

TOWN OF BONE LAKE COMPREHENSIVE PLAN 2019-2039



ADOPTED OCTOBER 8, 2009

UPDATED OCTOBER 10, 2019

Town of Bone Lake Comprehensive Plan 2019-2039

Planning Commission:

2009

Wayne Shirley
Dan Beal
Tim Bradwell
Harry Johansen
Nancy Beduhn
Rod Bell

2019

Andy Brown
Rod Bell
Nancy Beduhn
Harry Johansen
Darrell Frandsen

Town Board:

Wayne Shirley
Bill Schilling
Roger Neumann
Darrell Frandsen
Rhonda Bazey

Andy Brown
Roger Neumann
Nancy Beduhn
Darrell Frandsen
Rhonda Bazey

Prepared by Town of Bone Lake Plan Commission
Planning Assistance Provided by Polk County Planning Division

TABLE OF CONTENTS

PAGE #

ELEMENT 1: ISSUES AND OPPORTUNITIES	1
Map 1-1 Location Map.....	1
Map 1-2 Grant Participants.....	2
1.1 Background.....	3
1.2 Demographics.....	5
Map 1-3 Wisconsin County Growth Rates 2000-2030.....	12
Map 1-4 Projected Municipal Population Percentage Change.....	14
Map 1-5 Polk County Municipal Projected Population Percent Change.....	15
1.3 Issues and Opportunities.....	16
1.4 SWOT Analysis.....	16
1.5 Overall Goals and Objectives.....	17
ELEMENT 2: HOUSING	18
2.1 Existing Conditions.....	18
2.2 Assessment of Future Needs.....	23
2.3 Housing Policies and Programs.....	23
2.4 Goals and Objectives.....	23
ELEMENT 3: TRANSPORTATION	24
3.1 Background.....	24
Map 3-1 General Roads.....	27
Map 3-2 Traffic Counts.....	28
Map 3-3 Accidents.....	29
3.2 Road Classifications.....	30
Map 3-4 Road Classifications.....	31
3.3 Planned Improvements.....	32
3.4 Goals and Objectives.....	32
Planned County Road Improvements.....	33
Map 3-5 County Road Map.....	36
ELEMENT 4: UTILITIES AND COMMUNITY FACILITIES	37
4.1 Existing Conditions.....	37
4.2 Goals and Objectives.....	42
Map 4-1 Community Facilities.....	43
Map 4-2 Local School Districts.....	44
Map 4-3 Countywide School Districts.....	45
Map 4-4 Law Enforcement Service Areas.....	46
Map 4-5 Fire Department Service Areas.....	47
Map 4-6 First Responder Service Areas.....	48
Map 4-7 Medical Emergency Service Areas.....	49
ELEMENT 5: AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES	50
5.1 Background.....	50
5.2 Agricultural Resources.....	51
5.3 Natural Resources.....	52
5.4 Cultural Resources.....	64

TABLE OF CONTENTS

PAGE

5.5	Goals and Objectives.....	65
	Map 5-1 Aerial Photo.....	66
	Map 5-2 Prime Agricultural Soils.....	67
	Map 5-3 Surface Waters.....	68
	Map 5-4 Depth to Groundwater.....	69
	Map 5-5 Floodplains.....	70
	Map 5-6 Wetlands.....	71
	Map 5-7 Parks.....	72
	Map 5-8 Geology.....	73
	Map 5-9 Mining and Gravel Pit Locations.....	74
	Map 5-10 Probable Gravel Deposits.....	75
	Map 5-11 Probable Sand Deposits.....	76
	Map 5-12 Endangered Resources.....	77
ELEMENT 6: ECONOMIC DEVELOPMENT.....		78
6.1	Background.....	78
6.2	Desired Economic Development.....	78
6.3	Undesired Economic Development.....	79
6.4	Strengths in Attracting/Retaining Businesses or Industries.....	80
6.5	Weaknesses in Attracting/Retaining Businesses or Industries.....	80
6.6	Economic Development Programs.....	80
6.7	Goals and Objectives.....	82
ELEMENT 7: INTERGOVERNMENTAL COOPERATION.....		83
7.1	Background.....	83
7.2	Assessment of agreements.....	83
7.3	Existing or potential Conflicts.....	83
7.4	Goals and Objectives.....	84
ELEMENT 8: LAND USE.....		85
8.1	Background.....	85
8.2	Existing Land Use.....	86
8.3	Opportunities for Redevelopment.....	86
8.4	Potential/Existing Land Use Conflicts.....	87
8.5	Future Land Use.....	87
8.6	Goals and Objectives.....	90
	Map 8-1 Land Cover.....	92
	Map 8-2 Current Zoning.....	93
	Map 8-3 Elevation Contours.....	94
	Map 8-4 Percent Slope.....	95
	Map 8-5 Limitations to Dwellings with Basements.....	96
	Map 8-6 Limitations to Septic Tanks.....	97
	Map 8-7 Preferred Future Land Use.....	98

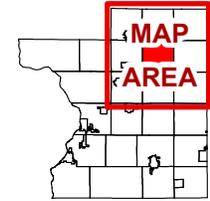
TABLE OF CONTENTS

PAGE #

ELEMENT 9: IMPLEMENTATION	99
9.1 Current Regulations.....	99
9.2 Process for Making Elements Integrated and Consistent.....	99
9.3 Mechanisms toward achieving the Comprehensive Plan.....	99
9.4 Process for Updating the Comprehensive Plan.....	99
9.5 Implementation Recommendations.....	100
 ELEMENT 10: SUSTAINABILITY	 102
10.1 Goals and Objectives.....	102
 APPENDIX	 i
Public Participation Plan.....	i
Citizen Survey and Results.....	ii
2000 – 2009 Tax Valuation Summary.....	iii

MAP 1-1 LOCATION MAP

Town of Bone Lake
Polk County
Wisconsin



Polk County

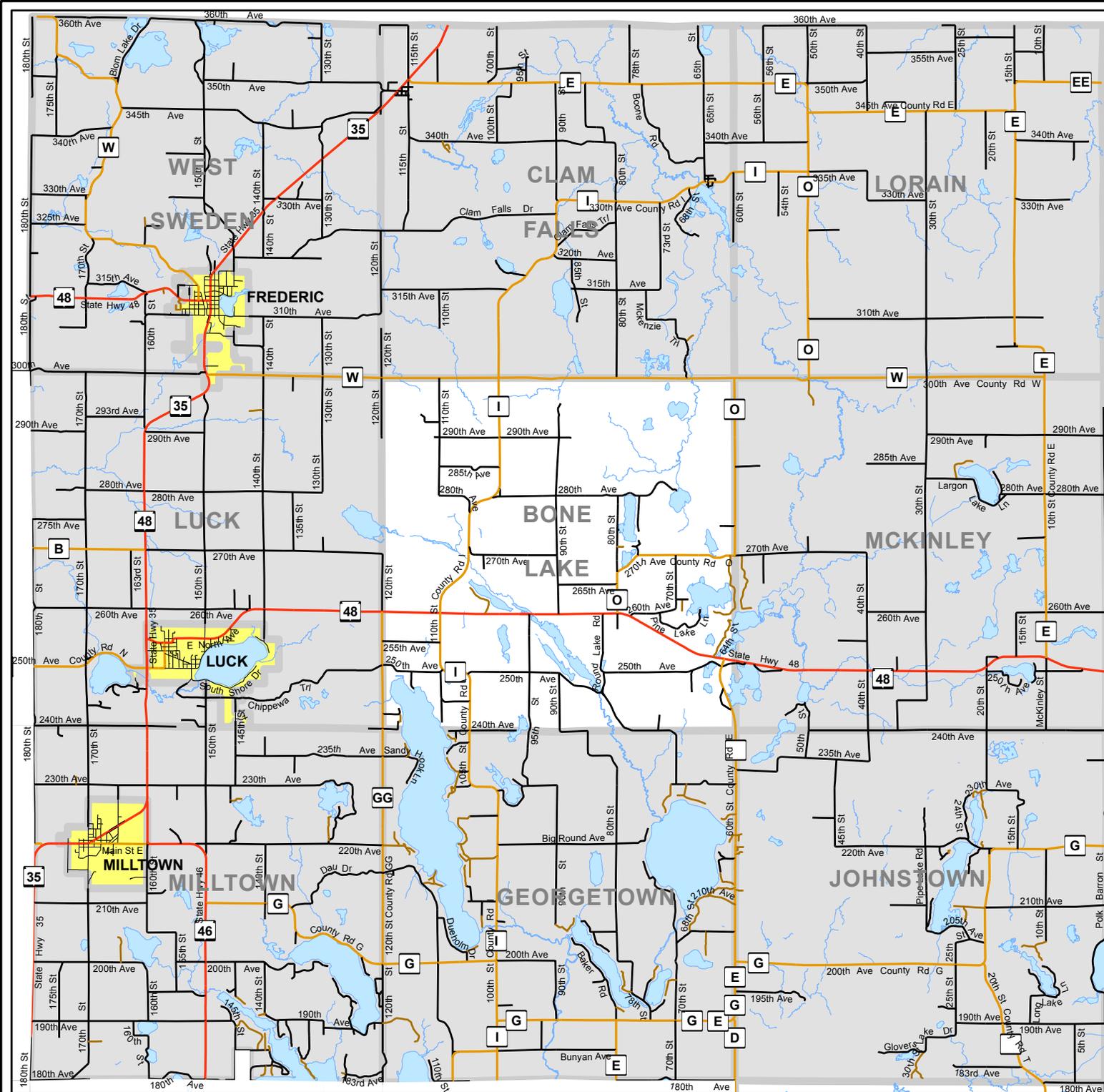
-  US HIGHWAY SHIELD
-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  US HIGHWAY
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWN ROAD
-  CITY/VILLAGE ROAD
-  PRIVATE ROAD
-  HYDRO STREAM
-  HYDRO BODY



Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



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.



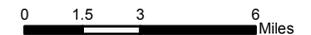
MAP 1-2

Comprehensive Planning Grant Polk County Wisconsin



State of Wisconsin

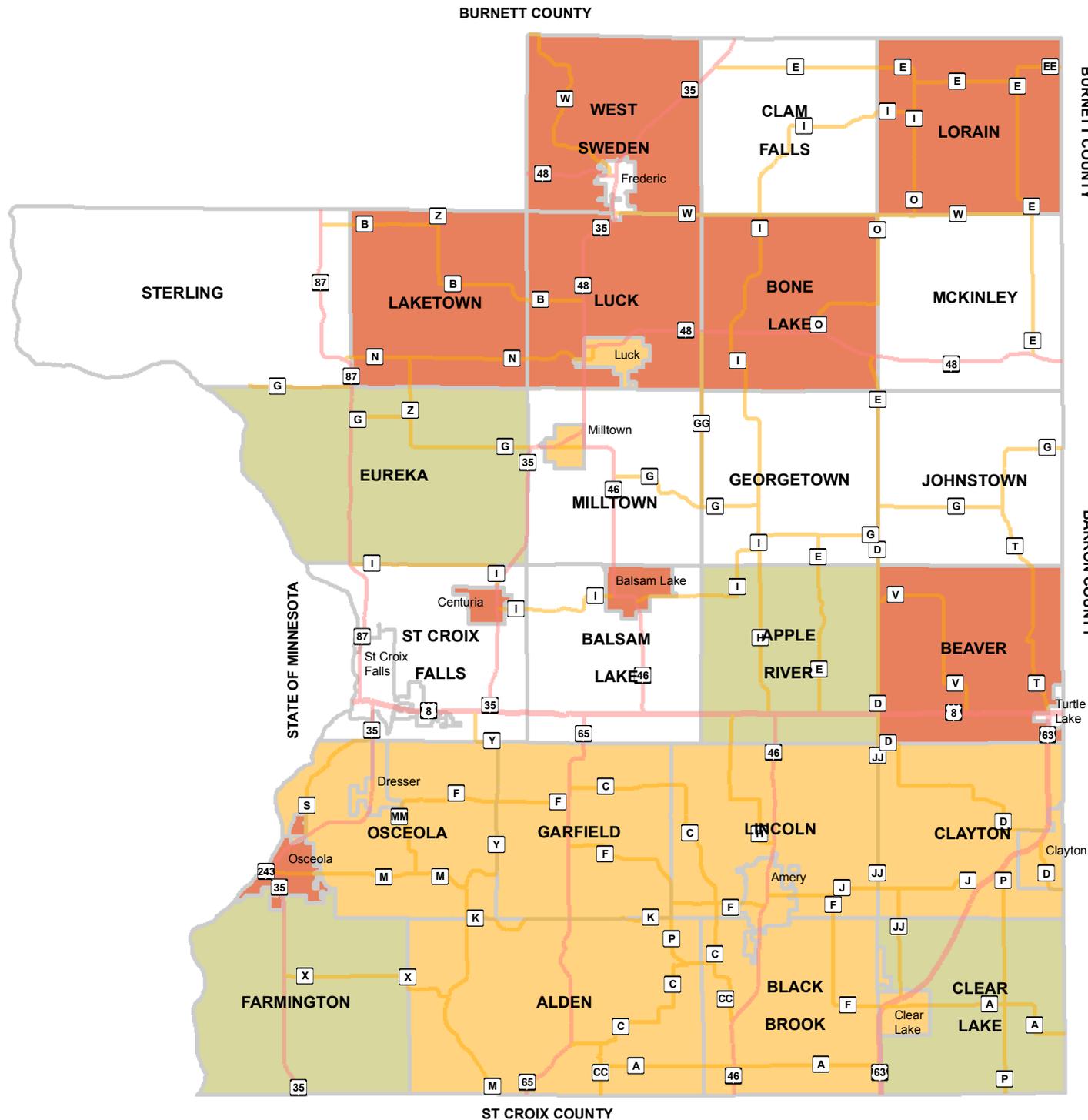
- Consultant: County
- Consultant: Other
- Planning Commission
- Not Participating
- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD



Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



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.



ELEMENT 1: ISSUES AND OPPORTUNITIES

The purpose of this element is to bring to the surface existing or potential issues and opportunities in the Town of Bone Lake. In order to do this, the element is organized in to the following sections.

1.1 BACKGROUND

1.2 DEMOGRAPHICS

1.3 ISSUES AND OPPORTUNITIES

1.4 SWOT ANALYSIS

1.5 OVERALL GOALS

1.1 BACKGROUND

History

Courtesy of Wayne Shirley-Town Board Chair

Bone Lake is a rural unincorporated town located in northeastern Polk County. The location of Bone Lake and its surrounding communities is shown in Map 1-1 on page 3.

The State of Wisconsin became the 30th state to join the Union in 1848. At that time, Wisconsin had only four counties. In 1853, Polk County was formed from St. Croix County. Originally, the Town of Bone Lake was part of the Town of Luck, until 1889 when the Town of Bone Lake was formed with 36, 1 square-mile sections.

In the late 1800's, the primary industry in the Town of Bone Lake was timber harvesting. With an abundance of forest resources, the logging industry boomed and settlers began to move into the Town. Most of the settlers were Danish, Norwegian, Swedish, and German. With much of the land cleared in the Town, agriculture began to spring up. Dairy farming eventually took hold and became a predominant industry in the Town of Bone Lake. Currently, there are very few dairy farms left. The Town was also home to several sawmills, a creamery and a general store, all of which are now gone. There is no real dominant industry within the Town currently, but there are numerous small businesses that are run from home.

The Town of Bone Lake is blessed with rich natural resources. There are nineteen named lakes with Bone Lake being the largest lake. Another prominent water feature in the Town is the Straight River, which flows from Straight Lake in the Town of Luck, and flows through the Town of Bone Lake into Round Lake in

the Town of Georgetown. The Straight River is a popular area for hunting, fishing, and other recreational activities.

The Town of Bone Lake is located in east central Polk County. State Highway 48 bisects the Town which is located approximately 70 miles from the St.Paul/Minneapolis Minnesota area. The Town is largely rural with a significant area of land in the Ice Age Trail and other publicly owned properties. The Town also has a number of high quality lakes such as: Bone Lake, Ward Lake, Pine Lake and Long Lake. The Town of Bone Lake has become both a permanent and seasonal home to a large number of Minnesota residents given its proximity to the Twin Cities and the breadth and quality of recreational opportunities which abound in the Town.

Comprehensive Plan Background

The comprehensive plan is a document that serves many purposes. According to State Statute 63, each municipality in the State of Wisconsin must complete a comprehensive plan by January 1, 2010. The Town of Bone Lake is a participant in a multi-jurisdictional grant awarded to 26 units of government in Polk County, which assists the involved communities financially in developing their comprehensive plan. See Map 1-2 for participating units of government. The following is a list of participating communities:

County Planning Services

Town of Beaver
 Town of Bone Lake
 Town of Laketown
 Town of Lorain
 Town of Luck
 Town of West Sweden
 Village of Balsam Lake
 Village of Centuria
 Village of Osceola

Other Planning Services

Town of Alden
 Town of Apple River
 Town of Black Brook
 Town of Clayton
 Town of Clear Lake
 Town of Eureka
 Town of Garfield
 Town of Lincoln
 Town of Osceola
 City of Amery
 Village of Clayton
 Village of Clear Lake
 Village of Dresser
 Village of Luck
 Village of Milltown

The grant was set up in a manner that strives to get as much local input on the planning process as possible. Polk County, being the lead agency in the grant application felt that by developing the local level plans (i.e. townships, villages, and cities) first, there would be more direct input from citizens for each individual plan. The County-wide plan would then take the overarching ideas

from the lower level plans and incorporate them. The goal is to have a plan that represents the desires of the citizens. Bone Lake’s plan is an integral part of the process and its details are spelled out in the course of this document.

1.2 DEMOGRAPHICS

From 1990 to 2000, the Town of Bone Lake had the 2nd highest rate of population growth as a percentage of its population in Polk County at 41.2 percent (see Table 1.3 at end of section). The following communities also had significant population growth:

- Town of Osceola 55.9%
- Town of Bone Lake 41.2%
- Town of Apple River 30.9%
- Town of Garfield 30.4%
- Town of Balsam Lake 29.7%
- Town of Georgetown 28.7%

Analysis of the population trends and projections for the Town of Bone Lake will give a glimpse into what could happen in the Town over the next 20 years.

**TABLE 1.1A
HISTORIC POPULATION**

YEAR	WI	% Change	POLK	% Change	T BONE LAKE	% Change
1970	4,417,731		26,666		416	
1980	4,705,642	6.52%	32,351	21.32%	466	12.02%
1990	4,891,769	3.96%	34,773	7.49%	503	7.36%
2000	5,363,675	9.65%	41,319	18.82%	710	41.15%
2008	5,675,156	5.81%	45,892	11.07%	807	13.66%

Source: 2009 WCWRPC Polk County Trends Report

**TABLE 1.1B
POPULATION PROJECTIONS**

YEAR	WI	% Change	POLK	% Change	T BONE LAKE	% Change
2000	5,363,675		41,319		710	
2010	5,751,470	7.23%	47,415	14.75%	843	18.73%
2015	5,931,386	3.13%	50,576	6.67%	918	8.90%
2020	6,110,878	3.03%	53,724	6.22%	993	8.17%
2025	6,274,867	2.68%	56,547	5.25%	1,062	6.95%
2030	6,415,923	2.25%	58,866	4.10%	1,121	5.56%

Source: US Census

TABLE 1.2 PROJECTED TOTAL HOUSING UNITS

	Census	Estimate	Proj.	Proj.	Proj.	Proj.	Proj.	% change
Municipality	2000	2005	2010	2015	2020	2025	2030	2000-2030
Bone Lake	264	294	330	366	402	435	463	75.4

Source: 2009 WCWRPC Polk County Trends Report

Table 1.3 Age Distribution

1990						
	WISCONSIN		POLK COUNTY		T BONE LAKE	
	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL
Under 10	737033	15.07%	5538	15.93%	60	11.93%
10 to 19	700876	14.33%	5162	14.84%	88	17.50%
20 to 29	764744	15.63%	4043	11.63%	55	10.93%
30 to 39	810378	16.57%	5644	16.23%	76	15.11%
40 to 49	595613	12.18%	4235	12.18%	67	13.32%
50 to 59	423025	8.65%	3029	8.71%	46	9.15%
60 to 69	404188	8.26%	3126	8.99%	57	11.33%
70 to 79	294406	6.02%	2507	7.21%	36	7.16%
80 and	161506	3.30%	1489	4.28%	18	3.58%
TOTAL	4891769	100.00%	34773	100.00%	503	100.00%
2000						
	WISCONSIN		POLK COUNTY		T BONE LAKE	
	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL
Under 10	721,824	13.46%	5,389	13.04%	94	13.24%
10 to 19	810,269	15.11%	6,438	15.58%	108	15.21%
20 to 29	691,205	12.89%	3,871	9.37%	53	7.46%
30 to 39	807,510	15.06%	5,907	14.30%	102	14.37%
40 to 49	837,960	15.62%	6,672	16.15%	103	14.51%
50 to 59	587,355	10.95%	4,868	11.78%	101	14.23%
60 to 69	387,118	7.22%	3,568	8.64%	89	12.54%
70 to 79	319,863	5.96%	2,784	6.74%	48	6.76%
80 and	200,571	3.74%	1,822	4.41%	12	1.69%
TOTAL	5,363,675	100.00%	41,319	100.00%	710	100.00%
CHANGE - 1990 TO 2000						
	WISCONSIN		POLK COUNTY		T BONE LAKE	
	NUMBER	% CHANGE	NUMBER	% CHANGE	NUMBER	% CHANGE
Under 10	-15,209	-2.11%	-149	-2.76%	34	36.17%
10 to 19	109,393	13.50%	1,276	19.82%	20	18.52%
20 to 29	-73,539	-10.64%	-172	-4.44%	-2	-3.77%
30 to 39	-2,868	-0.36%	263	4.45%	26	25.49%
40 to 49	242,347	28.92%	2,437	36.53%	36	34.95%
50 to 59	164,330	27.98%	1,839	37.78%	55	54.46%
60 to 69	-17,070	-4.41%	442	12.39%	32	35.96%
70 to 79	25,457	7.96%	277	9.95%	12	25.00%
80 and	39,065	19.48%	333	18.28%	-6	-50.00%
TOTAL	471,906	8.80%	6,546	15.84%	207	29.15%

Source: US Census

Table 1.4A West Central Wisconsin Region Occupation Projections – 2014

	Top 10 Occupations	Typically Required Education/Training	Average Wage
Fastest Growth	Home Health Aides	1-month on-the-job training	\$9.29
	Medical Assistants	1-12 mo. on-the-job training	\$12.63
	Network and Data Analysts	Bachelor's degree	\$22.19
	Computer Software Engrs, Applications	Bachelor's degree	\$37.08
	Personal and Home Care Aides	1-month on-the-job training	\$8.82
	Dental Assistants	1-12 mo. on-the-job training	\$12.50
	Dental Hygienists	Associate degree	\$23.34
	Employment, Recruitment & Placement	Bachelor's degree	\$19.67
	Medical Records & Health Information	Associate degree	\$12.71
	Occupational Therapists	Master's degree	\$25.53
Most Openings	Cashiers	1-month on-the-job training	\$7.64
	Retail Salespersons	1-month on-the-job training	\$11.06
	Comb Food Prep/Serv Wrk/Incl Fast	1-month on-the-job training	\$7.04
	Waiters/Waitresses	1-month on-the-job training	\$7.34
	Registered Nurses	Associate's or Bachelor's degree	\$25.83
	Labrs/Frght/Stock/Matrl Movers/Handlers	1-month on-the-job training	\$10.09
	Janitors/Cleaners, except Maids/Housekpg	1-month on-the-job training	\$10.67
	Team Assemblers	1-12 mo. on-the-job training	\$12.94
	Stock Clerks/Order Fillers	1-month on-the-job training	\$9.47
	Bartenders	1-month on-the-job training	\$8.16

West Central WDA includes Barron, Chippewa, Clark, Dunn, Eau Claire, Pepin, Pierce, Polk and St. Croix Counties.
source: Wisconsin Dept. of Workforce Development, Bureau of Workforce Information, 2006

Table 1.4B West Central Wisconsin Region Industry Projections 2004-2014

Industry Title	2004 Estimated Employment	2014 Projected Employment	2004-2014 Employment Change	2004-2014 Percentage Change
Total Non-Farm Employment	173,880	194,330	20,450	11.8%
Construction/Mining/Natural Resources	8,380	9,880	1,500	17.9%
Manufacturing	31,990	32,030	40	0.1%
Paper Manufacturing	1,720	1,720	0	0.0%
Plastics and Rubber Products	3,400	3,670	270	7.9%
Computer and Electronic Product	3,220	3,020	-200	-6.2%
Trade	28,800	30,900	2,100	7.3%
Food and Beverage Stores	5,040	5,250	210	4.2%
Transportation and Utilities (Including US Postal)	8,270	9,520	1,250	15.1%
Financial Activities	7,010	7,710	700	10.0%
Education and Health Services (Including State and Local Gov Educ and Hosp)	37,330	45,540	8,210	22.0%
Ambulatory Health Care Services	5,540	7,570	2,030	36.6%
Hospitals (Including State and Local Government)	7,050	8,640	1,590	22.6%
Leisure and Hospitality	17,300	19,930	2,630	15.2%
Information/Prof Services/Other Services	21,470	24,920	3,450	16.1%
Government (Excluding US Postal, State and Local Educ and Hosp)	13,310	13,930	620	4.7%

West Central WDA includes Barron, Chippewa, Clark, Dunn, Eau Claire, Pepin, Pierce, Polk and St. Croix Counties.
source: Wisconsin Dept. of Workforce Development, Bureau of Workforce Information, 2006

**Table 1.4C OCCUPATIONAL GROUP SUMMARY FOR WEST CENTRAL
WORKFORCE DEVELOPMENT AREA 2002-2012**

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

Source: US Census

**TABLE 1.5 EDUCATIONAL ATTAINMENT FOR THE
POPULATION 25 YEARS AND OVER**

YEAR: 2000	WI	% OF TOTAL	POLK	% OF TOTAL	T BONE LAKE	% OF TOTAL
Total:	3,475,878		27,725		488	
No schooling completed	22,861	0.66%	54	0.19%	0	0.00%
Nursery to 4th grade	8,253	0.24%	27	0.10%	0	0.00%
5th and 6th grade	22,882	0.66%	67	0.24%	0	0.00%
7th and 8th grade	132,129	3.80%	1,175	4.24%	25	5.12%
9th grade	56,538	1.63%	396	1.43%	12	2.46%
10th grade	87,059	2.50%	694	2.50%	12	2.46%
11th grade	88,558	2.55%	735	2.65%	9	1.84%
12th grade, no diploma	100,137	2.88%	763	2.75%	6	1.23%
High school graduate (includes equivalency)	1,201,813	34.58%	11,395	41.10%	206	42.21%
Some college, less than 1 year	252,132	7.25%	2,259	8.15%	45	9.22%
Some college, 1 or more years, no degree	463,532	13.34%	3,822	13.79%	62	12.70%
Associate degree	260,711	7.50%	2,022	7.29%	39	7.99%
Bachelor's degree	530,268	15.26%	2,965	10.69%	46	9.43%
Master's degree	168,563	4.85%	886	3.20%	18	3.69%
Professional school degree	54,005	1.55%	407	1.47%	6	1.23%
Doctorate degree	26,437	0.76%	58	0.21%	2	0.41%

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

Table 1.6A HOUSEHOLD INCOME IN 1999

	WI	% OF TOTAL	POLK	% OF TOTAL	T BONE LAKE	% OF TOTAL
Total Households	2086304		16305		303	
Median Household Income	\$43,791		\$41,183		\$39,821	
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 1.6B POVERTY STATUS IN 1989 AND 1999 BY AGE

	1989				1999				1989 to 1999 CHANGE			
	POLK COUNTY		T BONE LAKE		POLK COUNTY		T BONE LAKE		POLK COUNTY		T BONE LAKE	
	Number	% of Total Population	Number	% of Total Population	Number	% of Total Population	Number	% of Total Population	Number	% Change	Number	% Change
Total:	34,105		509		40,637		718		6,532	19.15%	209	41.06%
Income below poverty level:	4,032	11.82%	94	18.47%	2,888	7.11%	58	8.08%	1,144	-4.72%	36	-10.39%
Under 5 years	472	1.38%	7	1.38%	223	0.55%	2	0.28%	249	-0.84%	5	-1.10%
5 years	106	0.31%	0	0.00%	53	0.13%	0	0.00%	53	-0.18%	0	0.00%
6 to 11 years	571	1.67%	14	2.75%	307	0.76%	8	1.11%	264	-0.92%	6	-1.64%
12 to 17 years	413	1.21%	14	2.75%	303	0.75%	5	0.70%	110	-0.47%	9	-2.05%
18 to 64 years	1,850	5.42%	56	11.00%	1,447	3.56%	31	4.32%	403	-1.86%	25	-6.68%
65 to 74 years	217	0.64%	2	0.39%	195	0.48%	7	0.97%	22	-0.16%	-5	0.58%
75 years and over	403	1.18%	1	0.20%	360	0.89%	5	0.70%	43	-0.30%	-4	0.50%
Income at or above poverty level:	30,073	88.18%	415	81.53%	37,749	92.89%	660	91.92%	7,676	25.52%	245	59.04%
Under 5 years	2,018	5.92%	18	3.54%	2,203	5.42%	43	5.99%	185	-0.50%	25	2.45%
5 years	521	1.53%	0	0.00%	417	1.03%	5	0.70%	-104	-0.50%	5	0.70%
6 to 11 years	2,939	8.62%	37	7.27%	3,374	8.30%	72	10.03%	435	-0.31%	35	2.76%
12 to 17 years	2,713	7.95%	40	7.86%	3,802	9.36%	60	8.36%	1,089	1.40%	20	0.50%
18 to 64 years	17,397	51.01%	242	47.54%	22,688	55.83%	389	54.18%	5,291	4.82%	147	6.63%
65 to 74 years	2,650	7.77%	50	9.82%	2,942	7.24%	72	10.03%	292	-0.53%	22	0.20%
75 years and over	1,835	5.38%	28	5.50%	2,323	5.72%	19	2.65%	488	0.34%	-9	-2.85%

Source: US Census

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

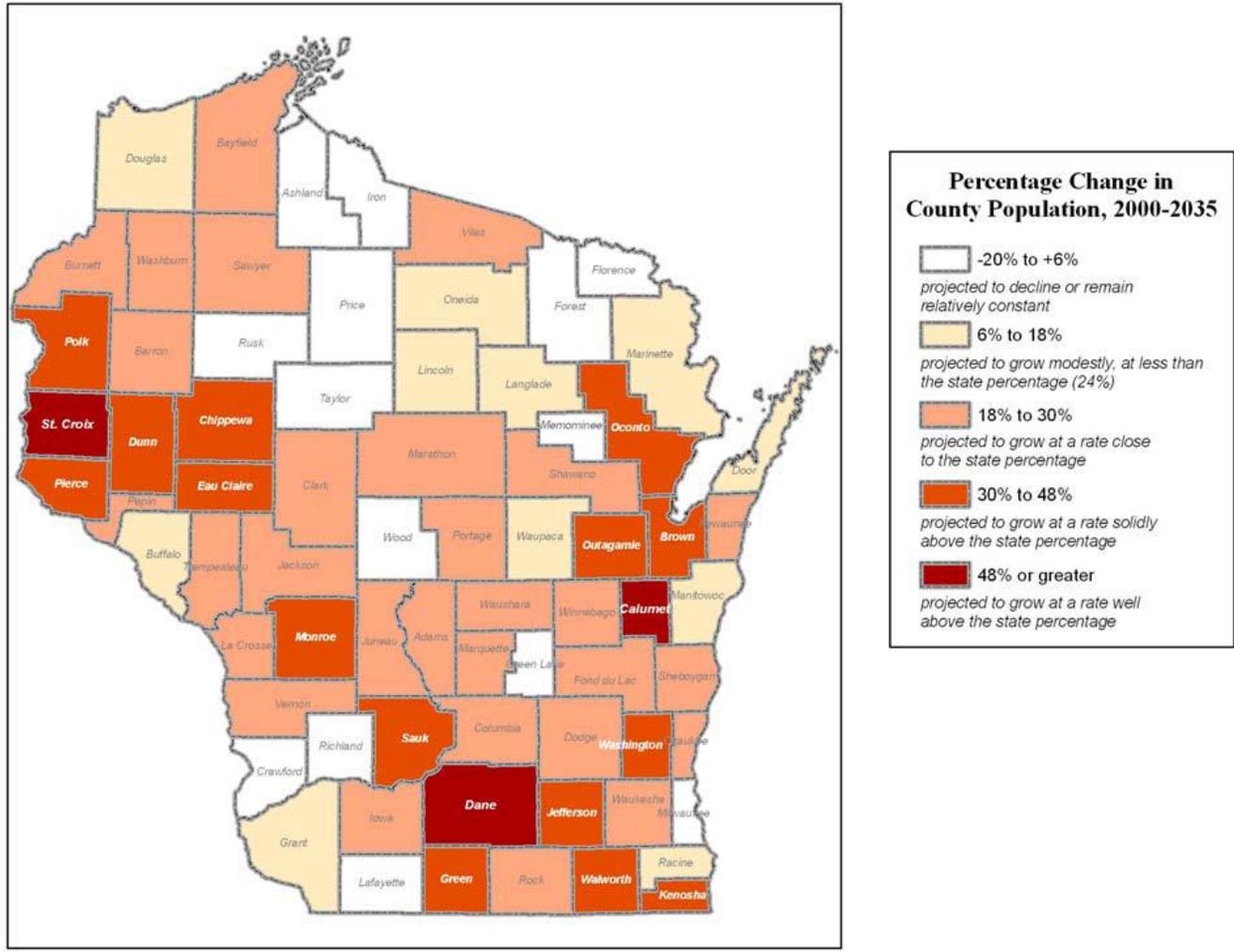


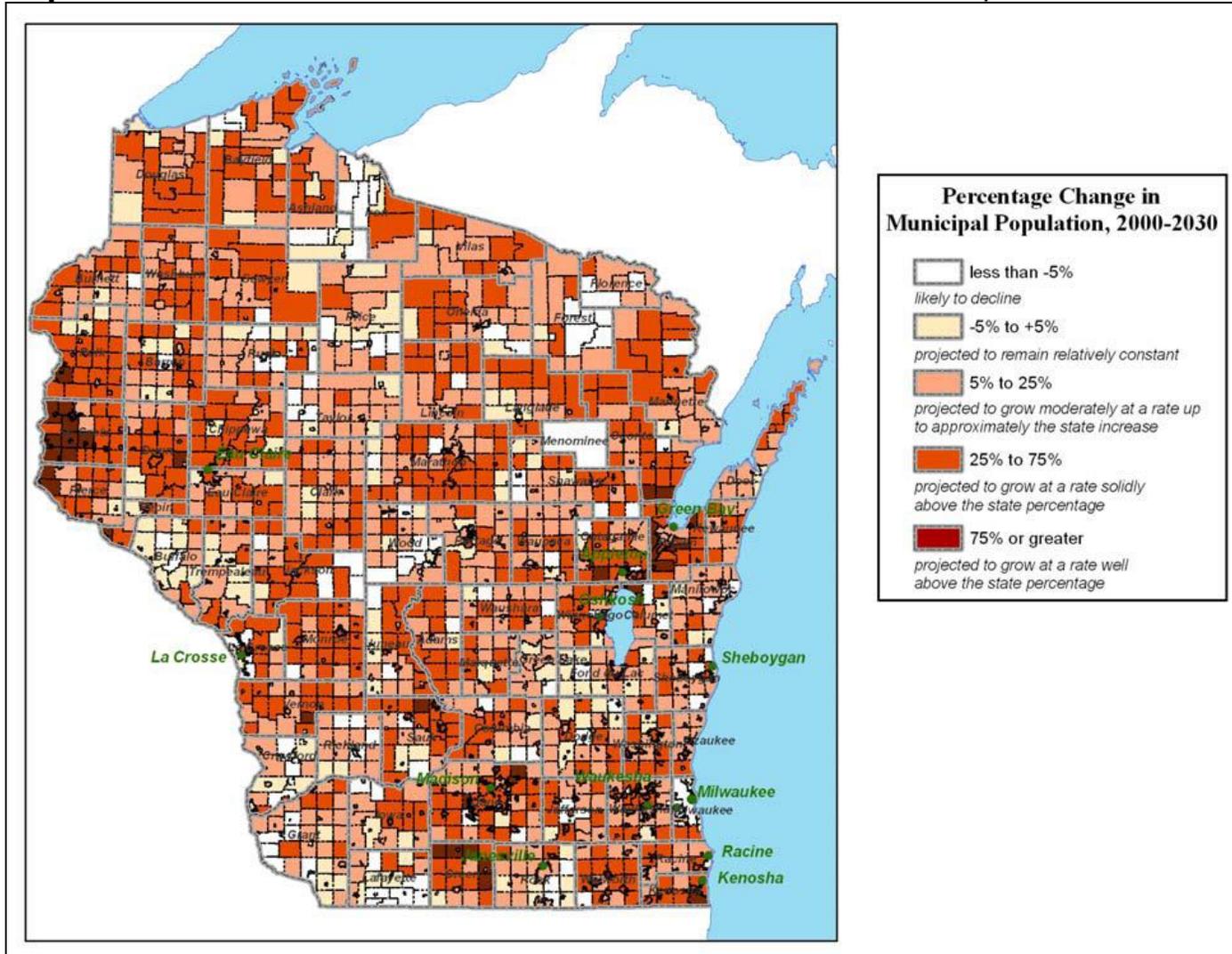
Table 1.7 TEN COUNTIES WITH GREATEST PERCENT CHANGE IN POPULATION, 2000-2035

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 southwest portion of the county, there is still demand for recreational properties in the rural portions of Polk County. Bone Lake is expected to grow by about 58% 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 Bone Lake need to keep abreast of these pressures in order to be proactive in the development of their town.

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



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

1.3 ISSUES AND OPPORTUNITIES

Promote natural scenic beauty and quality of life in rural Bone Lake.

1.4 SWOT ANALYSIS

<p><u>Strengths</u></p> <ul style="list-style-type: none"> • Beautiful Lakes • Strong Town Board Administration • Land Use and Development under County Zoning • Good living Conditions 	<p><u>Weaknesses</u></p> <ul style="list-style-type: none"> • No septic ordinances • Tax Levy Limits Controlled by the State
<p><u>Opportunities</u></p> <ul style="list-style-type: none"> • Development – commercial resorts • Environment • Sharing of garden land • People cooperating with each other • Retirement • Increase citizen input in decision-making 	<p><u>Threats</u></p> <ul style="list-style-type: none"> • Shift Away from Local Control • Invasive Species • Outside government control • Taxes • Big developments/CAFO's

1.5 OVERALL GOALS

HOUSING:

Goal 1: Maintain and enhance existing housing stock and ensure housing needs of all residents are met.

TRANSPORTATION:

Goal 1: Maintain existing road network

UTILITIES AND COMMUNITY FACILITIES:

Goal 1: Maintain and work with surrounding units of government to enhance utilities and community facilities.

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES:

Goal 1: Preserve existing prime agricultural lands.

Goal 2: Maintain and enhance existing natural resources

Goal 3: Keep the rural character of the Town of Bone Lake by ensuring that new economic development is environmentally responsible and in keeping with the Towns rural character

ECONOMIC DEVELOPMENT:

Goal 1: Ensure that new economic development fits with the rural character of the Town of Bone Lake

INTERGOVERNMENTAL COOPERATION:

Goal 1: Maintain existing agreements with other units of government

LAND USE:

Goal 1: Maintain the rural character of the Town of Bone Lake

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

Background

Housing in the Town of Bone Lake is fairly typical of the area. Many of the homes in the town were built in the wave of lakefront development, beginning in the 1980's. Bone Lake remains largely a rural town and does not have any hamlets, villages or cities within its limits. Survey results showed that the Town of Bone Lake should retain its rural character.

