

COMPREHENSIVE PLAN VILLAGE OF BALSAM LAKE, WISCONSIN 2009-2029



ADOPTED OCTOBER 6th, 2009

ORDINANCE # 2009-05
VILLAGE OF BALSAM LAKE COMPREHENSIVE PLAN

ORIGINAL

**AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN OF THE VILLAGE OF
BALSAM LAKE, WISCONSIN.**

The Balsam Lake Village Board, Village of Balsam Lake, Polk County does ordain as follows:

Section 1. Pursuant to section 59.69(2) and (3) of the Wisconsin Statutes, the Village of Balsam Lake, 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 Village Board of the Village of Balsam Lake, 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.

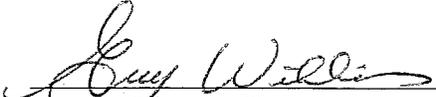
Section 3. The Plan Commission of the Village of Balsam Lake, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to Village Board the adoption of the document entitled "Village of Balsam Lake Comprehensive Plan 2009-2029" containing all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

Section 4. The Village 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 Village Board of the Village of Balsam Lake, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "Village of Balsam Lake Comprehensive Plan 2009-2029" 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 Village Board and published as required by law.

Adopted by the Village Board of the Village of Balsam Lake, Polk County, Wisconsin, this 6th day of October, 2009.


Guy Williams, Village President

Attest:


Lori Duncan, Village Clerk

Date Published: October 14, 2009

VILLAGE OF BALSAM LAKE

PLAN COMMISSION RESOLUTION Resolution 2009-03

RECOMMENDING APPROVAL OF THE COMPREHENSIVE PLAN OF THE
VILLAGE OF BALSAM LAKE, 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

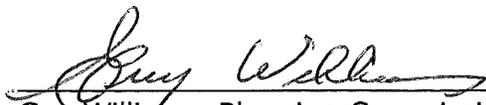
WHEREAS, the Village of Balsam Lake Planning Commission has the authority to recommend that the Village Board adopt a "comprehensive plan" under §66.1001(4)(b); and

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

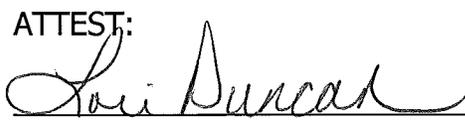
NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the Village of Balsam Lake hereby adopts the attached *Village of Balsam Lake Comprehensive Plan 2009-2029* as the Village's comprehensive plan under §66.1001(4); and

BE IT FINALLY RESOLVED that the Planning Commission hereby recommends that the Village Board adopt Ordinance 2009-05, which will constitute its adoption of the *Village of Balsam Lake Comprehensive Plan 2009-2029* as the Village's comprehensive plan under §66.1001.

Resolution adopted: August 6, 2009



Guy Williams, Planning Commission Chair

ATTEST:


Lori Duncan, Village Clerk

COMPREHENSIVE PLAN VILLAGE OF BALSAM LAKE, WISCONSIN 2009-2029

Village Board

Guy Williams, President
Chris Sondrol
Dave Evans
Michael Voltz
Eugene D'Agostino
Jeff Reed
Jim Broome
Lori Duncan, Clerk/Treasurer

Planning Commission

Guy Williams, Chair
Glen Schimke
Chris Sondrol
Sherry DeLozier
Steve Williams
Michael Voltz
Denny Aubin

Prepared By: The Village of Balsam Lake Plan Commission
With Assistance from Polk County Planning Division

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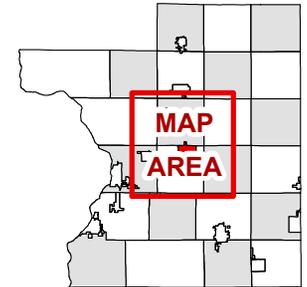
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MAP 1-1 LOCATION MAP

Village of Balsam Lake
Polk County
Wisconsin



POLK COUNTY

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

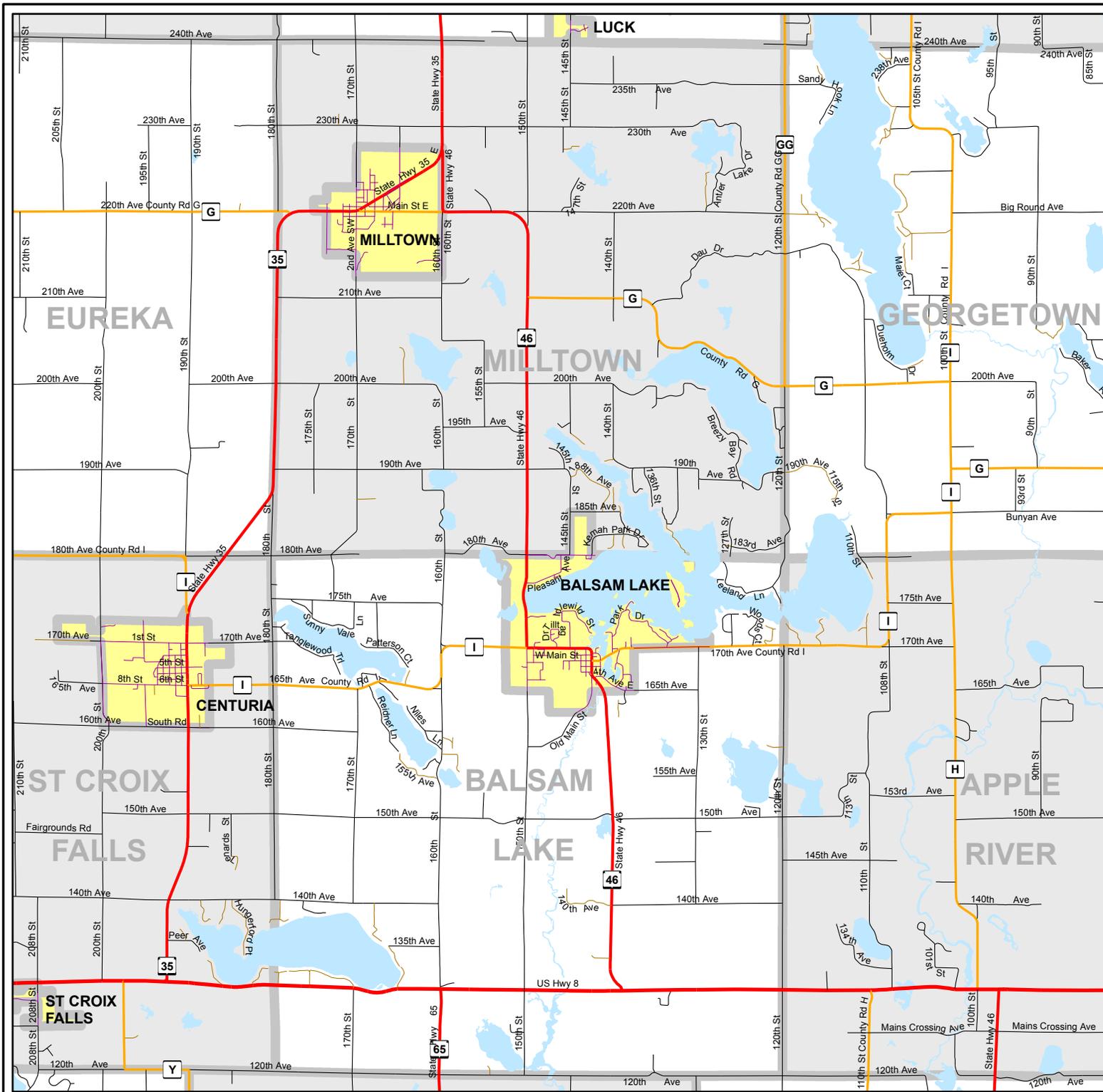
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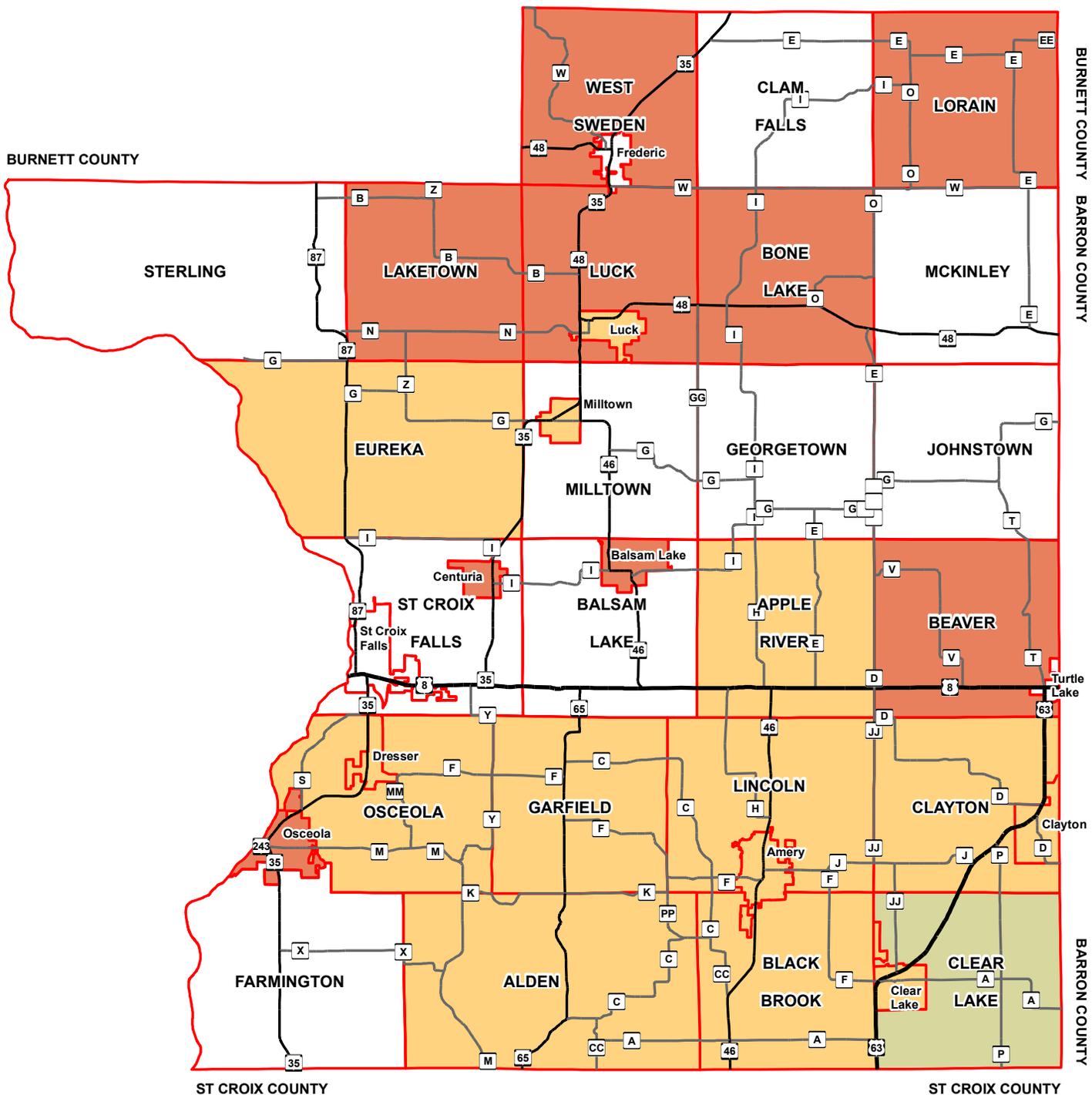


This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.



MAP 1-2 COMPREHENSIVE PLANNING PARTICIPANTS

Polk County Wisconsin



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



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ELEMENT 1: ISSUES AND OPPORTUNITIES

In July of 2007 Polk County, along with twenty-five of its local units of government, was awarded a multi-jurisdictional Comprehensive Planning Grant through the Wisconsin Department of Administration to develop Comprehensive Plans. The Village of Balsam Lake participated in the grant and began working on the plan in September of 2007. A map of grant participants is Map 1-2.

The Village had an existing Comprehensive Plan that was adopted in 1997. This plan is not compliant with Wisconsin Statute 66.1001, but was used as a reference for past activities.

1.1 BACKGROUND INFORMATION

THE SETTING

The Village of Balsam Lake is situated in one of Wisconsin's oldest resort areas. Located on Wisconsin State Highway 46, just three and a half miles north of Wisconsin State Highway 8, this Village of about 1,000 residents is the County seat of Polk County in northwest Wisconsin. The Village sits on the southern shore of Balsam Lake, which has 65 miles of shoreline and 2,054 surface acres with a maximum depth of 37 feet. Many smaller lakes are also found near the Village. The natural resources of the region are an important asset to the Village's development. See Map 1-1 on the previous page for the Village of Balsam Lake's location and surrounding areas.



HISTORIC DEVELOPMENT [Adapted from the 1997 Village of Balsam Lake Comprehensive Plan]

POLK COUNTY AND THE COUNTY SEAT

Originally part of Crawford County, Michigan, present Polk County became part of St. Croix County, Wisconsin Territory in 1840. In 1853, Polk County was awarded its own identity, and included parts of current day Barron, Chippewa and Ashland Counties, as well as all of present Polk, Bayfield and Douglas Counties. At that time the county was divided into two voting precincts, one at LeRoy and another at St. Croix Falls, which served as the county seat. A vote taken in 1853 was unanimously in favor of a move to Osceola. All records were then moved although, in 1863, all county records were stolen. Nonetheless, in 1898, the seat was relocated once again to its present location in the Village of Balsam Lake, geographically in the center of the County.

FROM MILL TOWN TO RESORT TOWN

The history of the Village of Balsam Lake has been informally documented by Helen Freeman, daughter of Warren L. Tuttle and Alberta Tuttle. Her father was one of several original land owners in the Village of Balsam Lake, responsible for its platting in 1899 and for much of its development as a recognizable community over a 30 year period. Mrs. Freeman was born in 1903 or 1904 and, in compiling this history, turned to friends of her parents for insights into the lives of the original Balsam Lake residents. The following briefs were extracted from her journal, the original of which is found in the Balsam Lake library.

According to Mrs. Freeman, the tribe of Chippewa Indians who lived around Balsam Lake named it In-nun-de-go-cog meaning "evergreen place". She elegantly described settlement life on Balsam Lake by saying that, "...we have a people seeking not the excesses of life, but a chance for self-expression. People living in rustic homes so simply furnished, but drinking the eternity of the out-of-doors, sensing the richness of human contact, finding a soul in a garden."

The early settlement history of Balsam Lake stemmed from a booming, national development trend. The forests in the area meant wealth for those who exploited its timber and the lake provided a means for assembling that timber with the power to dress it into marketable shingles and lumber. For a history of the Village of Balsam Lake from the time of invasion by European Americans until about the year 1869, Mrs. Freeman relied upon an article prepared by Chester Haskins. This article appeared in the *Polk County Press* in 1877 and read:

"Settlement was commenced in the town as early as the summer of 1844 by Albert Webster from Maine who made a claim at the outlet of Balsam Lake...At that time, the land was not in the market and could not be entered, but claims were made by preempting and a man could "make a claim"...providing he kept his claim good by working upon (the land) and was successful in keeping others from "jumping"."

"In the autumn of 1844, Edward Worth from New York went into partnership with Webster and they immediately began building a dam and single mill at the mouth of the Lake...Worth and Webster pushed their dam to completion in the fall of 1845 and during the winter, made several hundred thousand shingles and at the same time had a crew of eight or ten men in the woods all winter cutting and putting logs in the lake for the next season's operations."

"In the spring of 1846, Mr. Worth commenced cutting the road from Balsam Lake to St. Croix Falls and cut about two and half miles, four rods wide, which was termed "Broadway" by the pioneers."

"Early in the summer of 1846, Webster sold all the logs in the lake to Maurice Samuels, thereby depriving Worth of means to run the mill that summer. He was obliged to sell his claim, which he did, to William Williams, receiving in payment worthless paper and consequently lost heavily in both transactions...The partnership of Williams and Samuels existed for a short time until Samuels bought William's interest and kept on making shingles and keeping a boarding house, stopping place, trading post until he sold to Whiting in the summer of 1854. Captain Samuels was quite wealthy...and it is related of him that at different times he had ten thousand dollars in gold buried in the ground near his home."

"In the summer of 1866, Whiting sold out to Carpenter Winslow. In 1868, William Dobney went into partnership with Winslow which continued until the fall of 1869 when Dobney bought Winslow's interest and built a store [once located about 200 feet east of the Polk County garage] and several dwelling houses...(Following Dobney's untimely death and in) the summer of 1871 and 1872, the mill was run by Joseph Rivette and again by George Dusenberry in 1875 and 1876...In 1881, J.W. Park bought the sawmill of George Dusenberry."

"In the fall of 1869, (the mill) had 1,500,000 feet of lumber on hand. It was hauled to the falls and rafted down the river, presumably to Marine or Stillwater."

Balsam Lake's claim to being a resort town dates back to 1890 when eleven "Twin City gentlemen" and Warren Tuttle (Mrs. Freeman's father) formed a club and purchased one of the seven islands on Balsam Lake – Paradise Island. The group named themselves the Mississippi Rod and Gun Club. In 1892, Mr. Tuttle purchased and began operating Hotel Tuttle, which was well patronized by fisherman and sportsmen.

Balsam Lake was dedicated as Polk County seat on November 12, 1898 by a majority vote of 1,404 to 1,117. The first plat of the Balsam Lake community was filed with the village by Warren Tuttle in 1899. In 1905, it was decided that the town should be separate from the Village of Balsam Lake and following the

village's receipt of the town hall and \$250, the transaction was complete. Sidewalks and street lanterns came to Main Street between 1906-1910 with electricity arriving to the village in 1916 and telephone in 1900.

Mrs. Freeman concluded her history of Balsam Lake by saying that, "...there may not have been many forms of entertainment, but we made good use of what we had. I am thankful that I have been given the privilege of living in such a delightful village with dear friends and compassionate neighbors."

1.2 DEMOGRAPHICS

In the 1997 Comprehensive Plan [1997 Plan] much slower growth projections were made than what actually occurred. Although the plan was finished at the end of 1997 the projections for 2000 were underestimated. The projections then, stated that there would be 848 residents in 2000, 904 residents in 2010 and 960 in 2020. The actual population in 2000 was 950, a surprising 102 residents more than projected. 2010 is estimated to have 1,100 residents, 196 more than the earlier projection. The most recent estimate for 2020 is 1,254, which is an astonishing 294 residents over previous estimates.

Table 1.1A – Population Projections

YEAR	WI	POLK	BALSAM LAKE
1960	NA	24,968	541
1970	4,417,731	26,666	648
1980	4,705,642	32,351	749
1990	4,891,769	34,773	792
2000	5,363,675	41,319	950
2005	5,563,896	44,744	1,035
2010	5,751,470	47,415	1,100
2015	5,931,386	50,576	1,178
2020	6,110,878	53,724	1,254
2025	6,274,867	56,547	1,324
2030	6,274,867	58,866	1,382

Table 1.1B - Percent Population Changes

% CHANGE	WI	POLK	BALSAM LAKE
1960-1970	NA	6.80%	19.80%
1970-1980	6.52%	21.32%	15.59%
1980-1990	3.80%	6.97%	5.74%
1990-2000	8.80%	15.84%	19.95%
2000-2010	6.74%	9.98%	15.79%
2010-2020	5.88%	7.44%	14.00%
2020-2030	5.88%	7.44%	10.21%

Source: U.S. Census Bureau and WDOA

Source: U.S. Census Bureau and WDOA

As you can see from Table 1.1B significant growth in the Village took place between 1960 and 1980, with another surge between 1990 and 2000. Current projections show steady growth through 2030. As can be expected, the projected total housing units reflects the same steady projected growth through 2030. The projected amount of new housing units required from 2000 until 2030 is 73.

Table 1.2 Housing Unit Projections

Municipality	2000	2005	2010	2015	2020	2025	2030
Village of Balsam Lake	673	715	770	816	910	970	1,034

Source: U.S. Census Bureau and WDOA

Table 1.4 shows that the Village of Balsam Lake saw large increases in the number of 30 to 59 year olds, especially those aged 50 to 59 and a substantial growth in 70 to 79 year old category. However, the increase in the 80 and over category was much lower than the State and County levels. With the substantial increase in 70 to 79 year olds from 1990 to 2000 one can expect an increase in the 80 and over category in the next census. Much of this increase could be due to retirees making Balsam Lake their permanent residence.

Table 1.4 - AGE DISTRIBUTION

1990						
	WISCONSIN		POLK COUNTY		V BALSAM LAKE	
	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL
Under 10	737033	15.07%	5538	15.93%	92	11.62%
10 to 19	700876	14.33%	5162	14.84%	99	12.50%
20 to 29	764744	15.63%	4043	11.63%	103	13.01%
30 to 39	810378	16.57%	5644	16.23%	90	11.36%
40 to 49	595613	12.18%	4235	12.18%	82	10.35%
50 to 59	423025	8.65%	3029	8.71%	58	7.32%
60 to 69	404188	8.26%	3126	8.99%	110	13.89%
70 to 79	294406	6.02%	2507	7.21%	95	11.99%
80 and over	161506	3.30%	1489	4.28%	63	7.95%
TOTAL	4891769	100.00%	34773	100.00%	792	100.00%
2000						
	WISCONSIN		POLK COUNTY		V BALSAM LAKE	
	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL
Under 10	721,824	13.46%	5,389	13.04%	94	9.89%
10 to 19	810,269	15.11%	6,438	15.58%	93	9.79%
20 to 29	691,205	12.89%	3,871	9.37%	104	10.95%
30 to 39	807,510	15.06%	5,907	14.30%	116	12.21%
40 to 49	837,960	15.62%	6,672	16.15%	130	13.68%
50 to 59	587,355	10.95%	4,868	11.78%	125	13.16%
60 to 69	387,118	7.22%	3,568	8.64%	106	11.16%
70 to 79	319,863	5.96%	2,784	6.74%	116	12.21%
80 and over	200,571	3.74%	1,822	4.41%	66	6.95%
TOTAL	5,363,675	100.00%	41,319	100.00%	950	100.00%
CHANGE - 1990 TO 2000						
	WISCONSIN		POLK COUNTY		V BALSAM LAKE	
	NUMBER	% CHANGE	NUMBER	% CHANGE	NUMBER	% CHANGE
Under 10	-15,209	-2.11%	-149	-2.76%	2	2.13%
10 to 19	109,393	13.50%	1,276	19.82%	-6	-6.45%
20 to 29	-73,539	-10.64%	-172	-4.44%	1	0.96%
30 to 39	-2,868	-0.36%	263	4.45%	26	22.41%
40 to 49	242,347	28.92%	2,437	36.53%	48	36.92%
50 to 59	164,330	27.98%	1,839	37.78%	67	53.60%
60 to 69	-17,070	-4.41%	442	12.39%	-4	-3.77%
70 to 79	25,457	7.96%	277	9.95%	21	18.10%
80 and over	39,065	19.48%	333	18.28%	3	4.55%
TOTAL	471,906	8.80%	6,546	15.84%	158	16.63%

Source: U.S. Census Bureau and WDOA

Median household income (Table 1.6) in the Village of Balsam Lake was \$34,276 in 1999, considerably lower than the County and State median, \$41,183 and \$43,791 respectively. Almost 13% of households had income of less than \$10,000, compared to just under 8% for the County and State.

Table 1.6 - HOUSEHOLD INCOME IN 1999

	WI	% OF TOTAL	POLK	% OF TOTAL	BALSAM LAKE	% OF TOTAL
Total Households:	2086304		16305		303	
Median Household Income	\$43,791		\$41,183		\$34,276	
Less than \$10,000	148964	7.14%	1291	7.92%	39	12.87%
\$10,000 to \$14,999	121366	5.82%	1017	6.24%	11	3.63%
\$15,000 to \$19,999	127169	6.10%	1037	6.36%	12	3.96%
\$20,000 to \$24,999	137728	6.60%	1132	6.94%	15	4.95%
\$25,000 to \$29,999	136502	6.54%	1098	6.73%	28	9.24%
\$30,000 to \$34,999	139531	6.69%	1208	7.41%	22	7.26%
\$35,000 to \$39,999	129719	6.22%	1054	6.46%	24	7.92%
\$40,000 to \$44,999	129319	6.20%	1150	7.05%	21	6.93%
\$45,000 to \$49,999	118711	5.69%	922	5.65%	22	7.26%
\$50,000 to \$59,999	220781	10.58%	1725	10.58%	34	11.22%
\$60,000 to \$74,999	253518	12.15%	1978	12.13%	41	13.53%
\$75,000 to \$99,999	226374	10.85%	1631	10.00%	28	9.24%
\$100,000 to \$124,999	94628	4.54%	615	3.77%	2	0.66%
\$125,000 to \$149,999	39091	1.87%	179	1.10%	3	0.99%
\$150,000 to \$199,999	30598	1.47%	131	0.80%	0	0.00%
\$200,000 or more	32305	1.55%	137	0.84%	1	0.33%

Source: U.S. Census Bureau and WDOA

The percentage of residents living below the poverty level in the Village of Balsam Lake decreased by 3.6% from 1989 to 1999.

Table 1.7 – POVERTY STATUS BY AGE IN 1989 AND 1999

	1989				1999				1989 to 1999 CHANGE			
	POLK COUNTY		V BALSAM LAKE		POLK COUNTY		V BALSAM LAKE		POLK COUNTY		V BALSAM LAKE	
	#	% of Total Pop.	#	% of Total Pop.	#	% of Total Pop.	#	% of Total Pop.	#	% Change	#	% Change
Total:	34,105		743		40,637		922		6,532	19.15%	179	24.09%
Income below poverty level:	4,032	11.82%	84	11.31%	2,888	7.11%	71	7.70%	1,144	-4.72%	13	-3.60%
Under 5 years	472	1.38%	6	0.81%	223	0.55%	2	0.22%	249	-0.84%	-4	-0.59%
5 years	106	0.31%	3	0.40%	53	0.13%	0	0.00%	53	-0.18%	-3	-0.40%
6 to 11 years	571	1.67%	5	0.67%	307	0.76%	1	0.11%	264	-0.92%	-4	-0.56%
12 to 17 years	413	1.21%	8	1.08%	303	0.75%	10	1.08%	110	-0.47%	2	0.01%
18 to 64 years	1,850	5.42%	44	5.92%	1,447	3.56%	35	3.80%	403	-1.86%	-9	-2.13%
65 to 74 years	217	0.64%	0	0.00%	195	0.48%	6	0.65%	22	-0.16%	6	0.65%
75 years +	403	1.18%	18	2.42%	360	0.89%	17	1.84%	43	-0.30%	-1	-0.58%
Income at or above poverty level:	30,073	88.18%	659	88.69%	37,749	92.89%	851	92.30%	7,676	25.52%	192	29.14%
Under 5 years	2,018	5.92%	45	6.06%	2,203	5.42%	49	5.31%	185	-0.50%	4	-0.74%
5 years	521	1.53%	3	0.40%	417	1.03%	9	0.98%	-104	-0.50%	6	0.57%
6 to 11 years	2,939	8.62%	14	1.88%	3,374	8.30%	59	6.40%	435	-0.31%	45	4.51%
12 to 17 years	2,713	7.95%	60	8.08%	3,802	9.36%	56	6.07%	1,089	1.40%	-4	-2.00%
18 to 64 years	17,397	51.01%	320	43.07%	22,688	55.83%	480	52.06%	5,291	4.82%	160	8.99%
65 to 74 years	2,650	7.77%	111	14.94%	2,942	7.24%	97	10.52%	292	-0.53%	-14	-4.42%
75 years +	1,835	5.38%	106	14.27%	2,323	5.72%	101	10.95%	488	0.34%	-5	-3.31%

Source: U.S. Census Bureau and WDOA

For education levels, employment characteristics and employment forecasts see the economic development element, section 6.2.

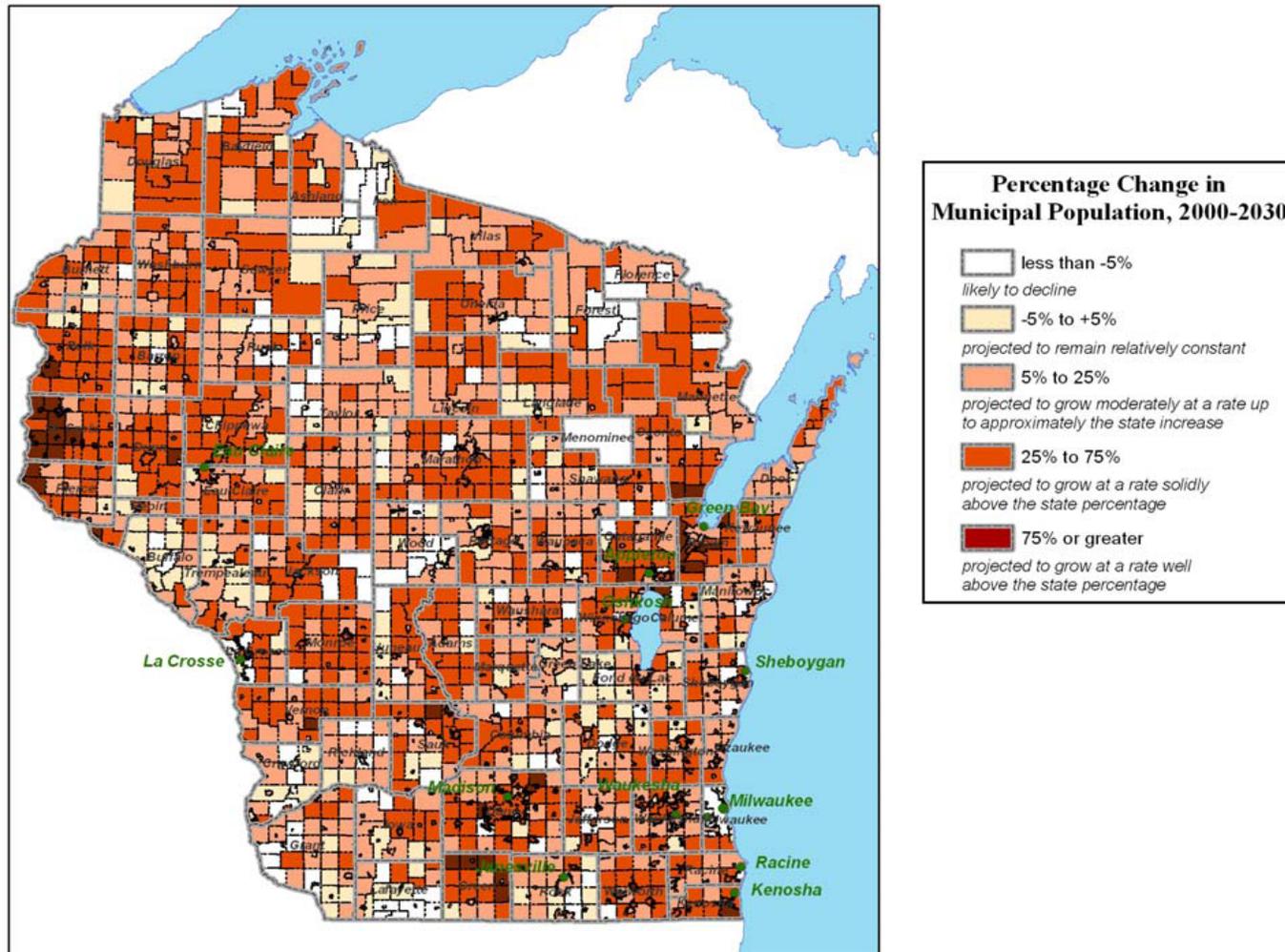
Table 1.9 Ten Counties with Greatest Percent Change in Population, 2000-2035

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

Source: Wisconsin Dept of Administration Population Projections 2000-2035

Polk County currently is tied for the 4th fastest growth percentage as a county in the State of Wisconsin. Map 1-5 clearly indicates that some of the development pressure coming to Polk County will make its way to the Village of Balsam Lake. According to the Wisconsin Department of Administration, the Village of Balsam Lake will grow by over 45% or 432 people from 2000-2035. This is a noteworthy increase for a Village of about 1000 people. This growth needs to be anticipated and areas where expansion is best to occur should be identified and infrastructure planned for by the Village.

