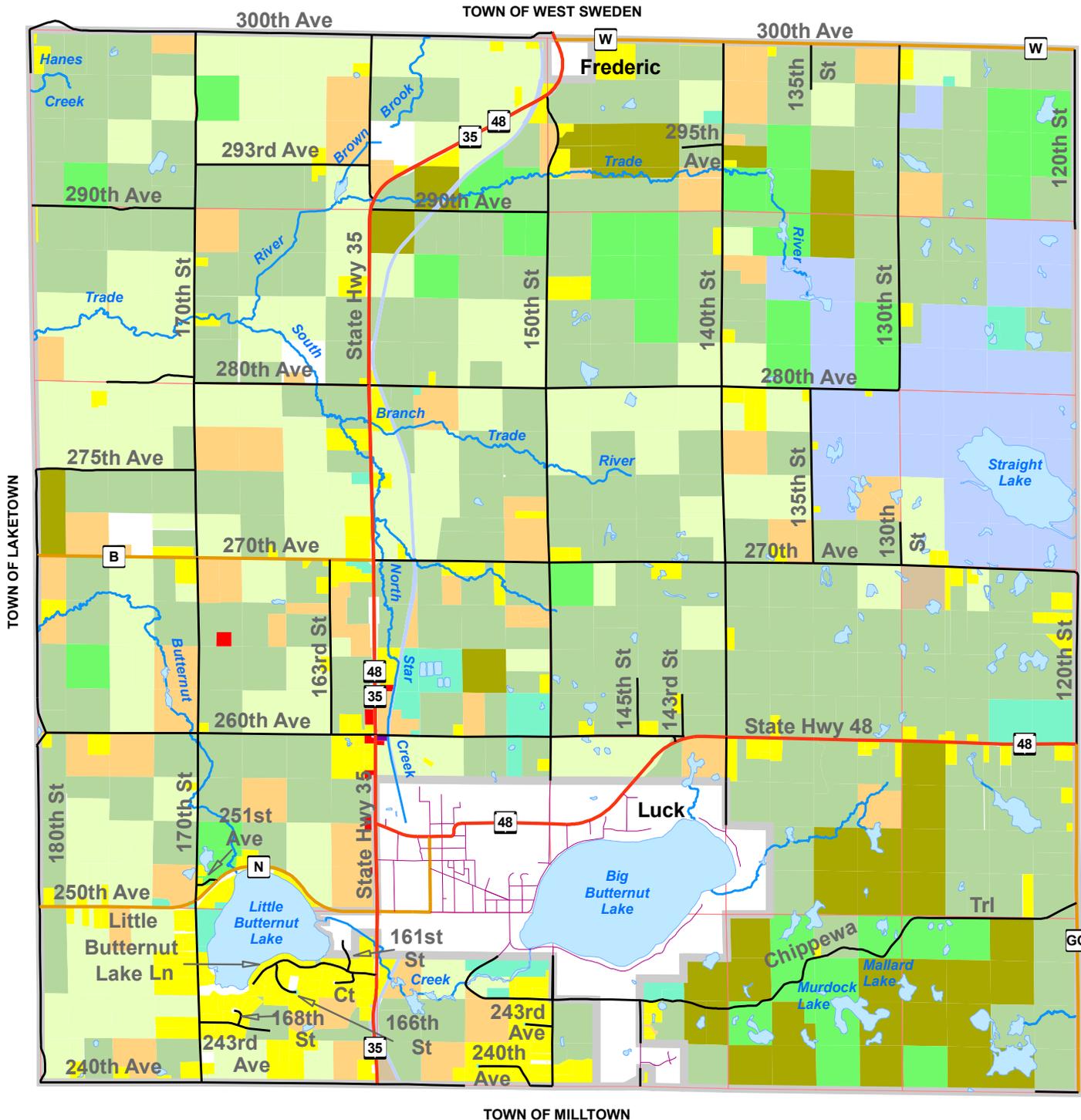
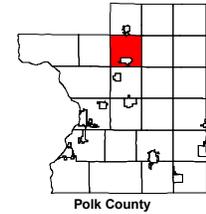


6/24/09

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



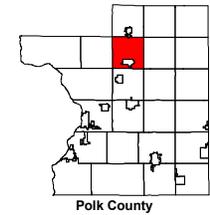
- Land Use**
- AGRICULTURAL
 - COMMERCIAL
 - COUNTY
 - FOREST LANDS
 - MANUFACTURING
 - OTHER
 - RESIDENTIAL
 - STATE
 - UNDEVELOPED
 - WOODLAND TAX CLOSED
 - WOODLAND TAX OPEN



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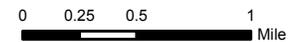
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MAP 8-3 LAND USE Town of Luck Polk County Wisconsin



Land Use

- AGRICULTURAL
- COMMERCIAL
- COUNTY
- FOREST LANDS
- MANUFACTURING
- MULTIPLE USE
- OTHER
- RESIDENTIAL
- STATE
- UNDEVELOPED
- WOODLAND TAX CLOSED
- WOODLAND TAX OPEN

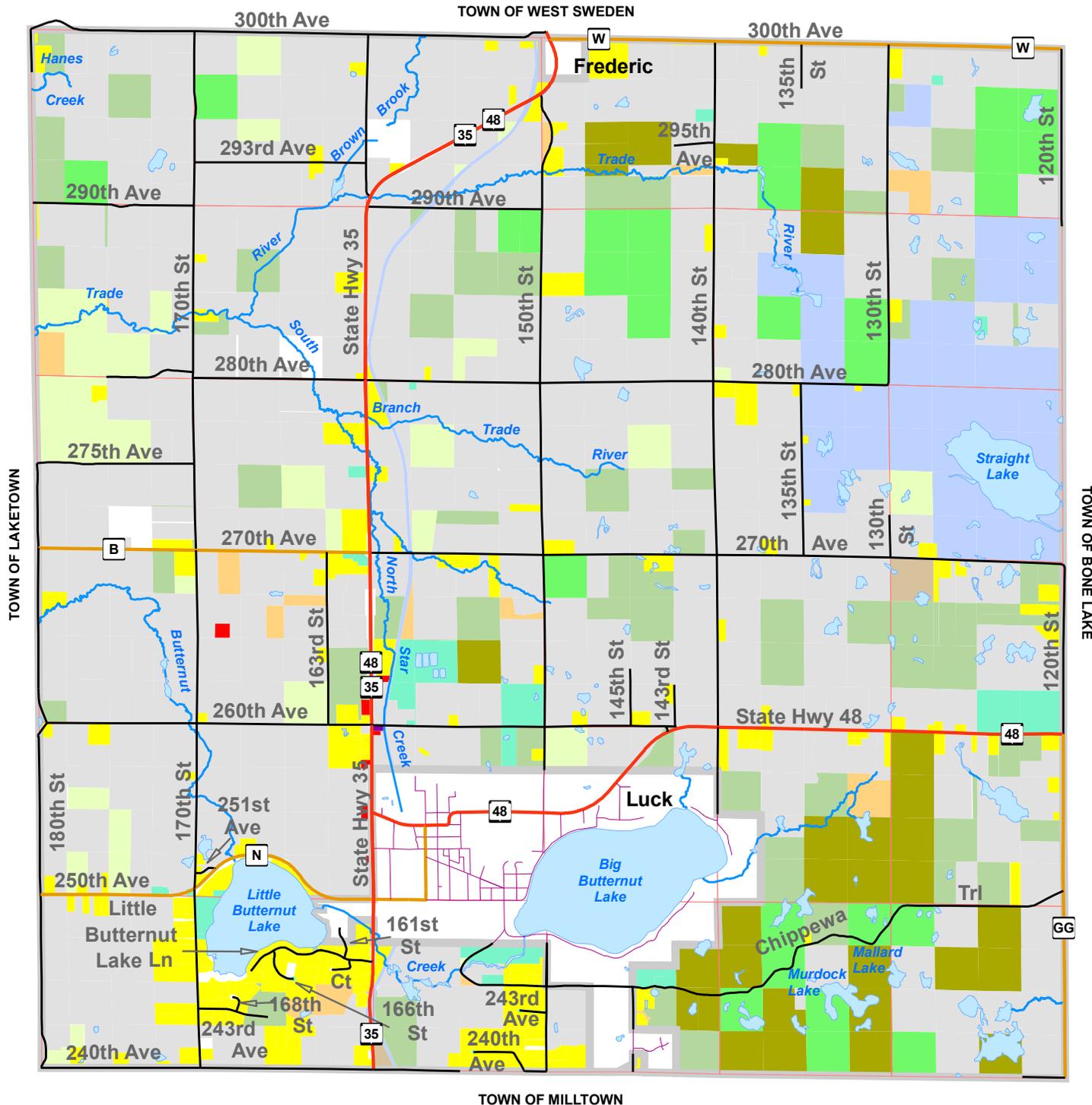


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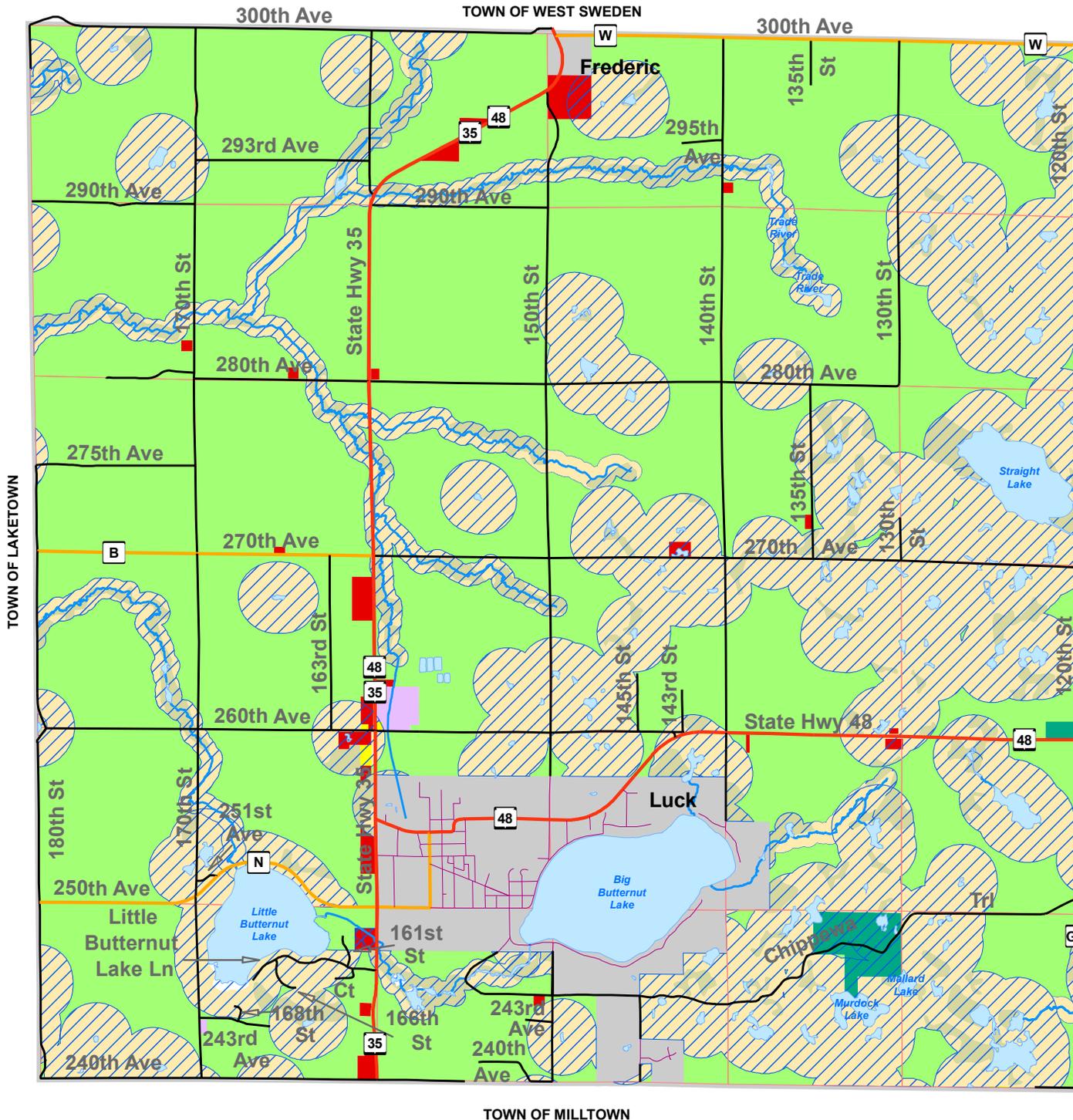
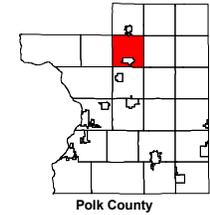
TOWN OF MILLTOWN

