

# **TOWN OF LAKETOWN COMPREHENSIVE PLAN 2009-2029**



**ADOPTED OCTOBER 27<sup>th</sup>, 2009**



ORDINANCE # 10-09  
COMPREHENSIVE PLAN

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

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

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

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

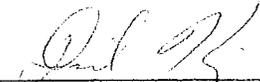
**Section 3.** The Plan Commission of the Town of Laketown, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to Town Board the adoption of the document entitled "Town of Laketown Comprehensive Plan" containing all of the elements specified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

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

**Section 5.** The Town Board of the Town of Laketown, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "Town of Laketown Comprehensive Plan" pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

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

Adopted by the Town Board of the Town of Laketown, Polk County, Wisconsin, this 22<sup>nd</sup> day of ~~MONTH~~, 2009.  
OCTOBER

  
\_\_\_\_\_  
Daniel King, Town Chairman

Attest:

  
\_\_\_\_\_  
Patsy Gustafson, Town Clerk

Date Published: 11/11/09

**TOWN OF LAKETOWN**

**PLAN COMMISSION RESOLUTION #:** 08-09

**RECOMMENDING APPROVAL OF THE  
COMPREHENSIVE PLAN 2009-2029  
OF THE TOWN OF LAKETOWN, WISCONSIN**

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

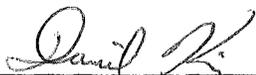
**WHEREAS**, the Town of Laketown Planning Commission has the authority to recommend that the Town Board adopt a "comprehensive plan" under §66.1001(4)(b); and

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

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

**BE IT FINALLY RESOLVED** that the Planning Commission hereby recommends that the Town Board adopt an ordinance, which will constitute its adoption of the *Town of Laketown Comprehensive Plan 2009-2029* as the Town's comprehensive plan under §66.1001.

Resolution adopted: August 11, 2009



\_\_\_\_\_  
Dan King, Planning Commission Chair

ATTEST:



\_\_\_\_\_  
Patsy Gustafson, Town of Laketown Clerk

# COMPREHENSIVE PLAN 2009-2029

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Town of Laketown, Wisconsin

## **Town Board**

Dan King, Chairman  
Bruce Paulsen, Supervisor  
Monte Tretsven, Supervisor  
Patsy Gustafson, Clerk  
Jill Cook, Treasurer

## **Plan Commission**

Dan King, Chair  
Joyce Byl  
Blythe Galt Grovum  
Karen Johnson  
Gary Johnson

Prepared By: the Town of Laketown Plan Commission  
With Assistance from the Polk County Planning Division

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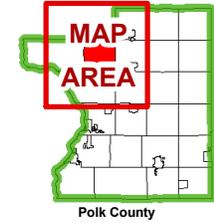
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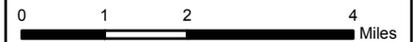
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# MAP 1-1 LOCATION MAP

## Town of Laketown Polk County Wisconsin



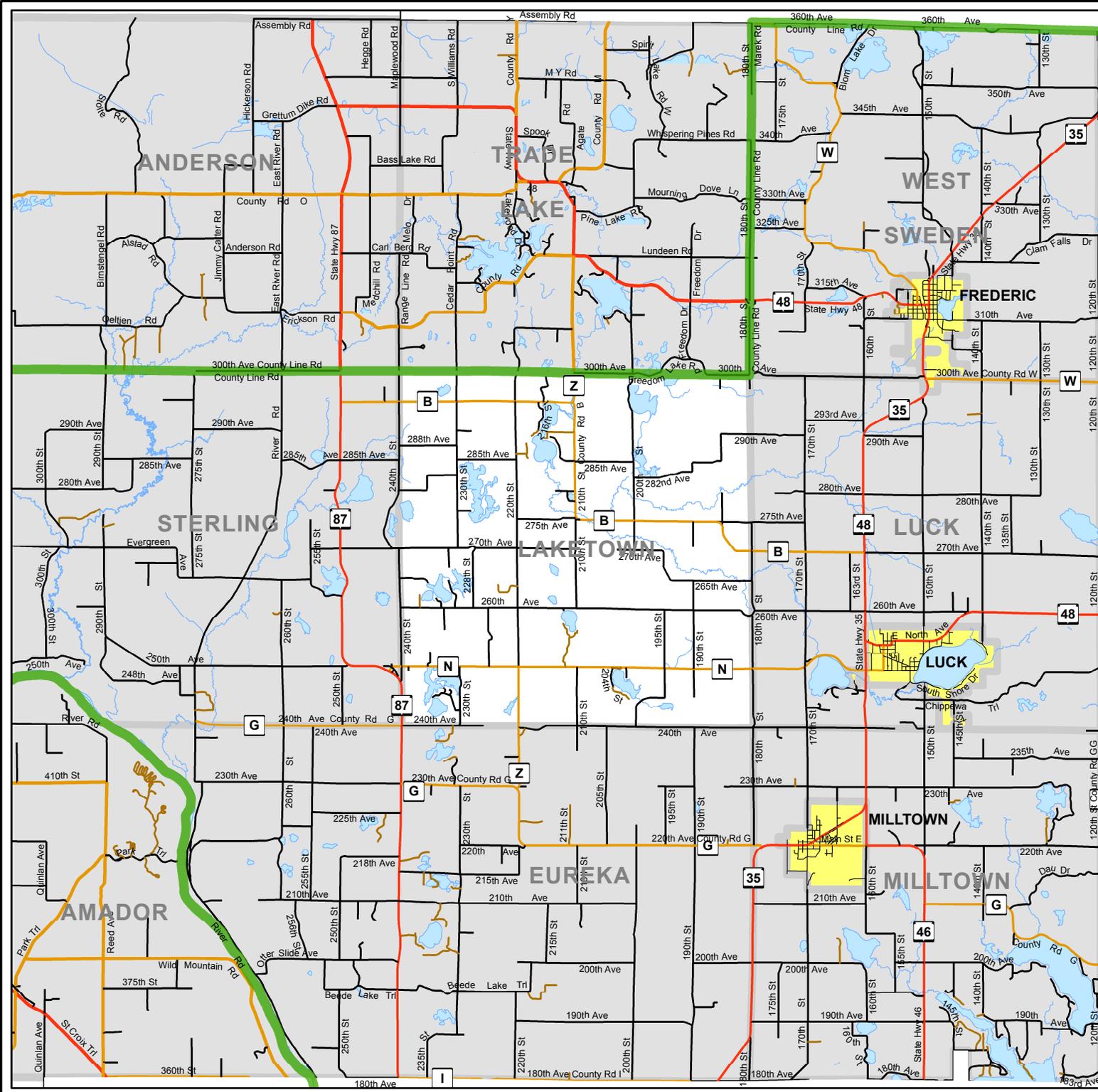
- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- TOWN ROAD
- CITY/VILLAGE ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY



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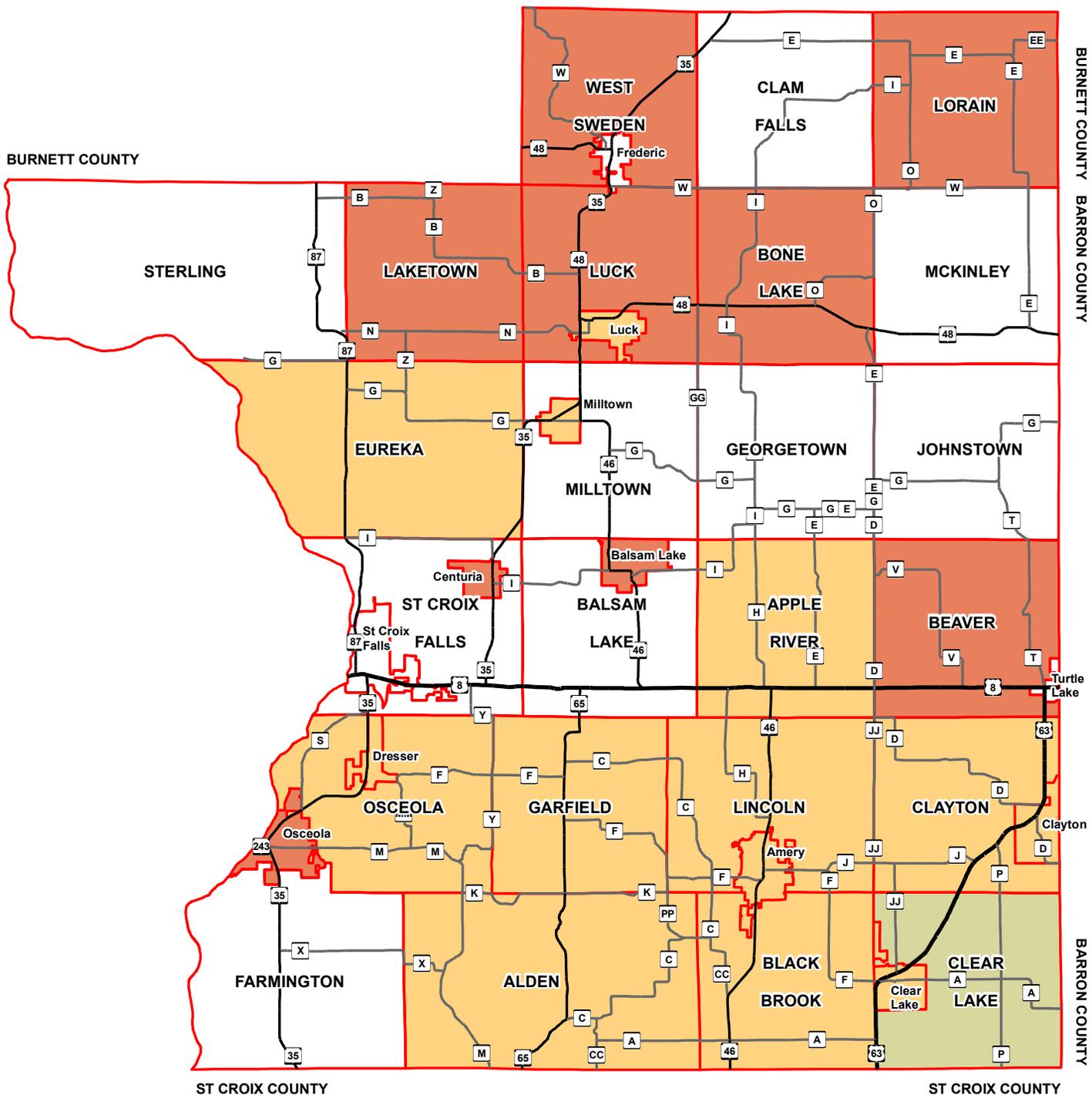


# MAP 1-2 COMPREHENSIVE PLANNING GRANT PARTICIPANTS

## Polk County Wisconsin



State of Wisconsin



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



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# **ELEMENT 1: ISSUES AND OPPORTUNITIES**

In July of 2007 Polk County, along with twenty-five of its municipalities, was awarded a multi-jurisdictional Comprehensive Planning Grant through the Wisconsin Department of Administration to develop Comprehensive Plans. The Town of Laketown participated in the grant and began working on the plan in September of 2007. In order to review the issues and opportunities unique to the Town of Laketown, the following will be addresses.

- 1.1 BACKGROUND INFORMATION**
- 1.2 DEMOGRAPHICS**
- 1.3 SWOT ANALYSIS**
- 1.4 OVERALL GOALS**
- 1.5 GUIDING PRINCIPLES**

## **1.1 BACKGROUND INFORMATION**

The Town of Laketown is located in the northwest portion of Polk County and is bordered by Burnett County to the north, the Town of Luck to the east, the Town of Eureka to the south and the Town of Sterling to the west. The Town consists of 36 square miles of land. STH 87 touches the southwest corner of the Town and County Trunk Highways B, N and Z runs through the Town. See Map 1-1.

## **1.2 DEMOGRAPHICS**

**Table 1.1A – Population Projections**

YEAR	WI	POLK	LAKETOWN
1980	4,705,642	32,351	909
1990	4,891,769	34,773	921
2000	5,363,675	41,319	918
2005	5,563,896	43,621	925
2010	5,751,470	45,901	934
2015	5,931,386	47,842	936
2020	6,110,878	49,592	936
2025	6,274,867	51,152	934

Source: WDOA Demographic Services

**Table 1.2 - Projected Population Changes**

% CHANGE	WI	POLK	LAKETOWN
1980-1990	3.80%	6.97%	1.32%
1990-2000	8.80%	15.84%	-0.33%
2000-2010	6.74%	9.98%	1.74%
2010-2020	5.88%	7.44%	0.21%

Source: WDOA Demographic Services

**Table 1.3 Population Projections – 2000 to 2030**

Municipality	Census 2000	Estimate 2005	Proj. 2010	Proj. 2015	Proj. 2020	Proj. 2025	Proj. 2030	% Change 2000-2030
Laketown	918	925	922	929	935	935	928	1.1

Source: WDOA Demographic Services

**Table 1.4 Historic Population Change – Polk County**

	Year					Percent Change			
	1970	1980	1990	2000	2008	'70-'80	'80-'90	'90-'00	'00-'08
<b>Towns</b>									
Alden	1,406	1,862	2,133	2,615	2,927	32.4%	14.6%	22.6%	11.9%
Apple River	544	819	815	1,067	1,182	50.6%	-0.5%	30.9%	10.8%
Balsam Lake	631	960	1,067	1,384	1,464	52.1%	11.1%	29.7%	5.8%
Beaver	641	755	663	753	853	17.8%	-12.2%	13.6%	13.3%
Black Brook	775	949	964	1,208	1,416	22.5%	1.6%	25.3%	17.2%
Bone Lake	416	466	503	710	807	12.0%	7.9%	41.2%	13.7%
Clam Falls	522	614	596	547	593	17.6%	-2.9%	-8.2%	8.4%
Clayton	713	789	780	912	1,048	10.7%	-1.1%	16.9%	14.9%
Clear Lake	793	777	744	800	887	-2.0%	-4.2%	7.5%	10.9%
Eureka	1,043	1,135	1,201	1,338	1,605	8.8%	5.8%	11.4%	20.0%
Farmington	1,156	1,195	1,267	1,625	1,902	3.4%	6.0%	28.3%	17.0%
Garfield	768	1,010	1,107	1,443	1,678	31.5%	9.6%	30.4%	16.3%
Georgetown	526	746	780	1,004	1,103	41.8%	4.6%	28.7%	9.9%
Johnstown	328	401	410	520	590	22.3%	2.2%	26.8%	13.5%
Laketown	725	909	921	918	972	25.4%	1.3%	-0.3%	5.9%
Lincoln	1,198	1,683	1,835	2,304	2,483	40.5%	9.0%	25.6%	7.8%
Lorain	275	280	299	328	332	1.8%	6.8%	9.7%	1.2%
Luck	663	863	880	881	864	30.2%	2.0%	0.1%	-1.9%
McKinley	297	337	327	328	358	13.5%	-3.0%	0.3%	9.1%
Milltown	691	943	949	1,146	1,270	36.5%	0.6%	20.8%	10.8%
Osceola	769	1,066	1,337	2,085	2,793	38.6%	25.4%	55.9%	34.0%
St Croix Falls	783	873	1,034	1,119	1,256	11.5%	18.4%	8.2%	12.2%
Sterling	379	497	591	724	780	31.1%	18.9%	22.5%	7.7%
West Sweden	691	718	682	731	758	3.9%	-5.0%	7.2%	3.7%
<b>sub-total</b>	<b>16,733</b>	<b>20,647</b>	<b>21,885</b>	<b>26,490</b>	<b>29,921</b>	<b>23.4%</b>	<b>6.0%</b>	<b>21.0%</b>	<b>13.0%</b>
<b>Villages</b>									
Balsam Lake	648	749	792	950	1,075	15.6%	5.7%	19.9%	13.2%
Centuria	632	711	790	865	939	12.5%	11.1%	9.5%	8.6%
Clayton	306	425	450	507	572	38.9%	5.9%	12.7%	12.8%
Clear Lake	721	899	932	1,051	1,143	24.7%	3.7%	12.8%	8.8%
Dresser	533	670	614	732	875	25.7%	-8.4%	19.2%	19.5%
Frederic	908	1,039	1,124	1,262	1,239	14.4%	8.2%	12.3%	-1.8%
Luck	848	997	1,022	1,210	1,226	-	-	-	1.3%
Milltown	634	732	786	888	914	15.5%	7.4%	13.0%	2.9%
Osceola	1,152	1,581	2,075	2,421	2,732	37.2%	31.2%	16.7%	12.8%
Turtle Lake*	0	0	6	65	153	0.0%	0.0%	983.3%	135.4%
<b>sub-total</b>	<b>6,382</b>	<b>7,803</b>	<b>8,591</b>	<b>9,951</b>	<b>10,868</b>	<b>22.3%</b>	<b>10.1%</b>	<b>15.8%</b>	<b>9.2%</b>
<b>Cities</b>									
Amery	2,126	2,404	2,657	2,845	2,919	13.1%	10.5%	7.1%	2.6%
St. Croix Falls	1,425	1,497	1,640	2,033	2,184	5.1%	9.6%	24.0%	7.4%
<b>sub-total</b>	<b>3,551</b>	<b>3,901</b>	<b>4,297</b>	<b>4,878</b>	<b>5,103</b>	<b>9.9%</b>	<b>10.2%</b>	<b>13.5%</b>	<b>4.6%</b>
<b>Total</b>	<b>26,666</b>	<b>32,351</b>	<b>34,773</b>	<b>41,319</b>	<b>45,892</b>	<b>21.3%</b>	<b>7.5%</b>	<b>18.8%</b>	<b>11.1%</b>

Source: US Census

**Table 1.4 - AGE DISTRIBUTION**

1990						
	WISCONSIN		POLK COUNTY		LAKETOWN	
	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL
Under 10	737033	15.07%	5538	15.93%	152	16.50%
10 to 19	700876	14.33%	5162	14.84%	168	18.24%
20 to 29	764744	15.63%	4043	11.63%	76	8.25%
30 to 39	810378	16.57%	5644	16.23%	184	19.98%
40 to 49	595613	12.18%	4235	12.18%	115	12.49%
50 to 59	423025	8.65%	3029	8.71%	61	6.62%
60 to 69	404188	8.26%	3126	8.99%	93	10.10%
70 to 79	294406	6.02%	2507	7.21%	58	6.30%
80 and over	161506	3.30%	1489	4.28%	14	1.52%
<b>TOTAL</b>	<b>4891769</b>	<b>100.00%</b>	<b>34773</b>	<b>100.00%</b>	<b>921</b>	<b>100.00%</b>
2000						
	WISCONSIN		POLK COUNTY		LAKETOWN	
	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL
Under 10	721,824	13.46%	5,389	13.04%	104	11.33%
10 to 19	810,269	15.11%	6,438	15.58%	152	16.56%
20 to 29	691,205	12.89%	3,871	9.37%	74	8.06%
30 to 39	807,510	15.06%	5,907	14.30%	113	12.31%
40 to 49	837,960	15.62%	6,672	16.15%	182	19.83%
50 to 59	587,355	10.95%	4,868	11.78%	133	14.49%
60 to 69	387,118	7.22%	3,568	8.64%	78	8.50%
70 to 79	319,863	5.96%	2,784	6.74%	56	6.10%
80 and over	200,571	3.74%	1,822	4.41%	26	2.83%
<b>TOTAL</b>	<b>5,363,675</b>	<b>100.00%</b>	<b>41,319</b>	<b>100.00%</b>	<b>918</b>	<b>100.00%</b>
CHANGE - 1990 TO 2000						
	WISCONSIN		POLK COUNTY		LAKETOWN	
	NUMBER	% CHANGE	NUMBER	% CHANGE	NUMBER	% OF TOTAL
Under 10	-15,209	-2.11%	-149	-2.76%	-48	-46.15%
10 to 19	109,393	13.50%	1,276	19.82%	-16	-10.53%
20 to 29	-73,539	-10.64%	-172	-4.44%	-2	-2.70%
30 to 39	-2,868	-0.36%	263	4.45%	-71	-62.83%
40 to 49	242,347	28.92%	2,437	36.53%	67	36.81%
50 to 59	164,330	27.98%	1,839	37.78%	72	54.14%
60 to 69	-17,070	-4.41%	442	12.39%	-15	-19.23%
70 to 79	25,457	7.96%	277	9.95%	-2	-3.57%
80 and over	39,065	19.48%	333	18.28%	12	46.15%
<b>TOTAL</b>	<b>471,906</b>	<b>8.80%</b>	<b>6,546</b>	<b>15.84%</b>	<b>-3</b>	<b>-0.33%</b>

Source: US Census

**Table 1.5 - HOUSEHOLD INCOME IN 1999**

	WI	% OF TOTAL	POLK	% OF TOTAL	LAKE-TOWN	% OF TOTAL
Total Households:	2086304		16305		\$40,156	
Median Household Income	\$43,791		\$41,183		368	
Less than \$10,000	148964	7.14%	1291	7.92%	38	10.33%
\$10,000 to \$14,999	121366	5.82%	1017	6.24%	23	6.25%
\$15,000 to \$19,999	127169	6.10%	1037	6.36%	8	2.17%
\$20,000 to \$24,999	137728	6.60%	1132	6.94%	37	10.05%
\$25,000 to \$29,999	136502	6.54%	1098	6.73%	15	4.08%
\$30,000 to \$34,999	139531	6.69%	1208	7.41%	34	9.24%
\$35,000 to \$39,999	129719	6.22%	1054	6.46%	28	7.61%
\$40,000 to \$44,999	129319	6.20%	1150	7.05%	29	7.88%
\$45,000 to \$49,999	118711	5.69%	922	5.65%	23	6.25%
\$50,000 to \$59,999	220781	10.58%	1725	10.58%	33	8.97%
\$60,000 to \$74,999	253518	12.15%	1978	12.13%	59	16.03%
\$75,000 to \$99,999	226374	10.85%	1631	10.00%	27	7.34%
\$100,000 to \$124,999	94628	4.54%	615	3.77%	9	2.45%
\$125,000 to \$149,999	39091	1.87%	179	1.10%	2	0.54%
\$150,000 to \$199,999	30598	1.47%	131	0.80%	3	0.82%
\$200,000 or more	32305	1.55%	137	0.84%	0	0.00%

Source: US Census

**Table 1.6 – POVERTY STATUS BY AGE IN 1989 AND 1999**

	1989				1999				1989 to 1999 CHANGE			
	POLK COUNTY		T LAKETOWN		POLK COUNTY		T LAKETOWN		POLK COUNTY		T LAKETOWN	
	#	% of Total Pop.	#	% of Total Pop.	#	% of Total Pop.	#	% of Total Pop.	#	% Change	#	% Change
<b>Total:</b>	<b>34,105</b>		<b>916</b>		<b>40,637</b>		<b>891</b>		<b>6,532</b>	<b>19.15%</b>	<b>-25</b>	<b>-2.73%</b>
<b>Income below poverty level:</b>	<b>4,032</b>	<b>11.82%</b>	<b>64</b>	<b>6.99%</b>	<b>2,888</b>	<b>7.11%</b>	<b>104</b>	<b>11.67%</b>	<b>1,144</b>	<b>-4.72%</b>	<b>-40</b>	<b>4.69%</b>
Under 5 years	472	1.38%	8	0.87%	223	0.55%	4	0.45%	249	-0.84%	4	-0.42%
5 years	106	0.31%	4	0.44%	53	0.13%	2	0.22%	53	-0.18%	2	-0.21%
6 to 11 years	571	1.67%	14	1.53%	307	0.76%	10	1.12%	264	-0.92%	4	-0.41%
12 to 17 years	413	1.21%	7	0.76%	303	0.75%	16	1.80%	110	-0.47%	-9	1.03%
18 to 64 years	1,850	5.42%	27	2.95%	1,447	3.56%	58	6.51%	403	-1.86%	-31	3.56%
65 to 74 years	217	0.64%	3	0.33%	195	0.48%	3	0.34%	22	-0.16%	0	0.01%
75 years +	403	1.18%	1	0.11%	360	0.89%	11	1.23%	43	-0.30%	-10	1.13%
<b>Income at or above poverty level:</b>	<b>30,073</b>	<b>88.18%</b>	<b>852</b>	<b>93.01%</b>	<b>37,749</b>	<b>92.89%</b>	<b>787</b>	<b>88.33%</b>	<b>7,676</b>	<b>25.52%</b>	<b>-65</b>	<b>-7.63%</b>
Under 5 years	2,018	5.92%	54	5.90%	2,203	5.42%	37	4.15%	185	-0.50%	-17	-1.74%
5 years	521	1.53%	15	1.64%	417	1.03%	4	0.45%	-104	-0.50%	-11	-1.19%
6 to 11 years	2,939	8.62%	95	10.37%	3,374	8.30%	55	6.17%	435	-0.31%	-40	-4.20%
12 to 17 years	2,713	7.95%	93	10.15%	3,802	9.36%	68	7.63%	1,089	1.40%	-25	-2.52%
18 to 64 years	17,397	51.01%	476	51.97%	22,688	55.83%	538	60.38%	5,291	4.82%	62	8.42%
65 to 74 years	2,650	7.77%	78	8.52%	2,942	7.24%	40	4.49%	292	-0.53%	-38	-4.03%
75 years +	1,835	5.38%	41	4.48%	2,323	5.72%	45	5.05%	488	0.34%	4	0.57%

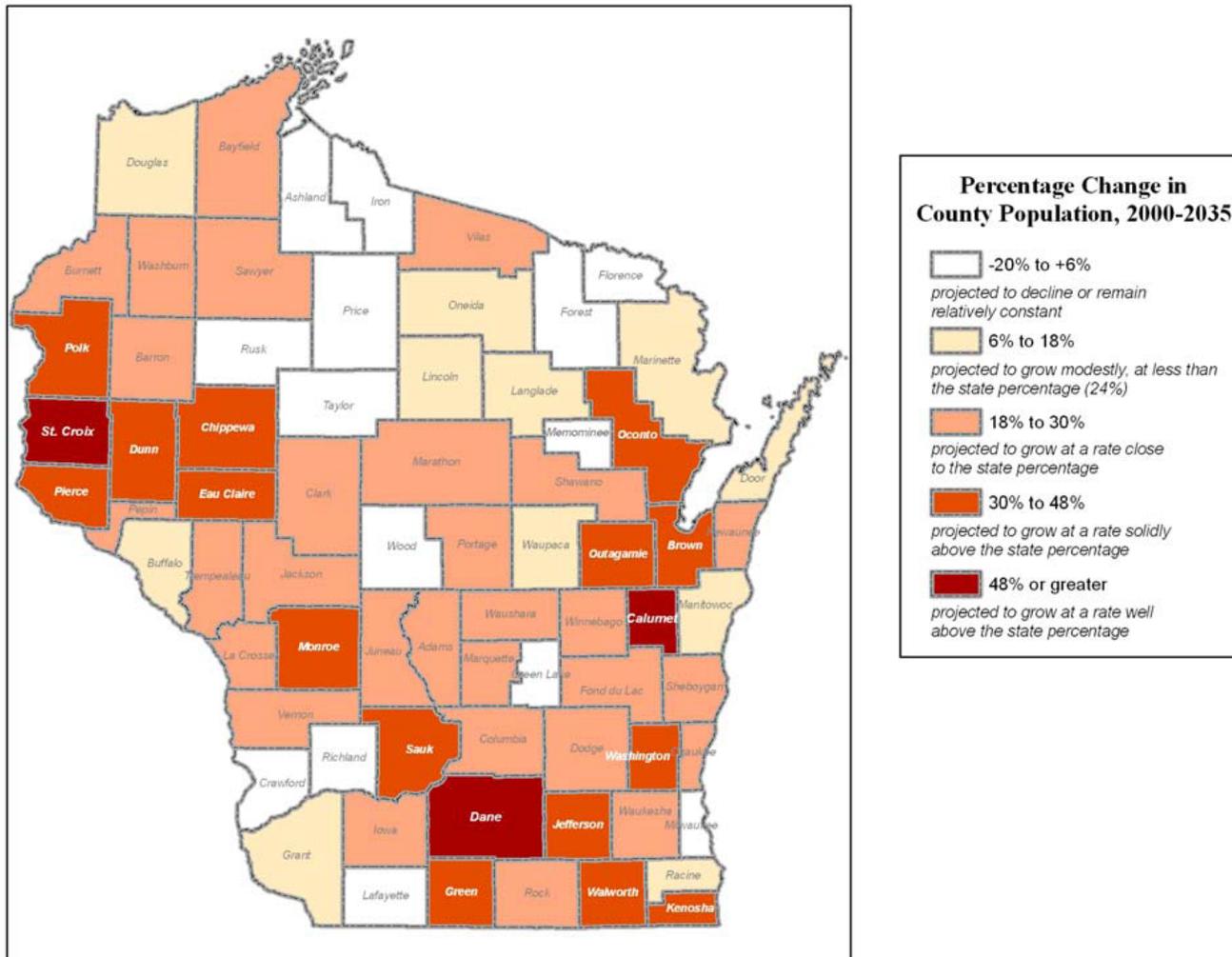
Source: US Census

**Table 1.7 EDUCATIONAL ATTAINMENT**

<b>YEAR: 2000</b>	<b>WI</b>	<b>% OF TOTAL</b>	<b>POLK</b>	<b>% OF TOTAL</b>	<b>LAKE-TOWN</b>	<b>% OF TOTAL</b>
<b>Total:</b>	<b>3,475,878</b>		<b>27,725</b>		<b>629</b>	
No schooling completed	22,861	0.66%	54	0.19%	1	0.16%
Nursery to 4th grade	8,253	0.24%	27	0.10%	2	0.32%
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%	27	4.29%
9th grade	56,538	1.63%	396	1.43%	8	1.27%
10th grade	87,059	2.50%	694	2.50%	15	2.38%
11th grade	88,558	2.55%	735	2.65%	20	3.18%
12th grade, no diploma	100,137	2.88%	763	2.75%	25	3.97%
High school graduate (includes equivalency)	1,201,813	34.58%	11,395	41.10%	312	49.60%
Some college, less than 1 year	252,132	7.25%	2,259	8.15%	53	8.43%
Some college, 1 or more years, no degree	463,532	13.34%	3,822	13.79%	80	12.72%
Associate degree	260,711	7.50%	2,022	7.29%	27	4.29%
Bachelor's degree	530,268	15.26%	2,965	10.69%	45	7.15%
Master's degree	168,563	4.85%	886	3.20%	13	2.07%
Professional school degree	54,005	1.55%	407	1.47%	1	0.16%
Doctorate degree	26,437	0.76%	58	0.21%	0	0.00%

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

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



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

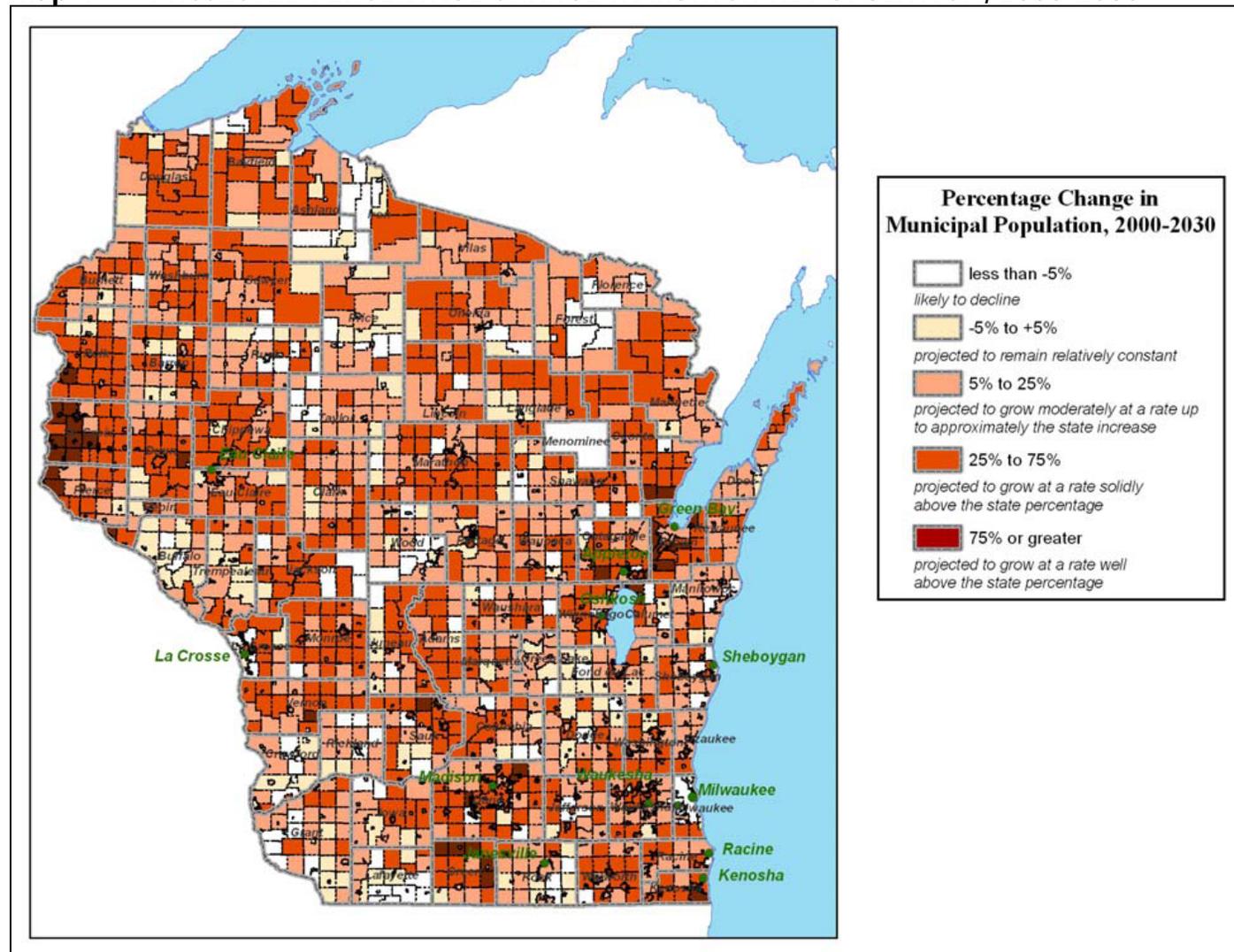
**Table 1.11 TEN COUNTIES WITH GREATEST PERCENT CHANGE IN POPULATION, 2000-2035**

<b>County</b>	<b>Census 2000</b>	<b>Projection 2035</b>	<b>Number Change</b>	<b>Percentage Change</b>
<b>SAINT CROIX</b>	63,155	148,043	84,888	134%
<b>CALUMET</b>	40,631	71,227	30,596	75%
<b>DANE</b>	426,526	653,876	227,350	53%
<b>PIERCE</b>	36,804	54,094	17,290	47%
<b>POLK</b>	41,319	60,640	19,321	47%
<b>SAUK</b>	55,225	80,563	25,338	46%
<b>WALWORTH</b>	92,013	132,941	40,928	45%
<b>WASHINGTON</b>	117,496	169,159	51,663	44%
<b>OCONTO</b>	35,652	51,037	15,385	43%
<b>KENOSHA</b>	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 4<sup>th</sup> fastest growing county in the State of Wisconsin. While most of this population increase is expected to occur in the southwestern portion of the county, there is still demand for recreational properties in the rural portions of Polk County. Lorain is expected to grow by about 12% or about 29 people in the projection timeframe as illustrated in Map 1-5. These statistics are included to show that there is development pressure coming, primarily from the Twin Cities of Minnesota, and that rural areas such as Lorain need to stay aware of these pressures in order to be proactive in the development of their town.

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



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



### **1.3 ISSUE IDENTIFICATION**

The Town of Laketown Planning Commission participated in a session on December 11<sup>th</sup>, 2007 at which they identified the positives and negatives about the Town of Laketown. Below is a list of their responses.

- Good roads – well maintained
- Not heavily populated
- Lots of green space to view and use for hunting
- Slower paced lifestyle
- Recreation, lakes and outdoor activities
- Quiet
- Safe
- Adequate amount of housing
- Good first responders and volunteer fire (very dedicated)
- Luck and Frederic libraries and very nice and can utilize books by mail
- Good schools – able to retain teachers
- Some pressure on agricultural land – can be good to have ability to sell for development
- Employment – can work for County and hospital, some industry in surrounding area
- Rely on other's industry
- Diversified economy
- Commercial (clothing stores, etc) are far away – groceries reachable (in St Croix and convenience store in Atlas)
- No businesses to benefit from tourism – besides minnows and food sold at one store
- Limiting pre-existing mobile homes – set standard for size and age
- County Park in Atlas should have ski trails developed

## **1.4 ELEMENT GOALS**

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

### Housing Goal

- 1) Provide an adequate supply of affordable housing for all individuals of the community

### Transportation Goals

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

### Utilities and Community Facilities Goal

- 1) Maintain the quality and efficiency of the existing infrastructure

### Agricultural, Natural and Cultural Resources Goal

- 1) Expand and enhance recreational opportunities

### Economic Development Goal

- 1) Retain the current businesses and promote the development of agriculture-related businesses

### Intergovernmental Cooperation Goal

- 1) Maintain the existing agreements with neighboring municipalities

### Land Use Goal

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

## **1.5 GUIDING PRINCIPLES**

### **INTRODUCTION**

The purpose of this Comprehensive Plan (Plan) is to guide, in a thoughtful and caring way, future development of the physical environment of the Town of Laketown (Town). Drawing on the experience and aspirations of the Town's current residents, we articulate a framework to look to when future development decisions are made. This approach checks and balances the seemingly inevitable problem of short term desires displacing the long term interests that must dominate our thinking if the Town is to become a "more perfect" place. The Town has approached the development of this Plan in a "thoughtful and caring way," secure in the belief that conscientious thought about our physical environment is a very important task. The Town urges all that implement this Plan to approach their task with a sense of utmost responsibility to the long term welfare of the Town.

### **GUIDING PRINCIPLES**

In implementing this Plan, the Town shall be guided by the following principles:

- 1) Stewardship**
- 2) Sustainability**
- 3) Appropriate scale**
- 4) Preservation of rural character**
- 5) Objectivity**

These principles are constitutional in the sense that development that is harmonious with these principles should be encouraged, while development at odds with them should be reviewed.

**1. Stewardship.** Private ownership of land, both its surface and what lies beneath it, is fundamental to our culture and our law. Unfortunately, not enough attention has been paid to the responsibilities that accompany private ownership of land. We believe private ownership of land imposes a duty on owners to care for the land for the benefit of the future. Each generation assumes responsibility for managing the land for the benefit of future generations. In short, we must be stewards of the physical environment. Decision making about physical development should start by asking, "Is this proposal consistent or inconsistent with the principle of stewardship?"

**2. Sustainability.** We must take the long view. Actions that enhance the earth's potential to sustain life must be encouraged, but those that impair it must be reviewed. "Life" is more than just human life. Life includes creatures, great and small, as well as the crops and other plants that make our Town so marvelously verdant. For too long we have treated our air, water, and soil as a resource to be exploited, rather than as a precious gift to be nourished, protected, and preserved. Perpetual growth fueled by consumption of non-renewable resources is not sustainable. Natural resources are our capital and should be managed

conservatively with a view, not to depletion, but to long term preservation. Development proposals should satisfactorily answer the question, "Will the proposed development deplete non-renewable resources in a way that impairs the earth's potential to sustain life?"

**3. Appropriate Scale.** The Town consists of thirty-six square miles inhabited by fewer than 1,000 people. Compared to the state, the nation, and the world, the Town is a small place. The Town's institutions – its schools, its businesses, its churches – reflect its relatively small size. Though not yet overtly manifest in the Town, a disturbing trend is the increasing scale of critical institutions. For example, retail is dominated by big box stores, industry and transport are dominated by a few very large corporations, and finance is dominated by a few global megabanks. We believe this trend is not economically or culturally healthy and is not sustainable. One test of appropriate scale is whether the benefits and detriments of a proposed development will be shared equitably. Where significant detriments of a development fall on the Town, but most of the benefits inure to people outside the Town, the scale of the development should be questioned. Similarly, where the physical size of a proposed development is not in keeping with the scale of homes, farms, and businesses already in the Town, the scale of the proposed development is probably inappropriate.

**4. Preservation of Rural Character.** The main signpost of the rural character of the Town is that its vital activities are tied closely to nature. Agriculture, the backbone of the Town's economy, is dependent on fertile land and nourishing water. In addition, its activities reflect a seasonal pattern. Tourism, another important contributor to the Town's economic welfare, is based on clean lakes, clean rivers and streams, clean air, beautiful scenery, and peace and quiet. Development that fosters rural character should be encouraged, and those that impair it should be rejected.

**5. Objectivity.** In making decisions about future development, the Town must be objective. The decision making process must be transparent, must not be influenced by personal favor, and should employ the best scientific, economic, and ethical analysis.

## **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 GOALS AND OBJECTIVES**

### **2.2 EXISTING CONDITIONS**

### **2.3 ASSESSMENT OF FUTURE NEEDS**

### **2.4 HOUSING POLICIES AND PROGRAMS**

*Housing element: A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.*

## **2.1 GOALS AND OBJECTIVES**

**Goal 1: Provide an opportunity for affordable housing for all individuals of the community.**

**Objectives:**

- 1) Encourage development of housing, including owner- and renter-occupied units, to accommodate all income levels.
- 2) Increase the supply of alternative housing opportunities to serve residents of all ages, including, but not limited to, independent and assisted living facilities for elderly and disabled residents
- 3) Research minimum lots sizes, conservation subdivision provision, and other tools that would allow for residential development while at the same time keeping Laketown's rural character.

## 2.2 EXISTING CONDITIONS

### Age Characteristics

**Table 2.1 – Year Structure Built**

	WI	% OF TOTAL	POLK	% OF TOTAL	LAKE-TOWN	% OF TOTAL
Total Structures:	2,321,144		21,129		492	
Built 1999 to March 2000	50,735	2.19%	806	3.81%	10	2.03%
Built 1995 to 1998	170,219	7.33%	1,860	8.80%	28	5.69%
Built 1990 to 1994	168,838	7.27%	1,804	8.54%	32	6.50%
Built 1980 to 1989	249,789	10.76%	2,990	14.15%	63	12.80%
Built 1970 to 1979	391,349	16.86%	3,870	18.32%	84	17.07%
Built 1960 to 1969	276,188	11.90%	2,211	10.46%	53	10.77%
Built 1950 to 1959	291,948	12.58%	1,862	8.81%	39	7.93%
Built 1940 to 1949	178,914	7.71%	1,374	6.50%	21	4.27%
Built 1939 or earlier	543,164	23.40%	4,352	20.60%	162	32.93%

U.S. Census Bureau Census 2000

Table 2.1 shows the year homes were built in the Town of Laketown. A substantial portion, nearly one-third, of the homes in Laketown were built before 1939. There are several things that could be drawn from this information, one possibility is that homes could be deteriorated due to age depending on the care taken for each home. Another possibility is that the time period in which these homes were constructed could have architectural characteristics that make many of these homes contributors to the character of Laketown.