Map 1-4 Projected Percentage Change in Municipal Population, 2000-2030



Source: Wisconsin Dept of Administration Population Projections 2000-2035

1.3 VISIONING SESSION

The Village of Balsam Lake Planning Commission participated in a visioning session on December 19th, 2007. They were asked to answer the following questions: Where have we [the Village] been? Where are we now? Where do we want to go? How do we get there? This session's aim was to start discussions about the major issues the Village faces. Below are the results.

Where have we been?

- Businesses moving off of Main Street
- Closing of resorts: Change over to condos
- Shift to tourism-based retail
- Commercial center
- School consolidation
- Named as county seat
- County highways as major transport arteries
- Dam built – creation of Balsam Lake

Where are we now?

- Minnetonka of WI – deterioration of retail services
- Manufacturing base
- Government Center
- Lack of affordable housing
- Higher taxes compared to local area
- Higher land value
- Locals being priced out of housing
- Lack of family-friendly, lower cost entertainment/dining
- Lack of youth activities

Where do we want to go?

- More affordable housing
- Diversified retail base and services
- Grow manufacturing, but keep separated from other uses
- Hotel with convention center
- Transportation options
- Retain our youth
- Professional services

How do we get there?

- Incentives for business start-up
- Revolving loan fund/TIF
- Involve community groups
- Polk County EDC
- Intergovernmental cooperation
- Maintain/expand parks and recreation
- Continual effort to elicit public input
- More community activities (e.g. Freedom Fest)

The list above shows that the Village would like to expand some of its economic development options, but not at the expense of the Village's small-town character. The Village is still highly dependent on tourism as an economic base and would like to further pursue options to capture more opportunities in that area.

1.4 ELEMENT GOALS

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

Housing Goals

- 1) Promote the development of housing for *all* of our residents.
- 2) Encourage redevelopment of existing structures.

Transportation Goals

- 1) Maintain the existing transportation network.
- 2) Develop a network of pedestrian and bicycle routes through the Village.

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 Goals

- 1) Preserve and promote downtown businesses.
- 2) Promote the retention, expansion and diversification of the Balsam Lake industrial park.
- 3) Encourage redevelopment of existing structures.
- 4) Increase visibility of recreational opportunities.

Intergovernmental Cooperation Goal

- 1) Maintain the existing agreements with neighboring municipalities.

Land Use Goals

- 1) Maintain and improve the downtown area.
- 2) Expand and enhance recreational opportunities.
- 3) Promote the expansion and diversification of the industrial park.

ELEMENT 2: HOUSING

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

- 2.1 EXISTING CONDITIONS**
- 2.2 ASSESSMENT OF FUTURE NEEDS**
- 2.3 HOUSING POLICIES**
- 2.4 HOUSING PROGRAMS**
- 2.5 GOALS AND OBJECTIVES**

2.1 EXISTING CONDITIONS

Age Characteristics

Table 2.1 lists the number of housing units by year built, comparing the Village's housing stock age to the County's and State's housing stock age. This data; however, does not account for any housing built after March of 2000. Since 2000 the Village of Balsam Lake experienced robust housing development, but lower than the rate seen in the previous decade. The projected number of housing units for 2010 is 730, a 5.2% increase in total housing units, but this pales in comparison to the 26% growth rate that took place from 1990 until 2000.

Table 2.1 – Year Structure Built

	WI	% OF TOTAL	POLK	% OF TOTAL	V. of BALSAM LAKE	% OF TOTAL
Total Structures:	2,321,144		21,129		694	
Built 1999 to March 2000	50,735	2.19%	806	3.81%	19	2.74%
Built 1995 to 1998	170,219	7.33%	1,860	8.80%	64	9.22%
Built 1990 to 1994	168,838	7.27%	1,804	8.54%	62	8.93%
Built 1980 to 1989	249,789	10.76%	2,990	14.15%	84	12.10%
Built 1970 to 1979	391,349	16.86%	3,870	18.32%	154	22.19%
Built 1960 to 1969	276,188	11.90%	2,211	10.46%	69	9.94%
Built 1950 to 1959	291,948	12.58%	1,862	8.81%	57	8.21%
Built 1940 to 1949	178,914	7.71%	1,374	6.50%	93	13.40%
Built 1939 or earlier	543,164	23.40%	4,352	20.60%	92	13.26%

U.S. Census Bureau Census 2000

Structural Characteristics

Table 2.2 groups the housing structures by the number of units in the structure for 1990 and 2000. During that time period the largest change took place in the *1 Unit, Detached* category with an 8.5% increase. That change; however, was less than the increase that both the County and State experienced. The Village had a 6% decrease in the number of mobile homes/trailers from 1990 to 2000, compared to the rather stagnant County and State numbers.

Table 2.2 – Units in Structure

	WI	% OF TOTAL	POLK	% OF TOTAL	V. of BALSAM LAKE	% OF TOTAL
1990						
1 Unit, Detached	1,342,230	65.29%	13,979	75.31%	409	61.97%
1 Unit, Attached	50,380	2.45%	135	0.73%	5	0.76%
2 Units	197,659	9.61%	420	2.26%	19	2.88%
3 or 4 Units	79,562	3.87%	220	1.19%	21	3.18%
5 to 9 Units	81,331	3.96%	265	1.43%	19	2.88%
10 to 19 Units	67,222	3.27%	341	1.84%	12	1.82%
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%	167	25.30%
Boat, RV, van, etc.	28,178	1.37%	380	2.05%	8	1.21%
Total Units	2,055,774		18,562		660	
2000						
1 Unit, Detached	1,531,612	74.50%	16,485	88.81%	465	70.45%
1 Unit, Attached	77,795	3.78%	316	1.70%	18	2.73%
2 Units	190,889	9.29%	454	2.45%	16	2.42%
3 or 4 Units	91,047	4.43%	336	1.81%	20	3.03%
5 to 9 Units	106,680	5.19%	418	2.25%	31	4.70%
10 to 19 Units	75,456	3.67%	382	2.06%	12	1.82%
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%	129	19.55%
Boat, RV, van, etc.	2,703	0.13%	220	1.19%	3	0.45%
Total Units	2,321,144		21,129		694	
1990 to 2000 CHANGE						
1 Unit, Detached	189,382	9.21%	2,506	13.50%	56	8.48%
1 Unit, Attached	27,415	1.33%	181	0.98%	13	1.97%
2 Units	-6,770	-0.33%	34	0.18%	-3	-0.45%
3 or 4 Units	11,485	0.56%	116	0.62%	-1	-0.15%
5 to 9 Units	25,349	1.23%	153	0.82%	12	1.82%
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%	-38	-5.76%
Boat, RV, van, etc.	-25,475	-1.24%	-160	-0.86%	-5	-0.76%
Total Units	265,370	12.91%	2,567	13.83%	34	5.15%

Source: US Census Bureau 2000

Value Characteristics

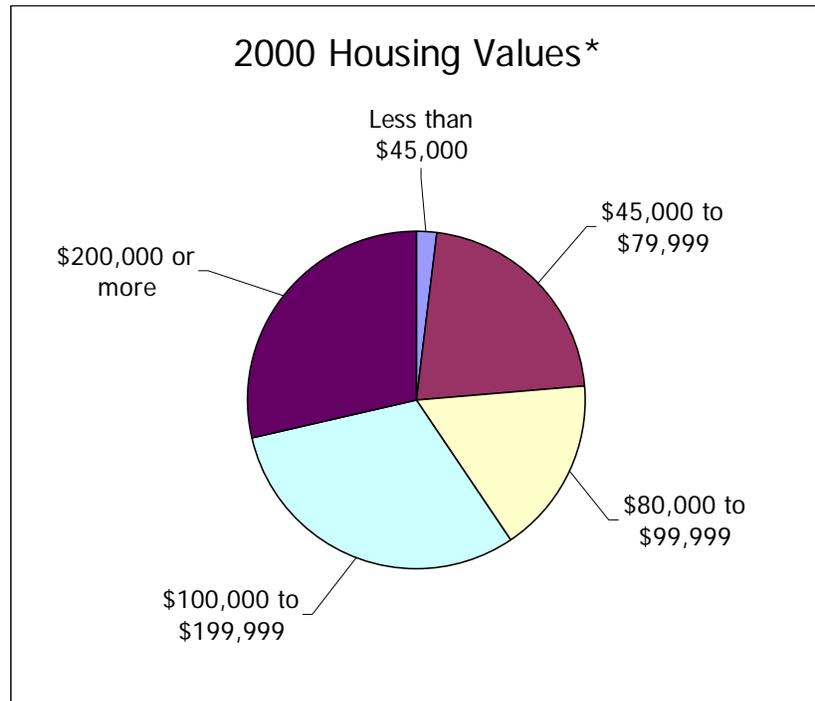
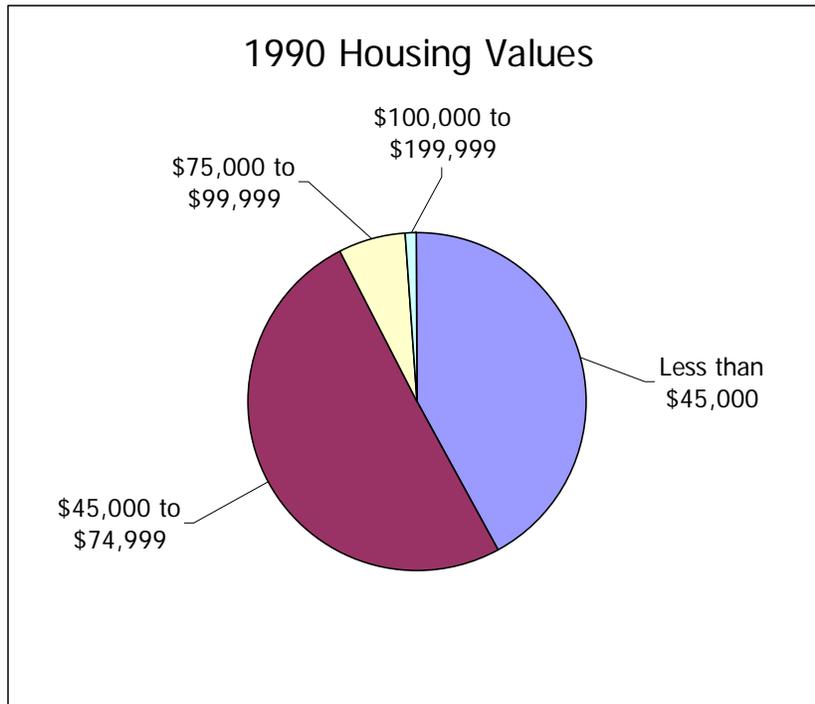
Table 2.3 shows the value of owner-occupied housing units in the State, County and Village in 1990 and 2000 and Graph 2.1 illustrates the rise in housing values from 1990 to 2000.

Table 2.3 – Value for Owner-Occupied Housing Units

1990						
	WI	% OF TOTAL	POLK	% OF TOTAL	BALSAM LAKE	% OF TOTAL
Total Owner-Occupied Housing	916,708		5,596		161	
Median value	\$62,500		\$53,600		\$55,000	
Less than \$15,000	8,501	0.93%	77	1.38%	1	0.62%
\$15,000 to \$19,999	10,237	1.12%	108	1.93%	1	0.62%
\$20,000 to \$24,999	18,526	2.02%	195	3.48%	9	5.59%
\$25,000 to \$29,999	28,496	3.11%	328	5.86%	12	7.45%
\$30,000 to \$34,999	41,877	4.57%	404	7.22%	10	6.21%
\$35,000 to \$39,999	52,011	5.67%	429	7.67%	13	8.07%
\$40,000 to \$44,999	61,670	6.73%	469	8.38%	11	6.83%
\$45,000 to \$49,999	65,879	7.19%	463	8.27%	11	6.83%
\$50,000 to \$59,999	140,021	15.27%	902	16.12%	25	15.53%
\$60,000 to \$74,999	187,076	20.41%	1,068	19.09%	34	21.12%
\$75,000 to \$99,999	165,066	18.01%	730	13.05%	22	13.66%
\$100,000 to \$124,999	62,665	6.84%	208	3.72%	10	6.21%
\$125,000 to \$149,999	32,627	3.56%	109	1.95%	0	0.00%
\$150,000 to \$174,999	16,058	1.75%	51	0.91%	1	0.62%
\$175,000 to \$199,999	8,602	0.94%	29	0.52%	1	0.62%
\$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	BALSAM LAKE	% OF TOTAL
Total Owner-Occupied Housing	1,122,46		7,642		112	
Median Value	\$112,200		\$100,200		\$88,800	
Less than \$10,000	1,142	0.10%	6	0.08%	0	0.00%
\$10,000 to \$14,999	1,523	0.14%	9	0.12%	0	0.00%
\$15,000 to \$19,999	2,855	0.25%	24	0.31%	0	0.00%
\$20,000 to \$24,999	4,262	0.38%	26	0.34%	0	0.00%
\$25,000 to \$29,999	6,411	0.57%	52	0.68%	2	1.79%
\$30,000 to \$34,999	9,683	0.86%	84	1.10%	2	1.79%
\$35,000 to \$39,999	13,708	1.22%	118	1.54%	0	0.00%
\$40,000 to \$49,999	33,866	3.02%	324	4.24%	6	5.36%
\$50,000 to \$59,999	46,456	4.14%	364	4.76%	6	5.36%
\$60,000 to \$69,999	64,280	5.73%	483	6.32%	10	8.93%
\$70,000 to \$79,999	82,130	7.32%	658	8.61%	8	7.14%
\$80,000 to \$89,999	102,431	9.13%	840	10.99%	25	22.32%
\$90,000 to \$99,999	101,596	9.05%	825	10.80%	11	9.82%
\$100,000 to \$124,999	185,960	16.57%	1,251	16.37%	6	5.36%
\$125,000 to \$149,999	158,033	14.08%	936	12.25%	11	9.82%
\$150,000 to \$174,999	106,516	9.49%	542	7.09%	8	7.14%
\$175,000 to \$199,999	67,003	5.97%	346	4.53%	5	4.46%
\$200,000 to \$249,999	62,223	5.54%	345	4.51%	7	6.25%
\$250,000 to \$299,999	32,940	2.93%	232	3.04%	5	4.46%
\$300,000 to \$399,999	22,602	2.01%	114	1.49%	0	0.00%
\$400,000 to \$499,999	7,905	0.70%	25	0.33%	0	0.00%
\$500,000 to \$749,999	5,676	0.51%	19	0.25%	0	0.00%
\$750,000 to \$999,999	1,677	0.15%	15	0.20%	0	0.00%
\$1,000,000 or more	1,589	0.14%	4	0.05%	0	0.00%

Source: US Census Bureau 2000

Graph 2.1 - Housing Values: 1990 and 2000



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

Source: US Census Bureau

Occupancy Characteristics

From 1990 to 2000 much of the occupied housing changed from owner-occupied to renter-occupied. In addition, the percentage of vacant housing units soared from 17% to over 36% of the housing stock. The overall growth in the number of housing units was 292, a 43% increase.

Table 2.4 – Occupancy Characteristics

1990						
	WISCONSIN		POLK COUNTY		V of BALSAM LAKE	
	Number	% of Total	Number	% of Total	Number	% of Total
Occupied Housing Units	1822118	88.63%	13056	70.34%	315	82.68%
Owner Occupied	1215350	59.12%	10165	54.76%	277	72.70%
Renter Occupied	606768	29.52%	2891	15.57%	38	9.97%
Vacant Housing Units	233656	11.37%	5506	29.66%	66	17.32%
Total Housing Units	2055774		18562		381	
2000						
	WISCONSIN		POLK COUNTY		V of BALSAM LAKE	
	Number	% of Total	Number	% of Total	Number	% of Total
Occupied Housing Units	2,084,544	89.81%	16,254	76.93%	428	63.60%
Owner Occupied	1,426,361	61.45%	13,037	61.70%	324	48.14%
Renter Occupied	658,183	28.36%	3,217	15.23%	104	15.45%
Vacant Housing Units	236,600	10.19%	4,875	23.07%	245	36.40%
Total Housing Units	2,321,144		21,129		673	
1990-2000 CHANGE						
	WISCONSIN		POLK COUNTY		V of BALSAM LAKE	
	Number	% Change	Number	% Change	Number	% Change
Occupied Housing Units	262,426	12.59%	3,198	19.68%	113	26.40%
Owner Occupied	211,011	14.79%	2,872	22.03%	47	14.51%
Renter Occupied	51,415	7.81%	326	10.13%	66	63.46%
Vacant Housing Units	2,944	1.24%	-631	-12.94%	179	73.06%
Total Housing Units	265,370	11.43%	2,567	12.15%	292	43.39%

Source: US Census Bureau

2.2 ASSESSMENT OF FUTURE NEEDS

The Village of Balsam Lake foresees an increased demand for housing units as the number of occupants per housing unit decreases. Much of this decrease will be due to the aging of the population and the increasing demand from retirees moving to the Village. This demand will also include the need for senior housing, including apartments and assisted living facilities. As this demand increases the market should respond. There is ample room and appropriately zoned land within the Village and in the surrounding Towns to provide for these growing and changing needs.

2.3 HOUSING POLICIES

Affordable housing units, from apartments to condominiums to new homes, are available in the Village for varying income levels. The following policies are also in place to encourage alternate forms of affordable housing.

Cluster Developments are permitted and encouraged in the Rural Development Zoning District within the Village of Balsam Lake. Its intention is to preserve the beauty, utility and character of the surroundings.

Mobile home parks are allowable, with a conditional use permit, in the Rural Development District.

2.4 HOUSING PROGRAMS

Programs for Individual Property Owners

Wisconsin Rural Development, Rural Housing Service
Historic Home Owner's Tax Credits
Wisconsin Home Energy Assistance Program (WHEAP)

Programs for Local Governments

Community Development Block Grant (CDBG)

Programs for Affordable Housing

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

Programs for Elderly Housing

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

2.5 **GOALS AND OBJECTIVES**

Goal 1: *Promote the development of housing for all of our residents.*

Objectives:

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

Goal 2: *Encourage redevelopment of existing structures.*

Objectives:

- 1) *Encourage the elimination of substandard, blighted or defiant housing throughout the Village, which will benefit housing values over time.*
- 2) *Promote the preservation and rehabilitation of the existing housing stock.*
- 3) *Promote the utilization of existing housing rehabilitation programs with low or no-interest loans.*

ELEMENT 3: TRANSPORTATION

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

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

3.1 EXISTING CONDITIONS

Existing Road System

The existing road system for the Village of Balsam Lake is illustrated in Map 3-1. There are no major arterials running through the Village. The nearest major arterial is State Highway (STH) 8, which runs in an east/west direction about four miles south of the Village. One minor arterial, STH 46, and one major collector, County Trunk Highway (CTH) I, run through the Village. All other roads are classified as local roads

Average Annual Daily Traffic counts for the Village were completed by the Wisconsin Department of Transportation in 2004 and 2006. These counts can be seen on Map 3-2. The higher counts along the east/west section and the northern north/south section of STH 46 are most likely due to the employees of the County buildings and industrial park businesses located at the STH 46/CTH I/150th St/Main St intersection.

Map 3-3 was developed from an accident report provided by the Sheriff's Department. It indicates all vehicular accidents reported to the Sheriff's Department by year and type from 2004 to 2007. This does not include accidents reported only to the Village Police Department. This data supports the assumption that no major intersection or traffic problems exist in the Village.

Existing Alternative Transportation System

The Village's goal is to have a network of pedestrian and bicycle routes, but this is currently limited to the downtown area. Most roadways have minimal shoulder areas and/or speed limits greater than 45 miles per hour. These conditions hamper safe pedestrian and bicycling opportunities. The Village plans of increasing the sidewalks and other opportunities for pedestrians and bicyclists within its boundaries.

There are no public airports in the Village of Balsam Lake; however, there are three very accessible public airports in the region: a municipal airport in the City of Amery, a municipal airport in the Village of Osceola and the Minneapolis/St. Paul International Airport.

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

Recreational Trail System

There is one proposed hiking trail in the Village by the Mill Pond Dam. In addition, there are several State and County trails for various recreational opportunities within the County. A map of the County trail network can be seen on Map 3-5.

3.2 ROAD CLASSIFICATIONS

The Wisconsin Dept. of Transportation classifies roads based on their function. Below is a listing of the different classification types and the amount of roads in the Town of Beaver in those same classifications. Functional road classifications for rural areas include principle/minor arterials, major collectors, minor collectors-urban, and minor collectors-rural, and local roads. See Map 3-4 for locations and classifications of roads in the Village of Balsam Lake.

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

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

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

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

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

Road Classification	Number of Miles
Principle/Minor Arterials	2.41 miles
Major Collectors	1.65 miles
Minor Collectors – Urban	0 miles
Minor Collectors – Rural	0 miles
Local	12.43 miles

3.3 PLANNED IMPROVEMENTS

The Village of Balsam Lake has established a goal of developing a network of pedestrian and bicycle routes through the Village.

Mill Pond Dam trail

- Land already owned by the Village. Proposed development of trail by end of 2009.

County Highway I bike path

- Transportation grant received by County and Village
- Two extra feet were added to County Highway I along the northern entrance to the Village of Balsam Lake to allow room for bicyclists.
- Signage and striping for bike routes to Unity school.

Public Transportation Enhancement

- Joined with Polk County in grant to widen County Highway I

Cluster Development

- Cluster development standards state that "cluster open space intended for recreational or public use must be easily accessible to pedestrians".

Area Transportation Plans

STH 46 has planned improvements that are laid out in the *WisDOT NW Region Improvement Program 2008-2013*. The project description reads "pulverize and overlay the roadway" and is expected to take place in 2008. Polk County is not included in any urban area transportation plans. The Village Balsam Lake is not affected by any urban area transportation plans, airport master plans or rail plans. There are, however, talks of a commuter rail line connecting Polk County to the Twin Cities metropolitan area, but this would likely fall outside of the scope of the 20-year plan.

The following five pages detail the road maintenance and construction plans for Polk County and the State of Wisconsin in the vicinity of the Village of Balsam Lake.

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

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

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

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

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

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

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

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

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

OTHER PROJECTS

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

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

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

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

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

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

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

3.4 GOALS AND OBJECTIVES

Goal 1: Maintain the existing transportation network.

Objectives:

- 1) *Maintain safety and convenience of transportation network.*
- 2) *Coordinate street and highway improvements with the land use plan.*
- 3) *Encourage new streets to be designed with vehicular, pedestrian and bicycle users in mind.*
- 4) *Encourage connectivity of the transportation network.*

Goal 2: Develop a network of pedestrian and bicycle routes through the Village

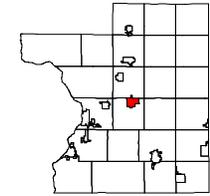
Objectives:

- 1) *Encourage the development of sidewalks and/or trails/paths in new developments.*
- 2) *Encourage new streets to be designed with alternative modes of transportation in mind.*
- 3) *Implement a Village-wide plan for path, trail and sidewalk development.*

MAP 3-1 GENERAL ROAD MAP

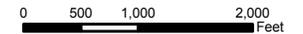
Village of Balsam Lake

Polk County
Wisconsin



Polk County

-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD
-  HYDRO BODY
-  VILLAGE BOUNDARY

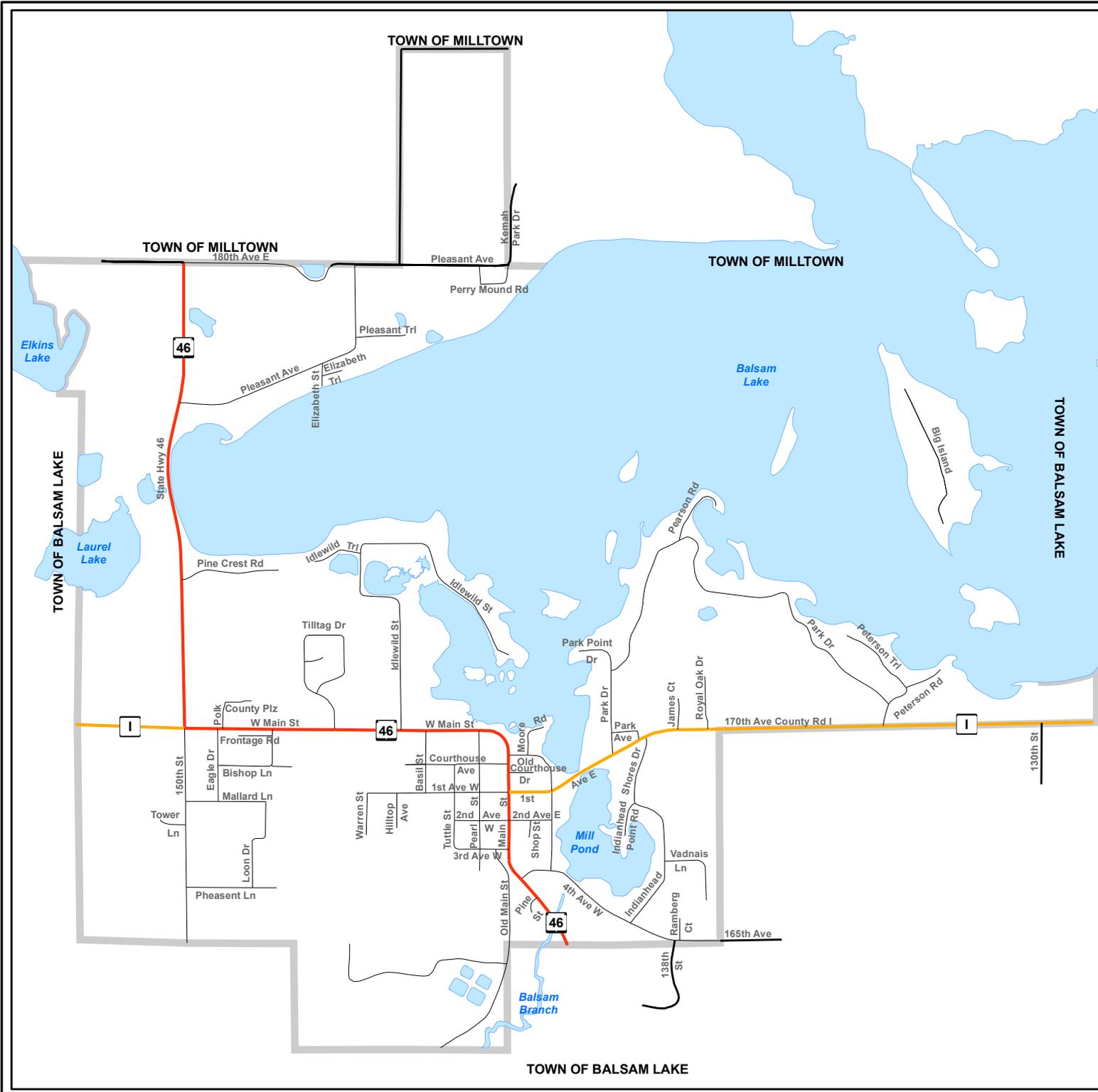


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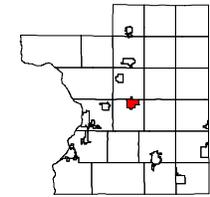
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TOWN OF BALSAM LAKE

MAP 3-2 TRAFFIC COUNTS

Village of Balsam Lake
Polk County
Wisconsin



Polk County

- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO BODY
- VILLAGE BOUNDARY

Average Annual Daily Traffic Count Site

2004 9999

2006 9999

Average Annual Daily Traffic Counts:
Source: WDOT

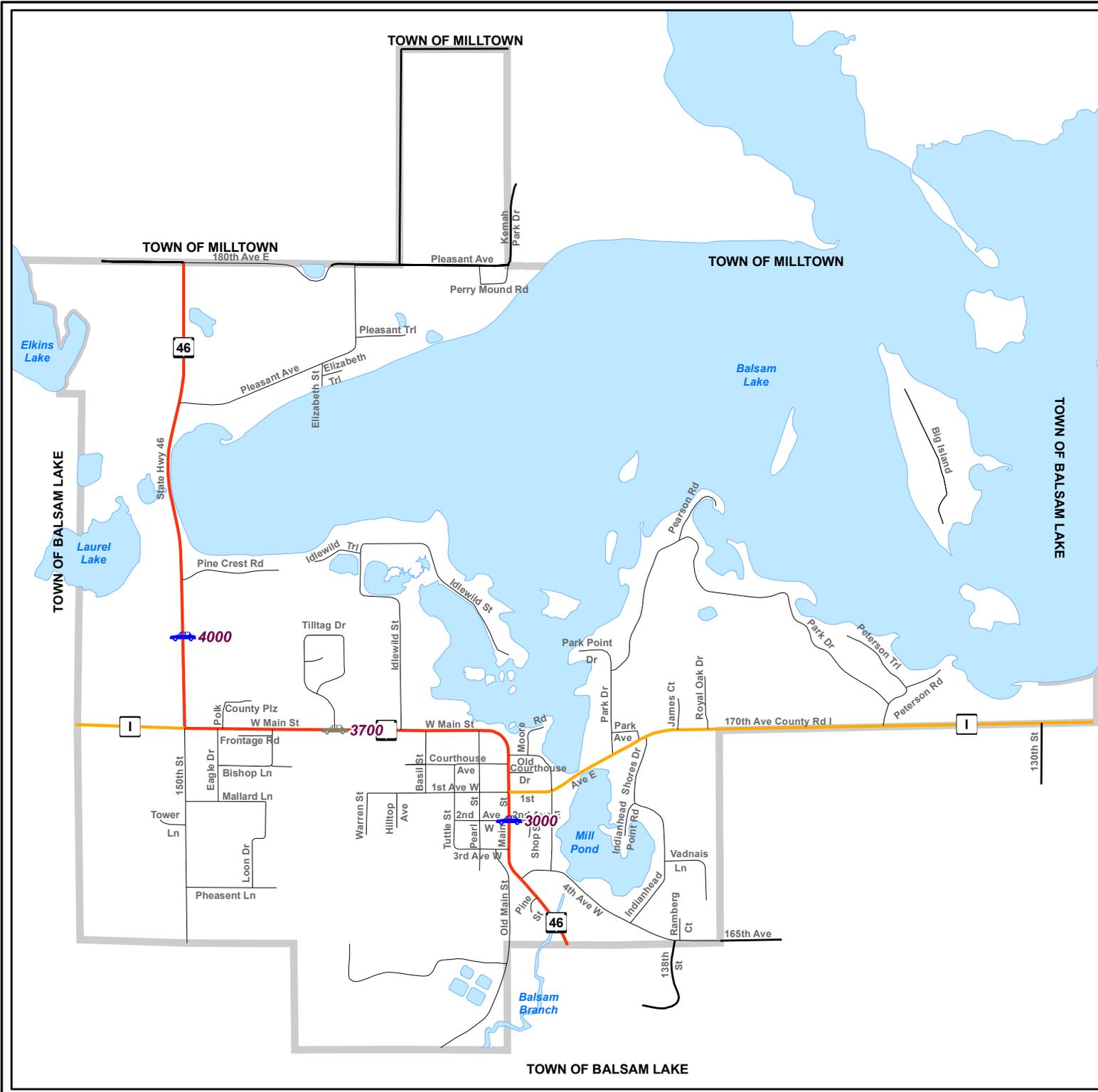


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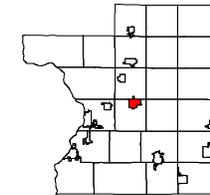
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TOWN OF BALSAM LAKE