TOWN OF BONE LAKE

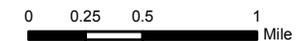
TOWN OF LAKETOWN

TOWN OF WEST SWEDEN

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



- SHORELANDS AREA
- GENERAL PURPOSE
- WETLAND-SHORELAND
- AGRICULTURAL
- COMMERCIAL
- FORESTRY
- RESIDENTIAL
- RESTRICTED INDUSTRIAL
- VILLAGE/CITY
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS

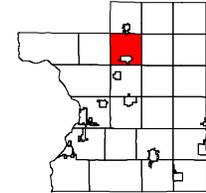


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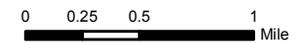
MAP 8-6 PERCENT SLOPE Town of Luck Polk County Wisconsin



Polk County

- 0 - 12 PERCENT
- 12.01 - 20 PERCENT
- > 20 PERCENT
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- VILLAGE
- TOWNSHIP

Percent Slope Source:
USGS DEM 10 Meter

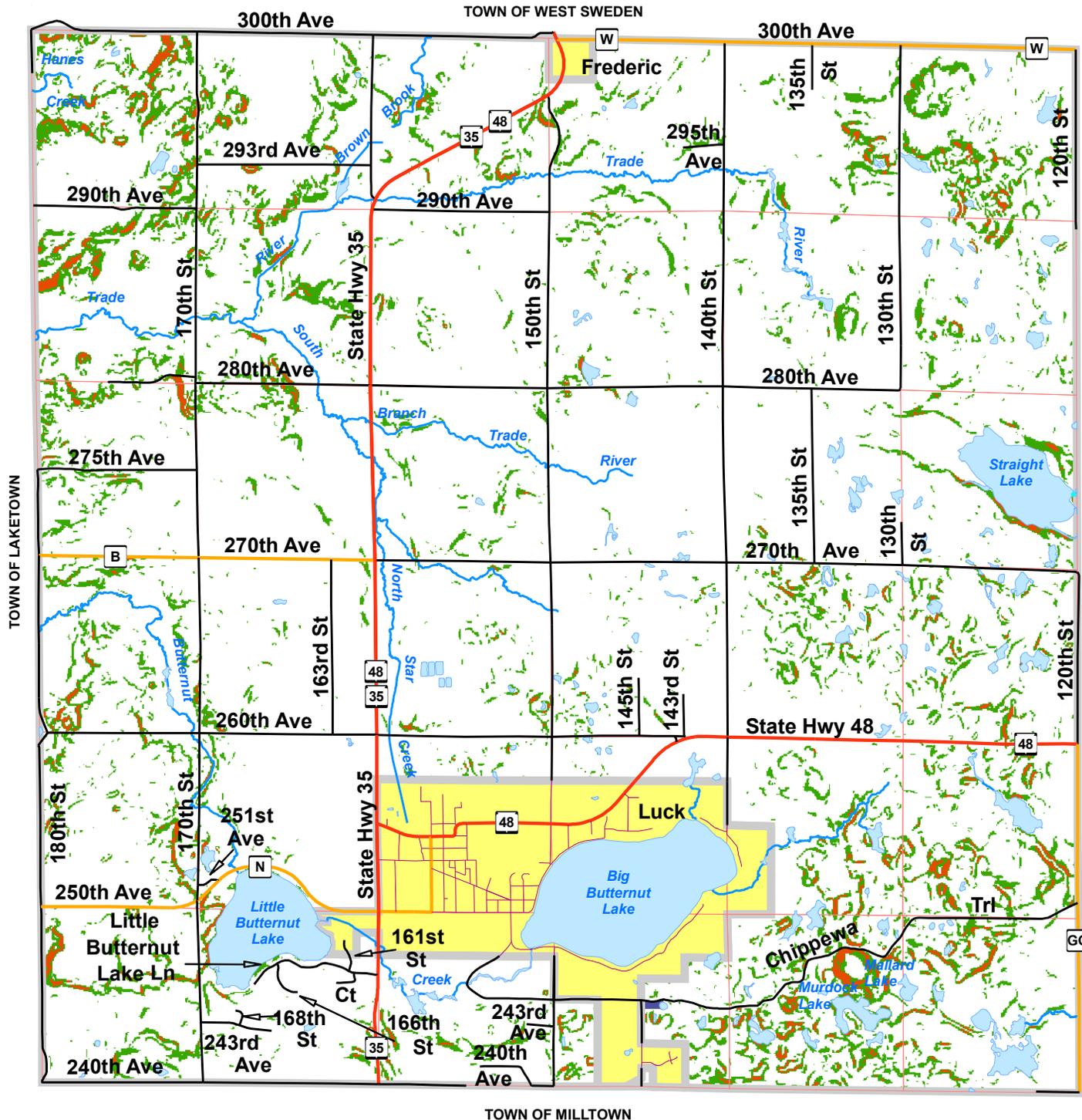


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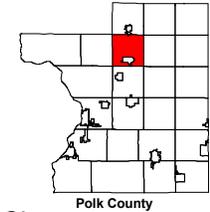


7/28/09

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MAP 8-7 LIMITATIONS TO DWELLINGS WITH BASEMENTS Town of Luck Polk County Wisconsin

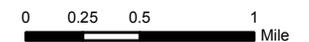


Soils Class

- SLIGHT
- MODERATE
- SEVERE

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

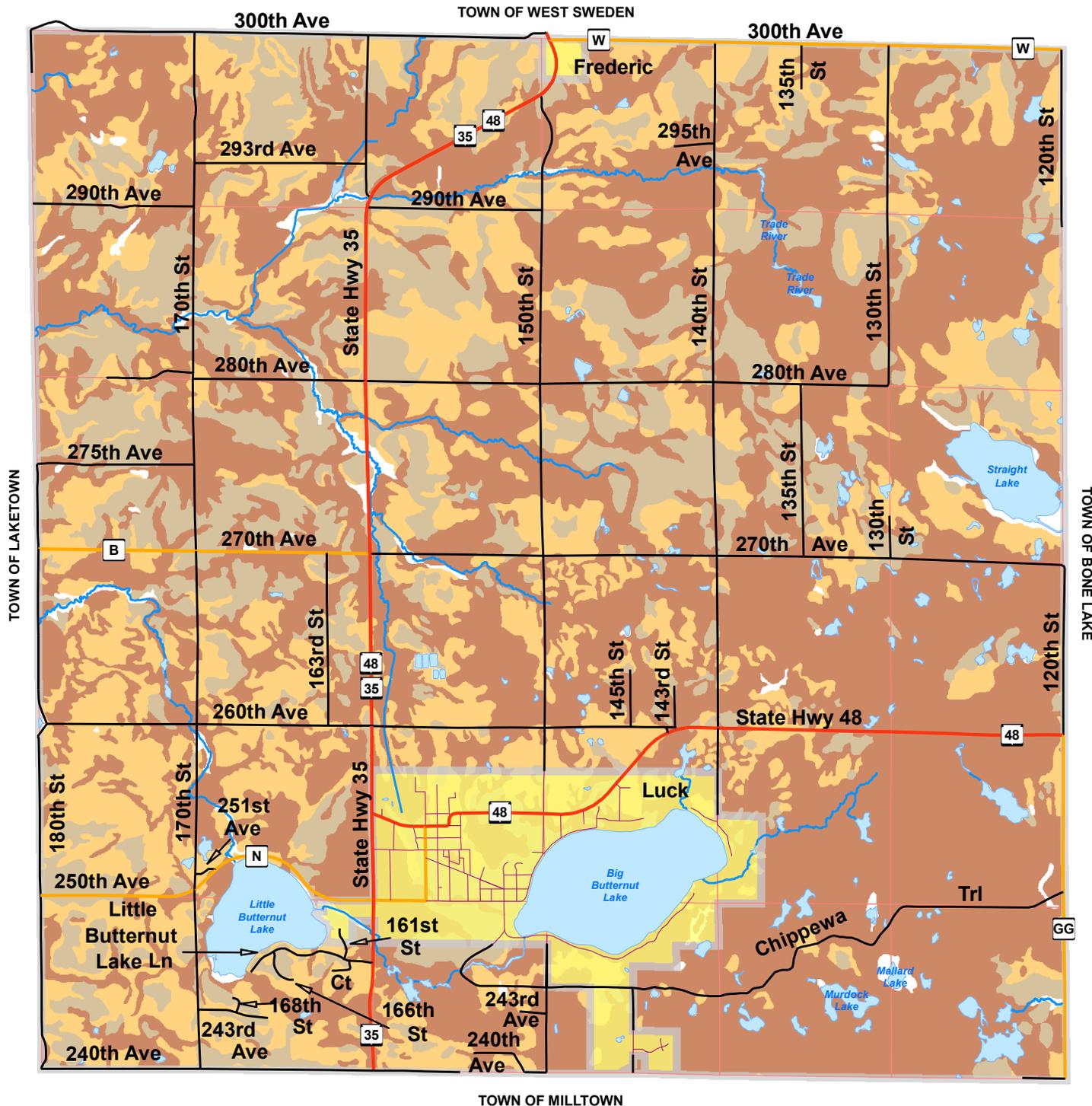
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
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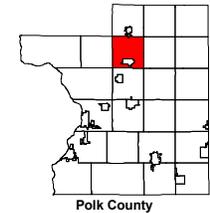
MAP 8-8