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

	WI	% OF TOTAL	POLK	% OF TOTAL	LAKE-TOWN	% OF TOTAL
<b>1990</b>						
1 Unit, Detached	1,342,230	65.29%	13,979	75.31%	353	84.05%
1 Unit, Attached	50,380	2.45%	135	0.73%	0	0.00%
2 Units	197,659	9.61%	420	2.26%	2	0.48%
3 or 4 Units	79,562	3.87%	220	1.19%	2	0.48%
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%	61	14.52%
Boat, RV, van, etc.	28,178	1.37%	380	2.05%	2	0.48%
<b>Total Units</b>	<b>2,055,774</b>		<b>18,562</b>		<b>420</b>	
<b>2000</b>						
1 Unit, Detached	1,531,612	74.50%	16,485	88.81%	410	97.62%
1 Unit, Attached	77,795	3.78%	316	1.70%	5	1.19%
2 Units	190,889	9.29%	454	2.45%	3	0.71%
3 or 4 Units	91,047	4.43%	336	1.81%	5	1.19%
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%	66	15.71%
Boat, RV, van, etc.	2,703	0.13%	220	1.19%	3	0.71%
<b>Total Units</b>	<b>2,321,144</b>		<b>21,129</b>		<b>492</b>	
<b>1990 to 2000 CHANGE</b>						
1 Unit, Detached	189,382	9.21%	2,506	13.50%	57	13.57%
1 Unit, Attached	27,415	1.33%	181	0.98%	5	1.19%
2 Units	-6,770	-0.33%	34	0.18%	1	0.24%
3 or 4 Units	11,485	0.56%	116	0.62%	3	0.71%
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%	5	1.19%
Boat, RV, van, etc.	-25,475	-1.24%	-160	-0.86%	1	0.24%
<b>Total Units</b>	<b>265,370</b>	<b>12.91%</b>	<b>2,567</b>	<b>13.83%</b>	<b>72</b>	<b>17.14%</b>

Source: US Census

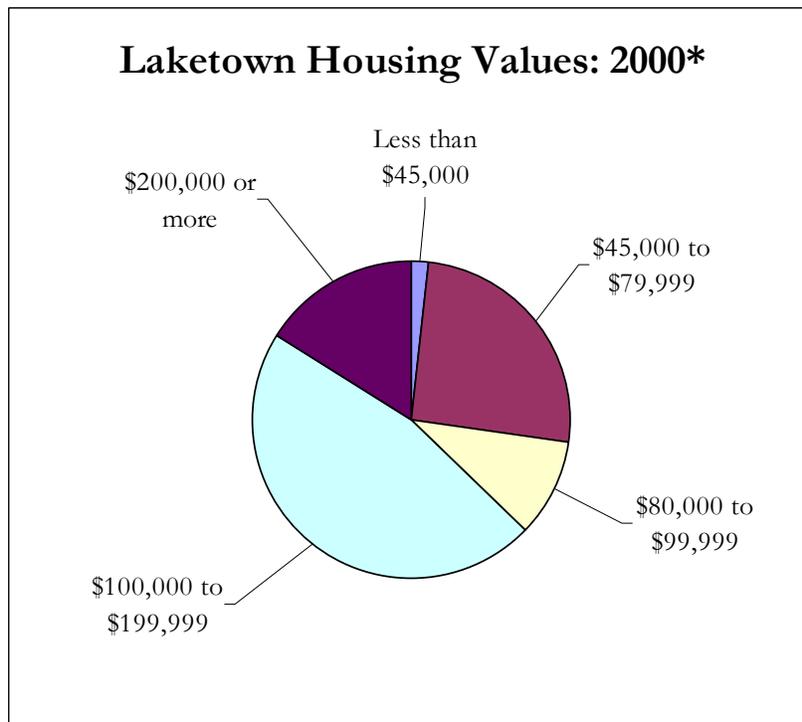
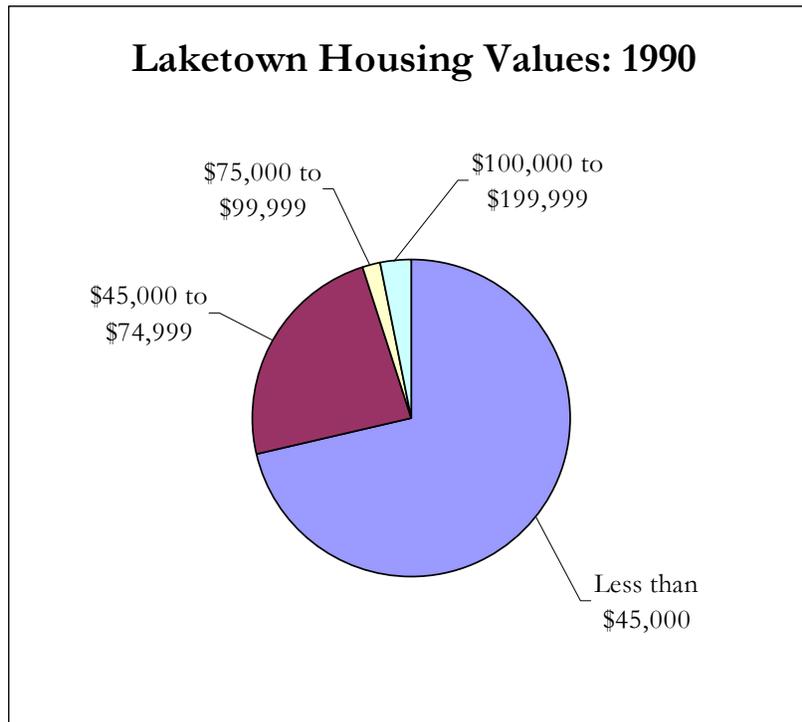
Table 2.2 shows the types housing in Laketown. The vast majority of housing types in Laketown are single-family homes.

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

1990						
	WI	% OF TOTAL	POLK	% OF TOTAL	LAKE-TOWN	% OF TOTAL
Total Owner-Occupied Housing	916,708		5,596		\$42,000	
Median value	\$62,500		\$53,600		101	
Less than \$15,000	8,501	0.93%	77	1.38%	0	0.00%
\$15,000 to \$19,999	10,237	1.12%	108	1.93%	4	3.96%
\$20,000 to \$24,999	18,526	2.02%	195	3.48%	9	8.91%
\$25,000 to \$29,999	28,496	3.11%	328	5.86%	10	9.90%
\$30,000 to \$34,999	41,877	4.57%	404	7.22%	12	11.88%
\$35,000 to \$39,999	52,011	5.67%	429	7.67%	11	10.89%
\$40,000 to \$44,999	61,670	6.73%	469	8.38%	11	10.89%
\$45,000 to \$49,999	65,879	7.19%	463	8.27%	15	14.85%
\$50,000 to \$59,999	140,021	15.27%	902	16.12%	13	12.87%
\$60,000 to \$74,999	187,076	20.41%	1,068	19.09%	7	6.93%
\$75,000 to \$99,999	165,066	18.01%	730	13.05%	4	3.96%
\$100,000 to \$124,999	62,665	6.84%	208	3.72%	2	1.98%
\$125,000 to \$149,999	32,627	3.56%	109	1.95%	3	2.97%
\$150,000 to \$174,999	16,058	1.75%	51	0.91%	0	0.00%
\$175,000 to \$199,999	8,602	0.94%	29	0.52%	0	0.00%
\$200,000 to \$249,999	8,327	0.91%	18	0.32%	0	0.00%
\$250,000 to \$299,999	3,959	0.43%	2	0.04%	0	0.00%
\$300,000 to \$399,999	3,082	0.34%	5	0.09%	0	0.00%
\$400,000 to \$499,999	1,018	0.11%	0	0.00%	0	0.00%
\$500,000 or more	1,010	0.11%	1	0.02%	0	0.00%
2000						
	WI	% OF TOTAL	POLK	% OF TOTAL	LAKE-TOWN	% OF TOTAL
Total Owner-Occupied Housing	1,122,46		7,642		\$91,500	
Median Value	\$112,200		\$100,200		120	
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%	0	0.00%
\$30,000 to \$34,999	9,683	0.86%	84	1.10%	2	1.67%
\$35,000 to \$39,999	13,708	1.22%	118	1.54%	5	4.17%
\$40,000 to \$49,999	33,866	3.02%	324	4.24%	6	5.00%
\$50,000 to \$59,999	46,456	4.14%	364	4.76%	19	15.83%
\$60,000 to \$69,999	64,280	5.73%	483	6.32%	6	5.00%
\$70,000 to \$79,999	82,130	7.32%	658	8.61%	6	5.00%
\$80,000 to \$89,999	102,431	9.13%	840	10.99%	14	11.67%
\$90,000 to \$99,999	101,596	9.05%	825	10.80%	13	10.83%
\$100,000 to \$124,999	185,960	16.57%	1,251	16.37%	7	5.83%
\$125,000 to \$149,999	158,033	14.08%	936	12.25%	21	17.50%
\$150,000 to \$174,999	106,516	9.49%	542	7.09%	8	6.67%
\$175,000 to \$199,999	67,003	5.97%	346	4.53%	3	2.50%
\$200,000 to \$249,999	62,223	5.54%	345	4.51%	4	3.33%
\$250,000 to \$299,999	32,940	2.93%	232	3.04%	4	3.33%
\$300,000 to \$399,999	22,602	2.01%	114	1.49%	0	0.00%
\$400,000 to \$499,999	7,905	0.70%	25	0.33%	0	0.00%
\$500,000 to \$749,999	5,676	0.51%	19	0.25%	0	0.00%
\$750,000 to \$999,999	1,677	0.15%	15	0.20%	0	0.00%
\$1,000,000 or more	1,589	0.14%	4	0.05%	2	1.67%

Source: US Census

**Graph 2.1 – Housing Values: 1990 and 2000**



5-□ 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.

Graph 2.1 and Table 2.3 indicate the value of homes in Laketown for 1990 and 2000, respectively. Interesting to note the large gains in housing values over the \$150,000 range from 1990-2000. In 1990, there were no homes in Laketown with values of greater than \$150,000, in 2000 there are 21 such properties, including a two valued at over \$1,000,000. Another interesting statistic is that the median home value doubled in that 10 year period.

**Table 2.4 – Occupancy Characteristics**

1990						
	WISCONSIN		POLK		LAKETOWN	
	Number	% of Total	Number	% of Total	Number	% of Total
Occupied Housing Units	1822118	88.63%	13056	70.34%	320	76.19%
Owner Occupied	1215350	59.12%	10165	54.76%	271	64.52%
Renter Occupied	606768	29.52%	2891	15.57%	49	11.67%
Vacant Housing Units	233656	11.37%	5506	29.66%	100	23.81%
Total Housing Units	2055774		18562		420	
2000						
	WISCONSIN		POLK		LAKETOWN	
	Number	% of Total	Number	% of Total	Number	% of Total
Occupied Housing Units	2,084,544	89.81%	16,254	76.93%	350	78.65%
Owner Occupied	1,426,361	61.45%	13,037	61.70%	308	69.21%
Renter Occupied	658,183	28.36%	3,217	15.23%	42	9.44%
Vacant Housing Units	236,600	10.19%	4,875	23.07%	95	21.35%
Total Housing Units	2,321,144		21,129		445	
1990-2000 CHANGE						
	WISCONSIN		POLK		LAKETOWN	
	Number	% Change	Number	% Change	Number	% Change
Occupied Housing Units	262,426	12.59%	3,198	19.68%	30	8.57%
Owner Occupied	211,011	14.79%	2,872	22.03%	37	12.01%
Renter Occupied	51,415	7.81%	326	10.13%	-7	-16.67%
Vacant Housing Units	2,944	1.24%	-631	-12.94%	-5	-5.26%
Total Housing Units	265,370	11.43%	2,567	12.15%	25	5.62%

Source: US Census

### **2.3 ASSESSMENT OF FUTURE NEEDS**

Laketown is a rural township where growth has been historically slow. The Plan Commission felt that there are enough vacant houses currently in Laketown to meet future needs or demands. The housing stock that is available has a wide variety of sizes and prices and should fit the needs of all income levels. Being that Laketown is a rural town, there is plenty of undeveloped land available and plenty that is currently for sale. Even though there is plenty of available land in Laketown, the notion of remaining rural has been a consistent theme throughout the planning process. That being the case, all future development projects should be judged in the light of fitting in with the rural character of Laketown.

### **2.4 HOUSING POLICIES AND PROGRAMS**

Department of Housing and Urban Development (HUD)  
Wisconsin Housing and Economic Development Authority (WHEDA)  
Division of Housing and Intergovernmental Relations (DHIR)  
United States Department of Agricultural-Rural Development (USDA-RD)  
West Central Wisconsin Community Action Agency

## **ELEMENT 3: TRANSPORTATION**

*Transportation element: A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.*

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

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

### **3.1 GOALS AND OBJECTIVES**

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

Objectives

- 1) Maintain appropriate signage on roads for safety.
- 2) Consider placing select town roads into the Rustic Road Program.
- 3) Ensure the Right-of-Ways on town roads are maintained.

**Goal 2: Maintain the quality of the town level road network**

Objective:

- 1) Coordinate road improvements with the land use plan.
- 2) Coordinate road improvements with other state, county, and/or federal road improvements
- 2) Encourage connectivity of the transportation network

**Goal 3: Encourage future development of recreational trails**

Objectives

- 1) Research grant funding for possible development of trails for ATV's, snowmobiles, biking and hiking.

- 2) *Research the feasibility of designating select roads as bike routes, snowmobile routes, and ATV routes.*
- 3) *Minimize the dangerous conflicts between cars and other uses on the roadway, such as bikes, walkers, joggers, etc.*

## **3.2 EXISTING CONDITIONS**

### **Existing Road System**

The existing road system for the Town of Laketown is illustrated in Map 3-1. There are no major arterials running through the Town. The nearest principal arterial is State Highway (STH) 8, which runs in an east/west direction eleven miles south of the Town. One minor arterial, STH 87, runs through the Town for a distance of .75 miles. There are also three County Trunk Highways (B, N and Z), which are classified as major collector roads, that run through the Town. There are just shy of 12 total miles of major collector roads in Laketown. All other roads are classified as local roads, which account for almost 68 miles of road. See Map 3-4.

Map 3-2 was developed from an accident report provided by the Sheriff's Department. It indicates all vehicular accidents reported to the Sheriff's Department by year and type from 2004 to 2007. This data supports the assumption that no major intersection or traffic problems exist in the Town.

Average Annual Daily Traffic counts for the Town were completed by the Wisconsin Department of Transportation in 2004 and 2006. These counts can be seen on Map 3-3.

### **Elderly and Disabled Transportation**

Polk County Interfaith Caregivers will provide rides to those who need assistance in Polk County. Polk County offers the Care-A-Van service, which provides transportation to the elderly and disabled.

### **Existing Alternative Transportation System**

In Cushing, there are sidewalks for pedestrian travel, however, most of the sidewalks are in Sterling Township. There are no other roads that currently have sidewalks or designated bike routes within the Town. Most roadways have minimal shoulder areas and/or speed limits greater than 45 miles per hour. These conditions hamper safe pedestrian and bicycling opportunities.

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

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

### **Recreational Trail System**

There are several State and County trails for various recreational opportunities within the County. A map of the County trail network can be seen on Map 5-13 and Map 5-14.

### **3.3 ROAD CLASSIFICATIONS**

The Wisconsin Dept. of Transportation classifies roads based on their function. Below is a listing of the different classification types and the amount of roads in the Town of Beaver in those same classifications. Functional road classifications for rural areas include principle/minor arterials, major collectors, minor collectors-urban, and minor collectors-rural, and local roads.

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.

See Table 3.1 for the number of miles of roads in each classification in the Town of Laketown. Also see Map 3-4 for road classification locations and mileage amounts in Laketown.

**Table 3.1**

<b>Road Classification</b>	<b>Number of Miles</b>
Principle/Minor Arterials	0.75 miles
Major Collectors	11.99 miles
Minor Collectors-Urban	0 miles
Minor Collectors-Rural	0 miles
Local	67.97 miles

### **3.4 PLANNED IMPROVEMENTS**

The following five pages indicate the planned improvements to the transportation network for Polk County and the State of Wisconsin in the vicinity of Laketown. The Town of Laketown does roadway improvements on a year by year basis.

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

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

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

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

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

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

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

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

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

**OTHER PROJECTS**

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

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

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

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

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

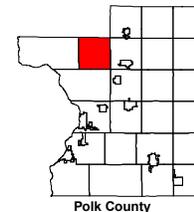
HWY	COUNTY	PROJECT TITLE	MILES	ESTIMATE (RANGE)	YEAR	WORK TYPE	PROJECT DESCRIPTION
046	POLK	AMERY - BALSAM LAKE ROAD	3.53	\$1,000,000-\$1,999,999	2008	PVRPLA	Pulverize and overlay the roadway.
046	POLK	C AMERY, KELLAR AVENUE	0.05	\$250,000-\$449,999	2008	RECOND	Reconditioning the Griffin Street and Kellar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







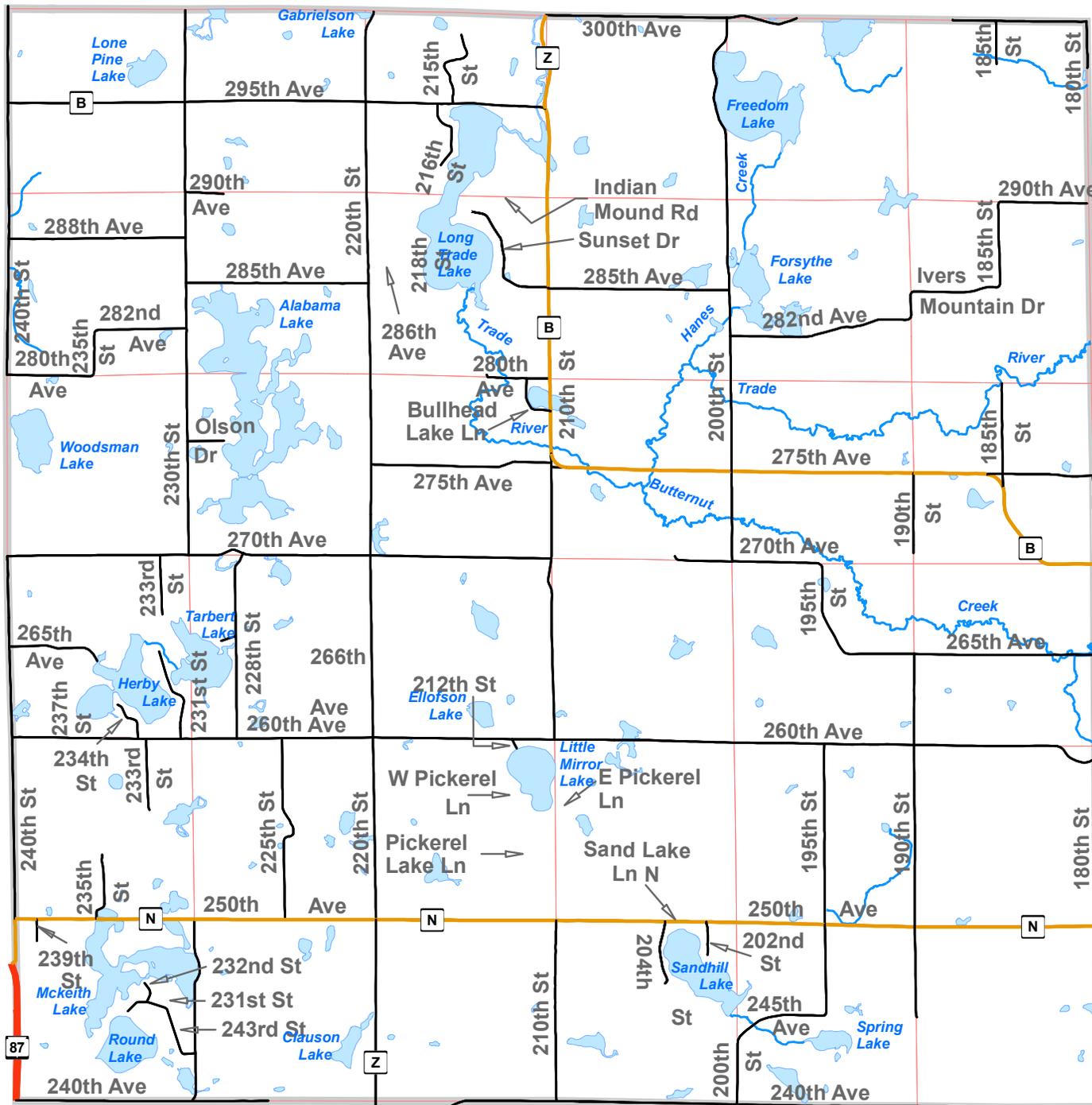
# MAP 3-4 ROAD CLASSIFICATION Town of Laketown Polk County Wisconsin



TOWN OF STERLING

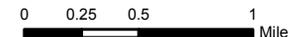
TOWN OF LUCK

TOWN OF EUREKA

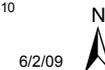


- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP BOUNDARY
- PRINCIPAL OR MINOR ARTERIAL  
Approximate Total Miles .75
- MAJOR COLLECTOR  
Approximate Total Miles 11.99
- LOCAL  
Approximate Total Miles 67.97

Road Centerline Source:  
Wisconsin Department of Transportation



Created by:  
Polk County Land Information Department  
Geographic Information Systems Division  
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This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.



## **ELEMENT 4: UTILITIES AND COMMUNITY FACILITIES**

*Utilities and community facilities element: A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.*

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

### **4.1 GOALS AND OBJECTIVES**

### **4.2 EXISTING CONDITIONS**

#### **4.1 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.***

#### **4.2 EXISTING CONDITIONS**

##### **Sanitary Sewer Service**

Existing sanitary sewer is in Cushing. Small improvements are continually made and the system is currently in good condition. No other sanitary sewer systems exist within the Town of Laketown

##### **Stormwater Management**

Cushing has about a ten year old system in excellent condition. There are no other stormwater management systems in Laketown.

### Water Supply

Personal wells supply water for the residents of Laketown. The quality of well water in the town is high presently. No known problems currently exist with well water sources.

### Solid Waste Disposal

Private services are available to contract for driveway pickup of solid waste.

### Wastewater Treatment

Cushing has about a ten year old wastewater treatment facility. Most residents of Laketown have individual septic or holding tanks.

### Recycling Facilities

No curbside pickup available. There is a County recycling facility on STH 8 by St. Croix Falls and a collection points in the Town of Eureka and in Cushing.

### Parks

Within Laketown there are two parks, Atlas County Park, on the shores of Long Trade Lake, and Brenholt Memorial Park in Cushing. There are many County and State parks in Polk County as well. See Map 4-1 for a map of the parks in Laketown.



*Atlas County Park – photo courtesy of the Town of Laketown Plan Commission*

Communication Services

Luck Telephone, Lakeland Communications, Farmers Independent Telephone, and CenturyTel provide landline and/or internet services in Laketown. Due to the desire of telecommuting and home-based businesses, the establishment of a fiber optic network would be advantageous. Cell phone communications in the Town of Laketown can be spotty. Again, it would be advantageous and increase safety if there were quality cell phone access throughout.

Power Plants, Substations, and Transmission Lines

There is an electrical substation in Atlas on CTH Z.

Cemetery

There are four cemeteries in Laketown: Cushing Cemetery, Laketown Lutheran Cemetery, Hostrup Cemetery, and Pleasant Valley Cemetery.

Health Care Facilities

There are ample medical facilities within region, including the St. Croix Regional Hospital in St. Croix Falls, Amery Regional Medical Center, and the clinics in Luck, Frederic and Grantsburg. See Table 4.1

**Table 4.1 – Clinics and Hospitals in Polk County**

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

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

Child Care Facilities

There are an adequate number of private child care providers throughout the Town and in the surrounding communities.

**Table 4.2 – Licensed Child Care Facilities in Polk County**

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

source: Wisconsin Department of Children & Families, July 2008.

### Law Enforcement

The Town of Laketown is policed by the County Sheriff's Department. Map 4-3 shows the service areas for the various law enforcement agencies within Polk County.

### Fire

The Town is serviced by volunteer fire departments in Cushing and Luck. Map 4-4 shows the service areas of the fire departments in Polk County.

### Rescue

First Responders from Luck and Cushing provide rescue service to Laketown. The first responders meet the needs of the residents of Laketown. Luck's ambulance serves the Town of Lake Town as well. Map 4-5 shows the first responder service areas in Polk County. In addition, Map 4-6 shows the service areas for medical emergencies within Polk County.

### Library

There are no libraries in the Town of Laketown, but there are many nearby, including Luck, Frederic, St. Croix Falls, and Milltown. All libraries in the area also participate in the books-by-mail program.

### Schools

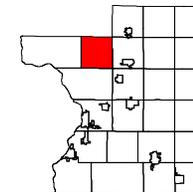
The Town of Laketown is serviced by four school districts; Luck, St. Croix Falls, Frederic and Unity School Districts. All schools provide an adequate education. See Map 4-2 for school district boundaries for Polk County.

### Other Government Facilities

The Cushing Community Center serves as the Town Hall. Its meeting room is currently not handicap accessible, however, the lower gymnasium level of the Town Hall is handicap accessible. There is also a Town Shop, which is in good condition and has plenty of capacity for future demand.

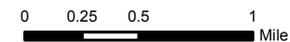
# MAP 4-1 COMMUNITY FACILITIES

## Town of Laketown Polk County Wisconsin



Polk County

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

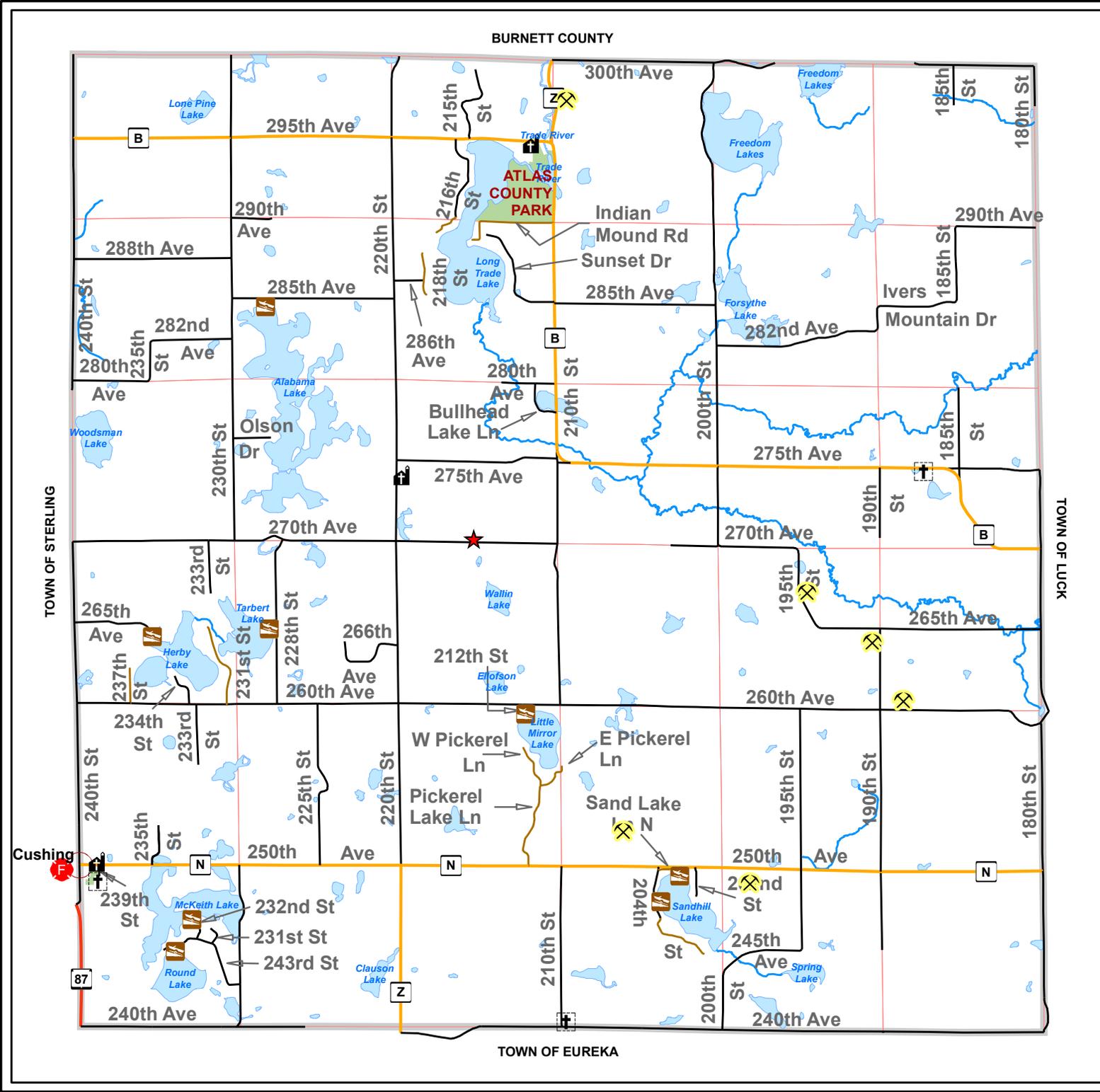


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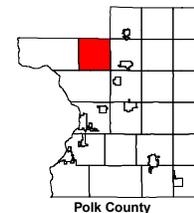


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# MAP 4-2 SCHOOL DISTRICTS

## Town of Laketown Polk County Wisconsin



- FREDERIC SCHOOL DISTRICT
- LUCK SCHOOL DISTRICT
- ST CROIX FALLS SCHOOL DIST
- UNITY SCHOOL DISTRICT
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- PARCELS
- TOWNSHIP BOUNDARY

0 0.25 0.5 1 Mile



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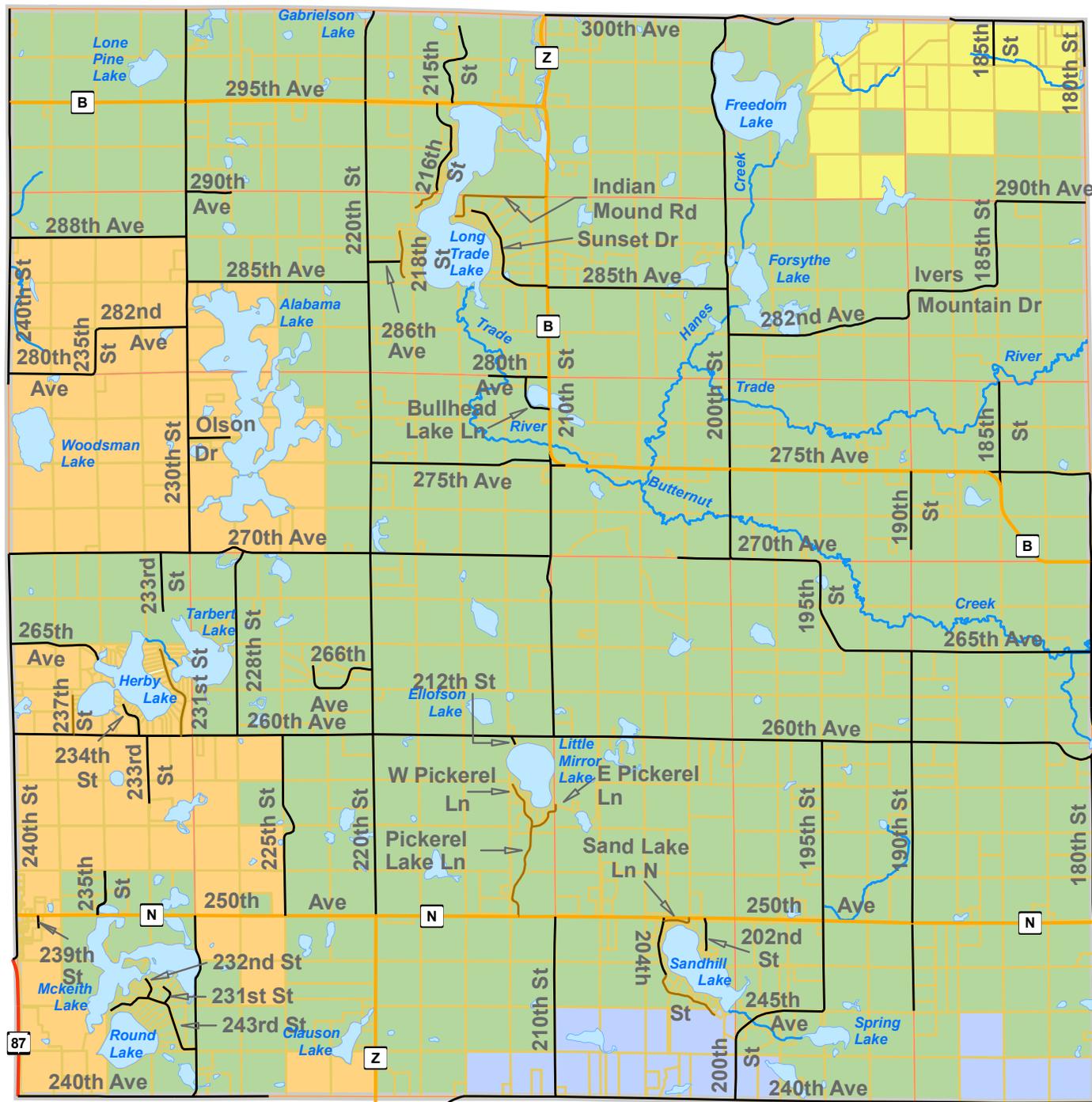


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TOWN OF STERLING

TOWN OF LUCK

TOWN OF EUREKA



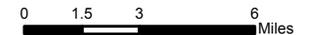
# MAP 0-0 LAW EMERGENCY SERVICE ZONES

Polk County  
Wisconsin



State of Wisconsin

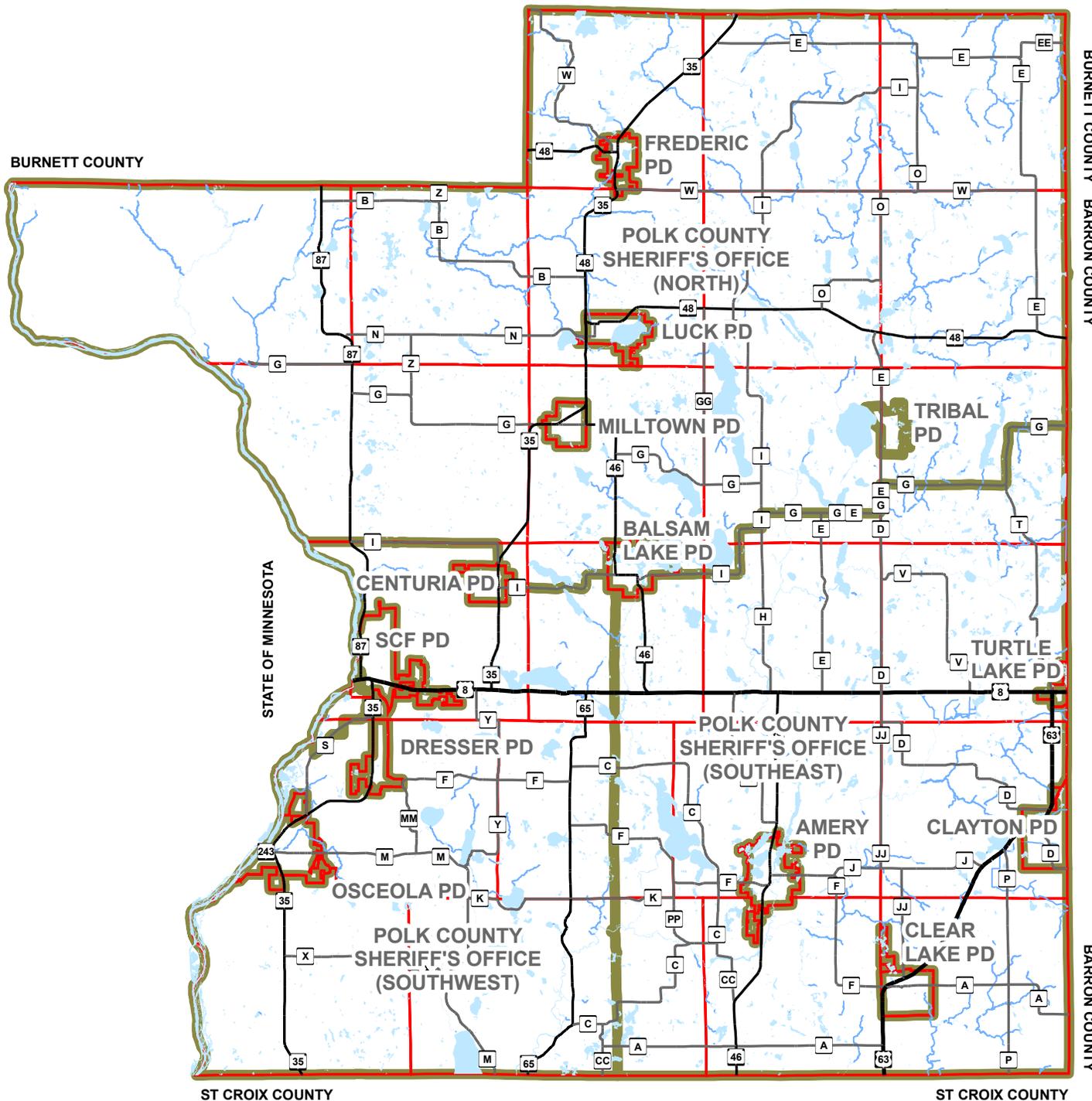
- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- HYDRO STREAM
- HYDRO BODY
- CITY/VILLAGE
- TOWNSHIP
- LAW ESZ



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BURNETT COUNTY BARRON COUNTY

BARRON COUNTY

ST CROIX COUNTY

ST CROIX COUNTY

BURNETT COUNTY

# MAP 0-0 FIRE EMERGENCY SERVICE ZONES

Polk County  
Wisconsin



State of Wisconsin

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

0 1.5 3 6 Miles

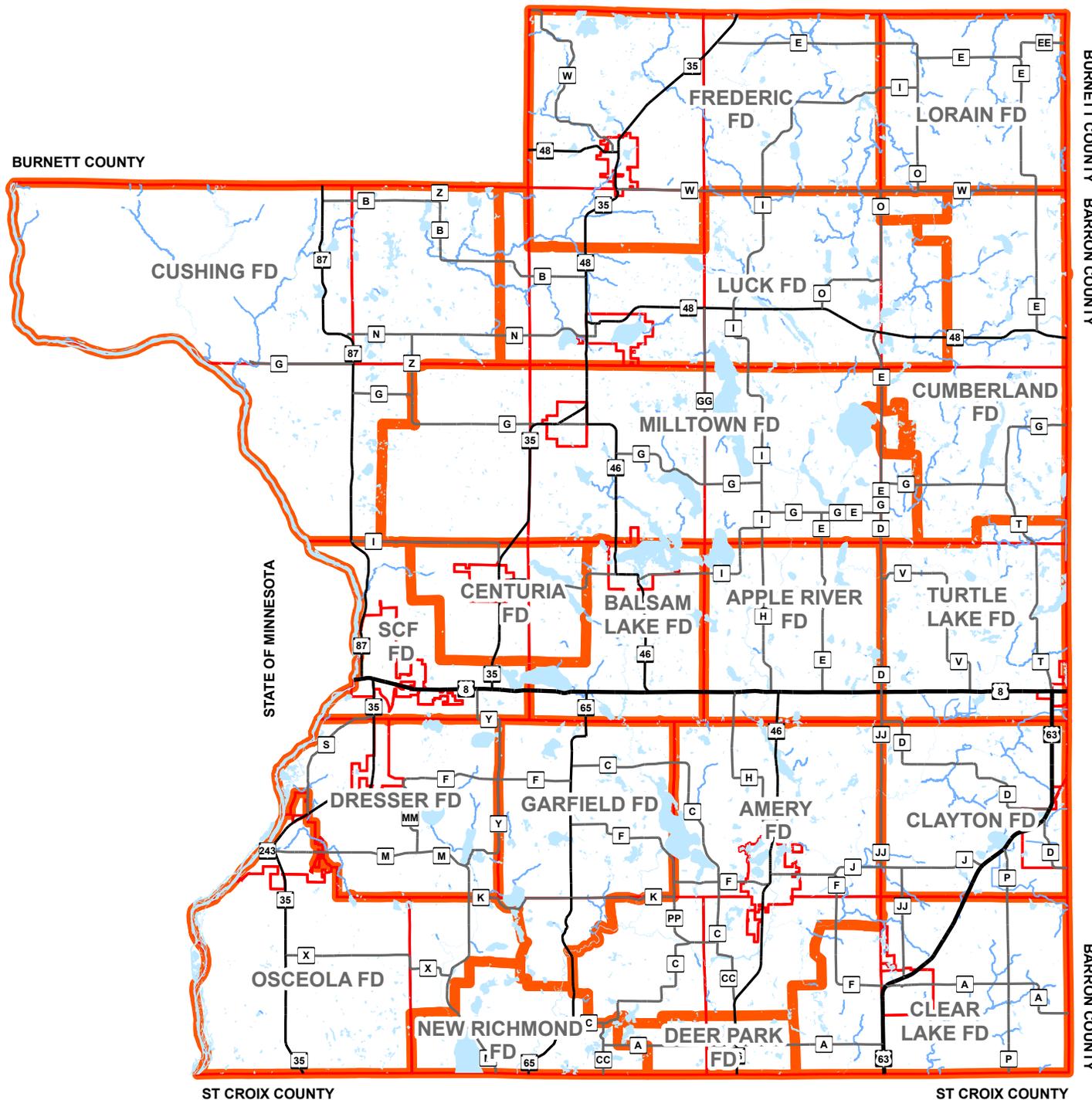


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BURNETT COUNTY BARRON COUNTY