MAP 3-3 SHERIFF ACCIDENT REPORT

Village of Balsam Lake
Polk County
Wisconsin



Polk County

TRAFFIC ACCIDENTS
BY YEAR & TYPE

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

Source:
Polk County Sheriff's Department

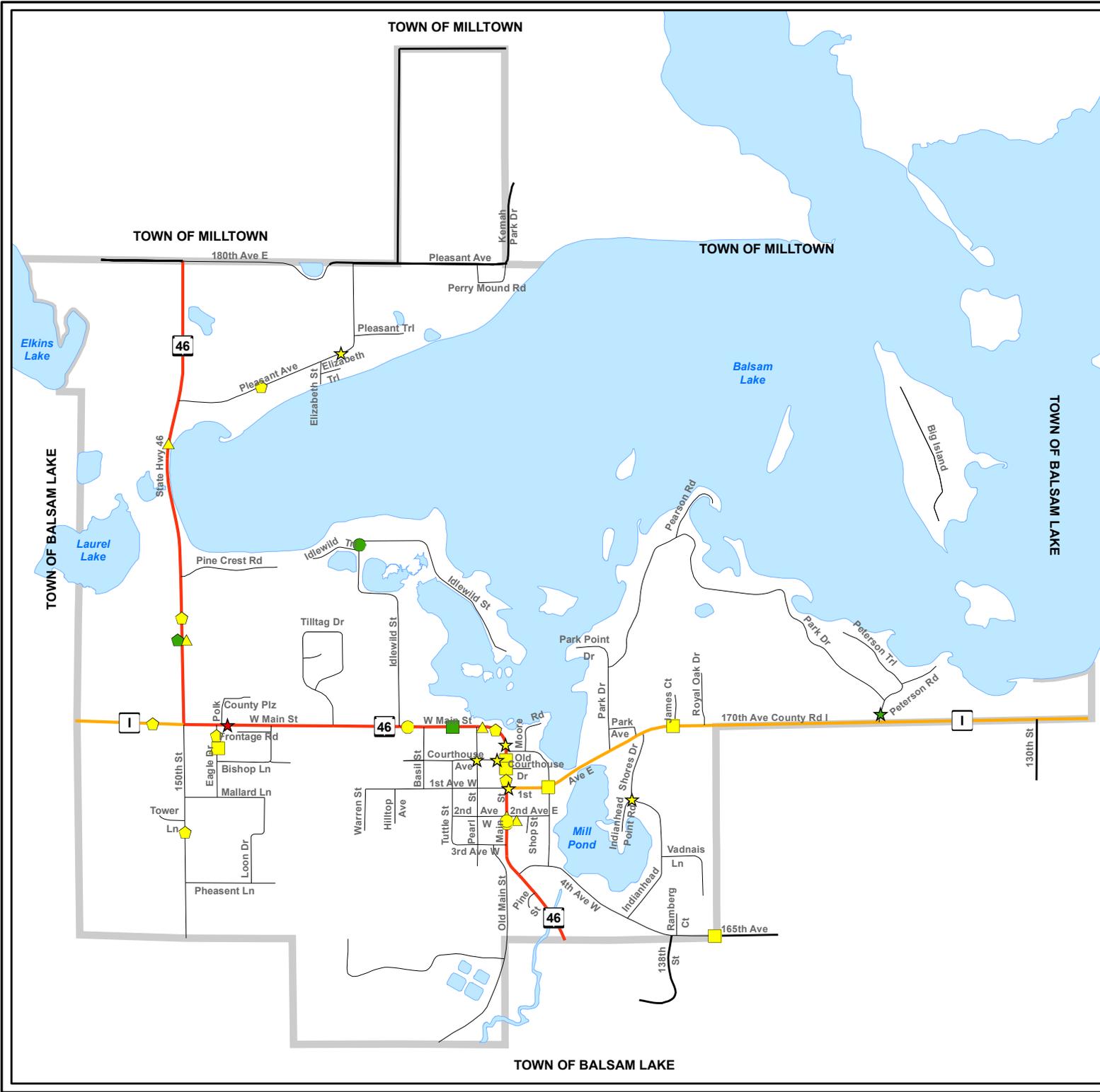
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO BODY
- VILLAGE BOUNDARY



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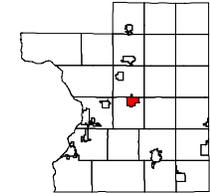


MAP 3-4

ROAD CLASSIFICATION

Village of Balsam Lake

Polk County Wisconsin

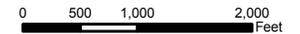


Polk County

-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  HYDRO BODY
-  VILLAGE BOUNDARY

-  **PRINCIPAL OR MINOR ARTERIAL**
Approximate Total Miles 2.41
-  **MAJOR COLLECTOR**
Approximate Total Miles 1.65
-  **LOCAL**
Approximate Total Miles 12.43

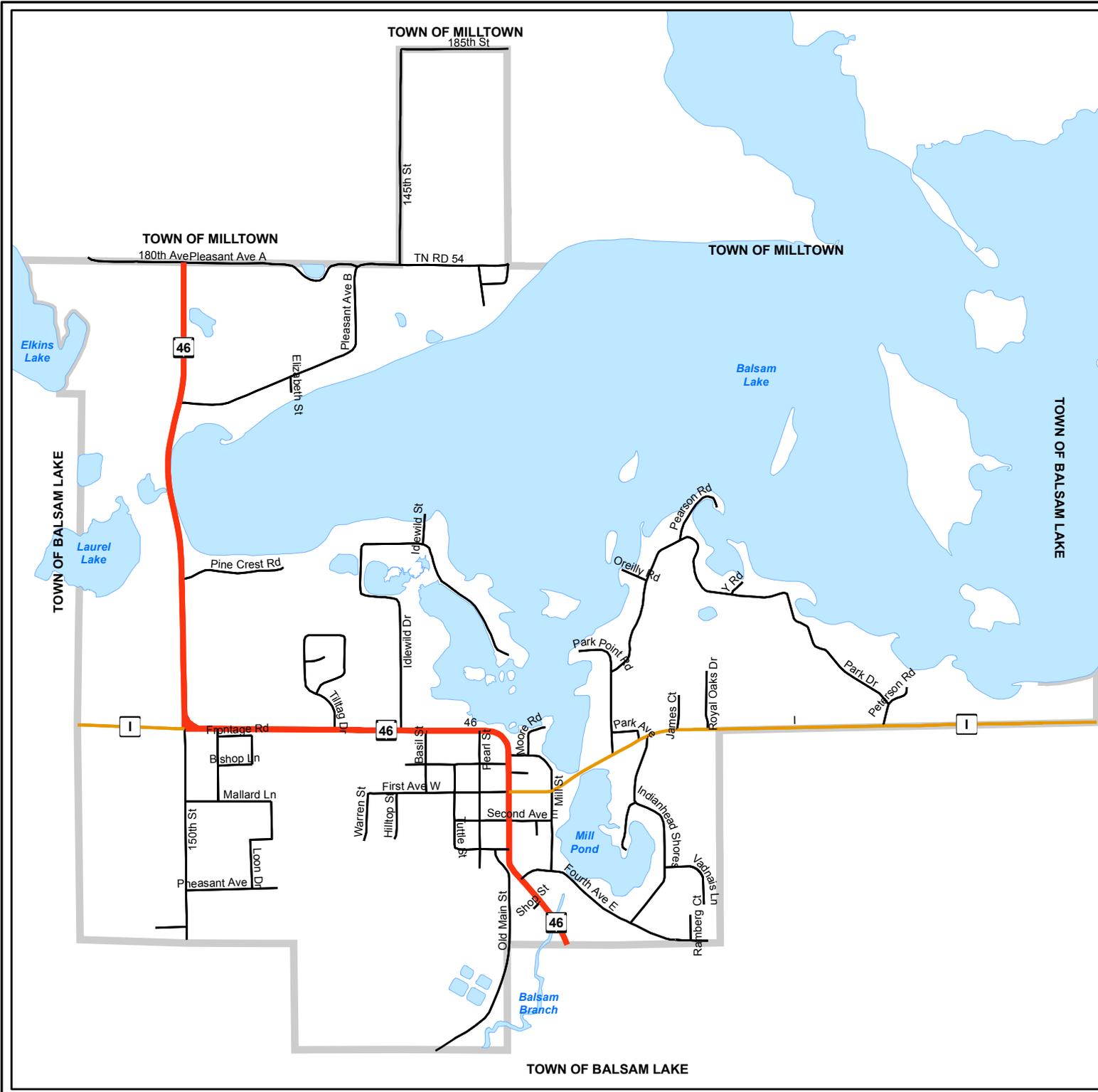
Road Centerline Source:
Wisconsin Department of Transportation



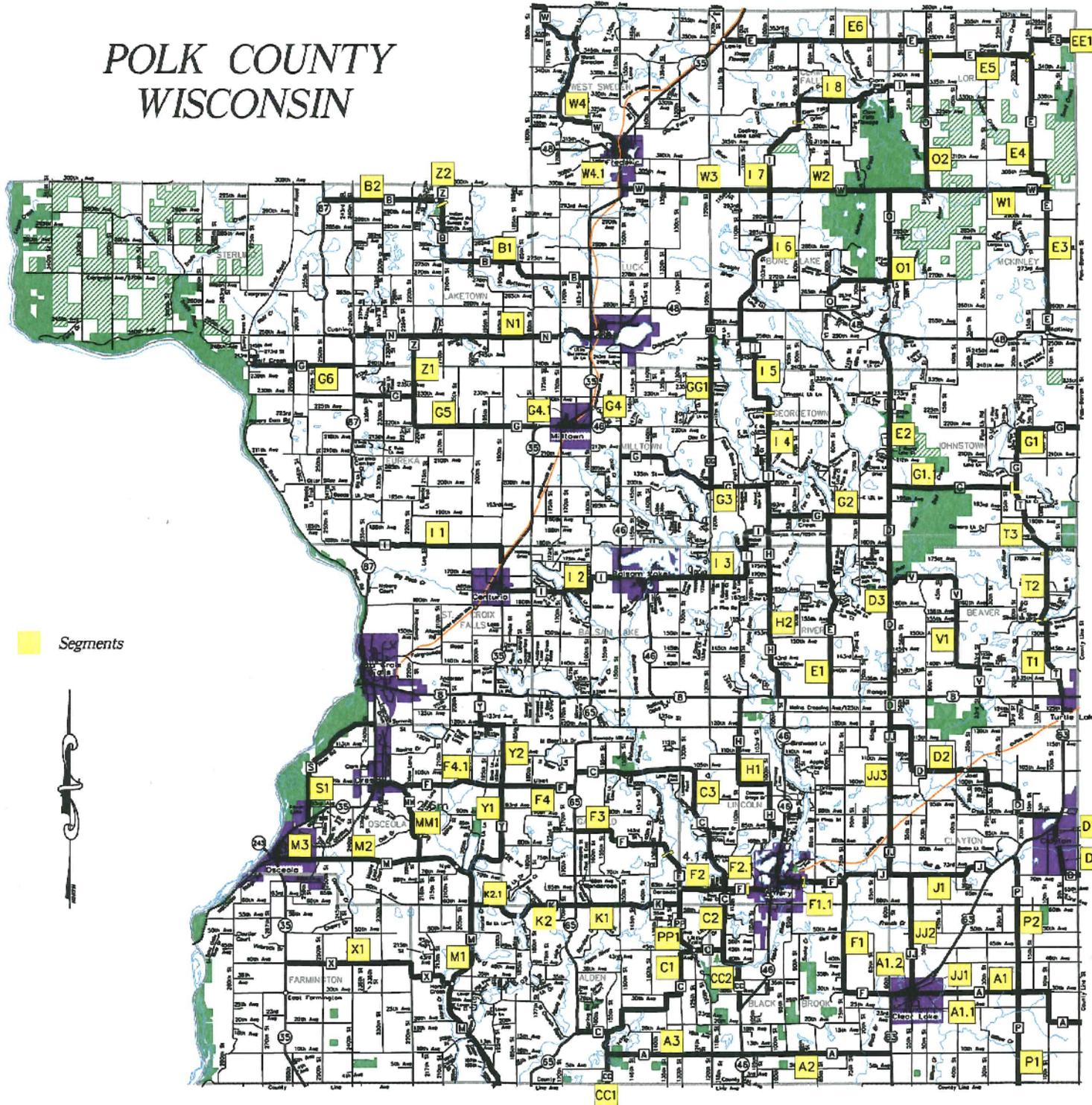
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POLK COUNTY WISCONSIN



Segments

MAP 3-5 COUNTY ROAD SEGMENTS



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12/23/08

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ELEMENT 4: UTILITIES AND COMMUNITY FACILITIES

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

4.1 INVENTORY

4.2 GOALS AND OBJECTIVES

4.1 INVENTORY

Sanitary Sewer Service

Small improvements continually made and the sanitary sewer system is currently in good condition. A map of the current sanitary sewer system is shown on Map 4-5.

Stormwater Management

Curb and gutter are added on new streets. The Village's storm sewer is currently in good condition. Map 4-6 shows the location and extent of the current storm water management system for the Village of Balsam Lake.

Water Supply

System is adequate to meet current needs, however if much new development occurs, a new well and water tower will need to be installed. A map of the current municipal water supply lines are shown on Map 4-7.

Solid Waste Disposal

Homeowners contract individually through Waterman for solid waste disposal.

Wastewater Treatment

Plant with 4 ponds on the south side of the Village off of Old Main Street. There is room for expansion at the existing site, if necessary.

Power Plants, Substations, and Transmission Lines

There are two existing substations in the Village owned by Northwest Electric. An upgrade is foreseen in the near future.

Communication Services

Lakeland and CenturyTel provide service through two towers and the Sheriff's Department also has a communications tower within the Village.

Recycling Facilities

Curbside pickup available by individual contract through Waterman or there is a County recycling facility on STH 8 in St. Croix Falls and a drop off bin at the County Government Center in the Village.

Parks

The Village is proposing to accomplish the following by the end of 2010: replant trees, mark camping sites and possibly develop a skateboard park.

Cemetery

One multi-denominational cemetery exists in the Town of Balsam Lake. The cemetery is managed by the Cemetery Association and is located on 150th Street, south of the Balsam Lake Industrial Park.

Health Care Facilities

The Unity Clinic is located three miles north of the Village of Balsam Lake at 1482 190th Avenue. The clinic is a satellite of the River Valley Medical Center in St. Croix Falls. Table 4.1 shows the health care facilities in Polk County.

Table 4.1 – Clinics and Hospitals in Polk County

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

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

Senior Living and Care

A developing issue in Polk County is the growing population of senior citizens. It is expected that in Polk County this population group will grow by 54% by 2005 to 2020 (age group 70 and over). This will place additional strain on existing senior care facilities and will require additional facilities to be able to care for those in this age group.

Table 4.2 – Assisted Living Facilities in Polk County

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

source: Wisconsin Department of Health Services, July 2008.

Child Care Facilities

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

Table 4.3 – Licensed Child Care Facilities in Polk County

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

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

Law Enforcement

The Village of Balsam Lake police department consists of 1 full-time officer. There is also the County Sheriff's Department located in the Village of Balsam Lake as well. A map of law enforcement service areas is shown on Map 4-8.

Fire

The Village of Balsam Lake Fire Department consists of a chief, an assistant chief, a lieutenant and 25 volunteer firemen. The Chief is elected by members of the department and the Assistant Chief is appointed by the Chief. The Chief is responsible for the efficiency of the Department and is the Village Fire Inspector and has the power to appoint one or more deputy fire inspectors.

The boundary of the Balsam Lake fire district encompasses the Village of Balsam Lake and a portion of the Town of Balsam Lake. The department operates and maintains five trucks and an emergency 911 service is in place. A map of the fire districts within Polk County are shown on Map 4-9.

Rescue

The Village of Balsam Lake is serviced by the Unity Ambulance Service (UAS) headquartered in Milltown. The UAS is a privately owned and operated business comprised of a director and 36 EMTs, which covers 100 square miles. The Polk County Sheriff's Department dispatches calls through their E-911 service. As part of the tiered ambulance service provided in the area, the Balsam Lake Fire Department administers a First Responder Unit.

Library

The Balsam Lake Library, constructed in 1968, is located at 404 Main Street. The current facility meets the current and expected future demand of the Village residents.

Schools

The Village of Balsam Lake is in the Unity School District (Map 4-1). The district covers approximately 140 square miles and consists of 11 municipalities in whole or part, including the towns of Balsam Lake, Georgetown, Eureka, Johnstown, Laketown, St. Croix Falls, Apple River and the Villages of Balsam Lake, Centuria and Milltown. Unity Elementary School, Unity Middle School and Unity High School are within one facility and are on 100 acres in the country, located on Highway 46 North between Balsam Lake and Milltown.

Facilities

- K-12 Auditorium with seating capacity of 600
- Swimming pool with hot pool and wading pool
- Nature trail
- Tennis courts
- Football Stadium
- Track

- Baseball and softball diamonds
- Cross country trails
- Soccer fields
- Distance Learning Lab, offering courses through Northern Lights Network
- Two fully equipped Mac Computer Labs

Student Enrollment

- 1185 resident students (as of 1-12-02)
- 372 High School (9-12)
- 268 Middle School (6-8)
- 461 Elementary School (K-5)

Staff

- 93 Certified Teachers , including, as of 2-21-02, 55 with Master's Degree and one with National Board Certification
- Administrators
- 2 Supervisors / Mid-management
- 9 Clerical
- 24 Educational Assistants
- 1 Technology Technician
- Food Staff
- 16 regular route Bus Drivers
- 1 full time Mechanic / Driver
- 15 Custodial / Maintenance Staff

Website: www.unity.k12.wi.us

Other Government Facilities

Village Facilities: The Village has a building with the Village Hall, Fire Department, Village Garage, and Library on the corner of Main St and 2nd Avenue East.



County Facilities: Government Center, Justice Center, Adult Development Center, Highway building, Museum and Library

Federal/State Facility: building south of Bishop houses the WI DNR office, a parole officer and a FDA office.

Balsam Lake Post Office located at 308 Pearl Street.

4.2 **GOALS AND OBJECTIVES**

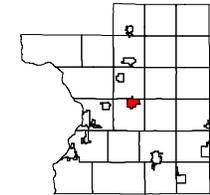
Goal 1: *Maintain the quality and efficiency of the existing infrastructure.*

Objectives:

- 1) *Repair existing water tower*
- 2) *If new development occurs there will be a need for a new well and tower*
- 3) *Wait for next development to show demand for increased infrastructure*

MAP 4-1 COMMUNITY FACILITIES

Village of Balsam Lake
Polk County
Wisconsin



Polk County

-  BOAT ACCESS
-  CEMETERY
-  CHURCH
-  FIRE HALL
-  GRAVEL PIT
-  LIBRARY
-  MUSEUM
-  PARK
-  BALSAM LAKE MUNICIPAL BUILDING
-  FEDERAL BUILDING
-  POLK CO ADULT DEVELOPMENT
-  POLK CO GOVERNMENT CENTER
-  POLK CO HIGHWAY DEPARTMENT
-  POLK CO JUSTICE CENTER
-  POST OFFICE
-  SWIMMING
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD

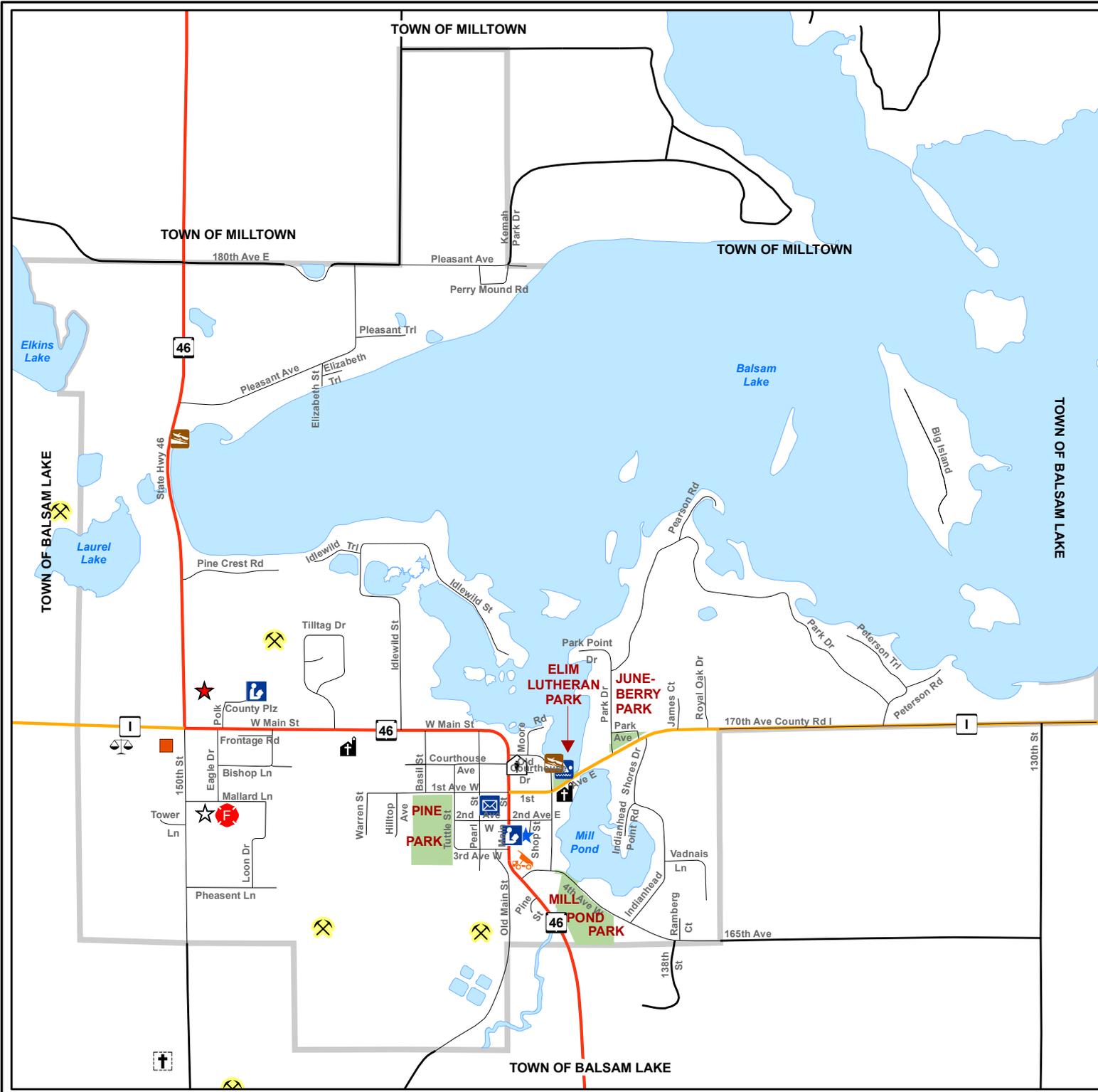


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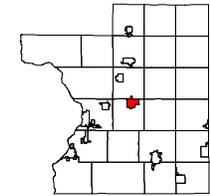


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MAP 4-2 SCHOOL DISTRICTS

Village of Balsam Lake
Polk County
Wisconsin



Polk County

-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD
-  HYDRO BODY
-  UNITY SCHOOL DISTRICT
-  VILLAGE BOUNDARY

0 500 1,000 2,000 Feet

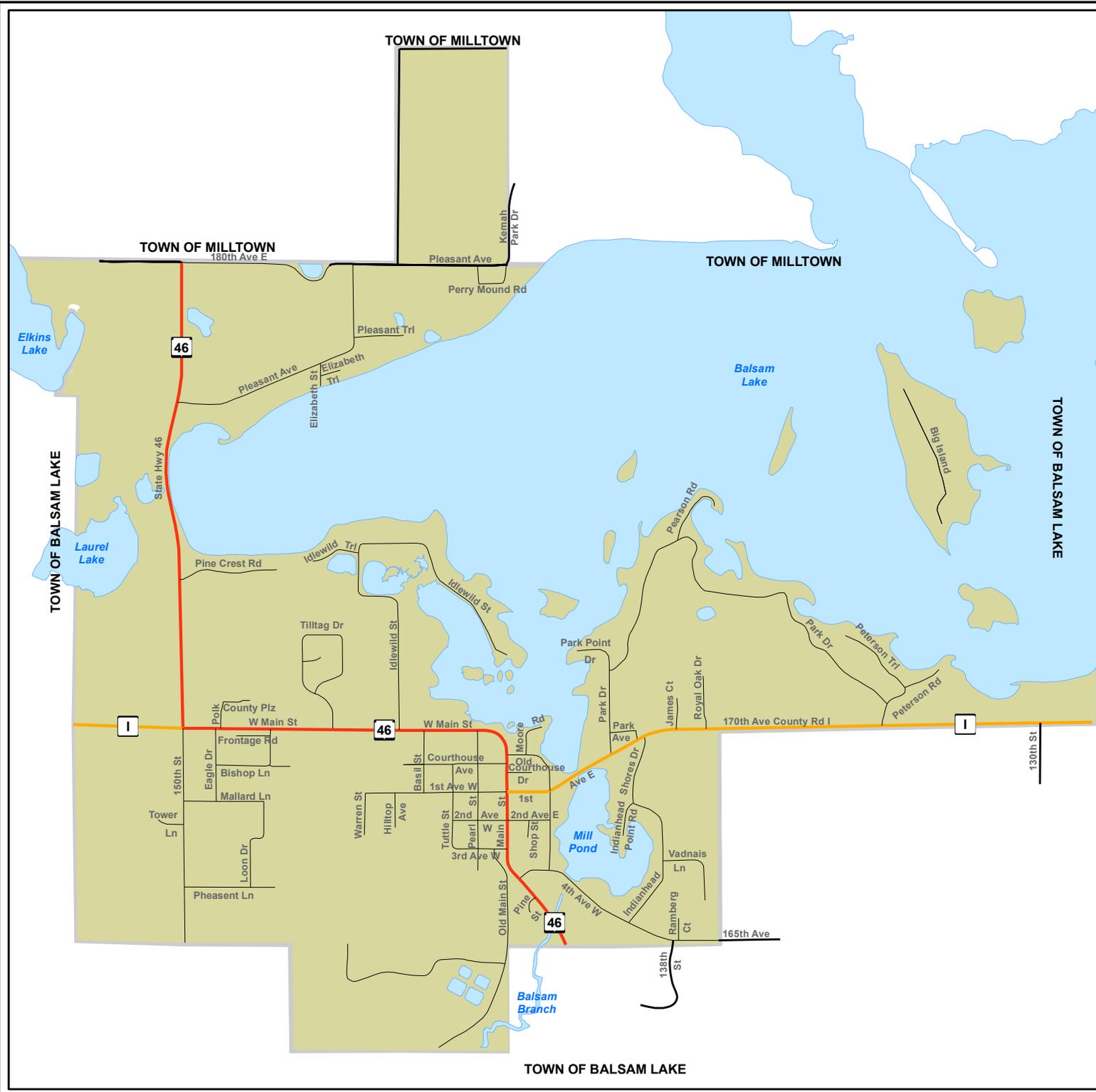


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TOWN OF BALSAM LAKE

MAP 4-3 SCHOOL DISTRICTS

Polk County
Wisconsin



State of Wisconsin

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

0 1.5 3 6 Miles

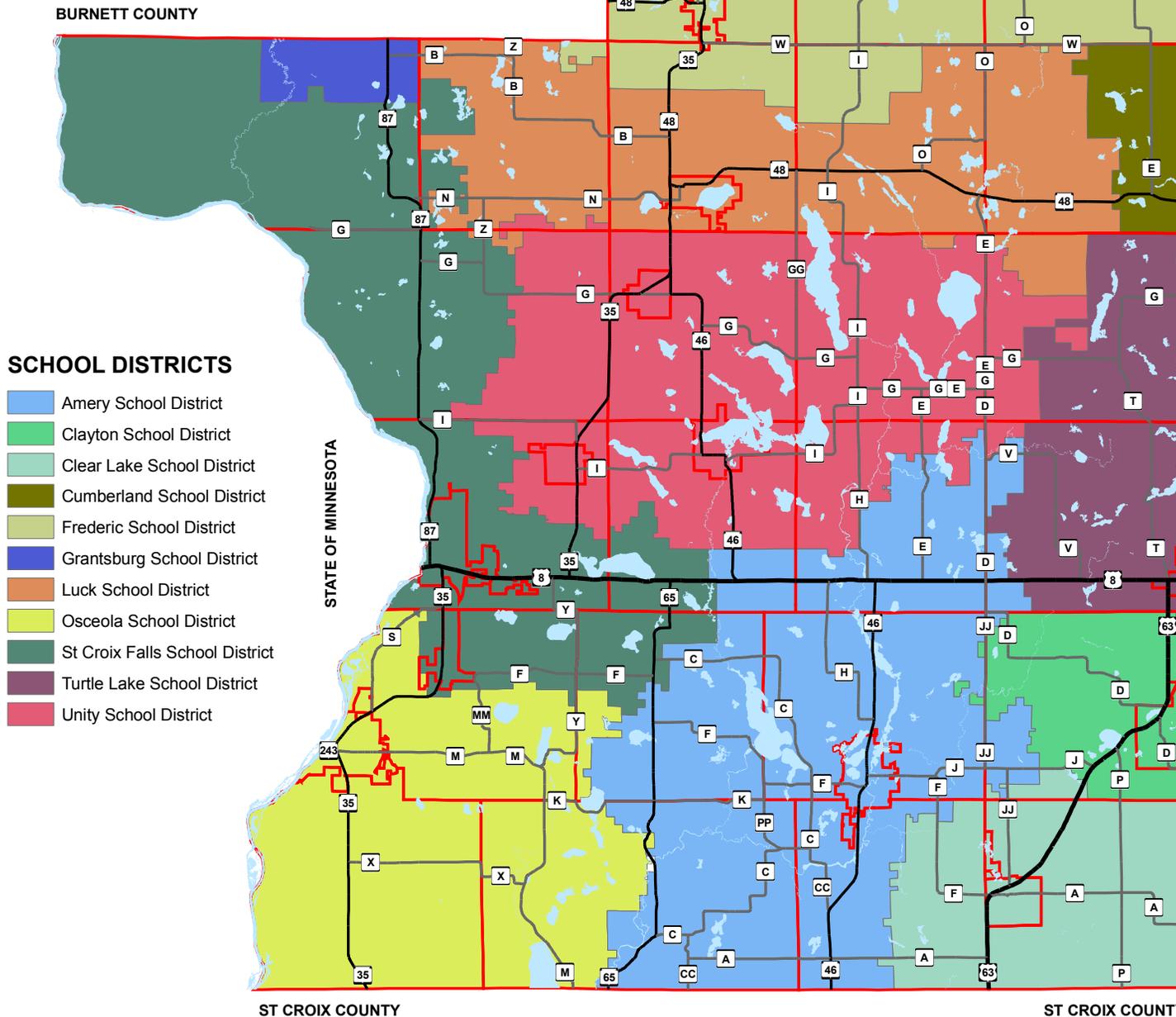


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SCHOOL DISTRICTS

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

BURNETT COUNTY
BARRON COUNTY

BARRON COUNTY

BURNETT COUNTY

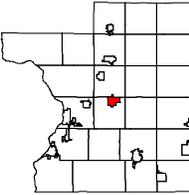
STATE OF MINNESOTA

ST CROIX COUNTY

ST CROIX COUNTY

MAP 4-4 SANITARY SEWER SERVICE AREA

Village of Balsam Lake
Polk County
Wisconsin



Polk County

-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD
-  SANITARY SEWER LINES
-  HYDRO BODY
-  VILLAGE BOUNDARY

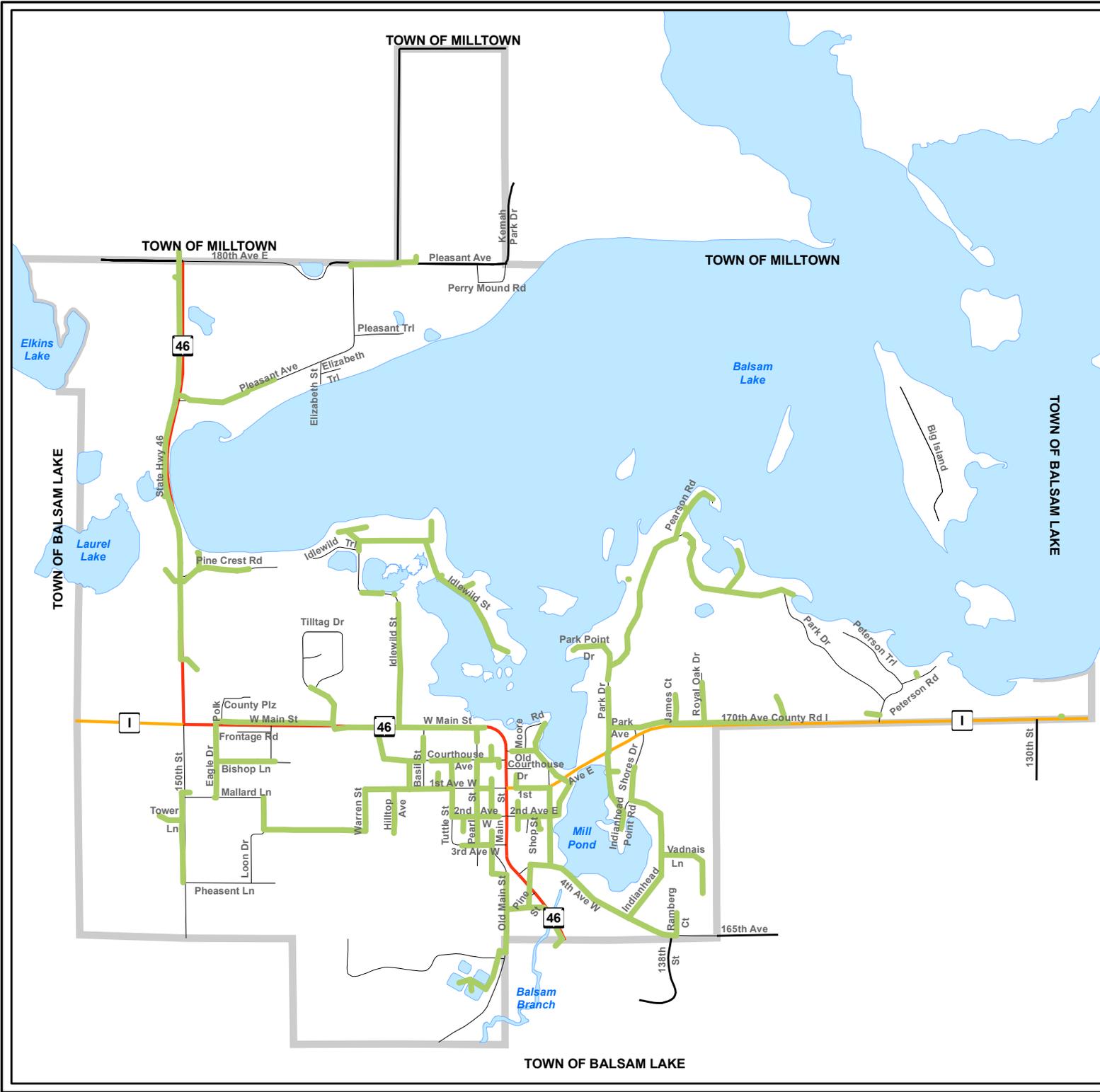
Sanitary Sewer Lines Source:
Village of Balsam Lake