SEPTIC LIMITATIONS

CONVENTIONAL

Town of Luck

Polk County Wisconsin



- MODERATE
- SEVERE

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

- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- VILLAGE
- TOWNSHIP

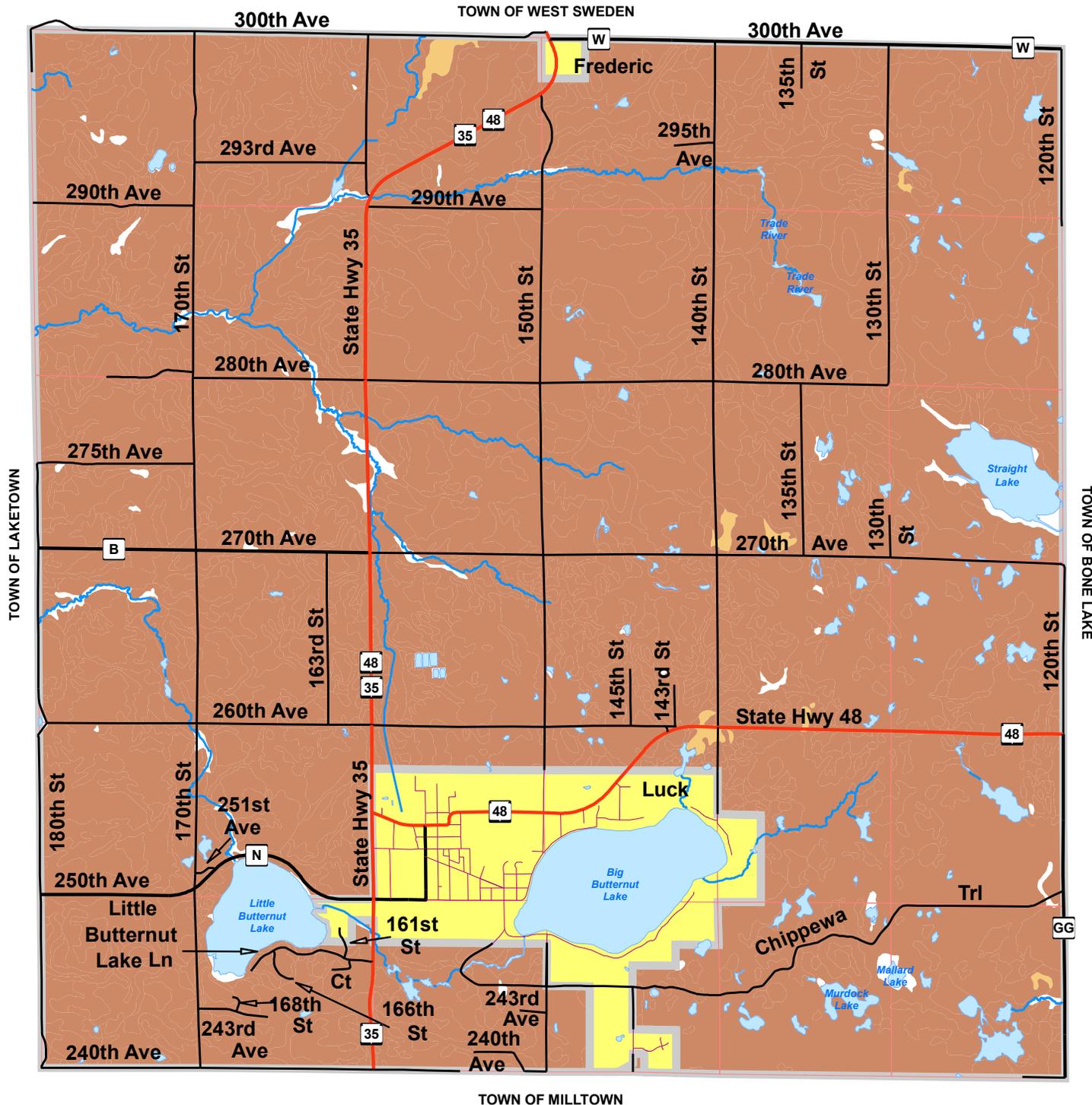
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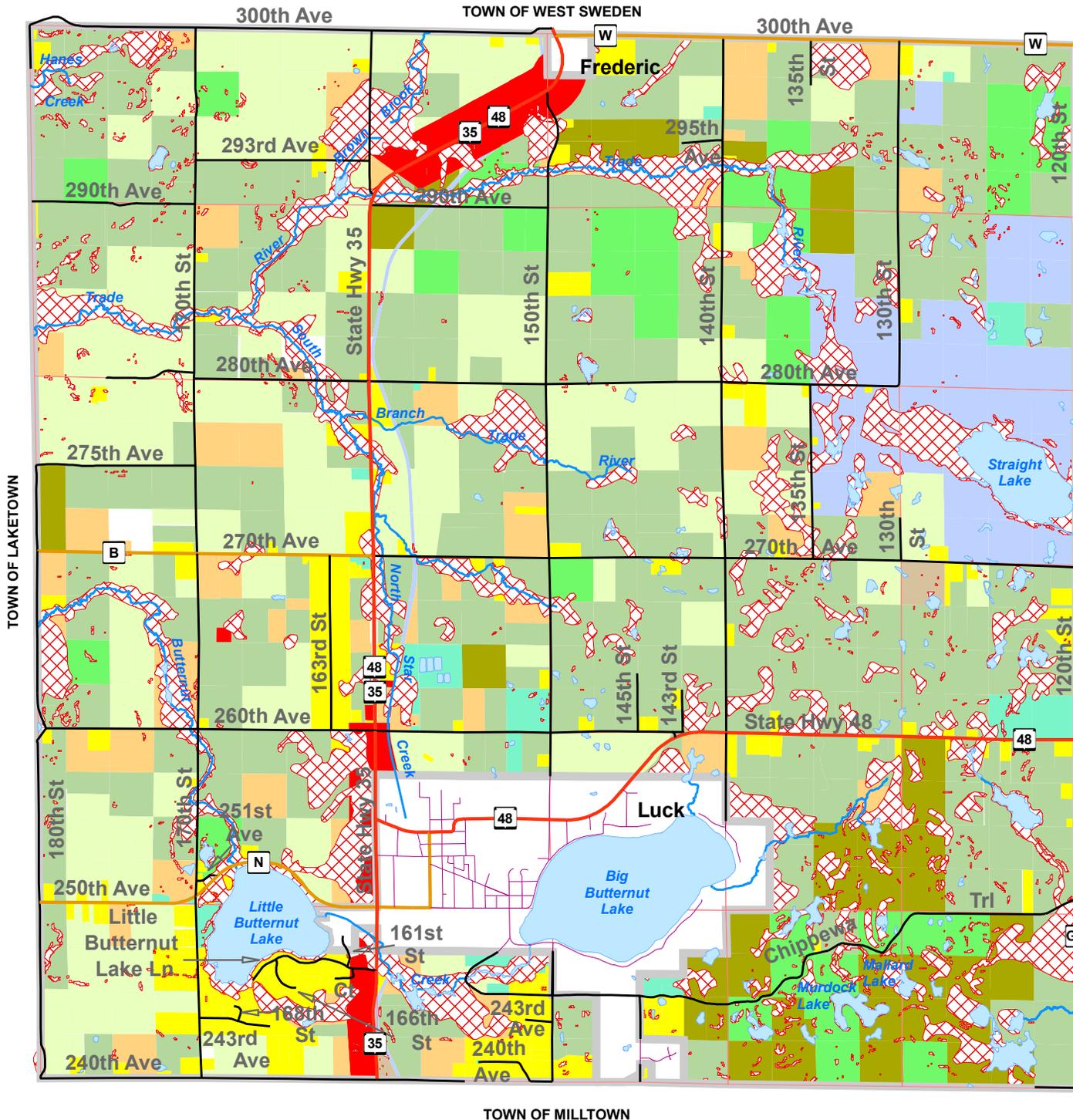
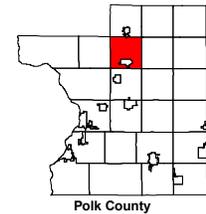
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MAP 8-9 PREFERRED FUTURE LAND USE Town of Luck Polk County Wisconsin



Land Use

- AGRICULTURAL
- COMMERCIAL
- COUNTY
- FOREST LANDS
- LIMITATIONS
- MANUFACTURING
- OTHER
- RESIDENTIAL
- STATE
- UNDEVELOPED
- WOODLAND TAX CLOSED
- WOODLAND TAX OPEN

Limitations to Development:
Floodplain, Wetland, and > 20% Slope



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ELEMENT 9: IMPLEMENTATION

The success of a Comprehensive Plan is reliant upon it being used in the future to guide land use decisions. This element of the Town of Luck's Comprehensive Plan outlines the actions required to fulfill the Town's goals and objectives. This element will address the following:

9.1 ACTION PLAN

9.2 CHANGES TO LAND USE CONTROLS

9.3 PLAN CONSISTENCY AND INTEGRATION

9.4 COMPREHENSIVE PLAN AMENDMENTS AND UPDATE

9.1 ACTION PLAN

1. Task: Adopt the Town of Luck Comprehensive Plan
Who: Town Board
When: Fall 2009
2. Task: Investigate criteria (façades, vegetative screening, aesthetic controls) that could be used for evaluating development proposals to ensure they fit with the rural character of the Town of Luck, especially along State Highway 35
Who: Plan Commission
When: Starting Immediately
3. Task: Research driveway ordinance options
Who: Plan Commission
When: Starting within 6 months
4. Task: Research the legal differences between home-based businesses and retail businesses
Who: Plan Commission
When: Continuous
5. Task: Discuss development potential options for properties adjacent to the Straight Lake State Park and Wildlife Area
Who: Plan Commission
When: Continuous

9.2 CHANGES TO LAND USE CONTROLS

Currently the Town of Luck Plan Commission is not planning on changing land use controls. As the items above are researched and discussed as a Town, changes to land use controls may be desired by the Town. If changes are to be made, the Comprehensive Plan will be updated prior to those changes taking place.

9.3 PLAN CONSISTENCY AND INTEGRATION

The Comprehensive Plan needs to be a document that has continuity throughout. The plan has been reviewed for consistency to ensure that internal conflicts within the plan do not exist. The plan has also been reviewed to coordinate integration of the elements and ideas expressed in the plan.

9.4 COMPREHENSIVE PLAN AMENDMENTS AND UPDATE

The Town of Luck should regularly evaluate its progress toward completing the tasks outlined in the Action Plan above. It may be determined that minor changes are needed to maintain the effectiveness and consistency established within the plan. These changes can be made through an amendment only after careful evaluation. The amendments must be adopted in the same manor that the original Comprehensive Plan was adopted.

Sec. 66.1001, Wis. Stats. Requires that the comprehensive plan be updated at least once every ten years, however, it is recommended that the plan be reviewed for consistency at least once every five years. An update requires revisiting the entire planning document and often includes a substantial re-write of the text, updating of the inventory and tables and/or changes to maps. The plan update process should be planned for in a similar manner as was allowed for the initial creation of this plan.

PUBLIC PARTICIPATION PLAN

Comprehensive Plan
Town of Luck, Wisconsin

January 8, 2008

STATE OF WISCONSIN

POLK COUNTY

TOWN OF LUCK

TOWN OF LUCK
RESOLUTION NO. 10
APPROVING A PUBLIC PARTICIPATION PLAN FOR THE
TOWN OF LUCK COMPREHENSIVE PLAN

WHEREAS, the Luck Town Board has approved a 30-month timeline to generate the Town of Luck 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 at the commencement of the comprehensive planning process; and

WHEREAS, it is the desire of the Luck Town Board that the public participation process for the Town of Luck 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 Luck Plan Commission collectively reviewed and recommended approval of the public participation plan at their December 13, 2007 meeting; and

WHEREAS, the Town Board reviewed the public participation plan on January 8, 2008; and

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

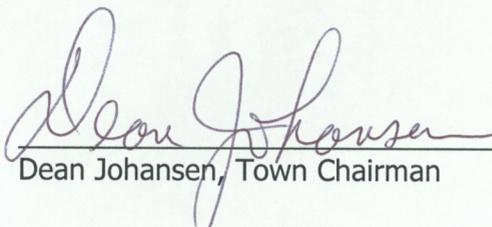
DATED this 8th day of January 2008.