Table 2.1
YEAR STRUCTURE BUILT

	WI		POLK		T BONE LAKE	
		% OF TOTAL		% OF TOTAL		% OF TOTAL
Total Structures:	2321144		21129		411	
Built 1999 to March 2000	50735	2.19%	806	3.81%	4	0.97%
Built 1995 to 1998	170219	7.33%	1860	8.80%	44	10.71%
Built 1990 to 1994	168838	7.27%	1804	8.54%	79	19.22%
Built 1980 to 1989	249789	10.76%	2990	14.15%	71	17.27%
Built 1970 to 1979	391349	16.86%	3870	18.32%	65	15.82%
Built 1960 to 1969	276188	11.90%	2211	10.46%	29	7.06%
Built 1950 to 1959	291948	12.58%	1862	8.81%	16	3.89%
Built 1940 to 1949	178914	7.71%	1374	6.50%	22	5.35%
Built 1939 or earlier	543164	23.40%	4352	20.60%	81	19.71%

Source: US Census

Table 2.2
UNITS IN STRUCTURE

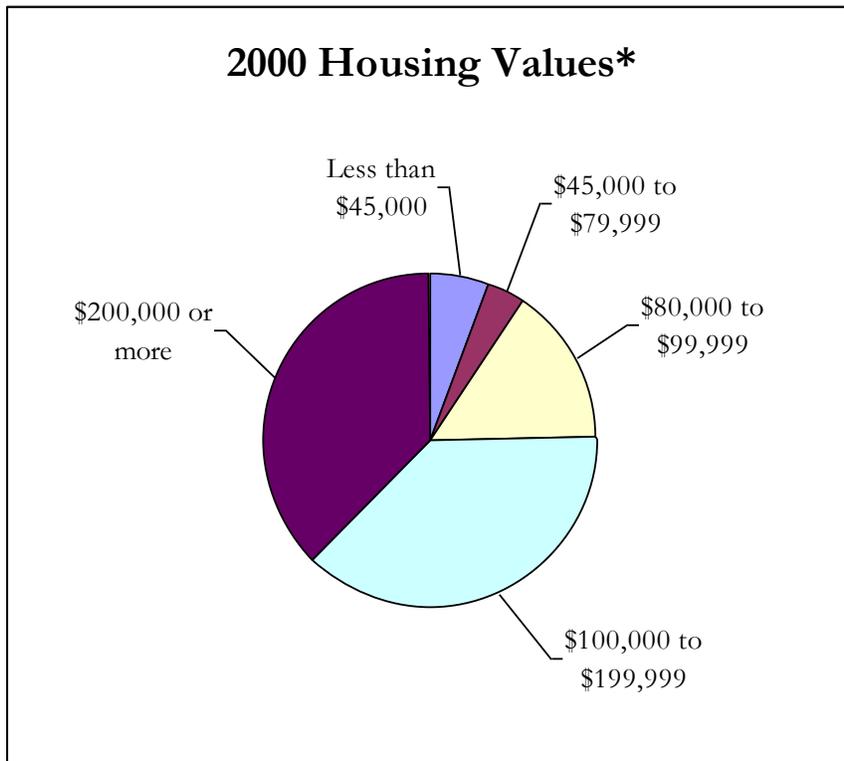
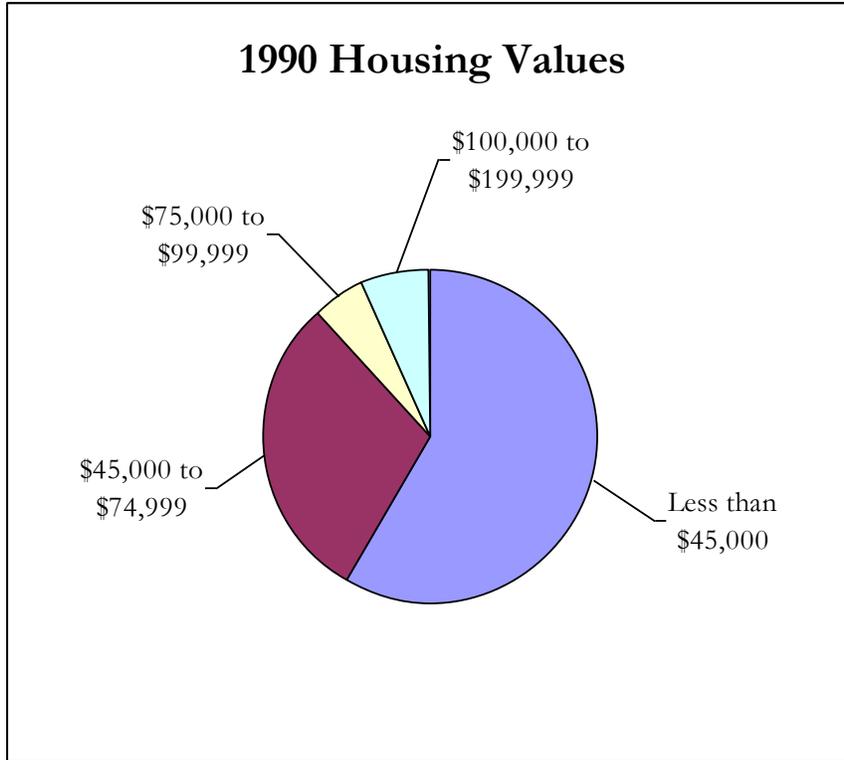
	WI	% OF TOTAL	POLK	% OF TOTAL	T BONE LAKE	% OF TOTAL
1990						
1 Unit, Detached	1,342,230	65.29%	13,979	75.31%	283	85.50%
1 Unit, Attached	50,380	2.45%	135	0.73%	4	1.21%
2 Units	197,659	9.61%	420	2.26%	0	0.00%
3 or 4 Units	79,562	3.87%	220	1.19%	0	0.00%
5 to 9 Units	81,331	3.96%	265	1.43%	0	0.00%
10 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%	43	12.99%
Boat, RV, van, etc.	28,178	1.37%	380	2.05%	1	0.30%
Total Units	2,055,774		18,562		331	
2000						
1 Unit, Detached	1,531,612	74.50%	16,485	88.81%	365	110.27%
1 Unit, Attached	77,795	3.78%	316	1.70%	3	0.91%
2 Units	190,889	9.29%	454	2.45%	0	0.00%
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%	43	12.99%
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%	82	24.77%
1 Unit, Attached	27,415	1.33%	181	0.98%	-1	-0.30%
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%	0	0.00%
Boat, RV, van, etc.	-25,475	-1.24%	-160	-0.86%	-1	-0.30%
Total Units	265,370	12.91%	2,567	13.83%	80	24.17%

Source: US Census

Table 2.3

VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS

1990						
	WI	% OF TOTAL	POLK	% OF TOTAL	T BONE LAKE	% OF TOTAL
Total Owner-Occupied Units	916,708		5,596		64	
Median value	\$62,500		\$53,600		\$42,500	
Less than \$15,000	8,501	0.93%	77	1.38%	4	6.25%
\$15,000 to \$19,999	10,237	1.12%	108	1.93%	4	6.25%
\$20,000 to \$24,999	18,526	2.02%	195	3.48%	5	7.81%
\$25,000 to \$29,999	28,496	3.11%	328	5.86%	7	10.94%
\$30,000 to \$34,999	41,877	4.57%	404	7.22%	5	7.81%
\$35,000 to \$39,999	52,011	5.67%	429	7.67%	5	7.81%
\$40,000 to \$44,999	61,670	6.73%	469	8.38%	4	6.25%
\$45,000 to \$49,999	65,879	7.19%	463	8.27%	5	7.81%
\$50,000 to \$59,999	140,021	15.27%	902	16.12%	6	9.38%
\$60,000 to \$74,999	187,076	20.41%	1,068	19.09%	8	12.50%
\$75,000 to \$99,999	165,066	18.01%	730	13.05%	4	6.25%
\$100,000 to \$124,999	62,665	6.84%	208	3.72%	3	4.69%
\$125,000 to \$149,999	32,627	3.56%	109	1.95%	3	4.69%
\$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%	1	1.56%
\$200,000 to \$249,999	8,327	0.91%	18	0.32%	0	0.00%
\$250,000 to \$299,999	3,959	0.43%	2	0.04%	0	0.00%
\$300,000 to \$399,999	3,082	0.34%	5	0.09%	0	0.00%
\$400,000 to \$499,999	1,018	0.11%	0	0.00%	0	0.00%
\$500,000 or more	1,010	0.11%	1	0.02%	0	0.00%
2000						
	WI	% OF TOTAL	POLK	% OF TOTAL	T BONE LAKE	% OF TOTAL
Total Owner-Occupied Units	1,122,467		7,642		87	
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%	5	5.75%
\$30,000 to \$34,999	9,683	0.86%	84	1.10%	0	0.00%
\$35,000 to \$39,999	13,708	1.22%	118	1.54%	0	0.00%
\$40,000 to \$49,999	33,866	3.02%	324	4.24%	3	3.45%
\$50,000 to \$59,999	46,456	4.14%	364	4.76%	0	0.00%
\$60,000 to \$69,999	64,280	5.73%	483	6.32%	5	5.75%
\$70,000 to \$79,999	82,130	7.32%	658	8.61%	8	9.20%
\$80,000 to \$89,999	102,431	9.13%	840	10.99%	3	3.45%
\$90,000 to \$99,999	101,596	9.05%	825	10.80%	8	9.20%
\$100,000 to \$124,999	185,960	16.57%	1,251	16.37%	19	21.84%
\$125,000 to \$149,999	158,033	14.08%	936	12.25%	2	2.30%
\$150,000 to \$174,999	106,516	9.49%	542	7.09%	10	11.49%
\$175,000 to \$199,999	67,003	5.97%	346	4.53%	18	20.69%
\$200,000 to \$249,999	62,223	5.54%	345	4.51%	0	0.00%
\$250,000 to \$299,999	32,940	2.93%	232	3.04%	4	4.60%
\$300,000 to \$399,999	22,602	2.01%	114	1.49%	2	2.30%
\$400,000 to \$499,999	7,905	0.70%	25	0.33%	0	0.00%
\$500,000 to \$749,999	5,676	0.51%	19	0.25%	0	0.00%
\$750,000 to \$999,999	1,677	0.15%	15	0.20%	0	0.00%
\$1,000,000 or more	1,589	0.14%	4	0.05%	0	0.00%



* 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.

Table 2.4
OCCUPANCY CHARACTERISTICS

1990						
	WISCONSIN		POLK		T BONE LAKE	
	Number	% of Total	Number	% of Total	Number	% of Total
Occupied Housing Units	1822118	88.63%	13056	70.34%	241	57.52%
Owner Occupied	1215350	59.12%	10165	54.76%	209	49.88%
Renter Occupied	606768	29.52%	2891	15.57%	32	7.64%
Vacant Housing Units	233656	11.37%	5506	29.66%	178	42.48%
Total Housing Units	2055774		18562		419	
2000						
	WISCONSIN		POLK		T BONE LAKE	
	Number	% of Total	Number	% of Total	Number	% of Total
Occupied Housing Units	2,084,544	89.81%	16,254	76.93%	264	60.83%
Owner Occupied	1,426,361	61.45%	13,037	61.70%	241	55.53%
Renter Occupied	658,183	28.36%	3,217	15.23%	23	5.30%
Vacant Housing Units	236,600	10.19%	4,875	23.07%	170	39.17%
Total Housing Units	2,321,144		21,129		434	
1990-2000 CHANGE						
	WISCONSIN		POLK		T BONE LAKE	
	Number	% Change	Number	% Change	Number	% Change
Occupied Housing Units	262,426	12.59%	3,198	19.68%	23	8.71%
Owner Occupied	211,011	14.79%	2,872	22.03%	32	13.28%
Renter Occupied	51,415	7.81%	326	10.13%	-9	-39.13%
Vacant Housing Units	2,944	1.24%	-631	-12.94%	-8	-4.71%
Total Housing Units	265,370	11.43%	2,567	12.15%	15	3.46%

Source: US Census

2.2 ASSESSMENT OF FUTURE NEEDS

Assessments from the Plan Commission revealed that in general, there is no need for additional single-family housing in the Town of Bone Lake. There was discussion, however, of the fact that the population in the area is aging and where a potential new retirement center or assisted living home could/should be placed.

2.3 HOUSING POLICIES AND PROGRAMS

Community Development Block Grant

USDA Wisconsin Rural Development(USDA-RD)

They provide a number of programs to help with housing in rural communities of generally 10,000 people or less. Some of the programs offered by the USDA include: Housing preservation grants, single and multi-family housing loans, housing repair loans and grants, and farming labor housing loans and grants.

Wisconsin Housing and Economic Development Authority(WHEDA)

2.4 GOALS AND OBJECTIVES

Goal 1: Maintain and enhance the existing housing stock

Goal 2: Encourage more environmentally friendly building techniques for home construction and remodeling.

Objective: Promote available programs, such as focus on energy to encourage this type of development and remodeling.

Objective: Ensure proper spacing for septic tanks and wells to protect water quality

Goal 3: Keep the rural character of the Town.

Objective: Research grant programs and other funding opportunities to maintain this goal.

Goal 4: Work with surrounding communities to ensure adequate housing for elderly and low-to-moderate income families.

ELEMENT 3: TRANSPORTATION

The transportation network is a vital link for residents to their community and for the community to other communities. Our way of life depends on automobile transportation and other forms. This element will discuss the following:

- 3.1 BACKGROUND**
- 3.2 ROAD CLASSIFICATIONS**
- 3.3 PLANNED IMPROVEMENTS**
- 3.4 GOALS AND OBJECTIVES**

3.1 BACKGROUND

The transportation network within the Town of Bone Lake is in good order according to its residents. The major thoroughfare is State Hwy 48, which runs east-west through the Town. There are also several county highways of I, O, W, GG and E that make their way through the Town. Town roads cover the rest of the auto transportation network and approximately half of the Town roads are gravel and half are paved. The Plan Commission indicated that there are problems with car-deer accidents within the Town.

Highways

State Highway 48 is the only Major Collector road within the Town of Bone Lake. It is the main route East-West in the Town and connects Bone Lake to the Village of Luck to the west and the City of Cumberland to the east. There are several County Highways with the boundaries of the Town of Bone Lake, such as: I, O, W, E, and GG. These County highways comprise the Minor Collectors classification. The remaining roads are township roads.

Transit

There are no transit options within the Town of Bone Lake. With fuel prices on the rise, there is some interest in carpooling beginning to surface. Bone Lake would like to examine these trends and look into the option of a park 'n' ride facility for commuters. The Twin Cities metro is the closest large metropolitan area, but the Town of Bone Lake resides some 40 miles outside of their transit options and the expansion of such options to reach Bone Lake is unlikely in the foreseeable future.

Transportation Services for the Disabled

Currently, the residents of Bone Lake who have disabilities are able to utilize the Care-A-Van program that is offered by Polk County. There is also a Volunteer Drivers program to help get those without their own means of transportation to appointments, shopping, etc. The Town of Bone Lake would like to look into options for working collaboratively with surrounding units of government, non-

profits, churches, even casinos to improve the service to those with disabilities and/or those without access to their own means of transportation.

ATV

An ATV Ordinance was adopted by the Town of Bone Lake Town Board on June 14, 2012, allowing the use of ATV's on all Town roads. It was later amended to add a portion of State Highway 48, from County O west to Round Lake Road, to allow access to roads from both sides of Highway 48. All County Highways in the Town are also open to use for ATV traffic.

Bicycle

There are no formal bike lanes or paths within the Town of Bone Lake. Bicycling is allowed along the shoulder of the roads, but several roads, such as State Highway 48 would be too busy and dangerous to promote biking on. The Gandy Dancer State Trail, which runs through the neighboring Town of Luck, affords over 90 miles of bicycling opportunity. There have been discussions of a trail linking the Gandy Dancer State Trail to Straight Lake State Park and Wildlife Area, which is located in the Town of Bone Lake. The Indianhead Chapter of the Ice Age Park and Trail Foundation developed a resolution in support of bicycle and pedestrian transportation for comprehensive planning. It is likely with the newest State Park at least partly in the Town of Bone Lake and a high-quality multi-use trail, the Gandy Dancer, in the vicinity, pedestrian and bike traffic will increase in the future. The Town of Bone Lake and the Indianhead Chapter of the Ice Age Park and Trail Foundation would like to recognize this fact and work to plan for these trails and seize opportunities for pedestrian and bicycle trails when available.

Walking

One of the premier trails in the Country, The Ice Age Trail, meanders its way through the Town. Along its way, it passes through the Straight Lake State Park, Straight Lake Wildlife Area, and the McKenzie Wildlife Area, all of which are in Bone Lake. The Ice Age Trail begins its wandering journey through Wisconsin just about 30 miles to the Southwest in St. Croix Falls. This trail is entirely maintained by a dedicated group of volunteers. There are several trails in each the Straight Lake State Park, Straight Lake Wildlife Area, and the McKenzie Creek Wildlife Area.

Railroads

Currently there are no existing rail lines within the borders of the Town of Bone Lake. The Gandy Dancer State Trail used to be a rail line, but was abandoned many years ago.

Air Transportation

There is a private air strip along Ward Lake, which is the only means of air transportation in the Town. There are several other airports that are utilized by the residents of Bone Lake such as: the Burnett County Airport in Siren, Amery Municipal Airport, New Richmond Regional Airport, Duluth International Airport, and Minneapolis/St. Paul International Airport.

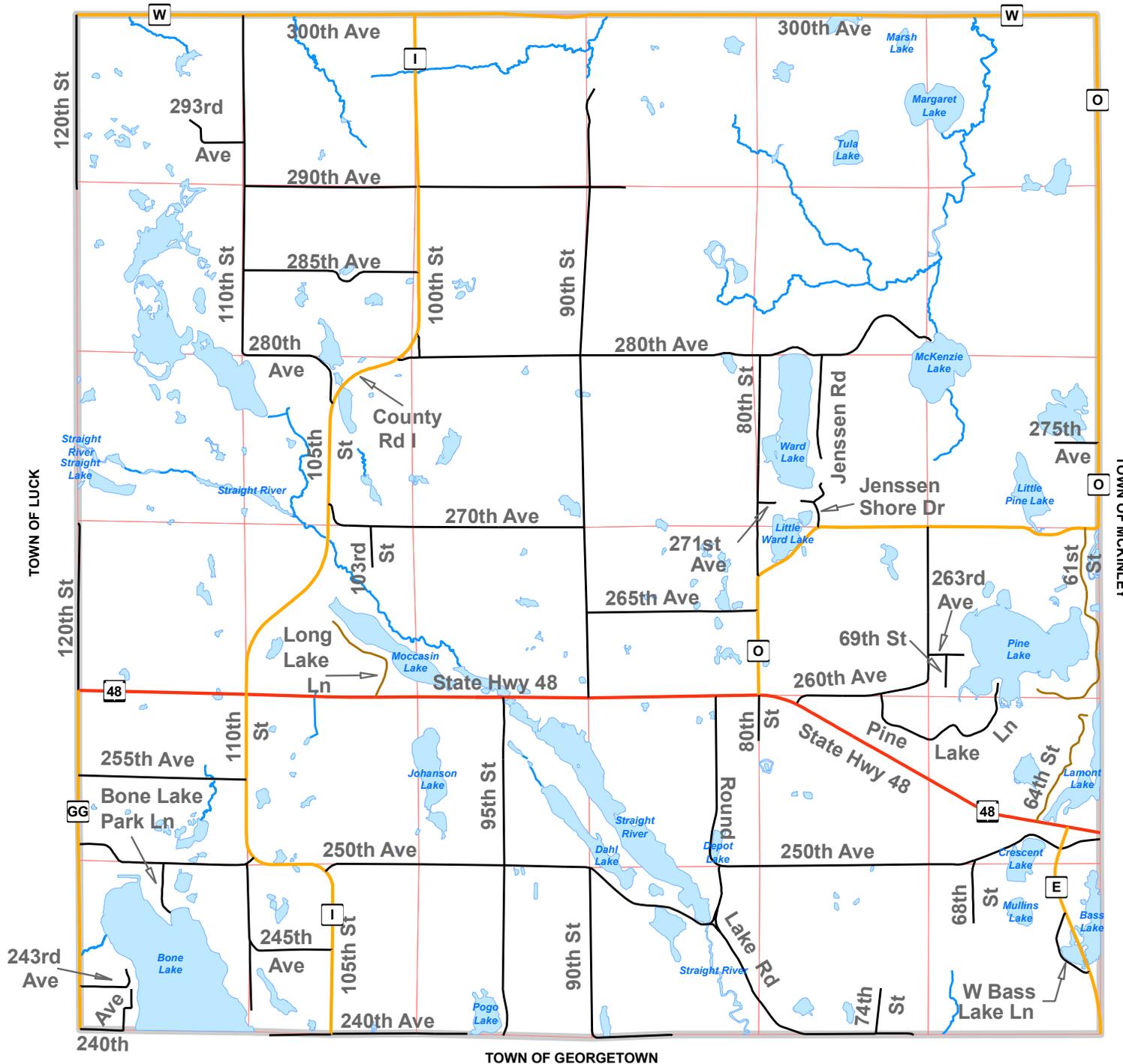
Trucking

There are no commercial trucking facilities in the Town of Bone Lake.

Water Transportation

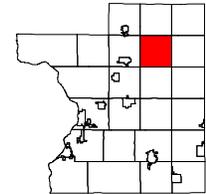
Water transportation opportunities are limited to recreation opportunities within the Town.

TOWN OF CLAM FALLS



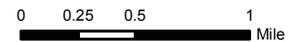
MAP 3-1 GENERAL ROAD MAP

Town of Bone Lake
Polk County
Wisconsin



Polk County

-  STATE HIGHWAY SHIELD
-  COUNTY HIGHWAY SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  PRIVATE ROAD
-  HYDRO STREAM
-  HYDRO BODY
-  SECTIONS
-  TOWNSHIP BOUNDARY

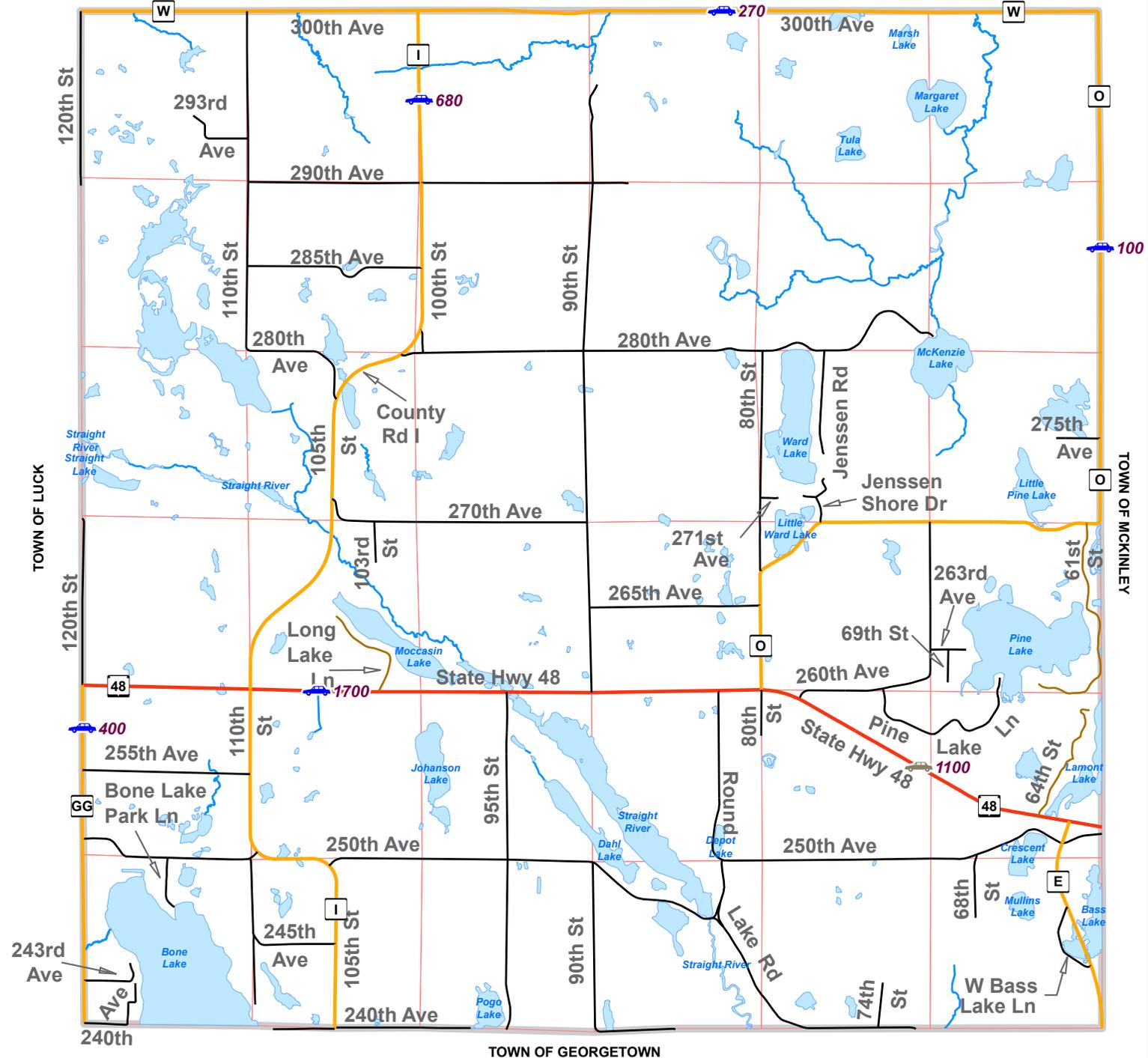


Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



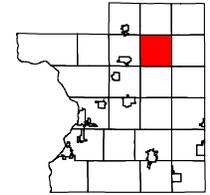
This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.

TOWN OF CLAM FALLS



MAP 3-2 TRAFFIC COUNTS

Town of Bone Lake
Polk County
Wisconsin



Polk County

- STATE HIGHWAY SHIELD
- COUNTY HIGHWAY SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP BOUNDARY

**Average Annual Daily
Traffic Count Site**

2004 9999
2005 9999

Average Annual Daily Traffic Counts:
Source: WDOT



Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



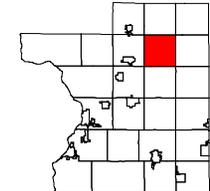
5/13/09

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

MAP 3-3

SHERIFF ACCIDENT REPORT

Town of Bone Lake Polk County Wisconsin



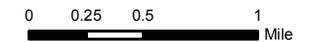
Polk County

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
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP BOUNDARY

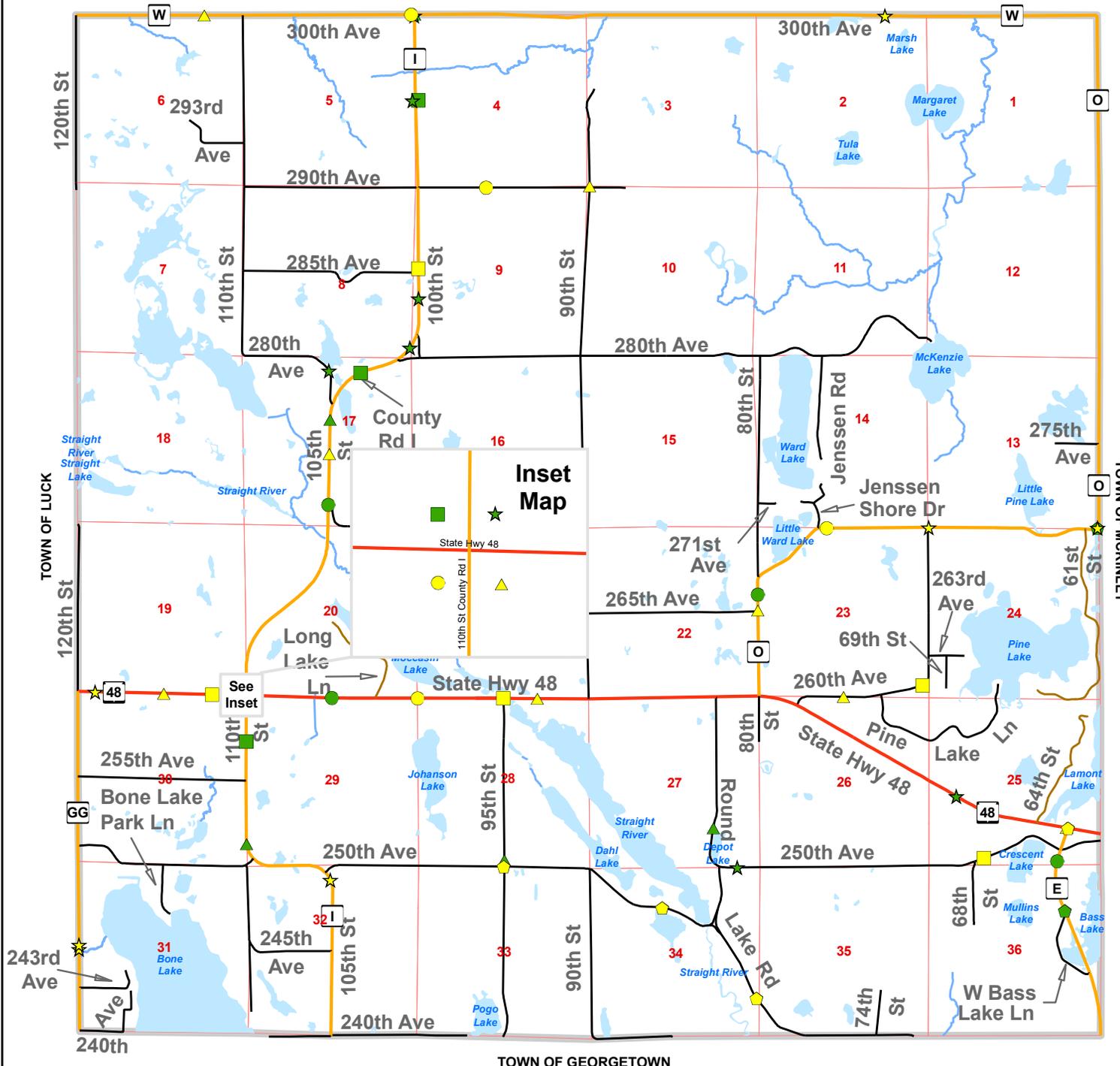


Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



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

TOWN OF CLAM FALLS



TOWN OF GEORGETOWN

3.2 ROAD CLASSIFICATION

The Wisconsin Dept. of Transportation classifies roads based on their function. Below is a listing of the different classification types and the amount of roads in the Town of Bone Lake 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.

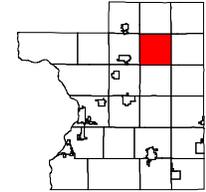
Minor collectors collect traffic from local roads, linking them to all remaining smaller communities. All developed areas should be within a reasonable distance of collector roads.

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
Principle/Minor Arterials	8.87 miles
Major Collectors	7.38 miles
Minor Collectors – Urban	0.5 miles
Minor Collectors – Rural	10.78 miles
Local	52.77 miles

MAP 3-4

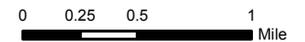
ROAD CLASSIFICATION Town of Bone Lake Polk County Wisconsin



Polk County

- STATE HIGHWAY SHIELD
- COUNTY HIGHWAY SHIELD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP BOUNDARY
- PRINCIPAL OR MINOR ARTERIAL
Approximate Total Miles 6.15
- MAJOR COLLECTOR
Approximate Total Miles 8.05
- MINOR COLLECTOR - RURAL
Approximate Total Miles 13.73
- LOCAL
Approximate Total Miles 42.38

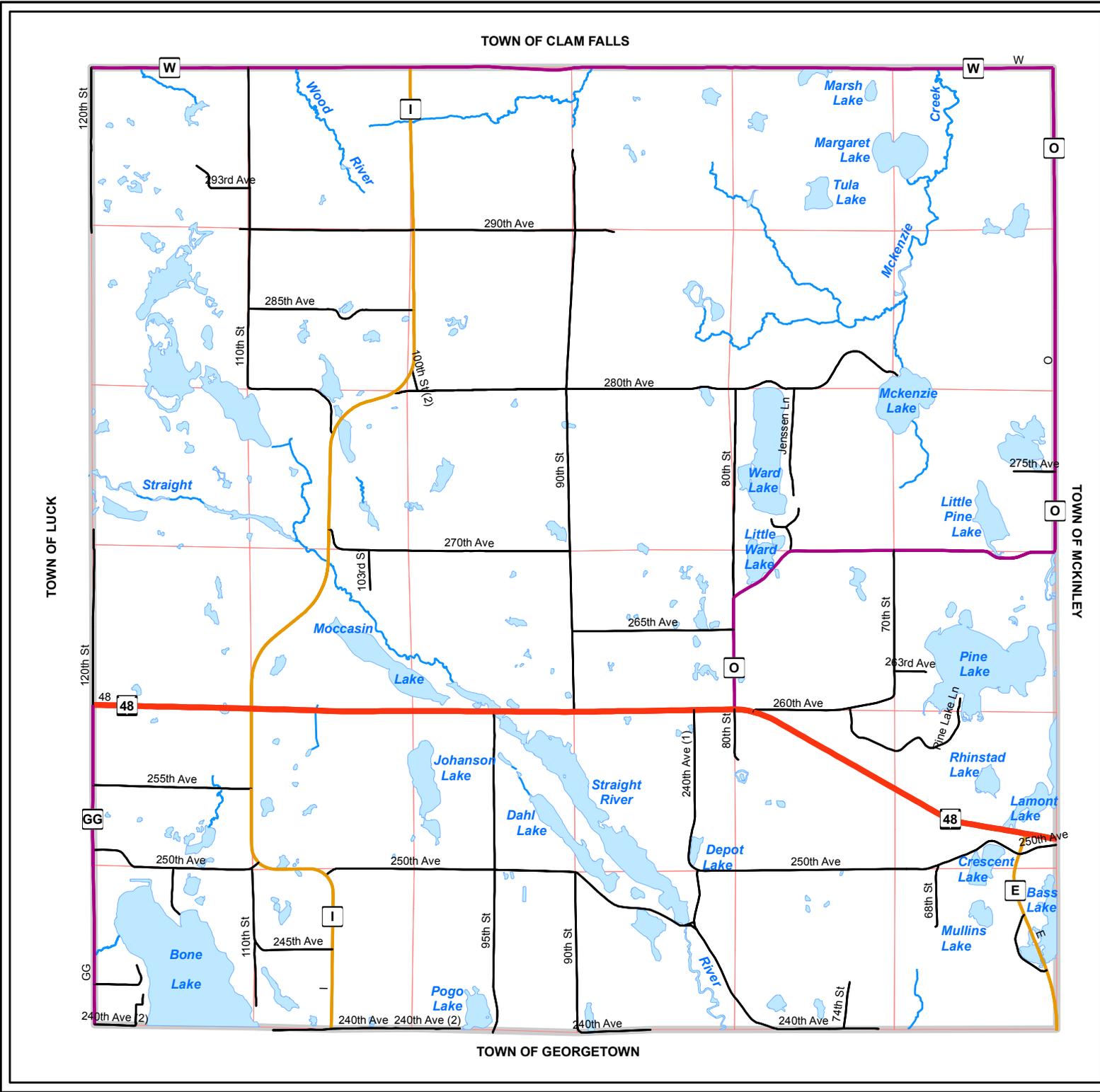
Road Centerline Source:
Wisconsin Department of Transportation



Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



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.



3.3 PLANNED IMPROVEMENTS

Many levels of government have jurisdiction over the roads they build, how they are maintained, and when they upgrade them. Polk County has its own roads, some of which run through the Town of Bone Lake. Currently, Polk County has a five year road maintenance and repair plan, which is included on the following 3 pages. The State of Wisconsin also has roads within the Town of Bone Lake. Those plans, along with other planned improvements in Polk County are included directly following Polk County's plans for the area. Bone Lake has its own 5-year road plan for town roads which is detailed here:

- 2019: Regrind a portion of 90th Street south of 250th Avenue & replace
The culvert at Straight River on 250th Avenue
- 2020: Resurface 250th Avenue over new culvert & portion of 90th Street
- 2021: Blacktop 270th Avenue from 90th Street west to County I
- 2022: Seal coat 110th Street from County W south to 280th Avenue
- 2023: Regrind & resurface 250th Avenue from County GG to BL Park Lane

3.4 GOALS AND OBJECTIVES

Goal 1: Maintain & improve the existing transportation network

2019 Budget Year		Proposed Construction Budget	\$	1,900,000.00
		Budget Increase (Decrease)		-
		Revised 2019 Budget	\$	1,900,000.00
Road / Segment	Road Miles	Proposed Project	Cost Per Mile	Projected Cost
V1	6.890	Culverts/Ditching (2021 Overlay)	25,800.00	178,000.00
K1	3.510	Culverts/Dip/Prep Work	14,200.00	50,000.00
D2 (Part 2)	3.910	Pulverize/Overlay (CHI - \$172,209.72)	130,400.00	509,800.00
Z2	0.500	Chip Seal	19,000.00	9,500.00
A2/A3	9.450	Chip Seal	19,000.00	179,500.00
W4	7.070	Chip Seal	19,100.00	135,000.00
G5	7.030	Thin Overlay (2.5")	125,000.00	875,000.00
Total Road	38.360	Total Estimated Cost		1,936,800.00
		Budget Balance	\$	(36,800.00)

2020 Budget Year		Proposed Construction Budget	\$	1,900,000.00
		Budget Increase - Use of Fund Balance for STP		700,000.00
		Revised 2020 Budget	\$	2,600,000.00
Road / Segment	Road Miles	Proposed Project	Cost Per Mile	Projected Cost
Z1	2.080	Prep Work (2021 Pulverize/Pave)	12,000.00	25,000.00
W1	3.970	Chip Seal	17,600.00	70,000.00
H2	5.630	Chip Seal	17,600.00	99,000.00
E1	6.140	Chip Seal	17,600.00	108,000.00
I4	3.480	Mill & Overlay	130,000.00	452,000.00
E4	4.920	Mill & Overlay	130000.00	639,600.00
M1	8.130	Mill & Overlay STP Project	86,100.00	700,000.00
K1	3.510	Pulverize/Overlay (CHI - \$172,209.72)	150,000.00	476,000.00
N1	0.500	Overlay (2") West End	125,000.00	\$ 62,500.00
Total Road	38.360	Total Estimated Cost		2,632,100.00
		Budget Balance	\$	(32,100.00)

2021 Budget Year		Proposed Construction Budget	\$	1,900,000.00
		Budget Increase - If bonding funds are available		500,000.00
		Revised 2021 Budget	\$	2,400,000.00
Road / Segment	Road Miles	Proposed Project	Cost Per Mile	Projected Cost
GG1	5.940	Chip Seal	19,900.00	118,200.00
I1/M2/M3	12.000	Chip Seal	20,000.00	240,000.00
W3	4.920	Overlay (2")	142,000.00	700,000.00
I5	4.660	Overlay (2")	142,000.00	662,000.00
H1	5.830	Chip Seal	20,000.00	116,000.00
F2	N/A	Wapogasset Box Culvert/ new bridge bc	N/A	500,000.00
C2	2.910	Prep work		63,800.00
Total Road	38.490	Total Estimated Cost		2,400,000.00

Budget Balance**\$ -**

2022 Budget Year		Proposed Construction Budget		\$ 1,900,000.00
		Budget Increase (Decrease)		
		Revised 2021 Budget		\$ 1,900,000.00
Road / Road Segment	Miles	Proposed Project	Cost Per Mile	Projected Cost
K2/K2.1	3.810	Chip Seal	\$ 19,900.00	\$ 76,000.00
C3	8.270	Chip Seal	\$ 20,000.00	\$ 165,000.00
V1	6.890	Overlay (3")	140,000.00	\$ 925,000.00
C2	2.910	Overlay (2")	\$ 160,000.00	\$ 460,000.00
O1	5.790	Chip Seal	\$ 20,000.00	\$ 116,000.00
D3	6.080	Prep Work (2023 Pave)	\$ 15,000.00	\$ 91,000.00
G1	3.950	Prep Work (2024 Pave)	\$ 15,200.00	\$ 60,000.00
Total Road	37.700	Total Estimated Cost		1,893,000.00
		Budget Balance		\$ 7,000.00

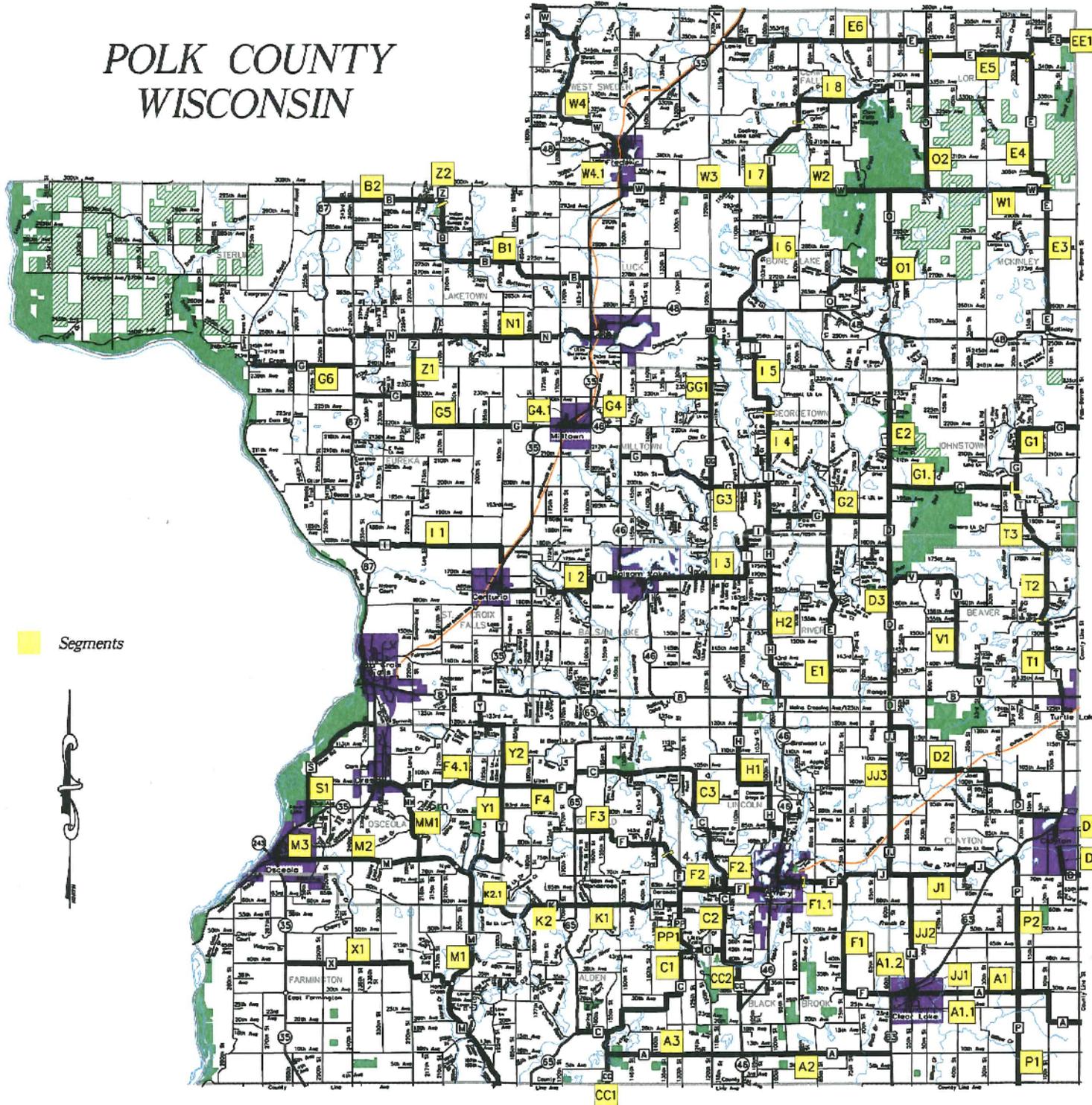
2023 Budget Year		Proposed Construction Budget		\$ 1,900,000.00
		Budget Increase (Decrease)		
		Revised 2021 Budget		\$ 1,900,000.00
Road / Road Segment	Miles	Proposed Project	Cost Per Mile	Projected Cost
JJ3	4.960	Chip Seal	\$ 20,200.00	\$ 100,000.00
Z1	2.080	Pulverize/Pave (3")	\$ 189,900.00	\$ 395,000.00
W2	5.270	Chip Seal	\$ 20,100.00	\$ 106,000.00
C1	6.400	Overlay (2")	\$ 155,000.00	\$ 992,000.00
G4/G4.1	0.990	Chip Seal	\$ 20,200.00	\$ 20,000.00
D1	1.540	Overlay (3")	\$ 190,000.00	\$ 293,000.00
Total Road	27.050	Total Estimated Cost		1,906,000.00
		Budget Balance		\$ (6,000.00)

2024 Budget Year		Proposed Construction Budget		\$ 1,900,000.00
		Budget Increase (Decrease)		
		Revised 2021 Budget		\$ 1,900,000.00
Road / Road Segment	Miles	Proposed Project	Cost Per Mile	Projected Cost
E5	3.430	Chip Seal	20,100.00	\$ 70,000.00
JJ2	3.710	Pulverize/Pave (3")	200,000.00	\$ 742,000.00
G5	7.030	Chip Seal	20,200.00	142,000.00
D3	6.080	Overlay (2")	\$ 160,000.00	\$ 973,000.00

Total Road	25.279	Total Estimated Cost		1,927,000.00
		Budget Balance		\$ (27,000.00)

2025 Budget Year		Proposed Construction Budget		\$ 1,900,000.00
		Budget Increase (Decrease)		
		Revised 2021 Budget		\$ 1,900,000.00
Road / Road Segment	Miles	Proposed Project	Cost Per Mile	Projected Cost
G1	3.950	Overlay (2")	160,000.00	\$ 632,000.00
G2	5.029	Overlay (2")	\$ 160,000.00	\$ 800,000.00
CC1	1.810	Overlay (2")	\$ 170,000.00	\$ 310,000.00
D2 (Part 1)	5.250	ChipSeal	20,200.00	106,050.00
D2 (Part 2)	3.910	Chipseal	20,200.00	79,000.00
Total Road	19.949	Total Estimated Cost		1,927,050.00
		Budget Balance		\$ (27,050.00)

POLK COUNTY WISCONSIN



Segments

MAP 3-5 COUNTY ROAD SEGMENTS



Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us

12/23/08

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.