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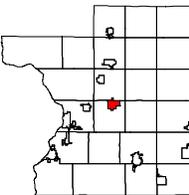
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TOWN OF BALSAM LAKE

MAP 4-5 STORM WATER SERVICE AREA

Village of Balsam Lake
Polk County
Wisconsin



Polk County

-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD
-  STORM WATER LINES
-  HYDRO BODY
-  VILLAGE BOUNDARY

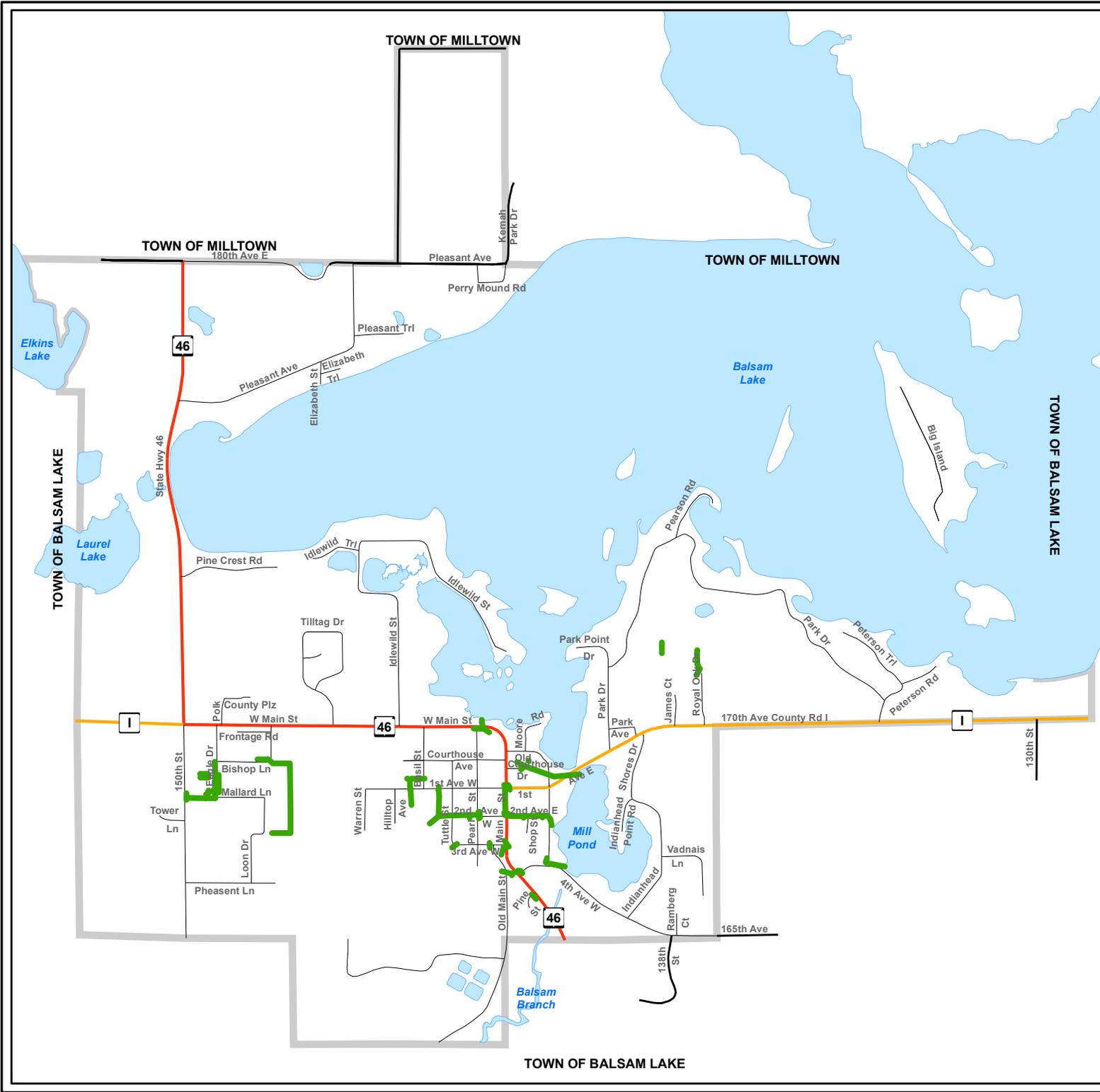
Storm Water Lines Source:
Village of Balsam Lake



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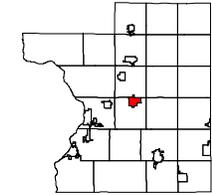
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TOWN OF BALSAM LAKE

MAP 4-6 WATER SERVICE AREA

Village of Balsam Lake
Polk County
Wisconsin



Polk County

-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  WATER LINES
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD
-  HYDRO BODY
-  VILLAGE BOUNDARY

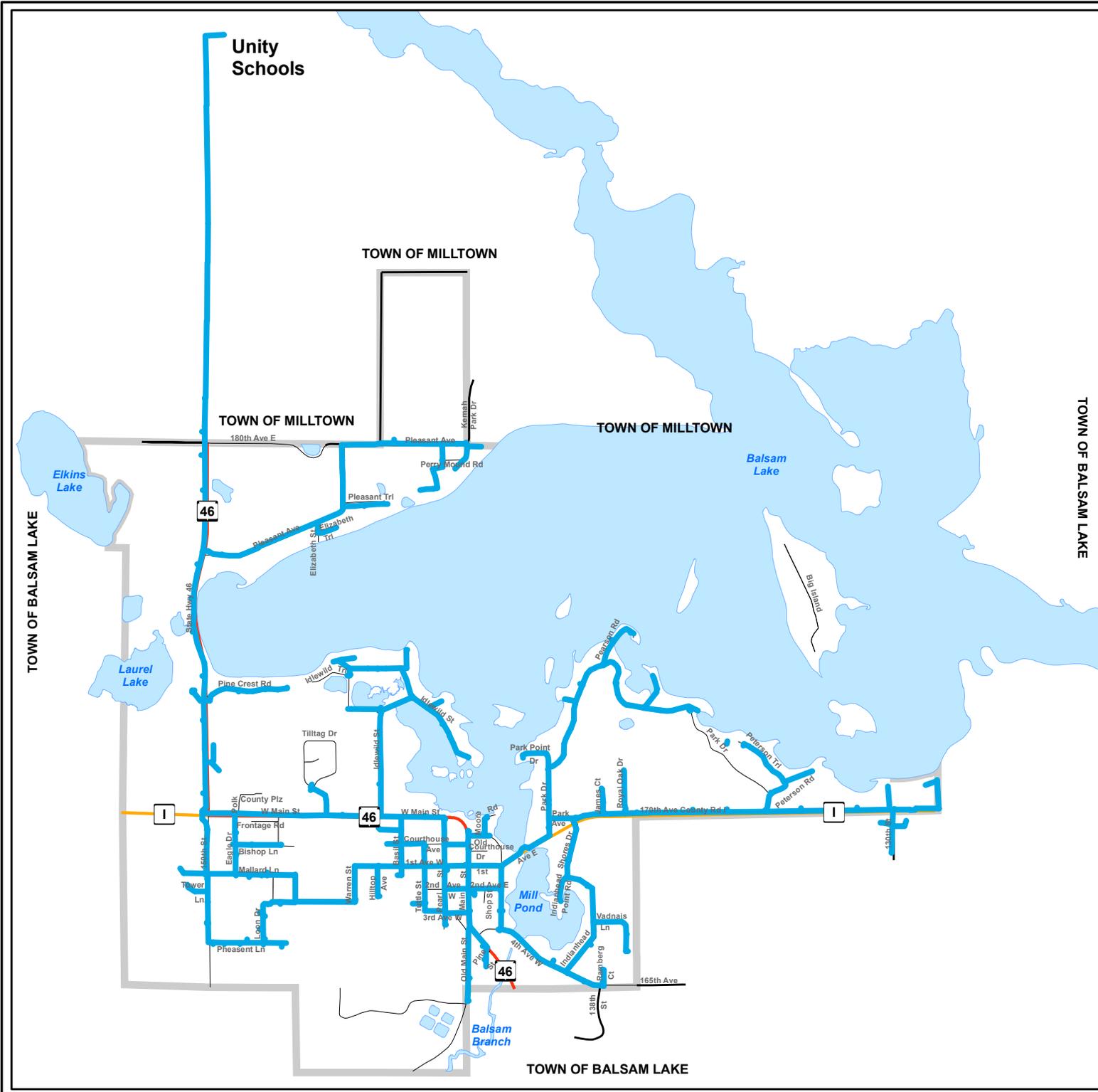
Water Lines Source:
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MAP 4-7 LAW EMERGENCY SERVICE ZONES

Polk County
Wisconsin



State of Wisconsin

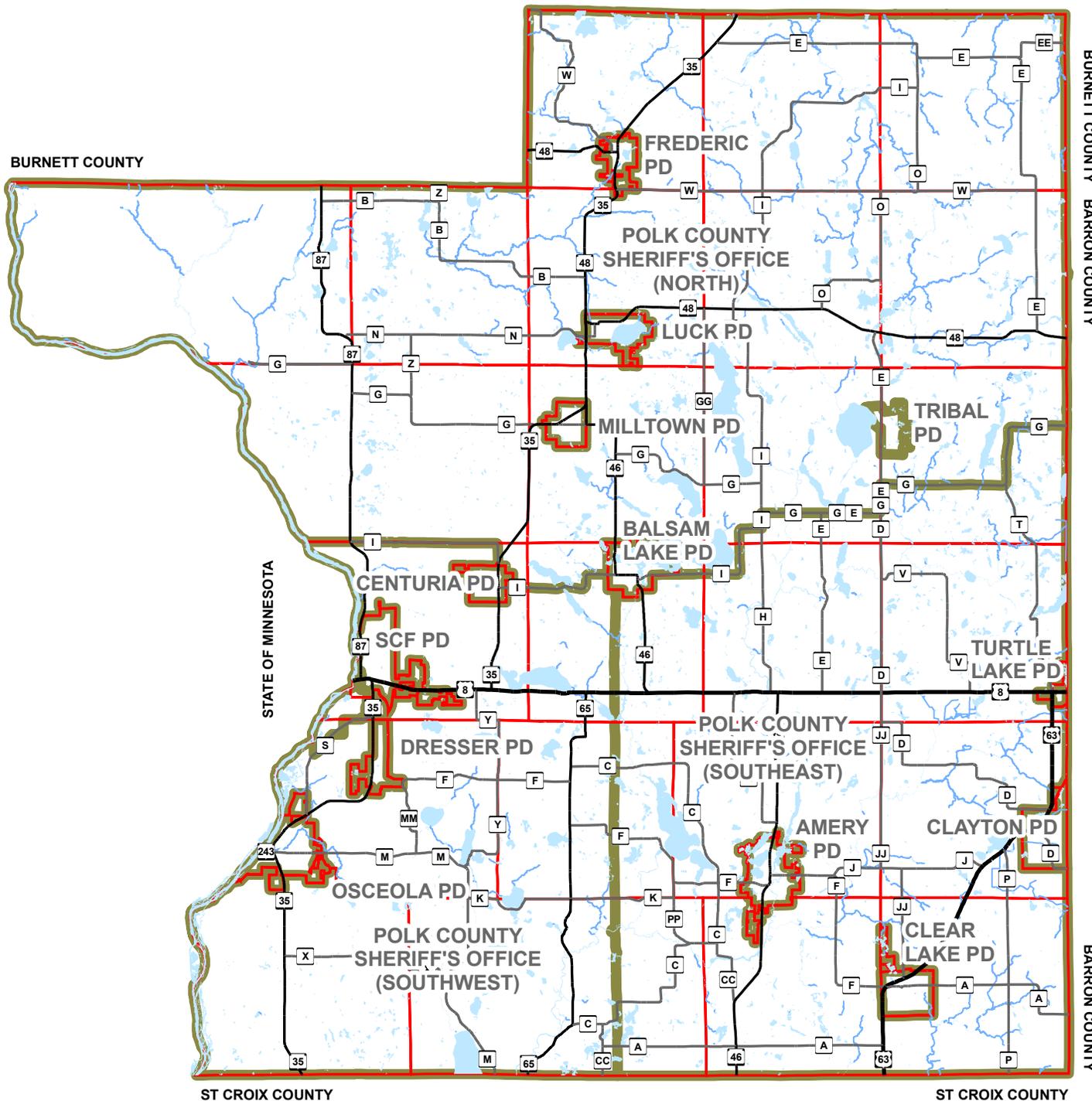
- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- HYDRO STREAM
- HYDRO BODY
- CITY/VILLAGE
- TOWNSHIP
- LAW ESZ



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MAP 4-8 FIRE EMERGENCY SERVICE ZONES

Polk County
Wisconsin



State of Wisconsin

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

0 1.5 3 6 Miles

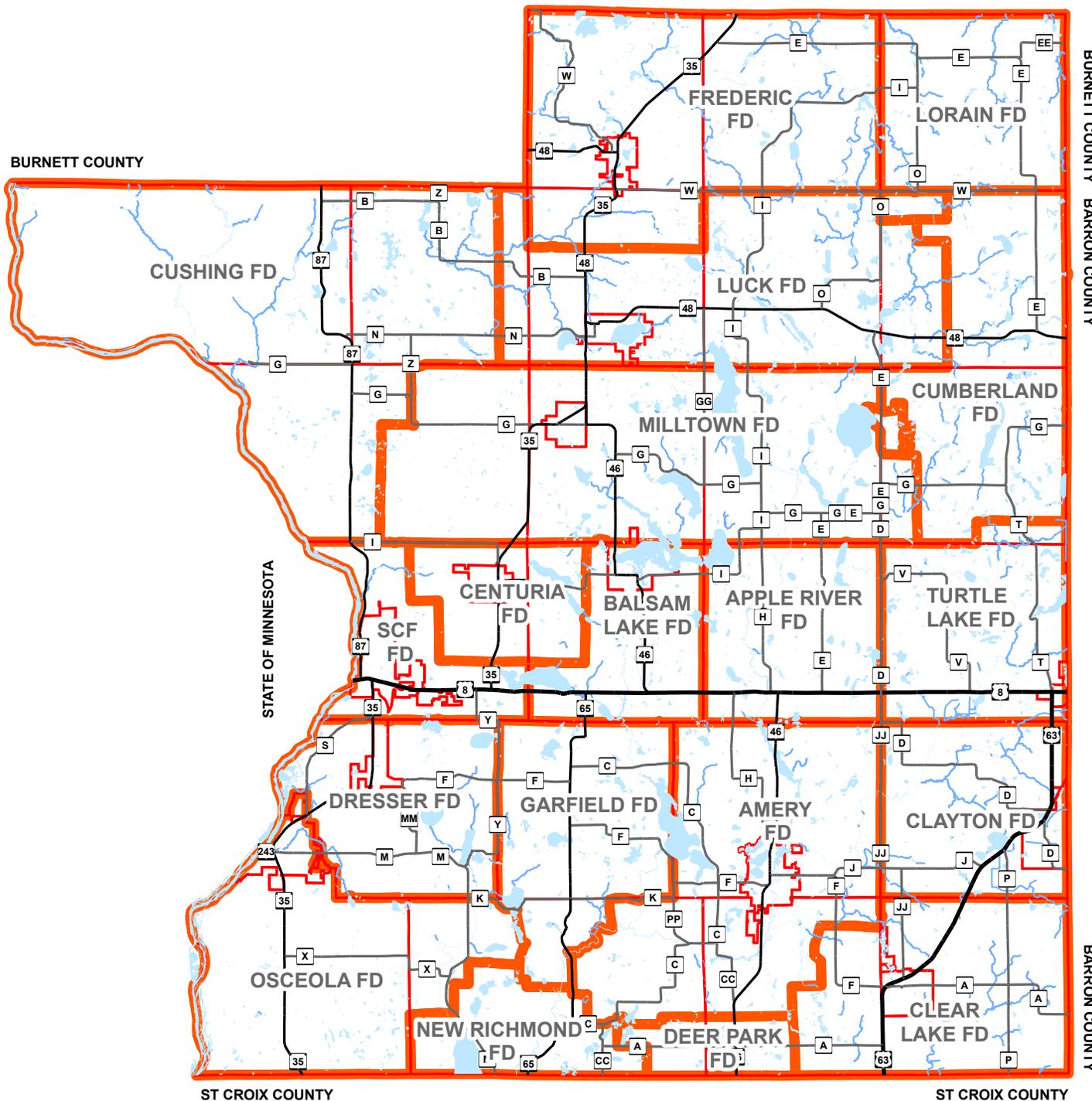


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BURNETT COUNTY BARRON COUNTY

BARRON COUNTY

BURNETT COUNTY

STATE OF MINNESOTA

ST CROIX COUNTY

ST CROIX COUNTY

MAP 4-9

1ST RESPONDERS EMERGENCY SERVICE ZONES

Polk County
Wisconsin



State of Wisconsin

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

0 1.5 3 6 Miles

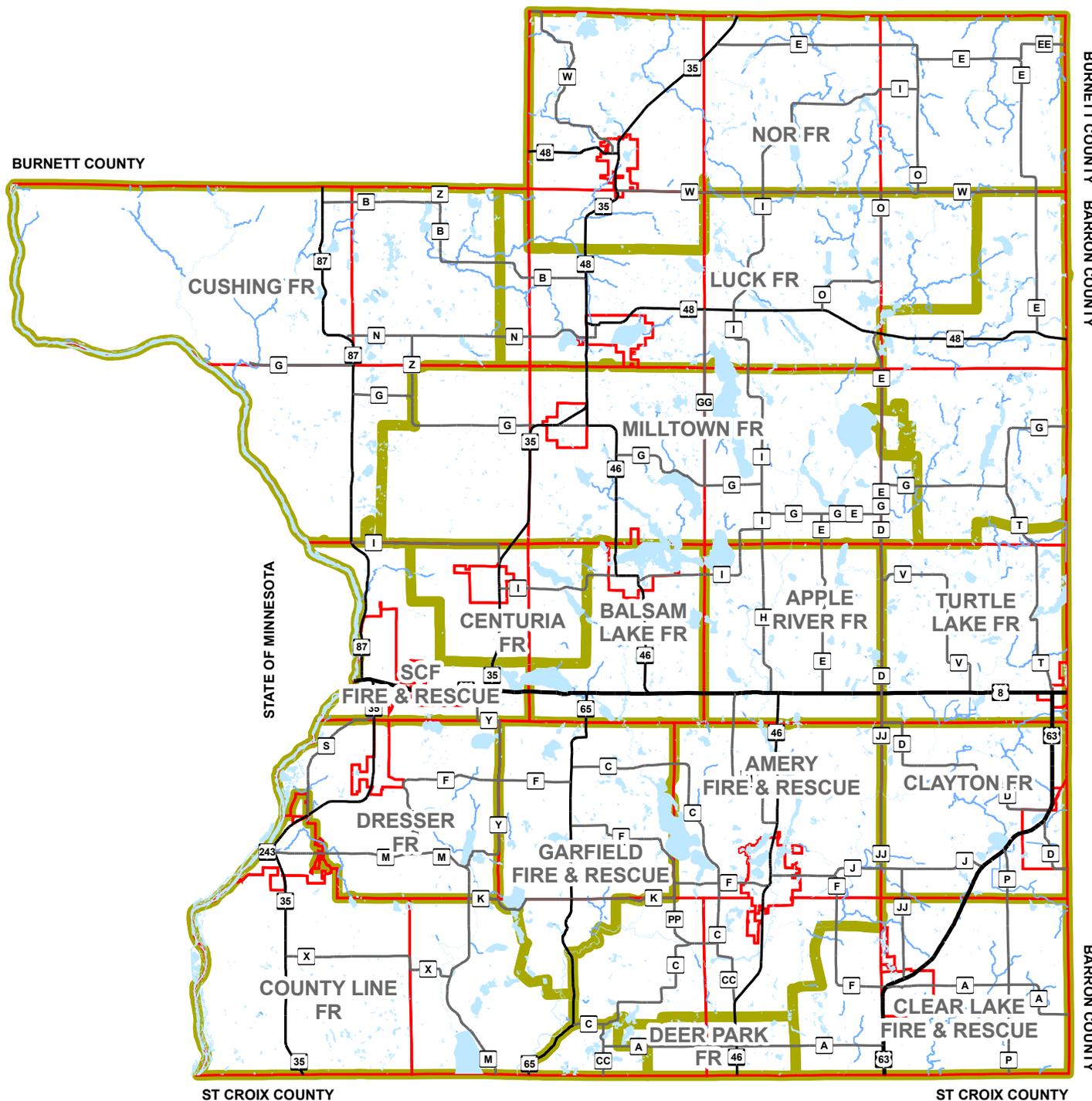


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ST CROIX COUNTY

ST CROIX COUNTY

BURNETT COUNTY BARRON COUNTY

BARRON COUNTY

MAP 4-10 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

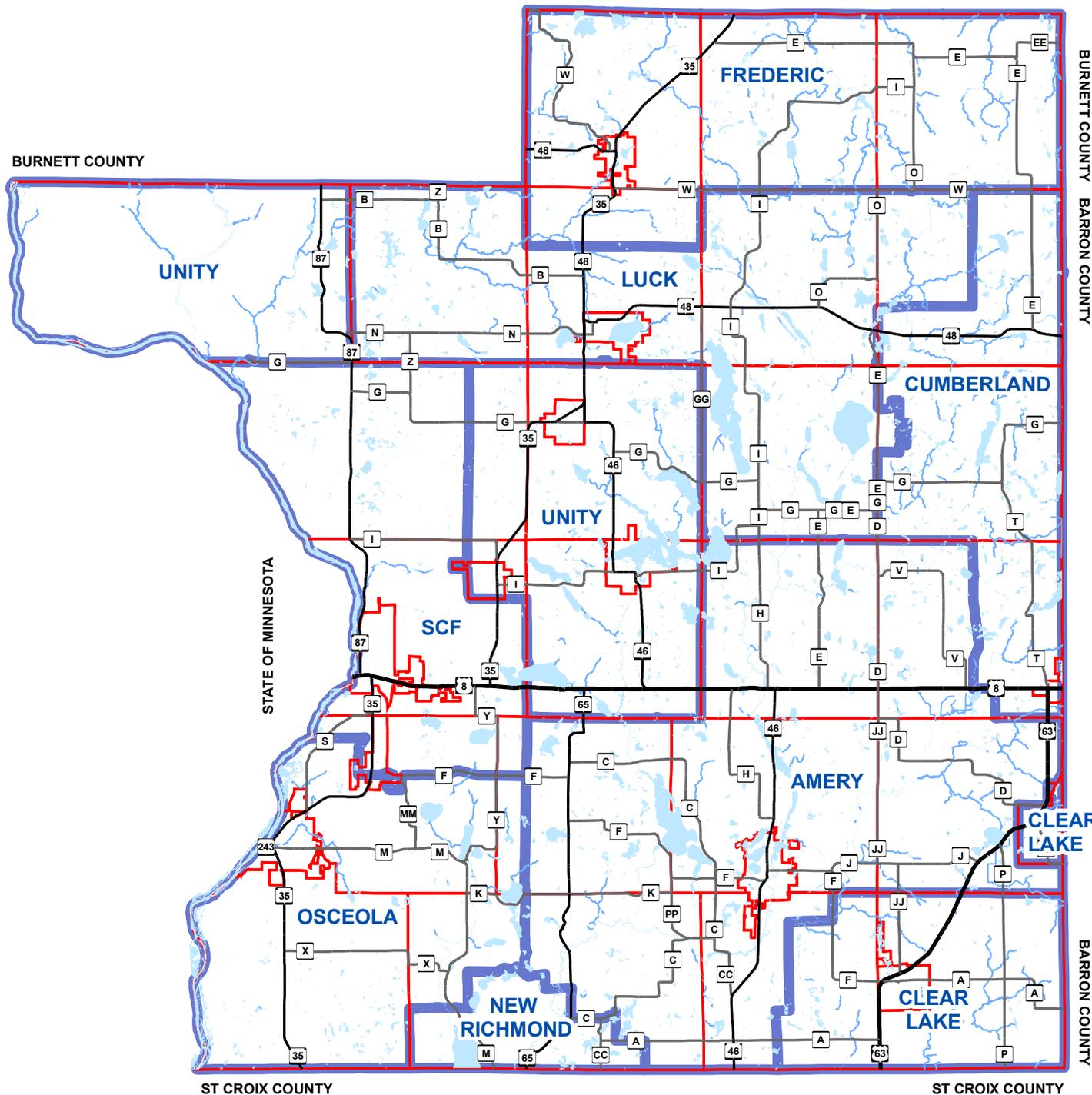


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ELEMENT 5: AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

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

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

5.1 AGRICULTURAL RESOURCES INVENTORY

Productive Agricultural Areas

According to the 2008 Polk County Property Real Estate Valuation summary there are 762.173 total acres in the Village; 111 of the acres are assessed as agricultural land and 51.3 acres are assessed as agricultural forest land. These two assessment categories account for over 21% of the total land in the Village. Agricultural lands will more than likely be completely developed within the Village limits within the 20 year planning period if current trends continue. See Map 5-2 on page 59 for prime agricultural soils in the Village of Balsam Lake.

Agricultural lands are vital to providing food for people and livestock alike, growing fuels for the future, and providing income to the farmers that own the land. Given that the agricultural lands within the Village will be gone in 20 years, some thought on the Village's part to preserve some productive agricultural lands in surrounding towns would be a good idea. Cooperative meetings and planning to discuss what areas might be best for agricultural land preservation and what areas might be best for expansion of the Village would behoove both the Village and the Towns on its borders.

Property	Parcels	Acres	% of Total
Residential	612	389.617	51.12%
Commercial	70	103.590	13.59%
Manufacturing	8	24.636	3.23%
Agricultural	6	111.000	14.56%
Undeveloped	6	29.100	3.82%
Agricultural Forest	3	51.310	6.73%
Productive Forest Lands	2	46.920	6.16%
Other	3	6.000	0.79%
Total	710	762.173	100.00%

5.2 NATURAL RESOURCES

Groundwater

Quality and quantity of groundwater is of utmost importance because all drinking water sources in Polk County are from groundwater aquifers. 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 Village'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

Forests

The forestry land in the Village would be the conservancy land at old school-owned property and forest by dam. The State of Wisconsin also has the Governor Knowles State Forest in the northwestern portion of Polk County. In addition, there are many acres in Polk County in the Wisconsin Dept. of Natural Resources' Managed Forest Law Program and in WDNR State Parks and Wildlife Areas. Polk County also has its own Forestry Program and there are 17,149 acres in this program.

Environmentally Sensitive Areas

From the Balsam Lake Protection & Rehabilitation District's *Balsam Lake Long Range Plan 2006*:

The Wisconsin Department of Natural Resources completed an Aquatic Plant Management Sensitive Area Assessment in 1989. The assessment identified 26 areas on the lake with aquatic plant values and management requirements for each sensitive area. Twenty-four of the areas contain aquatic plant communities that provide important fish and wildlife habitat. Certain areas (11 out of 26) provide gravel and coarse rock rubble habitat important for walleye spawning. The report describes the management recommendations that follow as good recommendations for the entire lake. These recommendations are especially important in designated sensitive areas.

Threatened or Endangered Species

According to the Wisconsin Dept. of Natural Resources' Natural Heritage Inventory, these threatened or endangered species exist in the Village of Balsam Lake: Banded Killifish, Bald Eagle, and Osprey. See Table 5.2 for the DNR's list and their status in different endangered species lists. See also Map 5-11 for locations of these species.

Table 5.2
034N017W and 035N017W

Scientific Name	Common Name	State Status	State Rank	Global Rank	Community
<i>Fundulus diaphanous</i>	Banded Killifish	SC/N	S3	G5	Fish~
<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P	S4B, S2N	G5	Bird~
<i>Pandion haliaetus</i>	Osprey	THR	S4B	G5	Bird~

Surface Water and Stream Corridors

From the Balsam Lake Protection & Rehabilitation District's *Balsam Lake Long Range Plan 2006*:

Balsam Lake has a surface area of 2,054 acres and a maximum depth of 37 feet. The average depth is 16.8 feet. Little Narrows in the northwestern part of the lake and Big Narrows in the eastern part separate the lake into three basins. The areas of the northwestern basin (Little Balsam Lake), the main basin, and the eastern basin are about 86 acres, 1,270, and 550 acres respectively.