BARRON COUNTY

ST CROIX COUNTY

ST CROIX COUNTY

# MAP 0-0

## 1ST RESPONDERS EMERGENCY SERVICE ZONES

Polk County  
Wisconsin



State of Wisconsin

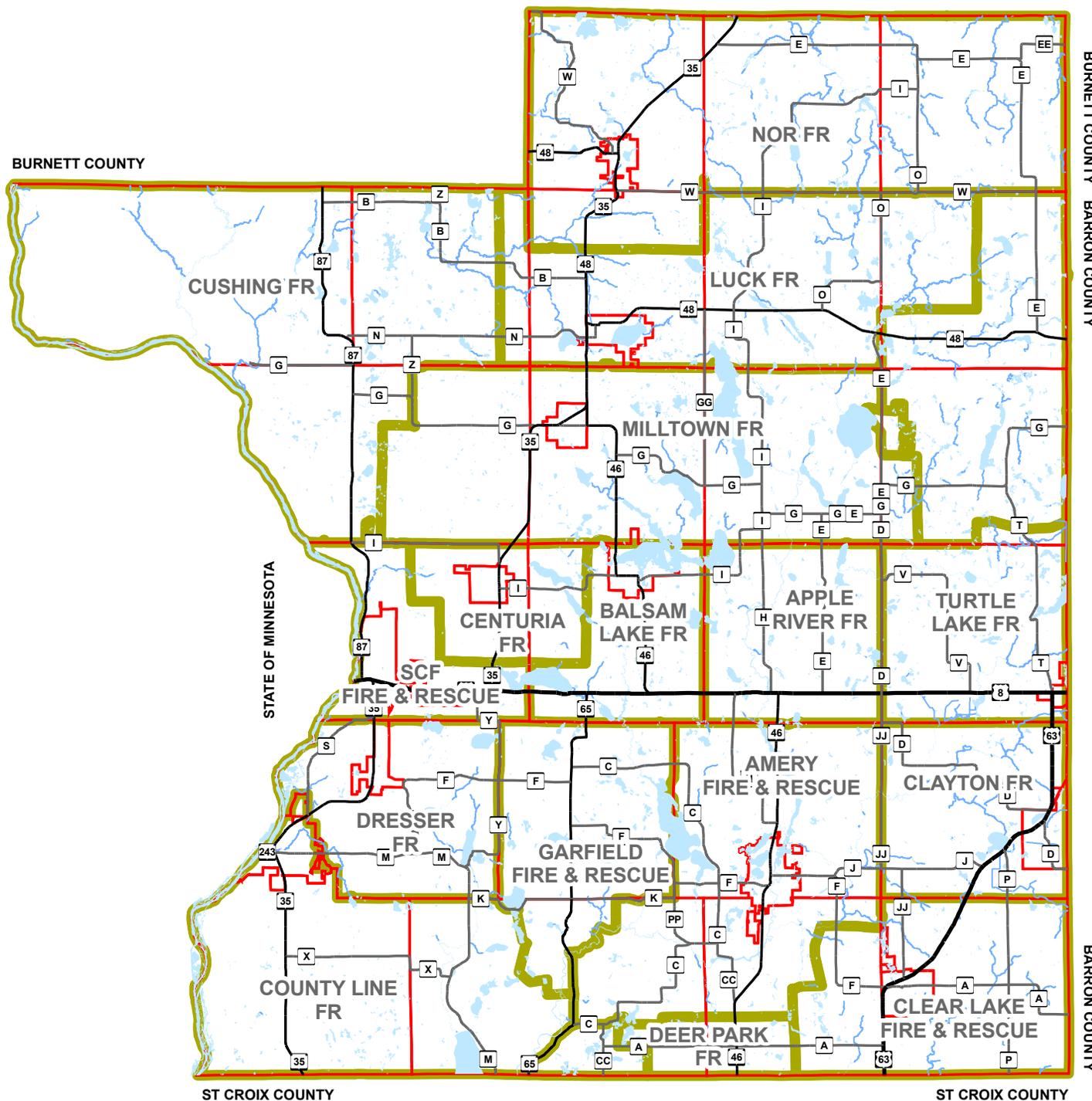
-  US HIGHWAY SHIELD
-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  US HIGHWAY
-  STATE HIGHWAY
-  COUNTY ROAD
-  HYDRO STREAM
-  HYDRO BODY
-  CITY/VILLAGE
-  TOWNSHIP
-  FIRST RESPONDERS ESZ



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ST CROIX COUNTY

ST CROIX COUNTY

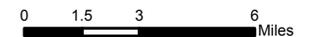
# MAP 0-0 MEDICAL EMERGENCY SERVICE ZONES

Polk County  
Wisconsin



State of Wisconsin

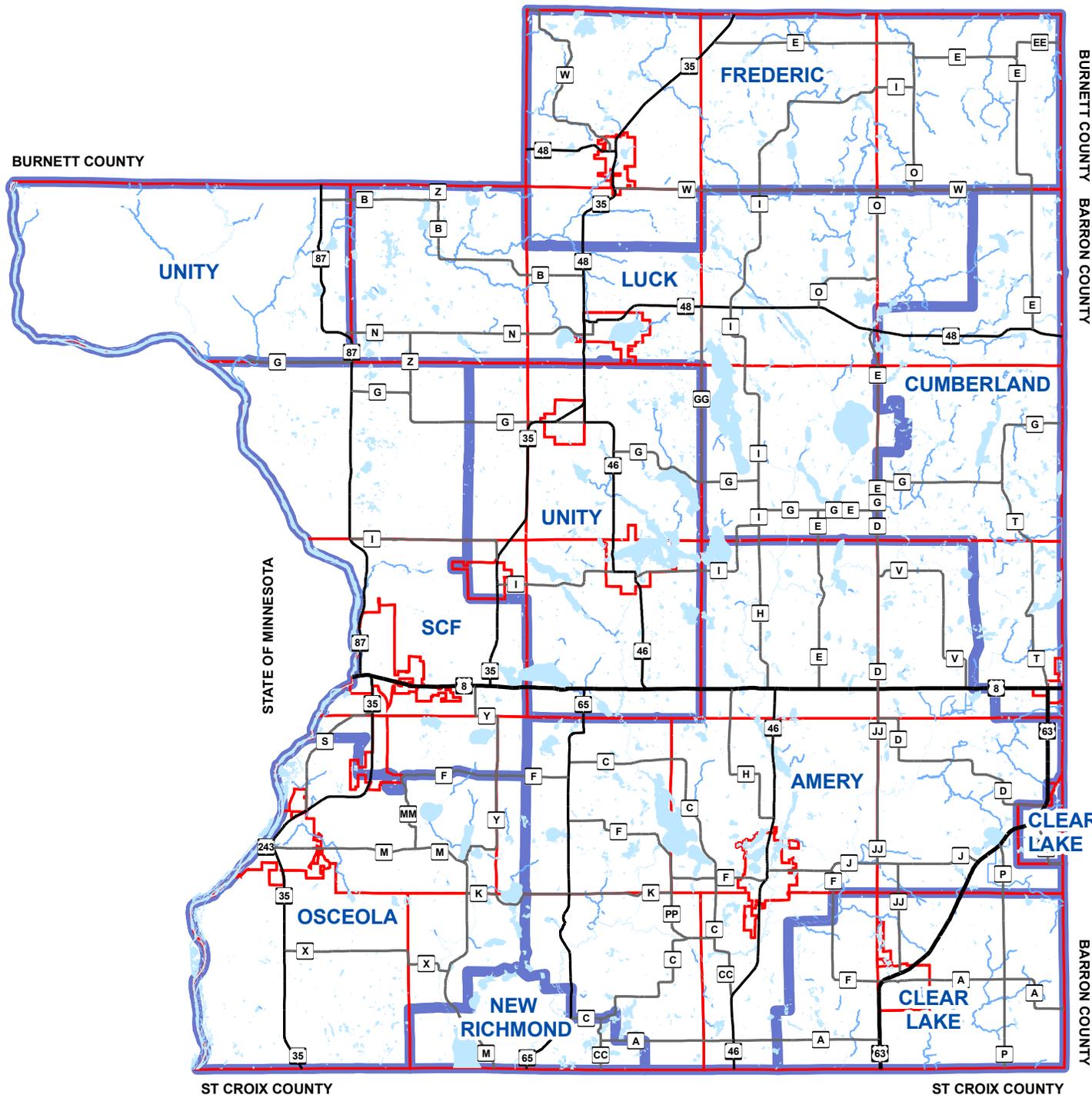
- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- HYDRO STREAM
- HYDRO BODY
- CITY/VILLAGE
- TOWNSHIP
- MEDICAL ESZ



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ST CROIX COUNTY

ST CROIX COUNTY

BURNETT COUNTY  
BARRON COUNTY

BARRON COUNTY

# MAP 5-13 TRAIL SYSTEM

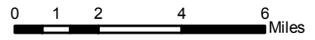
Polk County  
Wisconsin



## TRAIL TYPES

- ATV
- BICYCLE
- HIKING
- HORSE
- SKI
- SNOWSHOE
- OTHER

- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- TOWN ROAD
- CITY/VILLAGE ROAD
- HWY RAMP
- PRIVATE ROAD
- PRIVATE DRIVEWAY
- WATER BODY

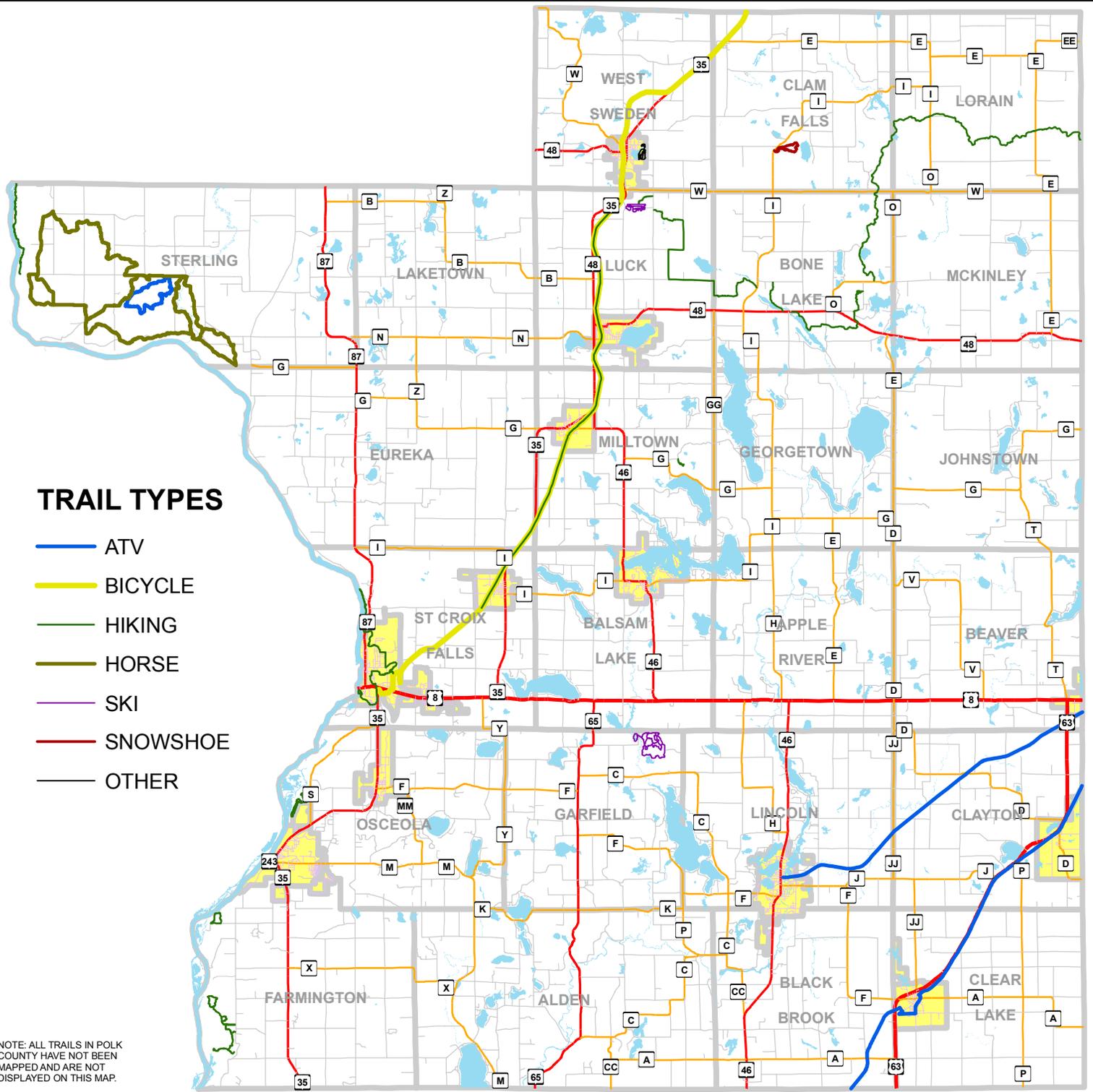


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NOTE: ALL TRAILS IN POLK COUNTY HAVE NOT BEEN MAPPED AND ARE NOT DISPLAYED ON THIS MAP.

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## **ELEMENT 5: AGRICULTURAL, NATURAL AND CULTURAL RESOURCES**

*Agricultural, natural and cultural resources element: A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.*

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

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

### **5.1 GOALS AND OBJECTIVES**

#### **Goal 1: Expand and enhance recreational opportunities**

##### **Objectives:**

- 1) Encourage the development of recreation trails

#### **Goal 2: Preserve and expand agriculture and agricultural forestry**

##### **Objectives:**

- 1) Preserve the integrity of forest lands by practicing selective harvest methods or other forestry methods that properly manage the forest for health of trees and preserve aesthetics
- 2) Research farmland preservation programs and tools, such as Purchase of Development Rights, Transfer of Development Rights, Land Stewardship Fund, and the Wisconsin Farmland Preservation Program
- 3) Research economic development programs and tools that deal with farming

#### **Goal 3: Maintain the rural and agricultural character of the Town of Laketown**

##### **Objectives:**

- 1) Look into developing tools that limit large subdivisions
- 2) Look into developing tools that set a minimum lot size

- 3) *Avoid fragmentation and/or parcelization of lands*
- 4) *Research regulations and incentives that preserve the rural character*

**Goal 4: Maintain and enhance the natural resources of the Town of Laketown**

**Objectives:**

- 1) *Protect the quality and quantity of the groundwater of the Town of Laketown*
- 2) *Protect the quality and quantity of the surface waters of the Town of Laketown*
- 3) *Conserve the non-metallic minerals of the Town of Laketown*
- 4) *Preserve forest resources in the Town of Laketown*

## **5.2 AGRICULTURAL RESOURCES INVENTORY**

### **Productive Agricultural Areas**

Productive agricultural lands are vital to a community's ability to provide food for its population. In many areas, especially rural ones like Laketown, agriculture is the primary economic driver for the Town. Ensuring that these lands are there for the future is vital to Laketown's ability to grow its own food, maintain its quality of life, maintain its largest economic base, and have land to grow fuel in the new bio-economy. Maintaining rural character and the right to farm have been indicated as high priorities of the citizens of Laketown according to the Plan Commission and the citizen survey results.

*Survey Question #9: "What do you feel is the single biggest issue facing Laketown over the next several years?"*

*Answer: Nearly half the responses indicated that development and/or loss of farmland was the issue they cared about most.*

*Survey Question #10C: "Laketown should promote the preservation of farmland?"*

*Answer: 281 of the 304 or about 90% respondents to this question agreed that Laketown should preserve farmland.*

These two survey results indicate that there is a strong preference for preserving farmland and farming as an occupation in the Town of Laketown. Tools that are on the horizon for preserving farmland include: Purchase of Development Rights, Transfer of Development Rights, Agricultural Preservation Areas, Exclusive Agriculture Zoning, etc. The Plan Commission indicated that researching these and other programs to help preserve agriculture as a way of life in Laketown was desirable. Some of these

programs are attempts to give agricultural land owners the monetary benefit of selling their property for development, while still keeping it in agricultural production.



*Photo Courtesy of the Town of Laketown Plan Commission*

According to the 2008 Polk County Property Real Estate Valuation summary, Table 5.1, there are 22,272.047 total acres in the Town; over 47% of the acres are assessed as agricultural land and 10% are assessed as agricultural forest land. These two assessment categories account for a majority (57%) of the total land in the Town. Map 5-2 shows the prime agricultural soils in Laketown, according to the Natural Resources Conservation Service (NRCS).

**Table 5.1 2008 Real Estate Valuation Summary**

<b>Property</b>	<b>Acres</b>	<b>% of Total</b>
<b>General Property</b>		
Residential	1,504.597	6.76%
Commercial	28.260	0.13%
Manufacturing	5.640	0.03%
Agricultural	10,569.560	47.46%
Undeveloped	3,317.420	14.89%
Agricultural Forest	2,240.320	10.06%
Productive Forest Lands	3,249.400	14.59%
Other	113.090	0.51%
<b>Woodland Tax</b>		
MFL Open Post 2004	0.000	0.00%
MFL Closed Post 2004	206.000	0.92%
MFL Open Pre 2005	212.000	0.95%
MFL Closed Pre 2005	562.180	2.52%
<b>Exempt Acres</b>		
State	12.930	0.06%
County	149.640	0.67%
Other	101.010	0.45%
<b>Town Total</b>	<b>22272.047</b>	<b>100.00%</b>

### **5.3 NATURAL RESOURCES INVENTORY**

Natural resources are inextricably linked to life and the quality of life in the Town of Laketown. As noted in the name of this Town, water is a main fixture on the landscape. The natural resources are the main reason why the Town of Laketown was settled and continues to attract people to the area. The quality of both surface and groundwater are top priority for the Town.

#### **Forests**

Productive, healthy forests are something Wisconsin, especially northern Wisconsin, is known for. Healthy forests benefit wildlife with food and shelter. They benefit the residents with income, aesthetics, and forestry products, to name a few. According to the 2008 valuation summary for Laketown, Table 5.1, there are about 5,500 acres of land in either Agricultural Forest or Productive Forest Lands classifications. In addition, there are 212 acres in the State's Managed Forest Lands Program. See Map 5-3 for forest lands in Laketown according to assessment.

#### **Groundwater**

Groundwater resources are where the vast majority of people get the water they need for daily uses, such as: drinking, cooking, and washing. The quality of groundwater is vital to the health of the residents of Laketown. Contaminants from such things as leaking underground tanks, failing septic systems, abandoned landfills, chemicals, and improperly handled animal waste could lead to a contaminated supply. Care must be taken to reduce the chance of contamination. The following are suggestions for limiting the Town's susceptibility to groundwater contamination:

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

According to the residents of Laketown, there are no known issues for groundwater contamination presently. The United States Geological Survey recently completed a groundwater study for Polk, Pierce, and St. Croix Counties in Wisconsin. The official study has not been released yet, but a draft is available. The study was very broad on concentrated more on flow than on levels or contamination of groundwater in the area. The study was also heavily based on a model rather than numerous testing sites. Many contaminants such as nitrates and atrazine plague the groundwater of Wisconsin. Developing baseline data to establish the current levels in ground and surface waters is a good place to start. Then, studies could be done to determine what actions could be taken to reduce these sources of these contaminants. Test sites could then be developed and compared against the baseline data to determine any improvements. The quality of the groundwater in the Town of Laketown has been indicated by its residents to be a top priority to address.

### **Surface Water**

Laketown is aptly named, as there are numerous lakes within its boundaries. Surface water quality is vital to the health of the residents and is necessary to encourage and enhance Laketown's tourism opportunities. The lakes that reside within the Town of Laketown include: Freedom Lakes, Forsythe Lake, Long Trade Lake, Bullhead Lake, Alabama Lake, Mud Lake, Lone Pine Lake, Gabrielson Lake, Herby Lake, Tarbert Lake, Little Mirror Lake, Clauson Lake, McKeith Lake, Round Lake, Sand Hill Lake, Spring Lake, Ellofson Lake, Wallin Lake, and several unnamed lakes. The Trade River also flows through the Northeast corner of the Town. Butternut Creek is a tributary creek that flows into the Trade River in the Town. Surface Water resources are found on Map 5-5.



*Photo Courtesy of the Town of Laketown Plan Commission*

### **Floodplains**

All areas within the Township boundaries are considered a Zone A, which means that those areas should be inundated in the occurrence of a 100 year flood, but that a flood elevation has not been determined. The primary floodplains are along the Trade River, Butternut Creek, and the tributaries to the Freedom Lakes area in the northeast corner of the town. Map 5-6 show the approximate 100-year floodplains in Laketown.

**Wetlands**

Wetlands are the most productive areas of life on earth. Fully functioning wetlands provide high quality wildlife habitat, protection against flooding, and filtering of pollutants from water. There is substantial area within the Town that is classified as wetland. In fact, almost an entire section in the northeast corner of the town is either wetland or open water. See Map 5-7 for wetland locations.

**Threatened or Endangered Species and Environmentally Sensitive Areas**

See DNR Natural Heritage Inventory on Map 5-4. According to the Wisconsin DNR the only species in Laketown under this classification is the Bald Eagle. See Table 5.2.

**Table 5.2 Natural Heritage Inventory**

<b>T036N R018W (Laketown)</b>	Common Name	State Status	State Rank	Global Rank
<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P	S4B,S2N	G5

**Wildlife Habitat**

There are many water resources for aquatic dwelling creatures, waterfowl and amphibians. There are also many acres in forest that provide excellent wildlife habitat.

**Metallic/non-metallic Mineral Resources**

Metallic and non-metallic mineral resources are important to towns for sources of road materials and to provide additional income. Map 5-8 shows the primary geology of the Town of Laketown. Basalt is the major geologic formation of the area, from which traprock maybe extracted. Also indicated on Map 5-8 are areas where the depth the bedrock is less than 20 inches. Map 5-9 indicates areas where current and past sand and gravel pits, as well as, possible metallic mining resources of Copper. According to the Wisconsin Department of Natural Resources there are no metallic mining resources within the Town of Laketown. However, the US Bureau of Mines indicates possible Copper deposits in the area indicated on Map 5-8 and Map 5-9. According to the Natural Resource Conservation Service (NRCS), there are probable sand and gravel deposits within Laketown. Sand and gravel deposits are vital for townships to use in road construction and grading. The locations of the probable deposits are shown on Map 5-10 and Map 5-11. The biggest issue that has been brought up during the course of the planning process is the proposed Traprock mine/quarry at Iver's Mountain. The majority of residents of Laketown are not currently in favor of the mine, especially due to its size. The preference indicated is that things such as gravel pits and other non-metallic mining be small in scale and that the materials extracted be used for local needs. Also there is mention of considering additional regulation of mining to further mitigate the impacts of mining on surrounding natural resources.

**Parks/Open Space and Recreational Resources**

Polk County and more specifically, Laketown, are blessed with an abundance of areas for outdoor recreation. These recreation areas and the aesthetics associated with a

rural township contribute heavily to the quality of life of the residents of Laketown. The many lakes in Laketown offer unsurpassed open water recreational opportunities of fishing, swimming, water skiing, boating, etc. There are plenty of boat landings to access these wonderful lakes. Boat landing locations are indicated on Map 4-1. Atlas County Park is in the northern portion of Laketown, on the shores of Long Trade Lake. Brenholt Memorial Park is located in Cushing. See Map 5-12 for locations of these parks. There are also plenty of wooded or undeveloped acres that offer an array of hunting opportunities, from deer to turkeys to grouse. Laketown offers snowmobile trails for winter recreation and transportation opportunities. Map 5-13 shows the major routes available in Polk County, according to the Polk County Tourism website. Many other areas are available for year-round recreation within Polk County.



*Atlas County Park - Photo courtesy of the Town of Laketown Plan Commission*

### Other Natural Resources

The Wisconsin Dept. of Natural Resources keeps a list of legacy places throughout the State of Wisconsin. According to the DNR website, there are 10 such places in Polk County shown on Map 5-14, they are:

- Apple River
- Balsam Branch Creek and Woodlands
- Big Rock Creek
- Clam River
- Danbury to Sterling Corridor
- Lower St. Croix River
- St. Croix River

- Straight River Channel
- Trade River Wetlands
- Western Prairie Restoration Area

**AR Apple River (Forest Transition Ecological Landscape)**

Size.....	Small
Protection Initiated.....	Moderate
Protection Remaining.....	Moderate
Conservation Significance.....	**
Recreation Potential.....	***

The upper stretches of the Apple River snake through two state properties, the Loon Lake and Rice Beds Creek Wildlife Areas. These two properties support a variety of grasslands, wetlands, numerous small glacial pothole lakes, and oak, aspen, and northern hardwood forests. North of Rice Beds Creek Wildlife Area are large blocks of northern hardwood forest with old-growth characteristics. The area potentially offers a variety of recreation uses.

**BS Balsam Branch Creek and Woodlands (Forest Transition Ecological Landscape)**

Size . . . . .	Small
Protection Initiated. . .	Limited
Protection Remaining. . .	Moderate
Conservation Significance. . .	*
Recreation Potential . . .	***

This area is characterized by rolling upland and lowland forest, grassland, and wetland. A small existing wildlife area is a mix of restored grassland and forest with a shallow lake in the center of the property. Surrounding the property are sizable woodlands and farmlands interspersed with lakes and streams. South of Balsam Lake lies a large forested block containing a good quality northern hardwoods community. On the north side of Balsam Lake lies Stump Bay, a high quality wetland area. Opportunities exist to maintain open space and provide additional public recreation.

**BC Big Rock Creek (Forest Transition Ecological Landscape)**

Size . . . . .	Small
Protection Initiated. . . .	Limited
Protection Remaining. . .	Moderate
Conservation Significance. . . .	**
Recreation Potential . . . .	***

Big Rock Creek flows into the St. Croix River, with part of the creek classified as Class II trout water. The mostly forested watershed contains one of the largest intact blocks of woods in west-central Polk County. Much of this small, scenic valley is surrounded by farmland and fallow land converting to upland brush. The area is under considerable

development pressure and maintaining the mix of forests and farms would provide considerable conservation and recreation benefits. Recreation opportunities could include fishing, hunting, nature study, and other low-impact uses. St. Croix Falls is nearby.

**CR Clam River (Northwest Sands Ecological Landscape)**

Size . . . . .Medium

Protection Initiated. . . Moderate

Protection Remaining. . . . . Substantial

Conservation Significance. . . \*\*\*

Recreation Potential . . . . . \*\*\*\*

The Clam River is a lightly developed, 55-mile long river, originating in Polk County and flowing northwesterly through Burnett County before entering the St. Croix River. The river corridor is heavily forested with bottomland hardwoods along part of its course. Adjacent uplands along the upper half of the river consist of mixed farmland, forest, and bedrock glade, while the lower half winds through sand country characterized by dry jack pine-Hill's oak forests and remnant barrens. The river's headwaters and tributaries are high quality trout water known especially for their excellent brown trout fishing. Downstream the river contains spawning areas for lake sturgeon, walleye, smallmouth bass, buffalo and carpsuckers. Several lakes and impoundments along the mid to lower stretches contain wild rice stands and provide excellent lake fishing and waterfowl hunting. The area has high recreation potential and currently receives considerable fishing pressure in the upper reaches and is a popular canoeing river in the lower reaches. The State currently manages three projects in the headwaters area (Sand Creek and Clam River Fisheries Areas and McKenzie Creek Wildlife Area). Most of the Clam River is located within a 1½ hour drive of the Twin Cities.

**DS Danbury to Sterling Corridor (Northwest Sands Ecological Landscape)**

Size . . . . .Large

Protection Initiated. . . . . Substantial

Protection Remaining. . . . . Moderate

Conservation Significance. . . . . \*\*\*\*\*

Recreation Potential . . . . . \*\*\*

The Danbury to Sterling corridor is located on sandy glacial outwash. Historically, the area was a fire dependent, open mosaic of prairie, brush land, and savanna, with occasional stands of coniferous, deciduous, or mixed forest. Currently, many lands are being managed predominantly for jack pine pulpwood. The resulting mosaic of cut-over, standing timber, and young forests provides excellent habitat for white-tailed deer, wild turkey and ruffed grouse.

Danbury, Crex Meadows (written up separately), Amsterdam Sloughs, and Fish Lake State Wildlife Areas, as well as Burnett and Polk County Forests, are within this corridor and provide a variety of exceptional wildlife habitats and recreation opportunities. Waterfowl and shorebirds, in particular, are attracted to the large, high quality wetlands. The St. Croix National Scenic Riverway and Governor Knowles State Forest lie on the west edge of the area. Providing ecological links between these public properties would enable them to meet the needs of species that require very large amounts of habitat. In particular, sharptailed grouse are believed to need thousands, if not tens of thousands, of acres of habitat to support a population that can remain viable over a long period of time. This corridor has the opportunity to support such a large population (Crex Meadows already harbors the largest population east of the Mississippi River). The Danbury to Sterling Corridor is also a prime area for recovery of the federally-Endangered Karner blue butterfly.

**LT Lower St. Croix River (Western Prairie Ecological Landscape)**

Size . . . . .Large  
 Protection Initiated. . Substantial  
 Protection Remaining. . . . . Limited  
 Conservation Significance. . . . . \*\*\*\*\*  
 Recreation Potential . . . . . \*\*\*\*\*

The Lower St. Croix National Scenic Riverway extends 52 miles along the border of Minnesota and Wisconsin, from the dam at St. Croix Falls to its confluence with the Mississippi River. The last 25 miles of river are wide, gently flowing, and bordered by heavily wooded bluffs. The Riverway is very popular with enthusiasts that enjoy boating, canoeing, fishing, rock climbing and hiking along its scenic shoreline. Congress added this segment of the St. Croix River to the National Wild and Scenic Rivers program in 1972, complementing the previous (1968) designation of the Upper St. Croix River. Many rare species are associated with the St. Croix and the corridor is highly significant to migratory birds.

**SX St. Croix River (Northwest Sands Ecological Landscape)**

Size . . . . .Large  
 Protection Initiated. . . . . Substantial  
 Protection Remaining. . . . . Limited  
 Conservation Significance. . . . . \*\*\*\*\*  
 Recreation Potential . . . . . \*\*\*\*\*

Flowing out of the spring-fed Upper St. Croix Lake, the river begins as a shallow, narrow, relatively fast waterway. Here in its upper reaches, the river flows through stands of cedar, spruce, and tamarack in the Douglas County Forest. The area harbors a variety of nesting birds and rare plants. Near the Namekagon Barrens, the St. Croix is joined by the Namekagon

River and enters the Northwest Lowlands ecological landscape. The river continues to the southwest and forms the boundary of this ecological landscape. As such, the rivers that flow off the Northwest Sands to the west—including the Totagatic, Yellow, and Clam—play critical roles in the St. Croix River’s water quality and quantity. The St. Croix valley forms an important ecological connection between the Mississippi River and the Great Lakes, via the Brule River State Forest. In this upper stretch, the St. Croix receives light recreational pressure, mostly fishing and canoeing.

**SX St. Croix River (Forest Transition Ecological Landscape)**

- Size . . . . .Large
- Protection Initiated. . . . . Substantial
- Protection Remaining. . . . . Limited
- Conservation Significance. . . . . \*\*\*\*\*
- Recreation Potential . . . . . \*\*\*\*\*

Flowing out of the spring-fed Upper St. Croix Lake, the river begins as a shallow, narrow, relatively fast waterway. After receiving the large volume of the Namekagon River, the river slows, widens and deepens, flowing through a wide valley with low banks. The valley is dominated by high quality mature hardwood forest. The river harbors a very diverse assemblage of aquatic species, including a variety of gamefish as well as many rare species. In this Ecological Landscape the river is a very popular boating and paddling destination and offers some of the Midwest’s most dramatic scenery. Much of the river frontage here is protected within the National Park Service’s St. Croix National Scenic Riverway and the Governor Knowles State Forest. Outside of this ribbon of land are large holdings of County Forest and State Wildlife Areas. The St. Croix River valley forms the “tail” of this Ecological Landscape; just north of St. Croix Falls, it enters the Western Prairie Ecological Landscape.

**SR Straight River Channel (Forest Transition Ecological Landscape)**

- Size . . . . .Medium
- Protection Initiated. . . . . Limited
- Protection Remaining. . . . Substantial
- Conservation Significance. . . \*\*\*\*\*
- Recreation Potential . . . . \*\*\*\*\*

Appropriately named, the Straight River flows within a near perfectly straight valley in northern Polk County. This valley is believed to have been carved by water shot out of the bottom of the glacier under high pressure. The Straight River Channel is considered to be the finest example of this rare glacial phenomenon in Wisconsin. The river passes through Straight Lake and then ends in Big Round Lake. The Straight River Channel lies within a mix of farmland and forest that is intermingled

with numerous pothole lakes. The larger lakes are mostly developed. The Straight River is a moderate sized river that supports a warmwater fishery. Straight Lake, an adjacent unnamed lake, and approximately the first two miles of the Straight River are undeveloped and surrounded by a large block of forest. The lake and surrounding forest support a very diverse assemblage of species, including the highest density of the state-Threatened Cerulean warbler of any location known in northern Wisconsin, and represent one of the largest and highest quality forest-lake complexes in this ecological landscape. Some high quality wetlands, both forested and open, occur here as well. The uplands support some huge white pines and an intact forest understory. Bald eagles and trumpeter swans frequent the area. This area is now the newest Wisconsin State Park and Wildlife Area. Maintaining the conservation, recreation, and educational values of the area is dependent upon maintaining the large block of wooded forest and wetlands. The Ice Age Trail passes through the area and acts as a recreation link from McKenzie Creek State Wildlife Area, which lies about 2 miles to the northeast, to the large blocks of public forest in western Polk and Burnett counties. The Twin Cities lie approximately 50 miles to the southwest.

**TA Trade River Wetlands (Forest Transition Ecological Landscape)**

- Size . . . . . Small
- Protection Initiated. . . Limited
- Protection Remaining. . . . Moderate
- Conservation Significance. . . . . \*\*\*
- Recreation Potential . . . \*

This wetland complex is located in the Trade River watershed of the St. Croix Basin and straddles the Polk/Burnett County boundary. Historically, these wetlands were located at the convergence of several ecological communities: tallgrass prairie, oak savanna, barrens, and southern mesic hardwoods. The surrounding land is rolling and soils are silt loams. The Trade River is a somewhat degraded coldwater river.

**TA Trade River Wetlands (Forest Transition Ecological Landscape)**

- Size . . . . . Small
- Protection Initiated. . . . . Limited
- Protection Remaining. . . . . Moderate
- Conservation Significance. . . . . \*\*\*
- Recreation Potential . . . \*

This wetland complex of marsh, sedge meadow, and shrub swamp is located in the Trade River watershed of the St. Croix Basin and straddles the Polk/Burnett County boundary. Historically, these wetlands were located at the convergence of several natural communities: mesic prairie,

oak savanna, barrens, and southern mesic hardwoods. The surrounding land is rolling and soils are silt loams. The Trade River is a somewhat degraded coldwater river that flows to the St. Croix.

**WP Western Prairie Habitat Restoration Area (Western Prairie Ecological Landscape)**

Size . . . . .Large  
 Protection Initiated. . . . . Moderate  
 Protection Remaining. . . . . Substantial  
 Conservation Significance. . . . . \*\*\*\*  
 Recreation Potential . . . . . \*\*

The Western Prairie Habitat Restoration Area was established in 1999 to protect and restore up to 20,000 acres of grassland and wetland habitat in western St. Croix and southwestern Polk counties. The project’s goal is to protect and restore scattered blocks of prairie, savanna and wetland within a larger area of farm fields and low density development. Such a “checkerboard” pattern, combining working farms and native prairie/savanna vegetation, would meet the habitat needs of many grassland species. It may also help buffer both farms and natural areas from conflicts with residential development. Although work on this project is just beginning, interest is high and there is good local support. Most public lands within the Western Prairie Habitat Restoration Area will be open to the public for hunting, hiking, wildlife watching and educational activities.

Other Areas of Interest

**North Pipe Lake Forest (Forest Transition Ecological Landscape)**

*(Polk County\_)*

This area near North Pipe Lake harbors a rich diversity of ground layer plants growing under immense hardwoods. Numerous ephemeral ponds also occur here and provide habitat for a variety of salamanders and frogs.

**5.4 CULTURAL RESOURCES INVENTORY**

**Historical/Cultural Resources**

The town has expressed a strong preference for preserving the rural character of the town. At the December 9<sup>th</sup> Plan Commission meeting, several Plan Commission members indicated the following sites/buildings for recognition as significant historic resources: Laketown Church, Oak Hill School, Lanesdale Schoolhouse now in Balsam Lake, etc. Laketown has a Historic Preservation Committee. The rolling landscape, the farms, low numbers of houses per acre, churches, forestry, and more all contribute to the cultural resources of the Town of Laketown.



*Laketown Lutheran Church – Photo courtesy of the Town of Laketown Plan Commission*



*Rural Rolling Landscape of Laketown - Photo courtesy of the Town of Laketown Plan Commission*

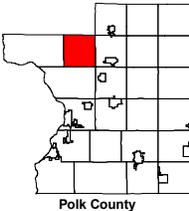
# MAP 5-1

## 2008

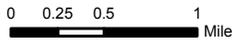
### AERIAL PHOTO

#### Town of Laketown

#### Polk County Wisconsin



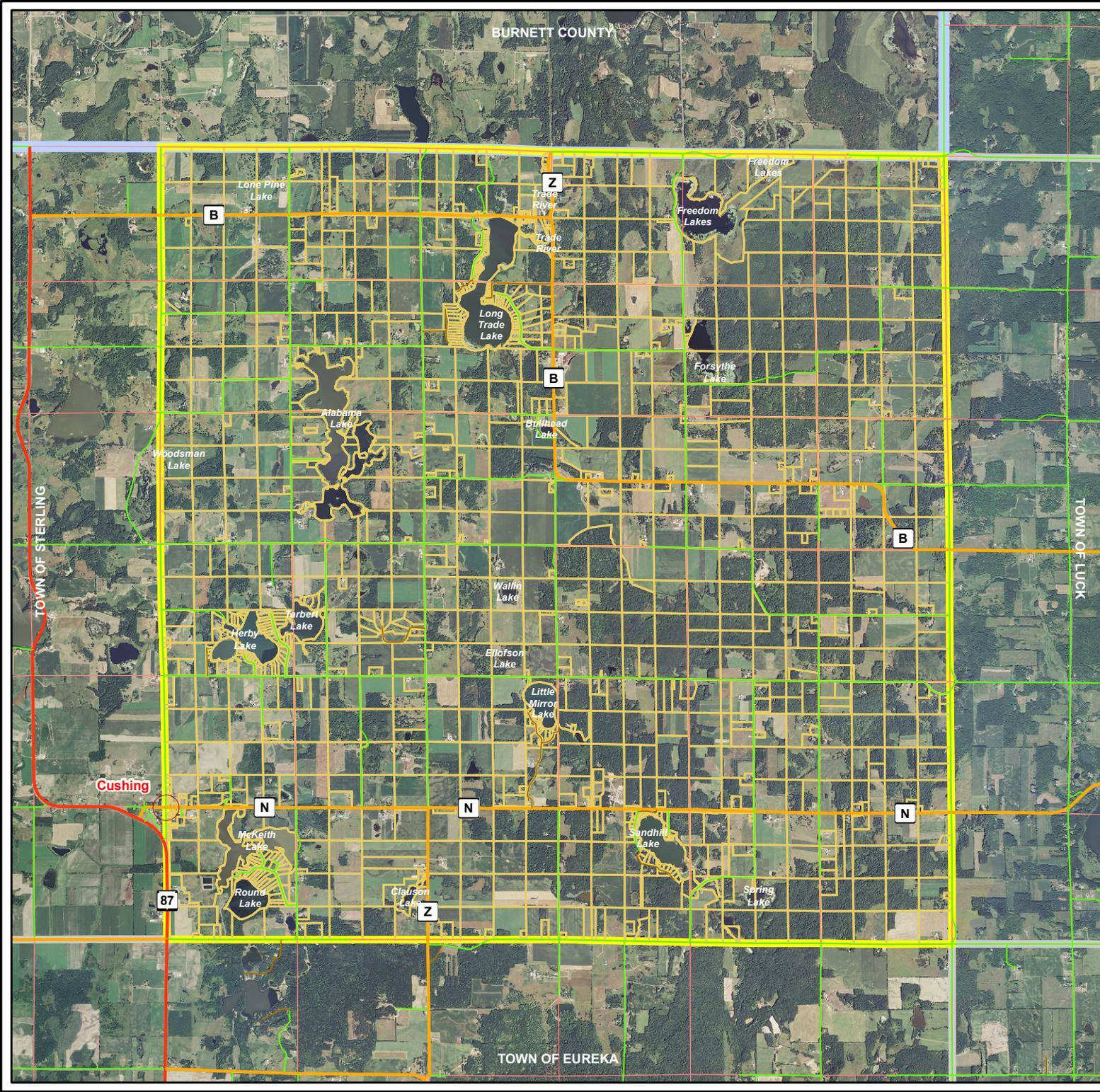
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- PARCELS
- SECTIONS
- POLK COUNTY
- TOWN OF LAKETOWN
- UNINCORPORATED VILLAGE



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 Balsam Lake, WI 54810  
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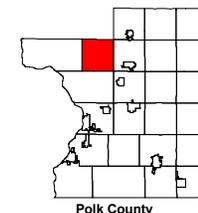
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# MAP 5-2

## PRIME AGRICULTURAL SOILS

### Town of Laketown Polk County Wisconsin

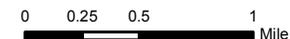


Polk County

#### Soils Class

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

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



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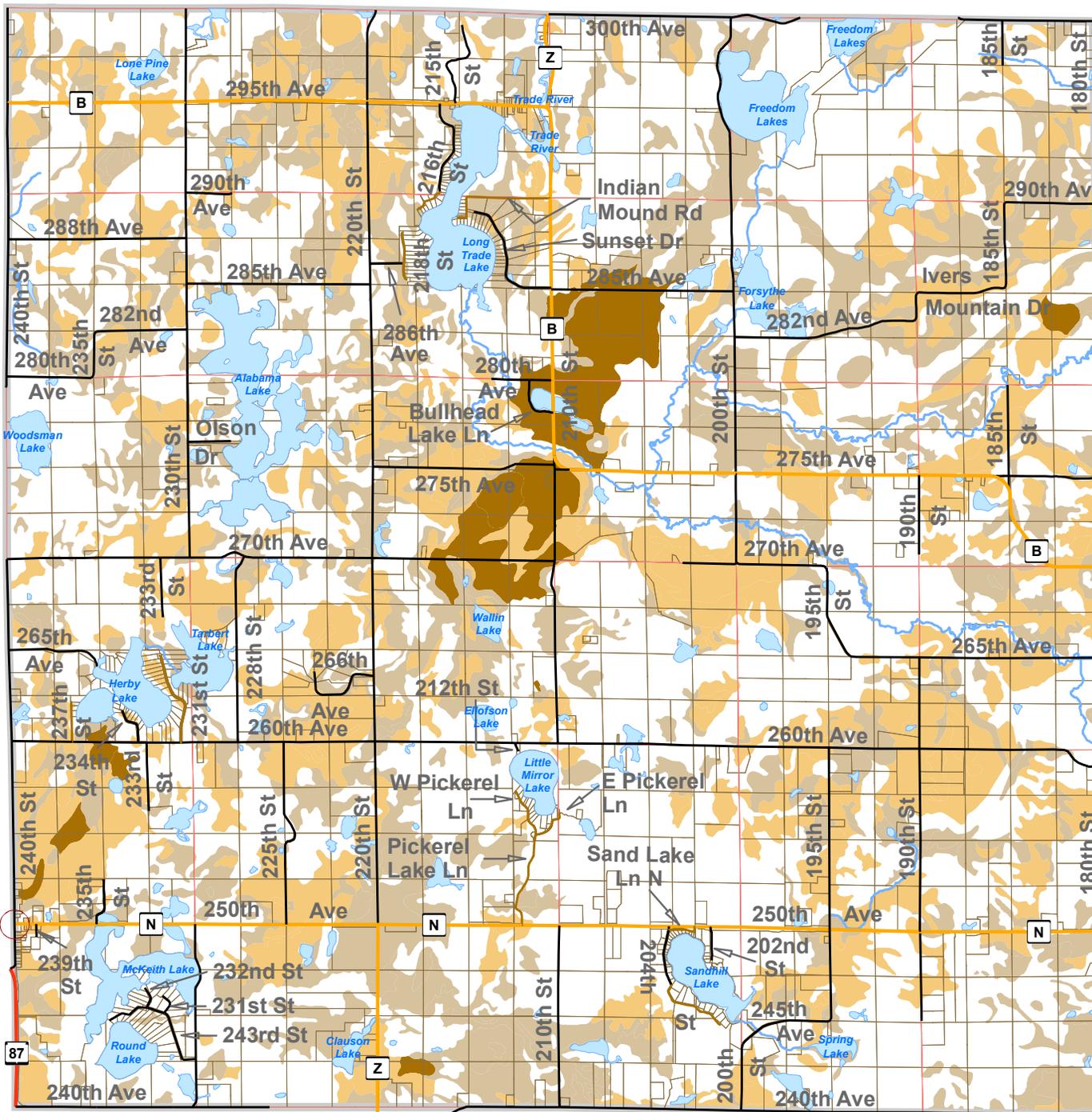
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TOWN OF STERLING