ATTEST:

APPROVE:



Lloyd Nelson, Town Clerk



Dean Johansen, Town Chairman

INTRODUCTION

The purposes of this Public Participation Plan are:

- To ensure that members of the Town of Luck 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 Luck 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

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

Newsletter

A newsletter will be distributed periodically to the residents of the Town of Luck to update them on the comprehensive planning process and to inform them of ways in which they can participate.

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

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 Review Meetings

All meetings on the Comprehensive Plan shall be open to the public and posted pursuant to Wis. Stat. § 985.02(2).

Plan Review Meeting #1: The results from the survey, as well as the drafted goals and objectives will be presented to the Town Board. Input will be sought to ensure that direction of the Comprehensive Plan is consistent with current policies of the Town.

Plan Review Meeting #2: An initial progress report will be presented to the Town Board as to the development of the Comprehensive Plan. The components of each element will be reviewed and input will be sought.

Plan Review Meeting #3: A second progress report will be presented to the Town Board as to the further development of the Comprehensive Plan. The updates to the components of each element will be reviewed and input will be sought.

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 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 Luck 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 Luck 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 Luck 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 Luck 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 Luck.
2. The clerk of every governmental unit that is adjacent to the Town of Luck.
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
Public Participation Plan Adoption																	
Public Education Meeting																	
Community-wide Survey																	
Public Postings																	
Plan Review Meeting #1																	
Plan Review Meeting #2																	
Plan Review Meeting #3																	
Public Hearing																	

Town of Luck Survey Results

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RESULTS BY QUESTION

The Town of Luck Community Survey was mailed in January 2008 to 548 property owners. Six surveys were returned as undeliverable, bringing the total surveys received to 542. Of those received 216 were returned, which equals a 40% response rate.

Broken down into comparative groups: retired/not retired, work in MN/no work in MN, own 35 or more acres/own less than 35 acres, resident/nonresident.

1. Do you live in the Town of Luck all of the year?

73.5% of surveys responded 'yes'. Of those that are retired only 60% responded 'yes'. Of those that work in MN only 46.5% responded 'yes' compared to those that do not work in MN with 80% saying 'yes'.

2. If not, which are you? (summer or winter resident)

30 people responded to this question (14% of total surveys received) 87% marking summer resident and 13% marking winter resident.

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

Of nonresidents, almost 20% (10 respondents) said that they plan on making their second residence in the Town of Luck into their primary residence.

4. How satisfied are you with the Town of Luck as a place to live?

73.5% of respondents stated that they lived in the Town of Luck year round. Of those that live in the Town year round 87.8 % are *very satisfied* or *somewhat satisfied* with the Town of Luck as a place to live. Nonresidents were a little more optimistic with almost 93% being *very satisfied* or *somewhat satisfied*, but over 7% said they were *very dissatisfied*, compared to only 1.3% of residents.

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

122 respondents (56.5% of total surveys received) 57% of which responded that the rural atmosphere or natural beauty was a reason to be satisfied. See all responses in the Appendix.

6 & 7. In your opinion, how important were the following reasons for you and/or your family in choosing the Town of Luck as a place to live?

Residents and nonresidents alike chose *rural atmosphere/natural beauty* as the top reason for living in Luck with 24% and 29% of the vote respectively. Residents' next choice was *near family and friends* with 14% of the vote followed by *near job* with 12% of the vote.

Nonresidents' second choice was *close to recreational opportunities* with 16% of the vote followed by *near family and friends* getting 12% of the vote. One big difference between residents and nonresidents was their opinion about being *close to Twin Cities*. Over 10% of nonresidents chose this as one of the three most important reasons to choose to live in Luck, but less than 4% of residents chose this reason.

Those that work in MN had 14% of the votes for valuing being *close to Twin Cities* and only 2% valuing being *near job* while those that work in WI had the opposite, 12% valuing being *near job* and only 3% being *close to Twin Cities*.

8. The Town of Luck had a population of 881 people in the year 2000 and an estimated population of 867 in January of 2007, which is a decrease of 14 people, or 1.6%, 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)

Of total respondents a majority (66%) feel that the pace of development should remain the same, with 14% feeling that growth should be slower and 20% would like to see the pace increase. The responses from all of the comparative groups ranged from 7% (retired) to 20% (own 35+ acres) for those that would like slower growth. The percent that would like growth to stay the same ranged from 63% (residents and own 35+ acres) to 75% (nonresidents). The percent that would like to see faster development ranged from 11.5% (nonresidents) to 23% (retired, < 35 acres, residents)

9. Much of the Town of Luck 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)

Overwhelmingly respondents responded *very important* (82%) or *somewhat important* (16%) in all categories.

10. What do you feel is the single biggest issue facing Luck over the next several years? 73% responded. 65 of 157 respondents (41%) mentioned taxes as one of the biggest issues facing Luck. See all responses in the Appendix.

11A. The Town of Luck should be mostly rural.

Over 93% responded *strongly agree* or *somewhat agree* in every category

11B. The Town of Luck should promote more business development.

65.5% of respondents either *strongly agreed* or *somewhat agreed* that Luck should promote more business development. The category that had the most significant deviation from the average was the amount of acreage ownership. Those owning more than 35 acres *strongly agreed* or *somewhat agreed* 59% of the time, while those owning less than 35 acres agreed 70% of the time. If you further break down the acreage owned category to include only those owning over 80 acres the percentage of those agreeing to promote more business development drops dramatically. Only 43% either *strongly agreed* (7%) or *somewhat agreed* (36%) and 57% disagreed.

11C. The Town of Luck should promote the preservation of farmland.

A strong majority (93% and above) agree that the Town should promote the preservation of farmland.

11D. Town land use policies should be strengthened to guide growth.

79% of all respondents agree. No large deviations by category.

11E. Most new development should occur adjacent to areas which are already developed.

87.5% of all respondents agree. No large deviations by category.

11F. The Town should use standards for buildings and signs that make non-residential development fit in with the rural community character.

89.5% of respondents agree, with 97.5% of retired land owners agreeing.

11G. Land use conflicts between agriculture and residential development are currently a problem in the Town.

The responses were split in half between agreeing and disagreeing. The highest category agreeing was those that are retired (61%), the lowest was from those who work in MN (44%) with 49.5% of the total respondents agreeing.

12. Which one of the following statements best reflects your opinion on the amount of new housing development in the Town?

58% of total respondents feel that Luck should try to limit the amount of new housing development. The remainder was split evenly between wanting the promotion of housing development and government having no role in the decision.

13. What types of new development are appropriate for the Town of Luck?

The largest percentage of votes was for *single-family homes* with 44% of the responses. This response was similar in all categories. The type of housing with the second highest number of responses was *senior/retirement housing* with 21%. This was the second highest rating in all categories with the exception of nonresidents. They split their second highest rating between *senior/retirement housing* and *seasonal housing*, with 17% of the responses each. About 9% of total respondents indicated that they *do not want to see new housing*. The group that felt most strongly about this issue was those that own more than 35 acres with over 11% of their respondents voting that they *do not want to see new housing*. Breaking out those owning over 80 acres of land this opinion becomes stronger with 18% of the respondents indicating that they *do not want to see new housing*.

For commercial and industrial development, the respondents were split between *neighborhood shopping/offices* and *recreational/tourism-related development*, with both types receiving about 20% of the responses.

14. How important is the preservation of the following features for the future of the Town of Luck.

The vast majority of respondents marked *very important* for all categories. Very few respondents marked *not very important* or *not at all important*.

15. Of the above features, which should have the highest priority for preservation?

44% of all respondents felt that water quality should have the highest priority for preservation. Water quality had the most votes for all categories (ranging from 37% to 51% of the votes) with the exception of those that are retired. 35% of those that are retired responded that *woodlands* should have the highest priority while 31% said that *water quality* should have the highest priority. Breaking the category of acreage owned down to those owning 80 or more acres they also diverged from the norm. They had 38% of respondents voting for *farmland* as needing the highest priority for preservation and 31% saying that *woodlands* should have the highest priority.

16. Where is the primary place of work for all adults in your household? (Mark one for each adult)

27% of respondents reported that they work in *Luck or Frederic*, followed closely by *elsewhere in Polk County* with 22% and 16% work in *Minnesota*.

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

30% of respondents own 35 to 80 acres, 27% own more than 5 acres, but less than 35 acres, 20% own one to five acres, 15% own more than 80 acres and 8% own less than one acre.

18. If you raised children in Luck who are now grown, did they leave the Town when they graduated high school?

This question only had a 43% response rate. Of those who responded 51 children (22%) stayed in Luck and 186 left (78%).

19. If you have any children who left, what was the reason? (Mark up to one for each child)

The biggest reason for leaving was *to attend college* with 34% of the responses and *better jobs elsewhere* marked 31% of the time.

20. Did any of your children return?

Only 20% responded with 14 children returning.

21. Please share any additional comments you may have.

25% responded with greatly varying content. See Appendix for responses.

22-29.

Gender: Higher percentage of males responded to the survey. In the general population 53% are male.

Age: These response rates are a little older than the age distribution of the Town.

Employment Status: Those marking *retired* is far above the census information for Luck. The census reported that about 18% of the population (over 16 years of age) is not in the labor force, which includes those that are retired.

22. Gender:	60% <input type="checkbox"/> Male		40% <input type="checkbox"/> Female			
23. Age:	0% <input type="checkbox"/> 18-24	6% <input type="checkbox"/> 25-34	10% <input type="checkbox"/> 35-44	27% <input type="checkbox"/> 45-54	28% <input type="checkbox"/> 55-64	28% <input type="checkbox"/> 65 and older
24. Employment status:	47% <input type="checkbox"/> Employed full time		9% <input type="checkbox"/> Employed part time		1% <input type="checkbox"/> Unemployed	
	12% <input type="checkbox"/> Self Employed		28% <input type="checkbox"/> Retired		2% <input type="checkbox"/> Other: _____	
25. Housing:	98% <input type="checkbox"/> Own		2% <input type="checkbox"/> Rent		0% <input type="checkbox"/> Other: _____	
26. Number of adults (over 18) in household:	15% <input type="checkbox"/> 1		76% <input type="checkbox"/> 2		7% <input type="checkbox"/> 3	
	1% <input type="checkbox"/> 4		0% <input type="checkbox"/> 5		0% <input type="checkbox"/> 6 or more	
27. Number of children (under 18) in household:	75% <input type="checkbox"/> 0		11% <input type="checkbox"/> 1		9% <input type="checkbox"/> 2	
	2% <input type="checkbox"/> 3		2% <input type="checkbox"/> 4		1% <input type="checkbox"/> 5+	
28. What is your approximate annual household income?	4% <input type="checkbox"/> Less than \$15,000		12% <input type="checkbox"/> \$15,000 - \$24,999		28% <input type="checkbox"/> \$25,000 - \$49,999	
	26% <input type="checkbox"/> \$50,000 - \$74,999		19% <input type="checkbox"/> \$75,000 - \$99,999		13% <input type="checkbox"/> \$100,000 or more	
29. How long have you lived in the Town of Luck?	2% <input type="checkbox"/> Less than 1 year		14% <input type="checkbox"/> 1 to 5 years		13% <input type="checkbox"/> 6 to 10 years	
	12% <input type="checkbox"/> 11 to 15 years		10% <input type="checkbox"/> 16 to 20 years		18% <input type="checkbox"/> 21 to 30 years	
	32% <input type="checkbox"/> Over 30 years					