Two main streams enter Balsam Lake. Rice Creek originates north of and flows through Rice Lake, is joined by Otter Creek, then flows into the northwestern end of Little Balsam Lake. Harder Creek flows from Half Moon Lake into the north side of Balsam Lake's main basin to the Stumps area.

...

The main basin of Balsam Lake is a mesotrophic lake with moderate fertility. The northwest basin of the lake or "Little Balsam" and the East Basin are upper mesotrophic to lower eutrophic. Algal growth in Balsam Lake is dependent upon the amount of available phosphorus rather than nitrogen (which is the case for most lakes).

The northwest bay of Balsam Lake, Little Balsam Lake, is heavily used for boating, water skiing, and other recreational activities. During windy conditions, its sheltered waters provide safe recreational opportunities when unsafe conditions prevail on the larger lake. However, there is concern that sediments carried to Little Balsam via Rice Creek will reduce lake depth, increase plant growth, and increase the lake's fertility. Little Balsam Lake is currently a target for monitoring and management efforts because of concerns regarding sediment and nutrient inputs from Rice Creek.

Watershed

From the Balsam Lake Protection & Rehabilitation District's *Balsam Lake Long Range Plan 2006*:

The Balsam Lake watershed is a portion of the Balsam Branch watershed in the St. Croix Basin. The Balsam Lake watershed is roughly 17,000 acres with 10,219 draining directly to Balsam Lake with little or no retention in wetlands or low area. Of the direct drainage area, 30.5 percent is forested, 20 percent is open water, 19 percent is in grassland, 13 percent is in row crops, 12 percent is wetland, 4.5 percent is forage (hay crop) and 1 percent is barren. Forested lands may, in fact, be in residential development because of tree cover over houses and yards. The Balsam Lake watershed is found in an area of glacial end moraine composed of till and stratified sand and gravel to the north and south of the lake. Glacial drift in areas east and west of the lake is pitted outwash composed of stratified sand and gravel. A thin (0.5 feet to 2 feet) thick layer of loess overlying the drift is the parent material for most topsoil. Most soils are loams, wilt loams, or peat. Much of the watershed area drains to wetlands and small pothole lakes. These areas of closed depressions result in only about 60 percent of the watershed draining directly to the lake.



Balsam Lake



Balsam Branch

Floodplains

100-year flood elevations have not been determined by the Federal Emergency Management Agency (FEMA). Currently, FEMA is in the process of determining these elevations for the area. Map 5-x shows the approximate locations for 100-year flood elevations in the Village of Balsam Lake.

Wetlands

Several wetland areas can be found in Balsam Lake and are considered undevelopable. Since wetlands serve as wildlife habitats, flood control devices, and natural filters for pollution, wetlands are considered a valuable natural resource. They should be managed according to their natural functions. Map 5-x details the locations of wetlands in the Village of Balsam Lake, according to the Wisconsin Department of Natural Resources.

Wildlife Habitat

From the Balsam Lake Protection & Rehabilitation District's *Balsam Lake Long Range Plan 2006*:

The wildlife around Balsam Lake is very plentiful. Animals ranging from the abundant whitetail deer to the majestic bald eagle can be found in the area. Some of the common species present in the area are: wild turkeys, ring-neck pheasants, grouse, woodcock, mallards, wood ducks, geese, coyotes, fox, black bear, raccoon, beavers, otters, fishers, mink, muskrats, various song birds, snakes, frogs, and turtles to name a few.

One reason for the numerous wildlife species around Balsam Lake and its watersheds is the diversity in habitat. This geographic area contains various types of wetlands, open grasslands, upland and lowland woodlands, and agriculture area; all are key habitats to the wildlife in the area.

Metallic/non-metallic Mineral Resources

Map 5-9 shows the locations of existing or once existing gravel or other mining operations within the Village of Balsam Lake. Considering the amount of residential development currently in the Village, the likelihood of a new mining operation opening up is slim. Map 5-8 shows the major geologic formation of the Village. Also included are maps of probable gravel locations (Map 5-9) and probable sand locations (Map 5-10). While these resources may not be developed for the reason given above, it is still a good idea to know locations of these resources in case they are needed in the future.

Parks/Open Space

Although a modestly scaled community, the Village of Balsam Lake has several parks and landmark green spaces. These include the Village Park (Pine Park) located at First Avenue and Tuttle Street, the Balsam Lake Beach at the north end of Mill Street, the STH 46 Public Boat Landing and the South and East Entrance Greens on CTH I and Main Street (STH 46). See the Parks Map (Map 5-6) for the locations of these spaces.

Village Green (Pine Park)

This 10-acre village-owned park provides camping, picnicking and outdoor recreation activities and facilities for residents and non-residents. The majority of the park is wooded with large white pines predominating. This area provides campsites, picnic tables, grills, a large stone fireplace, an open sided park shelter, and playground equipment. Restroom facilities, including showers, are provided in the basement of the American Legion Hall. A softball field, two fenced tennis courts and a basketball court are also found in the park.

Balsam Lake Beach

The 1-acre parcel which houses this amenity is owned by a local church and receives heavy use during the summer months because of the dramatic influx of tourists to the Balsam Lake area. Beach facilities include a beach house with restrooms, diving raft, a boat launch with docking, and a paved parking area.

Picnic tables and grills are also present. The beach has a lifeguard on duty during the summer.



Balsam Lake Beach and Beach House

STH 46 Boat Landing

This 1-acre boat landing is located on the west end of Balsam Lake just off STH 46. A paved parking area is provided along with docking facilities.

Mill Pond Dam Park

Electric company abandoned the dam and the Village has owned it since then. Plans are in the works to develop a hiking trail on the property.

Juneberry Triangle Park

Designed by an Eagle Scout and developed by the Village.

Recreational Resources

Polk County has many recreational trails and routes. See Map 5-6 for their locations and uses.

Other Natural Resources

The Legacy Places

The first step in identifying places critical to meet Wisconsin's conservation and outdoor recreation needs was to develop criteria regarding the types or characteristics of places believed to be most important. Based on public and DNR staff input, 13 criteria were developed. The second step was to use data on the distribution of various ecological attributes, human population trends, geographical features and other factors, as well as the professional judgment of DNR staff and the local knowledge of citizens, to identify the places that best met the criteria. Collectively, these are the special places that "make Wisconsin, Wisconsin." Public involvement was central to the success of both steps.

The final report identifies **229 Legacy Places and 8 Statewide Needs and Resources**, 10 of these Legacy Places are at least partially located within Polk County. The 229 Legacy Places range in size and their relative conservation and recreation strengths. They also vary in the amount of formal protection that has been initiated and how much potentially remains. The Legacy Places are organized in the report by ecological landscapes, shown at right (ecological landscapes are based on soil, topography, vegetation, and other attributes).

The locations of Legacy Places are represented only generally — as dots on maps. *Determining where protection efforts should be focused, which protection strategies would be most effective, and who might be involved will require a more detailed evaluation involving local landowners, citizens, various non-profit organizations, businesses, governments, and others.*

Here is the list, according to the Wisconsin DNR, of Legacy Places in Polk County, which includes the Balsam Branch Creek and Woodlands. See Map 5-13 for locations.

- 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)

SizeLarge

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)

- SizeLarge
- 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)

- SizeLarge
- 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)

- SizeLarge

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)

SizeMedium
 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. A large portion of this area is under one

ownership with timber harvest occurring periodically. 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)

- SizeSmall
- 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)

- SizeSmall
- 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)

- SizeLarge
- 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.

5.3 CULTURAL RESOURCES INVENTORY

Historical/Cultural Resources

Polk County Courthouse

The former Polk County Courthouse (1899-1976), now the Polk County Museum, is located at the corner of Main Street and Courthouse Avenue in the downtown core of Balsam Lake. The building was designed by the architects Orff & Guilbert of Minneapolis and is a local landmark with its Victorian-era colorism and Richardsonian Romanesque references. The structure represents a period of construction. Little mentioned in its historical account, the construction of the building marks the ultimate resting place of the county seat. The structure was the first courthouse constructed at the Balsam Lake location and was financed along with the construction of the sheriff's home and jail, through the sale of local bonds totaling \$25,000. A new courthouse was constructed in Balsam Lake in 1975.

In March of 1982, this historically and architecturally significant structure was designated to the National Register of Historic Places. The structure was dedicated as the Polk County Museum in 1976.



Historic Polk County Courthouse

Wisconsin Architecture and History Inventory

This resource provides historical and architectural information on approximately 120,000 properties in Wisconsin. The AHI contains data on buildings, structures and objects that illustrate Wisconsin's unique history. The AHI documents a wide range of historic properties such as the round barns, log houses, metal truss bridges, small town commercial buildings, and Queen Anne houses that create Wisconsin's distinct cultural landscape. It is a permanent record maintained by the Wisconsin Historical Society.

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

Here is the one property listed in the AHI for the Village of Balsam Lake:



County: POLK	Record #: 21501	Location:
City or Village: BALSAM LAKE	Town, Range, Section:	Quarter Sections:
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: UNMAPPED	Historic Name: AMERICAN WOMAN'S LEAGUE CHAPTER HOUSE	Wall Material: Stucco
Map Code:	Construction Date: 1910c	Structural System:
Survey Date:	Designer Name:	Other Buildings on Site?:
Style or Form: Craftsman		Cultural Affiliation:
Resource Type: meeting hall		Demolished Date:

Other Structures of Historical Significance

- Home of Helen Freeman at Basil and West Main. Victorian-era constructed in 1902. Author of "History of Balsam Lake" and daughter of Village founding father, Warren L. Tuttle
- Old Schoolhouse, now Rural Museum, located at Second and Pearl Street.
- Power Dam constructed in 1917. Location was near Polk County garage off Fourth Avenue South
- Balsam Lake Legion Hall located in the Village Park. Log cabin constructed in 1930

Community Design

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. More information is available in the Economic Development Element. The Village of Balsam Lake is an old resort town and that character has remained until today. Keeping this character is important to the small town and lakeside feel of the Village.

5.4 **GOALS AND OBJECTIVES**

Goal 1: Expand and enhance recreational opportunities.

Objectives:

- 1) Add signage for the following:
 - walking trail at the Mill Pond Dam
 - bike routes
 - fishing dock at Mill Pond
- 2) Restore public beach
- 3) Develop additional parks within the Village

Goal 2: Maintain and improve the quality and quantity of drinking water and groundwater within the Village of Balsam Lake

Objectives:

- 1) Monitor population trends and determine the need for a new well when population increases
- 2) Consider developing wellhead protection areas
- 3) Continue utilizing existing and improve groundwater monitoring programs and techniques

Goal 3: Maintain and improve the quality of surface waters within the Village of Balsam Lake

Objectives:

- 1) Maintain and improve stormwater treatment
- 2) Utilize wetlands to filter stormwater runoff
- 3) Reduce erosion within the Village
- 4) Prevent the introduction and spread of invasive species

Goal 4: Protect green space, woodlands, and parks within the Village of Balsam Lake

Objectives:

- 1) Promote the preservation of trees and tree canopy within the Village.
- 2) Encourage the development of parks
- 3) Consider requiring trees or other landscaping features for new developments

Goal 5: Preserve and protect wetlands, sensitive natural resource areas, and habitats

Objectives:

- 1) Discourage development on these areas
- 2) Work with all involved agencies to enforce existing regulations that protect these areas
- 3) Preserve the Balsam Branch Creek and Woodlands Legacy Place
- 4) Avoid fragmentation of these areas

Goal 6: Preserve, promote, and rehabilitate existing cultural resources and buildings

Objectives:

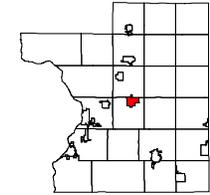
- 1) Utilize programs such as the Wisconsin Main Street Program and Façade Loan Program*
- 2) Research tools that deal with aesthetic issues of development such as signage regulations, landscaping requirements for new development, and other beautification methods*
- 3) Preserve the historic aspects of the community*
- 4) Work to increase the Village's appeal to new businesses and residents*
- 5) Ensure that any redevelopment fits with the character of the surrounding downtown historic buildings*

MAP 5-1

2008

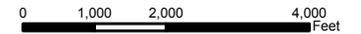
AERIAL PHOTO

Village of Balsam Lake
Polk County
Wisconsin



Polk County

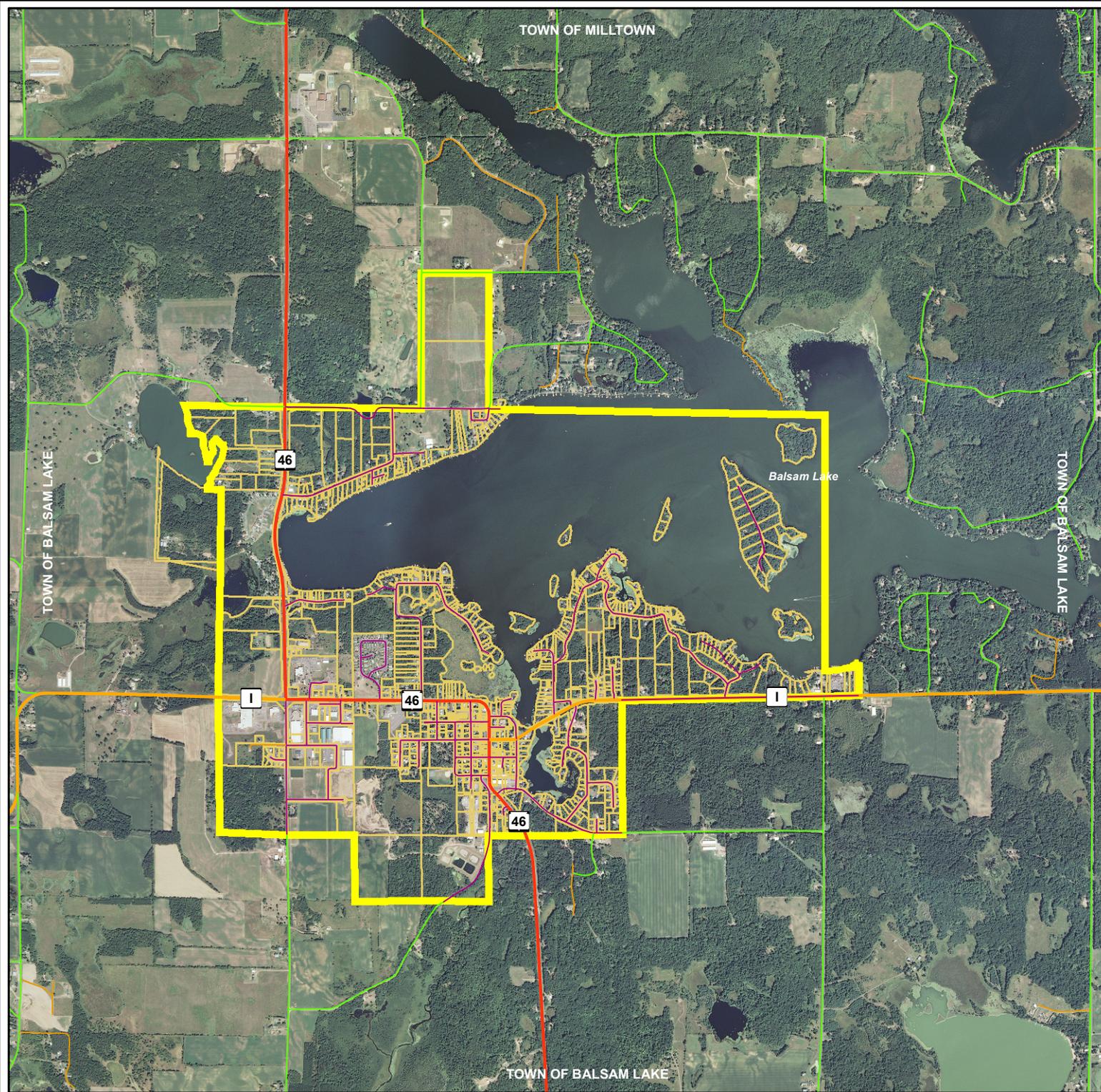
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-  COUNTY ROAD SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD
-  PRIVATE ROAD
-  PARCELS
-  VILLAGE BOUNDARY



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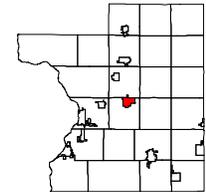
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MAP 5-2

PRIME AGRICULTURAL SOILS

Village of Balsam Lake Polk County Wisconsin

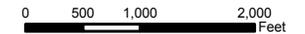


Polk County

Soils Class

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

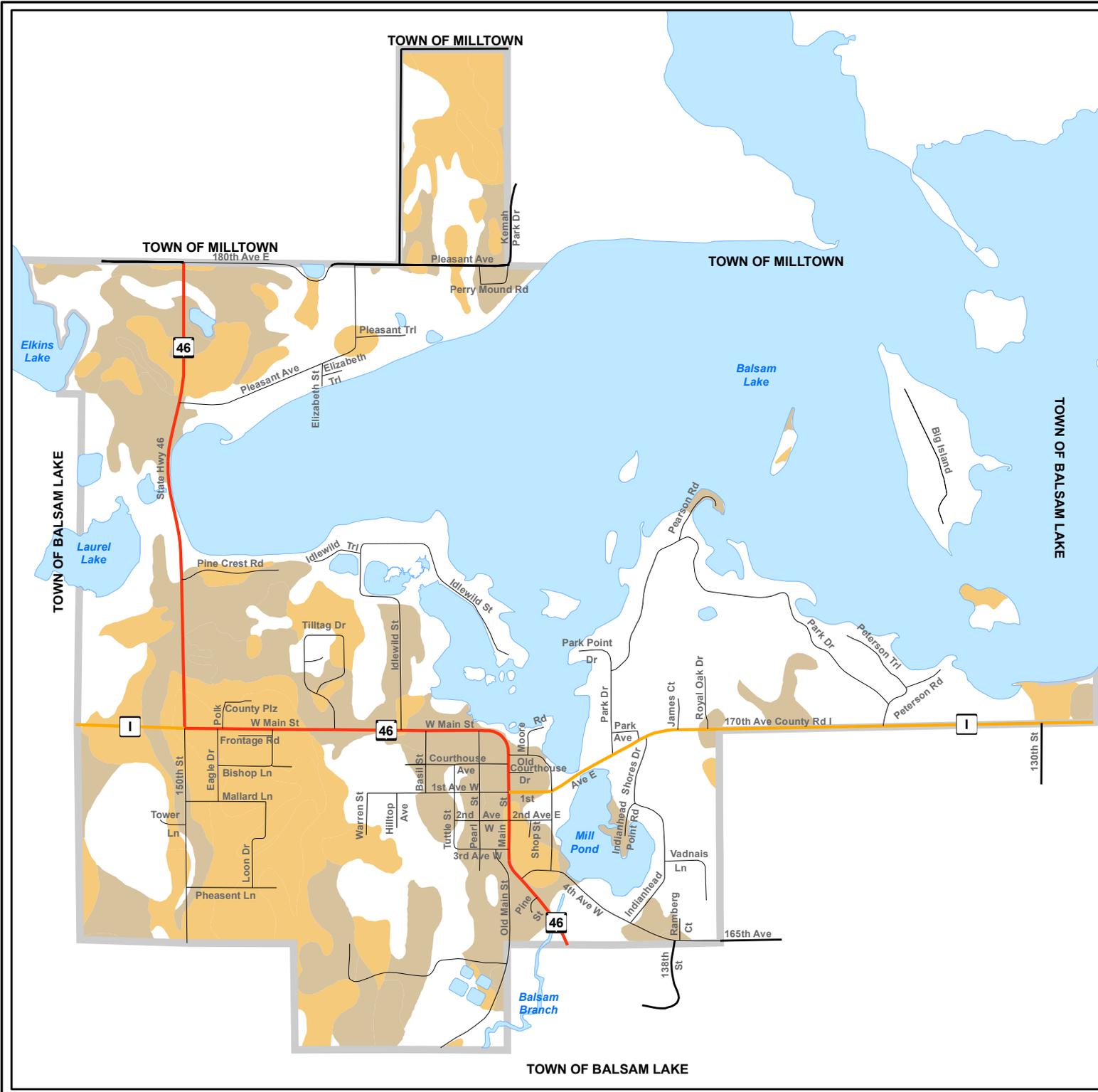
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- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO BODY
- VILLAGE BOUNDARY



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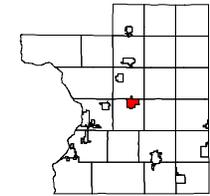
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TOWN OF BALSAM LAKE

MAP 5-3 SURFACE WATER

Village of Balsam Lake
Polk County
Wisconsin



Polk County

-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD
-  HYDRO BODY
-  VILLAGE BOUNDARY

0 500 1,000 2,000
Feet

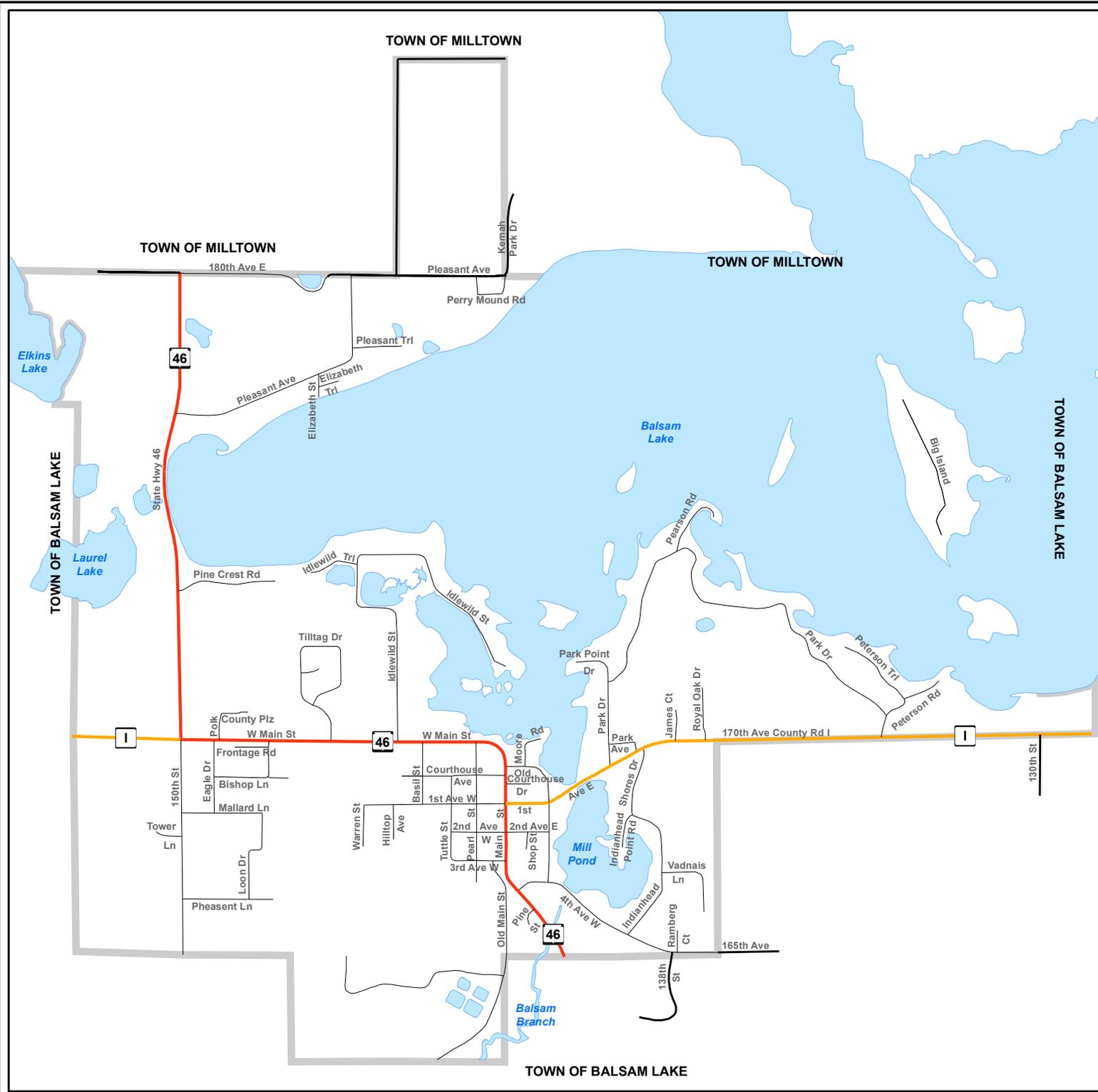


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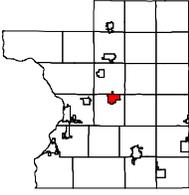
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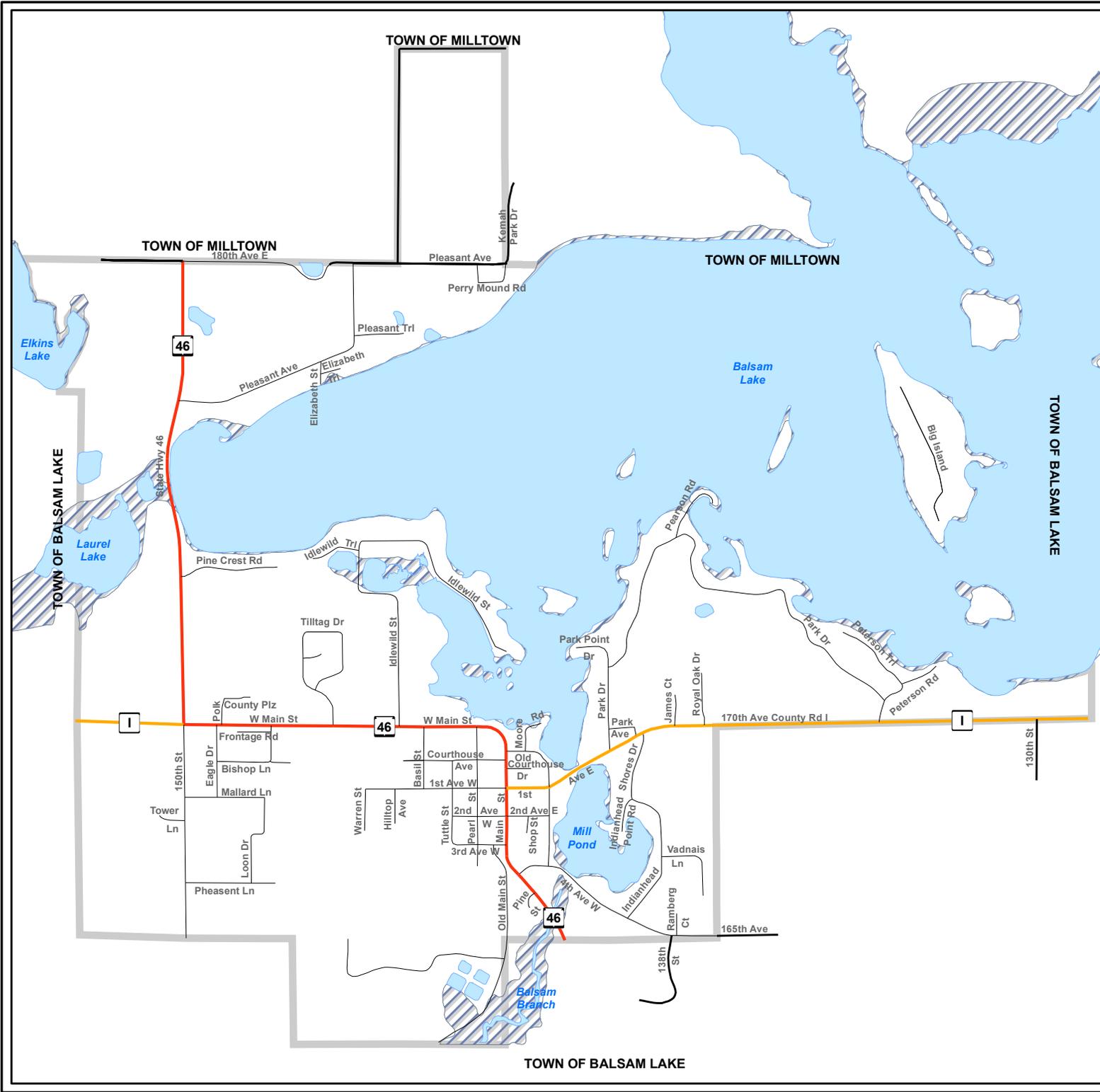
TOWN OF BALSAM LAKE

MAP 5-4 FLOODPLAINS

Village of Balsam Lake
Polk County
Wisconsin



Polk County



- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO BODY
- FLOODPLAIN
- VILLAGE BOUNDARY

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



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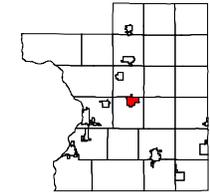


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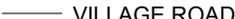
TOWN OF BALSAM LAKE

MAP 5-5 WETLANDS

Village of Balsam Lake
Polk County
Wisconsin



Polk County

-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD
-  HYDRO BODY
-  WETLAND
-  VILLAGE BOUNDARY

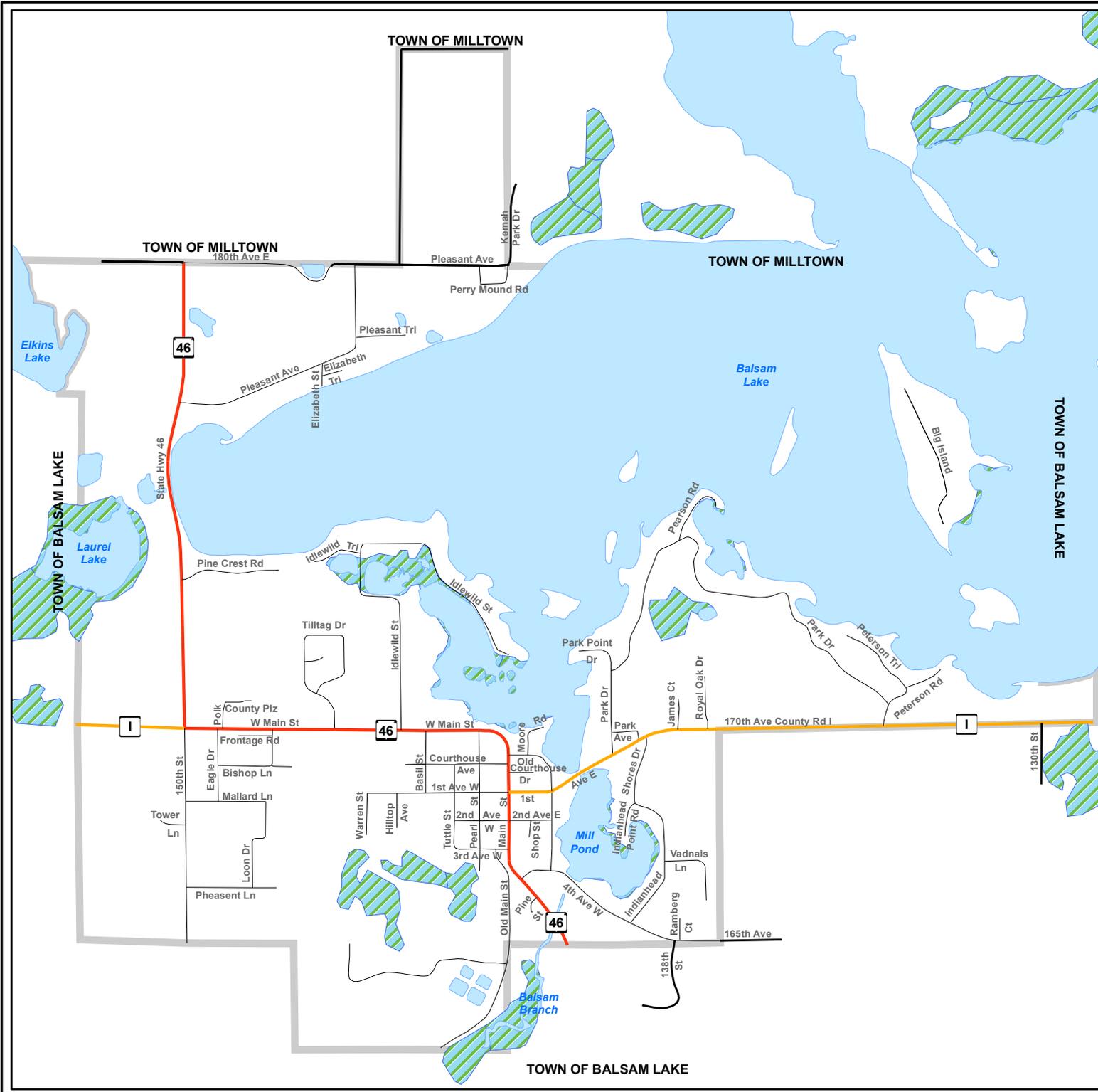
Wetlands Data Source:
West Central Wisconsin Regional
Planning Commission