ELEMENT 4: UTILITIES AND COMMUNITY FACILITIES

The organization of this element will fall into the following categories:

4.1 EXISTING CONDITIONS

4.2 GOALS AND OBJECTIVES

4.1 EXISTING CONDITIONS

One of the most important functions of local governments is to provide service to their residents. This element addresses many of the areas where local government provides services and analyzes them for current and future needs. While some of these areas do not directly apply to the Town of Bone Lake currently, it is good to address them to address whether there is a need for these services or not.

Storm Water Management

No storm water management is in place at the town level for Bone Lake. The County encourages and sometimes requires a rain garden or retention basin if the runoff rating for the property exceeds the allowable amount by state regulations.

Water Supply

All of the water supply for the residents of the Town of Bone Lake comes from individual private wells. There is an adequate supply of water for the current and future residents of the town. The primary threat to water supply sources in the town is nitrates.

Solid Waste Disposal

Residents have individual contracts for garbage disposal.

Sanitary Sewer Service and On Site Wastewater Treatment Technology

No sewer service exists presently in the Town of Bone Lake. Residents of the Town of Bone Lake are service by individual septic or holding tanks.

Recycling Facilities

There is a County Recycling Center on Highway 8 just outside of St. Croix Falls. The Recycling Center Hours are: Monday - Thursday 6:45 a.m. - 4:30 p.m. Open Fridays from Memorial to Labor Day. The Village of Luck and Frederic also have a site where area residents can drop off their recyclables.

Parks

The Don Langel Memorial Park is the only town-owned park that exists in the Town of Bone Lake. There are also several state-owned properties with the limits of Bone Lake, they are: Straight Lake State Park, Straight Lake Wildlife Area, and McKenzie Creek Wildlife Area. The Ice Age Trail also meanders through the Town of Bone Lake. More information on the Ice Age Trail can be found on page 58. A map of parks within the Town of Bone Lake is found on Map 5-7.



Photo courtesy of the Town of Bone Lake Plan Commission

Telecommunications Facilities

There are several companies that provide landline telephone service to the residents of Bone Lake, they are: Lakeland Communications, CenturyTel, and Milltown Mutual Telephone.

Cemeteries

The Bone Lake Town Cemetery and Zion Lutheran Cemetery are the two cemeteries located in the Town of Bone Lake.

Healthcare Facilities

See Table 4.1 for names and locations of hospitals and clinics in Polk County. See Table 4.2 for Assisted Living facilities available 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	Amery Regional Medical Center-Luck	
Osceola	Ladd Memorial Hospital	23 beds
St. Croix Falls	St. Croix Regional Medical Center	25 beds
Balsam Lake	Unity Clinic	

Table 4.2 – Assisted Living Facilities in Polk County

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

source: Wisconsin Department of Health Services, July 2008.

Childcare Facilities

In today's world, it is becoming increasingly necessary for both parents to work. As this trend grows, so does the need for childcare facilities. Below in Table 4.3 are the licensed child care facilities in Polk County. In addition, there are numerous unlicensed child care facilities available in Polk County.

Table 4.3 – Licensed Child Care Facilities in Polk County

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

Source: Wisconsin Dept. of Health and Family Services

Schools

The Town of Bone Lake is split between the Luck and Frederic School Districts. The Town also participates in open enrollment for its residents. A map of the school districts for the Town of Bone Lake can be found at Map 4-2. A map of countywide school districts can be found on Map 4-3

Libraries

Public Libraries are available in Luck, Frederic, Balsam Lake, St. Croix Falls, Amery, etc. within the county.

Police and Law Enforcement

The following constitute the primary law enforcement agencies in Polk County:

- Amery Police Department – 120 Center St. West, Amery 54001
- Balsam Lake Police Department – P.O. Box 506, Balsam Lake 54810
- Centuria Police Department – P.O. Box 53, Centuria 54824
- Clayton Police Department – P.O. Box 63, Clayton 54004
- Clear Lake Police Department – P.O. Box 48, Clear Lake 54005
- Dresser Police Department – P.O. Box 547, Village Hall, Dresser 54009
- Frederic Police Department – P.O. Box 567, Frederic 54837
- Luck Police Department – 401 Main St. Box 315, Luck, 54853
- Milltown Police Department – P.O. Box 277, Milltown 54858
- Osceola Police Department – P.O. Box 217, Osceola 54020
- St. Croix Falls Police Department – 710 S. Hwy 35, St. Croix Falls 54024
- Polk County Sheriff's Dept – 1005 West Main, Suite 900, Balsam Lake 54810
- Wisconsin State Patrol

The Town of Bone Lake is serviced by the Polk County Sherriff's Department for law enforcement. A map of law enforcement service areas can be found on Map 4-4.

Fire

Luck Fire Department provides fire protection service to the Town of Bone Lake. A map of fire department service areas can be found at Map 4-5 on page.

Rescue

North Land Municipal Ambulance and Luck First Responders provides rescue services to the Town of Bone Lake. A map of First Responders service areas can be found on Map 4-6. A map of Medical Emergency service areas can be found on Map 4-7.

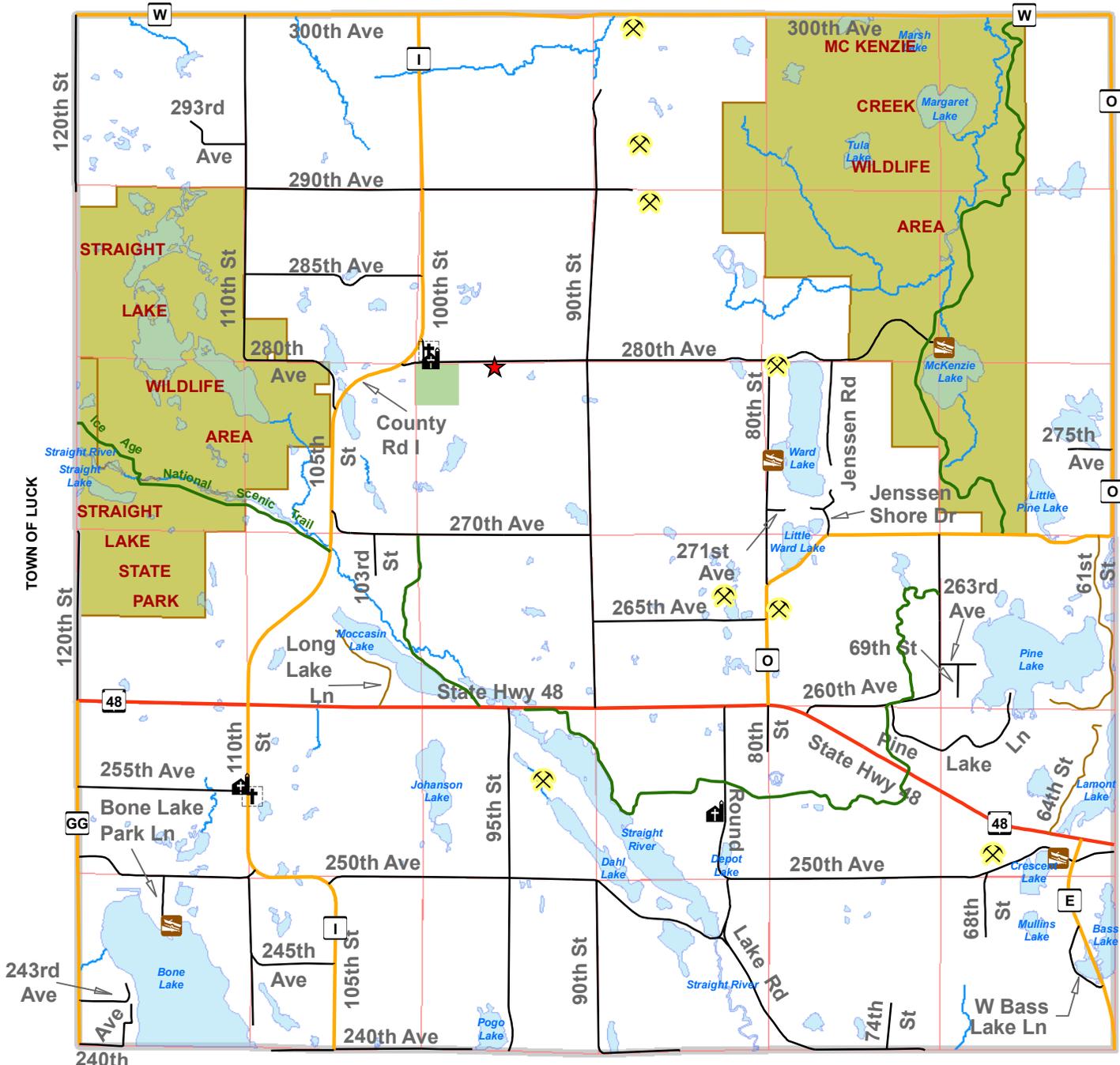
4.2 GOALS AND OBJECTIVES

Goal 1: Maintain the quality and efficiency of the existing utilities and community facilities.

Objectives:

- 1) Maintain agreements with surrounding units of government to ensure present day quality of services.*
- 2) Maintain water quality in the Town.*

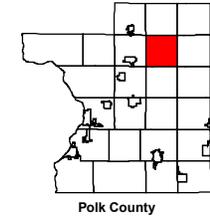
TOWN OF CLAM FALLS



TOWN OF GEORGETOWN

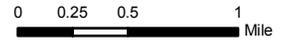
MAP 4-1 COMMUNITY FACILITIES

Town of Bone Lake
Polk County
Wisconsin



- BOAT ACCESS
- CEMETERY
- CHURCH
- GRAVEL PIT
- TOWN HALL
- STATE HIGHWAY SHIELD
- COUNTY HIGHWAY SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- TRAILS
- HYDRO STREAM
- HYDRO BODY
- POLK COUNTY LAND
- STATE LAND
- SECTIONS
- TOWNSHIP BOUNDARY

TOWN OF MCKINLEY

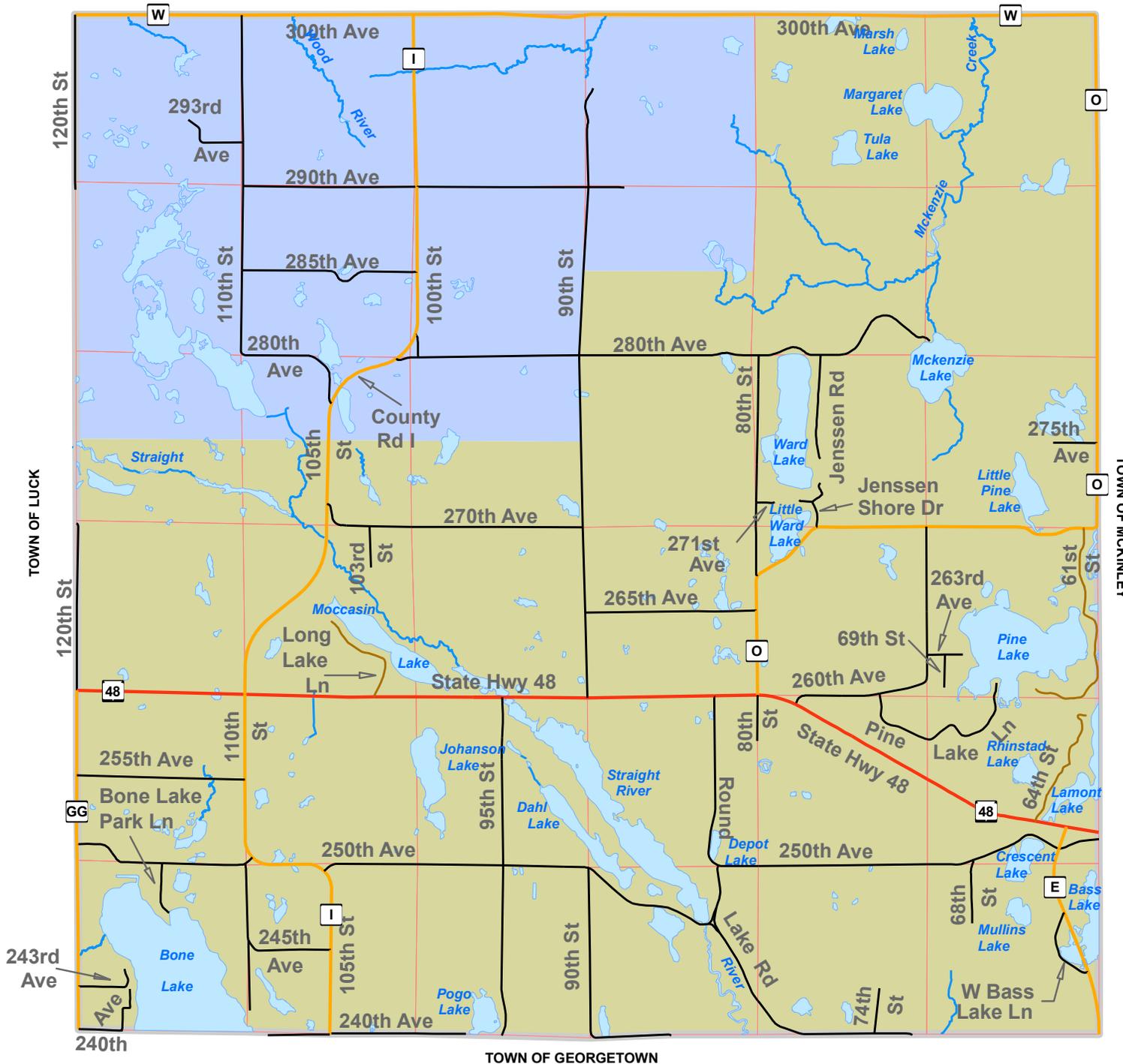


Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



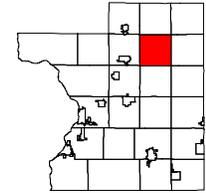
This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.

TOWN OF CLAM FALLS



MAP 4-2 SCHOOL DISTRICTS

Town of Bone Lake
Polk County
Wisconsin



Polk County

- FREDERIC SCHOOL DISTRICT
- LUCK SCHOOL DISTRICT
- STATE HIGHWAY SHIELD
- COUNTY HIGHWAY SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP BOUNDARY



Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



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 4-3 SCHOOL DISTRICTS

Polk County
Wisconsin



State of Wisconsin

- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- HYDRO BODY

0 1.5 3 6 Miles

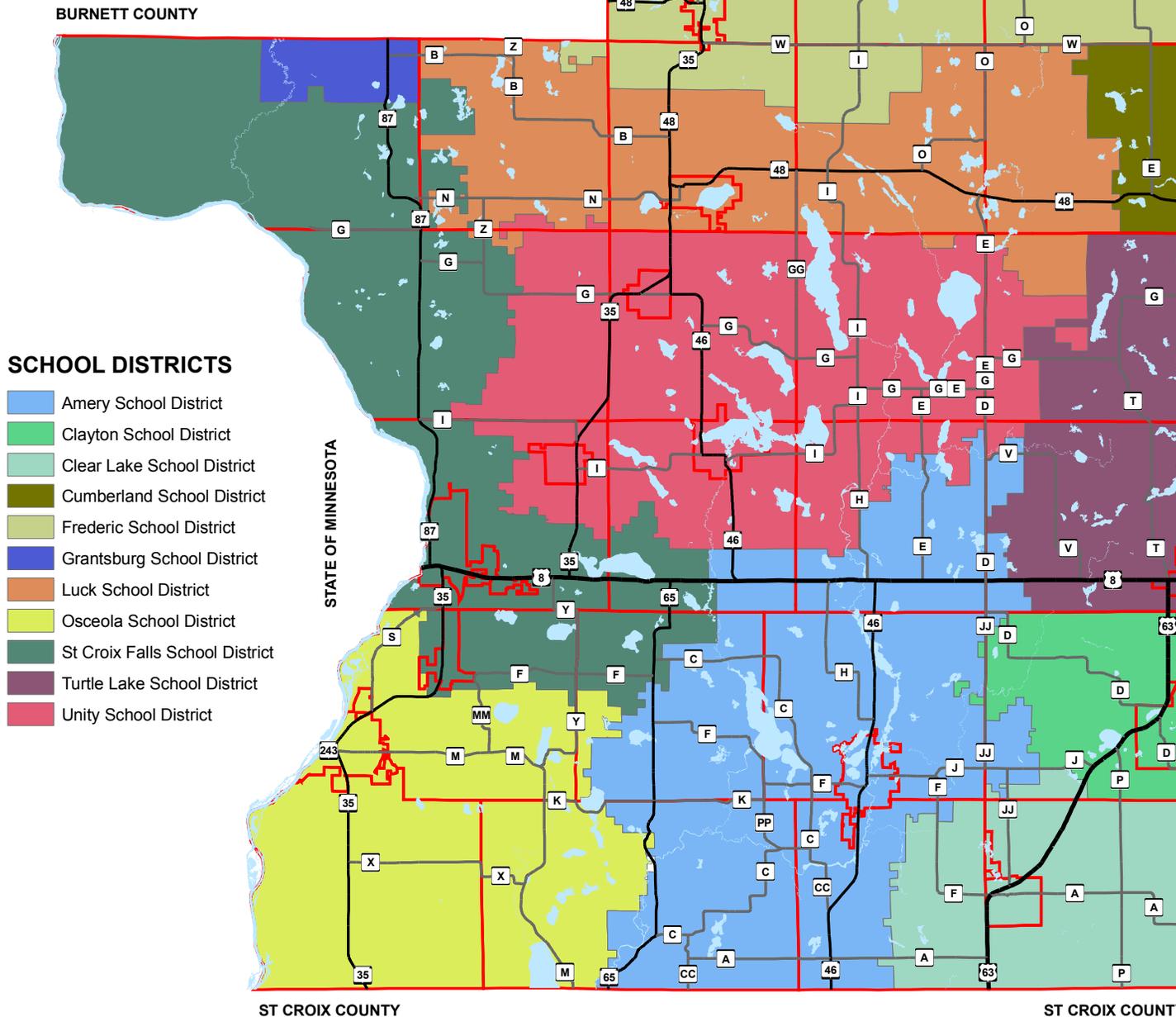


Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



6/19/09

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



SCHOOL DISTRICTS

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

BURNETT COUNTY
BARRON COUNTY

BARRON COUNTY

BURNETT COUNTY

STATE OF MINNESOTA

ST CROIX COUNTY

ST CROIX COUNTY

MAP 4-4 LAW EMERGENCY SERVICE ZONES

Polk County
Wisconsin



State of Wisconsin

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

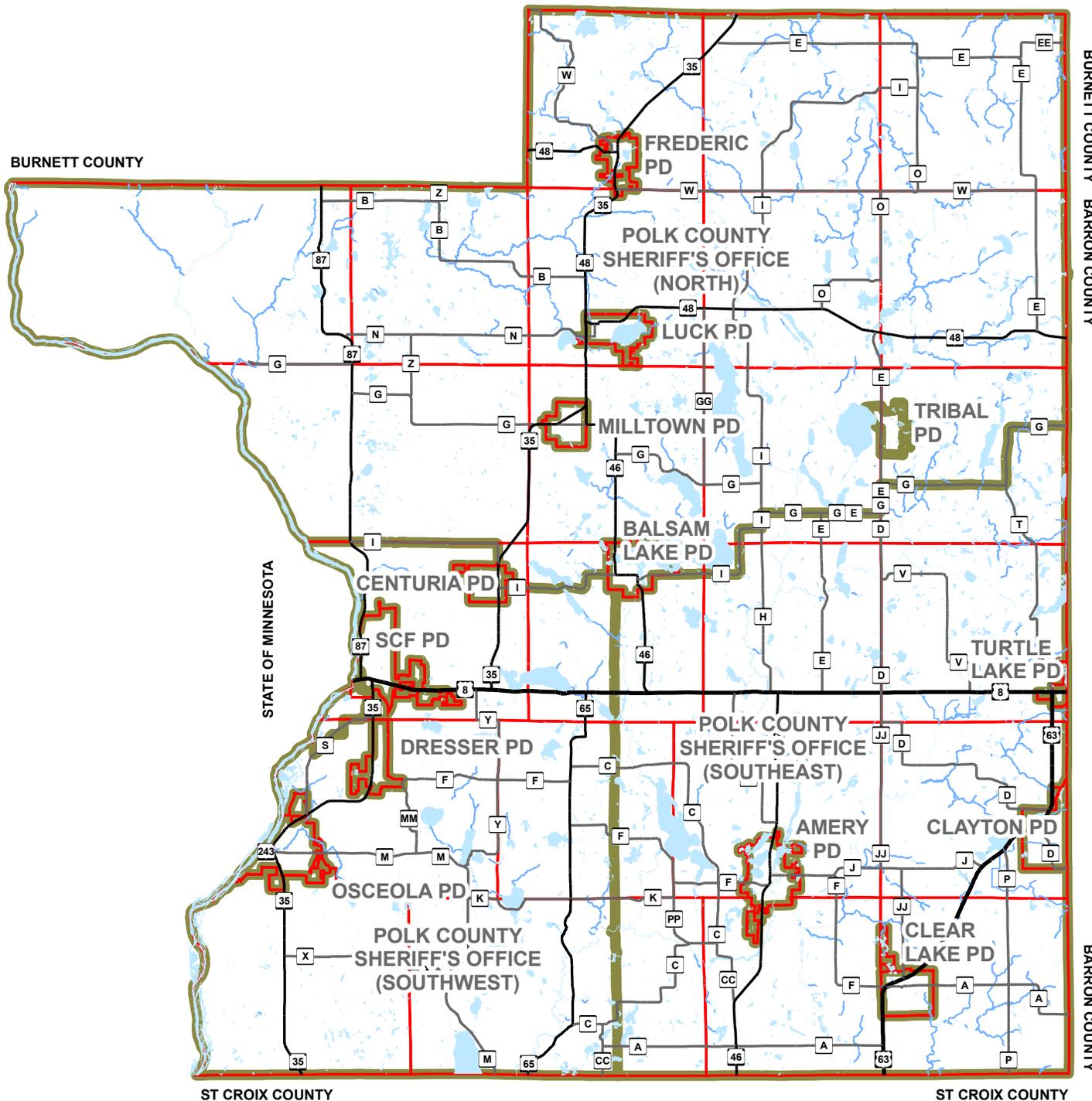
0 1.5 3 6 Miles



Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



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.



BURNETT COUNTY BARRON COUNTY

BARRON COUNTY

BURNETT COUNTY

STATE OF MINNESOTA

ST CROIX COUNTY

ST CROIX COUNTY

MAP 4-5 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

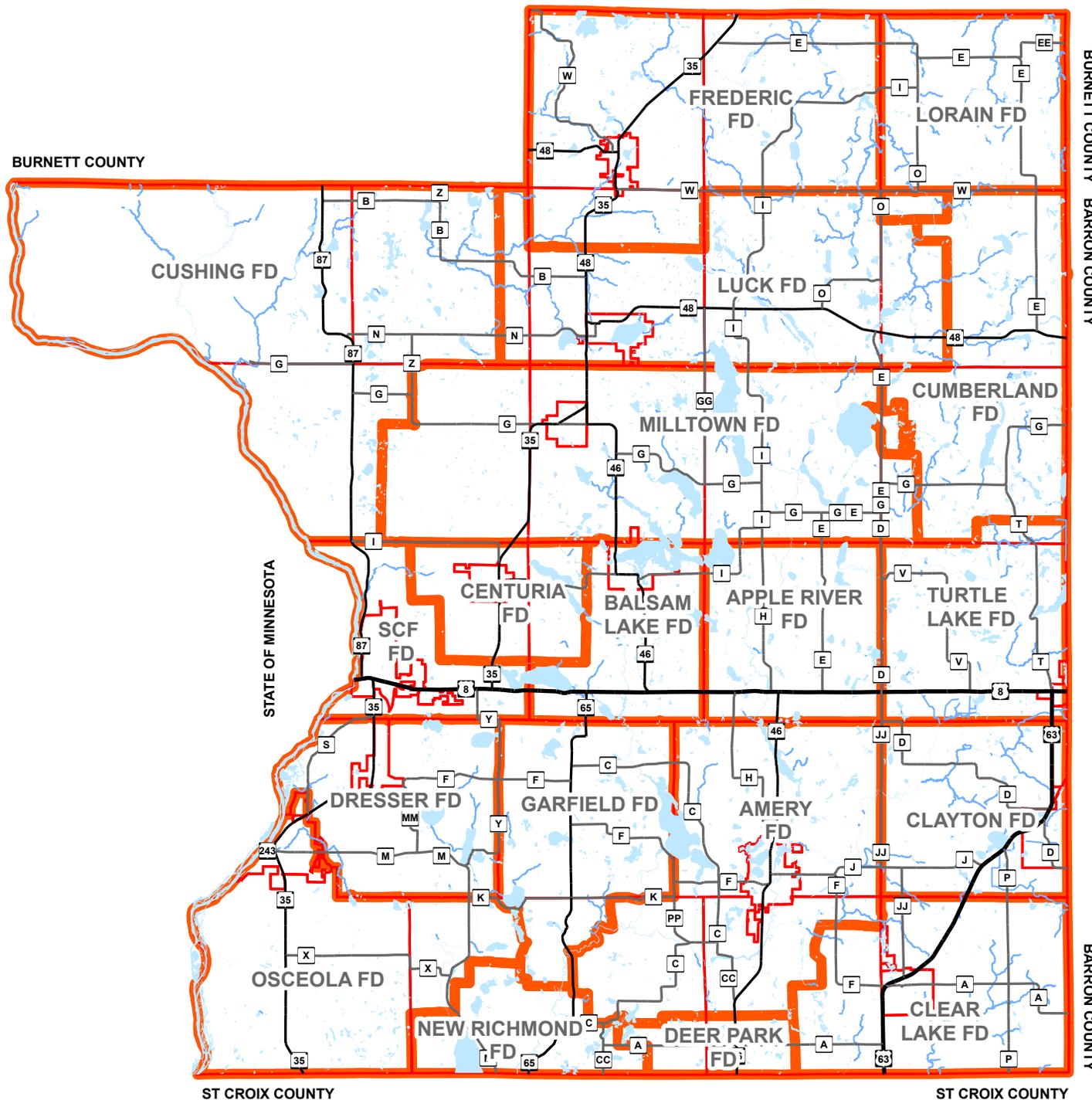


Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



6/16/09

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



BURNETT COUNTY BARRON COUNTY

BARRON COUNTY

ST CROIX COUNTY

ST CROIX COUNTY

MAP 4-6

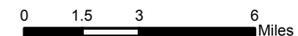
1ST RESPONDERS EMERGENCY SERVICE ZONES

Polk County
Wisconsin



State of Wisconsin

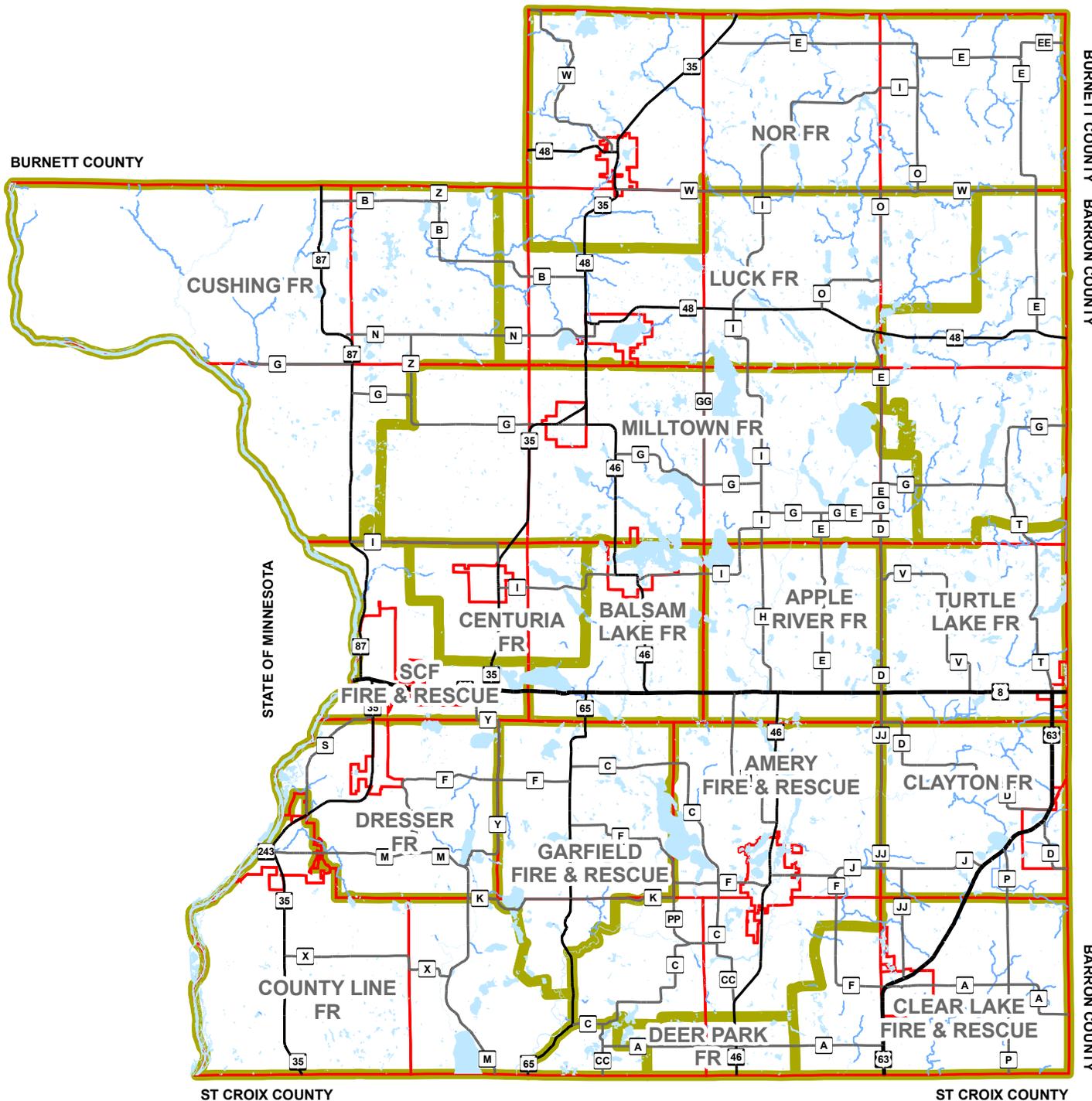
- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- HYDRO STREAM
- HYDRO BODY
- CITY/VILLAGE
- TOWNSHIP
- FIRST RESPONDERS ESZ



Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



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.



ST CROIX COUNTY

ST CROIX COUNTY

BURNETT COUNTY BARRON COUNTY

BARRON COUNTY

MAP 4-7 MEDICAL EMERGENCY SERVICE ZONES

Polk County
Wisconsin



State of Wisconsin

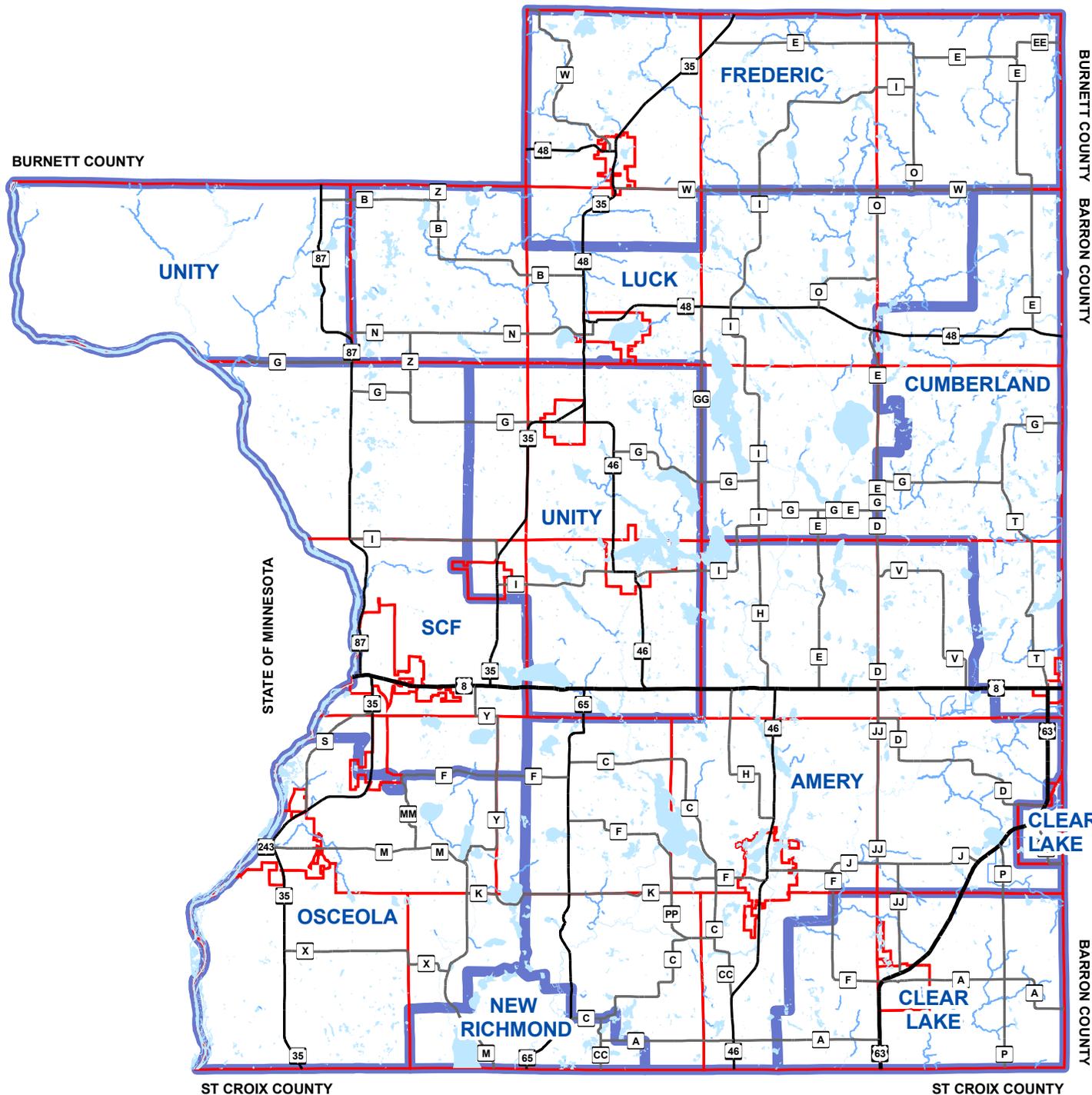
-  US HIGHWAY SHIELD
-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  US HIGHWAY
-  STATE HIGHWAY
-  COUNTY ROAD
-  HYDRO STREAM
-  HYDRO BODY
-  CITY/VILLAGE
-  TOWNSHIP
-  MEDICAL ESZ



Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



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.



ST CROIX COUNTY

ST CROIX COUNTY

BURNETT COUNTY
BARRON COUNTY

BARRON COUNTY

ELEMENT 5: AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

This element will be organized into the following sections:

- 5.1 BACKGROUND**
- 5.2 AGRICULTURAL RESOURCES**
- 5.3 NATURAL RESOURCES**
- 5.4 CULTURAL RESOURCES**
- 5.5 GOALS AND OBJECTIVES**

5.1 BACKGROUND

Agricultural, natural and cultural resources are used to measure the quality of life in a given community. An evident lack in one of these areas would decrease that measure. All three categories have distinct aesthetic qualities to them that are not to be undervalued. The valuation summaries located in the Appendix of the plan show the distribution of lands in their use categories from 2000 through 2009. Also Map 5-1 gives an aerial overview of the Town and helps put its land types into perspective. The Town of Bone Lake is blessed with an abundance of natural and agricultural resources.



Photo courtesy of the Town of Bone Lake Plan Commission

5.2 **AGRICULTURAL RESOURCES**

Background

Agricultural production has been part of Bone Lake’s rural character essentially since its inception. Agricultural resources address the ability of a community to grow food and fuel for its population. Ensuring that these lands and way of life continue is a priority for the residents of Bone Lake according to the results of their survey.

Q18C: The Town of Bone Lake should promote the preservation of farmland. 92% of respondents either strongly agreed (55%) or somewhat agreed (38%).

Q18E3: We should be able to use productive farmland for commercial/industrial use. A: 75% of respondents disagreed, with 42% strongly disagreeing and 33% somewhat disagreeing.

Q18E4: We should be able to use productive farmland for any use. A: 71% of respondents disagreed with 48% strongly disagreeing and 23% disagreeing somewhat.

Q21A: How important is the preservation of the following features to the future of the Town of Bone Lake. Farmland: Very Important: 162 (69%), Somewhat Important: 64 (27%), Not Very Important: 6 (3%), and Not Important at All: 3 (1%).



Photo courtesy of the Town of Bone Lake Plan Commission

Productive Agricultural Areas

According to the 2009 valuation summary, Agriculture represents the 2nd largest amount of total acres within the Town with just over of 5,150 acres or about one-quarter of the total land area in the Town. This indicates that agriculture is a vital component to Bone Lake and is one of its largest economic drivers. Map 5-2 shows the prime agricultural soils that are in the Town of Bone Lake. The best agricultural lands would be where the best soils exist and the right amount of sun exposure and slope all combine.



Photo courtesy of the Town of Bone Lake Plan Commission

5.3 NATURAL RESOURCES

Background

The Town of Bone Lake is rich in natural resources. Numerous lakes, rivers, and creeks, as well as, hundreds of acres of forest lands make Bone Lake a true natural resources gem. When the Plan Commission was asked what they would mention to visitors about their town, the #1 response was the quantity and quality of their surface waters of lakes, rivers, and creeks. The Town of Bone Lake is home to several thousand acres of State Wildlife Area and State Park lands in the McKenzie Creek State Wildlife Area, Straight Lake State Wildlife Area, and Straight Lake State Park. Preservation and conservation of Bone Lake's natural resources is a highly held value according to the survey.

Q21A-F: How important is the preservation of the following features to the future of the Town of Bone Lake?

- A) Farmland: 162 respondents (69%) said very important*
- B) Woodlands: 197 respondents (84%) said very important*
- C) Wetlands: 172 respondents (75%) said very important*
- D) Scenic Views: 165 respondents (72%) said very important*
- E) Water Quality of the Lakes and Streams: 209 respondents (90%) said very important*
- F) Parks and Wildlife: 170 respondents (74%) said very important*

Groundwater

Groundwater quantity is adequate for the future needs of the residents of Bone Lake. Groundwater quality is also good, aside from some nitrate issues in shallower wells. The number of septic tanks and holding tanks could pose a threat to groundwater in the future if these waste treatment options are not monitored and maintained properly. There are numerous other threats to groundwater quality including, nitrates from agriculture primarily, lawn fertilizer, junk yards, thermal pollution from stormwater, and chemicals from roads and driveways. Care must be taken to maintain and improve groundwater quality in the Town of Bone Lake for the future.

Surface Water

There are numerous lakes in Town of Bone Lake. The named lakes include: Ward Lake, Little Ward Lake, Bone Lake, Dahl Lake, Long Lake, Pine Lake, Lamont Lake, Pickerel Lake, Mullins Lake, Bass Lake, Depot Lake, Pogo Lake, Johnson Lake, McKenzie Lake, Little Pine Lake, Tula Lake, Margaret Lake, Marsh Lake, Rhinstad Lake, Long Lake, and numerous unnamed lakes. There are also several streams, rivers, and creeks that flow through the Town of Bone Lake, they are: Straight River, McKenzie Creek, Wood River, and Somers Creek. Together, they have more than 10 miles of stream length just in Bone Lake. See Map 5-3 for locations of the surface waters in the Town of Bone Lake. According to the survey results, preserving the water quality of lakes and rivers is the highest priority. The proposed Straight River Dam project will create an impoundment to replace the previous unpermitted structure at the river and 250th Avenue. The old structure from 1955 has been removed and completion on the new dam is expected in late 2019.

Q22: Which should have the highest priority for preservation: Farmland, Woodlands, Wetlands, Scenic Views, Water Quality of Lakes and Rivers, or Parks and Wildlife Areas? A: Water Quality of Lakes and Rivers with 51% is by far the highest priority for the residents.



Photo courtesy of the Town of Bone Lake Plan Commission



Photo courtesy of the Town of Bone Lake Plan Commission

Floodplains

Floodplains are dynamic areas of land. They do not change as often as a riverbed, but can change abruptly in a flood. These areas are best left undeveloped, as they are known to flood and flooding can cause serious damage to persons and property. Currently, the Wisconsin DNR and the Federal Emergency Management Agency (FEMA) are in the process of updating the Flood Insurance Rate Map (FIRM). Map 5-5 shows the estimated 100-year flood areas for the Town of Bone Lake based on the updates being made currently by the USGS and the Wisconsin DNR.