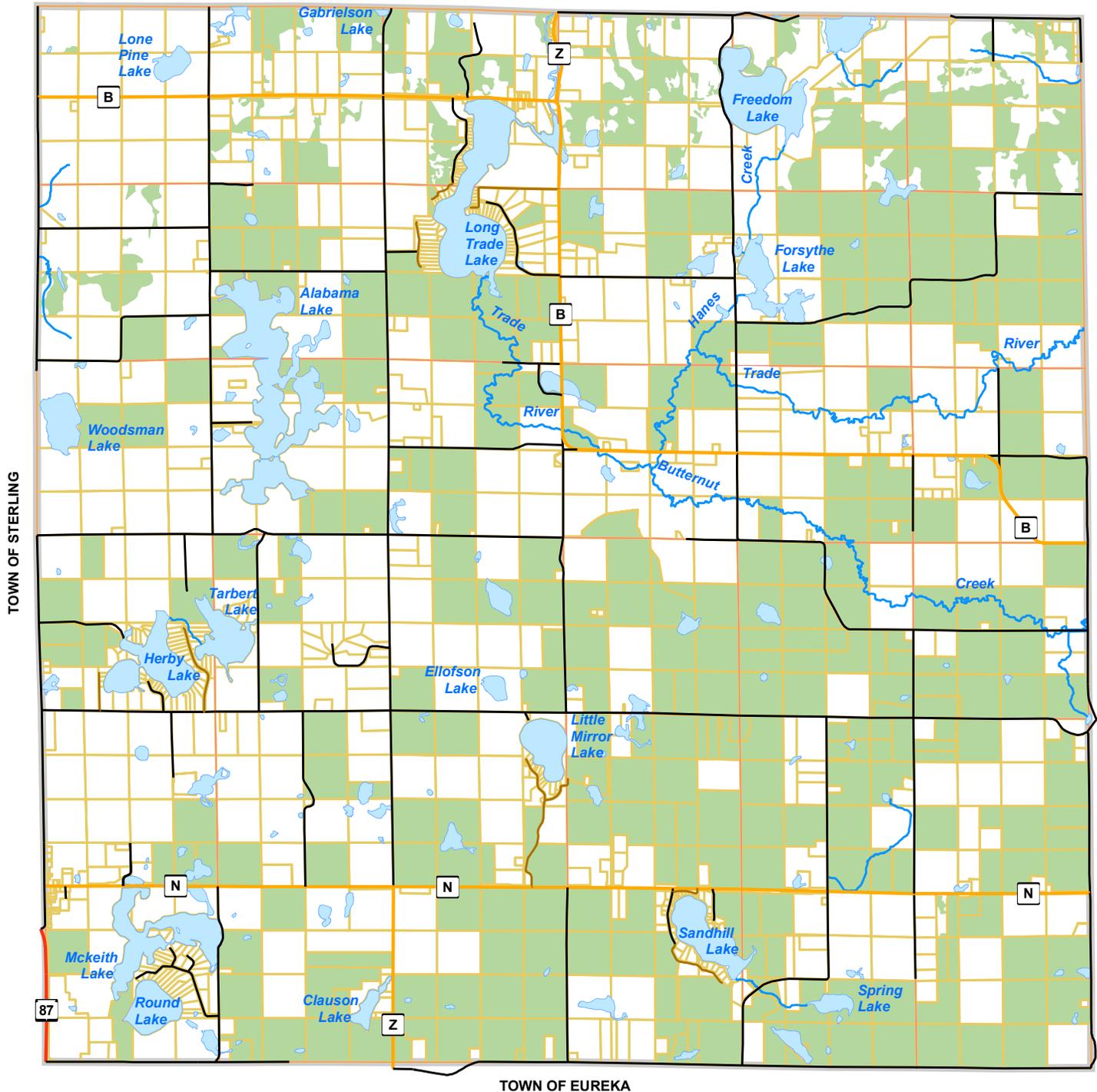
TOWN OF LUCK

Cushing

TOWN OF EUREKA

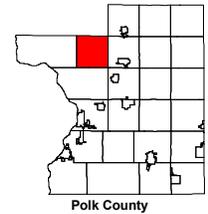


BURNETT COUNTY

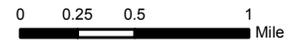


# MAP 5-3 FOREST LANDS

Town of Laketown  
Polk County  
Wisconsin



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



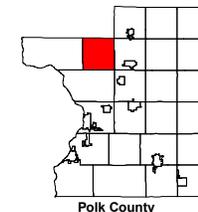
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# MAP 5-4 ENDANGERED RESOURCES Town of Laketown Polk County Wisconsin



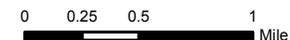
Polk County

### ENDANGERED RESOURCES

AQUATIC

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

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



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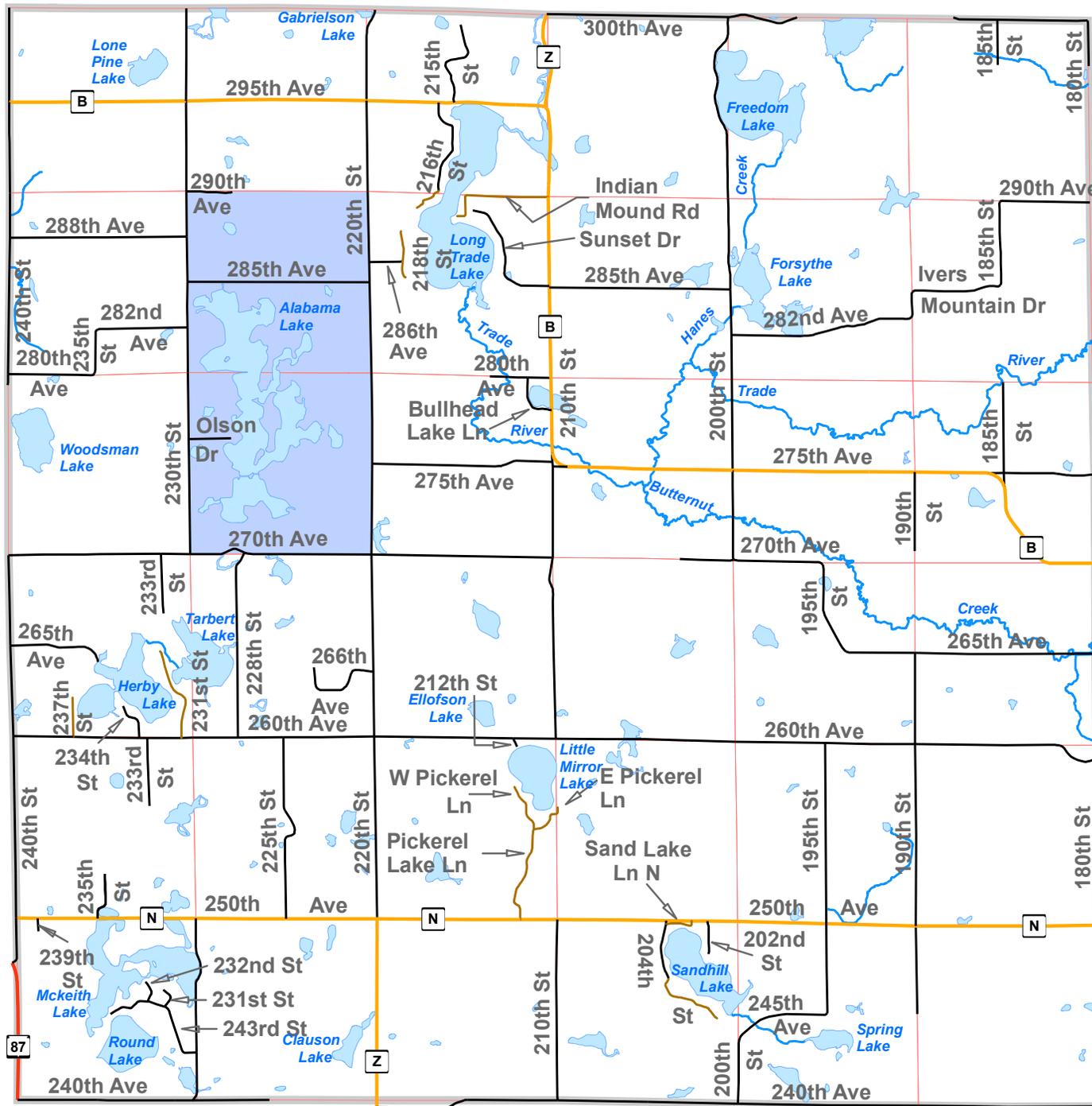
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TOWN OF STERLING

TOWN OF LUCK

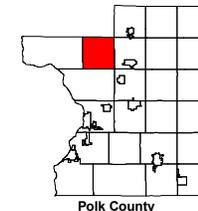
TOWN OF EUREKA

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.

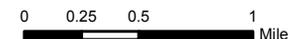


# MAP 5-5 SURFACE WATER

Town of Laketown  
Polk County  
Wisconsin



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



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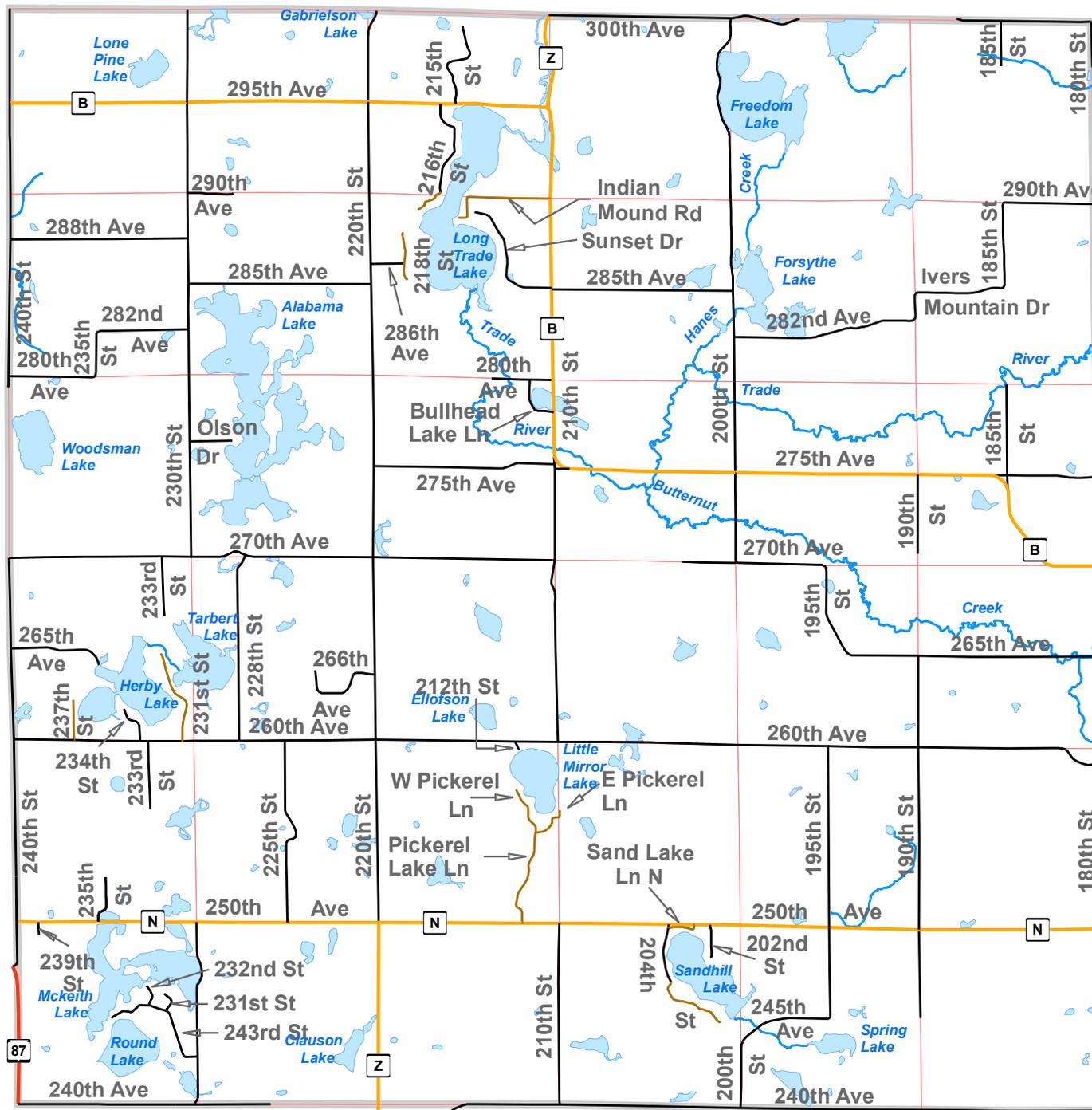


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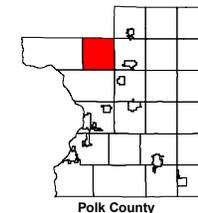
TOWN OF STERLING

TOWN OF LUCK

TOWN OF EUREKA

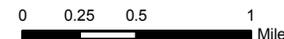


# MAP 5-6 FLOODPLAINS Town of Laketown Polk County Wisconsin



- STATE HIGHWAY SHIELD
- COUNTY ROAD 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



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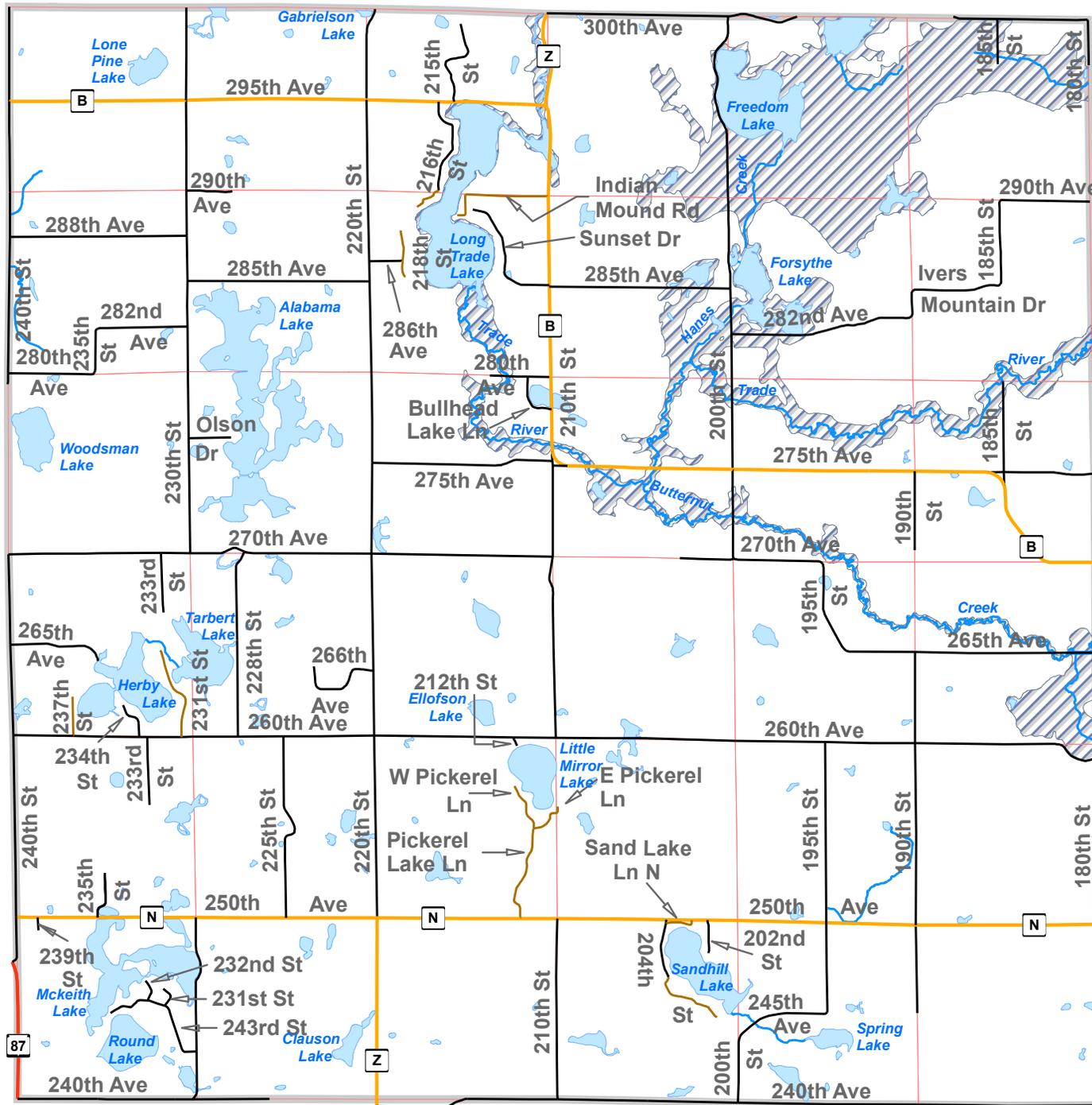
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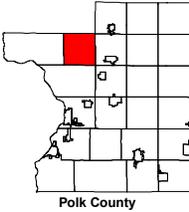
TOWN OF STERLING

TOWN OF LUCK

TOWN OF EUREKA

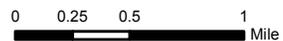


# MAP 5-7 WETLANDS Town of Laketown Polk County Wisconsin



- STATE HIGHWAY SHIELD
- COUNTY ROAD 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



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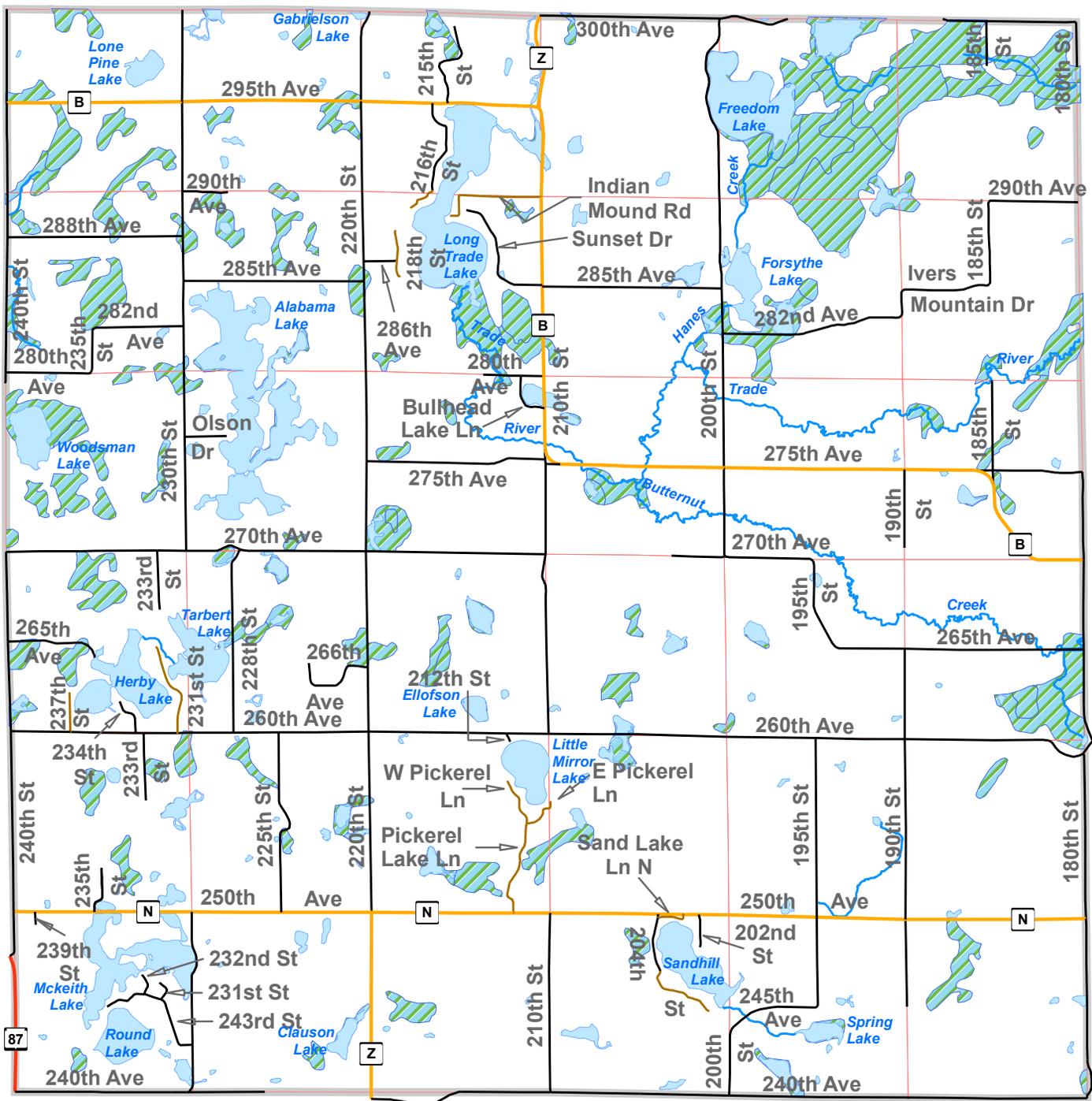


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TOWN OF STERLING

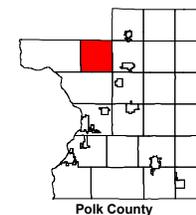
TOWN OF LUCK

TOWN OF EUREKA



# MAP 5-8 DEPTH TO GROUNDWATER TABLE

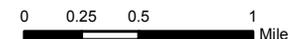
## Town of Laketown Polk County Wisconsin



### DEPTH TO GROUNDWATER

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

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



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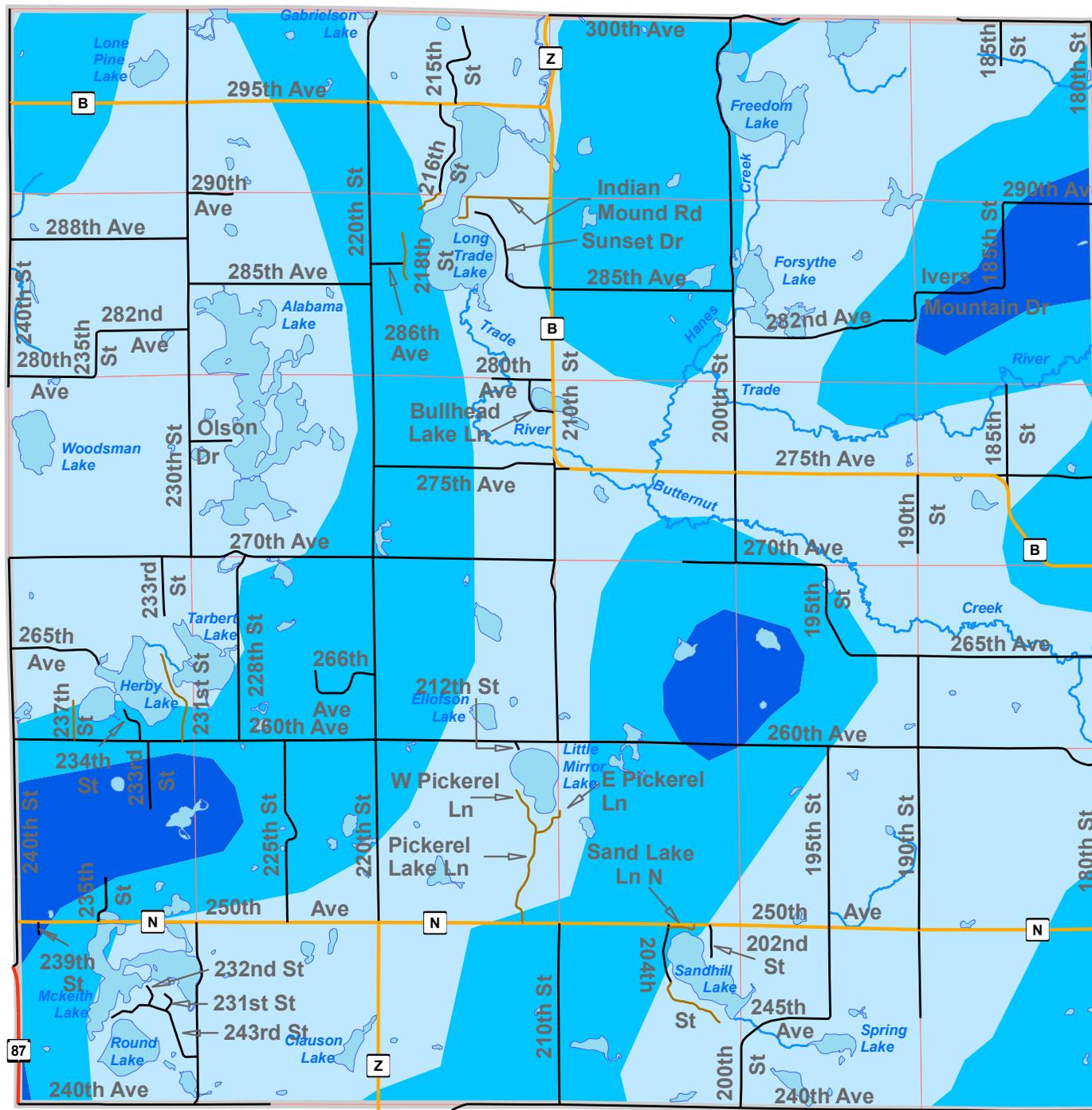
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TOWN OF STERLING

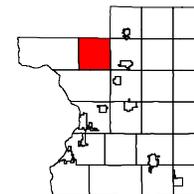
TOWN OF LUCK

TOWN OF EUREKA



# MAP 5-9 GEOLOGY

## Town of Laketown Polk County Wisconsin



Polk County

### MINERAL RESOURCES DATA SYSTEM

- Cu COPPER MINING
- SAND & GRAVEL MINING
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO BODY
- HYDRO STREAM
- SECTIONS
- SOILS 20 INCHES TO BEDROCK
- TOWNSHIP BOUNDARY

### MAJOR LITH

- BASALT
- SANDSTONE

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/MLS) originated in the U.S. Bureau of Mines, which is now part of USGS.



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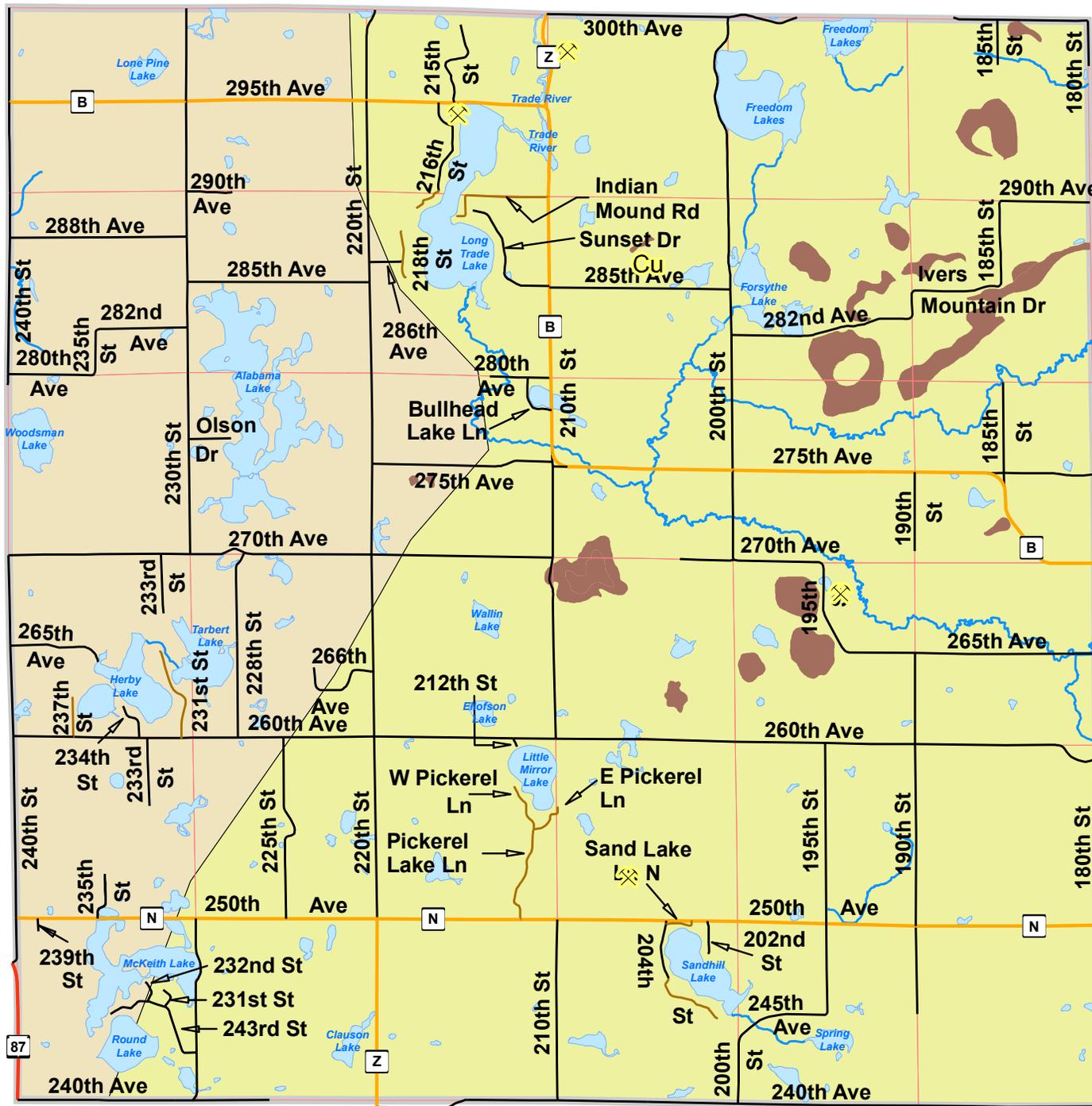


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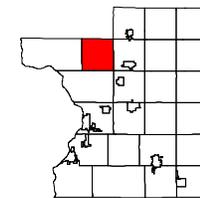
TOWN OF STERLING

TOWN OF LUCK

TOWN OF EUREKA



# MAP 5-10 PROBABLE SAND DEPOSITS Town of Laketown Polk County Wisconsin



### Soils Class

- IMPROBABLE
- PROBABLE

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

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

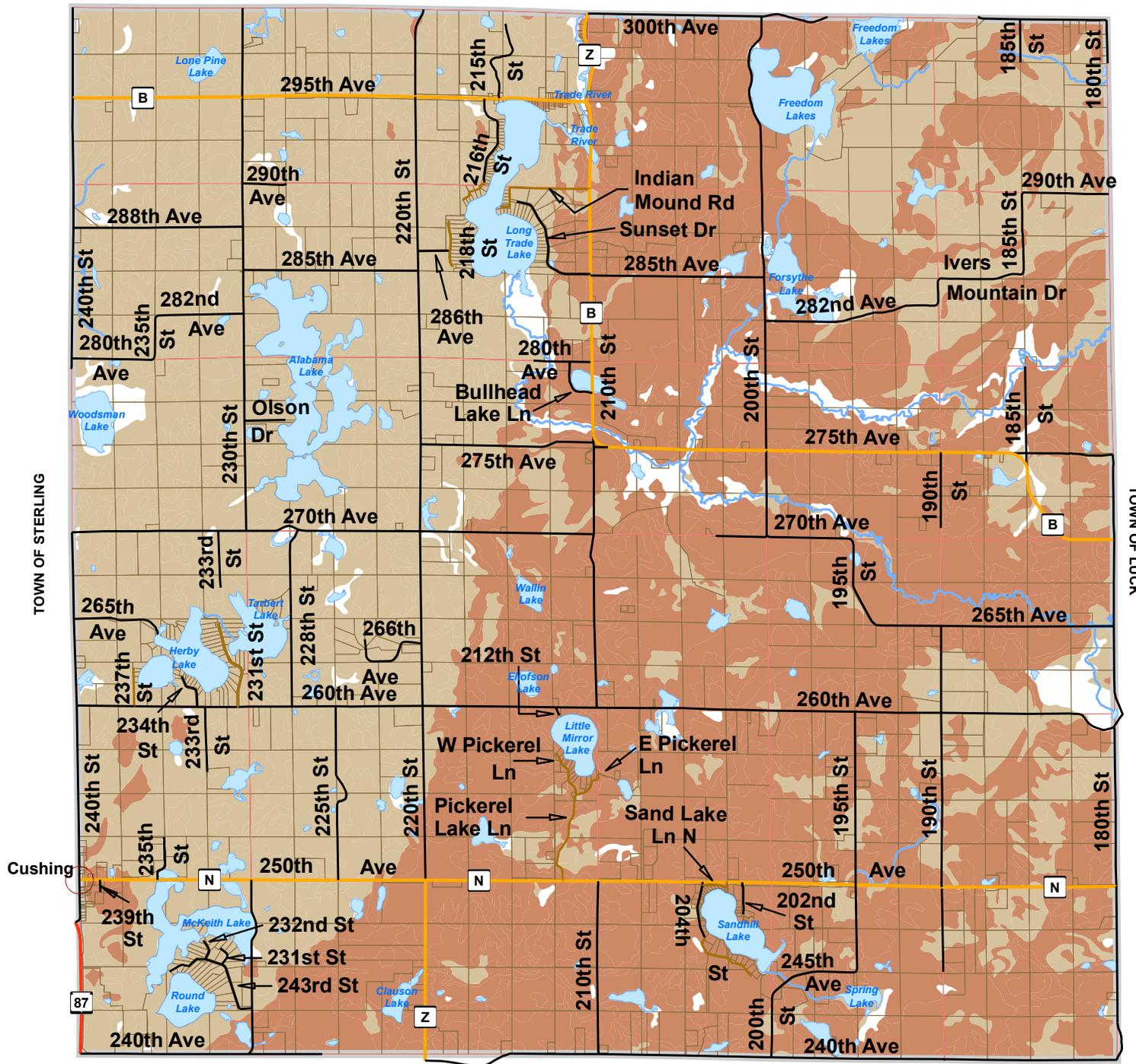


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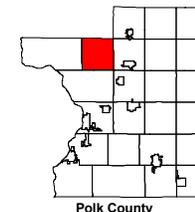


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# MAP 5-11 PROBABLE GRAVEL DEPOSITS Town of Laketown Polk County Wisconsin



### Soils Class

- IMPROBABLE
- PROBABLE

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

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

UNINCORPORATED VILLAGE

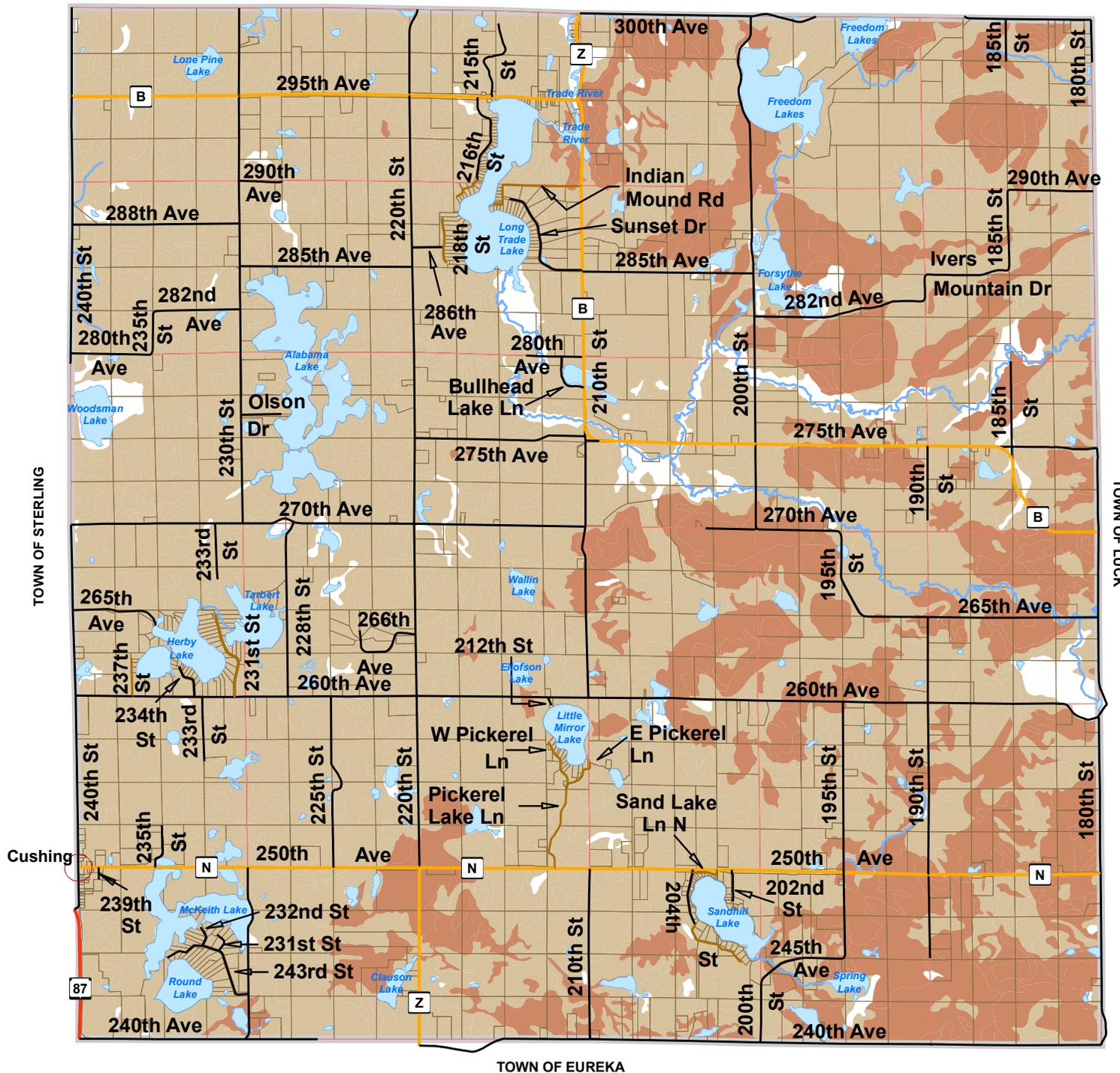
0 0.25 0.5 1 Mile



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TOWN OF STERLING

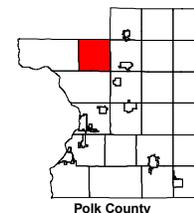
TOWN OF LUCK

TOWN OF EUREKA

87

# MAP 5-12 PARKS

## Town of Laketown Polk County Wisconsin

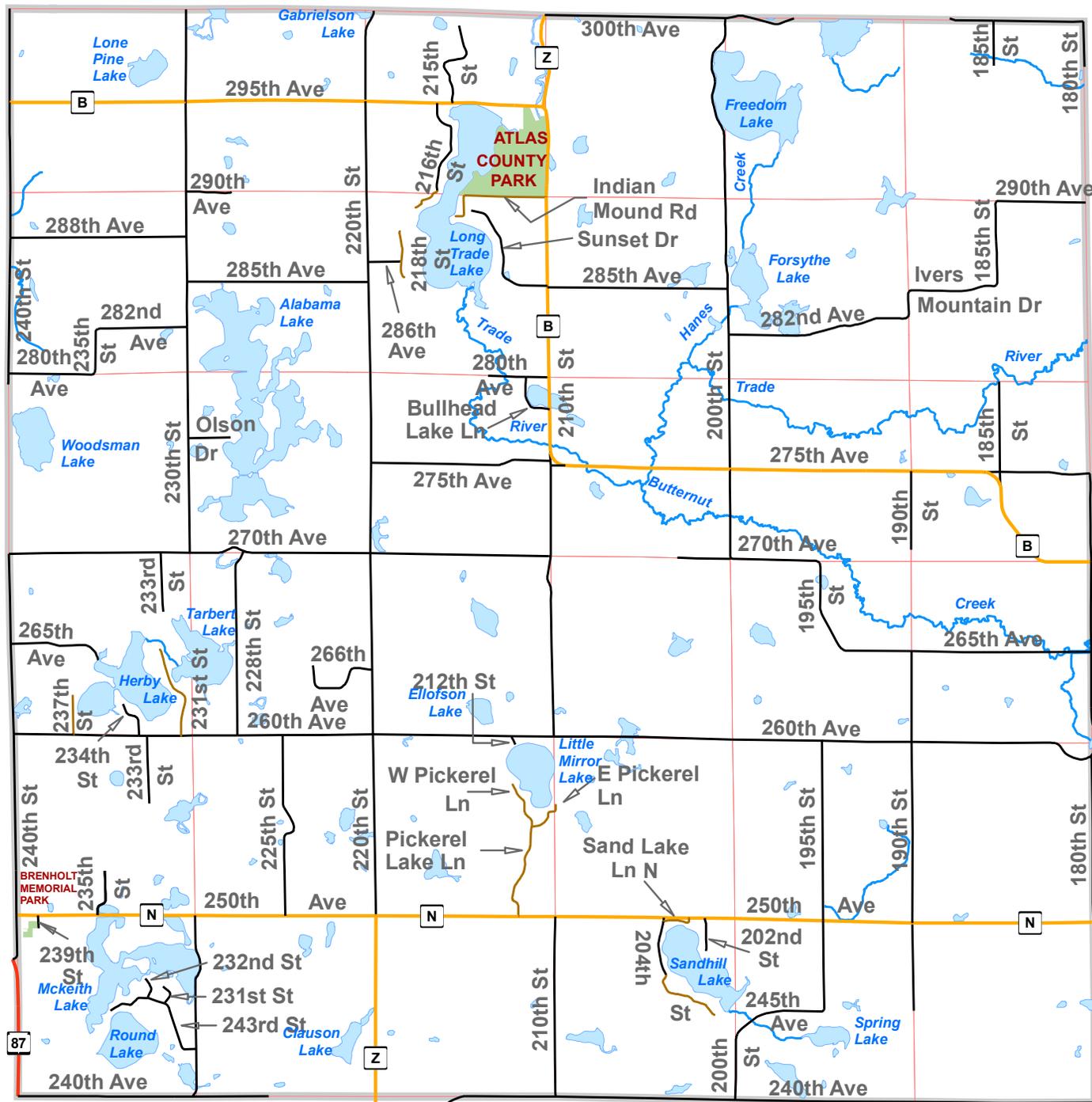


Polk County

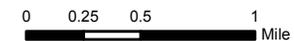
TOWN OF STERLING

TOWN OF LUCK

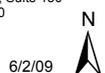
TOWN OF EUREKA



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



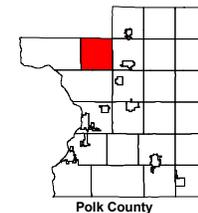
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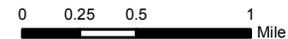
# MAP 5-13 GENERAL SNOWMOBILE TRAILS