Q	Sub Q	Choices	TOTAL		RETIRED		NOT RETIRED		WORK IN MN		NO WORK IN MN		35+ ACRES		< 35 ACRES		80+ ACRES		NONRESIDENT		RESIDENT			
			Resp	% Resp	Resp	% Resp	Resp	% Resp	Resp	% Resp	Resp	% Resp	Resp	% Resp	Resp	% Resp	Resp	% Resp	Resp	% Resp	Resp	% Resp	Resp	% Resp
1	Y	N	215	73.49%	47	59.57%	153	76.47%	43	46.51%	173	80.35%	94	70.21%	120	75.83%	32	75.00%	57	0.00%	158	100.00%	0	0.00%
		Y		26.51%		40.43%		23.53%		53.49%		19.65%		29.79%		24.17%		25.00%		100.00%		0	0.00%	100.00%
2	S	W	30	86.67%	7	85.71%	22	86.36%	18	94.44%	12	75.00%	10	80.00%	20	90.00%	1	100.00%	30	86.67%	0	0.00%	0	0.00%
		Y		13.33%		14.29%		13.64%		5.56%		25.00%		20.00%		10.00%		0.00%		13.33%		0	0.00%	0
3	Y	N	58	24.14%	18	16.67%	36	22.22%	25	28.00%	33	21.21%	27	25.93%	31	22.58%	7	28.57%	51	19.61%	7	57.14%	7	57.14%
		Y		75.86%		83.33%		77.78%		72.00%		78.79%		74.07%		77.42%		71.43%		80.39%		42.86%		42.86%
4	VS	SS	194	52.06%	38	42.11%	141	53.90%	39	46.15%	156	53.21%	80	52.50%	113	51.33%	25	68.00%	41	46.34%	153	53.59%	153	53.59%
		SD		39.69%		44.74%		39.01%		46.15%		38.46%		37.50%		41.59%		32.00%		41.46%		39.22%		39.22%
5	VD	N		5.67%		7.89%		4.96%		2.56%		6.41%		6.25%		5.31%		0.00%		4.88%		5.88%		5.88%
		Y		2.58%		5.26%		2.13%		5.13%		1.92%		3.75%		1.77%		0.00%		4.88%		1.31%		1.31%
6	A	VI	184	100.00%	24	100.00%	89	100.00%	23	100.00%	99	100.00%	54	100.00%	67	100.00%	12	100.00%	28	100.00%	94	100.00%	94	100.00%
		I		33.15%		26.67%		36.17%		5.26%		40.14%		36.84%		30.84%		41.67%		11.11%		148	38.51%	148
7	A	N		27.72%		20.00%		29.79%		15.79%		17.99%		23.68%		29.17%		29.17%		13.89%		31.08%		31.08%
		I		17.39%		26.67%		15.60%		28.95%		14.29%		17.11%		12.50%		12.50%		27.78%		14.86%		14.86%
8	B	VI	187	34.22%	34	23.53%	140	37.14%	39	25.64%	149	36.24%	77	25.97%	109	40.37%	25	24.00%	36	25.00%	151	36.42%	151	36.42%
		I		21.39%		17.65%		20.71%		10.26%		28.83%		22.08%		20.18%		36.00%		2.78%		25.83%		25.83%
9	C	N		29.95%		44.12%		27.14%		33.33%		28.86%		33.77%		27.52%		20.00%		27.78%		30.46%		30.46%
		NI		14.44%		14.71%		15.00%		30.77%		10.07%		18.18%		11.93%		20.00%		44.44%		7.28%		7.28%
10	C	VI	190	36.32%	35	40.00%	141	34.04%	40	45.00%	151	33.77%	78	33.33%	111	38.74%	24	37.50%	40	65.00%	150	28.67%	150	28.67%
		I		30.00%		37.14%		29.79%		32.50%		29.80%		31.53%		29.17%		20.00%		20.00%		32.67%		32.67%
11	D	N		27.37%		20.00%		28.37%		12.50%		31.13%		28.21%		26.13%		25.00%		10.00%		32.00%		32.00%
		NI		6.32%		2.86%		7.80%		10.00%		5.30%		10.26%		3.60%		8.33%		5.00%		6.67%		6.67%
12	D	VI	190	33.68%	36	33.33%	139	32.37%	39	30.77%	152	34.21%	76	36.84%	113	31.86%	24	50.00%	39	30.77%	151	34.44%	151	34.44%
		I		32.11%		30.56%		32.37%		20.51%		35.53%		30.26%		33.63%		33.33%		28.21%		33.11%		33.11%
13	E	N		20.53%		19.44%		20.86%		25.64%		19.08%		18.42%		12.50%		12.50%		23.08%		19.87%		19.87%
		NI		13.68%		16.67%		14.39%		23.08%		11.18%		14.47%		13.27%		4.17%		17.95%		12.58%		12.58%
14	E	VI	185	37.30%	34	47.06%	138	33.33%	37	29.73%	149	38.93%	76	50.00%	108	28.70%	24	54.17%	39	28.21%	146	39.73%	146	39.73%
		I		31.35%		31.88%		31.88%		40.54%		29.53%		32.89%		30.56%		35.00%		35.90%		30.14%		30.14%
15	F	N		25.41%		20.59%		28.26%		24.32%		25.50%		13.16%		33.33%		4.17%		28.21%		24.66%		24.66%
		NI		5.95%		5.88%		6.52%		5.41%		6.04%		6.04%		7.41%		4.17%		7.69%		5.48%		5.48%
16	F	VI	197	72.08%	40	77.50%	143	69.93%	41	73.17%	157	71.34%	82	76.83%	114	69.30%	27	74.07%	45	82.22%	152	69.08%	152	69.08%
		I		23.39%		15.00%		26.57%		24.39%		23.57%		18.29%		26.32%		25.93%		15.66%		25.66%		25.66%
17	G	N		3.55%		7.50%		2.10%		2.44%		3.82%		4.88%		2.63%		0.00%		2.22%		3.95%		3.95%
		NI		1.02%		0.00%		1.40%		0.00%		1.27%		0.00%		1.75%		0.00%		0.00%		1.32%		1.32%
18	G	VI	184	48.91%	35	45.71%	136	50.00%	39	33.33%	146	52.74%	75	46.67%	108	50.00%	24	45.83%	37	37.84%	147	51.70%	147	51.70%
		I		35.87%		20.00%		39.71%		46.15%		33.56%		38.67%		34.26%		41.67%		43.24%		34.01%		34.01%
19	H	N		13.50%		31.43%		8.82%		13.43%		13.01%		13.33%		13.89%		8.33%		16.23%		12.93%		12.93%
		NI		1.63%		2.86%		1.47%		5.13%		0.68%		1.33%		1.85%		4.17%		2.70%		1.36%		1.36%
20	H	VI	180	31.11%	34	32.35%	133	32.33%	38	26.32%	143	32.17%	72	30.56%	107	31.78%	21	14.29%	37	32.43%	143	30.77%	143	30.77%
		I		32.78%		26.47%		34.59%		23.68%		35.66%		33.33%		32.71%		57.14%		27.03%		34.27%		34.27%
21	I	N		32.22%		38.24%		28.57%		39.47%		30.07%		27.78%		34.58%		19.05%		32.43%		32.17%		32.17%
		NI		3.89%		2.94%		4.51%		10.53%		2.10%		8.33%		0.93%		9.52%		8.11%		2.80%		2.80%
22	I	VI	186	24.73%	33	24.24%	140	24.29%	39	20.51%	148	25.68%	79	37.97%	106	15.09%	25	52.00%	38	10.53%	148	28.38%	148	28.38%
		I		20.97%		24.24%		20.71%		15.38%		22.97%		24.05%		17.92%		28.00%		23.68%		20.27%		20.27%
23	J	N		29.57%		27.27%		29.29%		33.33%		28.38%		22.78%		34.91%		8.00%		28.95%		29.73%		29.73%
		NI		24.73%		24.24%		25.71%		30.77%		22.97%		15.19%		32.08%		12.00%		36.84%		21.62%		21.62%
24	J	VI	188	16.49%	34	17.65%	141	17.73%	40	30.00%	149	12.75%	78	20.51%	109	13.76%	24	16.67%	38	31.58%	150	12.67%	150	12.67%
		I		33.51%		41.18%		31.21%		32.50%		34.23%		37.18%		31.19%		37.50%		31.58%		34.00%		34.00%
25	K	N		26.06%		23.53%		26.24%		25.50%		25.50%		21.79%		29.36%		16.67%		23.68%		26.67%		26.67%
		NI		23.94%		17.65%		24.82%		10.00%		27.52%		20.51%		25.69%		29.17%		13.16%		26.67%		26.67%
26	K	VI	10	80.00%	2	50.00%	7	100.00%	1	100.00%	9	77.78%	4	100.00%	6	66.67%	2	100.00%	2	100.00%	8	75.00%	8	75.00%
		I		10.00%		50.00%		0.00%		0.00%		11.11%		0.00%		16.67%		0.00%		0.00%		12.50%		12.50%
27	A	N		10.00%		0.00%		0.00%		0.00%		11.11%		0.00%		16.67%		0.00%		0.00%		12.50%		12.50%
		NI		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%
28	B	A	482	9.96%	86	6.98%	359	11.42%	96	2.08%	389	12.08%	200	8.50%	279	11.11%	56	7.14%	98	4.08%	384	11.46%	384	11.46%
		B		9.34%		8.14%		10.31%		6.25%		10.28%		7.00%		11.11%		7.14%		3.06%		10.94%		10.94%
29	C	C		8.51%		8.14%		8.08%		9.38%		8.23%		7.00%		9.68%		7.14%		16.33%		6.51%		6.51%
		D		13.28%		11.63%		13.37%		13.54%		13.37%		14.00%		12.90%		17.8						