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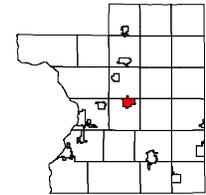


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MAP 5-6 DEPTH TO GROUNDWATER TABLE

Village of Balsam Lake
Polk County
Wisconsin



Polk County

DEPTH TO GROUNDWATER

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

- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO BODY
- VILLAGE BOUNDARY

0 500 1,000 2,000
Feet



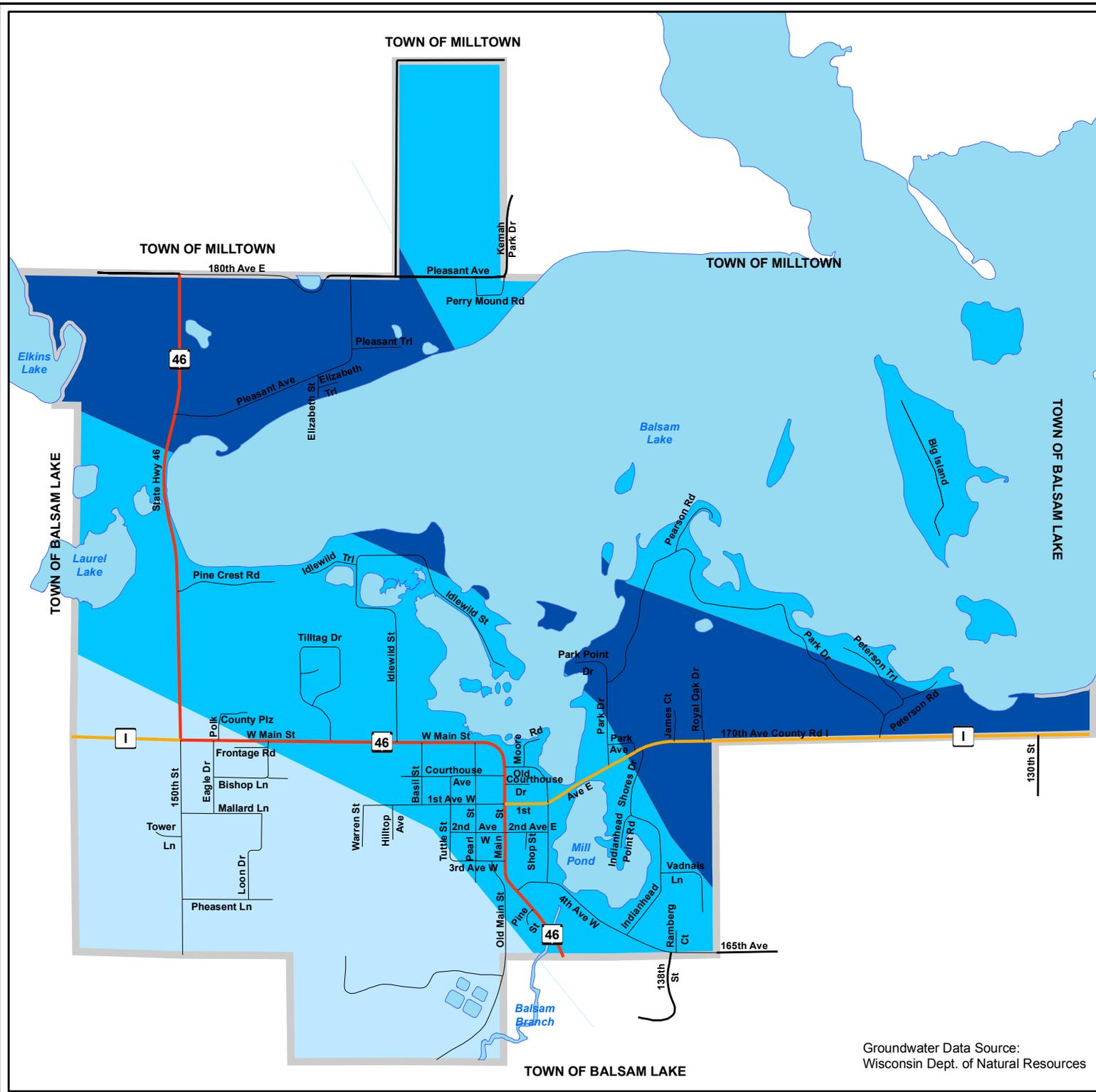
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Groundwater Data Source:
Wisconsin Dept. of Natural Resources

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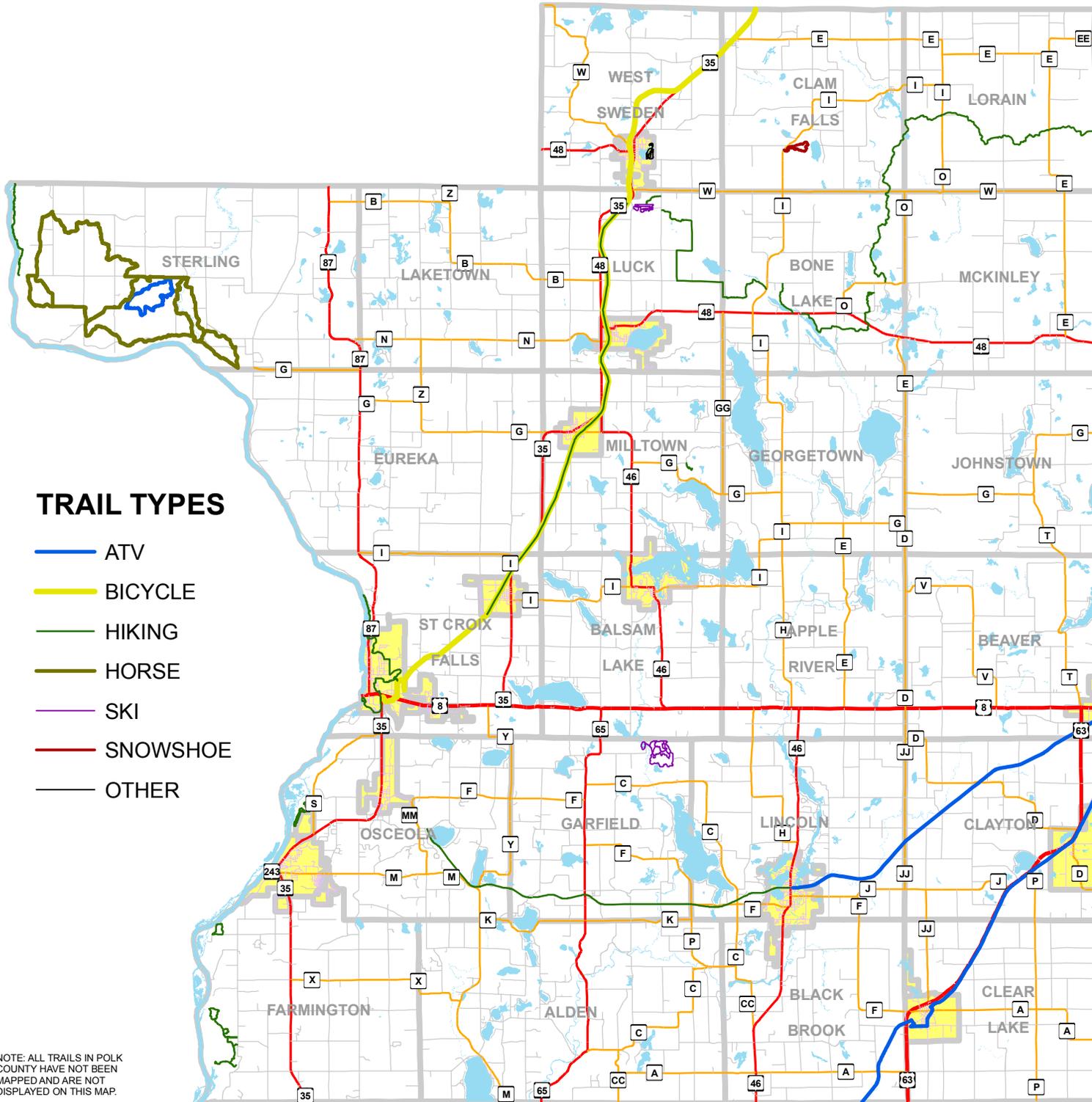
MAP 5-7 TRAIL SYSTEM

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

0 1.5 3 6 Miles



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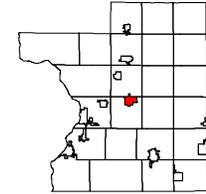
NOTE: ALL TRAILS IN POLK COUNTY HAVE NOT BEEN MAPPED AND ARE NOT DISPLAYED ON THIS MAP.

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.

1/23/09

MAP 5-8 PARKS

Village of Balsam Lake
Polk County
Wisconsin



Polk County

-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD
-  HYDRO BODY
-  PARK
-  VILLAGE BOUNDARY

0 500 1,000 2,000
Feet

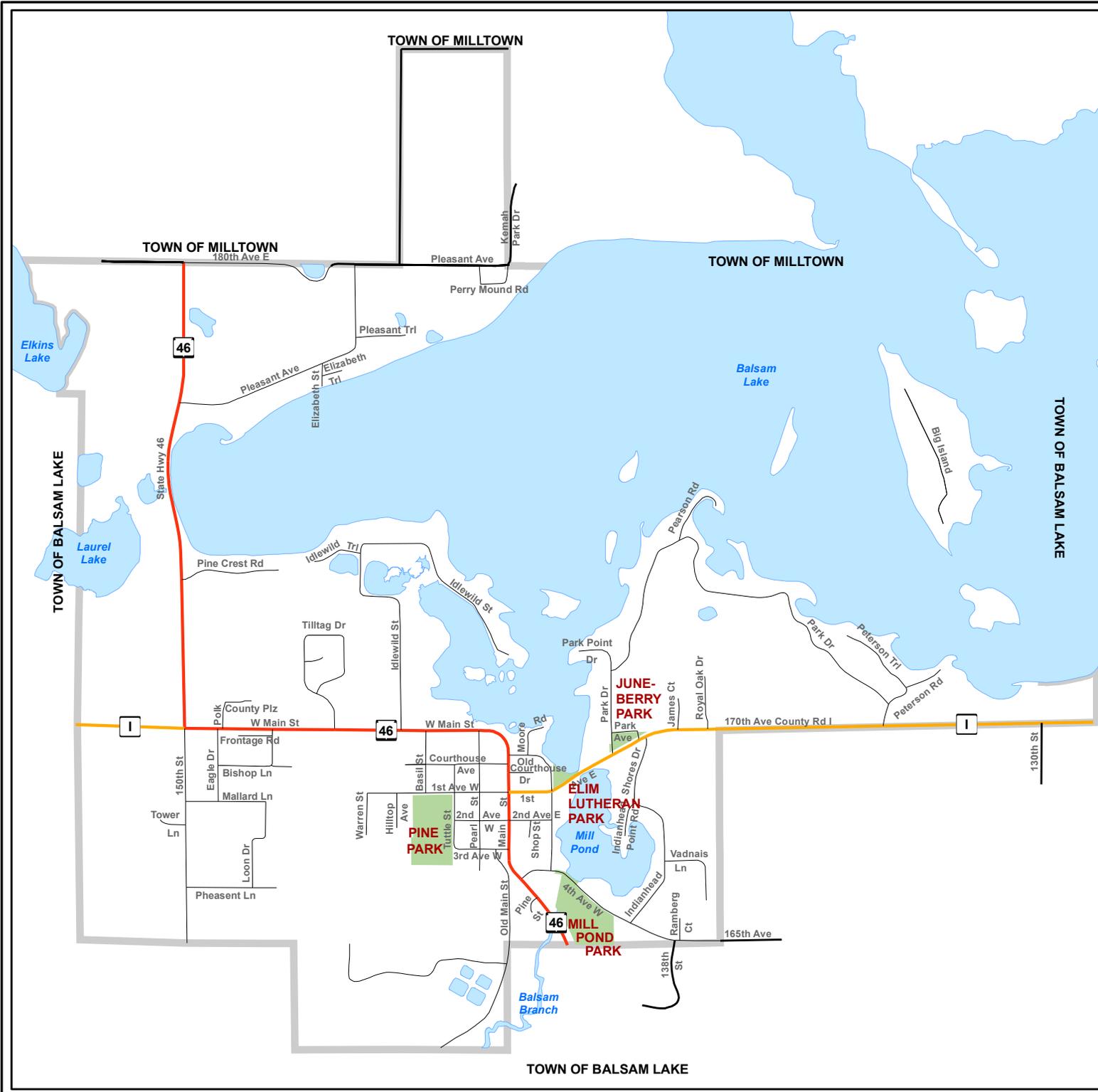


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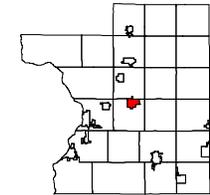
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TOWN OF BALSAM LAKE

MAP 5-9 GEOLOGY

Village of Balsam Lake
Polk County
Wisconsin



Polk County

- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO BODY
- MAJOR LITH**
- SANDSTONE
- SAND & GRAVEL MINING

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

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

0 500 1,000 2,000 Feet

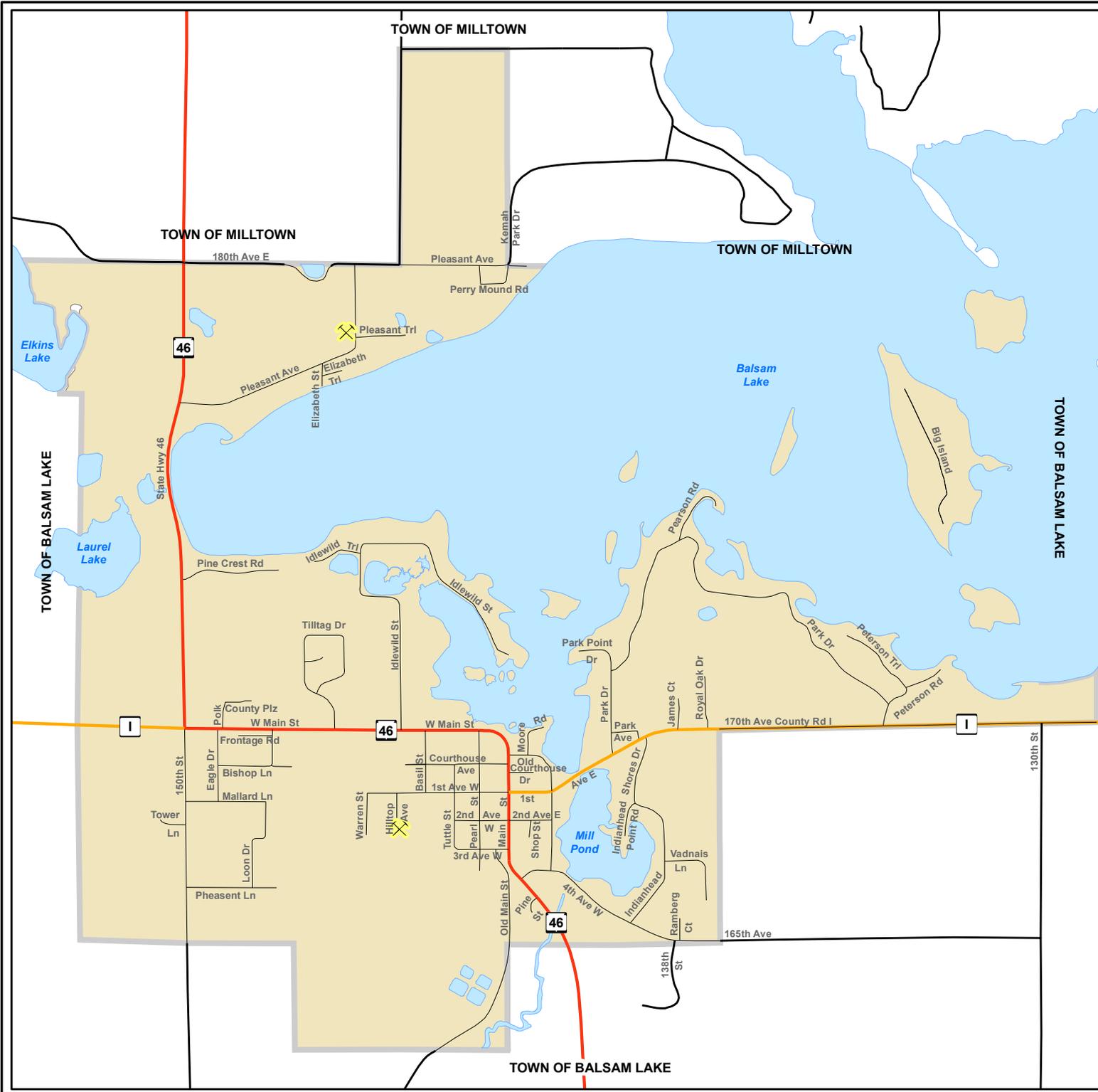


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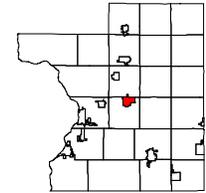
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MAP 5-10 MINING & GRAVEL PIT

Village of Balsam Lake
Polk County
Wisconsin



Polk County

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

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

0 500 1,000 2,000
Feet

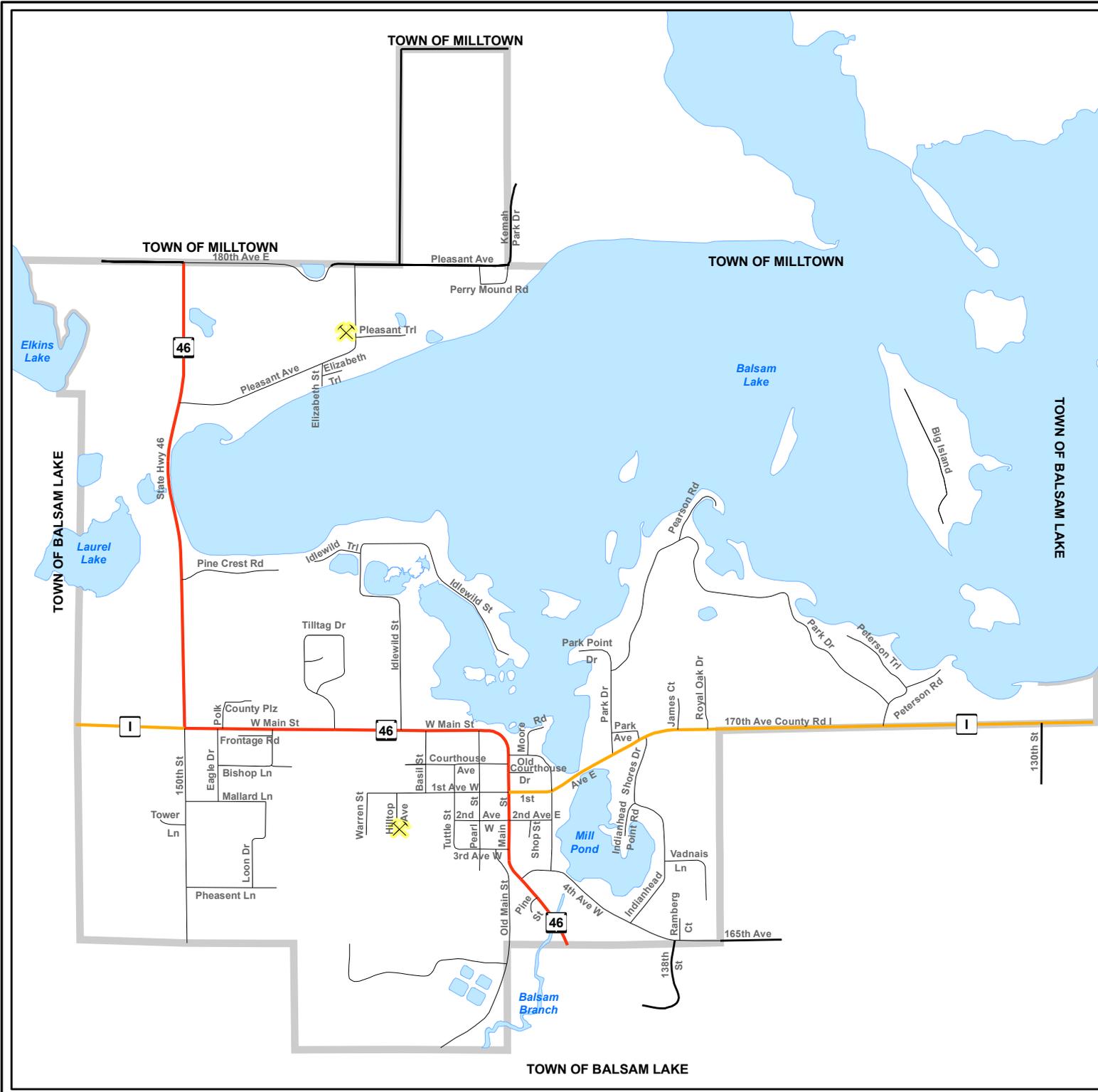


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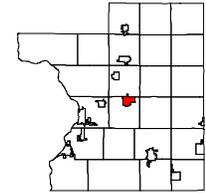
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TOWN OF BALSAM LAKE

MAP 5-11 PROBABLE GRAVEL DEPOSITS

Village of Balsam Lake
Polk County
Wisconsin



Polk County

Soils Class

- IMPROBABLE
- PROBABLE

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

- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO BODY
- VILLAGE BOUNDARY

0 500 1,000 2,000
Feet

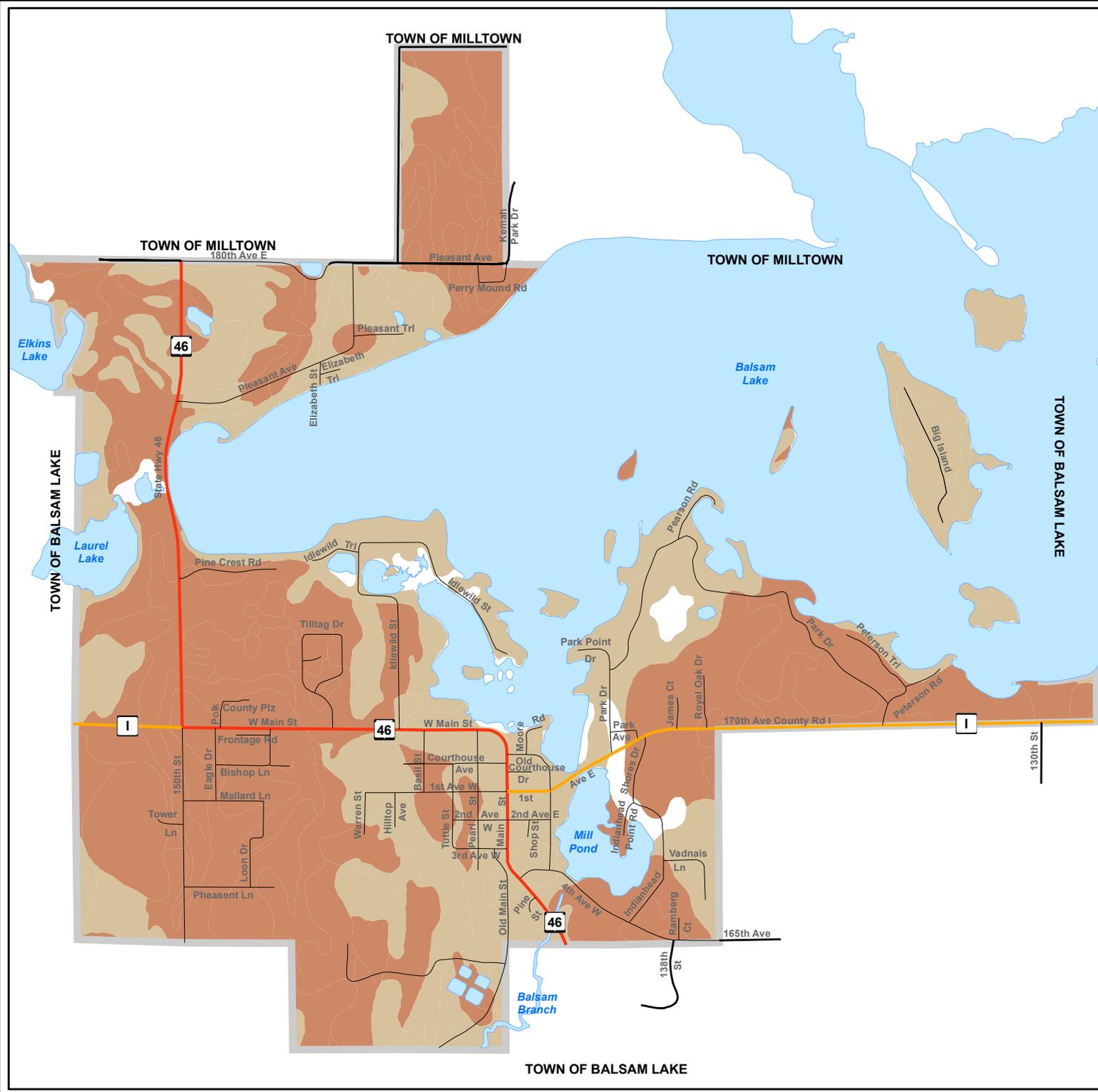


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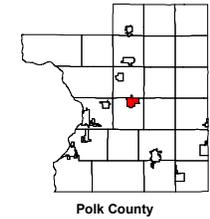
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TOWN OF BALSAM LAKE

MAP 5-12 PROBABLE SAND DEPOSITS

Village of Balsam Lake
Polk County
Wisconsin

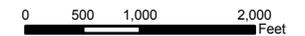


Soils Class

- IMPROBABLE
- PROBABLE

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

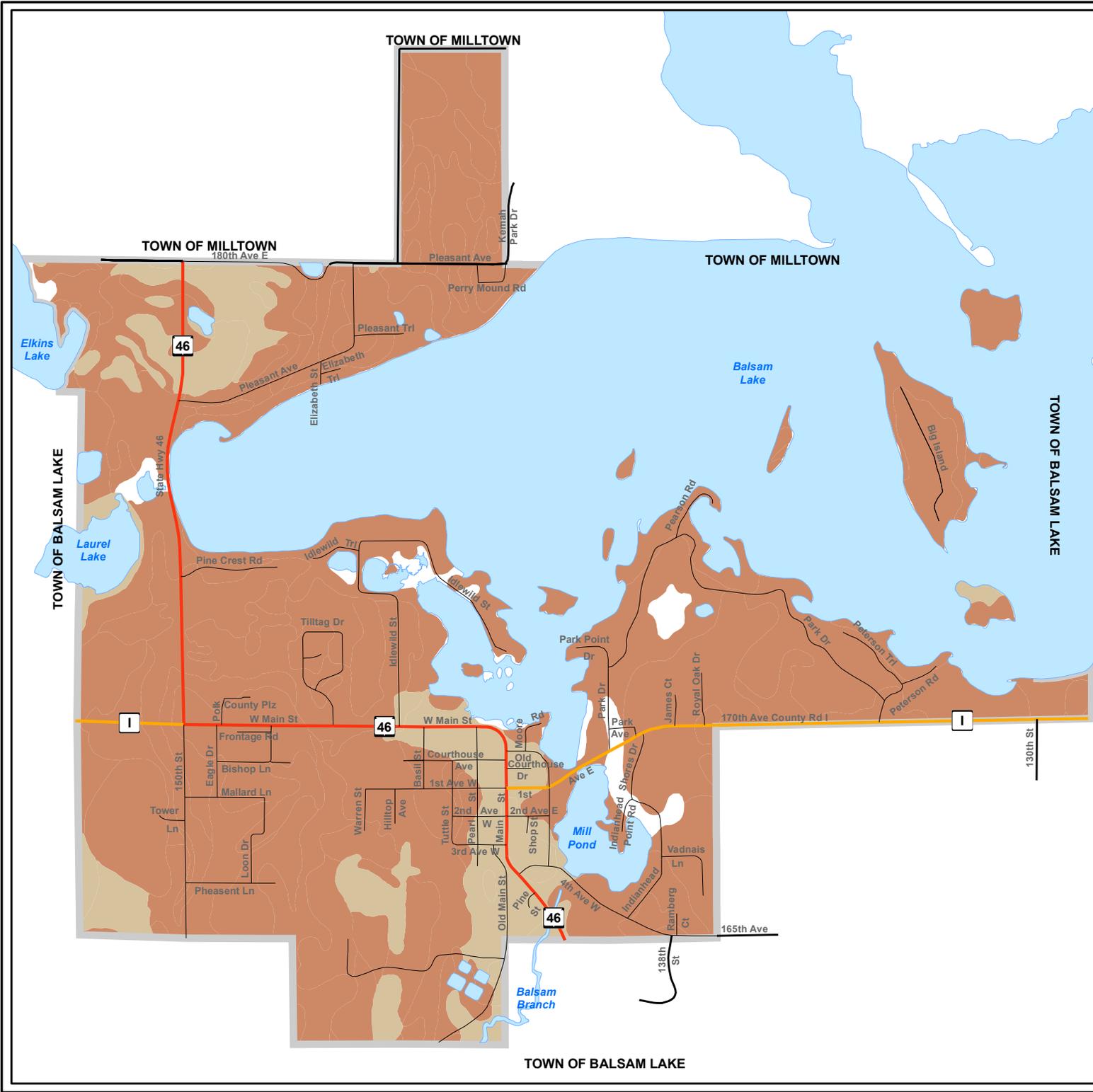
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO BODY
- VILLAGE BOUNDARY



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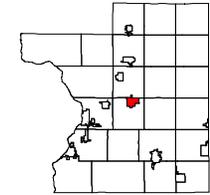
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TOWN OF BALSAM LAKE

MAP 5-13 ENDANGERED RESOURCES

Village of Balsam Lake
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

 VILLAGE ROAD

 HYDRO BODY

 VILLAGE BOUNDARY

0 500 1,000 2,000
Feet

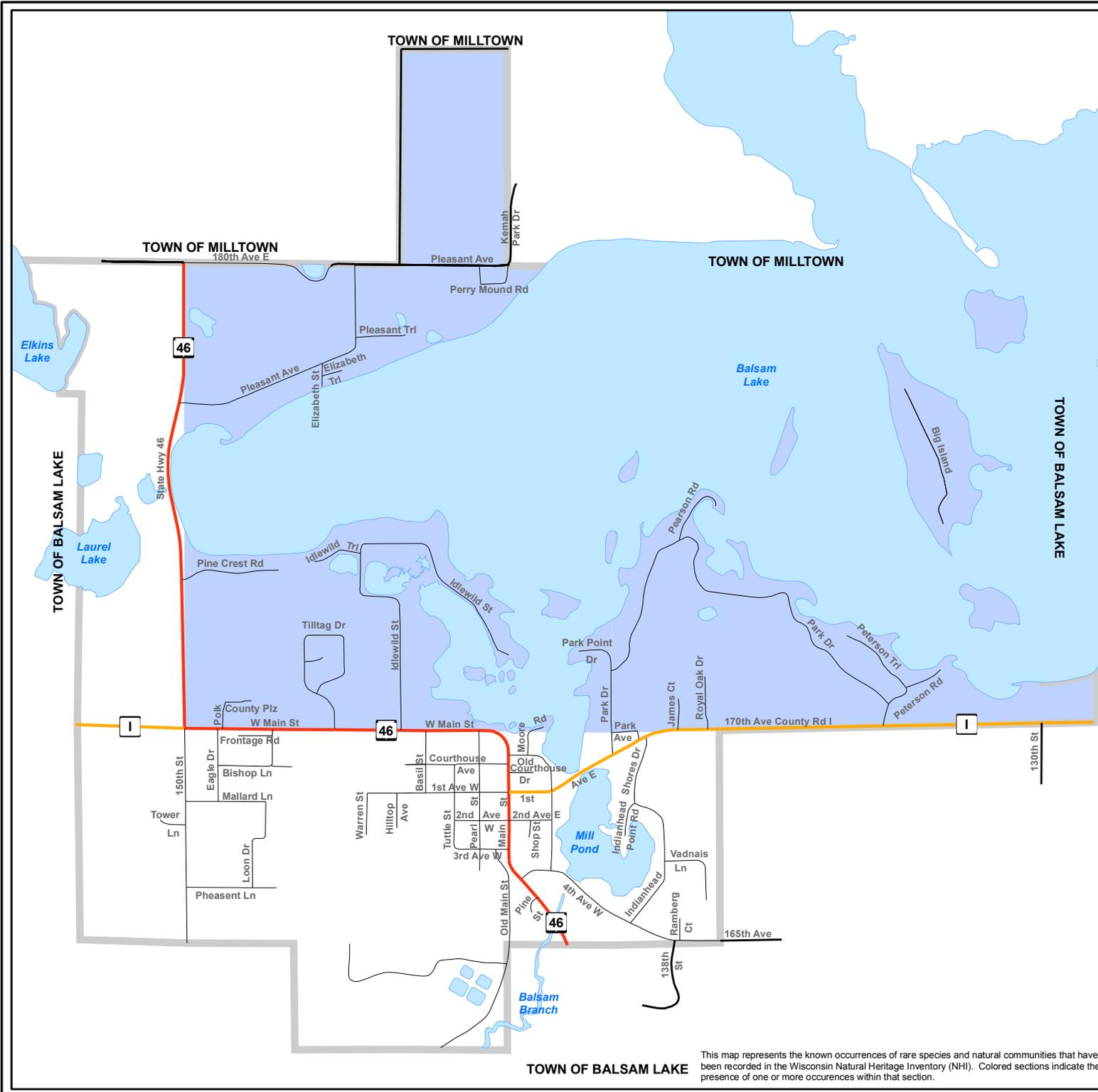


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TOWN OF BALSAM LAKE

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.