## Town of Laketown Polk County Wisconsin



Polk County

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

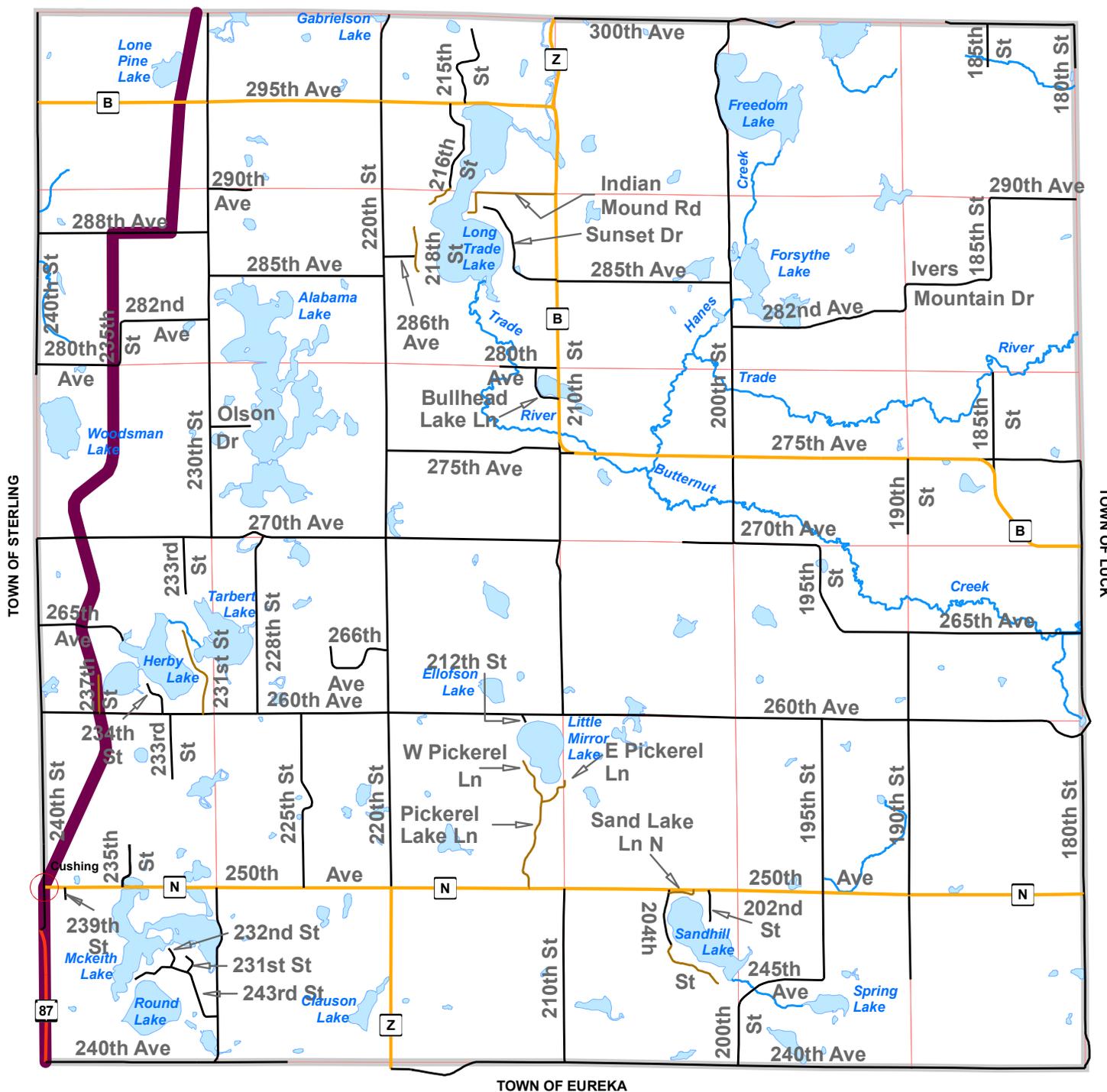


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# MAP 5-14 ECOLOGICAL LANDSCAPES

Polk County  
Wisconsin



State of Wisconsin

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

### ECOLOGICAL LANDSCAPES

- FOREST TRANSITION
- NW LOWLANDS
- NW SANDS
- WESTERN PRAIRIE
- LEGACY PLACE

0 1.5 3 6 Miles



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BURNETT COUNTY

BURNETT COUNTY BARRON COUNTY

BARRON COUNTY

### LEGACY PLACE

- AR Apple River
- BS Balsam Branch Creek and Woodlands
- BC Big Rock Creek
- CR Clam River
- DS Danbury to Sterling Corridor
- LT Lower St. Croix River
- SX St. Croix River
- SR Straight River Channel
- TA Trade River Wetlands
- WP Western Prairie Habitat Restoration Area

Ecological Landscapes Source:  
Wisconsin Department of Natural Resources

ST CROIX COUNTY

ST CROIX COUNTY

## **ELEMENT 6: ECONOMIC DEVELOPMENT**

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

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

### **6.1 GOALS AND OBJECTIVES**

***Goal 1: Retain the current businesses and promote agriculture-related economic development.***

***Objectives***

- 1) Continue participation in and promotion of the existing business loan programs offered through the Polk County Economic Development Corporation, State of Wisconsin, Federal Government, and West Central Wisconsin Regional Planning Commission.*
- 2) Work with the Polk County Economic Development Corporation to assess what businesses the community (both residents and workers) would support.*

***Goal 2: Restrict economic development within the Town of Laketown that does not fit with Laketown's small, rural, and agricultural character.***

***Objectives:***

- 1) Restrict large-scale economic development within the Town of Laketown*
- 2) Explore signage regulations, vegetative screening and/or other tools to preserve the rural aesthetics of Laketown*
- 3) Prioritize economic development that benefits the local economy*
- 4) Prioritize economic development that is environmentally-friendly*

## 6.2 ECONOMIC PROFILE

### Labor Force and Employment Status

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

**Table 6.1 – UNEMPLOYMENT RATES**

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

Educational attainment in the Town of Laketown (Table 6.2) is relatively consistent with the State and County percentages. The only difference worth noting is the lower percentage of the population 25 and over that has a bachelor's degree. Over 15% of the State has bachelor's degrees, compared to 10.7% of the County and only 7.2% of the Town.

**Table 6.2 - EDUCATIONAL ATTAINMENT**

YEAR: 2000	WI	% OF TOTAL	POLK	% OF TOTAL	LAKE- TOWN	% OF TOTAL
Total:	3,475,878		27,725		629	
No schooling completed	22,861	0.66%	54	0.19%	1	0.16%
Nursery to 4th grade	8,253	0.24%	27	0.10%	2	0.32%
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%	27	4.29%
9th grade	56,538	1.63%	396	1.43%	8	1.27%
10th grade	87,059	2.50%	694	2.50%	15	2.38%
11th grade	88,558	2.55%	735	2.65%	20	3.18%
12th grade, no diploma	100,137	2.88%	763	2.75%	25	3.97%
High school graduate (includes equivalency)	1,201,813	34.58%	11,395	41.10%	312	49.60%
Some college, less than 1 year	252,132	7.25%	2,259	8.15%	53	8.43%
Some college, 1 or more years, no degree	463,532	13.34%	3,822	13.79%	80	12.72%
Associate degree	260,711	7.50%	2,022	7.29%	27	4.29%
Bachelor's degree	530,268	15.26%	2,965	10.69%	45	7.15%
Master's degree	168,563	4.85%	886	3.20%	13	2.07%
Professional school degree	54,005	1.55%	407	1.47%	1	0.16%
Doctorate degree	26,437	0.76%	58	0.21%	0	0.00%

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

According to West Central Wisconsin Regional Planning Commission [WCWRPC] municipal units within Polk County have employment patterns that are similar to the state. It is expected that during the next several years Wisconsin's population is projected to grow slower and older than the nation as a whole, therefore leading to lower participation rates in the workforce. This trend is evident in the age distribution changes that took place from 1990 to 2000 (see table 1.4).

The region as a whole is projected to see a 13.9% increase in employment from 2002 until 2012. This growth, however, includes the Eau Claire metropolitan area. Balsam Lake residents can take advantage of that growth by commuting, but improving and expanding the Town's downtown and industrial park businesses will help keep employees closer to home and have a greater impact on the local economy.

**Table 6.3 - INDUSTRY PROJECTIONS FOR WEST CENTRAL WORKFORCE DEVELOPMENT AREA**

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

Source: Wisconsin DWD

**Table 6.4 – EMPLOYEES IN POLK COUNTY BY INDUSTRY: JANUARY 2008**

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

Source: Wisconsin DWD

## **6.2 DESIRED TYPES OF ECONOMIC DEVELOPMENT**

- Home-based businesses
- Hardware store
- Farmers' Market
- Roadside Stands
- Direct Farm Sales
- Community Supported Agriculture (CSA's)
- Grocery store
- Farm implement repair/sales
- Feed supply store
- Tourism related
- Small-scale businesses
- Nursery
- Bank
- Small-scale Farming
- Logging/Forestry as currently practiced
- Environmentally-friendly economic development
- Economic development that benefits the local economy is preferred
- Promote telecommuting opportunities



*Rural Economic Development - Photo courtesy of the Town of Laketown Plan Commission*

### **6.3 STRENGTHS FOR ATTRACTING/RETAINING BUSINESSES AND/OR INDUSTRIES**

- Available workforce
- High work ethic
- Fiber optic lines available
- High quality roads
- Good access to highways
- Good access to other towns and villages
- High quality emergency services
- Desire of residents to work close to home
- Available vacant buildings
- Plenty of land available



*Rural Economic Development - Photo courtesy of the Town of Laketown Plan Commission*

#### **6.4 WEAKNESSES FOR ATTRACTING/RETAINING BUSINESSES AND/OR INDUSTRIES**

- Lack of restrictions for large-scale development
- Lack of a centralized town, city, or village
- Lack of infrastructure (sewer and water, etc.)
- Difficult for new farmers to get started in farming (land prices, etc.)
- Farming is increasingly difficult financially
- Lack of major highway frontage

#### **6.5 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](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

## **ELEMENT 7: INTERGOVERNMENTAL COOPERATION**

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

### **7.1 GOALS AND OBJECTIVES**

### **7.2 INVENTORY OF EXISTING PLANS AND AGREEMENTS**

### **7.3 POTENTIAL OPPORTUNITIES AND CONFLICTS**

#### **7.1 GOALS AND OBJECTIVES**

***Goal 1: Maintain the existing agreements with neighboring municipalities.***

***Goal 2: Seek agreements that are mutually beneficial with other units of government (adjacent towns, Polk County, Burnett County, State of Wisconsin, and United States Government)***

#### **7.2 INVENTORY OF EXISTING PLANS AND AGREEMENTS**

- Community Center shared between the Town of Sterling and the Town of Laketown
- Equipment sharing for the past ten years between the Town of Laketown, the Town of Luck, and the Town of Sterling
- Four school districts – cooperation needed between Luck and Frederic schools as their enrollment declines
- Cooperative agreement on comprehensive planning with a grant from the State of Wisconsin, Polk County, and the Town of Laketown
- Shared road maintenance and plowing for border roads

#### **7.3 POTENTIAL OPPORTUNITIES AND CONFLICTS**

No conflicts existing or foreseen.

## **ELEMENT 8: LAND USE**

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

- 8.1 GOALS AND OBJECTIVES**
- 8.2 BACKGROUND**
- 8.3 EXISTING ZONING**
- 8.4 OTHER DEVELOPMENT REGULATIONS**
- 8.5 LAND USE TRENDS AND VALUES**
- 8.6 FUTURE LAND USE**

### **8.1 GOALS AND OBJECTIVES**

#### **Goal 1: Maintain the rural character of the Town of Laketown**

##### Objectives

- 1) Investigate and consider implementation of tools such as: Zoning, Subdivision Regulations, Transfer of Development Rights, Purchase of Development Rights, Density Bonuses, and others that will achieve this goal
- 2) Discourage and consider prohibiting large-scale development (including, but not limited to: factory farms, large residential subdivision, large mining operations, hazardous materials sites, and landfill/dump sites)
- 3) Encourage forest land preservation
- 4) Encourage agricultural land preservation
- 5) Encourage subdivision development to happen in or near Cushing and Atlas, especially within the sewer sanitary district
- 6) Maintain the quiet rural atmosphere
- 7) Minimize light pollution

#### **Goal 2: Encourage public participation in land use decisions**

##### Objectives:

- 1) Gather public input on land use issues using a variety of techniques including, but not limited to: public surveys, informational meetings and forums, and guest speakers.

#### **Goal 3: Protect and conserve the natural resources of the Town of Laketown**

##### Objectives:

- 1) Protect the Trade River Wetlands Legacy Place
- 2) Protect surface and groundwater quality
- 3) Protect rare wildlife, plants, and ecosystems
- 4) Conserve mineral resources
- 5) Conserve soils
- 6) Protect air quality

## 8.2 BACKGROUND

### Pertinent Survey Questions and Results

*Question 10D: "Town land use policies should be strengthened to better guide growth?"*

*Answer: About 73% agreed with this statement*

*Question 10E: "Most new development should occur adjacent to areas which are already developed."*

*Answer: Over 80% of respondents agreed with this statement.*

*Question 10F: "The Town should use standards for buildings and signs that make non-residential development fit in with rural community character."*

*Answer: About 83% of respondents agree with this statement as well.*

*Question 11: "Which one of the following statements best reflects your opinion on the amount of new housing development in the Town?"*

- Answer: A) The Town of Laketown should try to promote a greater amount of new housing development. ~7%*  
*B) The Town of Laketown should try to limit the amount of new housing development. ~67%*  
*C) The Town of Laketown should have no role deciding how much new housing development occurs. ~26%*

Land use is an important and complicated issue for most units of government. Finding the right balance of property rights and regulations is often hard to find. The goal for the Town of Laketown is to find the right balance for them.

Several proposed new developments have spurred a deep conversation within the Town regarding appropriate land uses and the appropriate balance of private property rights and regulations. The consensus moving forward at this point for the Town is that large-scale development does not fit into the rural character of Laketown. It is the preference of the Town to research mechanisms to limit large-scale development within Laketown.

**Table 8.1 HISTORICAL LAND USE ACREAGES**

Laketown	Total Acres			87-07 Percent Change	98-07 Percent Change	'87-'07 Acreage Change
	1987	1998	2007			
Residential	537	1,182	1,472	174.1	24.5	935
Commercial	31	29	28	-9.7	-3.4	-3
Agricultural	14,954	13,287	10,575	-29.3	-20.4	-4,379
Forest	4,964	5,567	5,550	11.8	-0.3	586
Industrial	0	0	0	0.0	0.0	0.0

*Source: Polk County Assessment Records*

Table 8.1 shows the change in land use acres over a twenty year span from 1987 through 2007. The most obvious statistics noted in that table are the striking amount of agricultural acreage lost. Some of this amount is account for by changes in land use types from farmland into residential use or forestry use and some of that change is due to assessment classification variations. In any event, the fact remains that the Town of Laketown has lost a significant amount of agricultural lands. As farming was noted as a valued way of life, desired economic development, a key part of the rural character of Laketown, preserving the remain agricultural lands, especially the prime agricultural lands is important. The increase in residential land use is also a noteworthy statistic. The average 6 mile by 6 mile town has just over 23,000 acres in it. This means that about 4% of the total acreage in Laketown changed into residential between 1987 and 2007.

### **8.3 DEVELOPMENT REGULATION OPTIONS**

The Town of Laketown is covered by shoreland zoning, see Map 8-2 for those areas covered. The shoreland zoning covers over 55% of the Town of Laketown. The remaining areas of the Town of Laketown are currently not zoned. Many conversations over the course of the planning timeline have occurred, but not decisions have been made yet. This type of decision is one that the Plan Commission would like to involve the entire town in.

Subdivision regulations in the Town of Laketown are administered by Polk County's Land Information Department. Currently, the minimum lot size for Polk County and Laketown is 1 acre.

The Laketown Plan Commission is considering a altering the minimum lot size for subdivisions outside of sanitary district in Cushing. The Town has not made any hard decisions as to what way they would like to go in terms of subdivisions. Discussions were also held on having smaller lots sizes in the sanitary district of Cushing and larger lots in the rest of the Town. This is a decision that the Town should make in the short term future. A subdivision ordinance adopted at the Town level would apply to all areas in the Town. Currently the Town is considering a 5-acre minimum lot size. The sentiment of the Laketown Plan Commission is to discourage mobile home park/mobile home court development. They are not against mobile homes on individual lots, just not a large development of them.

Buildings on a slope of 12-20% building techniques need to be altered in order to build a structurally sound building. Building on a slope 20% or greater have significantly higher problems and therefore it would be best to discourage development on slopes greater than this. Map 8-6 shows the elevation of the Town of Laketown and Map 8-7 shows the percent slope in the Town of Laketown.

## **8.4 EXISTING OR POTENTIAL LAND USE CONFLICTS**

The Plan Commission feels that virtually all large-scale development is a land use that is in conflict with the Town of Laketown' character. This would include activities such as farming, residential subdivisions, mining, slash and burn forestry, etc.

## **8.5 LAND TRENDS AND VALUES**

### **Land Prices**

Most land in Polk County is the \$2,000 to \$5,000 per acre price range. On January 13<sup>th</sup>, 2009 on a real estate website, the 5 properties listed averaged \$3,800 per acre in the Town of Laketown. There are higher amounts in Polk County that usually correspond to either the proximity to the Twin Cities or they are waterfront properties. Presently, land values, as well as, home values have been dropping. As one would expect, generally land values go from higher in the southwestern part of the county and get lower as you go northeast.

### **Land Demand**

One reason for the slipping of land prices in the county is that the demand for land has come down as well. Many properties were purchased as commuter properties, where they could live the rural life, but still have the job in the Twin Cities of Minnesota. When gas prices went to near \$4 per gallon, much of this type of development dropped off. Now the economy is down, people have lost their jobs and cannot afford to commute. This downward trend, however, is not expected to be long-lived. The population of Polk County is going up at the 6<sup>th</sup> highest rate amongst all Wisconsin counties, which will put increasing demand on available land.

### **Land Availability**

The size of Laketown is not changing in terms of total acres, unless areas become incorporated, such as Cushing. In terms of undeveloped lands, Polk County and Laketown have plenty of undeveloped lands for future development needs. The question becomes whether or not a willing buyer and seller exist for needed lands. On January 13<sup>th</sup>, 2009 an online real estate site showed 5 properties for sale in Laketown.

## **8.6 FUTURE LAND USE**

The issue for the Town of Laketown's Plan Commission is scale of most development.

Issues at the February 10<sup>th</sup>, 2009 that were brought up were that the tax code as currently implemented seems to punish those who want to keep their land in an undeveloped state, because those lands are taxed at a higher rate than other property classifications.

Polk County valuation assessment summaries from 2000 to 2008, Table 8.4, indicate that an additional 300 acres became residential. If this trend were to continue for the

duration of this plan, twenty years, the figure would be two and a half times that or 750 additional acres that were converted into residential use. This would be a 3.4% change in total land area of Laketown to residential use.

In addition, commercial acreage increased by 1.62 acres from 2000-2008, which if this trend continued, would lead to an additional 4.05 acres of commercial development by 2029. Follow the chart below:

Future land use values were developed by taking the average acreage in each land use per person in different years and then multiplying that number times the expected population according to Wisconsin Dept. of Administration projection data from 2000-2030. The projections are just a tool, a crude one at that, to look into the future and see what might happen in terms of land use if the past in any indicator of the future. Table 8.2 shows these projections.

**Table 8.2 FUTURE LAND USE PROJECTIONS**

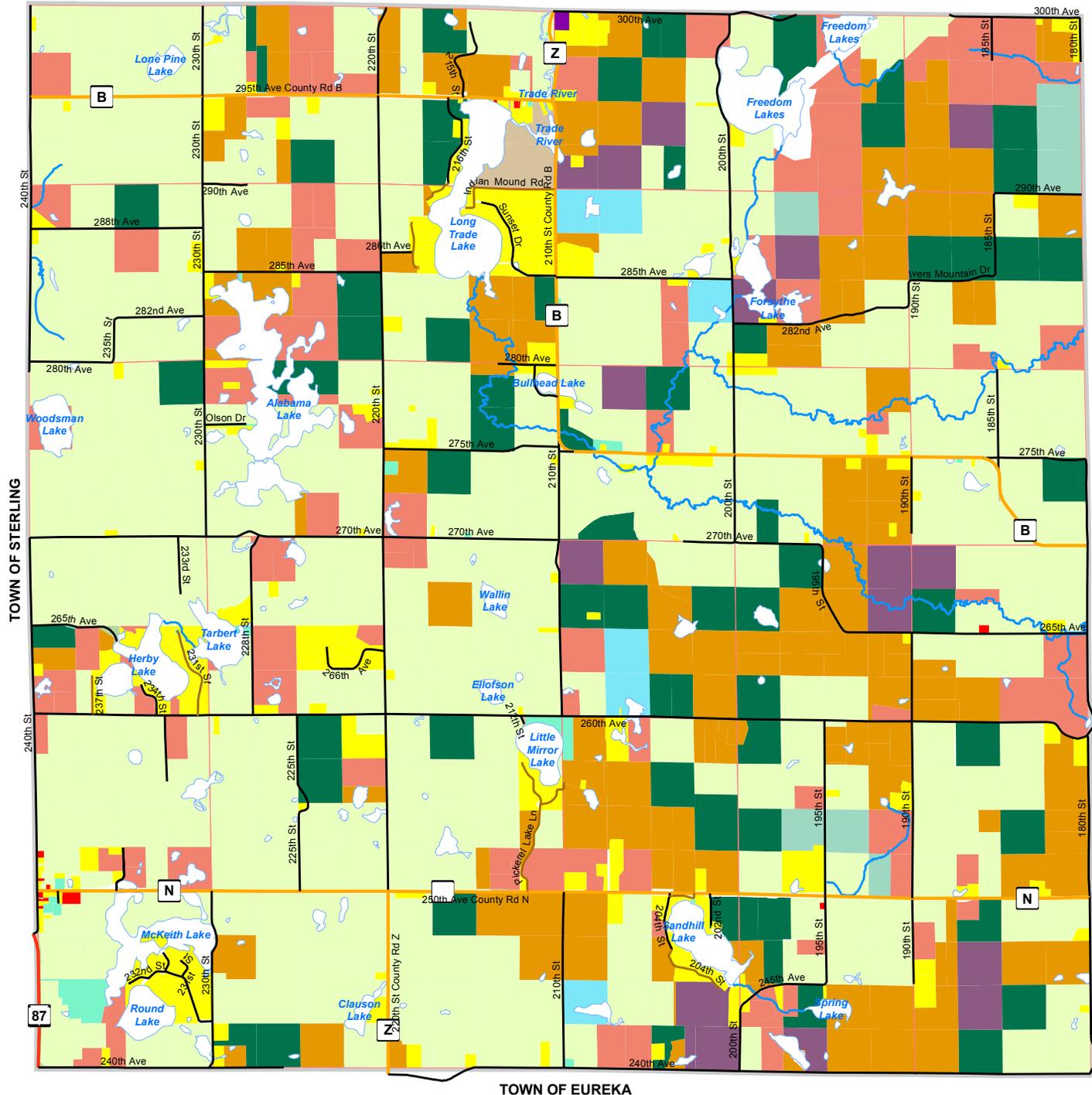
	Total Acres					
Laketown	2005*	2010	2015	2020	2025	2030
Residential	1,553*	1,548	1,560	1,570	1,570	1,558
Commercial	29*	29	29	29	29	30
Agricultural	10,800*	10,835	10,754	10,683	10,683	10,765
Forest	5,316*	5,333	5,293	5,259	5,259	5,299
Industrial	0*	1	1	1	1	1
Population Estimates	925	922	929	935	935	928

\* indicates actual assessment figures from 2005

### Preferred Future Land Use Map

Map 8-8 shows the preferred land use for the Town of Laketown. This map is not a dictation of the future of the Town of Laketown rather it is a visual representation of the goals and desires of the community. You may notice that not much has changed between the Existing Primary Land Use Map and the Preferred Future Land Use Map. This is because of the projections listed in Table 8.2 which indicate little change to land uses over the next 20 years. Only a few areas of commercial and industrial were needed to be decided on due to a projected increase of only an acre of each. Future residential is only predicted to be at an additional 17 acres of which there are already enough platted lots within the Town to absorb that amount of growth. The Preferred Future Land Use Map indicates those areas, as well as the notion mentioned previously in the plan about wanting residential development to occur near existing sewer lines and in areas that already have residential development, Cushing and Atlas in this case. This map is not a dictation of how the Town of Laketown must grow, but merely a visual representation of the values expressed in this plan. The map also does not convey and specific zoning districts or actions to enact zoning. This would be done in a separate exercise and the decision to zone would be made by the Town Board. The Future Preferred Land Use Map is also not a taxation map and does not indicate any changes to taxation now or in the future.

BURNETT COUNTY



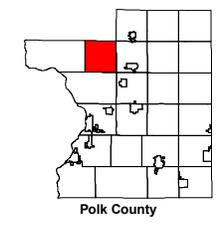
TOWN OF STERLING

TOWN OF LUCK

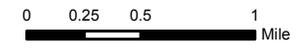
TOWN OF EUREKA

# MAP 8-1 PRIMARY LAND USE

## Town of Laketown Polk County Wisconsin



- Land Use**
- AGRICULTURAL
  - AGRICULTURAL FOREST
  - COMMERCIAL
  - COUNTY
  - INDUSTRIAL
  - MFL CLOSED POST 2004
  - MFL CLOSED PRE 2005
  - MFL OPEN PRE 2005
  - OTHER
  - PRODUCTIVE FOREST LANDS
  - RESIDENTIAL
  - STATE
  - UNDEVELOPED

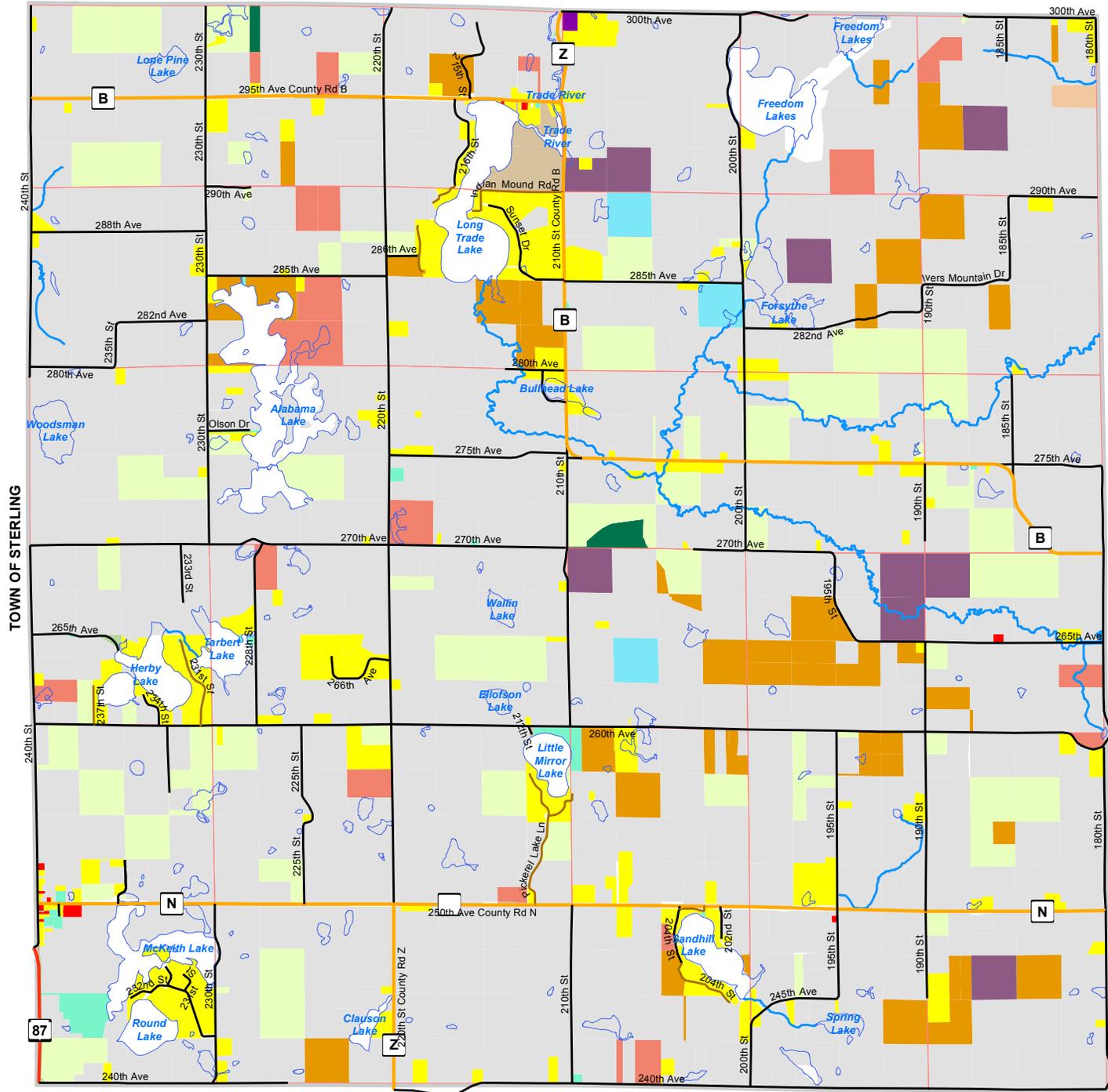


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BURNETT COUNTY



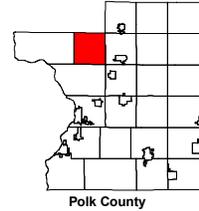
TOWN OF STERLING

TOWN OF LUCK

TOWN OF EUREKA

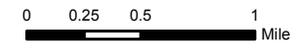
# MAP 8-2 LAND USE

## Town of Laketown Polk County Wisconsin



### Land Use

- AGRICULTURAL
- AGRICULTURAL FOREST
- COMMERCIAL
- COUNTY
- MANUFACTURING
- MFL CLOSED POST 2004
- MFL CLOSED PRE 2005
- MFL OPEN PRE 2005
- MULTIPLE USE
- OTHER
- PRODUCTIVE FOREST LANDS
- RESIDENTIAL
- STATE
- UNDEVELOPED



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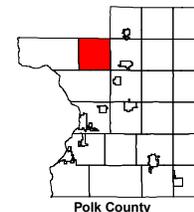


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6/2/09

# MAP 8-3 EXISTING ZONING

## Town of Laketown Polk County Wisconsin



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



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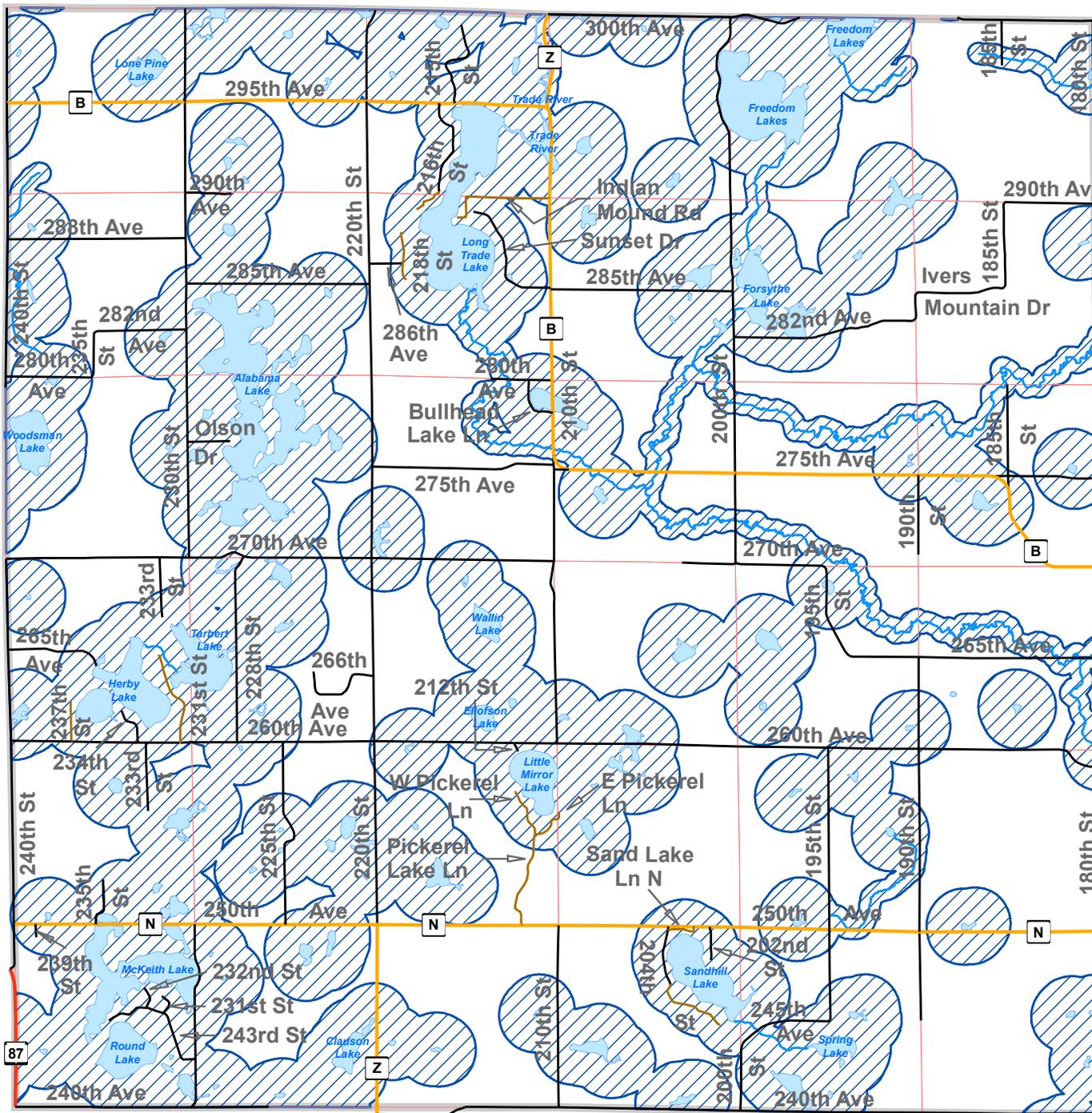


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TOWN OF STERLING

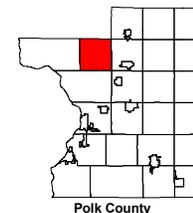
TOWN OF LUCK

TOWN OF EUREKA





# MAP 8-5 SEPTIC LIMITATIONS CONVENTIONAL Town of Laketown Polk County Wisconsin

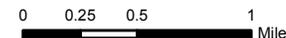


Polk County

- MODERATE
- SEVERE

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

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



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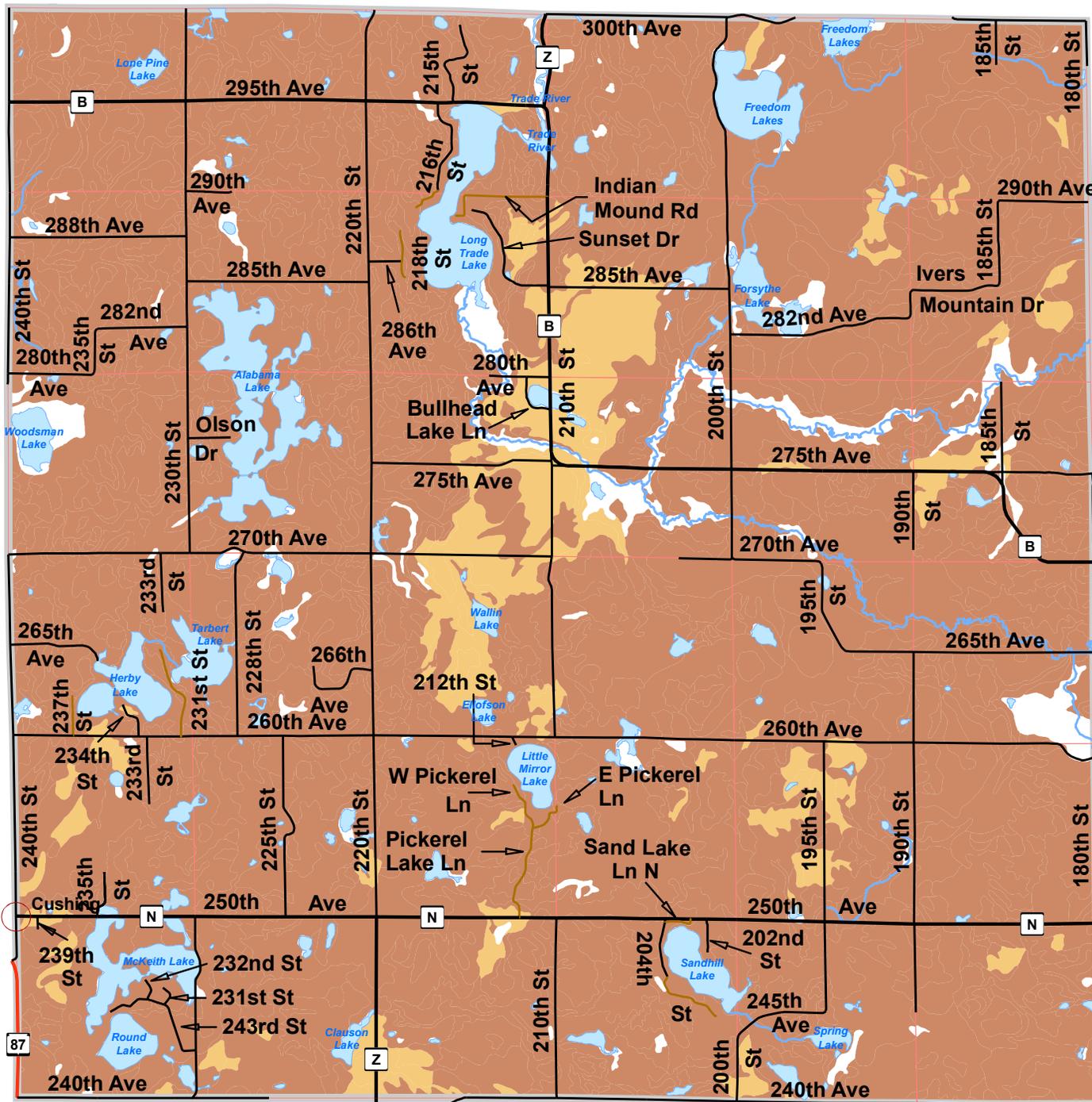


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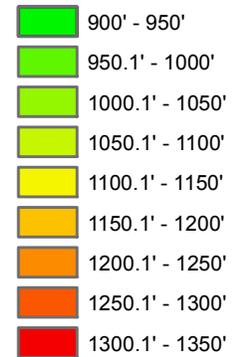
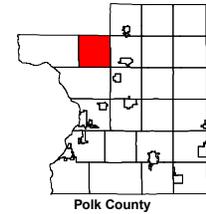
TOWN OF STERLING

TOWN OF LUCK

TOWN OF EUREKA

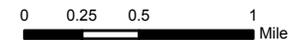


# MAP 8-6 ELEVATION Town of Laketown Polk County Wisconsin



- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD

Elevation Data Source:  
USGS National Elevation Data 10 Meter



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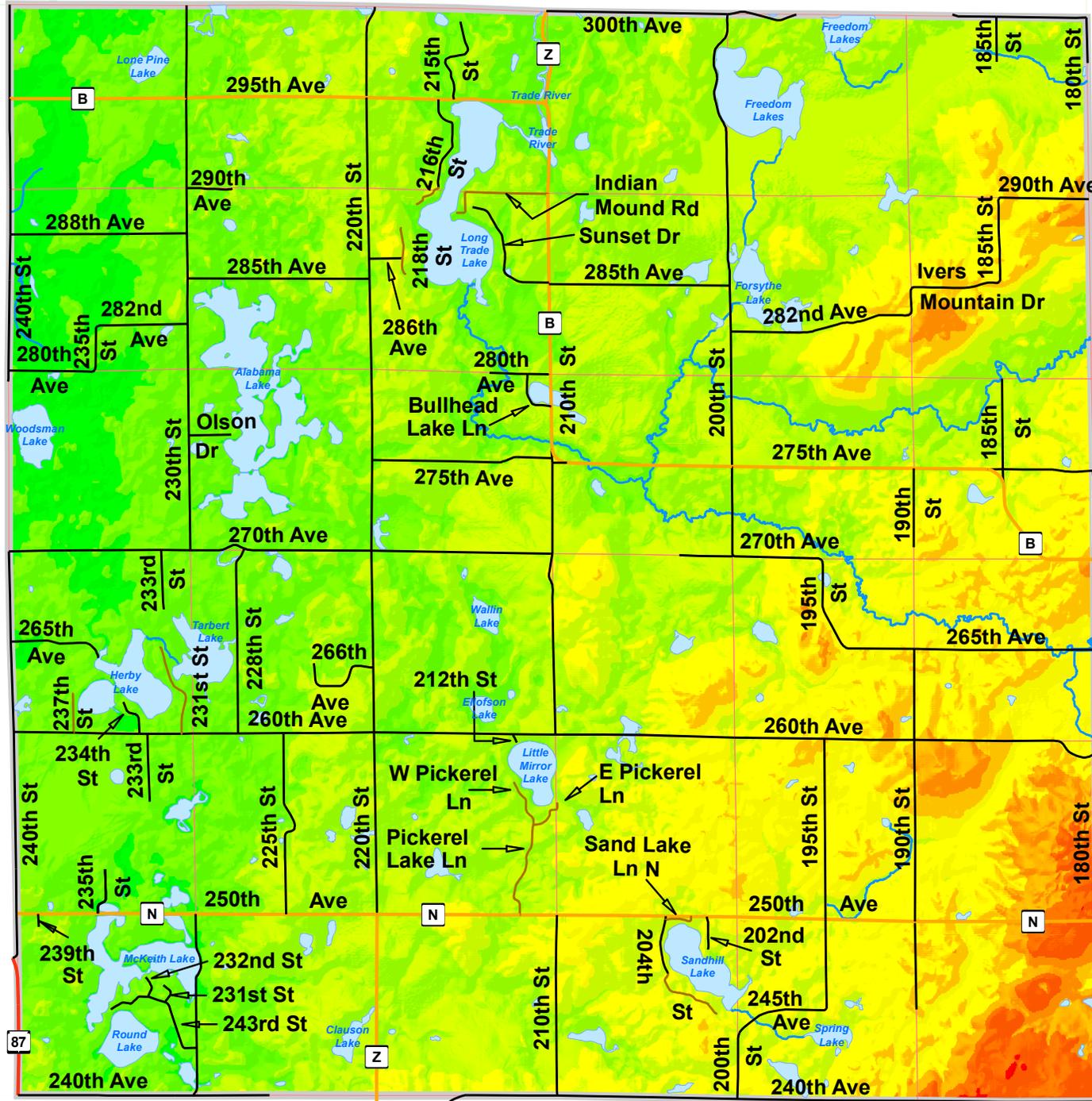