		TOTAL		RETIRED		NOT RETIRED		WORK IN MN		NO WORK IN M		35+ ACRES		< 35 ACRES		80+ ACRES		NONRESIDENT		RESIDENT			
13	Housing	a	338	43.79%	57	45.61%	264	43.56%	72	47.22%	267	43.07%	142	44.37%	195	43.59%	39	56.41%	87	41.38%	251	44.62%	
		b		7.99%		5.26%		9.09%		8.33%		7.87%		7.75%		8.21%		0.00%		10.34%		7.17%	
		c		4.44%		5.26%		4.55%		4.17%		4.49%		5.63%		3.59%		0.00%		3.45%		4.78%	
		d		21.30%		24.56%		19.70%		19.44%		21.72%		16.90%		24.62%		7.69%		17.24%		22.71%	
		e		10.95%		5.26%		12.12%		15.28%		9.74%		10.56%		10.77%		10.26%		17.24%		8.76%	
		f		2.66%		5.26%		2.27%		0.00%		3.37%		3.52%		2.05%		5.13%		2.30%		2.79%	
		g		8.88%		8.77%		8.71%		5.56%		9.74%		11.27%		7.18%		17.95%		8.05%		9.16%	
		a	415	20.00%	68	16.18%	330	20.91%	91	21.98%	326	19.33%	184	18.48%	230	21.30%	50	20.00%	112	22.32%	303	19.14%	
		b		12.29%		10.29%		13.03%		18.68%		10.43%		11.41%		13.04%		8.00%		19.64%		9.57%	
		c		13.98%		13.24%		14.24%		13.19%		14.42%		13.59%		14.35%		14.00%		14.29%		13.86%	
		d		2.41%		2.94%		2.42%		2.20%		2.45%		3.26%		1.74%		0.00%		1.79%		2.64%	
		e		20.72%		19.12%		21.52%		18.68%		21.17%		16.85%		23.91%		16.00%		16.96%		22.11%	
		f		13.49%		13.24%		13.33%		14.29%		13.50%		15.70%		10.87%		22.00%		10.71%		14.52%	
		g		2.17%		0.00%		2.73%		0.00%		2.76%		3.26%		1.30%		2.00%		0.00%		2.97%	
	h		4.58%		5.88%		4.24%		2.20%		5.21%		4.89%		4.35%		4.00%		4.46%		4.62%		
	i		10.36%		19.12%		7.58%		8.79%		10.74%		11.41%		9.13%		14.00%		9.82%		10.56%		
14	A	VI	202	70.30%	42	76.19%	146	67.81%	42	83.33%	161	67.08%	88	70.45%	113	69.91%	28	78.57%	52	75.00%	150	68.67%	
		SI		24.75%		19.05%		26.71%		14.29%		27.33%		25.00%		24.78%		17.86%		21.15%		26.00%	
		NV		4.95%		4.76%		5.48%		2.38%		5.59%		4.55%		5.31%		3.57%		3.85%		5.33%	
		NI		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%	
		VI	208	84.62%	45	91.11%	149	81.88%	43	88.37%	166	83.73%	91	83.52%	116	85.34%	30	86.67%	54	90.74%	154	82.47%	
		SI		15.38%		8.89%		18.12%		11.63%		16.27%		16.48%		14.66%		13.33%		13.33%		17.53%	
		NV		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%	
		NI		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%	
		VI	205	73.66%	43	79.07%	148	70.95%	43	79.07%	163	71.78%	88	70.45%	116	75.86%	30	73.33%	51	84.31%	154	70.13%	
		SI		19.51%		16.28%		20.95%		13.95%		21.47%		20.45%		18.97%		16.87%		11.76%		22.08%	
		NV		5.37%		4.65%		6.08%		2.33%		6.13%		7.95%		3.45%		10.00%		0.00%		7.14%	
		NI		1.46%		0.00%		2.03%		4.65%		0.61%		1.14%		1.72%		0.00%		3.92%		0.65%	
		VI	204	72.06%	43	83.72%	147	69.39%	43	76.74%	162	70.37%	87	70.11%	116	73.28%	29	72.41%	52	88.46%	152	66.45%	
		SI		23.53%		11.63%		26.53%		20.93%		24.69%		26.44%		21.55%		20.69%		11.54%		27.63%	
	NV		3.92%		4.65%		3.40%		2.33%		4.32%		3.45%		4.31%		6.90%		0.00%		5.26%		
	NI		0.49%		0.00%		0.68%		0.00%		0.62%		0.00%		0.86%		0.00%		0.00%		0.66%		
	VI	208	93.75%	45	93.33%	149	93.96%	42	95.24%	167	93.41%	92	91.30%	115	95.65%	31	87.10%	53	94.34%	155	93.55%		
	SI		6.25%		6.04%		6.04%		4.76%		6.59%		8.70%		4.35%		12.90%		5.66%		6.45%		
	NV		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		
	NI		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		
15	A	B	226	14.60%	51	11.76%	155	14.19%	43	11.63%	184	15.76%	94	18.09%	131	11.45%	32	37.50%	57	7.02%	169	17.16%	
		C		28.32%		35.29%		25.81%		32.56%		27.17%		32.98%		25.19%		31.25%		33.33%		26.63%	
		D		7.52%		15.69%		4.52%		9.30%		7.07%		6.38%		8.40%		6.25%		7.02%		7.69%	
		E		5.31%		5.88%		4.52%		9.30%		4.35%		4.26%		6.11%		3.13%		7.02%		4.73%	
		F		44.25%		31.37%		50.97%		37.21%		45.65%		38.30%		48.85%		21.88%		45.61%		43.79%	
		G		27.21%		14.00%		30.43%		6.90%		32.41%		118	25.42%		153	28.76%		39	28.21%		215
16	a	b		22.43%		10.00%		26.57%		10.34%		25.46%		18.64%		25.49%		15.38%		7.14%		26.51%	
		c		1.84%		2.00%		1.93%		0.00%		2.31%		1.69%		1.96%		0.00%		0.00%		2.33%	
		d		4.41%		0.00%		5.31%		1.72%		5.09%		2.54%		5.89%		0.00%		3.57%		4.65%	
		e		15.81%		12.00%		16.91%		74.14%		0.00%		15.25%		16.34%		7.69%		42.86%		8.84%	
		f		4.04%		6.00%		3.38%		3.45%		4.63%		9.32%		0.00%		3.08%		0.00%		5.12%	
		g		5.15%		8.00%		4.83%		1.72%		6.02%		6.78%		3.92%		5.13%		7.14%		4.65%	
		h		4.04%		8.00%		2.42%		1.72%		5.09%		5.08%		3.27%		7.69%		0.00%		5.12%	
		i		15.07%		40.00%		8.21%		0.00%		18.98%		15.25%		14.38%		12.82%		32.14%		10.70%	
		a	213	0.47%	47	0.00%	151	0.66%	42	0.00%	172	0.58%	94	0.00%	118	0.85%	32	0.00%	56	0.00%	156	0.64%	
		b		8.45%		10.64%		7.28%		14.29%		6.98%		0.00%		15.25%		0.00%		19.64%		4.49%	
		c		19.72%		12.77%		21.85%		16.67%		20.35%		0.00%		35.59%		0.00%		10.71%		22.44%	
	d		26.76%		19.15%		29.14%		26.19%		26.74%		0.00%		48.31%		0.00%		19.64%		29.49%		
	e		29.58%		36.17%		27.81%		27.91%		35.71%		65.96%		0.00%		0.00%		35.71%		27.56%		
	f		15.02%		21.28%		13.25%		7.14%		17.44%		34.04%		0.00%		100.00%		14.29%		15.38%		
18	#	S?	237	21.52%	57	22.81%	159	21.38%	21	28.57%	219	21.00%	117	24.79%	120	18.33%	34	29.41%	18	16.67%	219	21.92%	
		L?		78.48%		77.19%		78.62%		71.43%		79.00%		75.21%		81.67%		70.59%		83.33%		78.08%	
		L?	185	50.81%	40	50.00%	128	50.78%	19	52.63%	168	50.60%	91	51.65%	94	50.00%	27	51.85%	16	50.00%	169	50.89%	
19	a	b	139	33.81%	23	30.43%	98	35.71%	12	25.00%	127	34.65%	53	37.74%	86	31.40%	12	41.67%	16	43.75%	123	32.52%	
		c		5.76%		0.00%		6.12%		8.33%		5.51%		1.89%		8.14%		0.00%		0.00%		6.50%	
		d		30.94%		43.48%		28.57%		41.67%		29.92%		35.85%		27.91%		25.00%		31.25%		30.89%	
		e		7.91%		0.00%		10.20%		8.33%		7.87%		3.77%		10.47%		0.00%		12.50%		7.32%	
		f		9.35%		8.70%		9.18%		16.67%		8.66%		13.21%		6.98%		25.00%		6.25%		9.76%	
		g		12.23%		17.39%		10.20%		0.00%		13.39%		7.55%		15.12%		8.33%		6.25%		13.01%	
20	#	?	43	100.00%	11	100.00%	28	100.00%	5	100.00%	38	100.00%	18	100.00%	25	100.00%	5	100.00%	4	100.00%	39	100.00%	
		M	55	100.00%	10	100.00%	41	100.00%	10	100.00%	45	100.00%	28	100.00%	26	100.00%	6	10					

TOWN OF LUCK SURVEY

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

Please have one adult from your household complete the Town of Luck community-wide survey and return it by Friday, February 1st in the enclosed envelope or bring it to the Kick-Off meeting on January 22nd.

Your answers should represent your opinions about the Town of Luck, not the Village of Luck.

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

If you would like an additional survey for another adult in your household you can find one online at www.polkcountygovt.com/landinfo/PlanningCompGrant.asp. You can email the survey to the email address below or print out the survey and mail it to the Land Information Department. Extra surveys will also be available at the Kick-Off meeting.

The Town of Luck Plan Commission is holding a Kick-Off Meeting on January 22nd at 7pm in the Town Hall to discuss the issues addressed in this survey. Your input is *very* important. Please attend.

Thank you for your time.

Any questions? Contact Sarah Rollmann, County Planner at 715-485-9225 or sarah.rollmann@co.polk.wi.us

Please face this portion towards the front of the envelope, allowing the address to show through the window.

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

Town of Luck Community Survey

1. Do you live in the Town of Luck all of the year? Yes No
2. If not, which are you? a summer resident a snowbird (winter resident)
3. If you consider your property in the Town of Luck your second residence, do you plan on making it your primary residence? Yes No
4. How satisfied are you with the Town of Luck as a place to live?
 Very satisfied Somewhat satisfied Somewhat dissatisfied Very dissatisfied
5. Why are you satisfied / dissatisfied with the Town of Luck as a place to live?

6. In your opinion, how important were the following reasons for you and/or your family in choosing the Town of Luck as a place to live?	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. Close to recreational opportunities	<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"/>							
7. Circle the 3 most important reasons?	A	B	C	D	E	F	G	H	I	J	K

8. The Town of Luck had a population of 881 people in the year 2000 and an estimated population of 867 in January of 2007, which is a decrease of 14 people, or 1.6%, 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
9. Much of the Town of Luck 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
10. What do you feel is the single biggest issue facing Luck over the next several years?

11. The following are statements about future directions for the Town of Luck.	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree
A. The Town of Luck should be mostly rural.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. The Town of Luck should promote more business development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. The Town of Luck 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. Most new development should occur adjacent to areas which are already developed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. The Town should use standards for buildings and signs that make non-residential development fit in with the rural community character.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. 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"/>

12. 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 Luck should try to promote a greater amount of new housing development.
<input type="checkbox"/> b. The Town of Luck should try to limit the amount of new housing development.
<input type="checkbox"/> c. The Town of Luck should have no role in deciding how much new housing development occurs.