Wetlands

Wetlands are the most productive areas on the planet. There is a diverse range of life that depends on these unique features in the landscape to survive. Wetlands slow and absorb flood waters, thus preventing flooding or reducing the impacts of floods. Map 5-6 details the wetlands that are in the Town of Bone Lake, according to the Wisconsin Department of Natural Resources.



Photo courtesy of the Town of Bone Lake Plan Commission

Forests

Map 8-1: Land Cover shows the forested areas in the Town of Bone Lake. Map 5-1: Aerial Photo shows areas that are forested as well. Table 8.5: Valuation Summary indicates how many acres in Bone Lake are used in Agricultural Forests

and Productive Forests, about 7,200. Polk County also owns about 40 acres of land in the township that it uses to harvest timber off of.

Wildlife Habitat

Several thousand acres in the Town are devoted to wildlife habitat, mainly in the two State Wildlife Areas and the State Forest. In addition, all of the lakes, streams and wetlands provide even more areas for wildlife to abound in Bone Lake. Map 5-3 shows the water resources and Map 5-8 shows the wildlife areas in Bone Lake.

Parks and Open Space

The lone park owned by the town is the Don Langel Memorial Park on the north end of Bone Lake. There is the Straight Lake State Park, Straight Lake State Wildlife Area, and McKenzie Creek State Wildlife Area also within the borders of the Town. Three public boat landings area available in the Town, one on Ward Lake, one on Bone Lake, and one on Pickerel Lake. Map 5-8 shows the parks that are within Bone Lake Town.

Straight Lake State Park and Wildlife Area

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

The first-phase purchase includes a state park and part of a state wildlife area to the north for which additional land will be purchased later. Much of the land is to be used for silent sports, including hunting, fishing, hiking, non-motorized boating and primitive camping.



Source: Wisconsin Dept of Natural Resources

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

The park is open to the public for foot traffic only--limited hunting, motorized vehicles, bikes or horses. Fishing is allowed, and boats may be carried in to fish.

A master plan outlining the management goals of the land will be developed with the public's assistance.

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.

McKenzie Creek Wildlife Area



Source: Wisconsin Dept of Natural Resources

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

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

History of Management

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

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

Recreation Opportunities

The following recreational opportunities exist at McKenzie Creek Wildlife Area: Trapping

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

Source: Wisconsin Dept of Natural Resources

Metallic and Non-Metallic Mineral Resources

There are numerous gravel deposits in the Town of Bone Lake. The Plan Commission felt that they have plenty of supply for their road maintenance and construction for the foreseeable future. Much of the gravel being extracted from pits within the Town is leaving the town and therefore could be jeopardizing the supply for the future needs of the Town of Bone Lake. The town has its own gravel pit. Map 5-8 shows the geology of the township and 5-9 shows the location of existing gravel pit sites. Map 5-10 shows probable locations for gravel deposits and Map 5-11 show locations for probable sand deposit locations.

Recreational Resources

There is an abundance of recreational opportunities, especially water recreation, available to the residents and visitors of Bone Lake. Over 10 miles of the Ice Age Scenic Trail meanders through the township.

Ice Age Trail



Source: Ice Age Trail Alliance Homepage

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.

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 Sugar River 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



Photo courtesy of the Town of Bone Lake Plan Commission

Endangered/Environmentally Sensitive Areas

Table 5.2 indicates the species in the Natural Heritage Inventory, according to the Wisconsin Department of Natural Resources. Map 5-12 also shows approximate locations for these species. The decline of these species or communities is often times cause for concern as they can indicate deteriorating quality of natural resources. Other species on this list are unique to the area and are part of the distinct wildlife offerings in Bone Lake.

Table 5.2 Threatened or Endangered Species and Environmentally Sensitive Areas

Wisconsin Department of Natural Resources Natural Heritage Inventory: Bone Lake Township, Polk County

<i>Scientific Name</i>	<i>Common Name</i>	<i>State Status</i>	<i>State Rank</i>	<i>Global Rank</i>	<i>Group Name</i>
<i>Coccyzus americanus</i>	Yellow-billed Cuckoo	SC/M	S3B	G5	Bird
<i>Cygnus buccinator</i>	Trumpeter Swan	END	S4B	G4	Bird~
<i>Dendroica caerulescens</i>	Black-throated Blue Warbler	SC/M	S3B	G5	Bird
<i>Dendroica cerulea</i>	Cerulean Warbler	THR	S2S3B	G4	Bird
<i>Eleocharis robbinsii</i>	Robbins' Spikerush	SC	S3	G4G5	Plant~
<i>Ephemeral pond</i>	Ephemeral Pond	NA	SU	GNRQ	Comm
<i>Fundulus diaphanous</i>	Banded Killifish	SC/N	S3	G5	Fish~
<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P	S4B,S2N	G5	Bird~
<i>Hemidactylium scutatum</i>	Four-toed Salamander	SC/H	S3	G5	Salamander
<i>Lake--</i>	<i>soft bog Lake--Soft Bog</i>	NA	S4	GNR	Comm
<i>Northern dry-mesic forest</i>	Northern Dry-mesic Forest	NA	S3	G4	Comm
<i>Northern wet forest</i>	Northern Wet Forest	NA	S4	G4	Comm
<i>Northern wet-mesic forest</i>	Northern Wet-mesic Forest	NA	S3S4	G3?	Comm
<i>Open bog</i>	Open Bog	NA	S4	G5	Comm
<i>Ophiogomphus smithi</i>	Sand Snaketail	SC/N	S2	G2	Dragonfly
<i>Pandion haliaetus</i>	Osprey	THR	S4B	G5	Bird~
<i>Southern dry-mesic forest</i>	Southern Dry-mesic Forest	NA	S3	G4	Comm
<i>Tamarack (poor) swamp</i>	Tamarack (Poor) Swamp	NA	S3	G4	Comm
<i>Wilsonia canadensis</i>	Canada Warbler	SC/M	S3B	G5	Bird



Photo courtesy of the Town of Bone Lake Plan Commission

5.4 CULTURAL RESOURCES

Background

Within the Town of Bone Lake there burnt reddish-orange signs that show various sites of significance, such as the old post office, mill, schoolhouses, churches, etc.



5.5 GOALS AND OBJECTIVES

Goal 1: Preserve the viability of agriculture in the Town of Bone Lake

Objectives:

- 1) *Protect the economic value of farmland and forest lands*
- 2) *Prevent the overdevelopment of land*
- 3) *Preserve the views associated with agricultural lands*
- 4) *Discourage the fragmentation of farmland*
- 5) *Research farmland preservation tools such as Purchase of Development Rights and Transfer of Development Rights*

Goal 2: Conserve and protect the natural resources of the Town of Bone Lake

Objectives:

- 1) *Control the spread of invasive species by monitoring established populations and preventing introductions of new species into new areas*
- 2) *Monitor water quality of both surface and ground water*
- 3) *Encourage the use of best management practices for forestry, shorelands, and agriculture*
- 4) *Work with the Wisconsin DNR, Polk County's Public Health Department, and other involved organizations to maintain and improve water quality*
- 5) *Work with Polk County to ensure that current shoreland zoning is enforced*
- 6) *Research grants for water quality*
- 7) *Encourage any development to limit impervious surfaces*
- 8) *Improve and utilize more erosion control measures (rain gardens, rain barrels, retention ponds, infiltration ponds, silt fences, etc.)*
- 9) *Monitor septic and holding tanks*
- 10) *Encourage forest land owners to enroll in DNR and County forestry programs*

Goal 3: Preserve the cultural heritage of the Town of Bone Lake

Objective:

- 1) *Consider development of standards for signs that maintain the cultural heritage of the Town of Bone Lake*

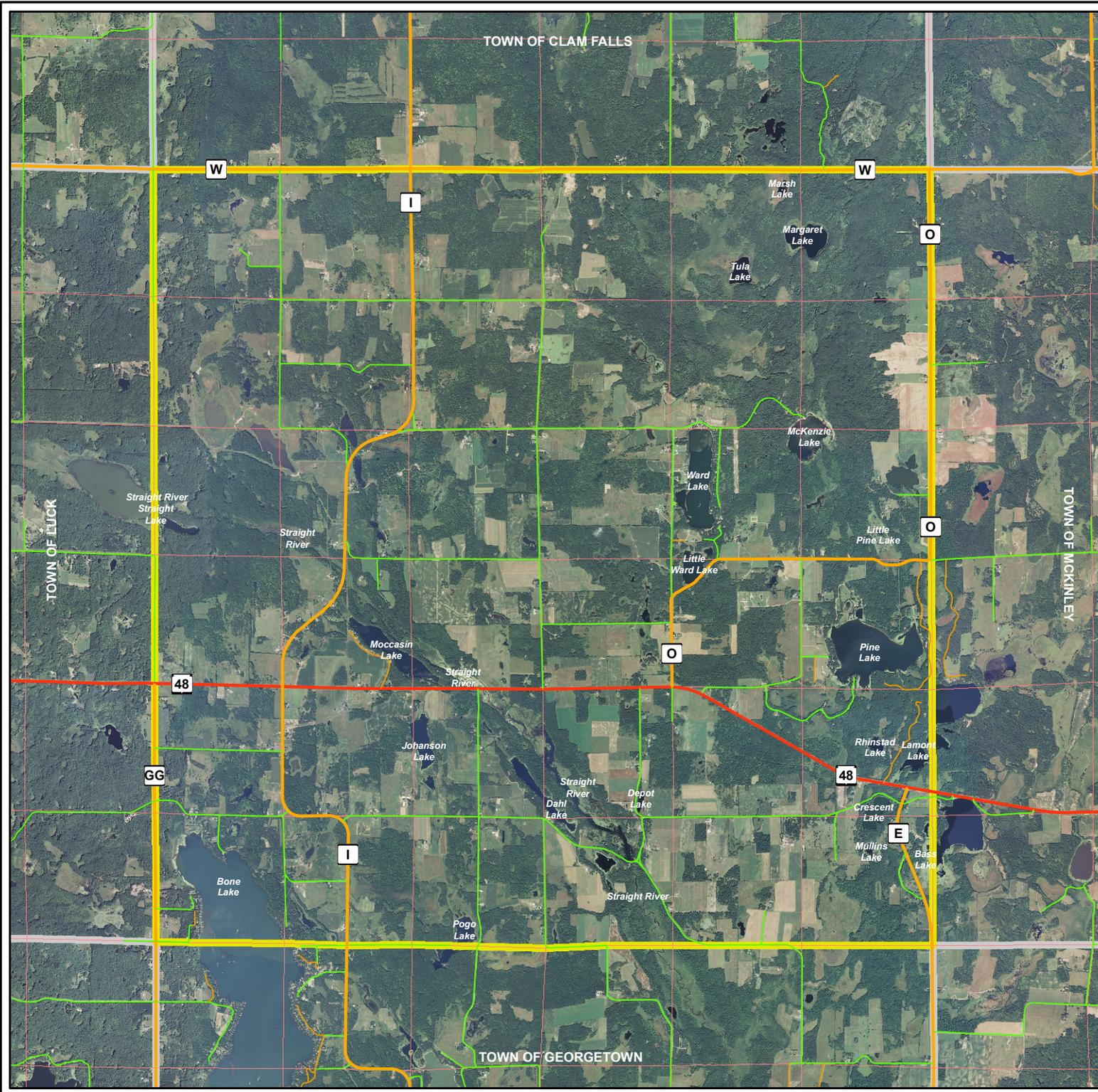
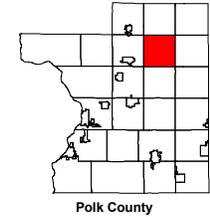
MAP 5-1

2008

AERIAL PHOTO

Town of Bone Lake

Polk County Wisconsin



-  STATE HIGHWAY SHIELD
-  COUNTY HIGHWAY SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  PRIVATE ROAD
-  SECTIONS
-  TOWN OF BONE LAKE
-  TOWNSHIPS

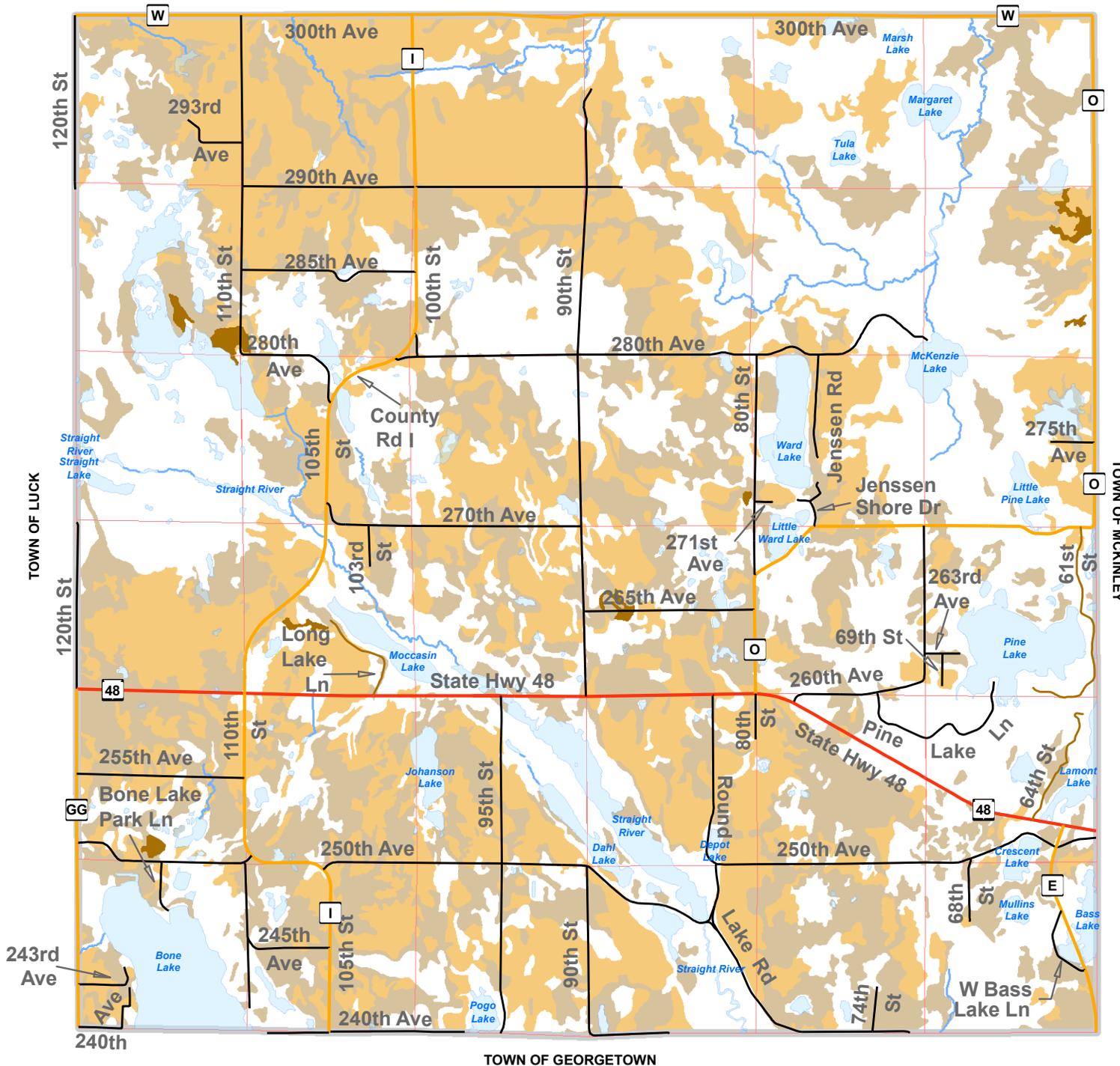


Created by:
 Polk County Land Information Department
 Geographic Information Systems Division
 100 Polk County Plaza, Suite 130
 Balsam Lake, WI 54810
 Ph: 715.485.9279
 Fax: 715.485.9246
www.co.polk.wi.us



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

TOWN OF CLAM FALLS

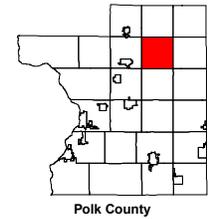


MAP 5-2

PRIME AGRICULTURAL SOILS

Town of Bone Lake

Polk County Wisconsin



Soils Class

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

- STATE HIGHWAY SHIELD
- COUNTY HIGHWAY SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP BOUNDARY

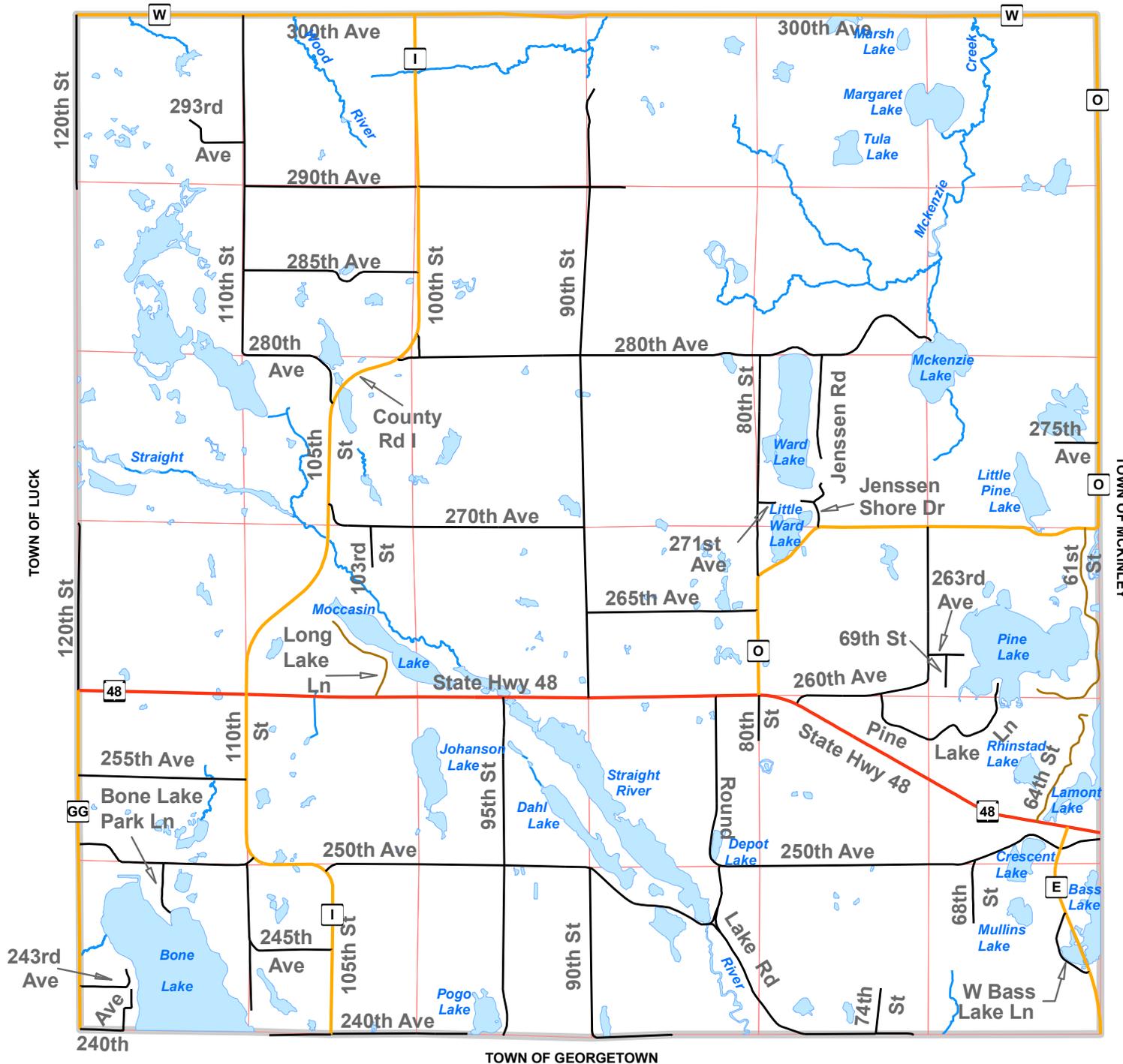


Created by:
 Polk County Land Information Department
 Geographic Information Systems Division
 100 Polk County Plaza, Suite 130
 Balsam Lake, WI 54810
 Ph: 715.485.9279
 Fax: 715.485.9246
 www.co.polk.wi.us



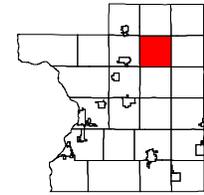
This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.

TOWN OF CLAM FALLS



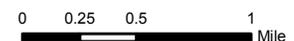
MAP 5-3 SURFACE WATER

Town of Bone Lake
Polk County
Wisconsin



Polk County

-  STATE HIGHWAY SHIELD
-  COUNTY HIGHWAY SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  PRIVATE ROAD
-  HYDRO STREAM
-  HYDRO BODY
-  SECTIONS
-  TOWNSHIP BOUNDARY

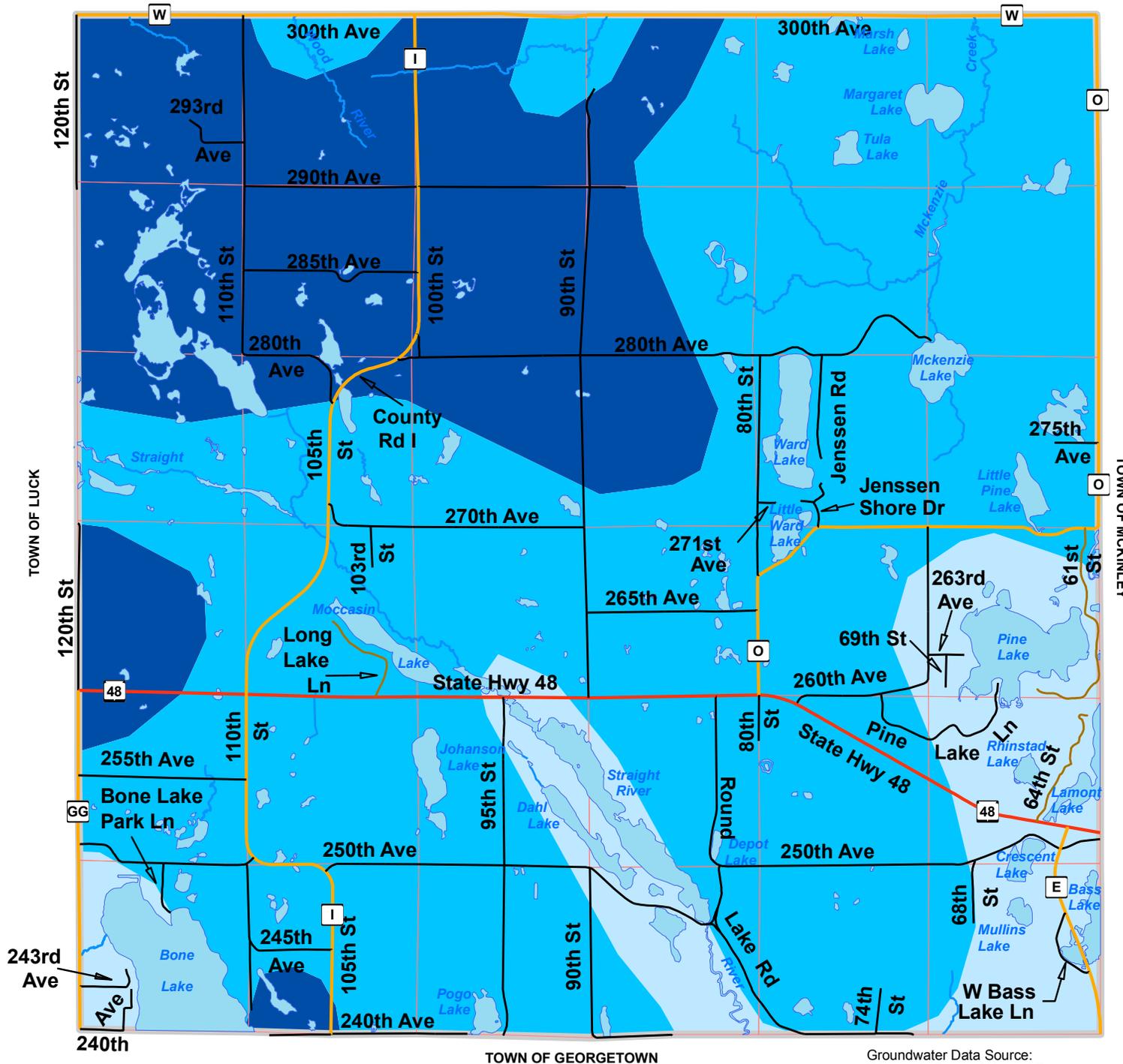


Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



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

TOWN OF CLAM FALLS

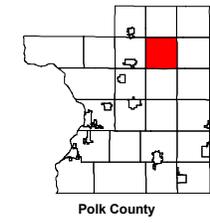


MAP 5-4

DEPTH TO GROUNDWATER TABLE

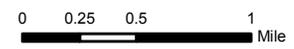
Town of Bone Lake

Polk County Wisconsin



DEPTH TO GROUNDWATER

- 0 TO 20 FEET
- 20 TO 50 FEET
- GREATER THAN 50 FEET
- STATE HIGHWAY SHIELD
- COUNTY HIGHWAY SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP BOUNDARY



Created by:
 Polk County Land Information Department
 Geographic Information Systems Division
 100 Polk County Plaza, Suite 130
 Balsam Lake, WI 54810
 Ph: 715.485.9279
 Fax: 715.485.9246
 www.co.polk.wi.us

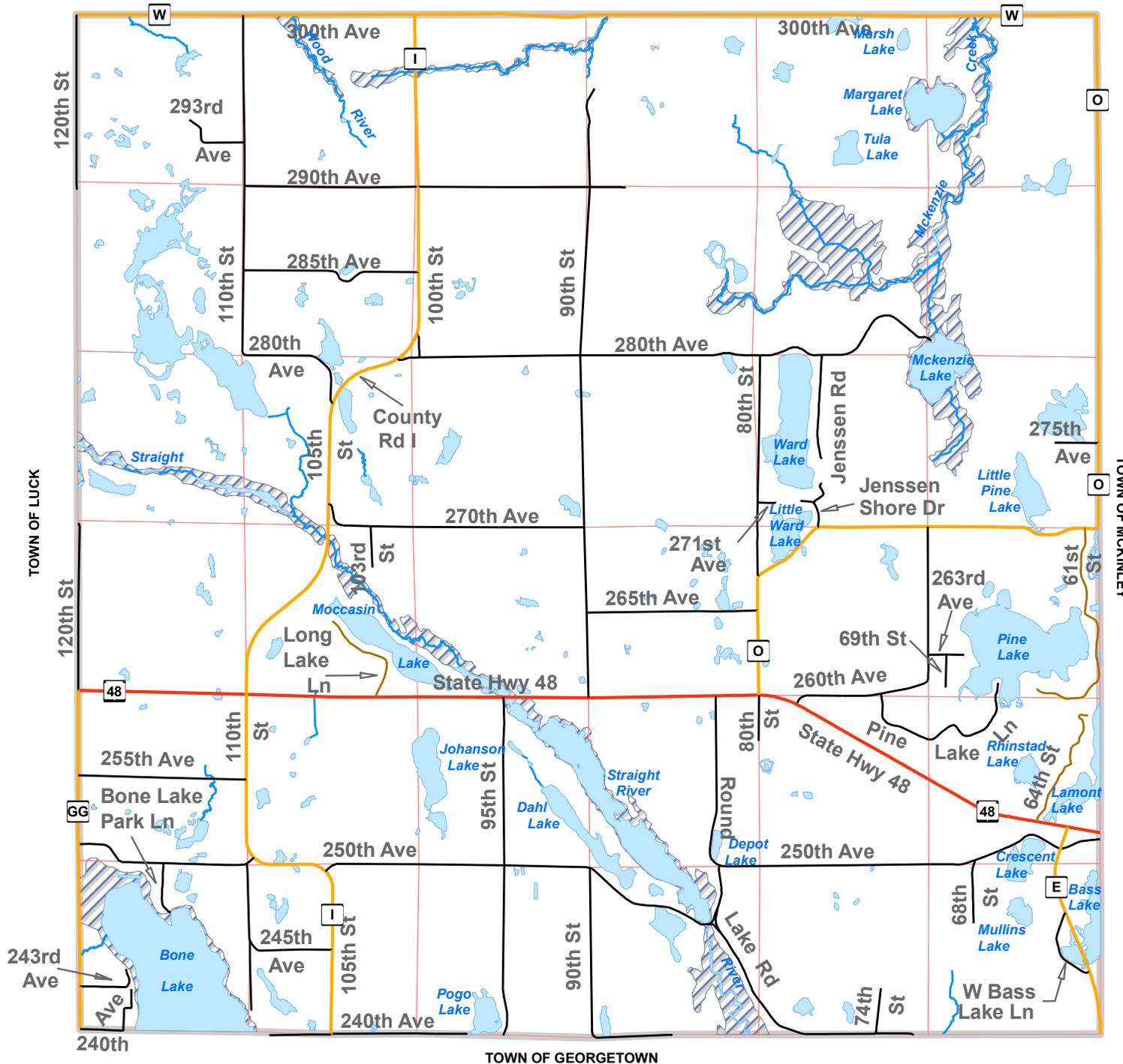


TOWN OF GEORGETOWN

Groundwater Data Source:
 Wisconsin Dept. of Natural Resources

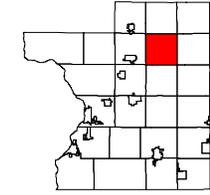
This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.

TOWN OF CLAM FALLS



MAP 5-5 FLOODPLAINS

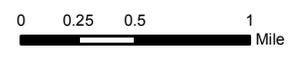
Town of Bone Lake Polk County Wisconsin



Polk County

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

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

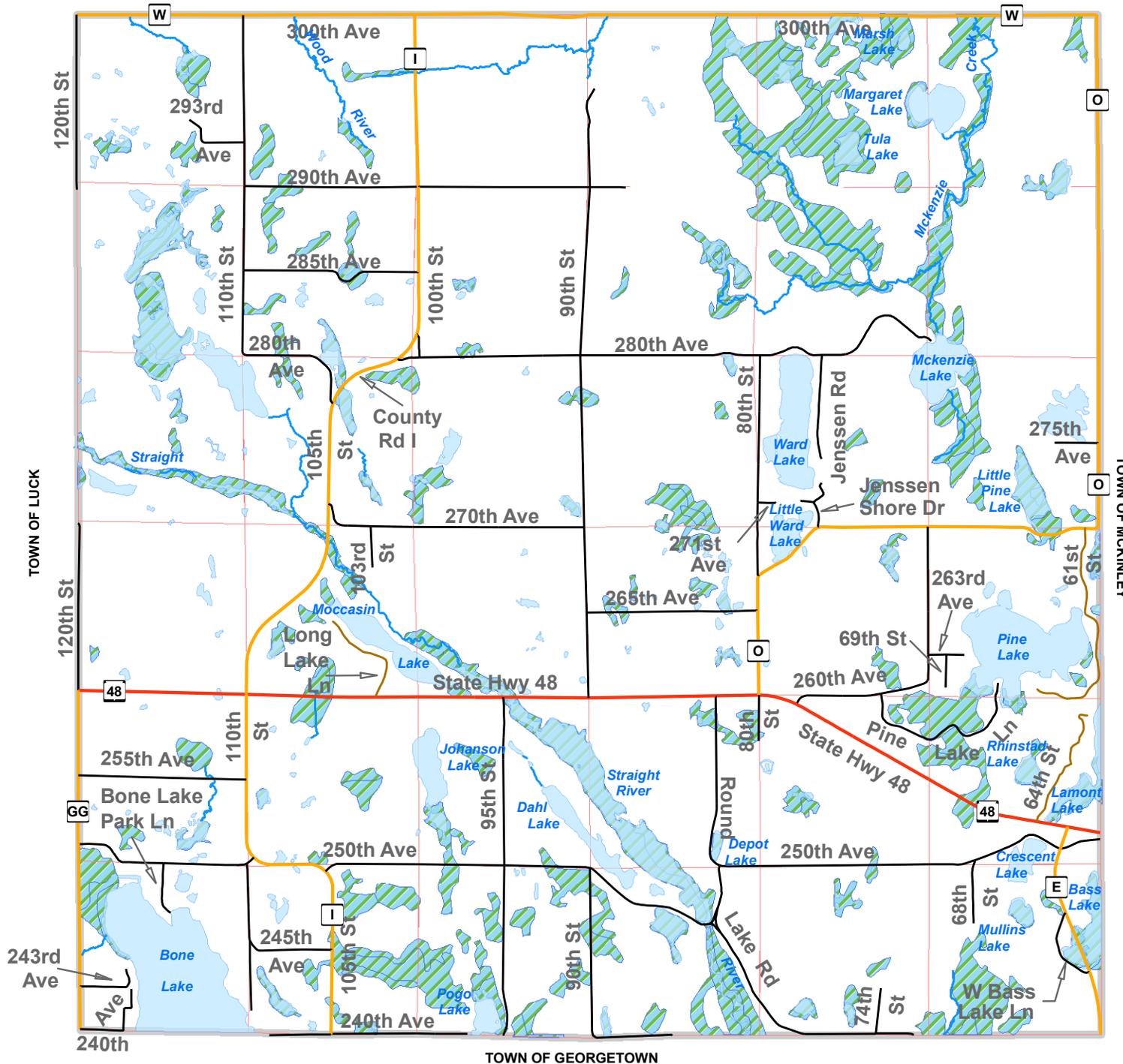


Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



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

TOWN OF CLAM FALLS

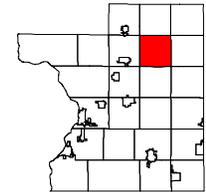


TOWN OF GEORGETOWN

MAP 5-6

WETLANDS

Town of Bone Lake Polk County Wisconsin



Polk County

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

Wetlands Data Source:
West Central Wisconsin Regional
Planning Commission

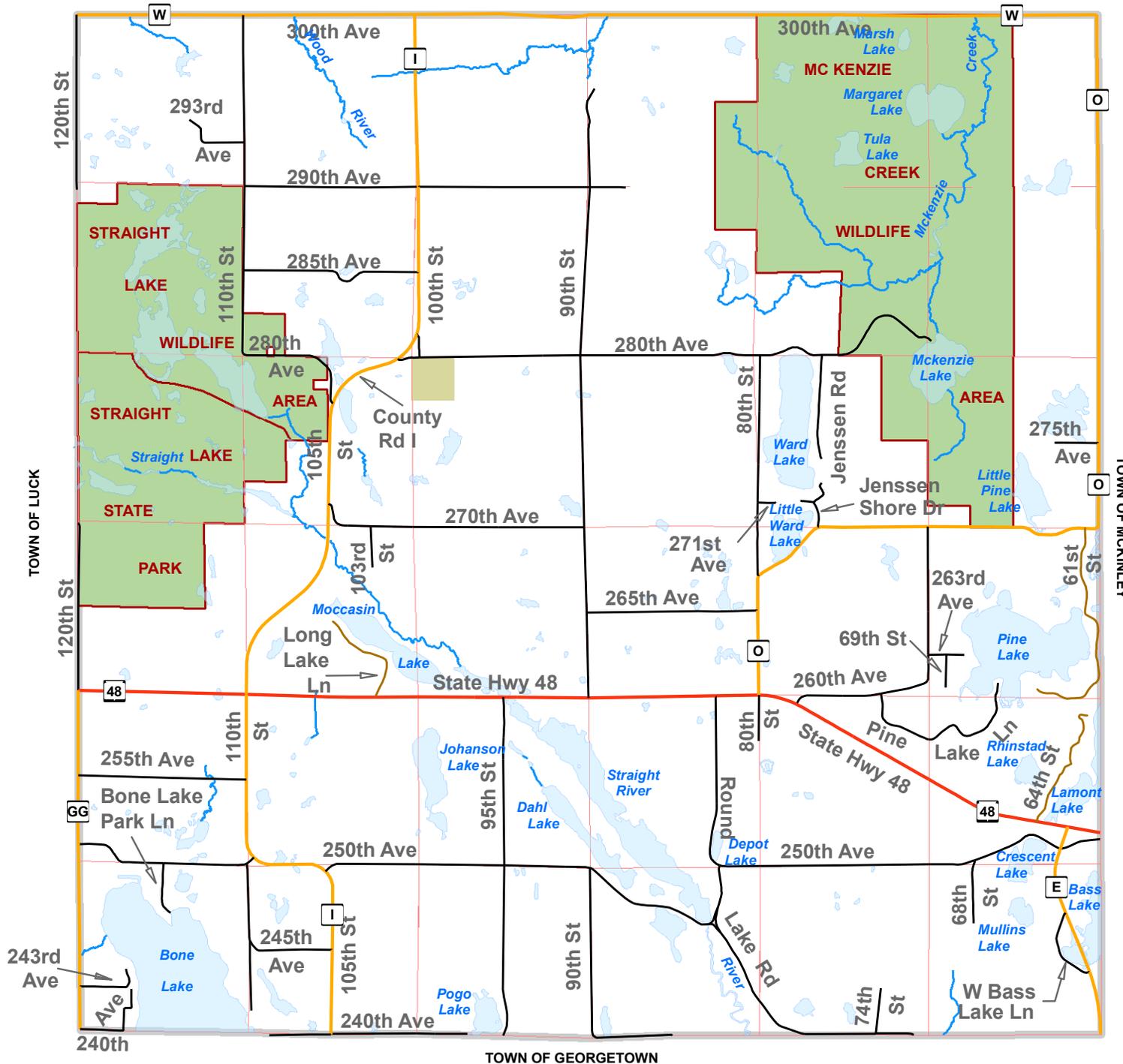


Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



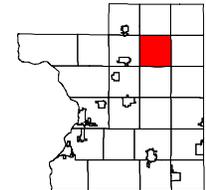
This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.

TOWN OF CLAM FALLS



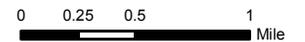
MAP 5-7 PARKS

Town of Bone Lake
Polk County
Wisconsin



Polk County

- STATE HIGHWAY SHIELD
- COUNTY HIGHWAY SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- PARK
- POLK COUNTY LANDS
- SECTIONS
- TOWNSHIP BOUNDARY

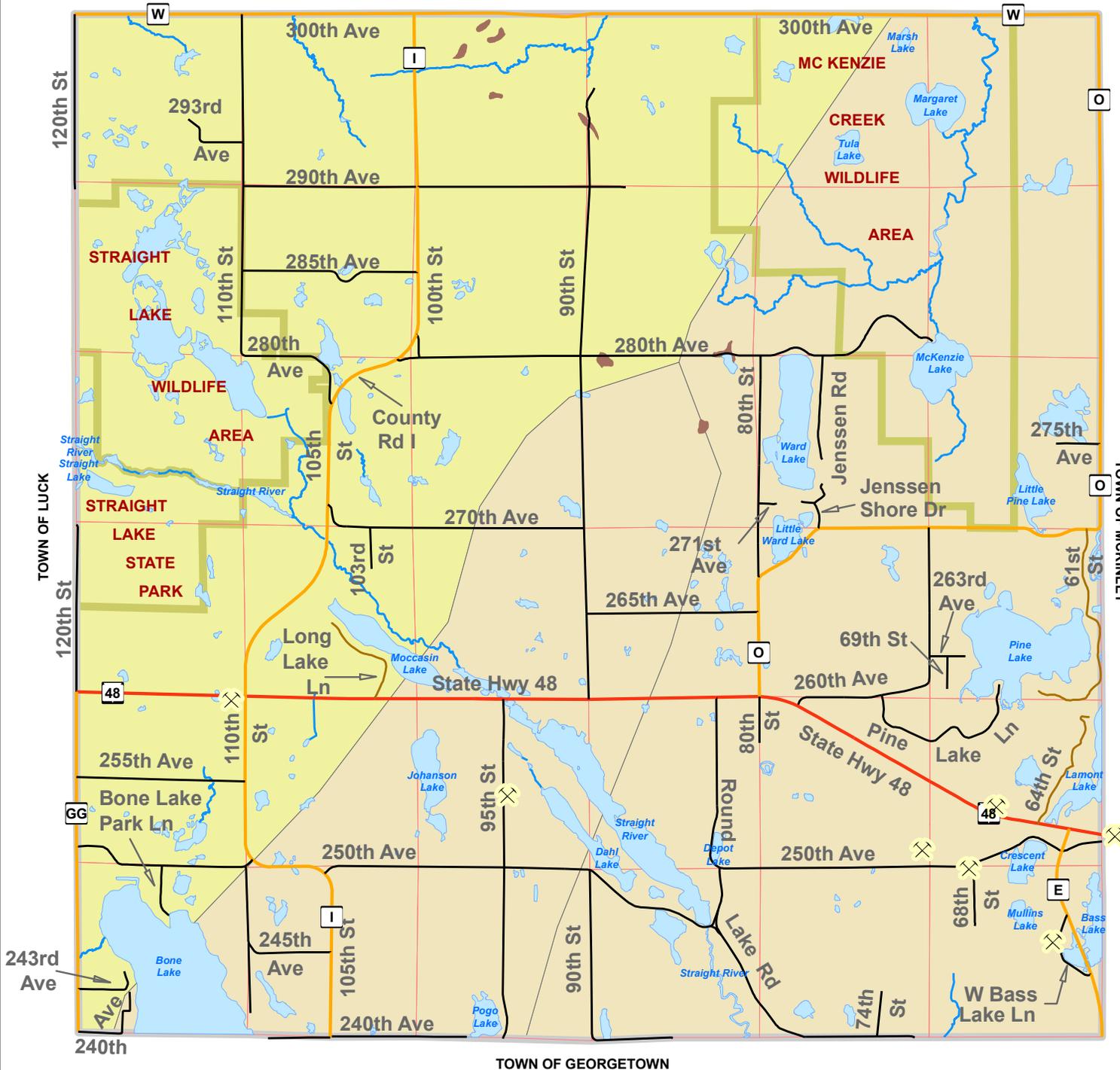


Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



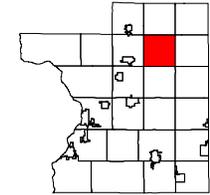
This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.