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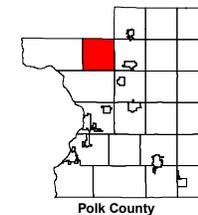
TOWN OF LUCK

TOWN OF EUREKA



# MAP 8-7 PERCENT SLOPE

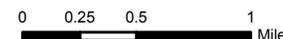
## Town of Laketown Polk County Wisconsin



Polk County

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

Percent Slope Source:  
USGS DEM 10 Meter



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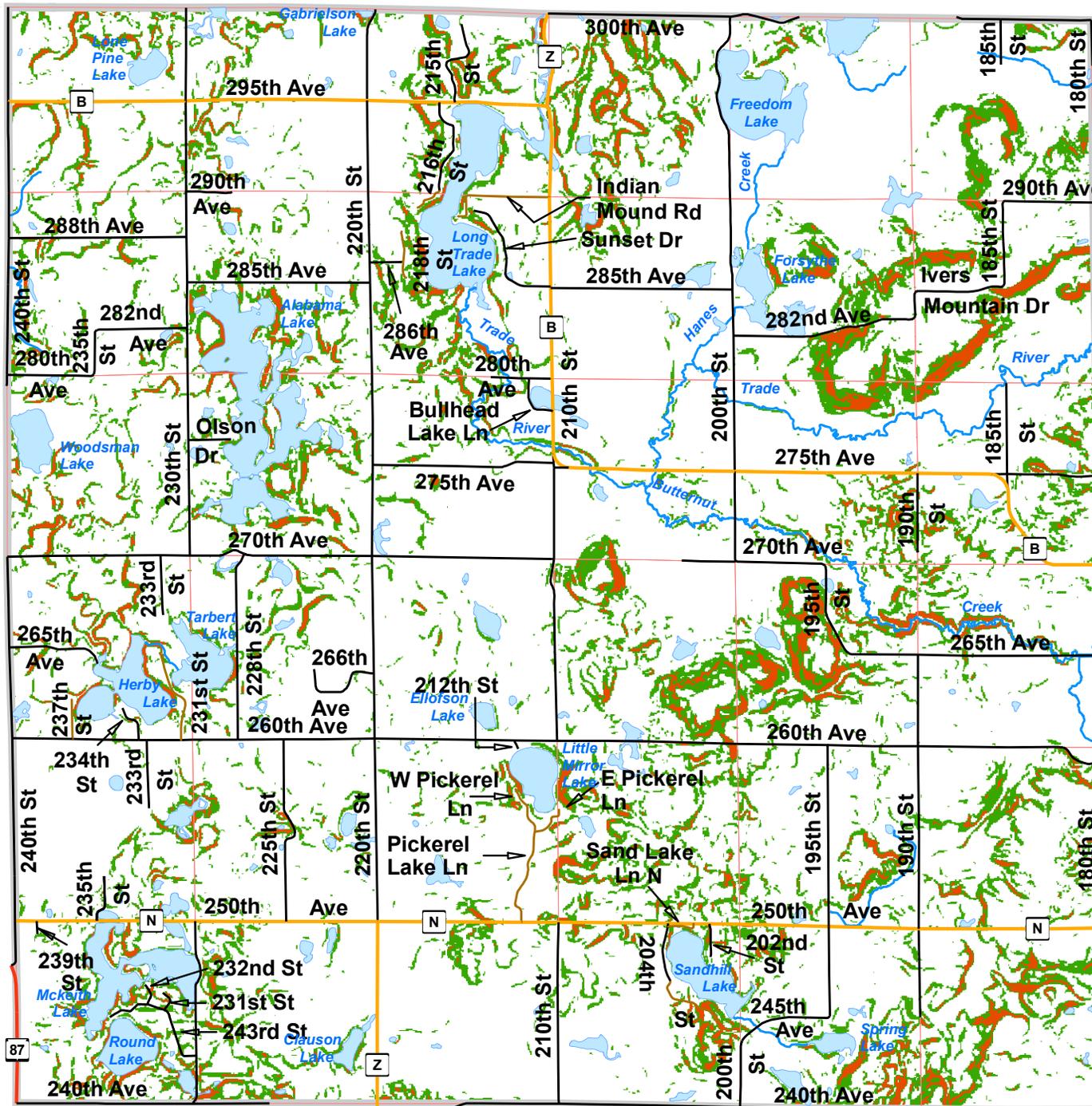


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TOWN OF STERLING

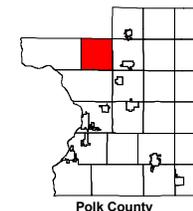
TOWN OF LUCK

TOWN OF EUREKA



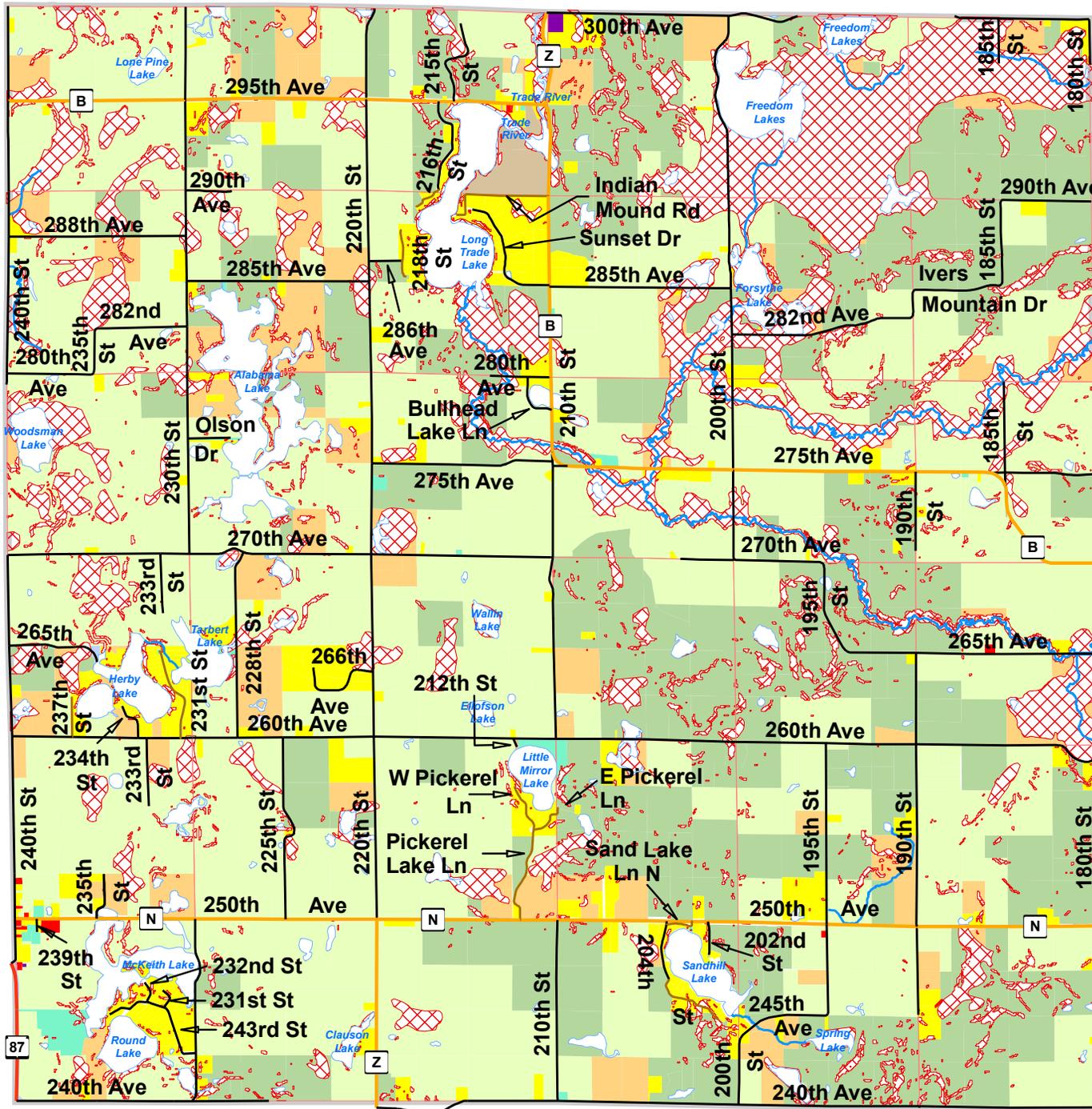
# MAP 8-8 PREFERRED FUTURE LAND USE

Town of Laketown  
Polk County  
Wisconsin



TOWN OF STERLING

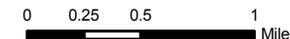
TOWN OF LUCK



### Land Use

- AGRICULTURAL
- COMMERCIAL
- COUNTY
- FOREST LANDS
- INDUSTRIAL
- LIMITATIONS
- OTHER
- RESIDENTIAL
- STATE
- UNDEVELOPED

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



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## **ELEMENT 9: IMPLEMENTATION**

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

### **9.1 ACTION PLAN**

### **9.2 CHANGES TO LAND USE CONTROLS**

### **9.3 CONSISTENCY AND INTEGRATION OF COMPREHENSIVE PLAN ELEMENTS**

### **9.4 MECHANISMS TO MEASURE PROGRESS TOWARD ACHIEVEING ALL ASPECTS OF THE COMPREHENSIVE PLAN**

### **9.5 COMPREHENSIVE PLAN AMENDMENTS AND UPDATE**

## **9.1 ACTION PLAN**

1. Task: Adopt the Town of Laketown Comprehensive Plan  
Who: Town Board  
When: Summer/Fall 2009
2. Task: Research tools that limit large-scale development in Laketown  
Who: Plan Commission  
When: Continuous, starting immediately
3. Task: Discuss, weigh, debate, the tools available to maintain Laketown's rural character, such as: zoning, subdivision regulations, site plan criteria, Purchase of Development Rights Programs, Transfer of Development Rights Programs, and others  
Who: Plan Commission and Laketown residents  
When: Continuous
4. Task: Have the Town Board delegate responsibility for review of development proposals for consistency with the Comprehensive Plan to the Plan Commission  
Who: Town Board and Plan Commission  
When: Immediately

## **9.2 CHANGES TO LAND USE CONTROLS**

No official changes to the plan are planned at the present time by the Town of Laketown. As listed above, however, there are many issues of concern that the Town will be researching and discussing in the future. Some items may be implemented after consensus amongst the Town residents is reached. The Comprehensive Plan should be updated when the intentions of the Town change from researching and discussion to taking steps to implement the decisions of the Town.

## **9.3 CONSISTENCY AND INTEGRATION OF COMPREHENSIVE PLAN ELEMENTS**

The elements of the comprehensive plan will be reviewed and compared to each other to ensure that there are not any inconsistencies. Currently no inconsistencies have been discovered. If any inconsistencies are discovered, they will be reconciled.

## **9.4 MECHANISMS TO MEASURE PROGRESS TOWARD ACHIEVEING ALL ASPECTS OF THE COMPREHENSIVE PLAN**

The Town Board is the decision making body and the Comprehensive Plan is a guiding document for the future of the Town of Laketown. That being the case, it is the responsibility of the Town Board to use this document when decisions are made. The Plan Commission's responsibility would be to review pertinent information, provide input, and continue to act as an advisory body to the Town Board.

## **9.5 COMPREHENSIVE PLAN AMENDMENTS AND UPDATE**

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

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

# **PUBLIC PARTICIPATION PLAN**

---

Comprehensive Plan  
Town of Laketown, Wisconsin

December 18, 2007

STATE OF WISCONSIN

POLK COUNTY

TOWN OF LAKETOWN

TOWN OF LAKETOWN  
RESOLUTION NO. 1-07  
APPROVING A PUBLIC PARTICIPATION PLAN FOR THE  
TOWN OF LAKETOWN COMPREHENSIVE PLAN

WHEREAS, the Laketown Town Board has approved a 30-month timeline to generate the Town of Laketown 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 Laketown Town Board that the public participation process for the Town of Laketown 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 Laketown Plan Commission collectively reviewed and recommended approval of the public participation plan at their December 11, 2007 meeting; and

WHEREAS, the Town Board reviewed the public participation plan on December 18, 2007; and

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

DATED this 18th day of December 2007.

ATTEST:

APPROVE:

*12/18/07*

*Patsy Gustafson*  
Patsy Gustafson, Town Clerk

*Terry Mattson*  
Terry Mattson, Town Chairman

*Don Swanson*

*Randy Erickson*

## INTRODUCTION

The purposes of this Public Participation Plan are:

- To ensure that members of the Town of Laketown 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 Laketown 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 once sufficient information has been gathered and part of the plan has been written, but no later than half way through the development of the comprehensive plan. 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 Laketown 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 Laketown 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 Laketown 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 Laketown 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 Laketown.
2. The clerk of every governmental unit that is adjacent to the Town of Laketown.

3. The Wisconsin Land Council.
4. The Wisconsin Department of Administration.
5. The West Central Wisconsin Regional Planning Commission.
6. The Public Library.

# Town of Laketown Survey Results

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## WRITTEN RESULTS

The Town of Laketown Community Survey was mailed in February 2008 to 690 property owners. Eight surveys were returned as undeliverable, bringing the total surveys received by property owners to 682. Of those received 316 were returned, which equals a 46% response rate.

Broken down into comparative groups: retired/not retired, work in MN/no work in MN, 0 to 5 acres owned/5 to 80 acres owned/80+ acres owned, resident/nonresident.

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

60% of respondents answered yes. Of those who work in MN the opposite result occurred, only 40% responded yes. Of those that do not work in MN (and are not retired) over 72% responded that they live in Laketown most of the year. The number of acres owned had an affect on if they live in Laketown most of the year. 46% of those owning 0 to 5 acres responded yes, 67% of those owning 5 to 80 acres responded yes and 82% of those owning over 80 acres responded yes.

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

46% of total respondents responded to this question. Of those respondents, 40% (58 people) said that they plan on making it their primary residence (this makes up over 18% of total respondents). No comparative group's response varied much.

### 3. How satisfied are you with the Town of Laketown as a place to live?

Most (almost 90%) responded either *very satisfied* (52%) or *somewhat satisfied* (37%) with Laketown as a place to live, with about 5% responding *somewhat dissatisfied* and 5% responding *very dissatisfied*. Those owning more than 80 acres more tended to have a very strong opinion, either *very satisfied* (66%) or *very dissatisfied* (12%).

### 4. Why are you satisfied / dissatisfied with the Town of Laketown as a place to live?

30% (61 respondents) complained about high taxes. Many various comments - see the section *Written Responses: Question 4*.

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

*Rural atmosphere/Natural beauty* ranked highest (19.6%-26.6% of responses) in all comparative groups.

*Near family and friends* ranked second highest (12.2%-19.6% of responses) in all comparative groups, with the exception of those that work in MN, but it came in third for that group.

*Close to recreational opportunities* came in second (12.5%) for those that work in MN.

### 7. The Town of Laketown had a population of 918 people in the year 2000 and an estimated population of 968 in January of 2007, which is an increase of 50 people, or 5.5%, over the past 7 years. In your opinion, what should the pace of development in the Town be over the next 10 years?

Those owning over 80 acres responded 46% of the time that the pace of development should be *slower* and 51% of the time for the pace of development to remain *about the same*. Those that work in WI had the highest percentage of people respond that growth should be faster with 8%. The lowest percentage came from those that are retired. They felt that growth

should be faster only 2.4% of the time. All comparative groups had a majority of responses for development staying the same.

8. Much of the Town of Laketown has a rural /agricultural character today, including natural lakes and rivers, farmland, outdoor recreational opportunities, and wildlife habitat. How important is it to retain the Town's rural/agricultural character in the future?

Over 80% in all comparative groups stated that it is *very important* to retain the rural/agricultural character.

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

Over 51% of the responses mentioned taxes as the biggest issue. See *Written Responses: Question 9* for a list of the written responses.

10A. Laketown should be a mostly rural Town.

The vast majority strongly agree.

10B. Laketown should promote more business development.

Responses were split in relative thirds between *somewhat agree*, *somewhat disagree* and *strongly disagree*.

10C. Laketown should promote the preservation of farmland.

The majority of responses *strongly agreed* or *somewhat agreed*.

10D. Town land use policies should be strengthened to better guide growth.

A majority, but not as strong as A and C, agreed. The strongest disagreeing comparative group was those who own over 80 acres. They had 27% *somewhat disagreeing* and 17% *strongly disagreeing*.

10E. Most new development should occur adjacent to areas which are already developed.

About 80% in all groups agreed.

10F. The Town should use standards for buildings and signs that make non-residential development fit in with the rural community character.

At least 75% agreed in all groups.

10G. Land use conflicts between agriculture and residential development are currently a problem in the Town.

Responses were split pretty evenly between *somewhat agreeing* and *somewhat disagreeing*. Not as many strong opinions.

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

The majority of the responses were for *trying to limit the amount of new housing development*.

12. What types of new development are appropriate for the Town of Laketown?

Housing

The most common answer for wanted housing development was *single-family homes* (around 45% of the responses) with *senior/retirement homes* and *seasonal housing* tying for a distant second (around 15% of responses). Generally there was about 11% responding that they *don't want to see new housing*. Those owning over 80 acres were the only group that differed from the norm. They had over 54% of their responses for *single-family homes* and 18% for *no housing*.

#### Commercial/Industrial

A more even dispersal of responses occurred for the commercial/industrial category than housing, but there was a stronger response (about 15% for no new commercial or industrial development).

13. If you raised children in Laketown that are now grown, did they leave the Town when they graduated high school?

97 people (31%) responded with 88 children (32%) staying and 185 children (68%) leaving.

14. If you have any children who left, what was the reason?

The highest response was to attend college with over 17%, but no jobs in the area and no jobs in their field each got about 11% of the responses. So, putting both of the “jobs” responses together, the lack of jobs in the area was a more important reason for leaving.

15. How important is the preservation of the following features for the future of the Town of Laketown.

The vast majority marked either *very important* or *somewhat important* for all features. The one exception is for those who own more than 80 acres. They felt that *Parks and Recreation* was important 62% of the time, but 38% of the time they felt that it was not important.

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

Overall, the feature with the most votes was *wetlands and lakes*, but 80+ acres, nonresidents, and those working in WI had *farmland* as the highest priority for preservation.

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

Overall 44% stated that they work in MN, 23% in Polk County and only 3% in Laketown.

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

30% of respondents own 1 to 5 acres, 21% own 5 to 35 acres, 22% own 35 to 80 acres, 14% own more than 80 acres and 11% own less than 1 acre.

19. Please share any additional comments you may have.

Responses varied. Please see attached *Written Responses: Question 19*.

20. Gender:	<input type="checkbox"/> Male 64%		<input type="checkbox"/> Female 36%			
21. Age:	<input type="checkbox"/> 18-24 1%	<input type="checkbox"/> 25-34 7%	<input type="checkbox"/> 35-44 8%	<input type="checkbox"/> 45-54 29%	<input type="checkbox"/> 55-64 31%	<input type="checkbox"/> 65 and older 23%
22. Employment status:	<input type="checkbox"/> Employed full time 53%		<input type="checkbox"/> Employed part time 6%		<input type="checkbox"/> Unemployed 1%	
	<input type="checkbox"/> Self Employed 15%		<input type="checkbox"/> Retired 29%		<input type="checkbox"/> Stay at home parent 2%	
	<input type="checkbox"/> Other: 1%					
23. Housing:	<input type="checkbox"/> Own 97%		<input type="checkbox"/> Rent 2%		<input type="checkbox"/> Other: _____ 1%	
24. Number of adults (over 18) in household: more	<input type="checkbox"/> 1 13%	<input type="checkbox"/> 2 74%	<input type="checkbox"/> 3 6%	<input type="checkbox"/> 4 5%	<input type="checkbox"/> 5 <1%	<input type="checkbox"/> 6 or 0%
25. Number of children (under 18) in household: more	<input type="checkbox"/> 0 68%	<input type="checkbox"/> 1 9%	<input type="checkbox"/> 2 8%	<input type="checkbox"/> 3 4%	<input type="checkbox"/> 4 1%	<input type="checkbox"/> 5 or <1%
26. What is your approximate annual household income?	<input type="checkbox"/> Less than \$15,000 4%		<input type="checkbox"/> \$15,000 - \$24,999 7%		<input type="checkbox"/> \$25,000 - \$49,999 24%	
	<input type="checkbox"/> \$50,000 - \$74,999 23%		<input type="checkbox"/> \$75,000 - \$99,999 15%		<input type="checkbox"/> \$100,000 or more 14%	
27. How long have you lived in the Town of Laketown?	<input type="checkbox"/> Less than 1 year 2%		<input type="checkbox"/> 1 to 5 years 16%		<input type="checkbox"/> 6 to 10 years 13%	
	<input type="checkbox"/> 11 to 15 years 7%		<input type="checkbox"/> 16 to 20 years 8%		<input type="checkbox"/> 21 to 30 years 13%	
	<input type="checkbox"/> Over 30 years 32%					

Question	Sub Question	Choices	TOTAL				RETIRED				NOT RETIRED				WORK IN MN				NO WORK IN MN (no retired)			
			Total Surveys Received		Responses per Q		Total Surveys Received		Responses per Q		Total Surveys Received		Responses per Q		Total Surveys Received		Responses per Q		Total Surveys Received		Responses per Q	
			% of Total Surveys Received	% of responses per Q	% of Total Surveys Received	% of responses per Q	% of Total Surveys Received	% of responses per Q	% of Total Surveys Received	% of responses per Q	% of Total Surveys Received	% of responses per Q	% of Total Surveys Received	% of responses per Q	% of Total Surveys Received	% of responses per Q	% of Total Surveys Received	% of responses per Q	% of Total Surveys Received	% of responses per Q		
1	Y	N	188	59.49%	314	59.87%	55	63.95%	85	64.71%	133	58.33%	229	58.08%	44	40.00%	111	39.64%	96	72.73%	133	72.18%
			126	39.87%		40.13%	30	34.88%		35.29%	96	42.11%		41.92%	67	60.91%		60.36%	37	28.03%		27.82%
2	Y	N	58	18.35%	146	39.73%	13	15.12%	38	34.21%	45	19.74%	108	41.67%	28	25.45%	69	40.58%	20	15.15%	47	42.55%
			88	27.85%		60.27%	25	29.07%		65.79%	63	27.63%		58.33%	41	37.27%		59.42%	27	20.45%		57.45%
3	VS	SS	147	46.52%	282	52.13%	44	51.16%	80	55.00%	103	45.18%	202	50.99%	46	41.82%	97	47.42%	64	48.48%	119	53.78%
			105	33.23%		37.23%	25	29.07%		31.25%	80	35.09%		39.60%	43	39.09%		44.33%	43	32.58%		36.13%
			15	4.75%		5.32%	3	3.49%		3.75%	12	5.26%		5.94%	8	7.27%		8.25%	5	3.79%		4.20%
			15	4.75%		5.32%	3	3.49%		3.75%	7	3.07%		3.47%	0	0.00%		0.00%	7	5.30%		5.88%
4			202	63.92%	202	100.00%	58	67.44%	58	100.00%	144	63.16%	144	100.00%	70	63.64%	70	100.00%	86	65.15%	86	100.00%
5	A	VI	51	16.14%	265	19.25%	13	15.12%	70	18.57%	38	16.67%	195	19.49%	5	4.55%	97	5.15%	34	25.76%	111	30.63%
			56	17.72%		21.13%	44	13.95%		17.14%	44	19.30%		22.56%	19	17.27%		19.59%	26	19.70%		23.42%
			71	22.47%		26.79%	15	17.44%		21.43%	56	24.56%		28.72%	27	24.55%		27.84%	33	25.00%		29.73%
			87	27.53%		32.83%	30	34.88%		42.86%	57	25.00%		29.23%	46	41.82%		47.42%	18	13.64%		16.22%
			56	17.72%	270	20.74%	13	15.12%	75	17.33%	43	18.86%	195	22.05%	9	8.18%	97	9.26%	35	26.52%	112	31.25%
			71	22.47%		26.30%	23	26.74%		30.67%	48	21.05%		24.62%	18	16.36%		18.56%	34	25.76%		30.36%
			69	21.84%		25.56%	16	18.60%		21.33%	53	23.25%		27.18%	27	24.55%		27.84%	29	21.97%		25.89%
			74	23.42%		27.41%	23	26.74%		30.67%	51	22.37%		26.15%	43	39.09%		44.33%	14	10.61%		12.50%
			61	19.30%	273	22.34%	15	17.44%	74	20.27%	46	20.18%	199	23.12%	21	19.09%	99	21.21%	28	21.21%	113	24.78%
			118	37.34%		43.22%	29	33.72%		39.19%	89	39.04%		44.72%	49	44.55%		49.49%	45	34.09%		39.82%
			57	18.04%		20.88%	17	19.77%		22.97%	40	17.54%		20.10%	16	14.55%		16.16%	26	19.70%		23.01%
			37	11.71%		13.55%	13	15.12%		17.57%	24	10.53%		12.06%	13	11.82%		13.13%	14	10.61%		12.39%
			94	29.75%	277	33.94%	30	34.88%	78	38.46%	64	28.07%	199	32.16%	30	27.27%	100	30.00%	40	30.30%	114	35.09%
			81	25.52%		28.24%	22	25.56%		28.21%	59	25.88%		28.65%	22	20.00%		20.00%	38	28.79%		33.33%
			57	18.04%		20.58%	14	16.28%		17.95%	43	18.86%		21.61%	21	19.09%		21.00%	26	19.70%		22.81%
			45	14.24%		16.25%	12	13.95%		15.38%	33	14.77%		16.58%	27	24.55%		27.00%	10	7.58%		8.77%
			82	25.95%	272	30.15%	20	23.26%	74	27.03%	62	27.19%	198	31.31%	30	27.27%	98	30.61%	36	27.27%	113	31.86%
			99	31.33%		36.40%	26	30.23%		35.14%	73	32.02%		36.87%	39	35.45%		39.80%	38	28.79%		33.63%
			74	23.42%		27.21%	19	22.09%		25.68%	55	24.12%		27.78%	25	22.73%		25.51%	34	25.76%		30.09%
			17	5.38%		6.25%	9	10.47%		12.16%	8	3.51%		4.04%	4	3.64%		4.08%	5	3.79%		4.42%
			189	59.81%	280	67.50%	50	58.14%	79	63.29%	139	60.96%	201	69.15%	73	66.36%	103	70.87%	76	57.58%	113	67.26%
			80	25.32%		28.57%	25	29.07%		31.65%	55	24.12%		27.36%	29	26.36%		28.16%	31	23.48%		27.43%
			8	2.53%		2.86%	2	2.33%		2.53%	6	2.63%		2.99%	1	0.91%		0.97%	5	3.79%		4.42%
			3	0.95%		1.07%	2	2.33%		2.53%	1	0.44%		0.50%	0	0.00%		0.00%	1	0.76%		0.88%
			142	44.94%	272	52.21%	33	38.37%	76	43.42%	109	47.81%	196	55.61%	50	45.45%	99	50.51%	65	49.24%	111	58.56%
			92	29.11%		33.82%	29	33.72%		38.16%	63	27.63%		32.14%	34	30.21%		34.34%	33	25.00%		29.73%
			32	10.13%		11.76%	11	12.79%		14.47%	21	9.21%		10.71%	14	12.73%		14.14%	10	7.58%		9.01%
			6	1.90%		2.21%	3	3.49%		3.95%	3	1.32%		1.53%	1	0.91%		1.01%	3	2.27%		2.70%
			114	36.08%	266	42.86%	32	37.21%	70	45.71%	82	35.96%	196	41.84%	47	42.73%	94	50.00%	44	33.33%	115	38.26%
			78	24.68%		29.32%	20	23.26%		28.57%	58	25.44%		29.59%	23	20.91%		24.47%	36	27.27%		31.30%
			68	21.52%		25.56%	17	19.77%		24.29%	51	22.37%		26.02%	21	19.09%		22.34%	33	25.00%		28.70%
			6	1.90%		2.26%	1	1.16%		1.43%	5	2.19%		2.55%	3	2.73%		3.19%	2	1.52%		1.74%
			73	23.10%	270	27.04%	18	20.93%	76	23.68%	55	24.12%	194	28.35%	17	15.45%	96	17.71%	39	29.55%	112	34.82%
			66	20.89%		24.44%	21	24.42%		27.63%	45	19.74%		23.20%	22	20.00%		22.92%	27	20.45%		24.11%
			68	21.52%		25.19%	15	17.44%		19.74%	53	23.25%		27.32%	26	23.64%		27.08%	28	21.21%		25.00%
			63	19.94%		23.33%	22	25.58%		28.95%	41	17.98%		21.13%	31	28.18%		32.29%	18	13.64%		16.07%
			51	16.14%	272	18.75%	13	15.12%	75	17.33%	38	16.67%	197	19.29%	28	25.45%	99	28.28%	14	10.61%	112	12.50%
			83	26.77%		30.15%	22	25.56%		29.33%	61	26.75%		30.98%	43	39.09%		43.43%	24	18.18%		21.43%
			77	24.37%		28.31%	19	22.00%		25.33%	58	25.44%		28.14%	34	30.21%		34.24%	38	28.79%		33.93%
			61	19.30%		22.43%	21	24.42%		28.00%	40	17.54%		20.30%	4	3.64%		4.04%	36	27.27%		32.14%
			11	3.48%	15	73.33%	3	3.49%	6	50.00%	8	3.51%	9	88.89%	3	2.73%	3	100.00%	6	4.55%	7	85.71%
			1	0.32%		6.67%	0	0.00%		0.00%	1	0.44%		11.11%	0	0.00%		0.00%	1	0.76%		14.29%
			1	0.32%		6.67%	1	1.16%		16.67%	0	0.00%		0.00%	0	0.00%		0.00%	0	0.00%		0.00%
			2	0.63%		13.33%	2	2.33%		33.33%	0	0.00%		0.00%	0	0.00%		0.00%	0	0.00%		0.00%
6	A	B	40	12.66%	686	5.83%	9	10.47%	181	4.97%	31	13.60%	505	6.14%	3	2.73%	256	1.17%	28	21.21%	284	9.86%
			41	12.97%		5.98%	10	11.63%		5.52%	31	13.60%		6.14%	8	7.27%		3.13%	23	17.42%		8.10%
			60	18.99%		8.75%	14	16.28%		7.73%	46	20.18%		9.11%	32	29.09%		12.50%	18	13.64%		6.34%
			98	31.01%		14.29%	28	32.56%		15.47%	70	30.70%		13.86%	30	27.27%		11.72%	44	33.33%		15.49%
			50	15.82%		7.29%	12	13.95%		6.63%	38	16.67%		7.52%	23	20.91%		8.98%	16	12.12%		5.63%
			168	53.16%		24.49%	48	55.81%		26.52%	120	52.63%		23.76%	68	61.82%		26.56%	62	46.97%		21.83%
			87	27.20%		9.77%	21	24.42%		11.60%	46	20.18%		9.11%	23	20.91%						

		TOTAL			RETIRED			NOT RETIRED			WORK IN MN			NO WORK IN MN (no retired)									
12	Housing	a	229	72.47%	498	45.98%	59	68.60%	127	46.46%	170	74.56%	371	45.82%	85	77.27%	196	43.37%	94	71.21%	199	47.24%	
		b	20	6.33%		4.02%	4	4.65%	3.15%	16	7.02%	4.31%	7	6.36%	3.57%	11	8.33%		11	8.33%		5.53%	
		c	30	9.49%		6.02%	5	5.81%	3.94%	25	10.96%	6.74%	9	8.18%	4.59%	17	12.88%		17	12.88%		8.54%	
		d	79	25.00%		15.86%	22	25.58%	17.32%	57	25.00%	15.36%	37	33.64%	18.88%	23	17.42%		23	17.42%		11.56%	
		e	81	25.63%		16.27%	22	25.58%	17.32%	59	25.88%	15.90%	40	36.36%	20.41%	25	18.94%		25	18.94%		12.56%	
		f	4	1.27%		0.80%	1	1.16%	0.79%	3	1.32%	0.81%	2	1.82%	1.02%	1	0.76%		1	0.76%		0.50%	
		g	55	17.41%		11.04%	14	16.28%	11.02%	41	17.98%	11.05%	16	14.55%	8.16%	28	21.21%		28	21.21%		14.07%	
		h	77	24.37%		12.79%	12	13.95%	138	8.70%	65	28.51%	464	14.01%	47	42.73%	254	18.50%	22	16.67%	234	9.40%	
		i	94	29.75%		15.61%	15	17.44%	10.87%	56	24.56%	12.07%	40	36.36%	15.75%	21	15.91%		21	15.91%		8.97%	
Commercial/Industrial	a	91	28.27%		13.79%	21	24.42%	15.22%	62	27.19%	13.36%	37	33.64%	14.57%	29	21.97%		29	21.97%		12.39%		
	b	64	20.25%		10.63%	11	12.79%	7.97%	53	23.25%	11.42%	28	25.45%	11.02%	25	18.94%		25	18.94%		10.68%		
	c	102	32.28%		16.94%	23	26.74%	16.67%	79	34.65%	17.03%	35	31.82%	13.78%	47	35.61%		47	35.61%		20.09%		
	d	10	3.16%		1.66%	2	2.33%	1.45%	8	3.51%	1.72%	2	1.82%	0.79%	6	4.55%		6	4.55%		2.56%		
	e	8	2.53%		1.33%	2	2.33%	1.45%	6	2.63%	1.29%	3	2.73%	1.18%	3	2.27%		3	2.27%		1.28%		
	f	93	29.43%		15.45%	30	34.88%	21.74%	63	27.63%	13.58%	30	27.27%	11.81%	39	29.55%		39	29.55%		16.67%		
	g	88	27.85%		32.23%	31	36.05%	108	28.70%	57	25.00%	165	34.55%	18	16.36%	68	26.47%	45	34.09%	112	40.18%		
	h	185	58.54%		67.77%	77	89.53%	71	30%	108	47.37%	65	45%	50	37.53%	67	50.76%	47	35.82%	100	59.82%		
	i	97	30.70%		97	100.00%	35	40.70%	35	100.00%	62	27.19%	62	100.00%	26	23.64%	26	100.00%	42	31.82%	42	100.00%	
14	a	55	17.41%		33.54%	24	27.91%	68	35.29%	31	13.60%	96	32.29%	11	10.00%	38	28.95%	23	17.42%	67	34.33%		
	b	18	5.70%		10.98%	6	6.98%	8.82%	12	5.26%	12	5.26%	4	3.64%	10	7.53%	9	6.82%	9	6.82%	13.43%		
	c	21	6.65%		12.80%	11	12.79%	16.18%	10	4.39%	10.42%	3	2.73%	7.89%	8	6.06%		8	6.06%		11.94%		
	d	36	11.39%		21.95%	13	15.12%	19.12%	23	10.09%	23.96%	10	9.09%	26.32%	14	10.61%		14	10.61%		20.90%		
	e	34	10.76%		20.73%	14	16.28%	20.59%	20	8.77%	20.83%	10	9.09%	26.32%	13	9.85%		13	9.85%		19.40%		
	15	A	221	69.94%		298	74.16%	61	70.93%	82	74.39%	160	70.18%	216	74.07%	79	71.82%	110	71.82%	93	70.45%	121	76.86%
		VI	64	20.25%		21.48%	16	18.60%	19.51%	48	21.05%	22.22%	25	22.73%	22.73%	26	19.70%		26	19.70%		21.49%	
		NV	10	3.16%		3.36%	3	3.49%	3.66%	7	3.07%	3.24%	5	4.55%	4.55%	2	1.52%		2	1.52%		1.65%	
		NI	3	0.95%		1.01%	2	2.33%	2.44%	1	0.44%	0.46%	1	0.91%	0.91%	0	0.00%		0	0.00%		0.00%	
B		VI	250	79.11%		303	82.51%	68	79.07%	85	80.00%	182	79.82%	218	83.49%	95	86.36%	111	85.59%	101	76.52%	122	82.79%
		SI	50	15.82%		16.50%	15	17.44%	17.65%	35	15.35%	16.06%	15	13.64%	13.51%	21	15.91%		21	15.91%		17.21%	
		NV	2	0.63%		0.68%	1	1.16%	1.18%	1	0.44%	0.46%	1	0.91%	0.90%	0	0.00%		0	0.00%		0.00%	
		NI	1	0.32%		0.33%	1	1.16%	1.18%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%		0	0.00%		0.00%	
		C	VI	249	78.80%		303	82.18%	64	74.42%	83	77.11%	185	81.14%	220	84.09%	97	88.18%	111	87.39%	102	77.27%	124
	SI		46	14.56%		15.18%	15	17.44%	18.07%	31	13.60%	14.09%	14	12.73%	12.61%	18	13.64%		18	13.64%		14.52%	
	NV		7	2.22%		2.31%	3	3.49%	3.61%	4	1.75%	1.82%	0	0.00%	0.00%	4	3.03%		4	3.03%		3.23%	
	NI		1	0.32%		0.33%	1	1.16%	1.20%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%		0	0.00%		0.00%	
	D		VI	214	67.22%		296	72.30%	53	61.63%	80	66.25%	161	70.61%	216	74.54%	84	76.36%	110	76.36%	88	66.67%	121
SI			64	20.25%		21.62%	21	24.42%	26.25%	43	18.86%	19.91%	22	20.00%	20.00%	22	16.67%		22	16.67%		18.18%	
NV			13	4.11%		4.39%	4	4.65%	5.00%	9	3.95%	4.17%	4	3.64%	3.64%	8	6.06%		8	6.06%		6.61%	
NI			5	1.58%		1.69%	2	2.33%	2.50%	3	1.32%	1.39%	0	0.00%	0.00%	3	2.27%		3	2.27%		2.48%	
E			VI	277	87.66%		304	91.12%	74	86.05%	85	87.06%	203	89.04%	219	92.69%	104	94.55%	111	93.69%	113	85.61%	123
		SI	24	7.59%		7.19%	10	11.63%	11.76%	14	6.14%	6.39%	6	5.45%	5.41%	8	6.06%		8	6.06%		6.50%	
		NV	1	0.32%		0.33%	0	0.00%	0.00%	1	0.44%	0.46%	0	0.00%	0.00%	1	0.76%		1	0.76%		0.81%	
		NI	2	0.63%		0.68%	1	1.16%	1.18%	1	0.44%	0.46%	1	0.91%	0.90%	1	0.76%		1	0.76%		0.81%	
		F	VI	139	43.99%		293	47.44%	35	40.70%	79	44.30%	104	45.61%	214	48.60%	57	51.82%	109	52.29%	56	42.42%	120
	SI		107	33.86%		36.52%	26	30.23%	32.91%	81	35.53%	37.85%	40	36.36%	36.70%	43	32.58%		43	32.58%		35.83%	
	NV		33	10.44%		11.26%	14	16.28%	17.72%	19	8.33%	8.88%	7	6.36%	6.42%	14	10.61%		14	10.61%		11.67%	
	NI		14	4.43%		4.78%	4	4.65%	5.06%	10	4.39%	4.67%	5	4.55%	4.59%	7	5.30%		7	5.30%		5.83%	
	16		A	71	22.47%		312	22.76%	21	24.42%	92	22.83%	50	21.93%	220	22.73%	11	10.00%	117	9.40%	41	31.06%	124
B			57	18.04%		18.27%	18	20.93%	19.57%	39	17.11%	17.73%	23	20.91%	19.66%	21	15.91%		21	15.91%		16.94%	
C			91	28.80%		29.17%	25	29.07%	27.17%	66	28.95%	30.00%	47	42.73%	40.17%	29	21.97%		29	21.97%		23.39%	
D			10	3.16%		3.21%	5	5.81%	5.43%	5	2.19%	2.27%	4	3.64%	3.42%	2	1.52%		2	1.52%		1.61%	
E			77	24.37%		24.68%	22	25.58%	23.91%	55	24.12%	25.00%	32	29.09%	27.35%	26	19.70%		26	19.70%		20.97%	
F		6	1.90%		1.92%	1	1.16%	1.09%	5	2.19%	2.27%	0	0.00%	0.00%	5	3.79%		5	3.79%		4.03%		
17		a	25	7.91%		394	6.35%	7	8.14%	97	7.22%	18	7.89%	297	6.06%	5	4.55%	154	3.25%	13	9.85%	164	7.93%
		b	121	38.28%		30.71%	0	0.00%	0.00%	102	44.74%	34.94%	21	19.09%	13.64%	83	62.88%		83	62.88%		50.61%	
		c	4	1.27%		1.02%	0	0.00%	0.00%	4	1.75%	1.35%	0	0.00%	0.00%	4	3.03%		4	3.03%		2.44%	
	d	27	8.54%		6.85%	3	3.49%	3.09%	24	10.53%	8.08%	2	1.82%	1.30%	22	16.67%		22	16.67%		13.41%		
	e	114	36.08%		28.93%	14	16.28%	14.43%	100	43.86%	33.67%	114	103.64%	74.03%	0	0.00%		0	0.00%		0.00%		
	f	27	8.54%		6.85%	4	4.65%	4.12%	23	10.09%	7.74%	2	1.82%	1.30%	21	15.91%		21	15.91%		12.80%		
	g	17	5.38%		4.31%	4	4.65%	4.12%	13	5.70%	4.38%	2	1.82%	1.30%	12	9.09%		12	9.09%		7.32%		
	h	39	12.34%		9.90%	26	30.23%	26.80%	13	5.70%	4.38%	7	6.36%	4.55%	9	6.82%		9	6.82%		5.49%		
	i	20	6.33%		5.08%	20	23.26%	20.62%	0	0.00%	0.00%	1	0.91%	0.65%	0	0.00%		0	0.00%		0.00%		
18	a	1	0.32%		312	0.32%	0	0.00%	92	0.00%	1	0.44%	220	0.									