13. What types of new development are appropriate for the Town of Luck? (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

14. How important is the preservation of the following features for the future of the Town of Luck.	Very Important	Somewhat Important	Not Very Important	Not at all Important	
A. Farmland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
B. Woodlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C. Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D. Scenic Views	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E. Water Quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15. Of the above features, which should have the highest priority for preservation? (Check one)	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E

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

17. How many total acres in the Town of Luck 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 Luck who are now grown, did they leave the Town when they graduated high school?	
_____ Number that stayed in the Town of Luck	_____ Number that left the Town of Luck
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 Luck?	<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					

WRITTEN RESPONSES: QUESTION 5

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

- 1 Its small offers low crime, feel safe at night, quiet, low traffic, clean, country life is great!
- 2 Would like to see my road blacktopped/fixed (240th Ave)
- 3 Like golf course, rural environment, accessing hwy 35 is becoming less safe
- 4 LIKES: ample public lands, wild lands, "natural" setting, good roads, relatively clean lakes, quiet county roads;
DISLIKES: lack of alternative transportation, huge ugly billboards, ATV and snowmobile noise, lack of internet service
- 5 Rural atmosphere
- 6 Too much government, taxed too high
- 7 Dissatisfied with 21% tax hike for Luck Township
- 8 Have always lived here
- 9 Have liked pretty well - until approx. 4-6 years when property taxes kept growing, although at the same time my wages didn't increase and losing 2 jobs at the same time
- 10 Peaceful, low crime, wildlife, quiet neighbors
- 11 I like it here
- 12 Quiet and convenient to local business
- 13 My residence is on a dirt road that is not maintained...a washboard surface!
- 14 TAXES - TAXES - TAXES!!
- 15 We feel safe, comfortable, good place to raise a family, good people, good school
- 16 WI and Luck Township very nice place to live but taxes are way too high and county govt too big. We need less government - smaller school bld over building schools/govt - like Frederic schools and Polk County Govt are forcing more people onto welfare prog
- 17 Low crime, not congested, not a lot of traffic, etc.
- 18 We are satisfied with the land we own - we didn't choose our place because of what township it was in.
- 19 I don't have any complaints, but things can always be better
- 20 Quality of roads; amount of taxes = too high
- 21 Excellent R.E. tax base compared to other area. Close to Twin Cities and Rice Lake, Eau Claire
- 22 Slow pace, lack of traffic, natural beauty, historical significance, personal safety, good roads, quiet environment, effective gov't reps. I would like underground electric wires and cable TV to area
- 23 High property taxes, job creation
- 24 Quiet, pleasant
- 25 Satisfied: I have my own place - lots of space. I don't like crowded cities - I have a big garden.
- 26 Good rural setting
- 27 Taxes are a bit too high
- 28 People very friendly, everyone knows everybody, it's quiet, love small towns
- 29 Luck Twp is a very good place to live - it is low key - it has a feeling of freedom - it is comfortable (it's not broke - don't unfix it!)
- 30 Very satisfied
- 31 I'm not crowded out.
- 32 Poor shopping - poor selection of places to eat - poor choice of doctors
- 33 I like the quiet lifestyle, nice people, beauty of the area.
- 34 Quiet and friendly - still pretty rural
- 35 We prefer a rural lifestyle.
- 36 I am satisfied, except for property taxes, they are extremely out of line!
- 37 Need more business for jobs
- 38 Taxes!!
- 39 Town roads are never/rarely kept up, although the now maintenance is generally very good.
- 40 Good place to live. Increasing taxes are making it more difficult when on fixed income.
- 41 Prefer owning property outside the city limits, but having the luxury of local conveniences nearby. Roadways are well plowed in winter.
- 42 Very rural

43 The rural setting, the progressive movement and locally based agriculture and economy, proximity to family
44 Love the grocery store, BBQ shack and friendly people. Like to see more retail closer "Pamida, WalMart"
45 Like the rural area
46 Has what I look for: groceries, gas, pizza, restaurants, church
47 Roads need work
48 I'm on 300th Ave - 1742 West. The winter time the "hill" should be better cared for - more salt and sand when it is
needed.
49 I like the rural setting; dissatisfied with the high taxes
50 Very rural and peaceful
51 Satisfied: Nice town and people, centrally located; Dissatisfied: worry about crime (cabin burgled twice)
52 It's fine - indiffernet at this time.
53 Want to see 280th St. paved; taxes are high
54 Rural character
55 Satisfied: nice quiet town; dissatisfied: high level of meth use in the county worries me
56 Rural atmosphere/natural beauty/wildlife
57 The blacktop road I live on is in bad condition
58 Has pretty much any day to day items/needs that come along.
59 We have good neighborhs.
60 Friendly - helpful people; township does good job with services
61 Friendly people, necessary conveniences, rural atmosphere, clean water
62 Serenity, beauty, close to village (3-4 miles)
63 Quiet, slowly changing, relatively inexpensive, recreation both summer and winter (golf, cross-country skiing,
bicyclking), family roots
64 I like my little farm in the country
65 Size of town
66 The reason we stay is because our house is paid for - but the taxes are way too high.
67 It is a great place to live, raise children and work.
68 Primary businesses are improving quality merchandise
69 Open spaces - good roads - friendly people
70 Gravel road - should be blacktop (240th Ave)
71 Satisfied: very rural feeling; Dissatisfied: unreasonable property tax
72 The Town is beautiful and people are great, however, not enough is being done to protect natural resources such
as lakes.
73 I used to live in the Village. It is so peaceful out of the Village.
74 Beautfil - nice people - close to other shopping malls
75 Natural beauty and low population
76 Sidewalks on all streets; slow down traffic on 35; stoplight on 35; bike paths
77 The roads aren't very well kept; taxes keep going up
78 Like the remote feeling of our home, access to open spaces immediately, beauty of landscape
79 No growth
80 We enjoy the natural beauty, quiet surroundings
81 Natural beauty, great golf course, wonderful fishing
82 Everything is too high: taxes - food - gas
83 Taxes too high! Poor growth and development. Poor industry and places to work. It is run as a corporation not as a
friendly neighborly town. Too much gossip.
84 Dissatisfied with taxes (school and County)
85 We love the land and water, the people, the spirit of the place. We like the school and love how quickly we get
plowed out.
86 Tax appraisal amounts are too high on property based on what the housing market is currently supporting!!
87 Need to maintain gravel roads better, shouldn't be able to store abandoned vehicles and other junk in front yards or
close to trout streams - defacing this beautiful County!

88 There is limited income earning opportunities and I believe this is only going to become worse in the future.
89 Nice town - nice people - relatives close by
90 Good town, good people
91 Need more businesses. Fair taxation of real estate.
92 Only a few people make the decisions. No gravel pits north of Milltown.
93 Don't get to vote on tax issues.
94 Location; neighbors; road maintenance
95 Small community
96 It's beautiful - friendly - becoming more progressive all the time.
97 I think we have had good government that looks at the big picture
98 Safe, quiet
99 The taxes are out of this world for Luck and Polk County
100 The friendly people and we're in the country.
101 Like the rural atmosphere, but prop. taxes are too high
102 Same taxes but don't get services. Pay non res license but pay same taxes.
103 It's a nice small town that is uninterrupted with the typical stripmalls and chain food restaurants found in other bland towns.
104 Nice area, beautiful, nice people
105 Country living, yet close to major shopping areas.
106 The rural character of the area - the community cohesion.
107 Nice folks
108 Like the small town. Property taxes way too high.
109 It's rural, it's quiet.
110 Taxes
111 Quiet, with large tracts of wild woodland.
112 Good community
113 So far it has maintained its rural atmosphere and natural beauty.
114 Friendly, clean, good place to raise a family.
115 school taxes too high
116 I realize the tax swing has been mostly state-forced, but the rate of increase IS alarming. Could have been handled better. The appraiser from Eau Claire was a very poor choice of character.
117 Small town feeling, etc.
118 Taxes too high
119 Good school, taxes seem high
120 High taxes
121 For the last quarter of a century plus, we have lived here: enjoying our neighbors and being part of a lovely area's activities...that's satisfactory!
122 Not taxed as retired people on limited income. Retired people having to be deprived of medical or food to pay taxes and keep house
123 Friendly

WRITTEN RESPONSES: QUESTION 10

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

- 1 Property tax cannot continue at 15% annually
- 2 Home and business development, it will ruin our small town, bring crime and drugs, MT store fronts on main st. NO TATOO PLACES!!!! Don't bring them into Luck. No more bars. Keep business on hwy 35, nothing big!
- 3 Figuring out a role to take in the provision of care for elderly
- 4 Unplanned, fragmented, poorly conceived, tacky development
- 5 Decling school district enrollment
- 6 Economic issues - taxes
- 7 Property taxes
- 8 Get big government off the back of the people paying for it.
- 9 High property taxes
- 10 Taxes and economic development
- 11 Keep spending down on spending as to help keep property taxes down somewhat, maybe county board could learn from us about being money spent
- 12 Development
- 13 Keeping the "small town" business viable
- 14 Employment opportunities
- 15 Maintaining the charm of a small town - when all the businesses on Main Street are being threatened by the big box stores. Is there any way possible to direct "new businesses" away from lining the highway - and into our empty storefronts?
- 16 Loss of business - TAXES - Not enough senior retirement housing
- 17 Taxes are way too high!
- 18 Road repair
- 19 The economy and jobs and elderly care
- 20 Biggest issue facing the US/WI State Govt/Polk County Govt are the crying baby boomers that are sending their own grandchildren into poverty by providing themselves huge new buildings/salaries/benefits while most earn small wages - pay large taxes to fund
- 21 Fixing 170th St South of N
- 22 People that do not respect the wetlands, woodlands, and scenic views by dumping garbage/littering
- 23 The young people moving away for more employment opportunities
- 24 High taxes
- 25 Property tax level
- 26 Declining school enrollment and excessive valuation based on local school, County and State government over-spending with no one at the controls stopping government over expansion - we may be taxed right out of Wisconsin.
- 27 Uncontrolled development - loss of nature/natural areas
- 28 Real estate taxes
- 29 Property taxes; loss of small businesses, people moving for more opportunities
- 30 Many things should be "grand-fathered-in". Everything has 2 sides to a questions. Let the "people" decide.
- 31 Taxes are getting too high
- 32 Taxes and schools
- 33 Small businesses surviving, jobs staying local with good pay and benefits
- 34 Taxes; cost of living expenses (gas)
- 35 Becoming overzealous in telling citizens how to live!!
- 36 Urban spread and unsightly businesses along roads and highway 35.
- 37 Bringing in businesses to support growth; lowering taxes
- 38 Too much land being bought by developers.
- 39 Property taxes too high
- 40 Over development

- 41 Keeping business and industry in this area to help families prosper. Keep families from the poverty they face without employment opportunities to live live here.
- 42 The accumulation of junk cars and junk farm equipment on property
- 43 Taxation and jobs!
- 44 Bring more business to the area.
- 45 Commercial transportation to Tiwn Cities for employees and retirees.
- 46 Maintaining a good quality life - along with business growth. We don't want to become a "ghost" town - like Frederic!!
- 47 Unchecked development; homes that look the same
- 48 Maintaining tax base without losing present rural atmosphere and rural qualities.
- 49 Rising property tax rates and the need for improvements to school
- 50 Taxes getting too high.
- 51 "The Natural Step" community planning and development program to promote a strong local economy.
- 52 Loss of businesses due to people moving away. Luck needs retail, restaurants - jobs. But the natural setting must be respoected also. Try to lure business along hwy 35. Keep the summer residents spending their money in town and paying taxes and providing
- 53 Increased development; water quality
- 54 Residential development and the ability to bring in industry or new jobs
- 55 Roads - growing crime
- 56 High taxes; unfuturistic Main Street (dying town); lack of planning in Village
- 57 Taxes have to come down for us to be able to afford to stay in our homes.
- 58 Decrease in population, dying trees in natural woods
- 59 Extremely high property taxes
- 60 Tax base
- 61 Keeping and starting new businesses that attract/sustain tourism/retirees
- 62 Allowing the downtown businesses to leave the community...we in fact need to attract more small businesses; Another issue is allowing the 2 lakes to get overfished. We need to make sure the "2" Butternut Lakes continue to remain stocked so the recreational
- 63 Maintaining rural character while pursuing growth
- 64 Ensuring we preserve the rural character of the area.
- 65 As a summer resident the town has everything we need.
- 66 Taxes
- 67 To attract more people you need to get businesses in the area.
- 68 Employment opportunities to keep people employed and controlling TAXES
- 69 Hwy 48 - providing services such as DSL - school district - agricultural to commercial for development purposes
- 70 Keeping the tax rate DOWN/lower
- 71 Lack of industry or factory
- 72 Preservation of the area lakes
- 73 Enticing and retaining companies to the area for jobs and job security
- 74 Keeping and drawing business in/to Luck area.
- 75 Taxes - unemployment - economy
- 76 Development; SUBDIVIDING; people building houses right next to each other; loss of privacy
- 77 Taxes - property values
- 78 Growth
- 79 A guess: housing projects resulting from population pressures from Twin Cities. Poorly planned and poorly suited to the surroundings.
- 80 Infringement of farm land
- 81 Taxes
- 82 The high tax rates - the cost to keep the school districts separate is way too high - the county employees are paid too much compared to other salaries in the area.
- 83 Not enough good jobs in the area!!!