TOWN OF CLAM FALLS



MAP 5-8 GEOLOGY

Town of Bone Lake Polk County Wisconsin



Polk County

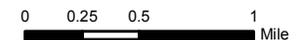
- STATE HIGHWAY SHIELD
- COUNTY HIGHWAY SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- STATE LAND
- TOWNSHIP BOUNDARY
- SOILS 20 INCHES TO BEDROCK

MAJOR LITH

- BASALT
- 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.

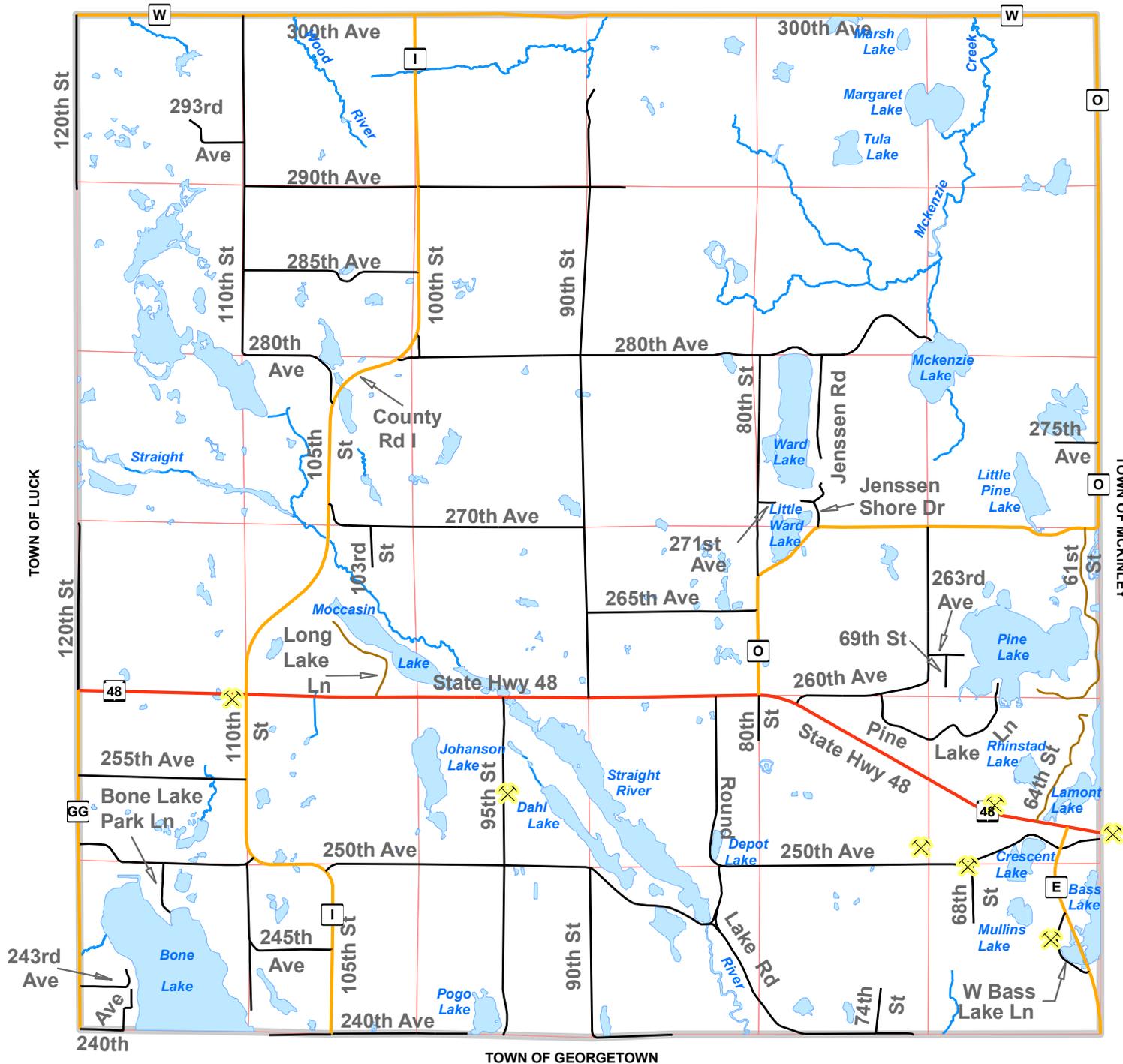


Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



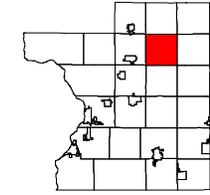
This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.

TOWN OF CLAM FALLS



MAP 5-9 MINING & GRAVEL PIT

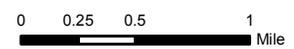
Town of Bone Lake
Polk County
Wisconsin



Polk County

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

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



Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



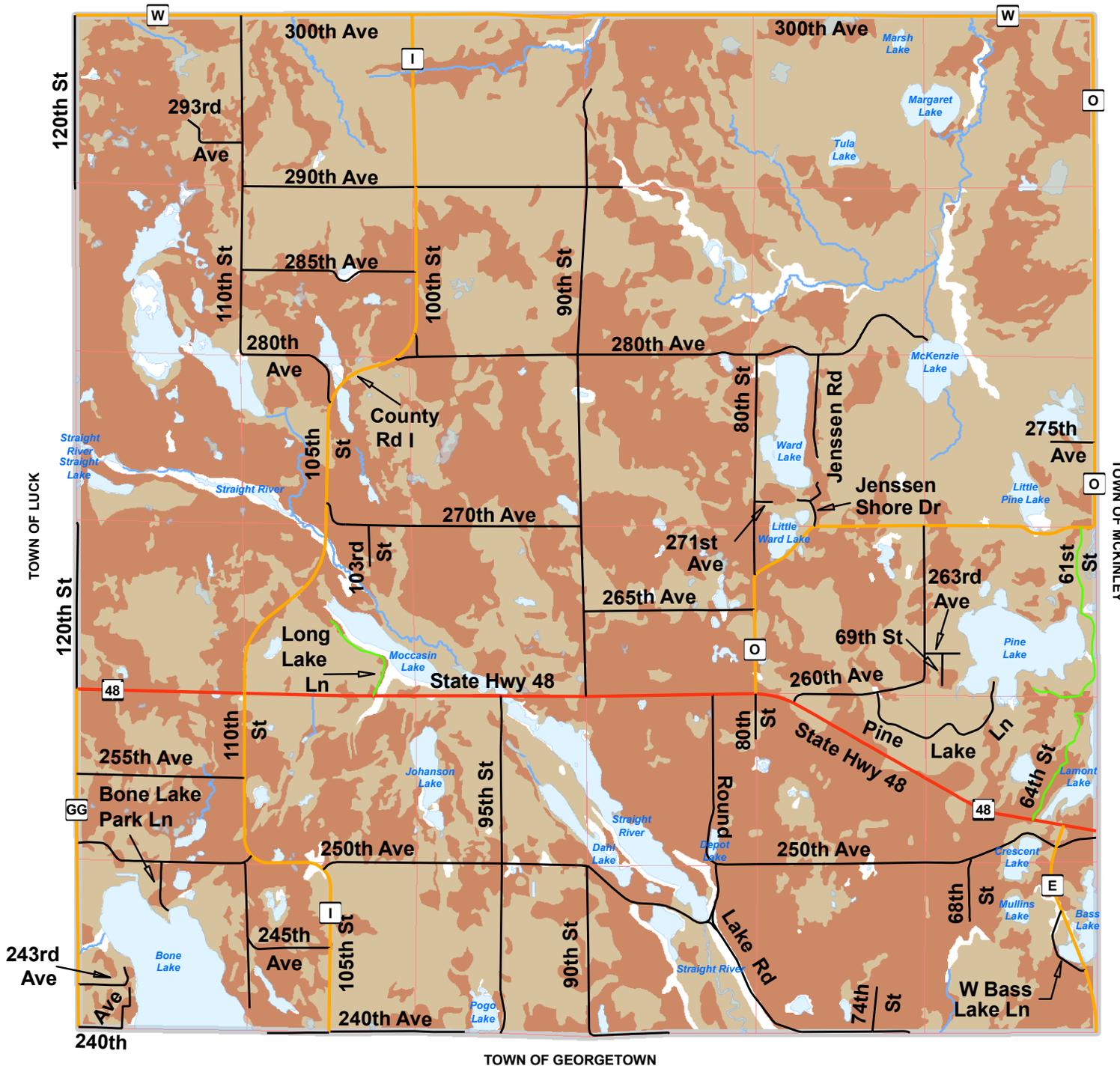
This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.

TOWN OF GEORGETOWN

TOWN OF MCKINLEY

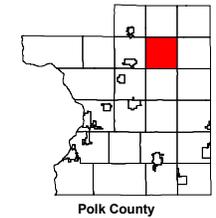
TOWN OF LUCK

TOWN OF CLAM FALLS



MAP 5-10 PROBABLE GRAVEL DEPOSITS

Town of Bone Lake
Polk County
Wisconsin

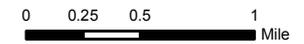


Soils Class

- IMPROBABLE
- PROBABLE

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

- STATE HIGHWAY SHIELD
- COUNTY HIGHWAY SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP BOUNDARY



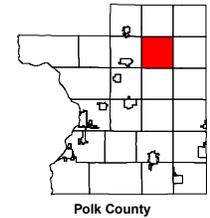
Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



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 5-11 PROBABLE SAND DEPOSITS

Town of Bone Lake
Polk County
Wisconsin

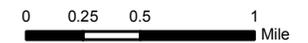


Soils Class

- IMPROBABLE
- PROBABLE

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

- STATE HIGHWAY SHIELD
- COUNTY HIGHWAY SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP BOUNDARY

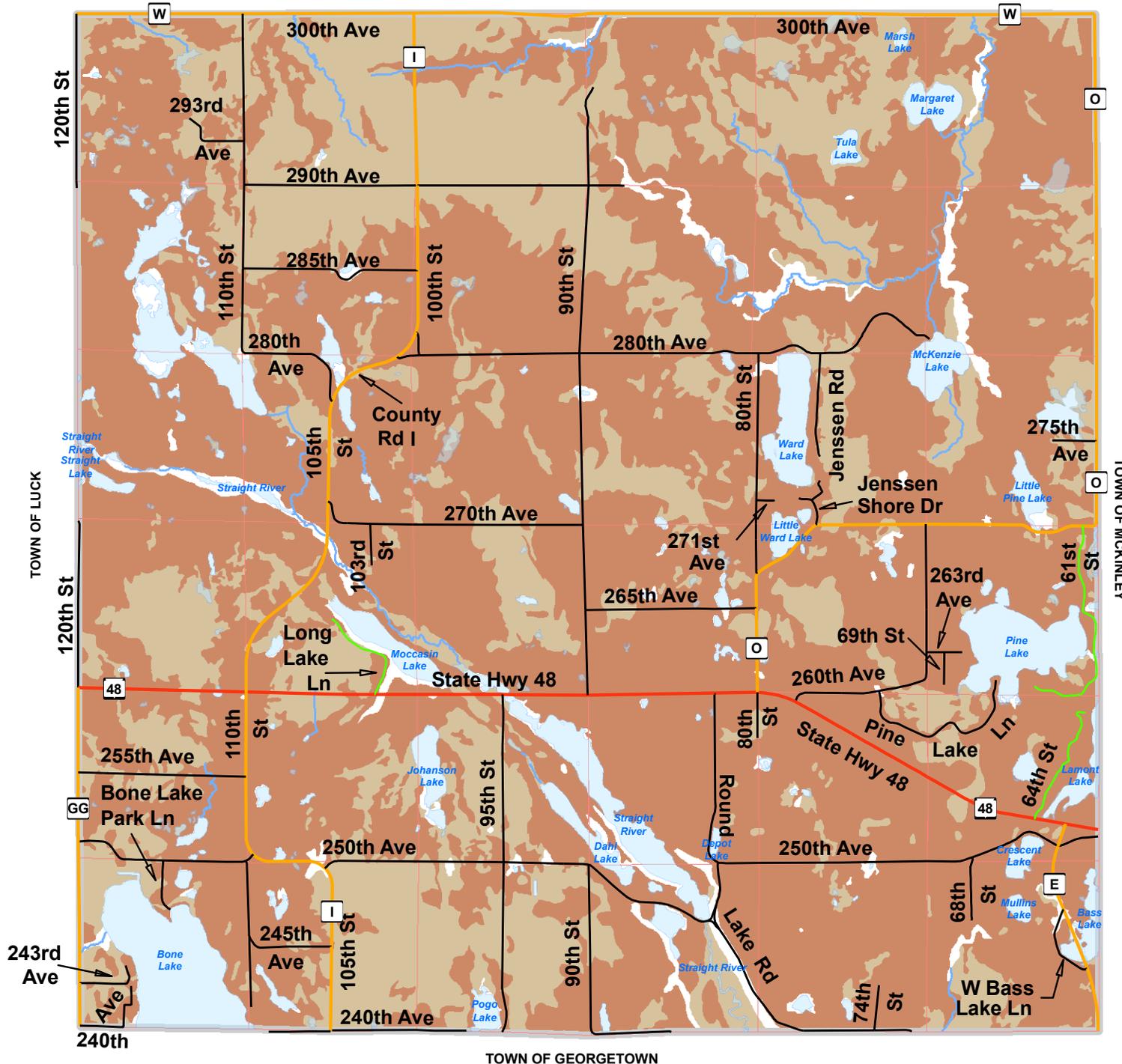


Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



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

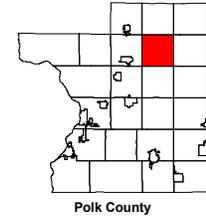
TOWN OF CLAM FALLS



TOWN OF GEORGETOWN

MAP 5-12 ENDANGERED RESOURCES

Town of Bone Lake Polk County Wisconsin



ENDANGERED RESOURCES

- AQUATIC
- TERRESTRIAL
- AQUATIC & TERRESTRIAL

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

- STATE HIGHWAY SHIELD
- COUNTY HIGHWAY SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP BOUNDARY

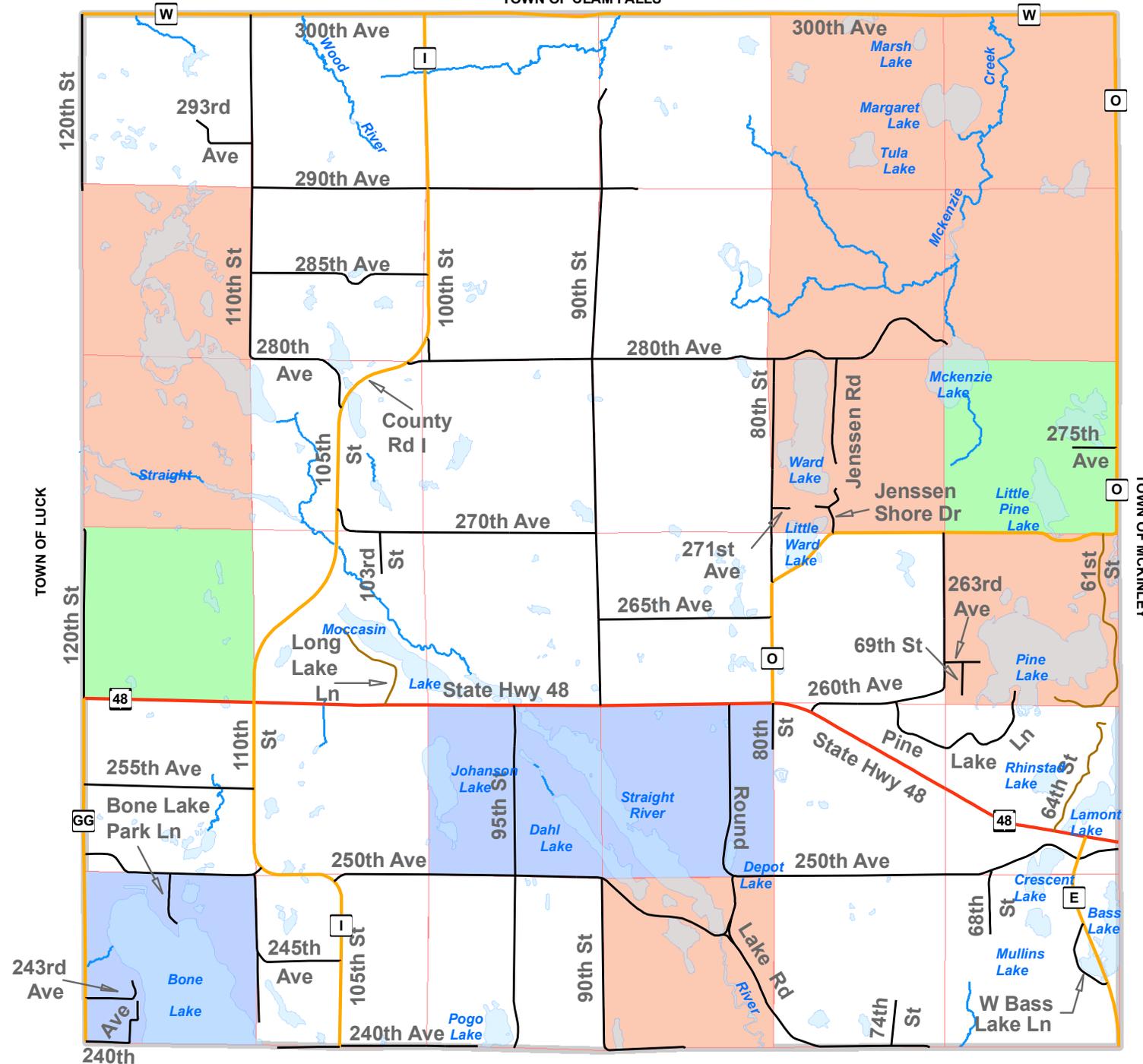


Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



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

TOWN OF CLAM FALLS



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 GEORGETOWN

ELEMENT 6: ECONOMIC DEVELOPMENT

In order to fully cover economic development, this section will cover the following:

- 6.1 BACKGROUND**
- 6.2 DESIRED ECONOMIC DEVELOPMENT**
- 6.3 UNDESIRED ECONOMIC DEVELOPMENT**
- 6.4 STRENGTHS IN ATTRACTING/RETAINING BUSINESSES OR INDUSTRIES**
- 6.5 WEAKNESSES IN ATTRACTING/RETAINING BUSINESSES OR INDUSTRIES**
- 6.6 GOALS AND OBJECTIVES**

6.1 BACKGROUND

The Town of Bone Lake is a rural township. Because it is rural, there is very little economic development. Most of the economic activity that resides with Bone Lake's borders is agriculturally related or home-based businesses.

May 2009 seasonally unadjusted unemployment rate for Polk County is: 9.9%. Just one year ago that same rate was: 4.8%

Source: Wisconsin Department of Workforce Development, Bureau of workforce Training – Labor Market Information Section

6.2 DESIRED ECONOMIC DEVELOPMENT

During the Town of Bone Lake's November Plan Commission meeting, the following were identified as desired types of businesses or industries for Bone Lake. This list is not intended to be all inclusive.

- Restaurant
- Marine Service Station
- Gas Station
- Convenient Store
- Bait Shop
- Assisted Living Home
- Retirement Center

Supporting Survey Results 2008

18B. The Town of Bone Lake should promote business development.

Less than 10% strongly agreed. 34% agreed, 32% disagreed and 24% strongly disagreed.

18E3. We should be able to use productive farmland for commercial/industrial use.

A majority (75%) strongly disagreed (42%) or somewhat agreed (33%).

18F. The Town should use standards for buildings and sign that make non-residential development fit in with the rural community character.

Strongly Agree 46.55%

Agree 37.5%

Disagree 12.07%

Strongly Disagree 3.88%

20. What types of new development are appropriate for the Town of Bone Lake? Commercial/Industrial Development:

a. Neighborhood shopping & offices (convenience store, bakery, doctor office): 16.84%

b. Restaurants, taverns, bars: 12.73%

c. Home-based businesses: 17.04%

d. Storage units: 3.7%

e. Recreational and tourism related development (motel, resort, and campground): 17.86%

f. Businesses related to farming: 14.17%

g. Mining and quarrying: 2.87%

h. Other _____: 1.23%

i. Don't want to see new commercial or industrial development: 13.55%

6.3 UNDESIREED ECONOMIC DEVELOPMENT

At the same November meeting, the Plan Commission indicated that the following is a list of undesired types of economic development in Bone Lake. This list is also not intended to be all inclusive.

- Recreational Vehicle Park
- Large Turkey or Pig Farms
- Salvage Yards
- Mobile Home Parks
- Race Tracks
- Strip Clubs
- Taverns
- Metallic Mining

6.4 STRENGTHS AND WEAKNESSES IN ATTRACTING/RETAINING BUSINESSES

The following is a list compiled at the November Plan Commission meeting for strengths in attracting or retaining businesses in Bone Lake:

- Proximity to lakes and rivers
- Wild lands, State Parks, and Wildlife Areas
- Well maintained roads
- Current number of acres in farmland
- Large number of tourists
- Ice Age Trail
- Hunting and fishing opportunities
- State Highway 48 runs through the Town East-West

6.5 WEAKNESSES IN ATTRACTING/RETAINING BUSINESSES AND INDUSTRIES

The following is a list compiled at the November Plan Commission meeting for strengths in attracting or retaining businesses in Bone Lake:

- Lack of services owned or provided by Town of Bone Lake (i.e. Fire, Police, Rescue, Hospital, etc.)
- No sewer and water utilities
- No population center or hamlet in Bone Lake
- Small labor force
- No business center
- No governmental social services on the township level
- Lack of availability and distributions of local and state of Wisconsin news sources

6.6 CURRENT ECONOMIC DEVELOPMENT PROGRAMS

Technology Enterprise Fund

TEF is a revolving loan fund that provides creative financing to new and emerging technology companies. The goal of the program is to leverage private investment dollars and enhance sustainable economic development opportunities within the region. Loan sizes range from \$100,000 to \$250,000.

Revolving Loan Fund

RLF is a flexible source of loan funds for commercial and industrial programs which aims to encourage the creation of quality jobs and an increased tax base. Eligible activities include acquisition of equipment, site improvements, new working capital, land and building acquisition, new building construction, and building renovation. Loan size is available for up to \$20,000 per full-time job created.

Microloan Fund

This program is designed to provide small loans to start-up, newly established, or growing small businesses who have traditionally had difficulty accessing debt financing. Loan size ranges from \$5,000 to \$25,000 with a 4.00% fixed interest rate.

Downtown Façade Loan

The purpose of this program is to encourage property and business owners to revitalize the downtown commercial area by providing incentives and financial assistance. The funds may be used for façade renovation, signs, exterior doors, windows, awnings, exterior graphics, exterior lighting and landscaping improvements. Loan size ranges from \$5,000 to \$30,000 with a 0.00% fixed interest rate.

USDA Rural Development**Business and Industry Guaranteed Loan (B&I) Program**

The purpose of the B&I Guaranteed Loan Program is to improve, develop, or finance business, industry, and employment and improve the economic and environmental climate in rural communities. This purpose is achieved by bolstering the existing private credit structure through the guarantee of quality loans which will provide lasting community benefits. It is not intended that the guarantee authority will be used for marginal or substandard loans or for relief of lenders having such loans. For more information, please see the following website:

http://www.rurdev.usda.gov/rbs/busp/b&i_gar.htm

Intermediary Relending Program (IRP)

The purpose of the IRP program is to alleviate poverty and increase economic activity and employment in rural communities. Under the IRP program, loans are provided to local organizations (intermediaries) for the establishment of revolving loan funds. These revolving loan funds are used to assist with financing business and economic development activity to create or retain jobs in disadvantaged and remote communities. Intermediaries are encouraged to work in concert with State and regional strategies, and in partnership with other public and private organizations that can provide complimentary resources. For more information, please see the following website: <http://www.rurdev.usda.gov/rbs/busp/irp.htm>

Rural Business Enterprise Grant (RBEG) Program

The RBEG program provides grants for rural projects that finance and facilitate development of small and emerging rural businesses help fund distance learning networks, and help fund employment related adult education programs. To assist with business development, RBEGs may fund a broad array of activities. For more information, please see the following website:

<http://www.rurdev.usda.gov/rbs/busp/rbeg.htm>

Rural Business Opportunity Grant (RBOG) Program

The RBOG program promotes sustainable economic development in rural communities with exceptional needs through provision of training and technical assistance for business development, entrepreneurs, and economic development officials and to assist with economic development planning. For more information, please see the following website:

<http://www.rurdev.usda.gov/rbs/busp/rbog.htm>

Rural Economic Development Loan and Grant (REDLG)

The REDLG program provides funding to rural projects through local utility organizations. Under the REDLoan program, USDA provides zero interest loans to local utilities which they, in turn, pass through to local businesses (ultimate recipients) for projects that will create and retain employment in rural areas. The ultimate recipients repay the lending utility directly. The utility is responsible for repayment to the Agency. Under the REDGrant program, USDA provides grant funds to local utility organizations which use the funding to establish revolving loan funds. Loans

are made from the revolving loan fund to projects that will create or retain rural jobs. When the revolving loan fund is terminated, the grant is repaid to the Agency. For more information, please see the following website: <http://www.rurdev.usda.gov/rbs/busp/redlg.htm>

Rural Energy for America Program Grant (REAP)

The REAP Grant Program will provide grants for energy audits and renewable energy development assistance. It also provides funds to agricultural producers and rural small businesses to purchase and install renewable energy systems and make energy efficiency improvements. For more information, please see the following website: <http://www.rurdev.usda.gov/rbs/busp/9006grant.htm>

Rural Energy for America Program Guaranteed Loan Program (REAP)

The REAP Guaranteed Loan Program encourages the commercial financing of renewable energy (bioenergy, geothermal, hydrogen, solar, and wind) and energy efficiency projects. Under the program, project developers will work with local lenders, who in turn can apply to USDA Rural Development for a loan guarantee up to 85 percent of the loan amount. For more information, please see the following website:

<http://www.rurdev.usda.gov/rbs/busp/9006loan.htm>

Renewable Energy and Energy Efficiency Program (REEEP)

More information will be available after the processing of the 2008 Farm Bill.

For more information, please see the following website:

<http://www.rurdev.usda.gov/rbs/farmbill/index.html>

Farm Service Agency

Utilize staff and programs available from the Farm Service Agency

6.7 GOALS AND OBJECTIVES

Goal 1: Ensure that new economic development fits in with the rural character of the Town of Bone Lake

Objectives:

- 1) *Encourage home-based businesses*
- 2) *Discourage large-scale economic development*
- 3) *Research tools to address signage and aesthetic qualities of commercial developments*

Goal 2: Ensure the opinions of town residents are included in the approval or disapproval of economic development proposals

Objectives:

- 1) *Research and consider methods to garner public input on business and economic development proposals*

ELEMENT 7: INTERGOVERNMENTAL COOPERATION

Intergovernmental cooperation is a vital activity for most governmental bodies. There are virtually unlimited agreements where governments share the providing of services and share administration of various programs. Without such cooperation, many services provided by government would not be able to be carried out or would be carried out in a much less efficient manner. In order to address the issues related to intergovernmental cooperation, the following sections will be covered:

7.5 BACKGROUND

7.6 ASSESSMENT OF AGREEMENTS

7.7 EXISTING OR POTENTIAL CONFLICTS

7.8 GOALS AND OBJECTIVES

7.1 BACKGROUND

The existing intergovernmental cooperation agreements that the Town of Bone Lake is a participant in are as follows:

- Shared road plowing with the Town of Luck and Town of Georgetown
- Joint fire services with other townships
- Joint police services with other townships
- Joint ambulance services with other townships
- Agreement with Polk County for elderly transportation, the Care-A-Van Program
- Meals on Wheels
- Agreement with Polk County for home health care
- Respite care for elderly

There are more agreements with the State and other governments that are not listed.

7.2 ASSESSMENT OF AGREEMENTS

According to the Bone Lake Plan Commission, these cooperative agreements give the residents of the Town adequate level of services. The maintenance of these agreements is in the interest of the town. Also, researching the possibility of new or expanded agreements that would serve the residents of Bone Lake as efficiently as possible would also be in the Town's interest.

7.3 EXISTING OR POTENTIAL CONFLICTS

The Town of Bone Lake does not currently have and does not foresee any intergovernmental conflicts with other units of government.

7.4 GOALS AND OBJECTIVES

Goal 1: Maintain existing agreements with other governmental entities

Goal 2: Look for future intergovernmental cooperation agreements that are beneficial to the Town of Bone Lake

Objective:

- 1) Continue meetings with the Town of Luck and the Town of Laketown on planning issues*
- 2) Consider a joint enforcement agent with other Towns for ordinances*

ELEMENT 8: LAND USE

8.1 BACKGROUND

8.2 EXISTING LAND USE

8.3 OPPORTUNITIES FOR REDEVELOPMENT

8.4 POTENTIAL/EXISTING LAND USE CONFLICTS

8.5 FUTURE LAND USE

8.6 GOALS AND OBJECTIVES

8.1 BACKGROUND

Bone Lake

In 2007, the Town of Bone Lake had 29 percent of its assessed land assessed as agricultural and 43 percent as forest. The Town lost over 10,000 acres or 68 percent of its agricultural acreage, according to assessment between 1987 and 2007, the highest percentage loss of any town in the county. The Town also lost 18 percent of its assessed forest acreage during the same period. The Town of Bone Lake has experienced a 62 percent increase in improved residential parcels and a 77 percent increase in assessed residential acreage since 1987. The Town has about 2,400 acres of public natural resource lands mostly in the northeastern part of the Town encompassed by the Straight Lake State Park and Straight Lake State Wildlife Area.

Priorities for Town in terms of land use

Peace and quiet of rural life

Low development

Farmland preservation

Open spaces

Water quality

Rural character

Wild lands are a priority for residents

Land Use vs. Zoning

These two terms are often used interchangeably when they actually have clear distinct differences. Land use describes how the property is actually being used.

For example, if a piece of property was being used to grow corn, it would be an agricultural land use. On the other hand, zoning is a district in which a piece of land is placed that assigns specific uses that can and cannot be done on that property. For example, if a property was zoned agricultural a list of allowable uses would go along with being in that zoning district. Being zoned agricultural does not always mean that the use of that property will be agricultural.

Since September of 2016, Bone Lake is zoned through county zoning and is regulated by the statewide shoreland zoning, which covers over 60% of the

town's land area. Building permits are also required in the Town of Bone Lake through the local Building Inspector.

8.2 EXISTING LAND USE AND TRENDS

Table 8.1 Historical Land Use (Assessed Acreages)

	1987	1998	2007	%change '87-'07	%change '98-'07
Residential	560	856	1,002	78.9	17.1
Commercial	3	2	44	1366.7	2100.0
Agricultural	15,286	6,933	4,893	-68.0	-29.4
Forest	8,980	8,583	7,324	-18.4	-14.7
Industrial	0	0	0	0.0	0.0
Undeveloped	2,100	2,274	3,469	65.2	52.6

Source: WI DOR * Based on assessment records.

Land Supply

There is plenty of land supply left in the Town of Bone Lake. The town is rural and therefore there is plenty of undeveloped acres in the town. Simply because there are undeveloped acres, does not mean that the town wishes for additional development to occur. In fact, the Town of Bone Lake wishes to remain a rural town for the foreseeable future.

Land Demand

Many of the properties in the Town of Bone Lake are seasonal properties and therefore are the one of the first expendable items for most people.

Land Prices

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

Town	Residential	Commercial	Industrial	Agricultural	Undeveloped	Ag Forest	Forest
Bone Lake	13,289	359	0	112	211	476	996

Source: WI DOR * Based on assessment records.

Over the past couple of decades, land prices have steadily gone up in the Town of Bone Lake. Waterfront property has skyrocketed in price in the past few decades.

8.3 OPPORTUNITIES FOR REDEVELOPMENT:

The Town of Bone Lake is a rural town and as such does not many known opportunities for redevelopment. The one site that the Plan Commission identified is as follows:

- Gravel pit on the corner of State Hwy 48 and County Rd E

8.4 POTENTIAL/EXISTING LAND USE CONFLICTS

- Non-metallic mine operations and residential neighbors
- Waterfront development and water pollution
- New residential development and existing farming operations
- Large scale farming operations threatening private and public water resources

A potential conflict that revealed itself is the conflict between preservation of rural character and private property rights. Another way to put this to find the right balance of freedom and regulations that preserves the rural character of the Town of Bone Lake and still allows properties owners to have as much freedom as possible to do what they want on their land.

8.5 FUTURE LAND USE PROJECTIONS

Projections Methodology

The methodology for the future land use acreages is using the change in land use acreage from 1987 to 2007 and projecting that same amount of change per year into the 20 year future of 2010 to 2030. The future is an unknown entity and as such no method of prediction will be 100% accurate. The above figures are not an attempt to dictate what will happen in the future nor are they expected to be highly accurate. What the figures above represent is a prediction based on previous changes in land use extrapolated into the future. They are used to help with planning by seeing what could happen if recent changes in land uses were to continue over the 20 year period this plan covers.

Table 8.3 Land Use Projections

Bone Lake	2007*	2010	2015	2020	2025	2030	Acreage change
Residential	1002	1,068	1,179	1,289	1,340	1,510	+537
Commercial	44	50	60	71	81	91	+77
Agricultural	4,893	4,370	3,497	2,624	1,752	879	-4,277
Forest	7,324	7,692	7,361	7,030	6,699	6,367	-1,656
Industrial	0	0	0	0	0	0	0

* = actual tax assessment figures

Future Land Use Map

The Future Preferred Land Use Map is a visual representation of the values of the Town of Bone Lake. Since there is no incorporated area or area serviced by a centralized sewer and water system, there is no ideal spot for the establishment of smart growth areas. The Town of Bone Lake Plan Commission developed the Future Preferred Land Use Map based on the survey results of what the residents felt were the biggest priorities to preserve from Question 22 of the survey, which was water quality. This would indicate that additional development directly adjacent to surface water resources would be undesirable as it would negatively affect water quality. The goal of this map is to show that the Plan Commission took into consideration the wishes of the Town and show that they prefer that future development, residential, commercial, and industrial, etc. does not occur in areas that have the highest potential to harm water quality. The Preferred Future Land Use Map is not a map that changes any taxation on any properties and is not a map of future zoning. The map does not convey any of these notions. If the Town of Bone Lake were to adopt either Town or County Zoning, a separate zoning map would need to be developed.

Another issue the Plan Commission dealt with was what the future development around the new Straight Lake State Park and Wildlife Area would be. There were discussions on what could happen around the park. The Plan Commission mulled over possible commercial and residential development, basically covering the entire spectrum from no development around the park, to some limitations on lot sizes, to developing commercial endeavors such as a travel trailer campground or outdoor recreation rental and retail shop.

Supporting Survey Results 2008***18D. Town land use policies should be strengthened to guide growth.***

Answer: 71% either strongly agreed (31%) or somewhat agreed (40%).

17. The Town of Bone Lake had a population of 710 people in the year 2000 and about 800 in January of 2007, which is an increase of about 90 people, or 12.5%, over the past 7 years. What should the pace of development in the Town be over the next 10 years?

Answer: 64% of respondents feel that growth should remain the same. 30% feel that it should be slower and 6% feel that it should be faster.

18A. The Town of Bone Lake should remain rural.

Answer: A vast majority (97%) either somewhat agreed (22%) or strongly agreed (75%).

22. Of the following features, which should have the highest priority for preservation:

<i>Category</i>	<i>Percentage</i>	<i>Number</i>
<i>A.) Farmland</i>	<i>14.52%</i>	<i>35</i>
<i>B.) Woodlands</i>	<i>18.26%</i>	<i>44</i>
<i>C.) Wetlands</i>	<i>8.30%</i>	<i>20</i>
<i>D.) Scenic Views</i>	<i>3.73%</i>	<i>9</i>
<i>E.) Water Quality of Lakes and Rivers</i>	<i>50.26%</i>	<i>122</i>
<i>F.) Parks and Wildlife Areas</i>	<i>4.56%</i>	<i>11</i>

8.6 GOALS AND OBJECTIVES

Goal 1: Maintain the Town of Bone Lake's rural character

Objectives:

- 1) *Utilize zoning as a tool to shape how a town develops*
- 2) *Insure responsible development to preserve the Town's natural resources, character and priorities*
- 3) *Consider tools that will shape the way a town develops (subdivision regulations, signage, incentives, etc.)*
- 4) *Consider intergovernmental cooperation agreement opportunities that assist in preserving rural character*

Goal 2: Preserve and enhance water quality of the Town of Bone Lake

Objectives:

- 1) *Increase native shoreline planting along waterbodies*
- 2) *Improve and utilize more nutrient management measures*
- 3) *Improve and utilize more erosion control measures (rain gardens, rain barrels, retention ponds, infiltration ponds, silt fences, etc.)*
- 4) *Limit impervious surfaces*
- 5) *Prevent invasive species introductions and spread*
- 6) *Monitor septic and holding tanks*
- 7) *Work with Polk County to ensure that current shoreland zoning is enforced*
- 8) *Research grants for water quality*
- 9) *Work with other agencies on fish stocking and fishing regulations to improve water resources*
- 10) *Manage waterbodies for organisms that affect water quality*
- 11) *Encourage increased monitoring and testing of groundwater and wells*

Goal 3: Promote use of pollution-reducing technologies in the Town of Bone Lake

Objectives:

- 1) *Promote the use of wind, solar, geothermal, and other alternative technologies the Town of Bone Lake feels are appropriate by utilizing available grants, rebates, and other incentives.*

- 2) *Encourage tools, regulations, incentives, etc. that enhance the ability of residents of the Town of Bone Lake to utilize these technologies*
- 3) *Continue to work to reduce water runoff to lakes and streams*

Goal 4: Preserve prime agricultural lands in the Town of Bone Lake

Objectives:

- 1) *Research farmland preservation programs such as Purchase of Development Rights and Transfer of Development Rights*
- 2) *Research techniques to direct development away from prime agricultural lands*
- 3) *Discourage the fragmentation of farmland*

Goal 5: Maintain woodlands in the Town of Bone Lake

Objectives:

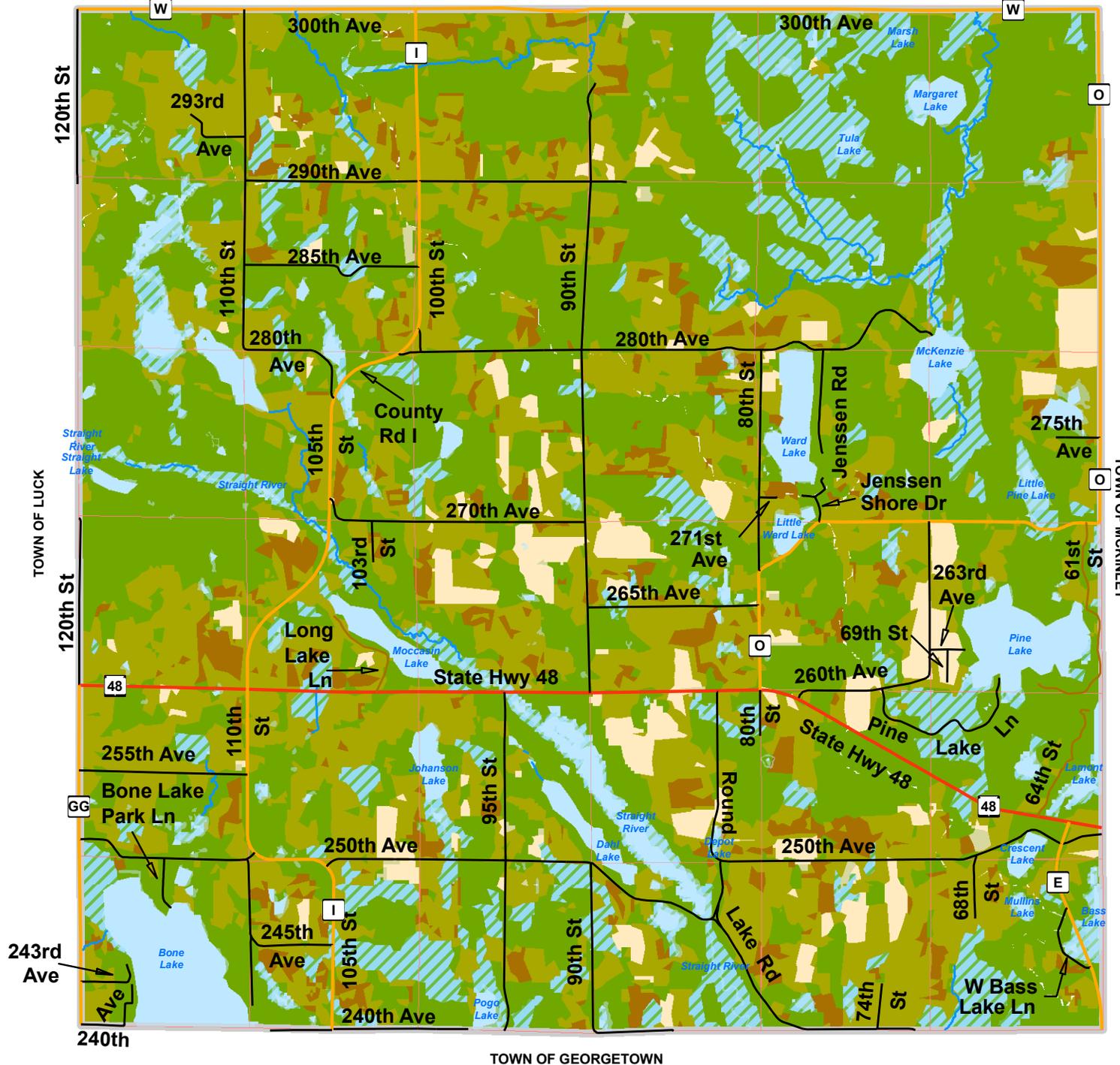
- 1) *Consider developing larger lots sizes as transition areas around wildlife areas and state parks*
- 2) *Prioritize areas near parks and wildlife areas as preservation areas.*
- 3) *Encourage property owners to enroll woodlands into forest management programs*
- 4) *Encourage selective harvest or forestry practices that are sustainable and aesthetically pleasing*
- 5) *Control the introduction and spread of invasive species*

Goal 6: Educate the citizens of Bone Lake on issues related to land use

Objectives:

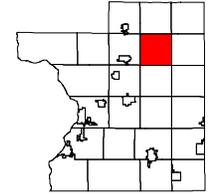
- 1) *Consider holding educational sessions on land use*
- 2) *Hold forums on land use tools*
- 3) *Work with Polk County and/or other possible entities to develop one clearinghouse for local resources of these types of technologies and distribute it with permits*
- 4) *Work with Polk County and/or other agencies to develop informational packets on land and water issues*

TOWN OF CLAM FALLS



MAP 8-1 LAND COVER

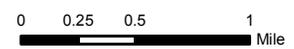
Town of Bone Lake Polk County Wisconsin



- BARREN
- FORAGE
- FOREST
- GRASSLAND/SHRUBS
- OPEN WATER
- ROW CROPS
- WETLAND

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

- STATE HIGHWAY SHIELD
- COUNTY HIGHWAY SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP BOUNDARY



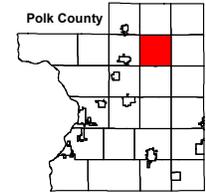
Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



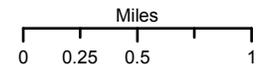
This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.