Question	Sub-Question	Choices	0 to 5 ACRES				5 to 80 ACRES				80+ ACRES				RESIDENT				NONRESIDENT			
			Total Surveys Received		Responses per Q		Total Surveys Received		Responses per Q		Total Surveys Received		Responses per Q		Total Surveys Received		Responses per Q		Total Surveys Received		Responses per Q	
			% of Total Surveys Received	% of responses per Q	% of Total Surveys Received	% of responses per Q	% of Total Surveys Received	% of responses per Q	% of Total Surveys Received	% of responses per Q	% of Total Surveys Received	% of responses per Q	% of Total Surveys Received	% of responses per Q	% of Total Surveys Received	% of responses per Q	% of Total Surveys Received	% of responses per Q	% of Total Surveys Received	% of responses per Q		
1	Y	64	46.72%	138	46.38%	89	66.42%	133	66.92%	37	84.09%	45	82.22%	188	89.10%	210	89.52%	188	100.53%	188	100.00%	
	N	74	54.01%		53.62%	44	32.84%		33.08%	8	18.18%		17.78%	22	10.43%		10.48%	0	0.00%	0	0.00%	
2	Y	30	21.90%	81	37.04%	22	16.42%	53	41.51%	7	15.91%	14	50.00%	28	13.27%	50	56.00%	20	10.70%	30	66.67%	
	N	51	37.23%		62.96%	31	23.13%		58.49%	7	15.91%		50.00%	22	10.43%		44.00%	10	5.35%		33.33%	
3	VS	53	38.69%	124	42.74%	69	51.49%	119	57.98%	27	61.36%	41	65.85%	118	55.92%	199	59.30%	111	59.36%	180	61.67%	
	SS	55	40.15%		44.35%	41	30.60%		34.45%	9	20.45%		21.95%	62	29.38%		31.16%	53	28.34%		29.44%	
	SD	8	5.84%		6.45%	7	5.22%		5.88%	0	0.00%		0.00%	10	4.74%		5.03%	8	4.28%		4.44%	
	SD	8	5.84%		6.45%	2	1.49%		1.68%	5	11.36%		12.20%	9	4.27%		4.52%	8	4.28%		4.44%	
4		87	63.50%	87	100.00%	87	64.93%	87	100.00%	30	68.18%	30	100.00%	140	66.35%	140	100.00%	125	66.84%	125	100.00%	
5	A	VI	15	10.95%	113	13.27%	22	16.42%	118	18.64%	16	36.36%	36	44.44%	44	20.85%	186	23.65%	43	22.99%	169	25.44%
		N	27	19.71%		23.89%	36	26.87%		30.51%	8	18.18%		22.22%	53	25.12%		28.49%	50	26.74%		29.59%
		NI	49	35.77%		43.36%	33	24.63%		27.97%	5	11.36%		13.89%	48	22.75%		25.81%	37	19.79%		21.89%
	B	VI	13	9.49%	114	11.40%	32	23.88%	122	26.23%	13	29.55%	36	36.11%	46	21.80%	191	24.08%	45	24.06%	174	25.86%
		I	23	16.79%		20.18%	39	29.10%		31.97%	9	20.45%		25.00%	61	28.91%		31.94%	57	30.48%		32.76%
		N	32	23.36%		28.07%	29	21.64%		23.77%	8	18.18%		22.22%	45	21.33%		23.56%	42	22.46%		24.14%
		NI	46	33.58%		40.35%	22	16.42%		18.03%	6	13.64%		16.67%	39	18.48%		20.42%	30	16.04%		17.24%
	C	VI	27	19.71%	116	23.28%	27	20.15%	122	22.13%	9	20.45%	37	24.32%	40	18.96%	193	20.73%	32	17.11%	176	18.18%
		I	54	39.42%		46.55%	51	38.06%		41.80%	13	29.55%		35.14%	77	36.49%		39.90%	72	38.50%		40.91%
		N	18	13.14%		15.52%	30	22.39%		24.59%	9	20.45%		24.32%	47	22.27%		24.35%	46	24.60%		26.14%
		NI	17	12.41%		14.66%	14	10.45%		11.48%	6	13.64%		16.22%	29	13.74%		15.03%	26	13.90%		14.77%
	D	VI	39	28.40%	117	23.03%	47	35.07%	123	38.21%	21	47.73%	39	58.85%	76	36.02%	197	38.59%	71	37.97%	179	39.66%
		I	36	25.55%		29.81%	24	17.87%		27.67%	12	27.27%		23.68%	56	26.34%		28.43%	49	26.20%		27.37%
		N	25	18.25%		21.37%	20	15.00%		21.95%	5	11.36%		12.82%	40	18.96%		20.30%	38	20.32%		21.23%
		NI	29	21.17%		24.79%	15	11.19%		12.20%	1	2.27%		2.56%	25	11.85%		12.69%	21	11.23%		11.73%
	E	VI	29	21.17%	117	24.79%	42	31.34%	121	34.71%	13	29.55%	36	36.11%	58	27.49%	191	30.37%	53	28.34%	173	30.64%
		I	46	33.58%		39.32%	40	29.85%		33.06%	13	29.55%		36.11%	72	34.12%		37.70%	68	36.36%		39.31%
		N	33	24.09%		28.21%	34	25.37%		28.10%	7	15.91%		19.44%	49	23.22%		25.65%	43	22.99%		24.86%
		NI	9	6.57%		7.69%	5	3.73%		4.13%	3	6.82%		8.33%	12	5.69%		6.28%	9	4.81%		5.20%
	F	VI	76	55.47%	121	62.81%	89	66.42%	123	72.36%	26	59.09%	38	68.42%	135	63.98%	198	68.18%	121	64.71%	180	67.22%
		I	40	29.20%		33.06%	29	21.64%		23.58%	11	25.00%		28.95%	56	26.54%		28.28%	52	27.81%		28.89%
		N	4	2.92%		3.31%	4	2.99%		3.25%	0	0.00%		0.00%	5	2.37%		2.53%	5	2.67%		2.78%
		NI	1	0.73%		0.83%	1	0.75%		0.81%	1	2.27%		2.63%	2	0.95%		1.01%	2	1.07%		1.11%
	G	VI	62	45.26%	116	53.45%	61	45.52%	120	50.83%	21	47.73%	38	58.26%	101	47.87%	193	52.33%	93	49.73%	175	53.14%
		I	33	24.09%		28.45%	50	37.31%		41.67%	9	20.45%		23.68%	69	32.70%		35.75%	61	32.62%		34.86%
		N	18	13.14%		15.52%	8	5.97%		6.67%	6	13.64%		15.79%	21	9.95%		10.88%	19	10.16%		10.88%
		NI	3	2.19%		2.59%	1	0.75%		0.83%	2	4.55%		5.26%	2	0.95%		1.04%	2	1.07%		1.14%
	H	VI	47	34.31%	112	41.96%	49	36.57%	118	41.53%	20	45.45%	38	52.63%	83	39.34%	192	43.23%	73	39.04%	175	41.71%
		I	38	27.74%		33.93%	31	23.13%		26.27%	9	20.45%		23.68%	55	26.07%		28.65%	51	27.27%		29.14%
		N	23	16.79%		20.54%	37	27.61%		31.36%	8	18.18%		21.05%	51	24.17%		26.56%	48	25.67%		27.43%
		NI	4	2.92%		3.57%	1	0.75%		0.85%	1	2.27%		2.63%	3	1.42%		1.56%	3	1.60%		1.71%
	I	VI	13	9.49%	113	11.50%	42	31.34%	121	34.71%	20	45.45%	38	52.63%	59	27.96%	191	30.89%	56	29.95%	174	32.18%
		I	18	13.14%		15.93%	38	28.36%		31.40%	10	22.73%		26.32%	52	24.64%		27.23%	51	27.27%		29.71%
		N	37	27.01%		32.74%	26	19.40%		21.49%	5	11.36%		13.16%	41	19.43%		21.47%	37	19.79%		21.26%
		NI	45	32.85%		39.82%	15	11.19%		12.40%	3	6.82%		7.89%	39	18.48%		20.42%	30	16.04%		17.24%
	J	VI	32	23.36%	117	27.35%	16	11.94%	121	33.22%	3	6.82%	36	8.33%	27	12.80%	190	14.21%	22	11.76%	172	12.79%
		I	40	29.20%		34.19%	39	29.10%		32.23%	4	9.09%		11.11%	67	31.00%		30.00%	50	26.74%		28.09%
		N	29	21.17%		24.79%	36	26.87%		28.75%	14	31.82%		38.68%	59	27.96%		31.08%	55	29.41%		31.98%
		NI	16	11.68%		13.68%	30	22.39%		24.79%	15	34.09%		41.67%	47	22.27%		24.74%	45	24.06%		26.16%
	K	VI	5	3.65%	6	83.33%	5	3.73%	5	100.00%	2	4.55%	5	40.00%	9	4.27%	11	81.82%	8	4.28%	10	80.00%
		I	0	0.00%		0.00%	0	0.00%		0.00%	1	2.27%		20.00%	1	0.47%		9.09%	1	0.53%		10.00%
		N	0	0.00%		0.00%	0	0.00%		0.00%	1	2.27%		20.00%	1	0.47%		9.09%	1	0.53%		10.00%
		NI	1	0.73%		16.67%	0	0.00%		0.00%	1	2.27%		20.00%	0	0.00%		0.00%	0	0.00%		0.00%
6	A	17	12.41%	287	5.92%	17	12.69%	308	5.52%	6	13.64%	97	6.19%	37	17.54%	489	7.57%	37	19.79%	446	8.30%	
		B	11	8.03%		3.83%	23	17.16%		7.47%	7	15.91%		7.22%	34	16.11%		6.95%	34	18.18%		7.62%
		C	34	24.82%		11.85%	22	16.42%		7.14%	4	9.09%		4.12%	34	16.11%		6.95%	27	14.44%		6.05%
		D	35	25.55%		12.20%	45	33.58%		14.61%	19	43.18%		19.59%	80	37.91%		16.36%	73	39.04%		16.37%
		E	25	18.25%		8.71%	20	14.93%		6.49%	5	11.36%		5.15%	34	16.11%		6.95%	32	17.11%		7.17%
		F	70	51.09%		24.39%	79	58.96%		25.65%	19	43.18%		19.59%	117	55.45%		23.93%	103	55.08%		23.09%
		G	34	24.82%		11.85%	27	20.15%		9.77%	7	15.91%		7.22%	46	21.80%		9.41%	45	24.06%		10.05%
		H	23	16.79%		8.01%	22	16.42%		7.14%	10	22.73%		10.31%	37							

		0 to 5 ACRES			5 to 80 ACRES			80+ ACRES			RESIDENT			NONRESIDENT										
12	Housing	a	96	70.07%	228	42.11%	103	76.87%	217	47.47%	31	70.45%	57	54.39%	150	71.09%	308	48.70%	137	73.26%	271	50.55%		
		b	9	6.57%	3.95%	10	7.46%	4.61%	1	2.27%	1.75%	10	4.74%	3.25%	8	4.28%	2.95%	8	4.28%	2.95%	8	4.28%	2.95%	
		c	14	10.22%	6.14%	12	8.96%	5.53%	5	11.36%	8.77%	19	9.00%	6.17%	16	8.56%	5.90%	16	8.56%	5.90%	16	8.56%	5.90%	
		d	39	28.47%	17.11%	35	26.12%	16.13%	5	11.36%	8.77%	50	23.70%	16.23%	44	23.53%	16.24%	44	23.53%	16.24%	44	23.53%	16.24%	
		e	47	34.31%	20.61%	29	21.64%	13.36%	5	11.36%	8.77%	36	17.06%	11.69%	29	15.51%	10.70%	29	15.51%	10.70%	29	15.51%	10.70%	
		f	0	0.00%	0.00%	4	2.99%	1.84%	0	0.00%	0.00%	2	0.95%	0.65%	2	1.07%	0.74%	2	1.07%	0.74%	2	1.07%	0.74%	
		g	23	16.79%	10.09%	24	17.91%	11.06%	10	22.73%	17.54%	41	19.43%	13.31%	35	18.72%	12.92%	35	18.72%	12.92%	35	18.72%	12.92%	
12	Commercial/Industrial	a	47	34.31%	295	15.93%	24	17.91%	247	9.72%	6	13.64%	63	9.52%	45	21.33%	373	12.06%	37	19.79%	322	11.49%		
		b	44	32.12%	14.92%	23	17.16%	9.31%	4	9.09%	6.35%	37	17.54%	9.92%	29	15.51%	9.01%	29	15.51%	9.01%	29	15.51%	9.01%	
		c	40	29.20%	13.56%	41	30.60%	16.60%	13	29.55%	20.63%	63	29.86%	16.89%	58	31.02%	18.01%	58	31.02%	18.01%	58	31.02%	18.01%	
		d	50	36.50%	16.95%	29	21.64%	11.74%	4	9.09%	6.35%	49	23.22%	13.14%	40	21.39%	12.42%	40	21.39%	12.42%	40	21.39%	12.42%	
		e	32	23.36%	10.85%	29	21.64%	11.74%	3	6.82%	4.76%	35	16.59%	9.38%	29	15.51%	9.01%	29	15.51%	9.01%	29	15.51%	9.01%	
		f	35	25.55%	11.86%	48	35.82%	19.43%	20	45.45%	31.75%	63	29.86%	16.89%	58	31.02%	18.01%	58	31.02%	18.01%	58	31.02%	18.01%	
		g	3	2.19%	1.02%	5	3.73%	2.02%	2	4.55%	3.17%	6	2.84%	1.61%	5	2.67%	1.55%	5	2.67%	1.55%	5	2.67%	1.55%	
h	4	2.92%	1.36%	4	2.99%	1.62%	1	2.27%	1.59%	8	3.79%	2.14%	6	3.21%	1.86%	6	3.21%	1.86%	6	3.21%	1.86%			
i	40	29.20%	13.56%	44	32.84%	17.81%	10	22.73%	17.81%	67	31.75%	17.96%	60	32.09%	18.63%	60	32.09%	18.63%	60	32.09%	18.63%			
13	#S	36	26.29%	94	38.30%	32	23.88%	111	28.83%	22	50.00%	70	31.43%	60	28.44%	226	26.55%	59	31.55%	220	26.82%			
	#L	58	42.34%	61	70%	79	58.56%	71	17.7%	48	109.09%	68.57%	166	78.67%	73	45%	161	86.10%	73	18%				
	?	28	20.44%	28	100.00%	43	32.09%	43	100.00%	28	63.64%	28	100.00%	87	41.22%	87	100.00%	86	45.99%	86	100.00%			
14	a	12	8.76%	49	24.49%	25	18.66%	66	37.88%	20	45.45%	51	39.22%	49	23.22%	150	32.67%	48	25.67%	147	32.65%			
	b	6	4.38%	12.24%	8	5.97%	12.12%	4	9.09%	7.84%	18	8.53%	12.00%	18	9.63%	12.24%	18	9.63%	12.24%	18	9.63%	12.24%		
	c	8	5.84%	16.33%	8	5.97%	12.12%	5	11.36%	9.80%	21	9.95%	14.00%	21	11.23%	14.29%	21	11.23%	14.29%	21	11.23%	14.29%		
	d	15	10.95%	30.61%	12	8.96%	18.18%	9	20.45%	17.65%	31	14.69%	20.67%	30	16.04%	20.41%	30	16.04%	20.41%	30	16.04%	20.41%		
	e	8	5.84%	16.33%	13	9.70%	19.70%	13	29.55%	25.49%	31	14.69%	20.67%	30	16.04%	20.41%	30	16.04%	20.41%	30	16.04%	20.41%		
15	A	VI	86	62.77%	127	67.72%	103	76.87%	133	77.44%	34	77.27%	40	85.00%	156	73.93%	200	78.00%	140	74.87%	178	78.65%		
		SI	35	25.55%	27.56%	24	17.91%	18.05%	5	11.36%	12.50%	39	18.48%	19.50%	34	18.18%	19.10%	34	18.18%	19.10%	34	18.18%	19.10%	
		NV	4	2.92%	3.15%	5	3.73%	3.76%	1	2.27%	2.50%	3	1.42%	1.50%	3	1.60%	1.69%	3	1.60%	1.69%	3	1.60%	1.69%	
	B	VI	107	78.10%	130	82.31%	111	82.84%	134	82.84%	34	77.27%	41	82.93%	169	80.09%	203	83.25%	150	80.21%	180	83.33%		
		SI	21	15.33%	16.15%	22	16.42%	16.42%	7	15.91%	17.07%	32	15.17%	15.76%	29	15.51%	16.11%	29	15.51%	16.11%	29	15.51%	16.11%	
		NV	1	0.73%	0.77%	1	0.75%	0.75%	0	0.00%	0.00%	1	0.47%	0.49%	1	0.53%	0.56%	1	0.53%	0.56%	1	0.53%	0.56%	
	C	VI	112	81.75%	131	85.50%	110	82.09%	134	82.09%	29	65.91%	40	72.50%	160	75.83%	203	78.82%	141	75.40%	180	78.33%		
		SI	17	12.41%	12.98%	23	17.16%	17.16%	6	13.64%	15.00%	36	17.06%	17.73%	33	17.65%	18.33%	33	17.65%	18.33%	33	17.65%	18.33%	
		NV	1	0.73%	0.76%	1	0.75%	0.75%	5	11.36%	12.50%	6	2.84%	2.96%	5	2.67%	2.78%	5	2.67%	2.78%	5	2.67%	2.78%	
	D	VI	102	74.45%	128	79.69%	88	65.67%	131	67.18%	26	59.09%	39	66.67%	138	65.40%	199	69.35%	122	65.24%	178	68.54%		
		SI	20	14.60%	15.63%	36	26.87%	27.48%	8	18.18%	20.51%	45	21.33%	22.61%	40	21.39%	22.47%	40	21.39%	22.47%	40	21.39%	22.47%	
		NV	4	2.92%	3.13%	6	4.48%	4.58%	3	6.82%	7.69%	12	5.69%	6.03%	12	6.42%	6.74%	12	6.42%	6.74%	12	6.42%	6.74%	
	E	VI	123	89.78%	131	93.89%	121	90.30%	134	90.30%	35	79.55%	41	85.37%	186	88.15%	205	90.73%	163	87.17%	182	89.56%		
		SI	8	5.84%	6.11%	12	8.96%	8.96%	4	9.09%	9.76%	17	8.05%	8.29%	17	9.09%	9.34%	17	9.09%	9.34%	17	9.09%	9.34%	
		NV	0	0.00%	0.00%	1	0.75%	0.75%	0	0.00%	0.00%	1	0.47%	0.49%	1	0.53%	0.56%	1	0.53%	0.56%	1	0.53%	0.56%	
	F	VI	67	48.91%	126	53.17%	60	44.78%	132	45.45%	13	29.55%	37	35.14%	88	41.71%	196	44.90%	78	41.71%	174	44.83%		
		SI	45	32.85%	35.71%	53	39.55%	40	15.10%	10	22.73%	27.03%	74	35.07%	37.76%	66	35.29%	37.93%	66	35.29%	37.93%	66	35.29%	37.93%
		NV	10	7.30%	7.94%	15	11.19%	11.36%	8	18.18%	21.62%	24	11.37%	12.24%	21	11.23%	12.07%	21	11.23%	12.07%	21	11.23%	12.07%	
	16	A	22	16.06%	136	16.18%	31	23.13%	141	21.99%	20	45.45%	37	54.05%	56	26.54%	215	26.05%	54	28.88%	194	27.84%		
			B	18	13.14%	13.24%	31	23.13%	21.99%	8	18.18%	21.62%	42	19.91%	19.53%	39	20.86%	20.10%	39	20.86%	20.10%	39	20.86%	20.10%
			C	48	35.04%	35.29%	38	28.36%	26.95%	5	11.36%	13.51%	49	23.22%	22.79%	42	22.46%	21.65%	42	22.46%	21.65%	42	22.46%	21.65%
B		D	6	4.38%	4.41%	4	2.99%	2.84%	0	0.00%	0.00%	7	3.32%	3.26%	6	3.21%	3.09%	6	3.21%	3.09%	6	3.21%	3.09%	
		E	40	29.20%	29.41%	34	25.37%	24.11%	3	6.82%	8.11%	56	26.54%	26.05%	48	25.67%	24.74%	48	25.67%	24.74%	48	25.67%	24.74%	
		F	2	1.46%	1.47%	3	2.24%	2.13%	1	2.27%	2.70%	5	2.37%	2.33%	5	2.67%	2.58%	5	2.67%	2.58%	5	2.67%	2.58%	
17		a	5	3.65%	159	3.14%	12	8.96%	176	6.82%	9	20.45%	66	13.64%	24	11.37%	287	8.36%	24	12.83%	263	9.13%		
		b	37	27.01%	23.27%	65	48.51%	36.93%	21	47.73%	31.02%	101	47.7%	35.19%	98	52.41%	37.26%	98	52.41%	37.26%	98	52.41%	37.26%	
		c	3	2.19%	1.89%	0	0.00%	0.00%	1	2.27%	1.52%	4	1.90%	1.39%	1	0.53%	0.38%	1	0.53%	0.38%	1	0.53%	0.38%	
		d	10	7.30%	6.29%	15	11.19%	8.52%	2	4.55%	3.03%	20	9.48%	6.97%	16	8.56%	6.08%	16	8.56%	6.08%	16	8.56%	6.08%	
		e	70	51.09%	44.03%	38	28.36%	21.59%	6	13.64%	9.09%	54	25.59%	18.82%	44	23.53%	16.73%	44	23.53%	16.73%	44	23.53%	16.73%	
		f	2	1.46%	1.26%	11	8.21%	6.25%	16	36.36%	24.24%	21	9.95%	7.32%	21	11.23%	7.98%	21	11.23%	7.98%	21	11.23%	7.98%	
		g	4	2.92%	2.52%	10	7.46%	5.68%	4	9.09%	6.06%	15	7.11%	5.23%	15	8.02%	5.70%	15	8.02%	5.70%	15	8.02%	5.70%	
		h	17	12.41%	10.69%	18	13.43%	10.23%	5	11.36%	7.58%	34	16.11%	11.85%	33	17.65%	12.55%	33	17.65%	12.55%	33	17.65%	12.55%	
		i	11	8.03%	6.92%	7	5.22%	3.98%	2	4.55%	3.03%	14	6.64%	4.88%	11	5.88%	4.18%	11	5.88%	4				

# TOWN OF LAKETOWN SURVEY

Please have one adult from your household complete the Town of Laketown community-wide survey and return it by March 14th in the enclosed envelope.

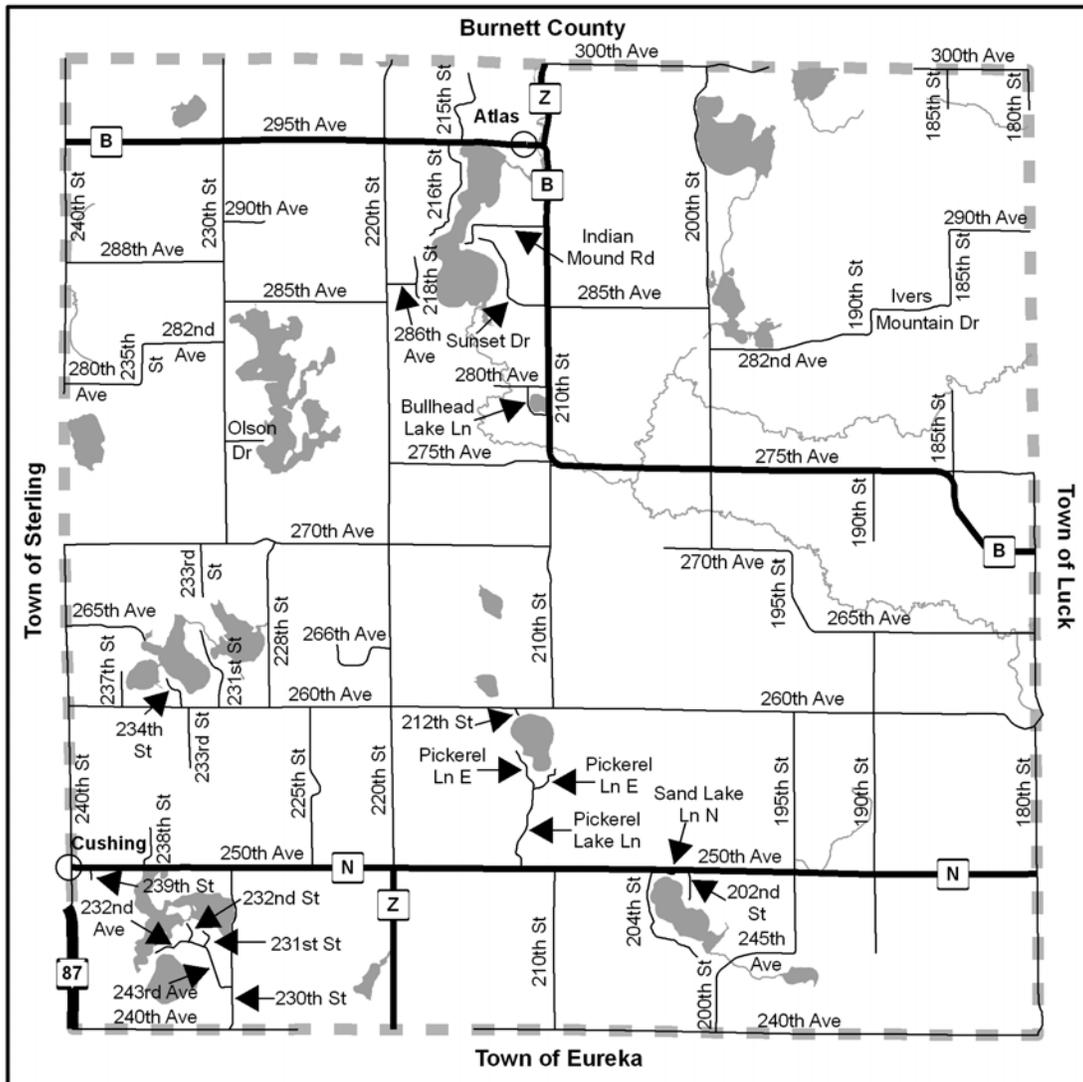
If you would like an additional survey for another adult in your household please visit [www.co.polk.wi.us/landinfo/PlanningCompGrant.asp](http://www.co.polk.wi.us/landinfo/PlanningCompGrant.asp) and scroll down to the Town of Laketown.

All surveys will remain anonymous.

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

Any questions? Contact Sarah Rollmann, County Planner at 715-485-9225

## TOWN OF LAKETOWN MAP



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

## Town of Laketown Community Survey

1. Do you live in the Town of Laketown most or all of the year?       Yes       No
2. If you consider your property in the Town of Laketown your second residence, do you plan on making it your primary residence?       Yes       No
3. How satisfied are you with the Town of Laketown as a place to live?  
 Very satisfied       Somewhat satisfied       Somewhat dissatisfied       Very dissatisfied
4. Why are you satisfied / dissatisfied with the Town of Laketown as a place to live?

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5. In your opinion, how important were the following reasons for you and/or your family in choosing the Town of Laketown as a place to live?	Very Important	Important	Neutral	Not Important
A. Near job	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Quality school districts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Close to recreational opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Near family or friends	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Availability of land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Rural atmosphere / Natural beauty	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Low crime rate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Property tax level	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I. Farming opportunities, incl. hobby farms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Close to Twin Cities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Circle the 3 most important reasons?    A    B    C    D    E    F    G    H    I    J    K				

7. The Town of Laketown had a population of 918 people in the year 2000 and an estimated population of 968 in January of 2007, which is an increase of 50 people, or 5.5%, over the past 7 years. In your opinion, what should the pace of development in the Town be over the next 10 years?  
 a. Slower       b. About the same       c. Faster
8. Much of the Town of Laketown has a rural /agricultural character today, including natural lakes and rivers, farmland, outdoor recreational opportunities, and wildlife habitat. How important is it to retain the Town's rural/agricultural character in the future?  
 Very important       Somewhat important       Neutral       Not important
9. What do you feel is the single biggest issue facing Laketown over the next several years?

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10. The following are statements about future directions for the Town of Laketown.	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree
A. Laketown should be a mostly rural Town.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Laketown should promote more business development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Laketown should promote the preservation of farmland.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Town land use policies should be strengthened to better guide growth.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Most new development should occur adjacent to areas which are already developed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. The Town should use standards for buildings and signs that make non-residential development fit in with the rural community character.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Land use conflicts between agriculture and residential development are currently a problem in the Town.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

13. If you raised children in Laketown that are now grown, did they leave the Town when they graduated high school?	
_____ number that stayed in Laketown	_____ number that left Laketown
14. If you have any children who left, what was the reason? (Mark up to one for each child)	
<input type="checkbox"/> a. To attend college	<input type="checkbox"/> d. No jobs in the area
<input type="checkbox"/> b. For a bigger city	<input type="checkbox"/> e. No jobs in their field
<input type="checkbox"/> c. Other _____	

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

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

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

19. Please share any additional comments you may have.

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

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

Thank you for your time!

## **WRITTEN RESPONSES: QUESTION 4**

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

- 1 Taxes too high!!!
- 2 Laketown provides quality town leadership, will good road plan and maintains a low crime rate. Needs to maintain a minimum lg lot at 5+ acres always.
- 3 Fix roads blacktop and fill in potholes. Earlier plowing of roads.
- 4 Very satisfied because of beautiful area. Very dissatisfied because of high taxes!!
- 5 I think they try to keep costs down.
- 6 The County ord. against RVs - we can put a junk mobile home here but not our \$75,000 5th wheel RV - makes no sense.
- 7 Change of season, so we have something to talk about. Friendly people - beautiful countryside - Roads are well taken care of.
- 8 We are grateful for the efficient fire department and first responders. EMT services are very prompt. Laketown peace of mind. Polk County Sheriff Department very slow in responding.
- 9 Have lived here all my life.
- 10 For what I have the taxes are too high and I do not like the tax assessor because I do not feel he is doing a good job.
- 11 Quiet, safe, beautiful, scenery, wildlife, outdoor sports, good roads, jobs, good shopping, good people
- 12 Voting is very difficult - voting in Luck Town much easier. Difficult to know township officials - even harder to contact.
- 13 Decent roads, low crime rate
- 14 Taxes are too high
- 15 Property tax has more than doubled since we moved here 8 years ago
- 16 Love Town - love friendly people and township workers are great. Small town atmosphere
- 17 Taxes too high
- 18 Rural and not built up.
- 19 How can land that is over 50% trap rock and 40% large steep hills - un-farmable, trees can't grow - only prickly ash be precious recreational? Unbelievable high taxes on worthless land.
- 20 Quiet, peaceful, beautiful
- 21 Taxes are too high.
- 22 High property taxes
- 23 Good fishing, friendly neighbors, lots of wildlife
- 24 At the present - I am concerned with the large number of semi-trucks that are using County Road N as a primary road.
- 25 Peaceful
- 26 Lack of policing, standards for property cleanliness no one should be allowed to trash their lots s their neighbors have to see it or pick up their garbage when the wind blows it off of their property.
- 27 God friends we've made here. Fairly quiet, some people push the envelope of the law. Co.Rd. B could use more law enforcement for speeders.
- 28 Beautiful rural area, peaceful neighborhood
- 29 Poor money management on roadways. Lack of ability to apply for Federal funding that would benefit Town of Laketown.
- 30 Rural, quiet, nice lake, friendly neighbors
- 31 Satisfied: Quiet and serene place. Dissatisfied: Live on gravel road, not asphalt and tax increases too high.
- 32 I don't live in Laketown.
- 33 Own vacant land

34 Good place to live.  
35 We are satisfied due to the quality of rural lifestyle.  
36 Quiet. Friendly people.  
37 That's where we have lived for 60 years.  
38 I do not live there. I just got it to farm because it is level land.  
39 Dirt roads that are not plowed or graded in a timely manner. Taxes are out of sight.  
40 I only currently own land but I could see the lakefront property as a place to retire.  
41 family live close by  
42 I farm and am left alone - I like this. Good neighbors that are very helpful when we meet.  
I like that this is rural yet have St CF and Mpls/StP near for shopping.  
43 Rural nature, although property taxes are getting 'out of hand'!!  
44 Generally good roads, maintained well, taxes comparable to other townships.  
45 Just a good place to live.  
46 Own 40 acres - agriculture / Good place to live.  
47 Need to blacktop more roads. Street sign been missing for 4 years. Dirt roads  
need repair.  
48 As a positive, it is still rural.  
49 don't live there  
50 Too far from my work and doctors  
51 We plan to build a cabin for recreation. We like the quiet, rural atmosphere.  
52 Good community-minded residents.  
53 We love to be near a small town. It is basically a nice quiet area to live. The only  
negative is the main street of Cushing could use a little remodeling.  
54 I like the area, country living, quiet, close to my recreation activities (hunting, fishing).  
55 Nice township  
56 The town does a good job on keeping the roads in good condition.  
57 It's a great place to raise a family and enjoy the outdoors.  
58 Not a lot of people. My taxes are too high.  
59 The assessor won't listen and even actually look at the land (out of his car). Identical  
lands are taxed different - he doesn't care - the town board doesn't care!!  
60 Taxes too high (\$1800 increase in 1 year)  
61 It is quiet. The roads are well maintained.  
62 It is a wonderful place to live. Don't live there now, but have lived there over 40 years of  
my life.  
63 Love the rural community and lakes, but it's sad to see the local businesses close.  
Main Street Cushing is becoming a 'ghost town'.  
64 taxes  
65 I have not lived there for 12 years, but lived there for 40 years in the past.  
66 Quiet, peaceful, rural  
67 We've since moved but Laketown twsp is a nice place to live with lots of decent people.  
68 High taxes  
69 Sat: Good neighbors, good road service; Dissat: Road right-of-ways haven't been  
cleared in decades.  
70 We like the country style living - green space. Would like to see tougher no trespassing  
laws enforced by town of Laketown.  
71 In the winter time my road is always cleared.  
72 It offers slow-paced lifestyle that is close to other Cities that offer the  
shopping/entertainment/restaurants.  
73 Nice small, rural community  
74 I am not answering questions 2-5 because we do not live in the Town of Laketown.  
75 Laketown, for its beauty, is the finest place on earth.  
76 Private, clean, location

77 Not a lot of problems for the most part. A little more economic growth would be nice.  
78 Taxes too high for services rendered.  
79 Like the peace and quiet, short on stores and services, hospital in St Croix Falls is close. Taxes are very high for services received.  
80 Taxes on a seasonal property hare getting out of control.  
81 Still quiet and beautiful, but taxes are killing us.  
82 Farm area, quiet, peaceful. Taxes too high and keep getting higher.  
83 You ask - how can this be? We love our piece of property; however, taxes are way too high! The assessor was way off base when he reassessed! Town of Laketown needs to reassess again and get REAL!!  
84 Beauty, good community, satisfactory services  
85 Land taxes are way too high!!  
86 Nice community without the harassment we've found with other communities.  
87 Friends, quiet, wildlife  
88 Like the rural atmosphere  
89 Quiet, lots of God's creatures around  
90 I can pee in the backyard without someone hollerin, ain't that a dandy.  
91 I love the quiet, privacy and nature.  
92 Property taxes are way too high. We thought they were cheaper than they are - in general.  
93 Too much taxes for what we own - can't even hunt on my own land unless I buy out of state license, but everyone else seems to be able to. I like the country atmosphere - no close neighbors. A place to enjoy the outdoors.  
94 Taxes are kept within reason and the roads are very well maintained.  
95 Rural atmosphere to raise a family.  
96 Small town feel; great people; very happy with the Town of Laketown township employees. We live on 238th St and they do a fantastic job taking care of our road.  
97 We are only part-time residents and do not feel qualified to answer questions which pertain mostly to full-time residents.  
98 Lack of cable TV, DSL, from Lakeland Communications.  
99 Family has lived there 40+ years.  
100 Laketown needs more of a police patrol in its rural areas - In 18 years of living in Laketown I have never seen a patrol car until there is an accident or death due to accident.  
101 Home area  
102 Because of lack of police force it's too easy for criminal activity. Also, we have one mile of dirt road. Why??  
103 Little service for a lot of tax  
104 too high taxes  
105 I love the rural setting...we don't have any issues with neighbors or the township.  
106 I don't want to be zoned to death but there are no rules and people can put anything on their property to live in.  
107 Satisfied, it is a peaceful place to live  
108 Your taxes have gone nuts - no reason for my property taxes to go up over 3000% in ten (10) years  
109 Taxes are too high for forest/recreational based land - unfairly priced between neighboring properties - assessor no willing to listen or initiate any help or change. We need a new assessor!!  
110 I love the beauty and country atmosphere of the area.  
111 Property taxes getting too high.  
112 I own vacant property there but it is nice location to Cities and town and still in the country. And the country still looks like the country.

113 Quiet, lots of wildlife, close to town of Luck, lots of lakes, taxes affordable!  
 114 Rural feel - small - average homes. No inflated incomes.  
 115 No services - big taxes.  
 116 Polk County has already set the pace we need for growth. We need more people to pay  
 for the wasteful spending of the Co. I wish I would not have picked Polk County to invest  
 my life's savings - Polk Co. sucks  
 117 I live in Sterling  
 118 Friendly neighbors, rural atmosphere, small town living  
 119 taxes  
 120 Farmland turned into home sites!  
 121 Rural, natural, peaceful. I like farms, however, some are right up to lake with livestock,  
 that results in livestock sewage right into the lake, which smells bad and makes you  
 not want to swim or fish.  
 122 Roads are being cleaned of snow nice and early. However most side roads are rough to  
 drive on and are unsafe to walk on or ride bike because they aren't wide enough and  
 traffic is moving too fast.  
 123 Very friendly people, beautiful country  
 124 Need business - a place to buy basics and a way to make a decent living. Need  
 blacktop roads. Love the community atmosphere! Quiet.  
 125 Increase in taxes over the last 5 years or more has been pretty hard to swallow.  
 Re-assessments don't seem consistent throughout the township.  
 126 There is a very little development.  
 127 Rural and quiet - property taxes seem high  
 128 Taxes are going up dramatically every year  
 129 Satisfied.  
 130 We like the rural setting yet close to shopping and healthcare we need.  
 131 It's a great community - well kept streets - fair tax rate - rural yet close to metro  
 132 My street has good people. The land is beautiful.  
 133 High property taxes.  
 134 There was a property tax increase of over 80% last year!  
 135 We bought our 2 acres 44 years ago cause it was cheap. It was close to work, church,  
 family and schools at that time.  
 136 Some of the restrictions on lakeshore property  
 137 Disappointed in how taxes have been raised over the last few years.  
 138 Don't live there  
 139 Overall its not as good as when we got the place 30 years ago.  
 140 Like its "rural" charm. Co not like farmland being subdivided into trailer parks.  
 141 I like the community feeling with my neighbors and having the farm land that surrounds  
 me. Great hunting.  
 142 Not a lot of restrictions on what you cannot do yet, but I feel the time is coming.  
 143 Tax increases  
 144 Satisfied with scenery and closeness to Twin Cities. Very dissatisfied with property  
 taxes...they are absurd.  
 145 People are not supporting their town.  
 146 Spring, summer, fall happy  
 147 I don't live there  
 148 Enjoy being in the country  
 149 It's my cabin and was my grandfather's before me. Nice quiet area.  
 150 Satisfied - near friends and family; Dissatisfied - high taxes  
 151 All rural - good roads  
 152 Taxes are too high  
 153 I have no complaints so I am satisfied

- 154 Would like to see the Township take action towards cleaning up the lakes and rivers. Would like to see more commercial growth. Taxes have increased 6x's in the past few years, but do not see any improvement.
- 155 I like the rural/natural atmosphere. I was displeased that my property was burglarized and items stolen = unhappy. Burglaries don't seem to be solved in the area. Example = 3 on our little road.
- 156 Good cheddarheads
- 157 Dissatisfied with recent hike in property taxes, lake water quality; satisfied with roads, quiet, etc.
- 158 Taxes are high.
- 159 We very much enjoy the overall aspect of country living, quietness, beauty, friendliness, openness, charm and the historical family background attached to this area.
- 160 Laidback but up to date, taxes are a little high, roads are well kept
- 161 Like rural; dislike so many new houses/rules. Great road plowing!! Dislike snowmobiles. Would like more Co. Sheriff patrol presence.
- 162 Taxes are too high for a second residence
- 163 Not happy with the high property taxes and our road is not even blacktopped.
- 164 Quiet, dark, rural landscape, excellent road maintenance and plowing.
- 165 Taxes are way too high
- 166 Taxes way too high.
- 167 1. Because it is a quiet place to live; 2. Beautiful here winter-summer-fall-spring (sometimes spring is muddy); 3. Love the wildlife and the woods (no stress here). Great place to retire to (except taxes drain your funds)
- 168 Quiet, low traffic
- 169 We like living in the Town of Laketown but question why the tax increase/decrease vary so much for one another. Some way up, some down - how can that be?
- 170 Rural area
- 171 Taxes - very poor town board
- 172 They should give people who buy and move here in existing home by lakes were to vote and ask questions.
- 173 Merle and Richard do a great job of keeping the roads up! Low crime rate in our township. A good environment to raise a family in.
- 174 Lived in Laketown all my life. Like rural life.
- 175 Don't like high taxes but Laketown is quiet and a beautiful place we own 2 1/2 acres on Tabert Lake and love the slower pace and privacy.
- 176 Like the proximity to the Twin Cities. Would like a little more commerce in a town square like setting.
- 177 I was born and raised in Laketown and plan on living in Laketown again.
- 178 We love living in the country, but the taxes are too high for our old home. We do not know how long we can live in our home because of taxes.
- 179 Good people - roads
- 180 It is a wonderful place to live. Please leave it as it is.
- 181 Our taxes have skyrocketed and we can't even get our short road blacktopped, but have been promised years ago via Ivor Jorgenson!
- 182 Laketown is quiet. Keep your nose out of peoples' business.
- 183 I live at the end of a gravel road that is not very well maintained. Tax increases are creating hardships for me as well as the people living around me.
- 184 Beautiful place, but 3 members of family have been burglarized, one was twice and nothing was solved. Lake by Atlas has so many weekend drunks it is not fun to go fishing there - jet ski problem of going too close to fishing boats - drunks on the lake
- 185 Rural setting.
- 186 We only own land in he Town of Laketown (the cows are summer residents).

- 187 4th generation farm and am satisfied with most of the people in the area.
- 188 Nice place to live in the country, but close enough to towns for necessities, good schools, good people, good road care.
- 189 Nice area, good services (fire in particular)
- 190 Country living with wildlife - quiet - close to Towns if need things
- 191 I have lived here all my life.
- 192 High taxes
- 193 Real Estate taxes too high (dissatisfied). Excellent road maintenance (satisfied).
- 194 As a part time resident who does not use at this time any township services (garbage, schools, etc.) I feel taxes have increased unfairly and I still have a gravel road!! Nothing seems to improve with my tax money.
- 195 The shredding of trees along the road - ugly.
- 196 It's a peaceful, quiet and pretty place to live. It feels very safe.
- 197 Rural, quiet
- 198 A bit too far form Twin Cities for employment.
- 199 I would someday like to live in Laketown but fee the taxes (property) are too high.
- 200 Quiet, tranquil
- 201 Place of business
- 202 The house has been for sale for 2 years for 30k less than taxed valuation and there has not been one offer.
- 203 No better place to be in the world.