- 84 Affordable housing and employment
- 85 Property taxes are too high already and I fear they will go up again. I possibly could not afford them and have to sell. My taxes are >\$4,500 for 90 acres + house, barn and garage.
- 86 Big businesses taking over
- 87 Potential decrease in land/home values. Increase of R.E. taxes. Although R.E. taxes were not concern at time of choosing Luck Township as residence, the recent increases do raise concerns, even though this may not be a reflection on the township itself.
- 88 People cannot afford to maintain larger parcels of land due to unreasonable property tax.
- 89 Destruction/degradation of lakes and forests/wildlife habitat
- 90 Property values
- 91 Keep taxes down
- 92 Jobs - well paying
- 93 Increasing price of land and the high property taxes.
- 94 Affordable housing - too high of taxes in town
- 95 Tax people till they move out
- 96 Finding the happy medium for sustainable development without losing the rural character of the area.
- 97 Jobs; road improvement
- 98 Controlling development so that the natural habitat is not destroyed
- 99 Property tax increases
- 100 Managing growth and maintaining the environment to attract tourists and temporary residents
- 101 To make this town affordable for all the citizens who already live here. Rent is pretty much available to only those with \$ (lots of it)
- 102 No one can afford to live here so people leave or don't move here.
- 103 Maintaining the infrastructure
- 104 Preservation of the land, i.e. wild and agricultural land becoming residential (or industrial)
- 105 Maintaining a pleasant rural/agricultural atmosphere, balanced with residential housing opportunities, and land ownership/property rights!
- 106 Getting better bang for our dollar - for our huge property taxes
- 107 Taxes
- 108 Taxes
- 109 Economy - low income levels, less good paying jobs available. Rising taxes and cost of living causes poor quality of living and loss of valuable down town and local business.
- 110 High R.E. tax - over crowding
- 111 Losing land to housing developments
- 112 Higher real estate taxes
- 113 Luck and the whole state of WI - lower property taxes!
- 114 Need growth - ideas to bring people to area permanently
- 115 High taxes - no jobs - low pay - no gravel pits north of Milltown.
- 116 Over taxation from mandates like this.
- 117 Property taxes
- 118 The life of commerce in downtown Luck.
- 119 The lack of things for young people to do.
- 120 Jobs - not much to offer
- 121 Taxes
- 122 Cleaning up the downtown - updating. Promoting more business to the downtown area.
- 123 Unplanned development of housing and of business such as storage and used cars, gravel pits. Loss of farmland, wetlands and woodland and natural lakeshores.
- 124 Loss of jobs and young people
- 125 High tax rate without enough industry to contribute to the base
- 126 To help the progress of development enough to keep our schools going and our taxes manageable without losing the integrity of our rural life.

- 127 Too much government
- 128 Property taxes
- 129 High taxes
- 130 Schools, roads
- 131 Home foreclosures, property taxes and County politic issues, new jails, new courthouse, now a new shop and how will we pay for all of this? Without raising property taxes higher than they are now?
- 132 Development
- 133 Quality jobs
- 134 Road upkeep
- 135 Consolidating schools
- 136 Maintaining a "main street".
- 137 Building new homes and increased school cost.
- 138 Building huge houses close together on all the open land.
- 139 Maintaining the natural beauty surrounding the town of Luck and never allowing the development of houses and businesses that could jeopardize the splendor of the environment.
- 140 Too many homes being built on agricultural land.
- 141 Increasing taxes to support infrastructure driven by the needs of the recreational residents.
- 142 Not turning into Twin Cities Jr.
- 143 Taxes
- 144 Keeping main street businesses active and flourishing to attract tourism and local shoppers.
- 145 Taxes - way out of control - we need to expand to pay for county spending
- 146 Rampant unplanned sprawl development - isolated homes on large lots scattered across the landscape - makes for much more expensive infrastructure - roads and utilities.
- 147 Influx of people from the Cities and depleting farmland for housing construction.
- 148 Loss of large parcels
- 149 Industrial growth is critical to draw people here. Also, the school budget will be an ongoing battle so we need to have more residents in the area.
- 150 Luck area is going to BOOM in the near future. The Cities are only getting worse as crime pises more and more people are going to get out!
- 151 Taxes too high
- 152 Inflated property values
- 153 Property values miscalculated - overpriced
- 154 The loss of small towns and their innate value.
- 155 Lack of jobs. Elderly being forced from homes due to increase in taxes!
- 156 Protecting the land from development
- 157 Drugs - growing pains

WRITTEN RESPONSES: QUESTION 21

Please share any additional comments you may have.

- 2 One moved to Luck from Minneapolis because of the small town and little to no crime...safety of his children!
- 6 The township is ill-equipped to promote commercial/residential development due to staff and fiscal constraints; therefore the town should focus its energies on determining what specific tracks of land it would like to protect and after those lands are pro
- 15 Our children were raised in the town of West Sweden. We moved to the town of Luck after they had left home.
- 19 Our children grew up in Cottage Grove, MN - All graduated from Park HS - and colleges of St Mary's - Winona - St. Cloud - Mpls Business College - No one came to Luck to pursue a career - poor paaying work - few opportunities
- 23 I think the poor me baby boomer generation is going to regulate and tax our children and grandchildren into the next depression. Think it can't happen, think again. Government borrowing on over valuated property not good! Large debt with population and 4
- 24 Much of the development asked about is great but I think it should be in the Villages - not townships
- 27 There is an issue with littering/dumping garbage in the ditches and on the road that we are not happy about.
- 28 When I moved here, I really didn't know much about Luck. I have grown to love it and the residents. I don't want to see it shrivel and die but it MUST retain its "rusticness" and beauty.
- 33 2 Stayed in township, one in Luck Village, one Durand WI
- 41 One was in the Coast Guard for 20 years - stay where it is warmer. I live in Indian Creek. One would like to build on our land, but cannot get a loan.
- 45 Most jobs are in the Village of Luck, commercial highway business is good
- 47 Would like to see more jobs - more selections of jobs; more restaurants; more shopping; lower taxes
- 50 Luck is doing fine. Please don't look for way to restrict too much direction and contract - freedom is very important. Too much control = too much tax
- 57 More community gatherings. Good old fashion picnics in the park that exclude alchold. Family with children and entertainment.
- 63 I have some environmental concerns, as well: Invasive species. From Eurasian Lady Beetles to Buckthorn. I'm concerned that the problems go unchecked, and get seriously out of control. It's not too late to control.
- 64 Plenty of lower level jobs, but few with upward mobility.
- 66 Gandy should be used for ATVs in summer vs. bike trail - this would generate more revenue and help local area businesses. If the DNR received a portion of the trail proceeds they may be more likely to be flexible when developing woodlands/wetlands, etc.
- 67 We need more than one telepone company option for more service opportunities and to keep prices low.
- 68 I feel that the town of Luck is seen throughout the region as a progressive community and has a unique opportunity to serve as a model of town with a strong local economy that can grow without being exploited by big out-of-town businesses.
- 69 Owned our property 1 year Jan 1st. Love being close to our jobs in the Cities. Need the rural environment for a break from stressful job. Would love to see Luck get a little bigger like Siren. More jobs for locals, financial stability very important
- 71 Like the opportunities (new state park, hiking trail, snowmobile/bike trail)
- 73 This area is lovely to live in. Just hope it continues.
- 74 The problems with Luck starts with poor Village structure.
- 82 Luck is great for a place for our family to enjoy our cabin. I would like to see more aggressive efforts at "cleaning up" the look of the downtown as well as coordinating with the DNR on an aggressive walleye restocking plan.
- 89 Thanks for starting this process! Can we also put pressure on the county and local level to clean up "eye sores" such as multiple cars (not working or unlicensed, etc) and inspect septic systems and building codes enforced.
- 98 Hwy 35 through Luck needs to be kept cleaner and made more appealing - possibly with landscaping, flowers, etc.
- 104 We're confused! What is the difference between Village, town and township. We live 4 miles from Main St. of Luck so do we live in town? Is there another survey for the Village?
- 108 I think your property taxes are getting way out of line - more school districts should consolidate to share expenses and offer kids more opportunities
- 113 I think Golden Age Manor should be sold to a private company so tax payers are not supporting it. Other nursing

- homes in the county have to support themselves!
- 116 We are a young couple with small children who moved to the Town of Luck recently. We will not stay here because of property tax increase in 2008 was \$750. If we continue to get increases like this our tax will be over \$15,000 in 10 years.
- 117 A lot of this doesn't apply since I only own vacant woodland/farmland.
- 118 Please take steps to improve and enhance water quality of lakes, streams, wetlands, and fisheries.
- 126 We love this area for its beautiful nature and hope to keep it this way long into the future. Development CAN be done sustainably, making the land, humans and animals all live in concert.
- 134 Luck is a wonderful community. As the Twin Cities grow Luck must be prepared to take advantage of the opportunities while maintaining the quality of life. Target non-polluting development like high tech services and office complexes for big businesses.
- 144 We have called twice to have our township pick up some carpet on our road that someone dumped off - 250th gravel road - on north side.
- 149 The big box stores opening in the St. Croix area are hurting local small business. They do not pay well and take local dollars out of the area. Taxes are getting out of control. The only people who are going to be able to afford property are the rich.
- 154 I love Luck as it is - downtown meets needs (or mine anyhow) and area is beautiful.
- 158 Need jobs/businesses badly
- 159 No gravel pits north of Milltown on 35.
- 160 If people want houses here there are many that have been for sale for long periods.
- 162 We bought this land for the farmland, scenic view, etc. but we choose to do something other than farm. We want minimal government involvement.
- 166 Luck is a nice area - I'd like to see new business in town - so you're not driving to other towns - supporting your own town businesses, making things renovated or newer.
- 167 Luck town is well situated to attract organic farm and gardening operations. I would like to see a limit placed on lawn acreage. Regulate lighting to keep the sky dark!
- 168 The new state park and the Gandy Dancer/Ice Age Trail are important assets for our future planning.
- 170 One child has returned to the area in a neighboring Town and one would love to move back at retirement time.
- 171 There should be no regulation of development. If someone does not like development along hwy 35 he has the option of buying the property. My own property I hope to keep in its present state; that is undeveloped.
- 175 Before we get too involved in this planning issue lets plan on how to make it through these tougher financial times; higher fuel prices, recession, inflation and our world obligations we're paying for as of now.
- 176 We acquired our property from parents. I wish you would have included a simple map showing boundaries of the Town. We not not believe that economic development is necessarily good. We have never seen taxes go down or quality of live improve with economic
- 186 Jobs are important but take a look at New Richmond and Menominee where development has caused rural areas to become suburbs.
- 191 We are long-term residents and will return to Luck area in a couple of years even though we are not permanently residing there at the present.
- 197 We need more people in Polk Co to pay for the out of line spending. We can not keep up with taxes - will have to move out of Polk Co.
- 198 Think big in preserving large tracts of wild lands - give landowners incentive to leave their lands pristine - get beyond idea of land as commodity to be exploited for the biggest buck.
- 202 While I would like to see the area remain rural and retain the farmland, I would urge that we not allow the building of mega livestock operations that would decrease the quality of life in the area.
- 206 Our two children were born and raised in the Cities, moved to Luck, got married and have children of their own now.
- 215 Some effort to clean up unsightly cars and machinery that are not used.