ELEMENT 6: ECONOMIC DEVELOPMENT

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

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

6.1 ECONOMIC PROFILE

Existing Conditions

The Village of Balsam Lake has been a resort and tourist destination since its inception. Much of this type of economic development continues to this day. The proximity of the Village to the Twin Cities of Minnesota makes it an ideal place for residents of the Twin Cities to vacation in the Village.

Labor Force and Employment Status

According to the Wisconsin Department of Workforce Development unemployment in Polk County dropped from 8.5% in January of 2007 to 7.6% in January of 2008 compared to the State's current unemployment rate of 5.4% and 5.0% a year ago (Table 6.1). It currently ranks as the 15th highest unemployment rate in the State. The figures for January 2009 indicate the current recession and its affect on the economy in Wisconsin and Polk County. Both numbers are significantly higher than the years previous and highlight the current economic struggles facing area residents.

Table 6.1 – Unemployment Rates

	January 2007	January 2008	January 2009
Wisconsin Rate	5.0%	5.4%	7.6%
Polk County Rate	8.5%	7.6%	10.2%
Polk County Rank	19	15	15

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

Educational attainment in the Village of Balsam Lake (Table 1.5) is relatively consistent with the State and County percentages. The only difference worth noting is the lower percentage of the population 25 and over that has a bachelor's degree. Over 15% of the State has bachelor's degrees, compared to 10.7% of the County and only 7.7% of the Village.

Table 6.2 - EDUCATIONAL ATTAINMENT

YEAR: 2000	WI	% OF TOTAL	POLK	% OF TOTAL	BALSAM LAKE	% OF TOTAL
Total:	3,475,878		27,725		706	
No schooling completed	22,861	0.66%	54	0.19%	2	0.28%
Nursery to 4th grade	8,253	0.24%	27	0.10%	0	0.00%
5th and 6th grade	22,882	0.66%	67	0.24%	10	1.42%
7th and 8th grade	132,129	3.80%	1,175	4.24%	22	3.12%
9th grade	56,538	1.63%	396	1.43%	14	1.98%
10th grade	87,059	2.50%	694	2.50%	15	2.12%
11th grade	88,558	2.55%	735	2.65%	26	3.68%
12th grade, no diploma	100,137	2.88%	763	2.75%	26	3.68%
High school graduate (includes equivalency)	1,201,813	34.58%	11,395	41.10%	293	41.50%
Some college, less than 1 year	252,132	7.25%	2,259	8.15%	54	7.65%
Some college, 1 or more years, no degree	463,532	13.34%	3,822	13.79%	118	16.71%
Associate degree	260,711	7.50%	2,022	7.29%	44	6.23%
Bachelor's degree	530,268	15.26%	2,965	10.69%	54	7.65%
Master's degree	168,563	4.85%	886	3.20%	23	3.26%
Professional school degree	54,005	1.55%	407	1.47%	5	0.71%
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 Village's downtown and industrial park businesses will help keep employees closer to home and have a greater impact on the local economy.

Efforts to maintain and expand the Village's downtown and industrial park are underway through the Village Board and the County's Economic Development Corporation.

TABLE 6.3
West Central Wisconsin WDA Region Industry Projections (2004-2014)

Industry Title	2004 Estimated Employment	2014 Projected Employment	2004-2014 Employment Change	2004-2014 Percentage Change
Total Non-Farm Employment	173,880	194,330	20,450	11.8%
Construction/Mining/Natural Resources	8,380	9,880	1,500	17.9%
Manufacturing	31,990	32,030	40	0.1%
Paper Manufacturing	1,720	1,720	0	0.0%
Plastics and Rubber Products Manufacturing	3,400	3,670	270	7.9%
Computer and Electronic Product Manufacturing	3,220	3,020	-200	-6.2%
Trade	28,800	30,900	2,100	7.3%
Food and Beverage Stores	5,040	5,250	210	4.2%
Transportation and Utilities (Including US Postal)	8,270	9,520	1,250	15.1%
Financial Activities	7,010	7,710	700	10.0%
Education and Health Services (Including gov't)	37,330	45,540	8,210	22.0%
Ambulatory Health Care	5,540	7,570	2,030	36.6%
Hospitals (Including gov't)	7,050	8,640	1,590	22.6%
Leisure and Hospitality	17,300	19,930	2,630	15.2%
Information/Prof Services/Other Services	21,470	24,920	3,450	16.1%
Government (Excluding US Postal, State and Local Educ and Hospitals)	13,310	13,930	620	4.7%

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

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

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

Source: Wisconsin Dept of Administration

6.2 DESIRED ECONOMIC DEVELOPMENT

- Consumer product manufacturing
- Tourist center
- Senior care/assisted living facility
- Retail businesses
- Retail grocery store
- Professional offices

6.3 STRENGTHS IN ATTRACTING/RETAINING BUSINESSES AND INDUSTRIES

- Available areas in the industrial park
- Recreational opportunities available within and close to the Village
- Small-town atmosphere
- Close proximity to the Twin Cities
- Quality educational opportunities
 - o WITC
 - o K-12 education
 - o Adult/continuing education
- Village of Balsam Lake is the County Seat
- Diverse worship opportunities
- Active Chamber of Commerce
- Active community clubs and organizations
 - o American Legion
 - o Lions Club
 - o VFW
 - o Etc.
- Upgraded communications and electrical facilities

6.4 WEAKNESSES IN ATTRACTING/RETAINING BUSINESSES AND INDUSTRIES

- Too far off of US Hwy 8
- Village can be bypassed on State Hwy 35
- Lack of traffic coming into the Village
- Small year-round population
- Lack of affordable housing

6.5 CONTAMINATED SITES

Table 6.5 – Contaminated Sites in Polk County (open & closed)

Municipality or Nearest Post Office	Location	Activity	Status
ALDEN	ALDEN TN GARAGE	LUST	CLOSED
AMERY	EQUITY COOP (FORMER BULK PLT)	ERP	CLOSED
	AMERY CTY WWTP	ERP	CLOSED
	EQUITY COOP - AMERY BULK PLT	ERP	CLOSED
	ANDERSON PROPERTY	ERP	CLOSED
	AMERY FLEET SUPPLY	ERP	CLOSED
	PLASTECH CORP AMERY DIV FORMER	ERP	CLOSED
	GOLDSTAR COOPERATIVE	ERP	CLOSED
	EQUITY COOP - AMERY	ERP	CLOSED
	ELECTRO-CRAFT CORP/THOMPSON MACHINE	ERP	OPEN
	AMERY CTY LF	ERP	OPEN
	EXXON MOBIL (FORMER) BP 48104	ERP	OPEN
	QUALITY POWDER COATINGS INC	ERP	OPEN
	WANDEROOS GIFT & GROCERY	LUST	CLOSED
	HOME BASE BAR	LUST	CLOSED
	CHRISTOPHERSON, TERRY RESIDENCE	LUST	CLOSED
	AUTO STOP AMERY	LUST	CLOSED
	LITTLE FALLS STORE	LUST	CLOSED
	NORDQUIST TRUCKING	LUST	CLOSED
	AMERY FLEET SUPPLY	LUST	CLOSED
	DICKS IGA	LUST	CLOSED
	AMERY PROFESSIONAL BLDG 2	LUST	CLOSED
	ERICKSONS OIL PRODUCTS	LUST	CLOSED
	EQUITY COOP	LUST	CLOSED
	NSPW AMERY	LUST	CLOSED
	GTE AMERY	LUST	CLOSED
	WILLOW RIDGE NURSING HOME	LUST	CLOSED
	VETERAN AFFAIRS	LUST	CLOSED
	AMERY	LUST	CLOSED
	MORTS MARINA	LUST	CLOSED
	MIDAS MUFFLER	LUST	CLOSED
	BRYNES, DAN	LUST	CLOSED
	AMERY MIDDLE SCHOOL	LUST	CLOSED
	LAKEVIEW INTERMEDIATE SCHOOL	LUST	CLOSED
	AMERY HIGH SCHOOL	LUST	CLOSED
	SUPERLOCKER	LUST	CLOSED
	BEAM JERRY	LUST	CLOSED
	EQUITY COOP - AMERY BULK PLT	LUST	CLOSED
	AMERY AIRPORT-AMERY CTY	LUST	CONDITIONALLY CLOSED
	AMERY AMOCO	LUST	OPEN
	SKOGLUND CONOCO	LUST	OPEN
	LOU JOHN APPRAISAL SERVICE	LUST	OPEN
AMERY AIRPORT - RON ANDERSON	LUST	OPEN	
AMERY PROFESSIONAL BLDG	LUST	OPEN	
AMOCO OIL CO BULK PLT	LUST	OPEN	
APPLE RIVER	PAPS GENERAL STORE	LUST	OPEN
BALSAM LAKE	BALSAM LAKE ASPHALT PLT	ERP	CLOSED
	BALSAM LAKE VIL	ERP	OPEN
	POLK CNTY GOVERNMENT CTR	LUST	CLOSED
	REEDS SUNNYSIDE MARINA	LUST	CLOSED
	JONZY MARKET	LUST	CLOSED
	PEPERS SERVICE STATION	LUST	CLOSED
	PETERSON BLDG	LUST	CLOSED
	UNITY SCHOOL DIST	LUST	CLOSED
	POLK CNTY HWY GARAGE	LUST	CLOSED
	STOP A SECK	LUST	CLOSED
	UNITY SCHOOL DIST	LUST	CLOSED
	PARADISE SUPPER CLUB	LUST	OPEN

LUST: Leaking Underground Storage Tank

ERP: Environmental Repair Site

source: Wisconsin BRRTS database, April 21, 2008.

6.6 CURRENT ECONOMIC DEVELOPMENT PROGRAMS

U.S. Department of Commerce, Economic Development Administration (EDA)

US EPA Brownfields Program

USDA, Wisconsin Rural Development Programs

- Business and Industry Guaranteed Loans
- Community Facilities Direct Loans and Grants
- Community Facilities Guaranteed Loans
- Cooperative Development Technical Assistance
- Intermediary Relending Program
- Renewable Energy Systems and Energy Efficiency Improvement Grants
- Rural Business Opportunity Grants
- Rural Business Enterprise Grants
- Rural Cooperative Development Grants
- Rural Economic Development Loans and Grants
- Value-Added Producer Grants

Forward Wisconsin

Forward Wisconsin is a public-private state marketing and business recruitment organization. The purpose of this not-for-profit corporation is marketing outside of Wisconsin to attract new businesses, jobs and increased economic activity to the state. The Forward Wisconsin website lists buildings and properties available for sale or development throughout the state.

Momentum West

Momentum West is a regional economic development program for West Central Wisconsin which includes Dunn, Chippewa, Eau Claire, Polk, St. Croix, Barron, Clark, Rusk, Pierce, and Pepin Counties in Wisconsin. Sites listed in the program for the Village of Osceola are the Village of Osceola Industrial Park and L.O. Simenstad Airport.

The Regional Business Fund, Inc.

The Regional Business Fund, Inc., (RBF, Inc.) is a non-profit economic development corporation whose purpose is to promote business and economic development in west central Wisconsin. The RBF, Inc. offers loan funds to business that expand within the region, diversify the economy, add new technology and create quality jobs and capital investment in the region. Below are descriptions of loan programs available through the RBF, Inc.

1.) FACADE LOAN PROGRAM

The Downtown Facade Loan Program provides financial assistance to encourage property and business owners in core downtowns to revitalize downtown commercial buildings within towns, cities, and villages of west central

Wisconsin. Eligible activities include: facade renovation; exterior lighting, doors, and graphics; signage, windows, and awnings; other facade or landscape improvements.

2.) BUSINESS REVOLVING LOAN FUND

The Business Revolving Loan Fund (RLF) is a flexible source of loan funds for commercial and industrial projects. The purpose is to encourage the creation of quality jobs and to increase the tax base. Eligible activities include: acquisition of equipment, machinery, furniture and fixtures, and new working capital.

3.) MICRO LOAN FUND

The Micro Loan Fund Program provides small loans to startup, newly established, or growing small businesses. The key objective is to assist business owners, who have traditionally had difficulty accessing debt financing, by affording them another alternative to obtaining credit. Eligible activities include: new working capital; inventory purchases and supplies; acquisition of equipment, machinery, furniture and fixtures; leasehold improvements; building renovation and rehabilitation; real estate acquisition; natural disaster recovery.

4.) TECHNOLOGY ENTERPRISE FUND

The Technology Enterprise Fund (TEF) is a "quasi-equity", or a patient debt, revolving loan fund that provides creative financing to new and emerging technology companies. Any business engaged in the activities of research, development or manufacture of advanced products or materials for use in factory automation, biotechnology, chemicals, computer hardware, computer software, defense, energy, environmental, information, life sciences, manufacturing, medical, pharmaceuticals, photonics, robotics, subassemblies and components, test and measurement, telecommunications, and transportation. An extensive Chart of Qualified High-Technology Businesses will determine technology eligibility and can be viewed here. Eligible activities include: Working capital used in the research and development, testing, and/or commercialization of a product process or service and Equipment and other fixed asset purchases that are essential in the research and development of an innovative technology.

Polk County Economic Development Corporation

The purpose of the Polk County Economic Development Corporation is to encourage and promote economic development and capital investment in Polk County in order to create and retain jobs, enhance the county's tax base and facilitate positive, sustainable economic growth. The EDC website includes county and municipal economic profiles, facts and figures on the cost of living, taxes and population estimates.

Osceola Industrial Development Corp.

The Osceola Industrial Development Corporation (OIDC) markets industrial and commercial properties that are available in the Village of Osceola. The OIDC provides market information and coordinates program and financing opportunities.

Main Street Program

The Wisconsin Main Street Program is a comprehensive revitalization program designed to promote the historic and economic redevelopment of traditional business districts in Wisconsin. The Main Street Program was established in 1987 to encourage and support the revitalization of downtowns in Wisconsin communities. Based on a model created by the National Trust for Historic Preservation, the Wisconsin Main Street Program advocates restoration of the historic character of downtown while pursuing traditional development strategies such as marketing, business recruitment and retention, real estate development, market analysis, and public improvements. The Program is based on the use of four elements:

- Organization involves building a Main Street framework that is well represented by civic groups, merchants, bankers, citizens, public officials, and chambers of commerce. Everyone must work together to renew downtown. A strong organization provides the stability to build and maintain a long-term effort.
- Design enhances the attractiveness of the business district. Historic building rehabilitations, street and alley clean-ups, colorful banners, landscaping and lighting all improve the physical image of the downtown as a quality place to shop, work, walk, invest in, and live. Design improvements result in a reinvestment of private and public dollars into the downtown.
- Economic Restructuring involves analyzing current market forces to develop long-term solutions. Recruiting new businesses, creatively converting unused space for new uses, and sharpening the competitiveness of Main Street's traditional merchants are examples of economic restructuring activities.
- Promotion creates excitement downtown. Street festivals, parades, retail events, and image development campaigns are some of the ways Main Street encourages consumer traffic in the downtown. Promotion involves marketing an enticing image to shoppers, investors, and visitors.

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 that 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.

Tax Increment Financing (TIF) Districts

Three current TIF districts within the Village of Balsam Lake. Two are nearing their completion and there is also an industrial Park TIF.

6.7 GOALS AND OBJECTIVES**Goal 1: Preserve and promote downtown businesses.**Objectives:

- 1) Continue participation in and promotion of the existing business loan programs offered through the EDC and WCWRPC.
- 2) Work with the EDC to assess what businesses the community (both residents and workers) would support.

Goal 2: Promote the retention, expansion and diversification of the Balsam Lake industrial park.Objectives:

- 1) Work with the Polk County EDC and Polk County's Renewable Energy Committee to promote the development of bio-fuels industry in the Balsam Lake industrial park.
- 2) Develop list of industries to target for locating in the industrial park.

Goal 3: Encourage redevelopment of existing structures.Objectives:

- 1) Promote the use of the Downtown Façade Loan program.
- 2) Provide incentive for businesses to reuse existing structures when appropriate.

Goal 4: Increase visibility of recreational opportunities.Objectives:

- 1) Develop directional signage to recreational opportunities throughout the Village.
- 2) Support local businesses in their efforts to capture tourism spending.

ELEMENT 7: INTERGOVERNMENTAL COOPERATION

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

7.1 INVENTORY OF EXISTING PLANS AND AGREEMENTS

7.2 POTENTIAL OPPORTUNITIES AND CONFLICTS

7.3 GOALS AND OBJECTIVES

7.1 INVENTORY OF EXISTING PLANS AND AGREEMENTS

The Village of Balsam Lake is currently working with the Town of Milltown on a border agreement. Part of this agreement focuses on the division of taxes for developments in the Town of Milltown that are connected to water and sewer.

The Village of Balsam Lake shares plowing duties with the Towns of Balsam Lake and Milltown. An agreement with the Town of Balsam Lake is also being considered for fire service.

7.2 POTENTIAL OPPORTUNITIES AND CONFLICTS

A potential conflict exists with the Town of Balsam Lake. The conflict could come into play over the Town's decision to not participate in zoning. If land uses in the Town differ with the plans of the Village, conflict may arise. There was a proposed extraterritorial zoning map proposed in 1997, however, it was never enacted. As a result, the Village currently has no extraterritorial power. The only control that does exist is for water and sewer. Any large development that would enter the Town of Balsam Lake would most likely need water and sewer from the Village. If the Village does not support the type of development, their proposed utility hookup could be denied.

Annexation is almost always a contentious issue. The relationships of the Village of Balsam Lake with the surrounding towns are no different. The best way for the Village to move forward would be to consider extra-territorial agreements with the surrounding towns or at least try to agree on where might be the best spots for the Village to expand and plan for those areas with the towns.

7.3 GOALS AND OBJECTIVES

Goal 1: *Maintain the existing agreements and consider additional agreements with neighboring units of government*

Objectives:

- 1) Meet with surrounding towns on planning issues yearly*
- 2) Consider development of extra-territorial agreements with surrounding towns*

Goal 2: *Explore other intergovernmental cooperation agreements that are mutually beneficial*

Goal 3: *Maintain current level of public services by continuing current agreements and engaging in new agreements*

ELEMENT 8: LAND USE

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

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

8.1 EXISTING ZONING AND LAND USE

The Village of Balsam Lake has a diverse base of land uses. Map 8-1 shows the land uses of the Village by their dominant land use (50% or more of that property is in that use) according to tax assessment figures. Map 8-2 shows the parcels within the Village that have more than one use on that parcel in gray. All other land uses in the Village are coded by their sole use.

The existing zoning map for the Village of Balsam Lake, Map 8-3, has the following districts:

Residential Districts:

- Residential
- Waterfront Development
- Rural Development

Commercial Districts:

- Residential, Scale Commercial
- Village Center Commercial
- Highway Commercial

Other Districts:

- Industrial
- Conservancy

8.2 DEVELOPMENT REGULATIONS

The current Village of Balsam Lake Zoning Ordinance was adopted on April 3, 2006. It addresses the following: zoning district regulations and special development standards, including parking and loading requirements, outdoor storage, fences, swimming pools, accessory buildings, structures and uses, performance standards, sign requirements, nonconforming uses, structures and lots, conditional uses and structures, planned unit

developments, cluster development standards, mobile home park standards, standards for other specific uses, and the protection of shoreland and watercourses.

8.3 LAND TRENDS AND VALUES

Table 8.1: Parcels, Value and Acres by Property Classification, 2000 and 2008

	2000			2008			Change from 2000 to 2008		
	Parcels	Value	Acres	Parcels	Value	Acres	Parcels	Value	Acres
General Property:									
Residential	540	\$51,834,100	131.734	611	\$89,464,200	389.147	71	\$37,630,100	257.413
Commercial	69	\$7,827,800	79.350	70	\$14,802,600	103.590	1	\$6,974,800	24.240
Manufacturing	4	\$1,279,300	9.376	8	\$68,200	24.636	4	-\$1,211,100	15.260
Agricultural	1	\$13,900	37.000	6	\$17,800	111.000	5	\$3,900	74.000
Undeveloped	2	\$11,300	20.300	6	\$3,000	29.100	4	-\$8,300	8.800
Agricultural Forest	0	\$0	0.000	3	\$51,300	51.310	3	\$51,300	51.310
Productive Forest Lands	7	\$97,200	165.090	2	\$70,400	46.920	-5	-\$26,800	-118.170
Other	2	\$106,500	4.000	3	\$175,900	6.000	1	\$69,400	2.000
General Property Total	625	\$61,170,100	446.85	709	\$104,653,400	761.703	84	\$43,483,300	314.853
Exempt Acres:									
Federal	0	\$0	0.000	0	\$0	0.000	0	\$0	0.000
State	6	\$0	1.090	7	\$0	1.090	1	\$0	0.000
County	29	\$0	61.510	28	\$0	62.900	-1	\$0	1.390
Other	53	\$0	27.840	47	\$0	11.650	-6	\$0	-16.190
Exempt Acres Total	88	\$0	90.44	82	\$0	75.64	-6	\$0	-14.800
TOTAL	713	\$61,170,100	537.29	791	\$104,653,400	837.343	78	\$43,483,300	300.053

Source: Polk County Tax Assessment Figures: Treasurer's Office

8.4 OPPORTUNITIES FOR REDEVELOPMENT

The Village would like to keep the downtown intact and thriving. Vacant store front are a priority to get and keep occupied by businesses.

8.5 EXISTING OR POTENTIAL LAND USE CONFLICTS

- Annexation issues with neighboring towns
- Lack of land use controls in the Town of Balsam Lake

8.6 FUTURE LAND USE

Table 8.2 20-year projections for land use acres in 5-year increments

Land Use Type	2007*	2010	2015	2020	2025	2030	Change
Residential	387*	398	426	454	479	500	+113
Commercial	104*	104	106	113	119	124	+20
Industrial	24*	25	27	29	30	32	+8
Agricultural	111*	101	53	4	0	0	-111

Source: Polk County Planning Dept.

* = Actual assessment figures

The future is an unknown entity. The projections above are estimations based on the past growth and development of the Village of Balsam Lake. The numbers do not represent actual acreages that will be in each land use in that year. The projections are simply a statistically valid way to develop some values for future land use acreages.

The Village of Balsam Lake would like to remain a small-town atmosphere Village. The Village would like to see additional economic development in the area, but have the character of the Village stay intact.

Future Land Use Map

The Preferred Future Land Use Map, Map 8-7, was developed as a combination of an attempt by the Plan Commission to create a visual representation of the goals and objectives stated in this plan and identifying areas where certain types of development may be best. This map as presently developed and used does not indicate and zoning changes, taxation changes, nor is it a dictation of the future development of the Village. It is merely a representation of the concepts mentioned above.

The new residential areas shown on the map indicate a combination of where the Village feels that new residential development in the next 20 years is likely to occur and where they'd prefer it, which is generally along existing sewer and water lines. The chunk of commercial on the top of the Preferred Future Land Use Map indicates an area that is already commercial and the plans known to the Village are for a business park to be developed there.

8.7 **GOALS AND OBJECTIVES**

Goal 1: Maintain and improve the downtown area.

Objective:

- 2) Utilize the existing façade and microloan programs.
- 3) Maintain and rehabilitate existing residential, commercial, and industrial structures when possible.

Goal 2: Expand and enhance recreational opportunities.

Objectives:

- 2) Repair Mill Pond dam and develop walking trails.
- 3) Encourage, protect, and preserve parks, recreational opportunities, and open space for the use and enjoyment of Village residents.

Goal 3: Promote the expansion and diversification of the industrial park.

Objectives:

- 1) Work with the Polk County EDC and Polk County's Renewable Energy Committee to promote the development of bio-fuels industry in the Balsam Lake industrial park.
- 2) Develop list of industries to target for locating in the industrial park.

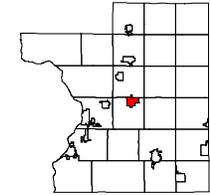
Goal 4: Preserve the small-town character of the Village of Balsam Lake

Objectives:

- 1) Safeguard natural areas, including wetlands, wildlife habitats, surface waters, woodland, and groundwater resources as the Village develops.
- 2) Promote the development or redevelopment of land already serviced by infrastructure and public services.
- 3) Encourage land uses that create or preserve the varied and unique characteristics of the Village.

MAP 8-1 PRIMARY LAND USE

Village of Balsam Lake
Polk County
Wisconsin



Polk County

Land Use

- AGRICULTURAL
- AGRICULTURAL FOREST
- COMMERCIAL
- COUNTY
- MANUFACTURING
- OTHER
- PRODUCTIVE FOREST
- RESIDENTIAL
- STATE
- UNDEVELOPED

0 500 1,000 2,000
Feet

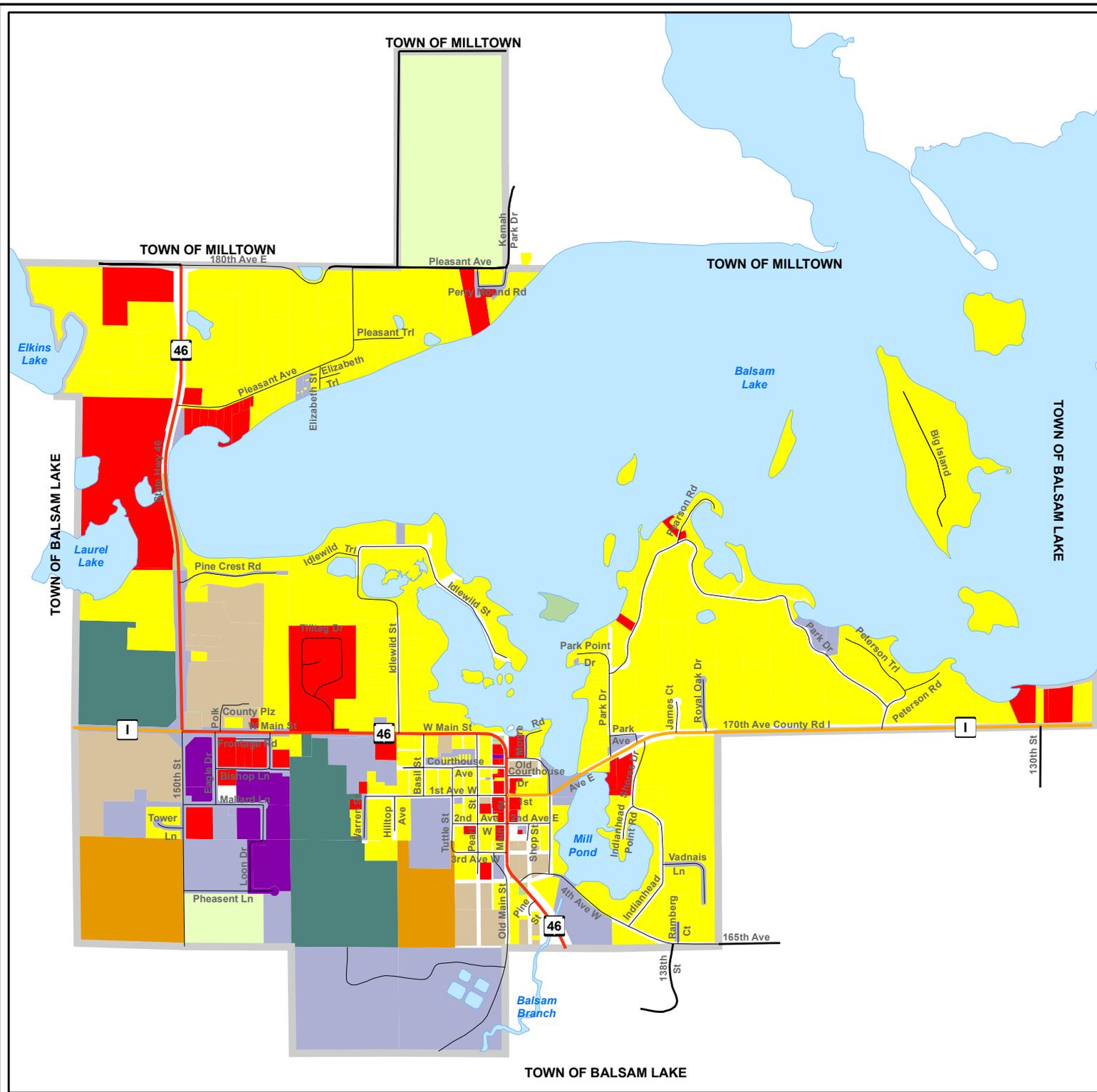


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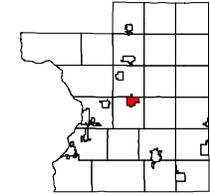
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TOWN OF BALSAM LAKE

MAP 8-2 LAND USE

Village of Balsam Lake
Polk County
Wisconsin



Polk County

Land Use

- AGRICULTURAL
- COMMERCIAL
- COUNTY
- MANUFACTURING
- MULTIPLE USE
- OTHER
- PRODUCTIVE FOREST
- RESIDENTIAL
- STATE
- UNDEVELOPED