MAP 8-2 EXISTING ZONING

Town of Bone Lake Polk County Wisconsin



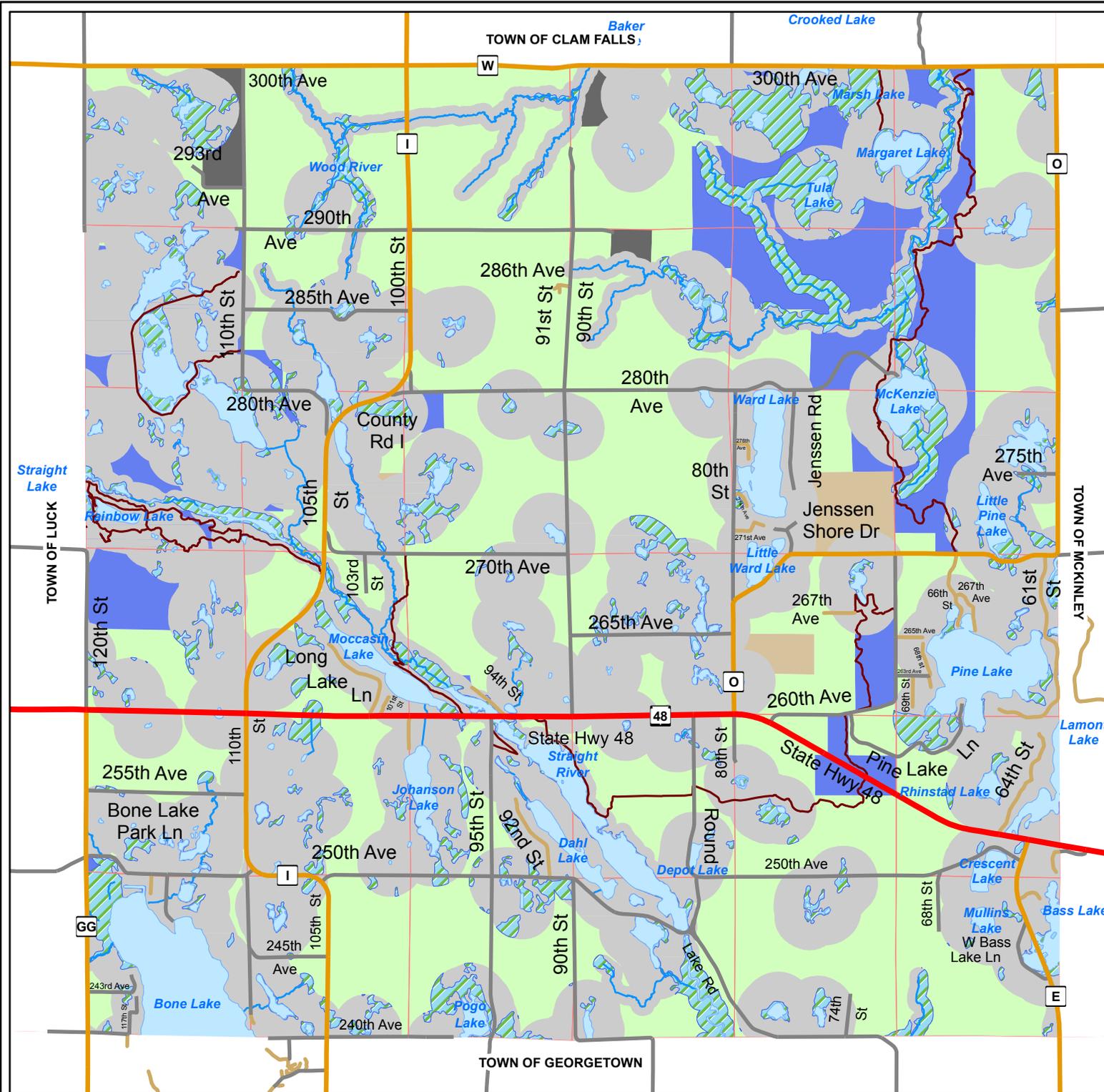
- STATE HIGHWAY
- COUNTY ROAD
- TOWN ROAD
- PRIVATE ROAD
- TRAIL
- WATER BODY
- WATER STREAM
- SECTIONS
- GENERAL PURPOSE
- WETLAND-SHORELAND
- FARMLAND PRESERVATION (A-3)
- MINING (M-1)
- NATURAL RESOURCES (N-1)
- RES-AG 5 (RA-5)



Polk County Dept. of Land Information
Division of GIS
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
(715) 485-9279
www.co.polk.wi.us/landinfo

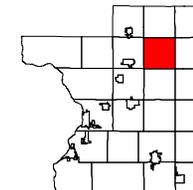
This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.

Date: 9/9/2019



MAP 8-3 ELEVATION

Town of Bone Lake Polk County Wisconsin

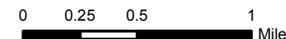


Polk County

- 1050' - 1100'
- 1100.1' - 1150'
- 1150.1' - 1200'
- 1200.1' - 1250'
- 1250.1' - 1300'
- 1300.1' - 1350'
- 1350.1' - 1400'
- 1400.1' - 1421'

- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP BOUNDARY

Elevation Data Source:
USGS National Elevation Data 10 Meter

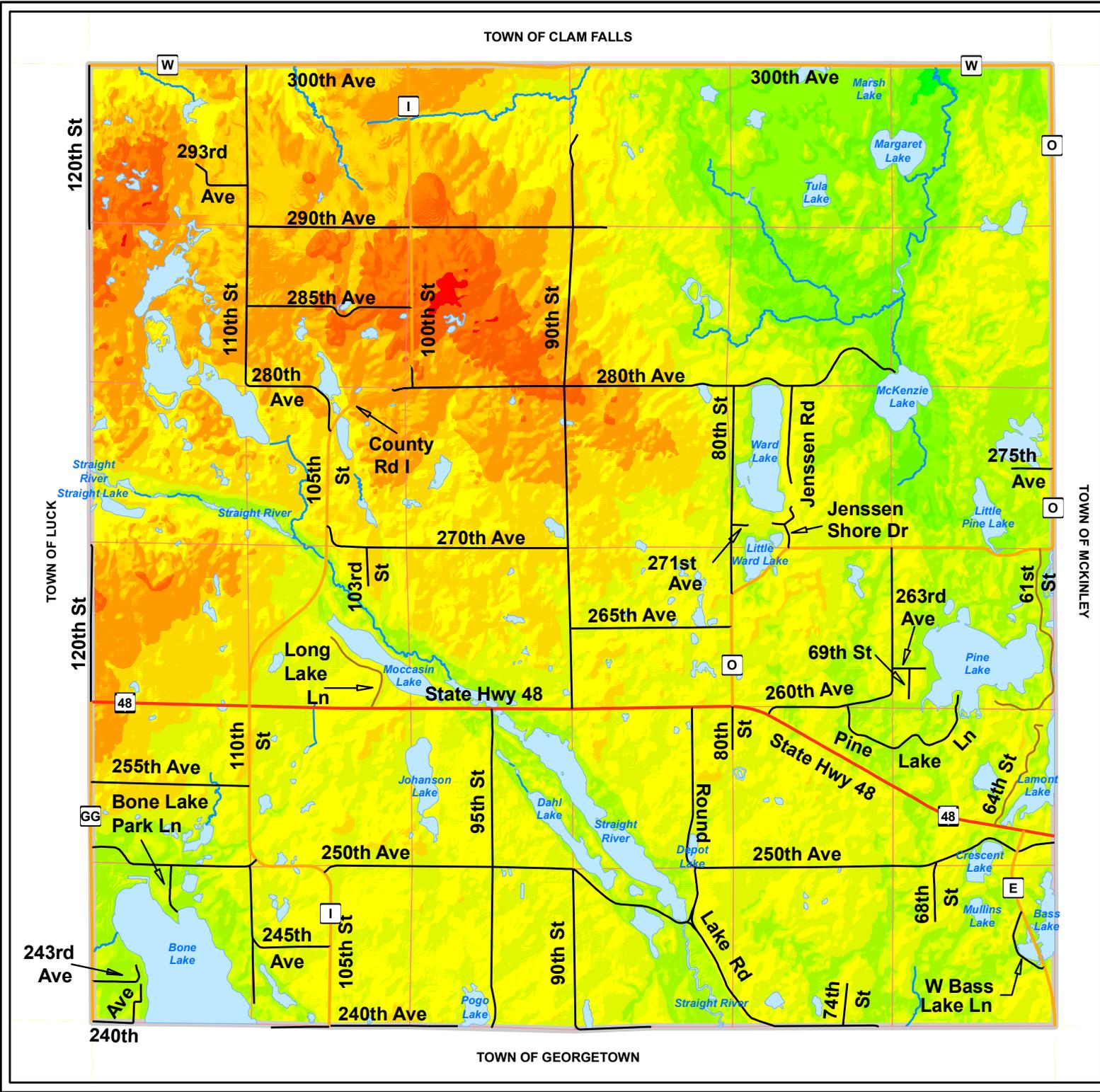


Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us

7/7/09

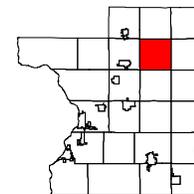


This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.

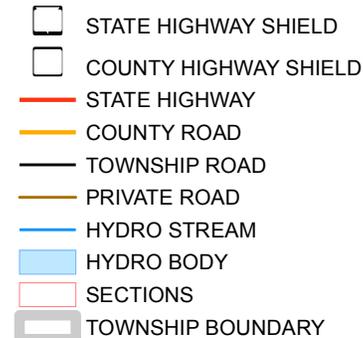
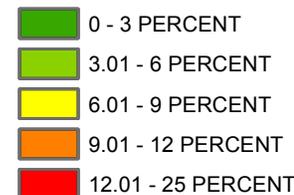


MAP 8-4 PERCENT SLOPE

Town of Bone Lake Polk County Wisconsin



Polk County

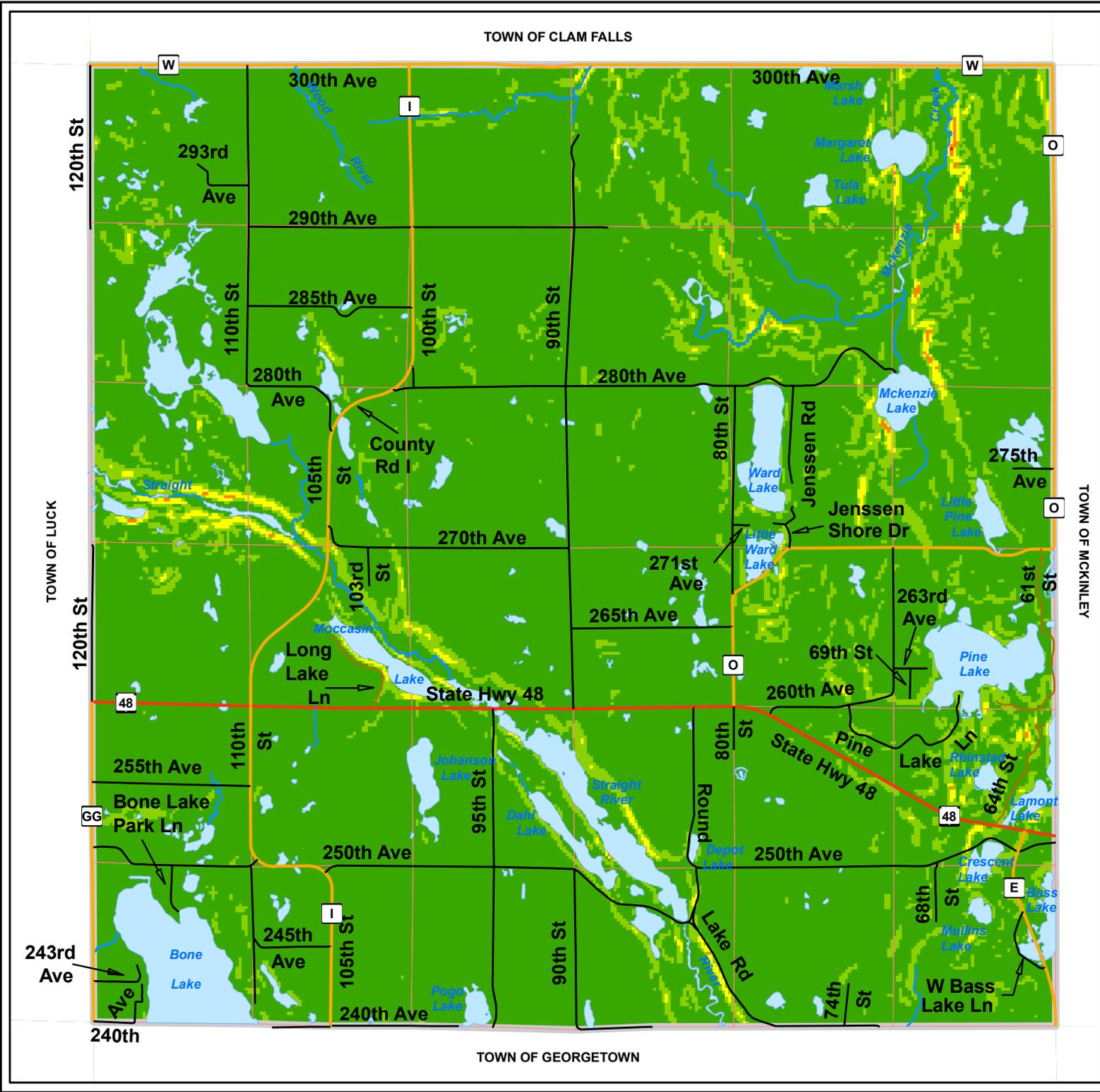


Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us

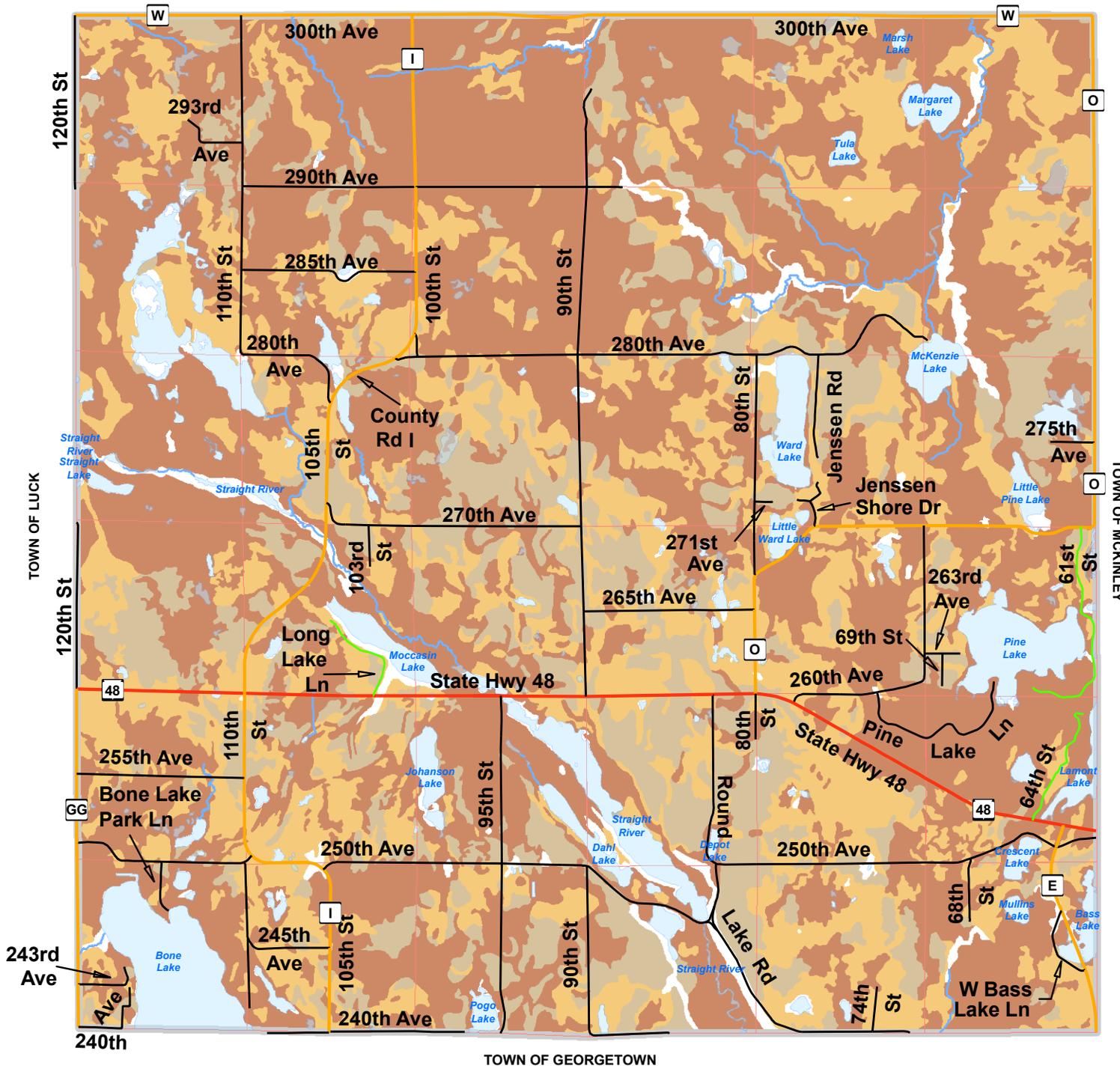
6/2/09



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



TOWN OF CLAM FALLS

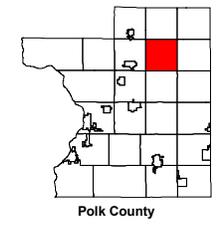


MAP 8-5

LIMITATIONS TO DWELLINGS WITH BASEMENTS

Town of Bone Lake

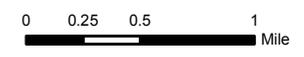
Polk County Wisconsin



- Soils Class**
- SLIGHT
 - MODERATE
 - SEVERE

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

- STATE HIGHWAY SHIELD
- COUNTY HIGHWAY SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP BOUNDARY

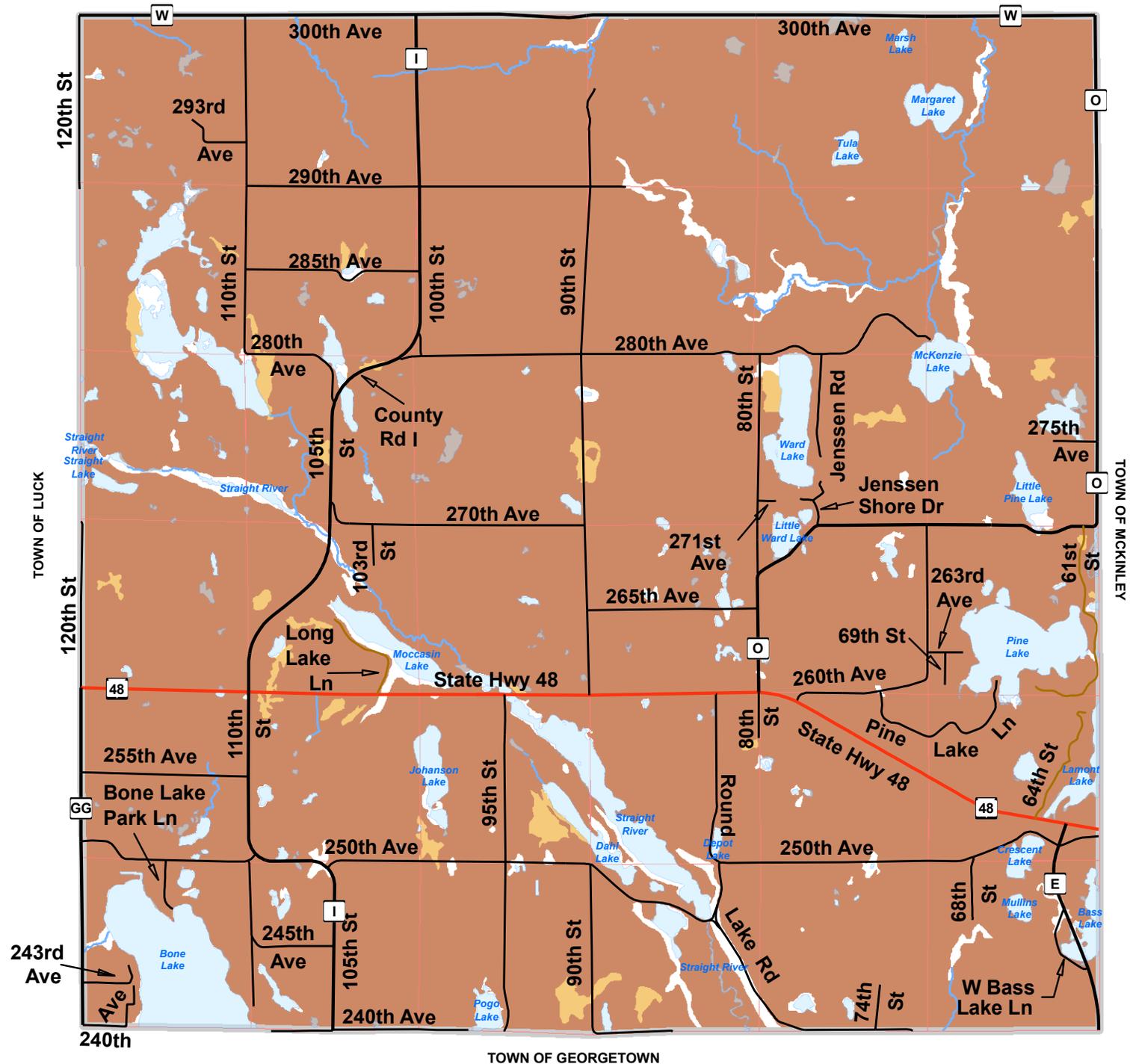


Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



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

TOWN OF CLAM FALLS



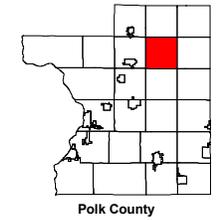
MAP 8-6

SEPTIC LIMITATIONS

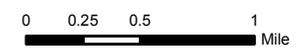
CONVENTIONAL

Town of Bone Lake

Polk County Wisconsin



- MODERATE
- SEVERE
- Source: Natural Resources Conservation Service (NRCS) Soil Survey Geographic (SSURGO) Database
- STATE HIGHWAY SHIELD
- COUNTY HIGHWAY SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP BOUNDARY

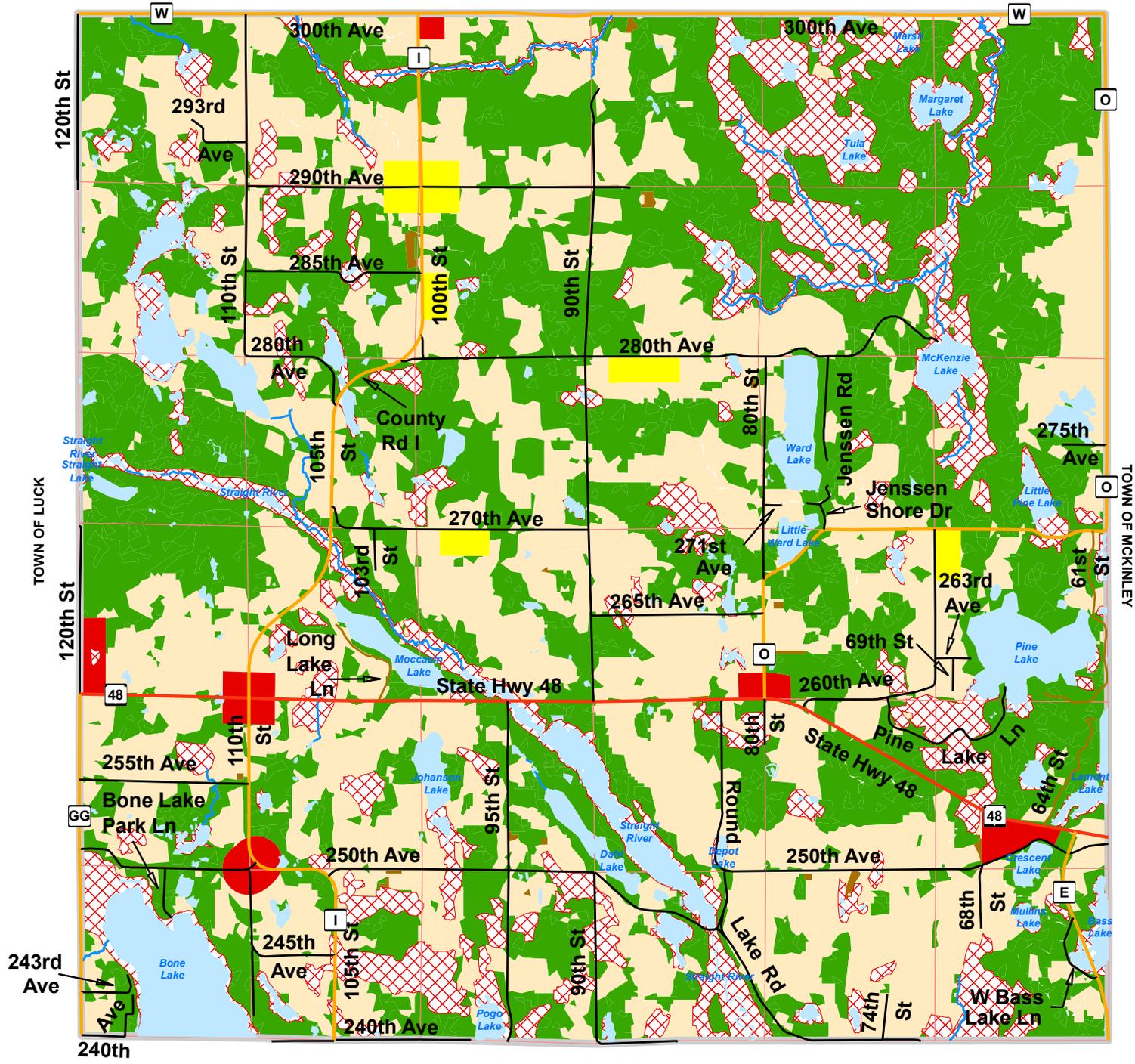


Created by:
 Polk County Land Information Department
 Geographic Information Systems Division
 100 Polk County Plaza, Suite 130
 Balsam Lake, WI 54810
 Ph: 715.485.9279
 Fax: 715.485.9246
 www.co.polk.wi.us



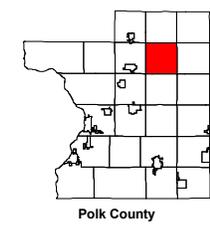
This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.

TOWN OF CLAM FALLS



MAP 8-7 PREFERRED FUTURE LAND USE

Town of Bone Lake
Polk County
Wisconsin



- AGRICULTURAL LANDS
- BARREN
- COMMERCIAL
- FOREST
- LIMITATIONS
- OPEN WATER
- RESIDENTIAL
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- SECTIONS
- TOWNSHIP BOUNDARY

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

0 0.25 0.5 1
Mile



WISCONSIN

Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us

6/23/09



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

ELEMENT 9: IMPLEMENTATION

10.2 CURRENT REGULATIONS

10.3 PROCESS FOR MAKING ELEMENTS INTEGRATED AND CONSISTENT

10.4 MECHANISMS TOWARD ACHIEVING THE COMPREHENSIVE PLAN

10.5 PROCESS FOR UPDATING THE COMPREHENSIVE PLAN

10.6 IMPLEMENTATION RECOMMENDATIONS

9.1 CURRENT REGULATIONS

The Town of Bone Lake is currently under county zoning regulations along with state-mandated Shoreland Zoning Ordinance. This ordinance covers over 60% of the Town of Bone Lake. The Town of Bone Lake is also under the countywide subdivision ordinance which specifies a minimum lot size of 1 acre.

9.2 PROCESS FOR MAKING ELEMENTS INTEGRATED AND CONSISTENT

The plan has been reviewed for discrepancies and any found have been updated to ensure that the elements are consistent with each other and that they are integrated, not conflicting or contradictory.

9.3 MECHANISMS TOWARD ACHIEVING THE COMPREHENSIVE PLAN

The Town of Bone Lake should regularly evaluate its progress toward completing the tasks outlined in the Implementation Recommendations below. It may be determined that minor changes are needed to maintain the effectiveness and consistency established within the plan.

9.4 PROCESS FOR UPDATING THE COMPREHENSIVE PLAN

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 at least once every five years. If the Town feels that there are new issues or a substantial change in the community has happened, that would be a good time to revisit the Comprehensive Plan. An update involves revisiting the entire planning document and often includes a substantial re-write of the text, updating of the inventory, data, tables and/or changes to maps. The plan update process will be done in the same manner as the initial creation of this plan with public participation, public hearings and a review period for the proposed changes.

9.5 IMPLEMENTATION RECOMMENDATIONS

Task: Adopt the Updated Revision of the Bone Lake Comprehensive Plan

Who: Town Board

When: Fall 2019

Task: Include the town residents input in resolution and/or ordinance development

Who: Plan Commission and Town Board

When: Continuous

Task: Research and develop a signage resolution

Who: Plan Commission

When: After comprehensive plan is developed

Task: Research tools to improve surface and ground water quality in the Town of Bone Lake

Who: Plan Commission

When: Starting Immediately

Task: Research methods to prevent non-point source pollution

Who: Plan Commission

When: Continuous

Task: Look to pass resolutions instead of ordinances to achieve town goals

Who: Plan Commission and Town Board

When: Continuous

Task: Have Town Board delegate review of development proposals to the Plan Commission

Who: Town Board

When: within 6 months

Task: Research the option of sharing an enforcement agent with other towns for enforcement of ordinances and resolutions

Who: Plan Commission

When: Starting Immediately

Task: Research methods or tools to deal with junk cars and junk in yards

Who: Plan Commission

When: Continuous

Task: Research tools to see the goals of the Town achieved (incentives, regulations, etc.)

Who: Plan Commission

When: Continuous

Task: Continue to research other topics that are important to the Town of Bone Lake

Who: Plan Commission

When: Continuous

Task: Further refine the definition of "rural character" with input from the residents of the Town of Bone Lake

Who: Plan Commission

When: Continuous

Task: Hold public input meetings before making recommendations on new tools, regulations, and incentives

Who: Plan Commission

When: Continuous

ELEMENT 10 - SUSTAINABILITY:

Meeting the needs of current citizens without compromising the ability of future generations to meet their own needs. (No borrowing from the future)

10.1 GOALS AND OBJECTIVES

Goal 1: The Town of Bone Lake will foster improved local energy production, efficiency, conservation and diversification.

Objectives

- 1) *Research ways to improve energy conservation and efficiency*
 - A) *Disseminate information about efficient appliances such as Energy Star*
 - B) *Disseminate information on US Department of Energy Savers Booklet*
 - C) *Polk-Burnett pay back programs*

- 2) *Promote citizen participation by publishing articles related to conservation of energy*
 - A) *Provide a list of energy tax credits*
 - B) *Provide information on alternative sources of energy, such as solar, wind, carbon neutral, biomass, biogas from waste, geothermal, corn-based ethanol, wood pellets, and wood*

Goal 2: Encourage citizens to embrace energy policies and practices as part of a strategy to meet future energy needs.

Objectives:

- 1) *Post information at suitable places about energy conservation and efficiency for residents and businesses.*
- 2) *Research and disseminate information about federal programs and funding opportunities for renewable energy.*
- 3) *Encourage all forms of renewable energy projects including wind, solar, bio energy and others that become available.*

Goal 3: Encourage sustainable practices by citizens of the town for obtaining food.

Objectives:

- 1) *Encourage citizens to grow food items for sale and barter in gardens and on farms in the town.*
- 2) *Encourage sharing locally grown food items among town and area residents.*
- 3) *Encourage home preservation of food products.*

- 4) *Provide information for town citizens about the advantages of eating locally grown foods and where they can be obtained.*

Goal 4: Conserve, protect, and maintain our clean water supply

Objectives:

- 1) *Monitor DNR information on wells in the town.*
- 2) *Encourage public involvement in reporting circumstances with negative effects on the water supply.*
- 3) *Monitor the dam on Straight River at 250th Avenue regarding surface water quality and associated wetlands, and other systems such as manure settling ponds.*

Goal 5: Establish a procedure for assessment of the effectiveness of ELEMENT 10 and communicate the results to the public.

Objectives:

- 1) *Provide information to the Polk County Visitors Center regarding sustainability in the Town of Bone Lake.*
- 2) *Seek cooperation with neighboring towns and the county regarding sustainability efforts in the Town of Bone Lake.*

APPENDIX

APPENDIX

Public Participation Plan-Signed Copy

Town Survey Results

Tax Valuation Summary

Resolution of Plan Commission to approve Comp Plan

Town Board ordinance that adopts the Comp Plan

DRAFT

PUBLIC PARTICIPATION PLAN

Comprehensive Plan
Town of Bone Lake, Wisconsin

December 4, 2007

STATE OF WISCONSIN

POLK COUNTY

TOWN OF BONE LAKE

TOWN OF BONE LAKE
RESOLUTION NO. _____
APPROVING A PUBLIC PARTICIPATION PLAN FOR THE
TOWN OF BONE LAKE COMPREHENSIVE PLAN

WHEREAS, the Bone Lake Town Board has approved a 30-month timeline to generate the Town of Bone Lake 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 Bone Lake Town Board that the public participation process for the Town of Bone Lake 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 Bone Lake Plan Commission collectively reviewed and recommended approval of the public participation plan at their November 26, 2007 meeting; and

WHEREAS, the Town Board reviewed the public participation plan on December 4, 2007; and

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

DATED this 4th day of December 2007.

ATTEST:

APPROVE:

Darrell Frandsen, Town Clerk

Wayne Shirley, Town Chairman

INTRODUCTION

The purposes of this Public Participation Plan are:

- To ensure that members of the Town of Bone Lake 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 Bone Lake has designated the Plan Commission to lead the comprehensive planning effort and public involvement in it.

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

PUBLIC PARTICIPATION ACTIVITIES

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

Public Education Meeting

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

Media

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

Public Postings

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

Survey

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

Plan 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 Bone Lake 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 Bone Lake 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 Bone Lake 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 Bone Lake 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 Bone Lake.
2. The clerk of every governmental unit that is adjacent to the Town of Bone Lake.
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 Bone Lake Survey Results

TABLE OF CONTENTS

Written Results	2
Numerical Results	6
Survey	11
Written Responses: Question 4	15
Written Responses: Question 16	20
Written Responses: Question 26	24
Written Responses: Other	28
List of Those Interested in Participating	29

WRITTEN RESULTS

The Town of Bone Lake Community Survey was mailed in March 2008 to 582 property owners. Of those received 247 were returned, which equals a 42.4% response rate.

The results were broken down into comparative groups:

<u>Comparative Group</u>	<u>Definition</u>
6+ Months vs. <6 Months	Those spending more than 6 months at their property in Bone Lake vs. those spending less than 6 months at their property in Bone Lake.
Satisfied vs. Dissatisfied	Those that indicated that they were either very satisfied or somewhat satisfied vs. those that were either somewhat dissatisfied or dissatisfied.
0-5 Acres vs. 5+ Acres	Those owning 5 acres or less vs. those owning more than 5 acres.
<10 Years vs. 11+ Years	Those owning property in Bone Lake for 10 or less years vs. those owning property in Bone Lake for 11 or more years.
22A vs. 22E	Those that responded that farmland should have the highest priority for preservation vs. those that responded that water quality of the lakes and rivers should have the highest priority for preservation.

PERSONAL AND FAMILY INFORMATION

1. Approximately how much time do you spend at your property in the Town of Bone Lake?

52% of respondents are at their property in the Town of Bone Lake [BL] more than 6 months a year. About 16% responded to each of the other choices (3-6 months, less than 3 months and less than one month). Those owning less acreage tended to spend less time here and those choosing farmland as needing the highest priority for preservation [22A] stay here the most (74% stay 6 months or more).

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

137 people responded with 47% of the respondents saying 'no', 31% being uncertain and 23% saying 'yes'.

3. How satisfied are you with the Town of Bone Lake as a place to live/own land?

Most people (92%) are either very satisfied or somewhat satisfied with BL. This was similar among all comparative groups.

4. Why are you satisfied/dissatisfied with the Town of Bone Lake as a place to live/own land?

168 people responded - 68% response rate. Most common answers were complaints about taxes and liking the quiet, nice people, friendly neighbors, etc. See *Written Responses: Question 4* for a list of all responses.

5 & 6. How important were the following reasons for you and/or your family in choosing the Town of Bone Lake as a place to live/own land?

The reasons with the most number of responses were *rural atmosphere/natural beauty* (25%) and *close to a body of water* (16%). 5+ acres and 22A had *rural atmosphere/natural beauty* as their top response, but *close to a body of water* did not rank high for either one. Their second highest responses were *near family or friends* and *farming opportunities*, respectively.

7. How many total acres in the Town of Bone Lake are owned by the members of you household?

Responses were most common for *one to 5 acres*, *more than 5 acres but less than 35 acres*, and *35 to 80 acres*. 22A's highest responses were for *5-35 acres* and *more than 80 acres*.

8. If you live in the Town of Bone Lake, how far away from home do you work? 47% don't work, 13% work more than 40 minutes from home and 13% work 20 to 40 minutes from home.

9. Gender:	O Male 69%		O Female 31%			
10. Age:	O 18-24 0%	O 25-34 6%	O 35-44 10%	O 45-54 24%	O 55-64 29%	O 65 and older 31%
11. Employment status:	O Employed full time 35%		O Employed part time 7%		O Unemployed 2%	
	O Self Employed 15%		O Retired 41%		O Other: _____ 1%	
12. Housing:	O Own 97%		O Rent 1.5%		O Other: _____ 1.5%	
13. Number of adults (over 18) in household:	O 1 17%	O 2 71%	O 3 9%	O 4 2%	O 5 1%	O 6 or more 1%
14. Number of children (under 18) in household:	O 0 74%	O 1 9%	O 2 8%	O 3 5%	O 4 1%	O 5 or more 1%
15. How long have you owned property in the Town of Bone Lake?	O Less than 1 year 2%		O 1 to 5 years 18%		O 6 to 10 years 14%	
	O 11 to 15 years 15%		O 16 to 20 years 14%		O 21 to 30 years 13%	
	O Over 30 years 24%					

LAND USE AND FUTURE DEVELOPMENT

16. What do you feel is the single biggest issue facing the Town of Bone Lake over the next several years?

171 people responded - 69% response rate. Taxes were the most common response. See *Written Responses: Question 16* for a list of all responses.

17. The Town of Bone Lake had a population of 710 people in the year 2000 and about 800 in January of 2007, which is an increase of about 90 people, or 12.5%, over the past 7 years. What should the pace of development in the Town be over the next 10 years?

64% of respondents feel that growth should remain the same. 30% feel that it should be slower and 6% feel that it should be faster. The only comparative group diverging from this result is 22A. They feel that growth should be slower 53% of the time, 47% feel that it should be the same and none thought it should be faster.

18A. The Town of Bone Lake should remain rural.

A vast majority (97%) either somewhat agreed (22%) or strongly agreed (75%). All groups had a similar response.

18B. The Town of Bone Lake should promote business development.

Less than 10% strongly agreed. 34% agreed, 32% disagreed and 24% strongly disagreed. Similar responses for all groups.

18C. The Town of Bone Lake should promote the preservation of farmland.

92% either strongly agreed (55%) or somewhat agreed (38%). All groups agreed, but 22A agreed the most with 100% either strongly agreeing (83%) or somewhat agreeing (17%).

18D. Town land use policies should be strengthened to guide growth.

71% either strongly agreed (31%) or somewhat agreed (40%). The group with the lowest support for this statement was those that are dissatisfied, with 61% agreeing. The group with the highest support was those in BL for 10 years or less, with 80% agreeing.

18E1. We should be able to use productive farmland for agricultural use.

A vast majority (97%) strongly agreed (78%) or somewhat agreed (19%).

18E2. We should be able to use productive farmland for residential use.

A majority (63%) strongly agreed (20%) or somewhat agreed (43%). Similar response for all groups.

18E3. We should be able to use productive farmland for commercial/industrial use.

A majority (75%) strongly disagreed (42%) or somewhat agreed (33%). Similar response for all groups.

18E4. We should be able to use productive farmland for any use.

All groups, with the exception of dissatisfied, disagreed (strongly or somewhat) between 68% and 74% of the time. Those that were dissatisfied agreed (strongly or somewhat) 61% of the time.

18F. The Town should use standards for buildings and sign that make non-residential development fit in with the rural community character.

The most common response for all groups was strongly agree.

18G. Land use conflicts between agriculture and residential development are currently a problem in the Town.

The most common response for all groups was somewhat disagree for all groups, but somewhat agree was the second most common response.

18H. Landowners should be allowed to develop land any way they want.

Responses were fairly evenly split between somewhat agree, somewhat disagree and strongly disagree, giving disagree 60% of the responses.

18I. The rising cost of energy to heat homes in the winter is a concern.

Most (93%) either strongly agree (66%) or somewhat agree (27%). All groups had a similar response.

18J. Most new development should occur adjacent to areas which are already developed.

The most common response for all groups was somewhat agree (42%-56%). The remainder of responses were split relatively even between strongly agree and somewhat disagree.

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

A majority (60%) feel that the amount of new housing developments should be limited. 28% felt that there should be no role and 11% felt that there should be promotion.

20. What types of new development are appropriate for the Town of Bone Lake?

Housing Development

Just over 40% of respondents from all groups picked single-family homes. The second most common response for all groups was seasonal housing.