## **WRITTEN RESPONSES: QUESTION 9**

**What do you feel is the single biggest issues facing Laketown over the next several years?**

- 1 Restrictions on what we are able to do with our land
- 2 The price of property taxes
- 3 1) On buildings on smaller acreage. There should be NO trailers or pre-fab type homes allowed. Also enforce the clean-up rule for junk autos, etc. unkempt property already on the books in Polk County. 2) Having to follow and impose bad policy making by unethical and uneducated County board members.
- 4 High taxes!! Polk County Board is going to drive people out of County!
- 5 land - taxes and homes have increased to a level that younger couples can hardly buy. And make it.
- 6 Control by County and State mainly taxes
- 7 Keeping property taxes in check!!
- 8 property taxes
- 9 Development
- 10 High gas prices will limit travel to large cities. High taxes will discourage new development.
- 11 Taxes
- 12 Lowering the taxes to not cause us to sell and leave.
- 13 Inflation - taxes
- 14 possible housing
- 15 Poor roads/poor road maintenance
- 16 growing smartly
- 17 Real estate taxes
- 18 High taxes
- 19 Taxes/Property Values
- 20 Property taxes
- 21 Property taxes too high and people will have to move. Then contractors will buy land and will be like big city with too many houses!
- 22 Tax money - where is it going to get it? Getting taxed out of our houses.
- 23 Trying to keep development down.
- 24 Development
- 25 Taxes are out of control!! We can't afford to live here!
- 26 Growth - don't want more people.
- 27 Taxes are too high.
- 28 Development of rural properties. Maintaining rural character.
- 29 Several neighbors in the area, living in very dumpy buildings, with many funky vehicles in yard. Very close to wetland area. Can't seem to get cleaned up!!
- 30 Do not want tax increase
- 31 Fragmentation and increasing pressure on ecological resources such as lakes and streams.
- 32 Taxes, too many regulations
- 33 Wasting farmland into sub-developments as retiring farmers expect to lot off the property for \$.
- 34 Taxes - money
- 35 Drugs and too fast growth
- 36 Taxes
- 37 property taxes on the rise
- 38 Economy
- 39 Careful development
- 40 Too high of tax increases on homeowners; not attracting enough businesses; paving gravel roads; expanding water/sewer
- 41 Growing population in surrounding communities.
- 42 Affordability of land

- 43 Clean lakes
- 44 Retaining family farms and keeping it rural.
- 45 Real estate taxes
- 46 Pressure of people moving in and building homes near farms.
- 47 Real estate taxes
- 48 Protecting and/or improving the quality of our rural environment, in particular our fresh water and wells.
- 49 Loss of farmland due to development.
- 50 Urban encroachment
- 51 Do not know.
- 52 If taxes don't stabilize we will be forced to leave.
- 53 Suburban type developments both commercial and residential - can get that in the Twin Cities!
- 54 development
- 55 Too high of taxes
- 56 Losing agricultural land / converting to parks - forest, not platting it for housing
- 57 Controlling property taxes
- 58 Pressure of people moving in and building homes near farmers.
- 59 Big government, poor fiscal control.
- 60 Roads - High taxes on non farm land and homes.
- 61 High taxes - getting taxed off our land. High taxes cause people to split their property, therefore changing the ruralness of the area.
- 62 High taxation on vacant, wooded, unwooded, undeveloped land.
- 63 Keeping taxes down and also the respect for nature and natural beauty
- 64 Able to keep taxes affordable.
- 65 Saving Ag lands from residential development.
- 66 Rising taxes is a huge concern. Would more development lower taxes - or raise them?
- 67 Taxes going up, population growth
- 68 taxes
- 69 Keeping agricultural and outdoor rec. for future generations.
- 70 To keep the taxes under control so we're not forced off our properties.
- 71 Taxes are going up in a year more than my income.
- 72 With recreational/forest taxes too high - what do you do? Clear cut everything and turn this land into unused fields. To preserve this land - the taxes have to be lowered! You can't afford to own anything but open fields for farming.
- 73 Taxes!!!!
- 74 taxes
- 75 taxes
- 76 Urban sprawl and business taking over the mom and pop stores/restaurants, etc.
- 77 taxes and rural development
- 78 keeping out developers
- 79 Losing its rural feeling
- 80 Keeping dairy farming taxes too high
- 81 Keeping us from being taxed off our land!
- 82 Loss of rural character (small farms going away) to housing developments
- 83 Cluster development building - land/water use; Should remain a slow growth township; Greed!  
Making a quick buck will ruin Laketown as we know it.
- 84 More people moving in, taking out the farm land, and taxes going up.
- 85 Keeping property taxes down.
- 86 Keeping taxes from increasing. Having an investment in a 2nd residence is becoming unaffordable.
- 87 Taxes increasing

- 88 The thought of landowners losing freedom is the only important issue at hand. Let the owners do as they see fit. Thank you.
- 89 High taxes
- 90 Environmental issues - keeping quality even as population grows.
- 91 To grow at a steady pace. Grow too fast - the community can't support it. Grow too slow - the people grow up then move.
- 92 Property taxes need to be cut!! Polk Co. taxes are too high and no indication of any improvements. Where is the money going?
- 93 Pressure from growth from Twin Cities. People want lower taxes, more stores, services.
- 94 Taxes - Maintaining rural culture
- 95 Keep taxes down so we aren't forced to sell our cabin! We pay more than most year round residents even though we probably spend 10 weekends a year there. Lakeshore property values have gone nuts, thereby, causing property taxes on recreational cabins to go nuts! State or County help on this?
- 96 Increasing taxes which are already too high.
- 97 Taxes, taxes, taxes - way too high!
- 98 Taxes are too high
- 99 Property taxes
- 100 Taxes too high for farmers to make it.
- 101 Being able to welcome some business enterprises without people from the community fighting every move a potential business makes.
- 102 Unobstructed watershed
- 103 NO HOUSING COMMUNITIES!!
- 104 Lack of community involvement for youth also age issues having come into place. No one wants to help their neighbors.
- 105 Too much growth - too fast!
- 106 Fixing up current homes and stores would bring many opportunities.
- 107 City people moving to the country and global warming and all the problems that come with such a thing happening.
- 108 Residential development conflicting with agriculture on issues with manure application and odor, pesticide use, and land use.
- 109 Lotting off of land
- 110 Property taxes; land prices; keeping existing businesses; attracting new businesses - especially small businesses.
- 111 No problems - just lack of technology (cable, DSL) but is not worth overdeveloping to attain!
- 112 Taxes
- 113 Tax; Example: Friend's home value \$240,000. Tax under \$1,900/year. My home value \$150,000. Tax over \$2,200/year. What's wrong with this picture?
- 114 Taxes
- 115 Taxes too high
- 116 Police and roads. Our dirt road has a lot of traffic - 4 wheelers - motorcycles and cars doing wheelies - a lot of those cars don't even have license on them.
- 117 Preservation of the lakes, forest and natural resources
- 118 Rising taxes is too high
- 119 not sure
- 120 Zoning - not allowing trailers and junk to pile up on property.
- 121 Property taxes
- 122 Getting a budget and living within the same as peoples' jobs and wages
- 123 drug abuse
- 124 Taxes - not equal - unfair - out of control and eventually will make owning any forest land impossible.
- 125 Taxes. Valuation went up about 89% recently.

- 126 Taxes
- 127 Developers will be buying 40s or 80s and dividing them up with a home on every 5 or 10 acres.
- 128 Property taxes
- 129 There is going to be increasing pressure on landowners to sell for homes or housing developments - I'm afraid there will be a home on every 5 acres at sometime in the future.
- 130 Water quality, rural atmosphere
- 131 Increasing property taxes
- 132 Keeping the "wealthy" element out.
- 133 Taxes - way out of line. We need more people pay for the out of line spending of Polk County. I wish I would have invested my money somewhere else. I have everything for sale - Polk County sucks
- 134 Taxes
- 135 The need to slow down development and the pressure to sell and divide farmland.
- 136 Taxes
- 137 Taxes
- 138 Taxes
- 139 Land developers, cell phone towers, taxes
- 140 High taxes
- 141 Increase in crime rate with more population. More unsafe conditions as far as drugs for young kids moving our way!
- 142 taxes - too high
- 143 Over development; people coming in with their 'city' rules and regulations, spending gov \$ for a choice few.
- 144 Increasing taxes are keeping people from moving here and having others looking at moving away.
- 145 Keeping land from being developed.
- 146 too much development
- 147 Big project development
- 148 High taxes!
- 149 Taxes
- 150 Building standards as far as any development
- 151 The natural beauty would decrease.
- 152 Influx of housing - urban sprawl
- 153 Keeping taxes down!
- 154 Farmers selling land tracts to contractors or housing corporations
- 155 Over-expansion, grossly high property taxes
- 156 Out of control development of farm land into "hobby farms".
- 157 If our property taxes keep increasing every year and we do nothing to warrant it, we won't be living there anymore. Those guys in Balsam Lake are out of their minds raising taxes so high. We like living in our home. We built it with our own hands, but soon we won't be able to afford it. Guess we'll have to move or go live with those guys in Balsam Lake!!
- 158 Loss of land for recreational opportunities.
- 159 Too much rapid growth
- 160 Taxes to high now.
- 161 Property taxes - I foresee pop. decreasing and people leaving; even if they give their property to the township/county.
- 162 The roads, our taxes go up when the place has deteriorated, but the value is 1/2 what it was 18 years ago. The drugs everywhere. The Trade River has dried up, no swamps for herons, geese, etc. because no swamps along 200th St; because township shot our beavers and destroyed their homes on Ivers Mt Rd and below. Driving all our wildlife out except for dumb deer.
- 163 Urban sprawl from mplS!!
- 164 Land being taxed at higher rates until no one can afford to live here and have empty land.

- 165 upkeep of roads and highways
- 166 Property taxes, people taxed out of their homes.
- 167 Increased real estate taxes causing people to leave
- 168 property taxes are outrageous. May force me to sell off portions of my property or my entire property.
- 169 The town dying
- 170 sewer waste
- 171 Farms ruining the lakes (too many chemicals) see Long Trade Lake and beyond. And taxes!
- 172 High taxes
- 173 Subdivisions on farmland - tacky-tacky houses going up everywhere
- 174 Increased demands on finances due to county and school tax causing increased property tax.
- 175 Too many rules and regulations
- 176 Keep taxes low so you can afford to live
- 177 Lake pollution
- 178 Cleaning up the lakes and rivers, commercial growth
- 179 City water for town of Cushing.
- 180 Appreciate land use and control development.
- 181 Meth
- 182 Water quality of lakes
- 183 Property taxes are too much. There seems to be no control every year - school tax increases are double digit!
- 184 Proper growth
- 185 Melding newcomers' wants and needs with the farmers' wants and needs.
- 186 Continuing the excellent job of providing wonderful roads and road maintenance.
- 187 Taxes and rural development
- 188 Too many new homes on good farm land
- 189 Taxes
- 190 Rising property taxes which make it difficult to continue to own larger parcels of property. Could lead to sale and break-down of larger parcels creating subdivisions.
- 191 Quality of lakes
- 192 Uncontrolled/unzoned development
- 193 taxes
- 194 Not being taxed out of our home and not being over regulated regarding the use of our land.
- 195 taxes
- 196 Farms are dwindling (that's sad) we need the farmers!! They are the heart of the community. Love driving along the roads, seeing crops growing and cattle grazing, beautiful sight.
- 197 More development is likely, but we have inadequate retail/food and especially poor telecommunications!
- 198 Keeping taxes at a level that does not force people out of their homes.
- 199 Property taxes
- 200 Taxes
- 201 Rising cost of road maintenance with employee wages.
- 202 Development of farmland!
- 203 Developers moving in and Polk County taking control w/permits and regulations and things that should be up to Township government.
- 204 Increased growth in population. Increased taxes.
- 205 Taxes
- 206 Developing a strong character/identity.
- 207 Tax increases
- 208 Keeping the township "rural" setting
- 209 Out of control taxation.
- 210 Decreasing farmland

- 211 Please refer to attachment A (taxes and growth)
- 212 1. Controlling property taxes; 2. Getting DNR to maintain boa landings and restock fish.
- 213 Developer building condominiums using Wisconsin law over-crowding on lakes. We do not need that kind of housing.
- 214 Agricultural run-off. Road maintenance.
- 215 Retention of local families and farms. Crime rate - unless we were just unlucky to be burglarized and so were our family so many times.
- 216 Too many housing subdivisions.
- 217 RE taxes
- 218 Houses being built in the middle of a field and mud ducks buying land to hunt on.
- 219 Being able to keep the family farm operating with the higher input costs and property taxes affordable.
- 220 Developing farm lands. Commodity prices should hold their value, food production on a smaller scale is a good thing for Laketown and its residents.
- 221 Infrastructure maintenance.
- 222 Making it uninviting for people (like myself) who want to make this area our primary residence and raise our family.
- 223 water level
- 224 Taxes - I won't be able to pay so I will have to move to a cheaper place to live.
- 225 Run down homes in town, rumors of drugs prevalent, I know some to be true. Unsure of safety at moment. Only here 1 year.
- 226 Loss of farmland. Acreage is being lotted off in too small of lots for farming.
- 227 Too much development. Taxes becoming too high.
- 228 Encroachment of development of farmland.
- 229 Too high taxes
- 230 People continuing to stay owners due to the increase in taxes with no improvements to their immediate surroundings i.e. better roads (tar mine - it's been gravel since I bought my land in 1987). We have many permanent residents living on my road - I would like to see me get something in the way of an improvement for the taxes you take.
- 231 Road condition
- 232 Higher taxes - with older generation tax base
- 233 State government and county government forcing state wide laws on rural communities.
- 234 Uncontrolled development
- 235 Too much random growth with new houses popping up everywhere.
- 236 High taxes forcing farmers to sell land to developers.
- 237 property taxes
- 238 Over-development of lakeshore properties. Minimal tax resource base.
- 239 Rising property taxes
- 240 Losing rural land to development
- 241 Development
- 242 roads
- 243 Housing development
- 244 Taxing property at a value closer to what the market will bring.
- 245 Property taxes

## **WRITTEN RESPONSES: QUESTION 19**

**Please share any additional comments you may have.**

- 1 On building of single family homes - minimum of 5+ acres. Note: Farm land could be used if found to be low quality land. Should always maintain current parks, other areas for public use.
- 2 Line 15. Hard to pick just one. I think they are all very-very important
- 3 I came home to live because the place cost \$16,000 and the tax is \$200, approx 1.25%, now the tax is \$2,200. I worked hard to fix it up. I spent about \$40,000 Total \$56,000, but it is now at 3.93%. Justified by saying it is worth \$200,000.
- 4 Don't live in Laketown - born there. Farmed there -
- 5 I work in Grantsburg
- 6 We own approx. 22 acres in your township. Real estate taxes increased over 70%. What's up with that??
- 7 Town employees should not be allowed to use town equipment for their personal use.
- 8 Great place to live! But need to get property taxes down!
- 9 If people want to live in a city, there is one within an hour away. Don't make our small town community a city!
- 10 Spend this stupid survey money on lowering property taxes. Find an assessor who will listen and actually look at the land!!
- 11 Laketown should remain the way it is. People are here because it is how it is. We don't need more people here.
- 12 I believe the landowner has the right to decide what they want to do with the land they purchased and pay taxes on.
- 13 Keep it country, rural - not city.
- 14 Ask County to help to control the speeders on N in Cushing going east out of town.
- 15 We enjoy the quality of life in a rural environment prioritizing wildlife habitat, quiet atmosphere and clean air and water.
- 16 To township officers and crew: Keep up the good work!
- 17 Property taxes need to be controlled.
- 18 Retired farmers/landowners should not be taxed out of owning property because they are unable to run cattle or plant crops anymore, it should be their choice to keep or sell.
- 19 The rolling hills, lakes, ponds, rivers make Laketown an obvious recreation, natural beauty place. It would seem best to promote this kind of use.
- 20 I would not like to see rows of houses (like a housing development). Growth is bound to occur, but we should keep the rural atmosphere.
- 21 One of the reasons we chose Cushing was the area we would own vacation property was low taxes. As these have tripled in the last seven years it is our hope the rural beauty of the area will be preserved and not over developed.
- 22 Concerns over water aquifers - shallow water wells; possible pollution problem/over use; Housing development means sewer and water problems will follow.
- 23 Control taxes. Get taxes from new homeowners and business/corporations encouraged to open up in Laketown rather than raising taxes.
- 24 Caution: too much government can make a town undesirable. Please be easy on zoning laws.
- 25 I am concerned about from fertilizers going into lakes/streams; individuals on lakes disregard DNR policies designed to preserve habitat and related issues. Once lost, we cannot replace what Laketown has - lots of wildlife, quiet and beauty.
- 26 Property taxes are a big concern when I retire.
- 27 St Croix Falls is expanding rapidly and is so close that it is almost impossible to successfully compete with them (Wal-Mart, Menards, Movies, Etc) except in niche areas.
- 28 Too much bureaucracy will spoil the town's ambiance. Let people do reasonable things that won't hurt environment or people.

29 My hope is for taxes to stay affordable for retired folks so they can keep their land - therefore not to have to lot it off and sell their land.

30 The less government we have the better people live. Don't need anymore govt offices telling us how to live our lives!

31 Plowing on N in winter, sooner, would be great! Town cleanup - as a suggestion. There are so many homes with junk in their year. More police to help with speeding on back roads.

32 Could not live in Laketown because of my employment but would like to retire to Laketown if I become financially able to.

33 Some homes in the Cushing area (main street) have yards that are very offensive to people driving into town = these homes should be "forced" to "clean-up".

34 If you want this township to grow - we need police protection. Then people will come here to build.

35 Our taxes are way too high

36 I think trailers should be limited by age. You shouldn't be able to drag anything onto your land. I don't like looking out my window at a dump.

37 Be fair to all - Have list of people to contact - fire - permits - complaints

38 We need more people to help pay the taxes. There is no way to keep up when taxes go from \$150.00 to \$450.00 a year for 5 acres of land.

39 Limit new housing to 10 acre executive home lots.

40 The biggest problem I face - the culvert system that drains a large part of the township which dumps onto my land and floods it every spring and the culvert under my property, which dumps drainage directly into Herby Lake, and muddies the water.

41 Need business not more people. Need blacktop roads.

42 I feel everyone should have the opportunity to market their businesses as they want, as long as it is not harmful to anyone else. We do need tourism to grow, but regulated as not to hurt the rural setting.

43 For #15 it is hard to choose one - everything is so inter-connected. I could easily choose them all as highest priority.

44 We will have to sell or walk away from our home soon, so it doesn't matter what you do with Laketown.

45 Why are the brush cutter tractors out in the winter? Unnecessary all the wild choke cherry and other wild fruit trees, roses cowslips and others have been destroyed.

46 The increase in property taxes was outrageous! We shouldn't be penalized for the government's snoozing all these years - the taxes could have been increased gradually over the next several years instead of one lump increase.

47 Currently my home is a 2nd home, but may some day make it primary.

48 Property taxes are too high on land that has been redefined as recreational. I'm paying \$1,400 on a 40 acre parcel of woods and low land! That's way there's so much parcels for sale around here.

49 "Garfield" would say, "Don't change a thing". We agree with Garfield. We are very proud to live and support all of Laketown.

50 We own 20 acres adjoining my parents' land and do not plan to live there.

51 The township should take an active role in promoting i.e. common architectural themes, retail design, signage. And little or no role in prescribing, prohibiting and regulating. Best of luck in resisting the urge to add layers of policy and procedure!!

52 I'm curious how some people's taxes in Laketown have sky rocketed \$1,800 up, and others had their taxes go down. I realize things are not cheap, but shouldn't everyone in the township be paying for the rising costs?

53 Country living is great. And having great neighbors.

54 Laketown wants to keep control of township not loose it to Polk County. Somehow get the junk car eye sores in Cushing and 2/24/240th st and 265th Ave cleaned up by some regulations.

55 We work in MN but will be retiring here and love the privacy and yard to garden

56 Luck and Frederic schools should merge to improve the quality of education for our young people.

57 Let us keep it the way it is. Do we want to be like the Town of St Croix Falls?

- 58 Keep it rural. No large shopping centers or housing developments that take away the rural feel of the area.
- 59 Don't build anything stupid or change roads - they're fine.
- 60 Property taxes too high now.
- 61 Am concerned about the burglaries of residences in Laketown for personal property and metals. There is no follow-up.
- 62 Get some new blood on the Township Board - make taxation of permanent and seasonal owners fair- show me something as an improvement for my tax dollars.
- 63 I think some regulation is needed to control awkward development and protect the rural nature of this area.
- 64 Much of this reeks government control (smart growth). I do not want the area to grow too much, but the government should not over-regulate us to preserve one aspect or another (question 15).
- 65 Should I ever build a house I wouldn't be able to afford it due to high taxes.
- 66 Let us keep on farming.
- 67 Please find a way to tax closer to actual value of property or switch to using sales tax, which affects all equally.

**WRITTEN RESPONSES: OTHER**

**5k: In your opinion, how important were the following reasons for your and/or you family in choosing the Town of Laketown as a place to live? - K. Other \_\_\_\_\_**

- 1 Lived here all my life.
- 2 family farm
- 3 Relatively undeveloped
- 4 family farm - 1870
- 5 Taxes - my taxes on all Laketown props went up between 94 to 326%. My income stayed the same.
- 6 close community - good neighbors
- 7 medical
- 8 family tradition
- 9 Lakes and ideal house
- 10 Privacy
- 11 no government involvement
- 12 born and raised here

**12Hf: What types of new housing development are appropriate for the Town of Laketown? f. Other \_\_\_\_\_**

- 1 Appropriate placement of any house
- 2 Minimum 10 acre lots
- 3 up to land owners
- 4 People should have the right to chose the housing they want.
- 5 gas station

**12Ch: What types of new commercial/industrial development are appropriate for the Town of Laketown? - h. Other \_\_\_\_\_**

- 1 manufacturing
- 2 depends on how things are presented
- 3 no strip mall development
- 4 market for tourism/shops, food, culture, history
- 5 People should chose their own business op.
- 6 technology business
- 7 gas station with diesel
- 8 gas station

**14C: If you have any children who left, what was the reason? - c. Other \_\_\_\_\_**

- 1 taxes too high to live here
- 2 joined the military
- 3 closer to work
- 4 married - moved away
- 5 no mountains
- 6 marriage
- 7 different township
- 8 wages
- 9 ex wife
- 10 Married someone outside of Laketown.
- 11 married
- 12 Bought house out of Laketown
- 13 Bought home and moved to Luck, bought home at Balsam Lake township
- 14 availability of apartments
- 15 still live in area, just outside Laketown boundaries
- 16 married people from other areas.

**17d: Where is the primary place of work for all adults in your household? D. Other WI  
County (Please Specify) \_\_\_\_\_**

- 1 Burnett
- 2 Burnett
- 3 Burnett
- 4 Burnett
- 5 Burnett
- 6 Burnett
- 7 Burnett
- 8 St. Croix
- 9 Burnett
- 10 St. Croix
- 11 Burnett
- 12 semi owner
- 13 Pierce
- 14 Iron Cty - Hurley
- 15 Washburn (Shell Lake)
- 16 Racine
- 17 Waukesha
- 18 Nebraska
- 19 Vernon
- 20 Burnett
- 21 Vernon/Town of Visoqua
- 22 Burnett
- 23 Burnett & Wood
- 24 Eau Claire
- 25 Burnett
- 26 MN, IA, NE, SD, ND

**Other: question numbers indicated below**

- 1 farm land only, no dwelling
- 2 Take the TAX problem as serious as this survey!! Thank you for your time.
- 3 12Cd) Improved Atlas Store - give them a tax break, or allow them, or future owners, incentive for improvement.
- 4 11c) crossed out 'no role' and wrote 'a minor role'
- 5 I've owned property in Laketown since 1996. Plan to retire there within 5 years.
- 6 Own commercial business in Laketown.
- 7 Fix the tax problem - then worry about this survey!!
- 8 Do not live in Laketown, but do live in Polk County.
- 9 15) This (woodlands, wetlands and lakes, scenic views) is impossible to preserve when this type of land is taxed so high. We need a break to keep this land.
- 10 After filling out this *important* survey - will you look into the high tax problem? Probably not!! But thanks for your time!
- 11 15A) There are farmlands not farmed now. Maybe we should think of what we want when we build 25 million dollar public buildings.
- 12 Polk Co. needs more people - farmland does not pay the taxes. We are all being taxed out of our homes. We can not leave our lands undeveloped. Can't pay the taxes.
- 13 2) If robberies go down
- 14 We live in the Town of Luck.
- 15 Quality of education is very important to me because I would have 3 children who would need their education supplied by your area.
- 16 Would like to move and make this primary residence in next 3 years.
- 17 12a) 10 acre minimum

POLK COUNTY  
PROPERTY ASSESSMENT AND TAXATION SYSTEM  
2000 REAL ESTATE VALUATION SUMMARY  
TOWN OF LAKETOWN  
ALL DISTRICTS

REPORT #: VALSUM1ST  
RUN DATE: 11/11/2008  
RUN TIME: 04:03 PM  
PAGE: 1

CODE	-----PARCEL COUNT-----		IMPROVE	LAND	IMPROVE	TOTAL	TOTAL
	TOTAL	LAND					
G1	538	538	396	6,766,300	23,865,900	30,632,200	1,205.980
G2	13	13	12	85,000	933,700	1,018,700	26.640
G3	0	0	0	0	0	0	0.000
G4	423	422	0	3,074,350	0	3,074,350	10,474.160
G5	417	417	0	2,029,800	0	2,029,800	3,715.150
G5M	0	0	0	0	0	0	0.000
G6	334	334	0	5,285,300	0	5,285,300	6,003.570
G7	89	89	89	344,400	6,448,900	6,793,300	166.179
TOTAL GENERAL PROPERTY CODES	1814	1813	497	17,585,150	31,248,500	48,833,650	21,591.679

WOODLAND TAX:

@ \$0.10	W1	0	0	0	0	0	0.000
@ \$1.66	W2	0	0	0	0	0	0.000
@ \$0.20	W3	0	0	0	0	0	0.000
	W4	0	0	0	0	0	0.000
@ \$1.67	W5	0	0	0	0	0	0.000
@ \$8.34	W6	1	0	0	0	0	35.000
@ \$0.67	W7	9	9	0	156,200	156,200	174.000
@ \$1.57	W8	12	12	0	230,100	230,100	264.000
TOTAL WOODLAND TAX CODES		22	21	0	386,300	386,300	473.000

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0.000
STATE	X2	2	0	0	0	0	12.930
COUNTY	X3	11	0	0	0	0	147.090
OTHER	X4	23	0	0	0	0	95.640
TOTAL EXEMPT ACRES CODES		36	0	0	0	0	255.660

\*\* FINAL TOTAL \*\*  
ACTUAL PARCEL COUNT

1872	1834	497					22,320.339
1130							

POLK COUNTY  
PROPERTY ASSESSMENT AND TAXATION SYSTEM  
2001 REAL ESTATE VALUATION SUMMARY  
TOWN OF LAKE TOWN  
ALL DISTRICTS

REPORT #: VALSUM1ST  
RUN DATE: 11/11/2008  
RUN TIME: 04:02 PM  
PAGE: 1

CODE	-----PARCEL COUNT-----			IMPROVE	LAND	VALUE	IMPROVE	VALUE	TOTAL	VALUE	TOTAL	ACRES
	TOTAL	LAND	IMPROVE									
G1	561	561	415	7,017,600	25,397,000	32,414,600	1,294.280					
G2	13	13	12	85,000	952,100	1,037,100	26.640					
G3	0	0	0	0	0	0	0.000					
G4	424	423	0	3,093,050	0	3,093,050	10,570.930					
G5	410	410	0	1,949,200	0	1,949,200	3,654.650					
GSM	0	0	0	0	0	0	0.000					
G6	331	331	0	5,214,300	0	5,214,300	5,913.710					
G7	86	86	86	331,400	6,480,800	6,812,200	160.179					
TOTAL GENERAL PROPERTY CODES	1825	1824	513	17,690,550	32,829,900	50,520,450	21,620.389					

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	@ \$0.10	W1	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	@ \$1.66	W2	0	0	0	0	0.000
PRIVATE FOREST CROP SPECIAL	@ \$0.20	W3	0	0	0	0	0.000
COUNTY FOREST CROP		W4	0	0	0	0	0.000
MFL OPEN POST 2004	@ \$1.67	W5	0	0	0	0	0.000
MFL CLOSED POST 2004	@ \$8.34	W6	0	0	0	0	0.000
MFL OPEN PRE 2005	@ \$0.67	W7	9	0	156,200	156,200	174.000
MFL CLOSED PRE 2005	@ \$1.57	W8	11	0	231,900	231,900	266.000
TOTAL WOODLAND TAX CODES			20	0	388,100	388,100	440.000

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0.000
STATE	X2	2	0	0	0	0	12.930
COUNTY	X3	11	0	0	0	0	147.090
OTHER	X4	23	0	0	0	0	95.640
TOTAL EXEMPT ACRES CODES		36	0	0	0	0	255.660

\*\* FINAL TOTAL \*\*  
ACTUAL PARCEL COUNT

22,316.049

POLK COUNTY  
PROPERTY ASSESSMENT AND TAXATION SYSTEM  
2002 REAL ESTATE VALUATION SUMMARY  
TOWN OF LAKETOWN  
ALL DISTRICTS

REPORT #: VALSUM1ST  
RUN DATE: 11/11/2008  
RUN TIME: 04:00 PM  
PAGE: 1

CODE	-----PARCEL COUNT-----		IMPROVE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
	TOTAL	LAND					
G1	595	595	456	7,243,600	29,008,800	36,252,400	1,391.109
G2	13	13	12	81,000	923,100	1,004,100	26.640
G3	0	0	0	0	0	0	0.000
G4	427	427	0	1,859,500	0	1,859,500	10,561.940
G5	402	402	0	1,845,500	0	1,845,500	3,539.250
G5M	0	0	0	0	0	0	0.000
G6	329	329	0	5,183,900	0	5,183,900	5,807.400
G7	55	55	55	207,900	4,613,400	4,821,300	100.360
	1821	1821	523	16,421,400	34,545,300	50,966,700	21,426.699

GENERAL PROPERTY:

RESIDENTIAL  
COMMERCIAL  
MANUFACTURING  
AGRICULTURAL  
UNDEVELOPED  
AGRICULTURAL FOREST  
PRODUCTIVE FOREST LANDS  
OTHER

TOTAL GENERAL PROPERTY CODES

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72 @ \$0.10 W1  
PRIVATE FOREST CROP POST 71 @ \$1.66 W2  
PRIVATE FOREST CROP SPECIAL @ \$0.20 W3  
COUNTY FOREST CROP W4  
MFL OPEN POST 2004 @ \$1.67 W5  
MFL CLOSED POST 2004 @ \$8.34 W6  
MFL OPEN PRE 2005 @ \$0.67 W7  
MFL CLOSED PRE 2005 @ \$1.57 W8

TOTAL WOODLAND TAX CODES

EXEMPT ACRES:

FEDERAL X1  
STATE X2  
COUNTY X3  
OTHER X4

TOTAL EXEMPT ACRES CODES

37  
1883  
1150

\*\* FINAL TOTAL \*\*  
ACTUAL PARCEL COUNT

22,233.389

POLK COUNTY  
PROPERTY ASSESSMENT AND TAXATION SYSTEM  
2003 REAL ESTATE VALUATION SUMMARY  
TOWN OF LAKETOWN  
ALL DISTRICTS

REPORT #: VALSUM1ST  
RUN DATE: 11/11/2008  
RUN TIME: 03:59 PM  
PAGE: 1

CODE	-----PARCEL COUNT-----		IMPROVE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
	TOTAL	LAND					
GENERAL PROPERTY:							
G1	601	601	465	7,277,100	30,317,000	37,594,100	1,404.409
G2	13	13	12	81,000	950,100	1,031,100	26.640
G3	0	0	0	0	0	0	0.000
G4	434	434	0	1,216,400	0	1,216,400	10,762.860
G5	397	397	0	1,814,200	0	1,814,200	3,433.240
G5M	0	0	0	0	0	0	0.000
G6	315	315	0	4,891,200	0	4,891,200	5,503.190
G7	55	55	55	207,900	4,612,400	4,820,300	100.360
TOTAL GENERAL PROPERTY CODES							
	1815	1815	532	15,487,800	35,879,500	51,367,300	21,230.699
WOODLAND TAX:							
W1	0	0	0	0	0	0	0.000
W2	0	0	0	0	0	0	0.000
W3	0	0	0	0	0	0	0.000
W4	0	0	0	0	0	0	0.000
W5	0	0	0	0	0	0	0.000
W6	0	0	0	0	0	0	0.000
W7	10	10	0	182,200	0	182,200	212.000
W8	22	22	0	449,100	0	449,100	536.000
TOTAL WOODLAND TAX CODES							
	32	32	0	631,300	0	631,300	748.000
EXEMPT ACRES:							
X1	0	0	0	0	0	0	0.000
X2	2	0	0	0	0	0	12.930
X3	12	0	0	0	0	0	148.120
X4	23	0	0	0	0	0	95.640
TOTAL EXEMPT ACRES CODES							
	37	0	0	0	0	0	256.690
** FINAL TOTAL **							
	1884	1847	532				22,235.389
ACTUAL PARCEL COUNT							
	1159						

POLK COUNTY  
PROPERTY ASSESSMENT AND TAXATION SYSTEM  
2004 REAL ESTATE VALUATION SUMMARY  
TOWN OF LAKE TOWN  
ALL DISTRICTS

REPORT #: VALSUM1ST  
RUN DATE: 11/11/2008  
RUN TIME: 03:58 PM  
PAGE: 1

CODE	-----PARCEL COUNT-----		LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
	TOTAL	LAND				
G1	614	614	7,472,700	31,117,200	38,589,900	1,517.319
G2	13	13	81,000	950,100	1,031,100	26.640
G3	0	0	0	0	0	0.000
G4	436	436	1,101,600	0	1,101,600	10,781.500
G5	389	389	854,800	0	854,800	3,306.980
G5M	0	0	0	0	0	0.000
G6	314	314	4,860,200	0	4,860,200	5,474.560
G7	53	53	183,900	4,485,000	4,668,900	94.670
TOTAL GENERAL PROPERTY CODES	1819	1819	14,554,200	36,552,300	51,106,500	21,201.669

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	@ \$0.10	W1	0	0	0	0.000
PRIVATE FOREST CROP POST 71	@ \$1.66	W2	0	0	0	0.000
PRIVATE FOREST CROP SPECIAL	@ \$0.20	W3	0	0	0	0.000
COUNTY FOREST CROP		W4	0	0	0	0.000
MFL OPEN POST 2004	@ \$1.67	W5	0	0	0	0.000
MFL CLOSED POST 2004	@ \$8.34	W6	0	0	0	0.000
MFL OPEN PRE 2005	@ \$0.67	W7	10	0	182,200	212.000
MFL CLOSED PRE 2005	@ \$1.57	W8	24	0	477,100	564.000
TOTAL WOODLAND TAX CODES			34	0	659,300	776.000

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0.000
STATE	X2	2	0	0	0	12.930
COUNTY	X3	12	0	0	0	148.120
OTHER	X4	23	0	0	0	95.640
TOTAL EXEMPT ACRES CODES		37	0	0	0	256.690

\*\* FINAL TOTAL \*\*  
ACTUAL PARCEL COUNT

22,234.359

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

REPORT #: VALSUM1ST  
RUN DATE: 11/11/2008  
RUN TIME: 03:54 PM  
PAGE: 1

CODE	-----PARCEL COUNT-----		IMPROVE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
	TOTAL	LAND					
G1	623	623	485	7,540,300	32,345,600	39,885,900	1,553.449
G2	14	14	13	87,000	987,600	1,074,600	28.640
G3	0	0	0	0	0	0	0.000
G4	443	443	0	1,101,700	0	1,101,700	10,800.060
G5	390	390	0	863,600	0	863,600	3,295.900
G5M	152	152	0	914,000	0	914,000	2,020.270
G6	157	157	0	2,997,900	0	2,997,900	3,369.710
G7	52	52	52	179,900	4,404,400	4,584,300	92.670
	1831	1831	550	13,684,400	37,737,600	51,422,000	21,160.699

TOTAL GENERAL PROPERTY CODES

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	@ \$0.10	W1	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	@ \$1.66	W2	0	0	0	0	0.000
PRIVATE FOREST CROP SPECIAL	@ \$0.20	W3	0	0	0	0	0.000
COUNTY FOREST CROP		W4	0	0	0	0	0.000
MFL OPEN POST 2004	@ \$1.67	W5	0	0	0	0	0.000
MFL CLOSED POST 2004	@ \$8.34	W6	1	1	43,700	43,700	31.000
MFL OPEN PRE 2005	@ \$0.67	W7	10	10	182,200	182,200	212.000
MFL CLOSED PRE 2005	@ \$1.57	W8	24	24	477,100	477,100	564.000
			35	35	703,000	703,000	807.000

TOTAL WOODLAND TAX CODES

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0.000
STATE	X2	2	0	0	0	0	12.930
COUNTY	X3	12	0	0	0	0	148.120
OTHER	X4	24	0	0	0	0	95.640
		38	0	0	0	0	256.690

TOTAL EXEMPT ACRES CODES

\*\* FINAL TOTAL \*\*  
ACTUAL PARCEL COUNT

22,224.389

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

REPORT #: VALSUM1ST  
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RUN TIME: 03:52 PM  
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CODE	-----PARCEL COUNT-----		LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
	TOTAL	IMPROVE				
G1	664	504	7,845,600	33,852,600	41,698,200	1,772.619
G2	13	12	84,000	917,600	1,001,600	28.320
G3	0	0	0	0	0	0.000
G4	448	0	1,088,600	0	1,088,600	10,687.450
G5	388	0	857,200	0	857,200	3,252.880
G5M	152	0	920,000	0	920,000	2,032.610
G6	156	0	2,926,300	0	2,926,300	3,286.360
G7	49	49	172,700	4,223,800	4,396,500	88.310
TOTAL		1870	13,894,400	38,994,000	52,888,400	21,148.549

TOTAL GENERAL PROPERTY CODES

WOODLAND TAX:

@ \$0.10	W1	0	0	0	0	0.000
@ \$1.66	W2	0	0	0	0	0.000
@ \$0.20	W3	0	0	0	0	0.000
	W4	0	0	0	0	0.000
@ \$1.67	W5	0	0	0	0	0.000
@ \$8.34	W6	1	43,700	43,700	31.000	
@ \$0.67	W7	10	182,200	182,200	212.000	
@ \$1.57	W8	24	477,100	477,100	564.000	
TOTAL WOODLAND TAX CODES		35	703,000	703,000	807.000	

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0.000
STATE	X2	2	0	0	0	12.930
COUNTY	X3	12	0	0	0	148.120
OTHER	X4	24	0	0	0	100.100
TOTAL EXEMPT ACRES CODES		38	0	0	0	261.150

\*\* FINAL TOTAL \*\*  
ACTUAL PARCEL COUNT

22,216.699

POLK COUNTY  
PROPERTY ASSESSMENT AND TAXATION SYSTEM  
2007 REAL ESTATE VALUATION SUMMARY  
TOWN OF LAKETOWN  
ALL DISTRICTS

REPORT #: VALSUM1ST  
RUN DATE: 11/11/2008  
RUN TIME: 03:50 PM  
PAGE: 1

CODE	-----PARCEL COUNT-----		IMPROVE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
	TOTAL	LAND					
G1	670	670	516	24,668,500	51,341,500	76,010,000	1,471.679
G2	13	13	11	224,000	1,155,200	1,379,200	28.260
G3	0	0	0	0	0	0	0.000
G4	456	456	0	1,703,700	0	1,703,700	10,575.345
G5	457	457	0	2,425,600	0	2,425,600	3,323.270
G5M	171	171	0	2,799,000	0	2,799,000	2,223.270
G6	190	190	0	8,199,600	0	8,199,600	3,326.720
G7	47	47	47	399,300	5,251,700	5,651,000	113.090
TOTAL GENERAL PROPERTY CODES			574	40,419,700	57,748,400	98,168,100	21,061.634

TOTAL GENERAL PROPERTY CODES

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	@ \$0.10	W1	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	@ \$1.66	W2	0	0	0	0	0.000
PRIVATE FOREST CROP SPECIAL	@ \$0.20	W3	0	0	0	0	0.000
COUNTY FOREST CROP		W4	0	0	0	0	0.000
MFL OPEN POST 2004	@ \$1.67	W5	0	0	0	0	0.000
MFL CLOSED POST 2004	@ \$8.34	W6	5	388,800	0	388,800	166.000
MFL OPEN PRE 2005	@ \$0.67	W7	10	498,800	0	498,800	212.000
MFL CLOSED PRE 2005	@ \$1.57	W8	24	1,373,000	0	1,373,000	562.180
TOTAL WOODLAND TAX CODES			39	2,260,600	0	2,260,600	940.180

TOTAL WOODLAND TAX CODES

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0.000
STATE	X2	2	0	0	0	0	12.930
COUNTY	X3	14	0	0	0	0	149.640
OTHER	X4	24	0	0	0	0	100.100
TOTAL EXEMPT ACRES CODES			40	0	0	0	262.670

\*\* FINAL TOTAL \*\*  
ACTUAL PARCEL COUNT

22,264.484

POLK COUNTY  
PROPERTY ASSESSMENT AND TAXATION SYSTEM  
2008 REAL ESTATE VALUATION SUMMARY  
TOWN OF LAKETOWN  
ALL DISTRICTS

REPORT #: VALSUM1ST  
RUN DATE: 11/11/2008  
RUN TIME: 04:17 PM  
PAGE: 1

CODE	-----PARCEL COUNT-----		IMPROVE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
	TOTAL	LAND					
G1	671	671	520	24,702,800	52,715,600	77,418,400	1,504.597
G2	13	13	11	211,000	1,127,700	1,338,700	28.260
G3	1	0	0	0	0	0	5.640
G4	461	461	0	1,701,000	0	1,701,000	10,569.560
G5	454	454	0	2,420,700	0	2,420,700	3,317.420
G5M	173	173	0	2,825,100	0	2,825,100	2,240.320
G6	188	188	0	8,034,400	0	8,034,400	3,249.400
G7	47	47	47	399,300	5,241,700	5,641,000	113.090
TOTAL			578	40,294,300	59,085,000	99,379,300	21,028.287

TOTAL GENERAL PROPERTY CODES

WOODLAND TAX:

@ \$0.10	W1	0	0	0	0	0	0.000
@ \$1.66	W2	0	0	0	0	0	0.000
@ \$0.20	W3	0	0	0	0	0	0.000
	W4	0	0	0	0	0	0.000
@ \$1.67	W5	0	0	0	0	0	0.000
@ \$8.34	W6	6	6	0	488,800	488,800	206.000
@ \$0.67	W7	10	10	0	498,800	498,800	212.000
@ \$1.57	W8	24	24	0	1,373,000	1,373,000	562.180
TOTAL WOODLAND TAX CODES			0	2,360,600	0	2,360,600	980.180

TOTAL WOODLAND TAX CODES

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0.000
STATE	X2	2	0	0	0	0	12.930
COUNTY	X3	14	0	0	0	0	149.640
OTHER	X4	24	0	0	0	0	101.010
TOTAL EXEMPT ACRES CODES			0	0	0	0	263.580

\*\* FINAL TOTAL \*\*  
ACTUAL PARCEL COUNT

22,272.047