Commercial/Industrial Development

Responses were split (13%-18% each) between neighborhood shopping & offices, restaurants, home-based businesses, recreational and tourism related development, businesses related to farming and don't want to see new commercial or industrial development.

21 & 22. How important is the preservation of the following features for the future of the Town of Bone Lake? And which should have the highest priority for preservation?

All features were found as important (very or somewhat) by a vast majority of respondents. 50% of total respondents feel that water quality of the lakes and rivers should have the highest priority for preservation.

TOWN SERVICES

23A. The overall road network (roads, highways) in Bone Lake meets the needs of its citizens.

A vast majority (90%) either strongly agreed (37%) or somewhat agreed (54%). The same was felt by all groups.

23B. The number and quality of recreational trails in or near the Town sufficiently meet the needs of its citizens and visitors.

A vast majority (90%) either strongly agreed (41%) or somewhat agreed (49%). The same was felt by all groups.

24. Rate the quality of the following local services:	Very Good	Good	Poor	Very Poor	No Opinion
A. Ambulance service	29%	39%	3%	0%	30%
B. Fire protection	28%	37%	7%	1%	28%
C. Park and recreation facilities	25%	52%	6%	1%	17%
D. Police protection	15%	49%	10%	3%	23%
E. Public school system	23%	41%	5%	2%	29%
F. Snow removal	19%	57%	7%	4%	13%
G. Road Maintenance	16%	61%	14%	5%	4%

25. What are the most effective ways the Town of Bone Lake could provide information to its residents?

38% would like to get direct mail, 24% want a newsletter, and 17% would like to use the internet.

26. Additional comments.

Various comments. Please see *Written Responses: Other*.

		TOTAL			6+ MONTHS			< 6 MONTHS			SATISFIED			DISSATISFIED			0-5 ACRES			5+ ACRES			<10 YEARS			11+ YEARS			22A			22E					
		#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total			
		Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp			
1	6+	126	243	51.85%	126	126	100.00%	41	117	0.00%	111	210	52.86%	16	24	66.67%	42	105	40.00%	84	137	61.31%	44	82	53.66%	20	151	52.98%	26	35	74.29%	59	120	49.17%			
		41		16.87%	0		0.00%	0		0.00%	37		17.62%	4		16.67%	26		24.76%	15		10.95%	14		17.07%	3		15.22%	3		8.57%	25		20.83%			
		38		15.64%	0		0.00%	38		32.48%	26		12.38%	4		16.67%	23		21.90%	15		10.95%	15		18.29%	21		13.91%	2		5.71%	22		18.33%			
2	Y N U	31	137	22.63%	11	22	50.00%	19	113	16.81%	29	116	25.00%	2	11	18.18%	16	71	22.54%	15	65	23.08%	10	44	22.73%	20	87	22.99%	3	10	30.00%	18	75	24.00%			
		64		46.72%	5		22.73%	58		51.33%	51		43.97%	7		63.64%	32		45.07%	31		47.69%	15		34.09%	47		54.02%	4		40.00%	33		44.00%			
		42		30.66%	6		27.27%	36		31.86%	36		31.03%	2		18.18%	23		32.39%	19		29.23%	19		43.18%	20		22.99%	3		30.00%	24		32.00%			
3	vs sd vd	125	231	54.11%	77	121	63.64%	48	107	44.86%	125	212	58.96%	2	25	8.00%	46	103	44.66%	79	128	61.72%	39	79	49.37%	78	144	54.17%	24	33	72.73%	56	117	47.86%			
		87		37.66%	33		27.27%	51		47.66%	86		40.57%	4		16.00%	47		45.63%	40		31.25%	34		43.04%	53		36.81%	7		21.21%	47		40.17%			
		14		6.06%	7		5.79%	7		6.54%	1		0.47%	14		56.00%	8		7.77%	6		4.69%	5		6.33%	9		6.25%	1		3.03%	11		9.40%			
4		168			92			72			146			22			74			93			62			100			27			87					
		5	A	vi	20	223	8.97%	18	110	16.36%	2	109	1.83%	17	194	8.76%	2	20	10.00%	6	94	6.38%	14	129	10.85%	11	78	14.10%	8	137	5.84%	3	30	10.00%	9	114	7.89%
				i	31		13.90%	25		22.73%	6		5.50%	29		14.95%	3		15.00%	10		10.64%	21		16.28%	10		12.82%	20		14.60%	4		13.33%	17		14.91%
n	54				24.22%	29		26.36%	23		21.10%	46		23.71%	4		20.00%	26		27.66%	28		21.71%	18		23.08%	35		25.55%	8		26.67%	32		28.07%		
B	vi	36	225	16.00%	30	113	26.55%	6	108	5.56%	34	196	17.35%	1	20	5.00%	15	95	15.79%	21	130	16.15%	14	78	17.95%	19	139	13.67%	6	31	19.35%	12	114	10.53%			
	i	40		17.78%	28		24.78%	12		11.11%	37		18.88%	2		10.00%	12		12.63%	28		17.95%	14		17.95%	24		17.27%	6		19.35%	25		21.93%			
	n	50		22.22%	21		18.58%	27		21.43%	42		21.43%	6		30.00%	27		28.42%	23		17.69%	17		23.02%	32		23.02%	5		16.13%	27		23.68%			
C	vi	85	231	36.80%	46	115	40.00%	38	112	33.93%	77	201	38.31%	4	21	19.05%	44	100	44.00%	41	131	31.30%	32	78	41.03%	49	145	33.79%	8	30	26.67%	47	118	39.83%			
	i	74		32.03%	31		26.96%	42		37.50%	65		32.34%	7		33.33%	25		25.00%	49		30.77%	24		30.77%	48		33.10%	6		20.00%	43		36.44%			
	n	41		17.75%	22		19.13%	18		16.07%	34		16.92%	6		28.57%	20		20.00%	21		16.03%	14		17.95%	25		17.24%	7		23.33%	16		13.56%			
D	vi	59	229	25.76%	35	114	30.70%	21	111	18.92%	53	199	26.63%	3	21	14.29%	19	96	19.79%	40	133	30.08%	20	79	25.32%	33	142	23.24%	7	31	22.58%	25	115	21.74%			
	i	76		33.19%	39		34.21%	37		33.33%	66		33.17%	9		42.86%	31		32.29%	45		33.83%	26		32.91%	48		33.80%	7		22.58%	42		36.52%			
	n	44		19.21%	21		18.42%	23		20.72%	35		28.57%	6		28.57%	20		20.83%	24		18.05%	17		21.52%	26		18.31%	6		19.35%	24		20.87%			
E	vi	68	230	29.57%	41	115	35.65%	27	111	24.32%	61	201	30.35%	8	21	38.10%	26	98	26.53%	42	132	31.82%	24	79	30.38%	38	143	26.57%	11	32	40.63%	34	116	29.31%			
	i	107		43.91%	46		40.00%	52		46.85%	88		43.78%	5		23.81%	43		43.88%	58		43.94%	37		46.84%	63		44.06%	10		31.25%	53		45.69%			
	n	141		20.43%	23		20.00%	23		20.72%	40		33.33%	22		33.33%	22		22.45%	25		18.94%	15		18.99%	31		21.68%	6		18.75%	23		19.83%			
F	vi	164	240	67.08%	84	121	69.42%	74	115	64.35%	142	208	68.27%	15	23	65.22%	67	104	64.42%	94	136	69.12%	60	81	74.07%	94	150	62.67%	23	32	71.88%	78	120	65.00%			
	i	73		30.42%	34		28.10%	38		33.04%	62		29.81%	7		30.43%	35		33.65%	38		27.94%	20		24.69%	52		34.67%	7		21.88%	38		31.67%			
	n	5		2.08%	3		2.48%	2		1.74%	3		1.44%	1		4.35%	2		1.92%	3		2.21%	1		1.23%	3		2.00%	2		6.25%	3		2.50%			
G	vi	125	237	52.74%	52	122	42.62%	71	111	63.96%	109	206	52.91%	10	23	43.48%	73	103	70.87%	52	134	38.81%	46	81	56.79%	74	148	50.00%	10	31	32.26%	74	120	61.67%			
	i	51		21.52%	24		19.67%	25		22.52%	44		21.36%	4		17.39%	14		13.59%	37		27.61%	15		18.52%	33		22.30%	5		16.13%	26		21.67%			
	n	43		18.14%	31		25.41%	12		10.81%	38		18.45%	5		21.74%	13		12.62%	30		22.39%	14		17.28%	28		18.92%	10		32.26%	16		13.33%			
H	vi	75	227	33.04%	41	113	36.28%	33	110	30.00%	62	196	31.63%	9	22	40.91%	38	98	38.78%	37	129	28.68%	25	77	32.47%	49	143	34.27%	10	30	33.33%	41	115	35.65%			
	i	55		24.23%	21		18.58%	32		29.09%	44		22.45%	5		22.73%	26		26.53%	29		22.48%	21		27.27%	31		21.68%	6		20.00%	27		23.48%			
	n	89		39.21%	48		42.48%	40		36.36%	82		41.84%	8		36.36%	33		33.67%	56		43.41%	27		35.06%	59		41.26%	11		36.67%	44		38.26%			
I	vi	23	230	10.00%	17	116	14.66%	6	110	5.45%	22	200	11.00%	1	21	4.76%	5	99	5.05%	18	131	13.74%	5	78	6.41%	16	143	11.19%	13	32	40.63%	4	117	3.42%			
	i	37		16.09%	24		20.69%	12		10.91%	31		15.00%	1		4.76%	5		5.05%	32		24.43%	11		14.10%	23		16.08%	6		18.75%	17		14.53%			
	n	65		28.26%	39		33.62%	24		21.82%	56		28.00%	7		33.33%	25		25.25%	40		30.53%	19		24.36%	45		31.47%	7		21.88%	27		23.08%			
J	vi	46	235	19.57%	10	119	8.40%	36	112	32.14%	38	203	18.72%	3	23	13.04%	31	103	30.10%	15	132	11.36%	15	81	18.52%	30	146	20.55%	2	30	6.67%	31	121	25.62%			
	i	68		28.94%	31		26.05%	34		30.36%	55		27.09%	9		39.13%	34		33.01%	34		25.76%	22		27.16%	42		28.77%	9		30.00%	36		29.75%			
	n	54		22.98%	42		35.29%	12		10.71%	47		23.15%	7		30.43%	16		15.53%	38		28.79%	25		30.86%	28		19.18%	8		26.67%	26		21.49%			
K	vi	67		28.51%	36		30.25%	30		26.79%	63		31.03%	4		17.39%	22		21.3																		

		TOTAL			6+ MONTHS			< 6 MONTHS			SATISFIED			DISSATISFIED			0-5 ACRES			5+ ACRES			<10 YEARS			11+ YEARS			22A			22E		
		#	Total Resp	% total resp	#	Total Resp	% total resp	#	Total Resp	% total resp	#	Total Resp	% total resp	#	Total Resp	% total resp	#	Total Resp	% total resp	#	Total Resp	% total resp	#	Total Resp	% total resp	#	Total Resp	% total resp	#	Total Resp	% total resp	#	Total Resp	% total resp
7	a	2	245	0.82%	0	126	0.00%	2	115	1.74%	1	212	0.47%	0	24	0.00%	2	107	1.87%	0	138	0.00%	0	81	0.00%	1	155	0.65%	0	35	0.00%	0	122	0.00%
	b	36		14.69%	10		7.94%	24		20.87%	32		15.09%	4		16.67%	36		33.64%	0		0.00%	13		16.05%	21		13.55%	3		8.57%	24		19.67%
	c	69		28.16%	32		25.40%	37		32.17%	61		28.77%	8		33.33%	69		64.49%	0		0.00%	28		34.57%	40		25.81%	6		17.14%	44		36.07%
	d	56		22.86%	38		30.16%	17		14.78%	49		23.11%	7		29.17%	0		0.00%	56		40.58%	22		21.29%	33		25.71%	9		23.85%	23		18.85%
	e	53		21.63%	30		23.81%	22		19.13%	43		20.28%	5		20.83%	0		0.00%	53		38.41%	14		17.28%	36		23.23%	8		22.86%	20		16.39%
	f	29		11.84%	16		12.70%	13		11.30%	26		12.26%	0		0.00%	29		21.01%	29		21.01%	4		4.94%	24		15.48%	9		25.71%	11		9.02%
8	a	17	179	9.50%	15	120	12.50%	2	57	3.51%	16	158	10.13%	1	18	5.56%	1	75	1.33%	16	104	15.38%	4	57	7.02%	11	121	9.09%	7	30	23.33%	5	84	5.95%
	b	9		5.03%	9		7.50%	0		0.00%	8		5.06%	2		11.11%	2		2.67%	7		6.73%	5		8.77%	4		3.31%	0		0.00%	6		7.14%
	c	21		11.73%	21		17.50%	0		0.00%	17		10.76%	4		22.22%	7		9.33%	14		13.46%	10		17.54%	12		9.92%	4		13.33%	12		14.29%
	d	24		13.41%	22		18.33%	2		3.51%	20		12.66%	4		22.22%	7		9.33%	17		16.35%	9		15.79%	15		12.40%	4		13.33%	10		11.90%
	e	24		13.41%	11		9.17%	2		2.105%	22		13.92%	1		5.56%	12		16.00%	12		11.54%	14		24.56%	10		8.26%	1		3.33%	12		14.29%
	f	84		46.93%	42		35.00%	41		71.93%	75		47.47%	6		33.33%	46		61.33%	38		36.54%	15		26.32%	69		57.02%	14		46.67%	39		46.43%
9	M	150	216	69.44%	75	113	66.37%	71	99	71.72%	129	187	68.98%	15	21	71.43%	60	96	62.50%	90	120	75.00%	47	78	60.26%	102	134	76.12%	23	33	69.70%	74	110	67.27%
	F	66		30.56%	38		33.63%	28		28.28%	58		31.02%	6		28.57%	36		37.50%	30		25.00%	31		39.74%	32		23.88%	10		30.30%	36		32.73%
10	18	0	240	0.00%	0	125	0.00%	0	111	0.00%	0	208	0.00%	0	24	0.00%	0	106	0.00%	0	134	0.00%	0	81	0.00%	0	155	0.00%	0	34	0.00%	0	123	0.00%
	25	14		5.83%	13		10.40%	1		0.90%	14		6.73%	1		4.17%	5		4.72%	9		6.72%	12		14.81%	1		0.65%	3		8.82%	3		2.44%
	35	25		10.42%	12		9.60%	1		11.71%	22		10.58%	2		8.33%	12		11.32%	13		9.70%	15		18.52%	9		5.81%	2		5.88%	14		11.38%
	45	57		23.75%	28		22.40%	29		26.13%	49		23.56%	7		29.17%	23		21.70%	34		25.37%	30		37.04%	26		16.77%	7		20.59%	36		29.27%
	55	70		29.17%	36		28.80%	31		27.93%	60		28.85%	8		33.33%	31		29.25%	39		29.10%	17		20.99%	51		32.90%	11		32.35%	33		26.83%
	65	74		30.83%	36		28.80%	37		33.33%	63		30.29%	6		25.00%	35		33.02%	39		29.10%	7		8.64%	68		43.87%	11		32.35%	37		30.08%
11	ft	87	251	34.66%	44	136	32.35%	43	111	38.74%	76	217	35.02%	9	26	34.62%	40	110	36.36%	47	141	33.33%	45	85	52.94%	38	161	23.60%	10	36	27.78%	50	129	38.78%
	pt	18		7.17%	14		9.56%	5		4.50%	15		6.91%	1		5.45%	6		4.50%	12		8.51%	9		10.59%	8		4.97%	2		5.56%	9		6.98%
	u	5		1.99%	4		2.94%	1		0.90%	3		1.38%	1		3.85%	3		2.73%	2		1.42%	1		1.18%	5		3.11%	2		5.56%	4		3.10%
	se	37		14.74%	26		19.12%	10		9.01%	32		14.75%	9		15.38%	9		8.18%	28		19.86%	10		11.76%	26		16.16%	6		16.67%	15		11.63%
	r	102		40.64%	48		35.29%	51		45.95%	89		41.01%	10		38.46%	51		46.36%	51		36.17%	18		21.18%	84		52.17%	16		44.44%	50		38.76%
	o	2		0.80%	1		0.74%	1		0.90%	2		0.92%	1		3.85%	1		0.91%	1		0.71%	2		2.35%	0		0.00%	0		0.00%	1		0.78%
12	ow	224			123			97			194			22			100			124			76			144			31			116		
	r	3			0			3			3			0			1			2			1			2			0			1		
	ot	3			0			3			2			1			2			2			1			2			0			1		
13	1	40	231	17.32%	28	124	22.58%	11	103	10.68%	36	201	17.91%	2	23	8.70%	20	102	19.61%	20	129	15.50%	11	78	14.10%	29	150	19.33%	7	31	22.58%	23	120	19.17%
	2	163		70.56%	84		67.74%	76		73.79%	140		69.65%	20		86.96%	70		68.63%	93		72.09%	59		75.64%	101		67.33%	21		67.74%	82		68.33%
	3	20		8.66%	7		5.65%	13		12.62%	17		8.46%	1		4.35%	7		6.86%	13		10.08%	7		8.97%	13		8.67%	3		9.68%	12		10.00%
	4	5		2.16%	4		3.23%	1		0.97%	5		2.49%	0		0.00%	3		2.94%	2		1.55%	1		1.28%	4		2.67%	0		0.00%	2		1.67%
	5	2		0.87%	1		0.81%	1		0.97%	2		1.00%	0		0.00%	1		0.98%	1		0.78%	0		0.00%	2		1.33%	0		0.00%	1		0.83%
	6	1		0.43%	0		0.00%	1		0.97%	1		0.50%	0		0.00%	1		0.98%	0		0.00%	0		0.00%	1		0.67%	0		0.00%	0		0.00%
14	0	157	212	74.06%	84	111	75.68%	70	98	71.43%	131	181	72.38%	19	23	82.61%	75	98	76.53%	82	114	71.93%	41	76	53.95%	115	134	85.82%	23	29	79.31%	84	111	75.68%
	1	20		9.43%	14		12.61%	6		6.12%	15		10.50%	2		8.70%	7		7.14%	13		11.40%	13		17.11%	7		5.22%	4		13.79%	10		9.01%
	2	18		8.49%	6		5.41%	12		12.24%	15		8.29%	1		4.35%	8		8.16%	10		8.77%	12		15.79%	5		3.73%	0		0.00%	7		6.31%
	3	11		5.19%	3		2.70%	8		8.16%	11		6.08%	0		0.00%	6		6.12%	5		4.39%	7		9.21%	4		2.99%	2		6.90%	8		7.21%
	4	3		1.42%	3		2.70%	0		0.00%	3		1.66%	1		4.35%	0		0.00%	3		2.63%	2		2.63%	1		0.75%	0		0.00%	1		0.90%
	5	3		1.42%	1		0.90%	2		2.04%	2		1.10%	0		0.00%	2		2.04%	1		0.88%	1		1.32%	2		1.49%	0		0.00%	1		0.90%
15	<1	5	235	2.13%	0	123	0.00%	5	108	4.63%	5	203	2.46%	0	24	0.00%	5	103	4.85%	0	132	0.00%	5	81	6.17%	0	155	0.00%	0	34	0.00%	4	120	3.33%
	1	42		17.87%	22		17.89%	20		18.52%	37		18.23%	6		25.00%	17		16.50%	25		18.94%	42		51.85%	0		0.00%	3		8.82%	21		17.50%
	6	33		14.04%	21																													

		TOTAL			6+ MONTHS			< 6 MONTHS			SATISFIED			DISSATISFIED			0-5 ACRES			5+ ACRES			<10 YEARS			11+ YEARS			22A			22E			
		#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total	
		Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp
18	A	sa	178	239	74.48%	100	126	79.37%	76	109	69.72%	159	207	76.81%	15	24	62.50%	67	101	66.34%	111	138	80.43%	60	78	76.92%	113	154	73.38%	33	35	94.29%	80	120	66.67%
		a	53		22.18%	23		18.25%	29		26.61%	42		20.29%	7		29.17%	29		28.71%	24		17.39%	16		20.51%	35		22.73%	2		5.71%	34		28.33%
		d	7		2.93%	2		1.59%	4		3.67%	5		2.42%	1		4.17%	4		3.96%	3		2.17%	1		1.28%	6		3.90%	0		0.00%	5		4.17%
	sd	1		0.42%	1		0.79%	0		0.00%	1		0.81%	1		1.17%	1		0.99%	0		0.00%	1		1.28%	0		0.00%	0		0.00%	1		0.83%	
	B	sa	22	233	9.44%	8	123	6.50%	13	107	12.15%	18	202	8.91%	3	24	12.50%	11	101	10.89%	11	132	8.03%	10	77	12.99%	11	150	7.33%	1	31	3.23%	16	118	13.56%
		a	70		34.33%	39		31.71%	40		37.38%	70		34.65%	9		37.50%	38		37.62%	42		31.82%	27		35.06%	49		32.67%	9		29.03%	39		33.06%
		d	85		32.19%	42		34.15%	32		29.91%	67		33.17%	6		25.00%	31		30.69%	44		33.33%	25		32.47%	49		32.67%	11		32.47%	34		28.81%
	sd	56		24.03%	34		27.64%	22		20.56%	47		23.27%	6		25.00%	21		20.79%	35		26.52%	15		19.48%	41		27.33%	10		32.26%	29		24.58%	
	C	sa	129	236	54.66%	77	125	61.60%	50	107	46.73%	115	206	55.83%	9	23	39.13%	44	100	44.00%	85	136	62.50%	40	77	51.95%	82	153	53.59%	29	35	82.86%	57	119	47.90%
		a	89		37.71%	41		32.60%	46		42.99%	77		37.38%	10		43.40%	47		47.00%	42		30.86%	32		41.56%	58		37.91%	6		17.14%	52		43.70%
		d	12		5.08%	5		4.00%	7		6.54%	9		4.37%	2		8.70%	4		4.00%	8		5.88%	4		5.19%	8		5.23%	0		0.00%	6		5.04%
	sd	6		2.54%	2		1.60%	4		3.74%	5		2.43%	2		8.70%	5		5.00%	1		0.74%	1		1.30%	5		3.27%	0		0.00%	4		3.36%	
	D	sa	70	225	31.11%	35	119	29.41%	33	102	32.35%	60	196	30.61%	7	23	30.43%	26	93	27.96%	44	132	33.33%	21	74	28.38%	45	144	31.25%	11	30	36.67%	33	116	28.45%
		a	91		40.44%	46		38.66%	43		42.16%	83		42.35%	7		30.43%	37		39.78%	54		40.91%	38		51.35%	53		36.81%	9		30.00%	51		43.97%
		d	46		20.44%	29		24.37%	17		16.67%	36		18.37%	8		34.78%	21		22.58%	25		18.94%	13		17.57%	32		22.22%	4		13.33%	25		21.55%
	sd	18		8.00%	9		7.56%	9		8.82%	17		8.67%	1		4.35%	9		9.68%	9		6.82%	2		2.70%	14		9.72%	6		20.00%	7		6.03%	
	E1	sa	173	221	78.28%	93	115	80.87%	77	102	75.49%	153	196	78.06%	14	18	77.78%	66	93	70.97%	107	128	83.59%	60	72	83.33%	107	143	74.83%	31	32	96.88%	84	110	76.36%
		a	42		19.00%	20		12.39%	21		18.88%	37		23.66%	2		15.63%	22		23.66%	20		13.89%	32		22.38%	32		22.38%	1		3.13%	22		20.00%
d		4		1.81%	1		0.87%	3		2.94%	4		2.04%	1		5.56%	3		3.23%	1		0.78%	2		2.78%	2		1.40%	0		0.00%	2		1.82%	
sd	2		0.90%	1		0.87%	1		0.87%	2		1.02%	0		0.00%	2		2.15%	0		0.00%	0		0.00%	2		1.40%	0		0.00%	2		1.82%		
E2	sa	40	198	20.20%	22	101	21.78%	18	94	19.15%	34	174	19.54%	7	17	41.18%	18	83	21.69%	22	115	19.13%	14	69	20.29%	25	122	20.49%	4	25	16.00%	20	98	20.41%	
	a	86		43.43%	39		38.61%	47		50.00%	77		49.54%	6		35.29%	36		43.37%	50		43.48%	29		42.03%	52		42.62%	8		32.00%	40		40.82%	
	d	42		21.21%	24		23.76%	16		17.02%	36		20.69%	3		17.65%	16		19.28%	26		22.61%	18		26.09%	25		20.49%	7		28.00%	18		18.37%	
sd	30		15.15%	16		15.84%	13		13.83%	27		15.52%	1		5.88%	13		15.66%	17		14.78%	8		11.59%	20		16.39%	6		24.00%	20		20.41%		
E3	sa	10	193	5.18%	6	99	6.06%	4	91	4.40%	7	172	4.07%	2	16	12.50%	4	82	4.88%	6	111	5.41%	5	67	7.46%	5	119	4.20%	1	24	4.17%	7	97	7.22%	
	a	39		20.21%	19		19.19%	20		21.98%	38		22.09%	2		12.50%	18		21.95%	21		18.92%	13		19.40%	22		18.49%	4		16.67%	19		19.59%	
	d	64		33.16%	30		30.30%	32		35.16%	58		33.72%	4		25.00%	24		29.27%	40		36.04%	19		28.36%	43		36.13%	5		20.83%	34		35.05%	
sd	80		41.45%	44		44.44%	35		38.46%	69		40.12%	8		50.00%	36		43.90%	44		39.64%	30		44.78%	49		41.18%	14		58.33%	37		38.14%		
E4	sa	26	193	13.47%	16	102	15.69%	10	88	11.36%	19	166	11.45%	4	18	22.22%	9	85	10.59%	17	108	15.74%	6	62	9.68%	17	123	13.82%	6	28	21.43%	11	96	11.46%	
	a	29		15.03%	13		12.75%	16		18.18%	24		14.46%	7		38.89%	15		17.65%	14		12.96%	14		22.58%	16		13.01%	2		7.14%	17		17.71%	
	d	45		23.32%	28		27.45%	16		18.18%	41		24.70%	2		11.11%	24		28.24%	21		19.44%	18		29.03%	27		21.95%	4		14.29%	26		27.08%	
sd	93		48.19%	45		44.12%	46		52.27%	82		49.40%	5		27.78%	37		43.53%	56		51.85%	24		38.71%	63		51.22%	16		57.14%	42		43.75%		
F	sa	108	232	46.55%	52	121	42.98%	55	107	51.40%	92	201	45.77%	13	24	54.17%	46	100	46.00%	62	132	46.97%	41	78	52.56%	63	147	42.86%	13	32	40.63%	64	118	54.24%	
	a	87		37.50%	47		38.84%	38		35.51%	77		38.31%	9		37.50%	42		42.00%	45		34.09%	33		42.31%	53		38.05%	13		40.63%	38		32.20%	
	d	9		12.07%	17		14.05%	10		9.35%	23		11.44%	1		4.17%	10		10.00%	18		13.64%	2		2.56%	24		16.33%	1		3.13%	14		11.86%	
sd	2		3.88%	5		4.13%	4		3.74%	9		4.48%	1		4.17%	2		2.00%	7		5.30%	2		2.56%	7		5.15%	5		15.63%	2		1.69%		
G	sa	16	206	7.77%	11	111	9.91%	5	91	5.49%	11	177	6.21%	5	21	23.81%	4	84	4.78%	12	122	9.84%	8	68	11.76%	9	134	6.72%	6	30	20.00%	10	100	10.00%	
	a	68		33.01%	36		32.43%	29		31.87%	57		32.20%	5		23.81%	30		35.71%	38		31.15%	22		32.35%	45		33.58%	9		30.00%	33		33.00%	
	d	104		50.49%	55		49.55%	48		52.75%	94		53.11%	8		38.10%	43		51.19%	61		50.00%	33		48.53%	69		51.49%	12		40.00%	48		48.00%	
sd	18		8.74%	9		8.11%	9		8.89%	15		8.47%	3		14.29%	3		8.33%	11		9.02%	5		7.35%	11		8.21%	3		10.00%	9		9.00%		
H	sa	26	237	10.97%	16	125	12.80%	10	108	9.28%	21	205	10.24%	6	24	25.00%	11	100	11.00%	15	137	10.95%	9	78	11.54%	16	152	10.53%	3	34	8.82%	14	119	11.76%	
	a	69		29.11%	42																														

		TOTAL			6+ MONTHS			< 6 MONTHS			SATISFIED			DISSATISFIED			0-5 ACRES			5+ ACRES			<10 YEARS			11+ YEARS			22A			22E			
		#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total	#	Total	% total	
		Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	Resp	Resp	resp	
21	A	vi	162	235	68.94%	91	124	73.39%	69	108	63.89%	143	203	70.44%	14	24	58.33%	67	100	67.00%	95	135	70.37%	56	80	70.00%	99	149	66.44%	31	33	93.94%	81	122	66.39%
		si	64		27.23%	30		24.19%	33		30.56%	53		26.11%	8		33.33%	29		29.00%	35		25.93%	23		28.75%	42		28.19%	2		6.06%	33		27.05%
		nv	6		2.55%	1		0.81%	5		4.63%	5		2.46%	1		4.17%	4		4.00%	2		1.48%	1		1.25%	5		3.36%	0		0.00%	5		4.10%
		ni	3		1.28%	2		1.61%	1		0.93%	2		0.99%	1		4.17%	0		0.00%	3		2.22%	0		0.00%	3		2.01%	0		0.00%	3		2.46%
	B	vi	197	234	84.19%	105	124	84.68%	90	107	84.11%	172	203	84.73%	19	24	79.17%	82	99	82.83%	115	135	85.19%	73	80	91.25%	118	148	79.73%	28	34	82.35%	99	121	81.82%
		si	34		14.53%	18		14.52%	15		14.02%	28		13.79%	5		20.83%	15		15.15%	19		14.07%	7		8.75%	27		18.24%	6		17.65%	21		17.36%
		nv	2		0.85%	1		0.81%	1		0.93%	2		0.99%	0		0.00%	2		2.02%	0		0.00%	0		0.00%	2		1.35%	0		0.00%	0		0.00%
		ni	1		0.43%	0		0.00%	1		0.93%	1		0.49%	0		0.00%	0		0.00%	1		0.74%	0		0.00%	1		0.68%	0		0.00%	1		0.83%
	C	vi	172	229	75.11%	87	121	71.90%	83	105	79.05%	149	198	75.25%	18	24	75.00%	75	98	76.53%	97	131	74.05%	66	80	82.50%	101	143	70.63%	15	30	50.00%	93	121	76.86%
		si	46		20.09%	27		22.31%	18		17.14%	41		20.71%	4		16.67%	19		19.39%	27		20.61%	12		15.00%	34		23.78%	12		40.00%	23		19.01%
		nv	7		3.06%	3		2.48%	4		3.81%	5		2.53%	1		4.17%	4		4.08%	3		2.29%	2		2.50%	4		2.80%	2		6.67%	4		3.31%
		ni	4		1.75%	4		3.31%	0		0.00%	3		1.52%	1		4.17%	0		0.00%	4		3.05%	0		0.00%	4		2.80%	1		3.33%	1		0.83%
	D	vi	165	229	72.05%	80	120	66.67%	83	106	78.30%	144	198	72.73%	17	23	73.91%	74	100	74.00%	91	129	70.54%	65	79	82.28%	94	144	65.28%	17	31	54.84%	86	121	71.07%
		si	51		22.27%	30		25.00%	20		18.87%	43		21.72%	5		21.74%	22		22.00%	29		22.48%	14		17.72%	38		26.39%	9		29.03%	31		25.62%
		nv	8		3.49%	7		5.83%	1		0.94%	7		3.54%	1		4.35%	4		4.00%	4		3.10%	0		0.00%	7		4.86%	2		6.45%	3		2.48%
	ni	5		2.18%	3		2.50%	2		1.89%	4		2.02%	0		0.00%	0		0.00%	5		3.88%	0		0.00%	5		3.47%	3		9.68%	1		0.83%	
E	vi	209	233	89.70%	107	124	86.29%	99	106	93.40%	180	201	89.55%	23	24	95.83%	94	102	92.16%	115	131	87.79%	75	80	93.75%	128	147	87.07%	23	32	71.88%	117	122	95.90%	
	si	22		9.44%	15		12.10%	7		6.60%	19		9.45%	1		4.17%	8		7.84%	14		10.69%	5		6.25%	17		11.56%	8		25.00%	5		4.10%	
	nv	0		0.00%	0		0.00%	0		0.00%	0		0.00%	0		0.00%	0		0.00%	0		0.00%	0		0.00%	0		0.00%	0		0.00%	0		0.00%	
	ni	2		0.86%	2		1.61%	0		0.00%	2		1.00%	0		0.00%	0		0.00%	2		1.53%	0		0.00%	2		1.36%	1		3.13%	0		0.00%	
F	vi	170	230	73.91%	84	121	69.42%	84	106	79.25%	149	199	74.87%	16	23	69.57%	78	100	78.00%	92	130	70.77%	65	79	82.28%	99	145	68.28%	16	31	51.61%	94	121	77.69%	
	si	47		20.43%	28		23.14%	18		16.98%	41		20.60%	4		17.39%	17		17.00%	30		23.08%	11		13.92%	36		24.83%	11		35.48%	20		16.53%	
	nv	8		3.48%	5		4.13%	3		2.83%	5		2.51%	3		13.04%	5		5.00%	3		2.31%	3		3.80%	5		3.45%	1		3.23%	6		4.96%	
	ni	5		2.17%	4		3.31%	1		0.94%	4		2.01%	0		0.00%	0		0.00%	5		3.85%	0		0.00%	5		3.45%	3		9.68%	1		0.83%	
22	A	35	241	14.52%	26	135	19.26%	8	103	7.77%	31	207	14.98%	2	29	6.90%	9	104	8.65%	26	137	18.98%	11	83	13.25%	24	156	15.38%	34	53	64.15%	4	142	2.82%	
	B	44		18.26%	25		18.52%	19		18.45%	41		19.81%	3		10.34%	10		9.62%	34		24.82%	12		14.46%	31		19.87%	6		11.32%	5		3.52%	
	C	20		8.30%	12		8.89%	8		7.77%	16		7.73%	3		10.34%	7		6.73%	13		9.49%	11		13.25%	10		6.41%	4		7.55%	5		3.52%	
	D	9		3.73%	5		3.70%	4		3.88%	7		3.38%	1		3.45%	5		4.81%	4		2.92%	3		3.61%	6		3.85%	2		3.77%	2		1.41%	
	E	122		50.62%	59		43.70%	61		59.22%	104		50.24%	17		58.62%	68		65.38%	54		39.42%	42		50.60%	79		50.64%	4		7.55%	122		85.92%	
	F	11		4.56%	8		5.93%	3		2.91%	8		3.86%	3		10.34%	5		4.81%	6		4.38%	4		4.82%	6		3.85%	3		5.66%	4		2.82%	
23	A	sa	88	239	36.82%	50	124	40.32%	37	111	33.33%	76	206	36.89%	7	24	29.17%	39	104	37.50%	49	135	36.30%	32	80	40.00%	53	153	34.64%	16	35	45.71%	41	122	33.61%
		a	128		53.56%	59		47.58%	66		59.46%	112		54.37%	12		50.00%	50		48.08%	78		57.78%	40		50.00%	86		56.21%	17		48.57%	64		52.46%
		d	15		6.28%	9		7.26%	6		5.41%	12		5.83%	3		12.50%	10		9.62%	5		3.70%	7		8.75%	7		4.58%	1		2.86%	10		8.20%
		sd	8		3.35%	6		4.84%	2		1.80%	6		2.91%	2		8.33%	5		4.81%	3		2.22%	1		1.25%	7		4.58%	1		2.86%	7		5.74%
	B	sa	94	232	40.52%	60	121	49.59%	33	107	30.84%	79	200	39.50%	10	24	41.67%	47	101	46.53%	47	131	35.88%	27	80	33.75%	65	146	44.52%	21	32	65.63%	49	118	41.53%
		a	114		49.14%	47		38.84%	64		59.81%	100		50.00%	11		45.83%	43		42.57%	71		54.20%	44		55.00%	68		46.58%	9		28.13%	58		49.15%
d		16		6.90%	8		6.61%	8		7.48%	15		7.50%	1		4.17%	8		7.92%	8		6.11%	6		7.50%	8		5.48%	0		0.00%	5		4.24%	
	sd	8		3.45%	6		4.96%	2		1.87%	6		3.00%	2		8.33%	3		2.97%	5		3.82%	3		3.75%	5		3.42%	2		6.25%	6		5.08%	

		TOTAL			6+ MONTHS			< 6 MONTHS			SATISFIED			DISSATISFIED			0-5 ACRES			5+ ACRES			<10 YEARS			11+ YEARS			22A			22E			
		# Resp	Total Resp	% total resp	# Resp	Total Resp	% total resp	# Resp	Total Resp	% total resp	# Resp	Total Resp	% total resp	# Resp	Total Resp	% total resp	# Resp	Total Resp	% total resp	# Resp	Total Resp	% total resp	# Resp	Total Resp	% total resp	# Resp	Total Resp	% total resp	# Resp	Total Resp	% total resp	# Resp	Total Resp	% total resp	
24	A	vg	65	228	28.51%	49	124	39.52%	16	100	16.00%	59	199	29.65%	6	22	27.27%	20	98	20.41%	45	130	34.62%	18	77	23.38%	44	145	30.34%	9	34	26.47%	29	116	25.00%
		g	88		38.60%	48		38.71%	37		37.00%	76		38.19%	10		45.45%	38		38.78%	50		38.46%	27		35.06%	59		40.68%	15		44.12%	45		38.79%
		p	6		2.63%	3		2.42%	3		3.00%	5		2.51%	1		4.55%	5		5.10%	1		0.77%	1		1.30%	5		3.45%	0		0.00%	4		3.45%
	vp	1		0.44%	1		0.81%	0		0.00%	0		0.50%	0		0.00%	1		1.02%	0		0.00%	0		0.00%	1		0.69%	0		0.00%	1		0.86%	
	no	68		29.82%	23		18.55%	44		44.00%	58		29.15%	5		22.73%	34		34.69%	34		26.15%	31		40.26%	36		24.83%	10		29.41%	37		31.90%	
	B	vg	64	230	27.83%	48	124	38.71%	15	103	14.56%	56	199	28.14%	8	24	33.33%	16	99	16.16%	48	131	36.64%	16	79	20.25%	44	145	30.34%	9	33	27.27%	28	116	24.14%
		g	85		36.96%	50		40.32%	34		33.01%	73		36.68%	10		41.67%	40		40.40%	45		34.35%	31		39.24%	54		37.24%	15		45.45%	45		38.79%
		p	15		6.52%	2		1.61%	13		12.62%	9		4.52%	3		12.50%	9		9.09%	6		4.58%	4		5.06%	11		7.59%	0		0.00%	6		5.17%
	vp	2		0.87%	1		0.81%	1		0.97%	2		1.01%	0		0.00%	1		1.01%	1		0.76%	0		0.00%	2		1.38%	0		0.00%	2		1.72%	
	no	64		27.83%	23		18.55%	40		38.83%	59		29.65%	3		12.50%	33		33.33%	31		23.66%	28		35.44%	34		23.45%	9		27.27%	35		30.17%	
	C	vg	57	230	24.78%	37	123	30.08%	20	103	19.42%	50	199	25.13%	7	24	29.17%	22	101	21.78%	35	129	27.13%	22	78	28.21%	35	146	23.97%	11	32	34.38%	31	118	26.27%
		g	119		51.74%	67		54.47%	49		47.57%	104		52.26%	14		58.33%	52		51.49%	67		51.94%	37		47.44%	78		53.42%	13		40.63%	61		51.69%
		p	13		5.65%	6		4.88%	7		6.80%	12		6.03%	1		4.17%	7		6.93%	6		4.65%	6		7.69%	7		4.79%	0		0.00%	7		5.93%
	vp	3		1.30%	2		1.63%	1		0.97%	2		1.01%	0		0.00%	2		1.98%	1		0.78%	1		1.28%	2		1.37%	1		3.13%	0		0.00%	
	no	38		16.52%	11		8.94%	26		25.24%	31		15.58%	2		8.33%	18		17.82%	20		15.50%	12		15.38%	24		16.44%	7		21.88%	19		16.10%	
	D	vg	34	227	14.98%	25	121	20.66%	9	102	8.82%	28	198	14.14%	7	23	30.43%	12	100	12.00%	22	127	17.32%	11	77	14.29%	22	144	15.28%	4	32	12.50%	20	118	16.95%
		g	111		48.90%	68		56.20%	40		39.22%	99		50.00%	10		43.48%	45		45.00%	66		51.97%	38		49.35%	70		48.61%	14		43.75%	59		50.00%
		p	22		9.69%	10		8.26%	12		11.76%	19		9.60%	2		8.70%	13		13.00%	9		7.09%	6		7.79%	16		11.11%	7		21.88%	9		7.63%
	vp	7		3.08%	5		4.13%	1		0.98%	5		2.53%	2		8.70%	3		3.00%	4		3.15%	0		0.00%	7		4.86%	1		3.13%	5		4.24%	
	no	53		23.35%	13		10.74%	40		39.22%	47		23.74%	2		8.70%	27		27.00%	22		20.47%	22		28.57%	29		20.14%	6		18.75%	25		21.19%	
	E	vg	53	229	23.14%	40	123	32.52%	13	103	12.62%	49	196	25.00%	3	25	12.00%	22	99	22.22%	31	130	23.85%	13	79	16.46%	36	144	25.00%	8	33	24.24%	22	114	19.30%
		g	94		41.05%	51		41.46%	41		39.81%	79		40.31%	5		36.00%	35		35.35%	59		45.38%	29		36.71%	64		44.44%	17		51.52%	48		42.11%
		p	12		5.24%	8		6.50%	4		3.88%	8		4.08%	5		20.00%	5		5.05%	7		5.38%	7		8.86%	5		3.47%	2		6.06%	5		4.39%
	vp	4		1.75%	4		3.25%	0		0.00%	3		1.53%	2		8.00%	0		0.00%	4		3.08%	2		2.53%	3		2.08%	2		6.06%	1		0.88%	
no	66		28.82%	20		16.26%	45		43.69%	57		29.08%	6		24.00%	37		37.37%	29		22.31%	28		35.44%	36		25.00%	4		12.12%	38		33.33%		
F	vg	44	237	18.57%	31	128	24.22%	13	105	12.38%	38	204	18.63%	4	24	16.67%	14	101	13.86%	30	136	22.06%	13	78	16.67%	30	153	19.61%	11	34	32.35%	20	119	16.81%	
	g	136		57.38%	76		59.38%	57		54.29%	118		57.84%	14		58.33%	54		53.47%	82		60.29%	40		51.28%	91		59.48%	17		50.00%	68		57.14%	
	p	17		7.17%	13		10.16%	3		2.86%	12		5.88%	4		16.67%	9		8.91%	8		5.88%	9		11.54%	9		5.88%	4		11.76%	8		6.72%	
vp	9		3.80%	7		5.47%	2		1.90%	7		3.43%	2		8.33%	5		4.95%	4		2.94%	4		5.13%	5		3.27%	1		2.94%	6		5.04%		
no	31		13.08%	1		0.78%	30		28.57%	29		14.22%	0		0.00%	19		18.81%	12		8.82%	12		15.38%	18		11.76%	1		2.94%	17		14.29%		
G	vg	38	235	16.17%	23	126	18.25%	15	105	14.29%	34	203	16.75%	3	24	12.50%	11	102	10.78%	27	133	20.30%	14	78	17.95%	23	151	15.23%	10	34	29.41%	18	120	15.00%	
	g	143		60.85%	74		58.73%	65		61.90%	124		61.08%	13		54.17%	60		58.82%	83		62.41%	44		56.41%	94		62.25%	18		52.94%	69		57.50%	
	p	32		13.62%	18		14.29%	14		13.33%	27		13.30%	6		25.00%	19		18.63%	13		9.77%	12		15.38%	20		13.25%	4		11.76%	21		17.50%	
vp	12		5.11%	10		7.94%	2		1.90%	10		4.93%	2		8.33%	7		6.86%	5		3.76%	5		6.41%	7		4.64%	2		5.88%	9		7.50%		
no	10		4.26%	1		0.79%	9		8.57%	8		3.94%	0		0.00%	5		4.90%	5		3.76%	3		3.85%	7		4.64%	0		0.00%	3		2.50%		
25	dm	174	457	38.07%	92	233	39.48%	79	217	36.41%	154	396	38.89%	18	44	40.91%	77	194	39.69%	97	263	36.88%	60	155	38.71%	110	286	38.46%	24	66	36.36%	90	230	39.13%	
	na	49		10.72%	32		13.73%	17		7.83%	41		10.35%	9		20.45%	13		6.70%	36		13.69%	12		7.74%	35		12.24%	12		18.18%	19		8.26%	
	pm	47		10.28%	32		13.73%	15		6.91%	40		10.10%	3		6.82%	20		10.31%	27		10.27%	12		7.74%	31		10.84%	12		18.18%	15		6.52%	
	i	77		16.85%	25		10.73%	51		23.50%	67		16.92%	6		13.64%	36		18.56%	41		15.59%	29		18.71%	44		15.38%	3		4.55%	48		20.87%	
	no	108		23.63%	51		21.89%	54		24.88%	92		23.23%	8		18.18%	48		24.74%	60		22.81%	40		25.81%	66		23.08%	15		22.73%	58		25.22%	
o	2		0.44%	1		0.43%	1		0.46%	2		0.51%	0		0.00%	0		0.00%	2		0.76%	2		1.29%	0		0.00%	0		0.00%	0		0.00%		
26		66		100.00%	39		100.00%	27		100.00%	54		100.00%	12		100.00%	26		100.00%	40		100.00%	25		100.00%	40		100.00%	16		100.00%	38		100.00%	

TOWN OF BONE LAKE SURVEY

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

Please have one adult from your household complete the Town of Bone Lake community-wide survey and return it by **Friday, April 18th** in the enclosed envelope.

PERSONAL AND FAMILY INFORMATION

1. Approximately how much time do you spend at your property in the Town of Bone Lake?	
<input type="radio"/> More than 6 months a year	<input type="radio"/> Less than 3 months a year
<input type="radio"/> 3-6 months per year	<input type="radio"/> Less than one month of the year

2. If you consider your property in the Town of Bone Lake your second residence, do you plan on making it your primary residence? Yes No Uncertain

3. How satisfied are you with the Town of Bone Lake as a place to live/own land?
 Very satisfied Somewhat satisfied Somewhat dissatisfied Very dissatisfied

4. Why are you satisfied / dissatisfied with the Town of Bone Lake as a place to live/own land?

5. How important were the following reasons for you and/or your family in choosing the Town of Bone Lake as a place to live/own land?	Very Important	Important	Neutral	Not Important							
A. Near job	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>							
B. Quality school districts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>							
C. Close to recreational opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>							
D. Near family or friends	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>							
E. Availability / affordability of land	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>							
F. Rural atmosphere / natural beauty	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>							
G. Close to a body of water	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>							
H. Property tax level	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>							
I. Farming opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>							
J. Close to Twin Cities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>							
K. Other _____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>							
6. Circle the 3 most important reasons	A	B	C	D	E	F	G	H	I	J	K

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

8. If you live in the Town of Bone Lake, how far away from home do you work?	
<input type="radio"/> a. Work at home	<input type="radio"/> d. 20 to 40 minutes
<input type="radio"/> b. Less than 10 minutes	<input type="radio"/> e. More than 40 minutes
<input type="radio"/> c. 10 to 20 minutes	<input type="radio"/> f. Do not work / Retired

9. Gender:	<input type="radio"/> Male		<input type="radio"/> Female			
10. Age:	<input type="radio"/> 18-24	<input type="radio"/> 25-34	<input type="radio"/> 35-44	<input type="radio"/> 45-54	<input type="radio"/> 55-64	<input type="radio"/> 65 and older
11. Employment status:	<input type="radio"/> Employed full time		<input type="radio"/> Employed part time		<input type="radio"/> Unemployed	
	<input type="radio"/> Self Employed		<input type="radio"/> Retired		<input type="radio"/> Other: _____	
12. Housing:	<input type="radio"/> Own		<input type="radio"/> Rent		<input type="radio"/> Other: _____	
13. Number of adults (over 18) in household:	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 6 or more
14. Number of children (under 18) in household:	<input type="radio"/> 0	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5 or more
15. How long have you owned property in the Town of Bone Lake?	<input type="radio"/> Less than 1 year		<input type="radio"/> 1 to 5 years		<input type="radio"/> 6 to 10 years	
	<input type="radio"/> 11 to 15 years		<input type="radio"/> 16 to 20 years		<input type="radio"/> 21 to 30 years	
	<input type="radio"/> Over 30 years					

LAND USE AND FUTURE DEVELOPMENT

16. What do you feel is the single biggest issue facing the Town of Bone Lake over the next several years?

17. The Town of Bone Lake had a population of 710 people in the year 2000 and about 800 in January of 2007, which is an increase of about 90 people, or 12.5%, over the past 7 years. What should the pace of development in the Town be over the next 10 years?

- Slower About the same Faster

18. The following questions are about land use in the Town of Bone Lake.	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree
A. The Town of Bone Lake should remain rural.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B. The Town of Bone Lake should promote business development.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
C. The Town of Bone Lake should promote the preservation of farmland.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
D. Town land use policies should be strengthened to guide growth.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
E. We should be able to use productive farmland for:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
1. Agricultural use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Residential use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Commercial/Industrial use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Any use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
F. The Town should use standards for buildings and signs that make non-residential development fit in with the rural community character.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
G. Land use conflicts between agriculture and residential development are currently a problem in the Town.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
H. Landowners should be allowed to develop land any way they want.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I. The rising cost of energy to heat homes in the winter is a concern.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
J. Most new development should occur adjacent to areas which are already developed.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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

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

21. How important is the preservation of the following features for the future of the Town of Bone Lake.	Very Important	Somewhat Important	Not Very Important	Not at all Important		
A. Farmland	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		
B. Woodlands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		
C. Wetlands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		
D. Scenic views	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		
E. Water quality of the lakes and rivers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		
F. Parks and wildlife areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		
22. Of the above features, which should have the highest priority for preservation? (Circle one)	A	B	C	D	E	F

TOWN SERVICES

23. The following questions are about the transportation network in the Town of Bone Lake.	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree
A. The overall road network (roads, highways) in Bone Lake meets the needs of its citizens.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B. The number and quality of recreational trails in or near the Town sufficiently meet the needs of its citizens and visitors.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

24. Rate the quality of the following local services:	Very Good	Good	Poor	Very Poor	No Opinion
A. Ambulance service	<input type="radio"/>				
B. Fire protection	<input type="radio"/>				
C. Park and recreation facilities	<input type="radio"/>				
D. Police protection	<input type="radio"/>				
E. Public school system	<input type="radio"/>				
F. Snow removal	<input type="radio"/>				
G. Road Maintenance	<input type="radio"/>				

25. Check the two most effective ways the Town of Bone Lake could provide information to its residents	
<input type="checkbox"/> Direct Mailings	<input type="checkbox"/> Internet
<input type="checkbox"/> Newspaper Articles	<input type="checkbox"/> Newsletters
<input type="checkbox"/> Public Meetings	<input type="checkbox"/> Other (please identify) _____

26. Please share any additional comments you may have.

Do you want to be involved in the development of the Town of Bone Lake’s Comprehensive Plan?

If so, please fill in the information below. This information will only be used to contact you about your participation. It will **not** be linked to your survey responses.

Name: _____

Number: _____

Please attend...

KICK-OFF MEETING
Thursday, May 15th at 7pm
 at the Bone Lake Church

Please fold survey to show the address below in the envelope window.

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

WRITTEN RESPONSES: QUESTION 4

- 1 Property taxes
- 2 Property taxes
- 3 Quiet, friendly people. Taxes are getting very high.
- 4 Taxes too high
- 5 Convenient location for my wife and my places of employment. Fairly quiet - nice people.
- 6 Raised here
- 7 For the most part roads are maintained well.
- 8 Neighbors, for one thing
- 9 Friendly people - rural atmosphere
- 10 Rural but yet close to everything.
- 11 Quiet; taxes too high
- 12 Because it is a quiet place to live. Nice neighbors.
- 13 Beautiful area, fairly near Twin Cities, relatively unspoiled lakes and rivers, interesting and diverse residents, good library system
- 14 Taxes are too high
- 15 A peaceful, quiet environment
- 16 Taxes are too high. Can't afford to live in County.
- 17 Property taxes = high
- 18 No housing developments in fields
- 19 Small rural atmosphere makes it a friendly environment. People take care and consideration of neighbors.
- 20 Natural beauty of the land.
- 21 I came here 18 years ago to raise my children in a wholesome environment. Bone Lake has provided that for us.
- 22 Satisfied: quiet area, good fishing; Dissatisfied: high traffic roads need better upkeep and plowing
- 23 Quiet, rural, within 1 hour of shopping (WalMart, Shopko, Farm and Fleet, etc.), affordable taxes
- 24 nice area
- 25 Because I was born here and my father came here in 1906 and my mother was born here. This is home.
- 26 It's a nice area.
- 27 I was born and raised here. Retired and moved across the road.
- 28 I was born here, will die here if I have it my way.
- 29 Its Bone Lake farmland that joins our resident farm in Georgetown township.
- 30 Quiet, low traffic, great community, the neighbors are great! Beautiful area!
- 31 lakeshore property - peaceful - close to our primary residence
- 32 I have beautiful property on a lake - my taxes - are too high - no services for amount of taxes
- 33 Low regulations, respect for private property, common sense among govt folks, etc.
- 34 Peaceful, quiet, low traffic, good access to stores
- 35 Property taxes are crazy. I pay more in taxes on my lake home than I do on my Minnesota home which is worth twice as much. The drug problem in Polk County is also a concern.
- 36 Quiet, rural farming environment that is conducive to agrarian endeavors and raising horses.
- 37 Not AC/ high taxes
- 38 Close to our home in the Twin Cities, beautiful area, safe, and we love our cabin.
- 39 Taxes too high
- 40 Beautiful lake, plenty of room for boating
- 41 Near business services yet rural enough to "get away" from it all.
- 42 Very few hassles from the township.
- 43 dissatisfied with taxes

- 44 I like the fact that there are no building permits for garages, etc. I think it's crap for building codes for houses, we have to buy the land, buy our house, then pay rent on our already paid land and house we paid for.
- 45 Less than 2 hour drive to/or from the City. Readily available services (medical, shopping, recreation). Many retirees moving to town of Bone Lake. Many opportunities for social involvement.
- 46 Friendly people, rural and beauty
- 47 I'm satisfied because It's quiet. Dissatisfied because the taxes are outrageous.
- 48 We haven't had much contact with anyone on the town board. We just live in the country and enjoy living here.
- 49 Taxes are too high for what I get
- 50 Very high property taxes. Bone Lake is the plus!
- 51 We don't have a lot of people around us. Taxes are high.
- 52 It's a place to relax and hunt for my family.
- 53 High taxes - ho-hum services
- 54 Snow plow pushes snow in large amounts onto my property and damages lawn - I live at the end of a town road.
- 55 Good road maintenance
- 56 Enjoy being on the lake
- 57 Not happy that land is taxes as recreational
- 58 Great country; unsightly homesites along hwy 48
- 59 My only concern is the dstance to any hospital I needed. I'm also concerned about the muck along some shorelines in Bone.
- 60 Peaceful - wildlife
- 61 Taxes are higher for non-residents than year round homeowners. Lake taxes almost twice as high as our home in Woodbury, MN.
- 62 quiet
- 63 rural atmosphere
- 64 Country living - access to Twin Cities - great place ot live - peaceful - love Wisconsin
- 65 Satisfied if the taxes didn't rise too high that we won't be able to keep it!
- 66 It is a very quiet and pleasant place to live and raise a family.
- 67 Keeping roads clean of snow - plowed too late in the day
- 68 1) Taxes are way too high. 2) Bone Lake just started imposing building permits on land owners.
- 69 Close access to lakes and hunting land, wildlife viewing, not a lot of "junk farms" good neighbors.
- 70 Peaceful and low crime rate
- 71 nice quiet place to visit
- 72 We enjoy the natural beauty. We have concerns about regulations regarding building on our lake property. The WI legislature is leaning toward over-regulation.
- 73 No traffice, great libraries in Luck and Frederic, good shopping and restaurants, no Wal-Marts.
- 74 Good hunting, lakes are fun to fish, rural atmosphere
- 75 Property taxes are getting out of hand for WI residents.
- 76 Unfortunately, it is in Polk co. - taxes are ridiculous. Otherwise ok.
- 77 some of the town roads suck - 80th is one
- 78 You folks are trying to keep costs down, as best as you can - hard to to.
- 79 We like the area - we are hoping that the DNR restores the Straight River to it's original form (a trout stream). We hate hwy 48 in the winter. We need more plowing, sand and salt!
- 80 Property in Town of Bone Lake sold
- 81 Taxes are too high on property. Too many restrictions placed on lake homeowners.
- 82 Rural - woodland beauty - quiet setting
- 83 Satisfied, however, property taxes have risen almost to the point of over the top.
- 84 God people, sage and rural mind-set
- 85 Pluses: quiet, low taxes; Minuses: too few services/public beaches

- 86 (tax on property is too high) Taxes for non-residents is very high compared to Minnesota.
- 87 Roads are maintained well; good mix of forest, crops, fields and pastures; recreational lakes; nice people
- 88 Really not there often enough to judge
- 89 Beautiful rural country
- 90 Wayne Shirley comes right out when a tree gets blown into the road and Duane Lindh does a great job plowing.
- 91 Never really thought about it.
- 92 Peaceful, friendly neighbors and rural community. A great place to live.
- 93 This is the Garden Spot of the world. Where else would I like to go? N, E, So or W? Tornadoes, floods, deserts, earthquakes, you name it and you can have it!
- 94 Satisfied because rural friendly atmosphere. Dissatisfied due to road maintenance and old fashioned thinking.
- 95 I have lived here all my life and work here, for us there is no place like Bone Lake.
- 96 taxes
- 97 Think more to be done for residents
- 98 Continued high taxes vs. questionable services at times
- 99 I am a retired U.S. Army infantry officer now in my 80s. I cherish the quiet peacefulness and beauty of the Bone Lake property that I am honored to own.
- 100 Property taxes too high
- 101 We had hoped to retire here, but, as our taxes have gone from \$1800 in 1998 to \$5148 now, our home is now for sale.
- 102 Taxes are too high! Keep going up.
- 103 I have lived here all my life (almost) and love the area, the people, and the land.
- 104 I am satisfied and proud of the fact that I have lived in Bone Lake for the past 50 years and my family for the last almost 100 years. Good township.
- 105 For the high taxes paid, as a nonresidents, we receive few benefits or services (licenses, schools, etc.)
- 106 The value of lake homes have gone down, but I do not see that reflected in taxes. There is an assumption that the value has not been reduced in the last (2) years. Also services are minimal for lake people.
- 107 high taxes
- 108 It is a nice quiet area without pollution or dirty commercial/manufacturing.
- 109 Close to Twin Cities. Rural atmosphere - farms - not just vacation homes - wonderful recreation - very stable and friendly population - not on major east/west highway that crosses St. Croix River
- 110 I have a decent location and a decent piece of property.
- 111 country living
- 112 Location relative to Twin Cities - convenient distance. Location relative to McKinsey Creek wildlife area.
- 113 family is nearby
- 114 Peaceful, quiet, undeveloped
- 115 It's pretty wild.
- 116 Noise issues - too much dirt biking, ATV, no ordinances to limit noise. Property taxes much higher than is warranted - higher than most places.
- 117 quiet rural community
- 118 It's quiet
- 119 More bike trails!
- 120 Dissatisfied with escalating property taxes
- 121 Rural living is taken for granted. When we see Milltown's, Luck's, Frederic's downtown areas shrinking business-wise our industrial support should go to them. Let's protect our rural identity. We can monitor ourselves responsibly.

- 122 very rural, decent real estate taxes
- 123 area
- 124 It is quite peaceful and to date I have seen practically no need for a plan for growth. That is a key reason why it is a good place to live.
- 125 Taxes too high
- 126 Business services are somewhat limited.
- 127 Taxes are too high!!!
- 128 taxes are way too high
- 129 Our lake property is beautiful!
- 130 Satisfied: land cost is low compared with other states and low tax, nice neighborhood; Dissatisfied: not convenient for daily life (e.g. shopping, commercial, restaurants, supermarket)
- 131 great community
- 132 taxes very high
- 133 Rural atmosphere/quiet surroundings/wildlife
- 134 Beautiful surroundings - dissatisfied with the upkeep of the roads!
- 135 like surroundings
- 136 we are in our seventies
- 137 very quiet
- 138 investment - open area - wildlife
- 139 Satisfied with close proximity to Mpls, St. Paul - satisfied with access to public wildlife areas and trails
- 140 Real estate taxes too high for an 89 year old cabin.
- 141 Still rural, low population, not developed. Privacy - especially in the winter. Excellent road maintenance (snow plowing)
- 142 I enjoy the rural setting and the many lakes and rivers close by.
- 143 Roads need repair
- 144 It keeps me in touch with my childhood home. I have respected the fact that the township recognizes that there will be developmnt but also respects the fact that we should presreve the natural beaut of the area.
- 145 We love the beauty of area
- 146 Because of the severe lack of road maintenance and our town chairman does not care for the safety of our children
- 147 Taxes are high for amount of time spent there.
- 148 Enjoy being on Bone Lake, but the taxes are way too high!
- 149 Needs a new group of people in Counsel
- 150 Jobs/Travel distance/Because it more of a vacation area than residence it's too expensive of living where pay is lower cost of living should be lower not higher as it is becoming everywhere - econommists of this country Fail Fail Fail!!!
- 151 Road improvement - blacktop roads
- 152 Nice community
- 153 We have lived here for 30 years, it has been a great place to raise our 2 sons, with good school system and good people.
- 154 I like it here, but find taxes high for what I get for them. Also, I feel it ismy responsibility to pay them, most of the money goes to the school, a good thing for the community.
- 155 farmer friendly
- 156 a good rural community
- 157 A strong sense of community. Access to personal, social and educational needs. Proximity to metropolitan area while living in a preserved natural setting.
- 158 Chance to enjoy woods, fields and water. No plans to build.
- 159 Property taxes are too high.
- 160 Great place to live - good neighbors - taxes a bit too high - but, oh well!

- 161 Grrreat treasurer!
- 162 I am only dissatisfied with the high property taxes
- 163 Roads, services and quality of natural environment
- 164 Pleased with new paved road. Opportunity to have property signs. Cleanup of fallen trees.
- 165 We enjoy having land near our family and we enjoy hunting, fishing, kayaking and hiking on or near our land.
- 166 OK, but taxes are too high.
- 167 not overly zoned
- 168 I love the trees and wildlife.

WRITTEN RESPONSES: QUESTION 16

- 1 Property taxes
- 2 Property taxes
- 3 Taxes
- 4 Keeping an efficient network of roads for transportation and continued support for schools.
- 5 Tax equity/efficiency
- 6 Too high taxes
- 7 Property taxes
- 8 Taxes
- 9 The current economic slump has slowed everything but losing pieces of wild land or farm land for housing.
- 10 Increasing taxes
- 11 Too much government regulation.
- 12 Uncontrolled, irrational growth
- 13 Taxes
- 14 Zoning, keeping taxes down, spending
- 15 Taxes
- 16 Property taxes
- 17 Property taxes
- 18 Keeping taxes down
- 19 Maintenance and improvement to road system. Preservation of our lakes and wetlands.
- 20 Preventing subdivisions so that looks like suburbs.
- 21 Road conditions are terrible. I'd like to see more porta potties on the public access and garbage cans also on lakes.
- 22 Road construction
- 23 Land use
- 24 City people buying good farmland and woodlands for homes.
- 25 The Shilling Dam
- 26 Keeping up the roads
- 27 Taxes
- 28 Keeping taxes in check
- 29 That there's no restrictions. I recently opened a salon - and it didn't need to be inspected?? There's no guidelines, there should be a town meeting for any new business.
- 30 Taxes are too high
- 31
Spending too much money on govt, schools, roads, etc. and ruining the ability to afford property there.
- 32 Keeping the pristine quality of the area, preventing urban sprawl
- 33 Property taxes control
- 34 Urban sprawl
- 35 Appropriate infrastructure to support population growth. Water quality of the lakes.
- 36 controlling crime
- 37 Growth without restricting land use - no one to monitor use and condition of land
- 38 Taxes, taxes. Property abuse/misuse.
- 39 Will Bone Lake be a farming community or a bedroom community to the Twin Cities?
- 40 Building codes going way too far, it's not even fun to build, 'cause you can't build what you want. Polk County decides what you build and when.
- 41 A. Future transportation needs for senior citizens (elderly). B. Maintaining rural atmosphere.
- 42 subdivision of land
- 43 Ridiculously high taxes!
- 44 Gentrification - protect the land!

- 45 Absolutely lake quality
- 46 taxes too high
- 47 Rising property taxes
- 48 Increase in taxes
- 49 taxes
- 50 Taxes
- 51 Keeping rural atmosphere
- 52 Keep the lake healthy. Avoid building tall structures.
- 53 future development
- 54 Prop. Taxes
- 55 Some homes are unsightly with junkyard facing the road.
- 56 Keeping Bone Lake clean, not having a gas station or pumps near the lake, maybe even a need for a convenience store
- 57 Development
- 58 Pollution of lake by chemicals from farms
- 59 Too large of board, the board should be 3-5 people.
- 60 How to regulate growth so the rural atmosphere can be maintained
- 61 Keeping and protect Bone Lake as a rural and agricultural area. Keeping out big developments.
- 62 People who come from lg towns driving too fast on back roads. Too much development, taxes too high.
- 63 Keeping taxes down
- 64 unchecked sprawl, poorly planned developments
- 65 Keeping our rural setting
- 66 The overall impact of out of control spending by the government driving up taxes and fees because needed projects are not prioritized over unnecessary ones. This comes from the Fed/State levels and gets passed down to the local level.
- 67 Potential problem of monster feed lots and dairy operations.
- 68 Over development
- 69 road repair
- 70 Increasing taxes
- 71 higher taxes
- 72 road repair and maintenance
- 73 Population growth/building land subdivision
- 74 land development
- 75 Restoring the Straight River!
- 76 Dropping property values. Attracting businesses and homeowners.
- 77 DNR don't pay their fair share of tax
- 78 Keeping land taxes at bay
- 79 taxes
- 80 Roads, taxes, recreational development
- 81 Roads, property taxes
- 82 Land subdivisions into small pieces and rural building of homesteads
- 83 Keeping the area rural with tax problems
- 84 Property taxes are too high
- 85 Property tax increases
- 86 land use
- 87 We pay too much in taxes!
- 88 Hold the taxes, save the environment
- 89 The biggest issue facing Bone Lake twp in the future is developing infrastructure.
- 90 Developing a plan that is workable and everyone will agree on.
- 91 taxes

- 92 Keep taxes down.
- 93 taxes
- 94 Unknown - have a lake home only here
- 95 Providing adequate infrastructure for the expanding population growth.
- 96 Getting a reasonable and workable comprehensive plan that addresses the long range direction the town should take in developing and progressing its human and natural resources.
- 97 taxes
- 98 I believe there should be zoning requirements to keep your property cleaned up. Why would anyone want to pay these high taxes to drive past a junkyard? It seems as though every other place is a used car lot.
- 99 taxes
- 100 property taxes
- 101 Preparing for expansion in the area. Managing lake property so the owner isn't penalized when they want to improve property.
- 102 Manage quality of Bone Lake yet make it affordable so a retired person can live there.
- 103 If the town needs or wants to write a comprehensive plan it is necessary to take your time and have public meetings during the process for public feedback and input.
- 104 How to manage the population growth that will come from the Twin Cities population growth. Although I say below the growth rate should stay the same, I think there will be considerable pressure to grow faster.
- 105 high property tax!
- 106 Maintaining rural atmosphere/natural beauty
- 107 taxes, roads
- 108 Keeping quality of life in the face of urban sprawl
- 109 scattered, dispersed development
- 110 High property taxes/low wages equals disaster for local workers and retirees.
- 111 future development
- 112 Maintaining tax base with current economic situation
- 113 Too many taxes
- 114 tax increase
- 115 Providing services to the tax paying property owners. We do not have any infrastructure for commercial/industry. We should support and endorse this for the City of Luck.
- 116 housing
- 117 lake quality
- 118 property tax
- 119 Keeping taxes low for seasonal, non-resident property owners.
- 120 keeping taxes under control
- 121 taxes
- 122 Removing weeds in an environmentally safe way and keeping the lake clean from pollutants.
- 123 high taxes, crime
- 124 too much regulation
- 125 We need ordinance and enforcement of removal of junk cars. We also need to consider ordinance regulating trailer houses without slabs or basements!
- 126 Luck school taxes, land taxes
- 127 Rising costs to consumer and cost of taxes.
- 128 How high taxes will be raised
- 129 taxes
- 130 Over regulation - we already have a state mandated land use plan
- 131 Keeping out commercial development
- 132 managed growth; water quality (lake)
- 133 raise of taxes

- 134 over-development
- 135 Keeping the town of Bone Lake rural and undeveloped
- 136 Sustaining the full time and seasonal population (and growing it) to grow the economy.
- 137 keeping property taxes low
- 138 Quality of rural living, developing some sort of comprehensive planning, zoning, building
- 139 To maintain services without placing more financial burden (i.e. increased property taxes on home owners). Also, controlled development/zoning laws favoring minimal pollution/carbon - if such laws do not presently exist.
- 140 Too many smaller parcels of land selling and trailer homes allowed on them and lack of codes r enforcing of them, for cluttered property.
- 141 Preserving the Shilling Dam
- 142 Shilling Dam
- 143 keep government small
- 144 Fair to farmers and help the land so they can stay in farming
- 145 Road maintenance of safety for families and children.
- 146
Stop the building of the very expensive houses that cause the taxes on our older homes to go up.
- 147 keeping taxes low
- 148 Taxes are too high
- 149 Taxes
- 150 Loss of Bone Lake store
- 151 Cost of living for residents versus cost of recreation
- 152 Good roads - blacktop on roads
- 153 Lack of infrastructure
- 154 The Shilling Dam
- 155 Rising taxes to support school
- 156 The Schilling Dam (the one on Straight River)
- 157 Schilling Dam and housing development
- 158 tax rates and water quality
- 159 taxes
- 160 Over and random development
- 161 Land development - seeing the land ate up by houses - seeing farm land broken up into smaller acres - animals having no where to go.
- 162 Roads, property taxes that are fair, wind energy
- 163 Planned development, high property taxes (state problem)
- 164 There will be many big issues that the Town of Bone Lake will face as well as the County - and State. Taxes, jobs, growth, development, pollution, land use.
- 165 Environment! Keeping the water, soil and air clean - less development - educating the citizens about what they can do to clean up their homes and land and create less pollution.
- 166 Taxes, jobs, growth, development, pollution, land use. The people of Bone Lake Township have to work together to solve the problems ahead of them.
- 167 Keep waters clean.
- 168 Straight River Dam. It would be a total shame if it were removed.
- 169 water quality
- 170 taxes
- 171 conservation, population

WRITTEN RESPONSES: QUESTION 26

- 1 We are concerned that we will be taxed right out of our home!
- 2 More services equates to more taxes. Less growth equal's more tax for the property owners of Bone Lake Township.
- 3 I think some effort needs to be made to leave public access to the lakes instead of letting all the lakeshore to be bought by private individuals, to the exclusion of everyone else.
- 4 Bone Lake will be more and more a recreational area as good farm ground is rather scarce. People always have money for recreation.
- 5 Little direct communication between the town board and residents. How about some action on junk cars, mobile homes, etc. The error in tax calculation, though not the fault of the town of Bone Lake, deserved a letter of explanation and apology.
- 6 Zoning on trailer houses, must be on more than 20 acres. No junk dealers. Keep prop. looking neat.
- 7 Township is run as a good old boys club.
- 8 Would like the DNR to quit messing with the Straight River waterways!
- 9 Road maintenance/repair needs improving. New buildings/remodels should be checked on to assure owners are staying within the code and permit allowances.
- 10 I know in a township in Dunn County where I lived previously some developer brought in a motorbike race track because there was no zoning. Some sort of planning is needed to keep this sort of thing from happening. Also subdivisions contribute to exurban sprawl and a loss of farmland.
- 11 As far as I am concerned, close the borders - no more mud ducks. The people from out of the area come and pollute and contaminate our woods and water. Limit the people from out of state who want to build. P.S. Fix the roads - it's hell on my front end.
- 12 Change is inevitable. I do think getting ALL roads blacktopped should be a priority. Although taxes are not cheap they are fair, but high enough people should not have to drive on dirt roads. It's not the old west.
- 13 I think we have a good township here, so let's keep it that way.
- 14 I think Bone Lake is best served by remaining largely as it is and not following the model of the County where bigger is always better.
- 15 Keep Bone Lake a reasonable place to own property and don't rely on govt solutions to every problem. It won't work and it will drive up costs/taxes.
- 16 Overall very happy with the township - would be nice to still have a dump available (controlled dump). Property taxes my biggest concern.
- 17 Keep growth to minimum. Find way to decrease income from non residents that use the land - trails and beauty of town of bone lake. Monitor use and condition of existing land to many "garbage". Places that create environmental problems. Watch and monitor use of lots around lakes. Too many mobile homes and app structures on one piece of property.
- 18 Keep the role of government very low.
- 19 I don't want to see apartment buildings and storage centers all over bone lake, keep it the way it is now, scenic and wooded and a beautiful place to drive and see nature.
- 20 Increased communication regarding town expenditures is needed.
- 21 Stop allowing pole barns/metal buildings on residential property. Downtown could use a face lift on the buildings - standard customer-facing look and feel.
- 22 more/better recreational trails for summer use would improve the summer. High property taxes are the biggest negative.
- 23 I'd like Bone Lake township to stay as rural as possible for as long as possible in fast moving world.
- 24 We can't clear any vegetation from our shoreline, but the farmers can let fertilizer run-off and cattle coming into the lake, pollute the water despite DNR regulations and for this we pay higher taxes!
- 25 I am very happy the Straight Lake property will be a state park. Thank God some developer didn't get a hold of that!
- 26 I would like to keep Bone Lake rural and agricultural area, maybe we should pass an ordinance that

- there can be only one house per 40 acres. I don't want to see big development with houses all crowded on to 10 acres.
- 27 enforce cleanup and upkeep of homestead and industrial area (no junk)
- 28 Taxes are too high. Taxes are too high. Taxes are too high. Taxes are too high. And last but not least - taxes are too high!
- 29 Please don't get the idea that government at any level is the answer. We have created a society of people at all income levels that want government to do everything for them...it can't no should it. Real public needs need to be prioritized while fluff and stuff should be left up to the private sector with limited regulation.
- 30 Thanx for this opportunity.
- 31 We have heard of al April meeting with the questions/concerns that people have on the Straight River restoration. Do you have a date on this? If so, please send out flyers!
- 32 We moved here for peace and quiet. We want to have a farm and preserve the land as best as we can. We are very worried about property taxes. They are way too high. Please find a way to get control of them.
- 33 Now in our eighties and retired, we worked hard for a lifetime to get here. We thank God that we have enjoyed 18 years in our own home on Bone Lake and in the middle of several lakes and thousands of beautiful trees, fields and wetlands. So peaceful! Keep it this way! (Nice neighbors, too!) (Including wildlife!)
- 34 The Town of Bone Lake should limit the number of disabled vehicles allowed on private property because they are a source of hazardous waster leaking into our watershed.
- 35 As I read over this suvey - I realized I don't know where the Town of Bon eLake is? Sorry, I can't complete this. Would like to know where town is. Thanks.
- 36 I have owned property (lake front) for 18 years and a home there for 7 years. In that time one can see the obvious signs of coming growht from the TC etro area. Good to see someone is looking ahead! However, the steadily increasing taxes are pinching hard!! I pay tax for much better services on a home in the Twin Cities (almost 50% less!!)
- 37 I commend however is responsible for initiating this vital plan. I am neither for nor against future development. However, I am for having it done as a result of thoughtful planning. Since I am an absentee owner living on the other side of the state it is nearly impossible for me to attend meetings but I am interested and would like to pay for either audio or written transcripts.
- 38 Things seem to be ok the way they are. Can't afford more taxes.
- 39 We don't have a lot of knowledge about any conflicts or issues regarding land use in the area, however, we do enjoy the area as it is today. We are not in favor of any explosion in population or development.
- 40 We bought 932 State Road 48 because of the wetlands, the Ice Age trail, and the proximity to the Twin Cities. We love the area especially when compared to the Brainerd, MN or Hayward, WI areas. The Twin Cities is expected to grow by 1 million people in the next 20 years, and we think that will cause considerable growth demand in this area. the town must plan now and put tools in place to manage that growth for the benefit of all of its citizens, landowners, businesses, and visitors.
- 41 I am not currently in Bone Lake and don't know when I'll be back there, but I still own a farm there.
- 42 I don't live in the state so would appreciate updates for new information.
- 43 We bought 40 acres in 1996 to retire on. To date we've planted over 10,000 trees as well as native prairie. If the area around us is developed for commercial or industrial use, we will sell (at a considerable profit) and we'll buy elsewhere.
- 44 Let's have no growth.
- 45 As the town improves on its road system, I think we need inspection on the product we receive. Our new blacktop roads are busting up. Maybe our "load limits" aren't being enforced. Our investment is not being looked at. I know the milk haulers and the garbage haulers need to use our raods in spring, but maybe an additional inch of blacktop or gravel would be worth the investment.
- 46 I don't want to see our tax dollars spent on developing a plan for growth and certainly not spent on

- implementing some big plan for development.
- 47 Let's try to keep Bone Lake Twsp rural. Let's try to keep land use restrictions to a minimum. Let's try to keep taxes under control.
- 48 The health of the environment should always be considered with regard to any developments.
- 49 I know there is someone as the "Director" or "representative" in each particular area (sorry if this description is wrong) as we lived less than six months in Bone Lake. However, if there is regular meeting with the residents of any questions in the area that might be helpful and the township on controlling our future development. For example, my family is very dissatisfied about the not efficient snow-removal on the road near to our house. Driving on a slippery road is the wish of the town residents?
- 50 This plan needs to provide GENERAL guidance so that the leadership can make decisions appropriate for the time. "sustainable development" may work good in Sweden. They're Socialists, we're not!
- 51 Travel the road on 255th Ave everyday - was prepared over a year ago to be blacktopped but has yet to be done! Hoping to see this done this year.
- 52 more farm land
- 53 There are 5 homes that share an access road to get to hwy 48. It would be nice if we could get it graded 2 or 3 times a year.
- 54 Please keep Straight River south of hwy 48 the same as it is now. It is a beautiful wildlife area and fishing area.
- 55 Gravel pits are polluting the ground water. Amery requires gravel pits to cover the ground they disturb. I guess we are too rural to care about it!
- 56 I have only lived here for 3 yrs, so I am not well informed regarding local issues. However, ideally, I would favor limited development and in particular, the razing of lake cottages with McMansion replacement. But, I fully realize that development will occur. To me what must be protected are large area of natural habitats - wetlands, woods, streams, etc. One of the pleasures of living here is being able to observe a variety of wildlife.
- 57 This area is a great place and we are going to make this our retirement home.
- 58 The Town of Bone Lake needs to get the road maintenance under control before worrying about new development. This past winter my daughter was injured walking across the road in front of her bus because the road was not properly sanded. This happened after watching the bus slide sideways past the driveway. Wayne Shirley was contacted and he didn't have any care about it until he was told my daughter was injured. I have been arguing with him for the past 3 yrs about this and nothing is being done so I'm currently seeking legal advice about this problem. If you need to contact me about this, or have questions, I live at 961 270th Ave.
- 59 Sorry I may not be best person to consider on surveys after fire loss and the way the state of economy are for it has taken me and my family from middle class to low class and being I feel the politicians and economists of this country have failed in their jobs and what they have done to the bigger populace of their country
- 60 I feel the part time residents who have recreation property but do not use the schools pay too much tax to the schools. If it is at all possible that our kids would go to school here we should pay, but they won't be attending school here. I think we should contribute some but should have a break of some sort.
- 61 This is a farming community and should try to stay that way. Be nice to farmers.
- 62 Our lakes, streams, water table are our greatest resource. They should be the number one consideration in future land use.
- 63 Let the people of Bone Lake be listened to and not just heard. Don't do just what you want to do and more people have a chance to work for Bone Lake if they want to besides just a few. If more of us work together Bone Lake will be a better place.
- 64 Lake association quite informative.
- 65 I believe it is important to regulate development so that uses that are harmful to the land or

neighboring parcels are not encouraged. I believe we go too far, however, if we begin to dictate housing size or design.

WRITTEN RESPONSES: OTHER

QUESTION 5k

Born here, die here
theft, vandalism low
own century farm
wild lakes, woods and fields
nature, low population, seclusion
wooded land
close to other developed cities
keeping kids out of the city

QUESTION 11

homemaker
agency nurse

QUESTION 17

Odd question - the economy and jobs specifically will determine the growth or decrease

QUESTION 18

should have a category for land use conflicts between lake property owners and agriculture

QUESTION 19

New homes should have to be in 3 + acre lots or have some regulations (maybe there already is...)

QUESTION 20

20f planned community, no tract homes
20f farms
20f what's best for the Township of Bone Lake
20f bed and breakfast
20f what's best for Bone Lake Township
20f many things work
20h medical facilities
20h Packers training facility
20h stand alone business
20h handle them one at a time

QUESTION 23B

you don't allow ATV's
More usage of 4 wheel ATV as they are good all yr around for work or play.

QUESTION 24

24C No ATV's allowed
24F Please put blade down and clear road completely - thanks

QUESTION 25 Other

telephone messages or email
email

MISCELLANEOUS

Do NOT want to see lots of mobile homes or a mobile home park.
I own undeveloped lake property. I do not reside in WI. I cannot offer useful opinions.

INTERESTED IN PARTICIPATION

NAME	PH #	PH # (2)	ADDRESS	NOTE
Mike and Bonnie Musial	472-2326			
Bruce Dexter	472-8884			
Timothy Erickson	472-2549			
Jordon and Kelly Hibbs	472-4141			
Steve Baillargeon	566-0500			
Loren E. Shogren	472-8817			
Bill Tulp			PO Box 423, Frederic, WI 54837	
John S. Hawkinson	651-269-2600		6hawks@frontiernet.net	
Kurt Williamson			1174 243rd Ave - Bone Lake	
Arthur G Witalison	920-868-2382		4255 Peninsula Players Rd, Fish Creek, WI 54212	would like audio or written transcripts
Gary Gray	554-1309			
John S. Helling	472-0472	(Edina) 952-924-8888 (cell) 612-963-0200	932 State Road 48	
Mike and Bonnie Musial	472-2326			
Bruce Dexter	472-8884			
Timothy Erickson	472-2549			
Jordon and Kelly Hibbs	472-4141			
Steve Baillargeon	566-0500			
Loren E. Shogren	472-8817			
Randy Bader	472-8539			
Wayne Shirley	472-2974			
Gary Pomerledo	651-636-9807			
Ada Kirscher	651-483-9121			
Jason Cummings	566-2803			
Dan Beal	472-8809			
Lawrence Brodle	651-633-7281			
Gary McCready	651-633-8003			
George Lunde	472-8495			time is limited
Larry Coleman				
Richard W. Mohnsen	246-4547			I don't necessarily want to participate (live in New Richmond), but would like to be kept informed - newsletter??
Andy Brown	472-2449			
Doug Route	472-2620			
Martha Olson	472-8094			

NAME	PH #	PH # (2)	ADDRESS	NOTE
Anita Johnson	472-8813	554-3785		
Dr. Michael Lannoo	812-299-2818		lannoo11@eathlink.net	
Ray & Bonnie Schaeftbauer	651-257-5864			
William Renz	472-4755			
Ralph Erickson	11564			
Duane Lindh	472-2717		1065 - 290th Ave	
Ruth Sorenson	472-8822			
Patricia MacDonald	472-4991			
Brian and Sandy Camp	507-995-5969			
Stephen B. Wiggins	472-2060			
Ernestine E. Hoffman-Otto	715-554-2552	651-249-4906		
Danny Hoffman	715-554-2553			
Earl Erickson	472-2525			
Bruce Hendricks	472-2062			
Audrey Audessen	472-8276			
Terry Breniger	327-5531			
Onnie Thatcher	472-4011			
Ron Steen	472-8644			
Eric Dueholm			edueholm@welshco.com	
Tim Carlson	472-2451			
David D. Black	763-354-4499			