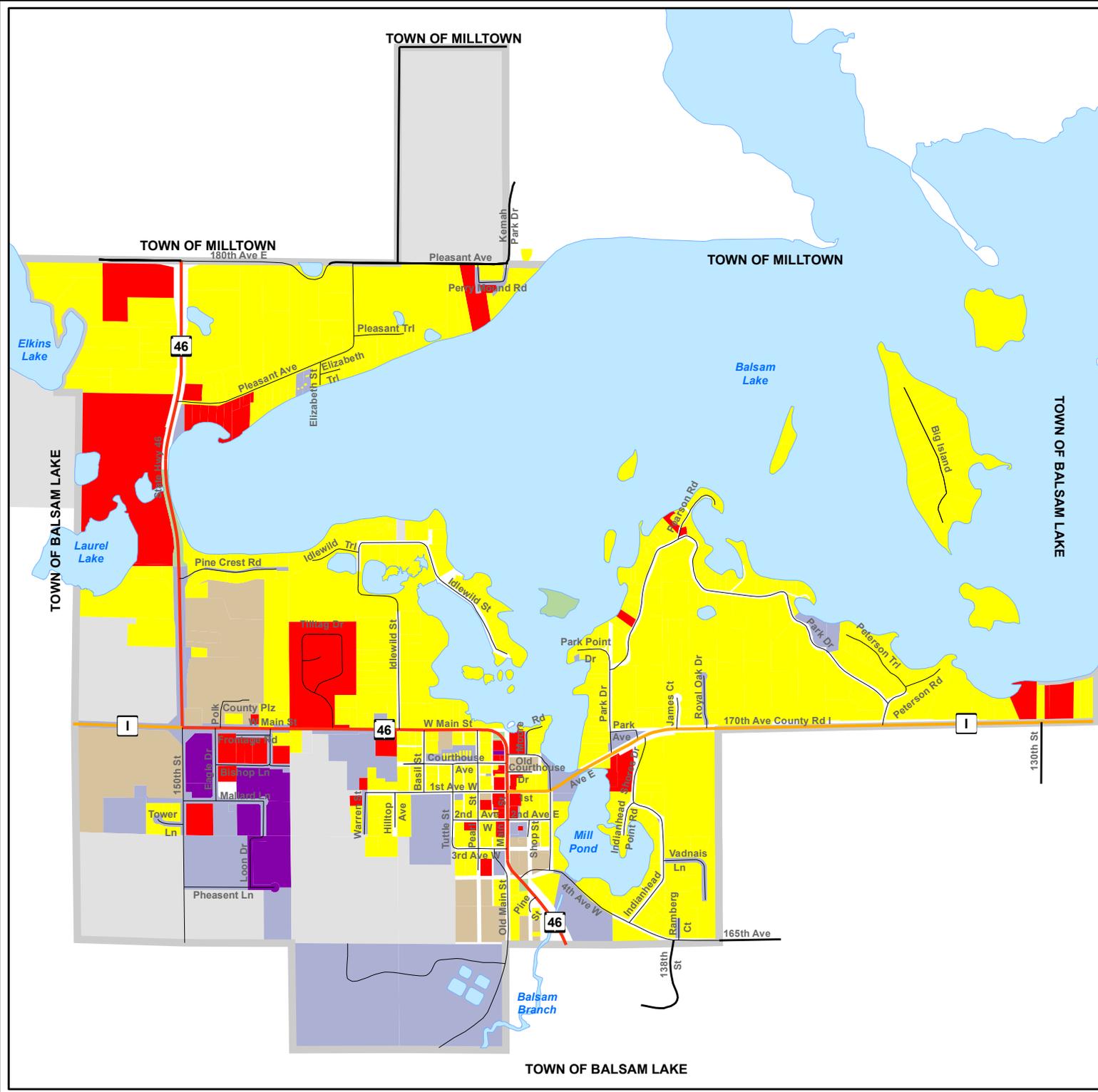


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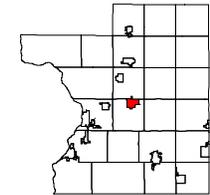
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TOWN OF BALSAM LAKE

MAP 8-3 EXISTING ZONING DISTRICTS

Village of Balsam Lake
Polk County
Wisconsin



Polk County

- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO BODY
- VILLAGE BOUNDARY

- CONSERVANCY
- HIGHWAY COMMERCIAL
- INDUSTRIAL
- NONE
- RESIDENTIAL
- RESIDENTIAL - SCALE COMM
- RIGHT-OF-WAY
- RURAL DEVELOPMENT
- VILLAGE CENTER COMMERCIAL
- WATERFRONT DEVELOPMENT

Zoning Districts:
Source: Village of Balsam Lake

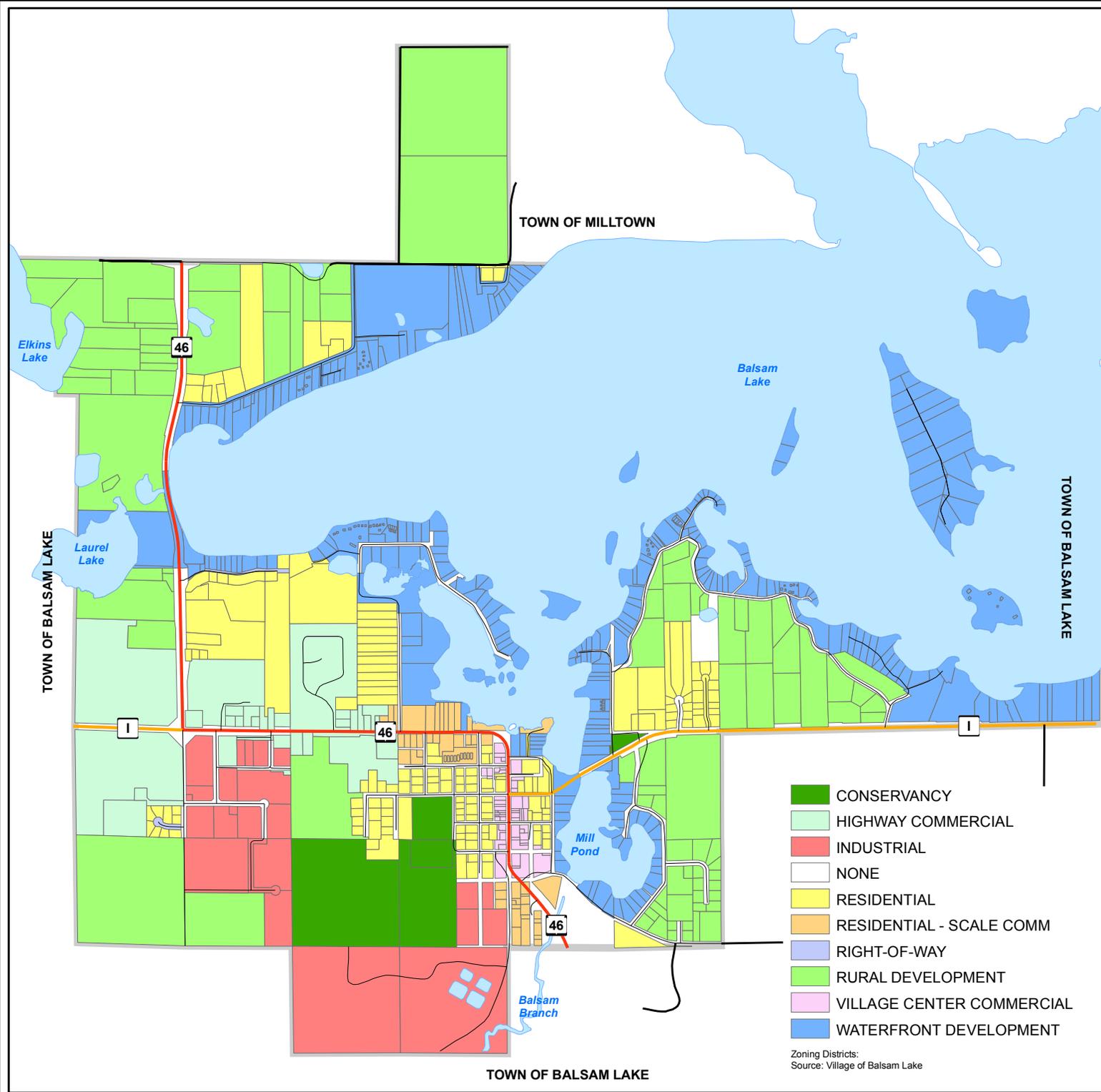
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Feet



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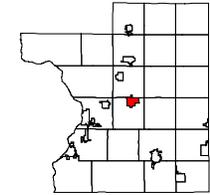


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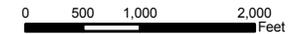
MAP 8-4 SHORELAND ZONING

Village of Balsam Lake Polk County Wisconsin



Polk County

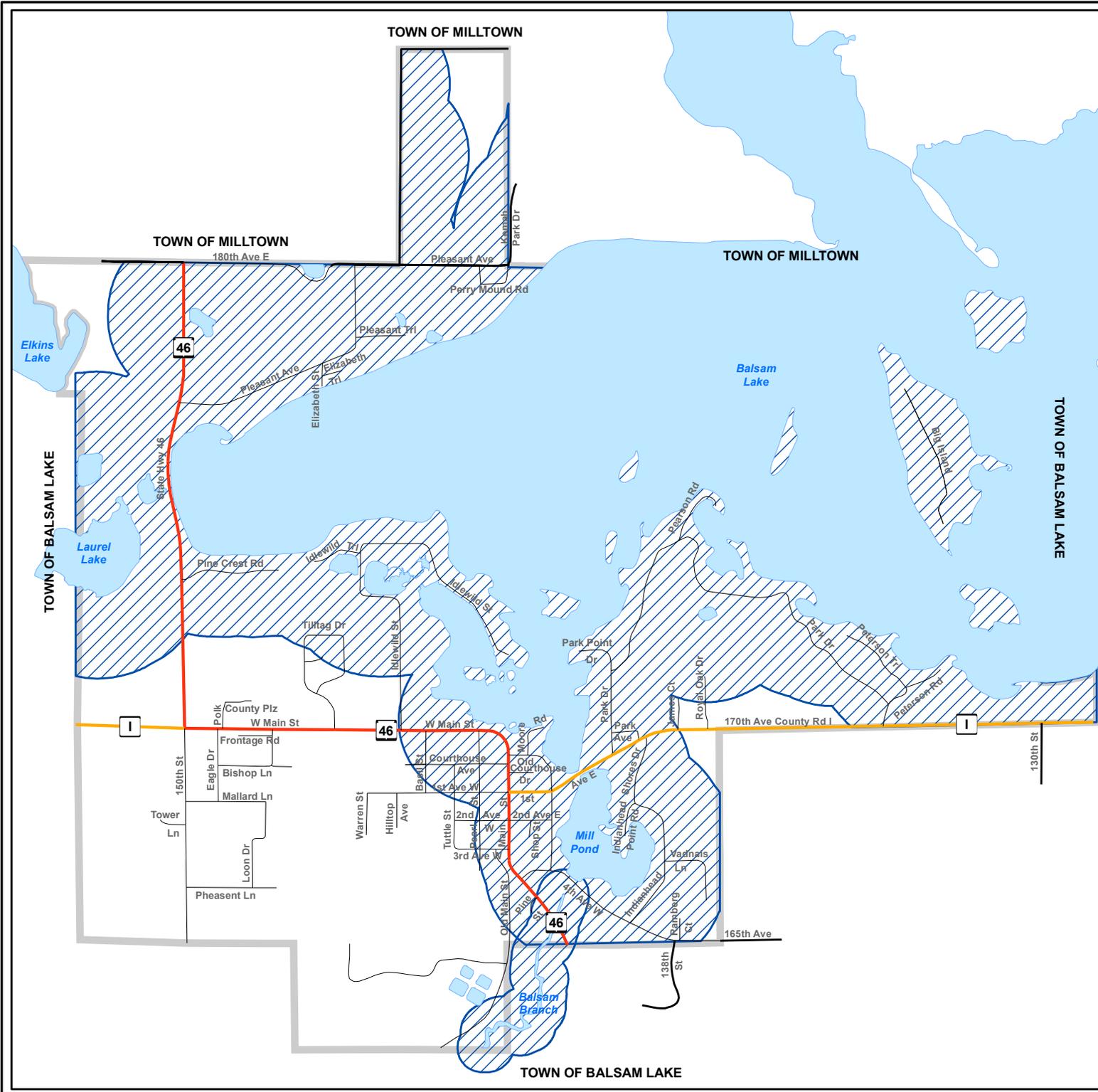
-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD
-  HYDRO BODY
-  SHORELAND ZONING
-  VILLAGE BOUNDARY



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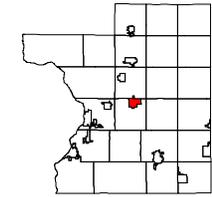


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MAP 8-5 ELEVATION

Village of Balsam Lake
Polk County
Wisconsin



Polk County

- 1093' - 1150'
- 1150.1' - 1200'
- 1200.1' - 1250'
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO BODY
- VILLAGE BOUNDARY

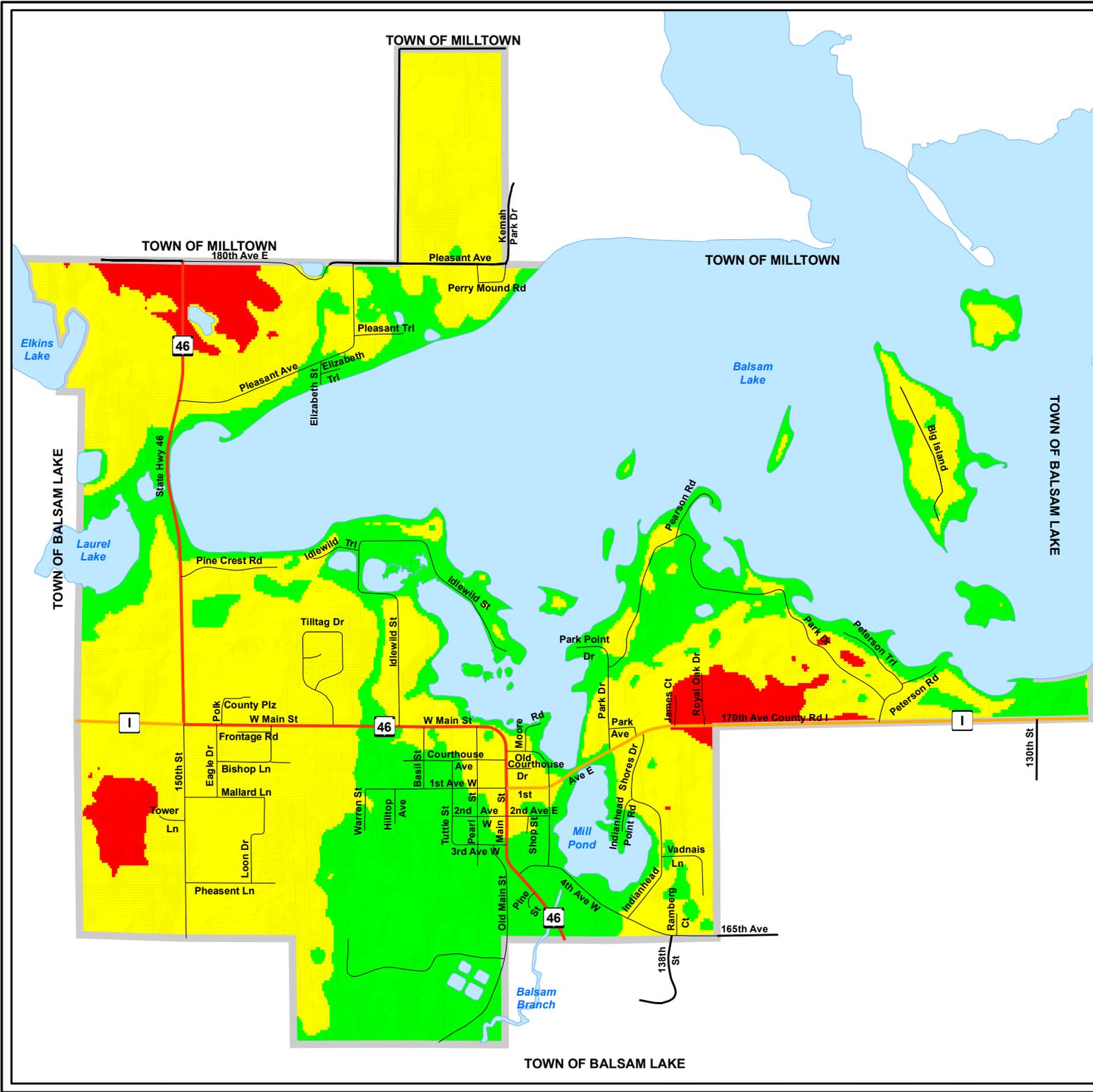
Elevation Data Source:
USGS National Elevation Data 10 Meter



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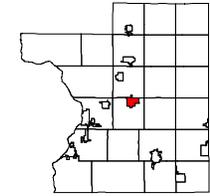


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MAP 8-6 PERCENT SLOPE

Village of Balsam Lake
Polk County
Wisconsin



Polk County

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

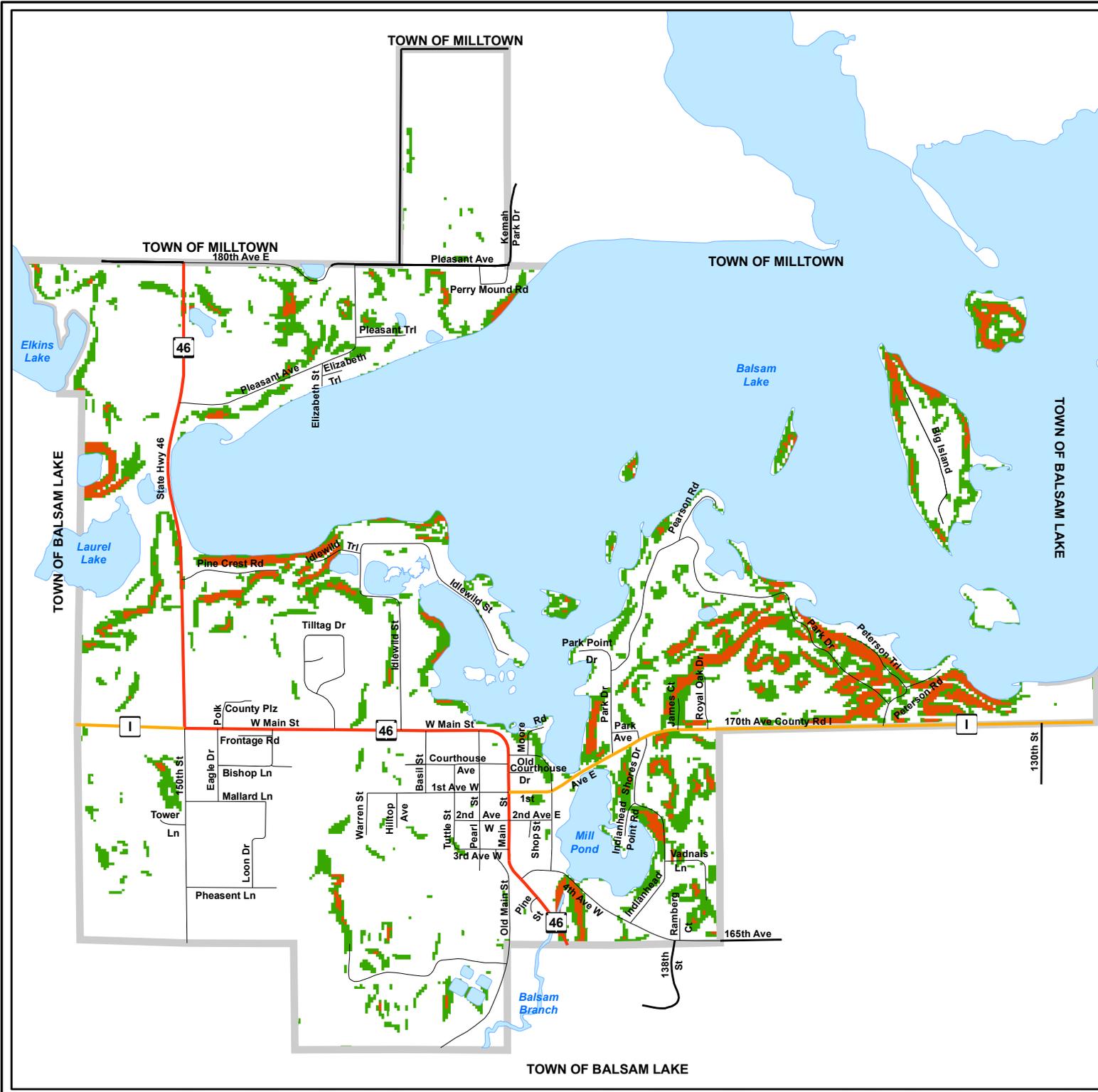
Percent Slope Source:
USGS DEM 10 Meter



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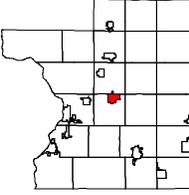
TOWN OF BALSAM LAKE

MAP 8-7

LIMITATIONS TO DWELLINGS WITH BASEMENTS

Village of Balsam Lake

Polk County Wisconsin



Polk County

Soils Class

- SLIGHT
- MODERATE
- SEVERE

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

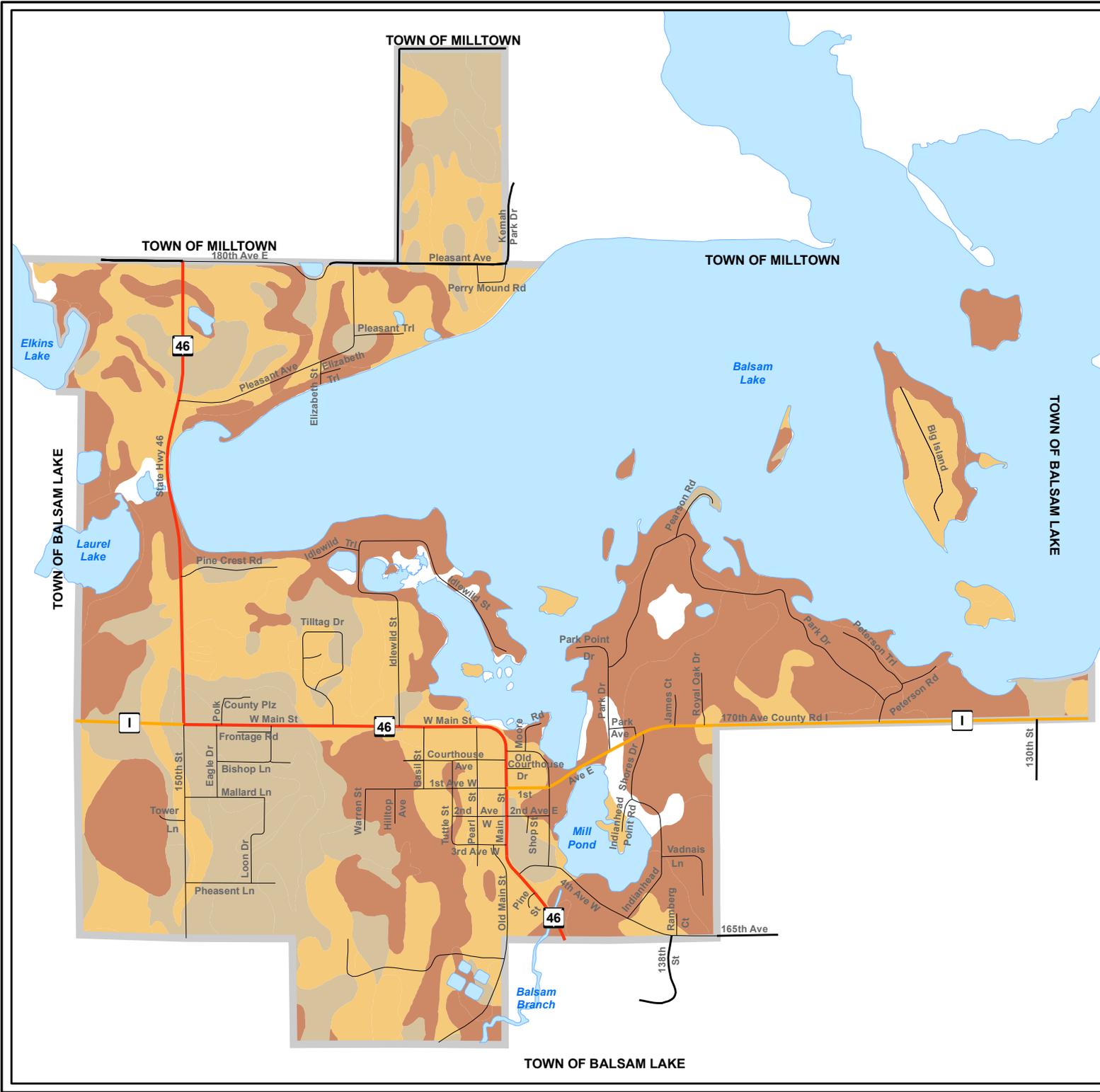
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- HYDRO BODY
- VILLAGE BOUNDARY



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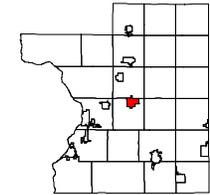
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TOWN OF BALSAM LAKE

MAP 8-8 PREFERRED FUTURE LAND USE

Village of Balsam Lake
Polk County
Wisconsin



Polk County

TOWN OF BALSAM LAKE

TOWN OF MILLTOWN

TOWN OF MILLTOWN

TOWN OF MILLTOWN

TOWN OF BALSAM LAKE

-  AGRICULTURAL FOREST
-  COMMERCIAL
-  COUNTY
-  LIMITATIONS
-  MANUFACTURING
-  MULTI-FAMILY RESIDENTIAL
-  OTHER
-  PRODUCTIVE FOREST LANDS
-  RESIDENTIAL
-  .5-2 ACRE LOTS RESIDENTIAL
-  1-5 ACRE LOTS RESIDENTIAL
-  STATE

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

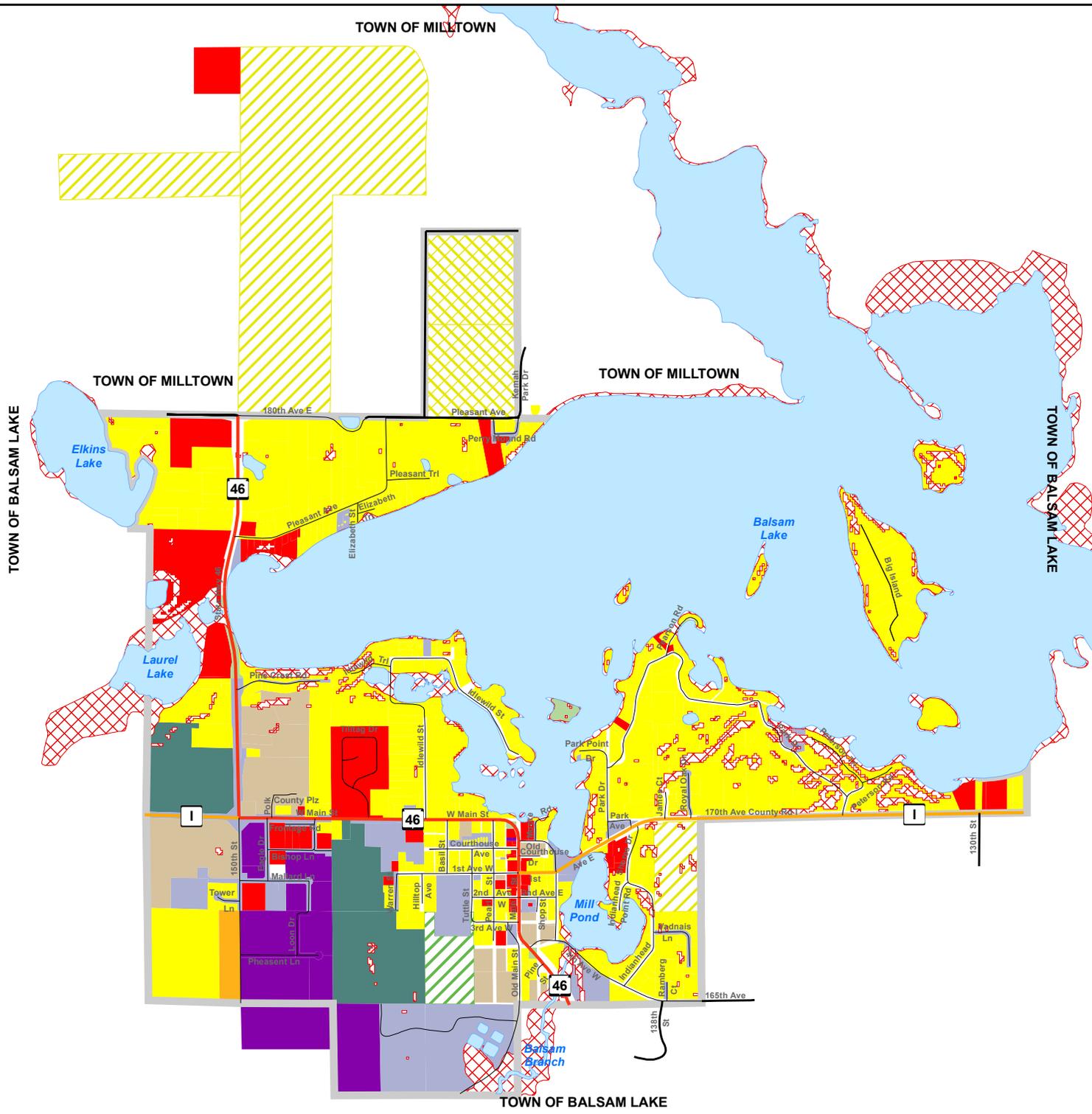
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TOWN OF BALSAM LAKE

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 Village of Balsam Lake's Comprehensive Plan outlines the actions required to fulfill the Village's goals and objectives. This element will address the following:

9.1 ACTION PLAN

9.2 COMPREHENSIVE PLAN AMENDMENTS AND UPDATE

9.3 PLAN CONSISTENCY

9.4 METHODS FOR IMPLEMENTING THE COMPREHENSIVE PLAN

9.1 ACTION PLAN

1. Task: Adopt the Village of Balsam Lake Comprehensive Plan
Who: Village Board
When: Summer/Fall 2009
2. Task: Discuss border agreement with the Town of Milltown
Who: Village of Balsam Lake Board, Town of Milltown Board and Village Attorney
When: Continuous
3. Task: Develop hiking trail by Mill Pond Dam
Who: Director of Public Works
When: 2009-2010
4. Task: Promote Industrial Park
Who: Community Development Committee
When: Continuous
5. Task: Continue to work on establishment of a fire district
Who: Village Public Protection and Finance Committees and Town of Balsam Lake Board
When: beginning in 2009

9.2 COMPREHENSIVE PLAN AMENDMENTS AND UPDATE

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

was adopted. The Village of Balsam Lake will revisit the Comprehensive Plan every five years for possible amendments.

Sec. 66.1001, Wis. Stats. requires that the comprehensive plan be updated at least once every ten 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. The Village of Balsam will update the Comprehensive Plan every ten years.

9.3 PLAN CONSISTENCY

The plan has been reviewed by the Village of Balsam Lake Plan Commission and the County Planner to ensure that the plan has internal consistency. Future updates to the plan should be reviewed to make certain that the updates are consistent with the rest of the Comprehensive Plan.

9.4 METHODS FOR IMPLEMENTING THE PLAN

The purpose of the Comprehensive Plan is to be a guiding document for decision making at the Village. The Village Board, along with other Village governing committees, should follow the directions laid out in this plan. This plan should be utilized in making decisions regarding changes to regulations, development proposal compatibility, and other future decisions.

POIK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2009 REAL ESTATE VALUATION SUMMARY
VILLAGE OF BALISAM LAKE
ALL DISTRICTS

REPORT #: VALSUM1ST
RUN DATE: 01/21/2009
RUN TIME: 12:21 PM
PAGE: 1

GENERAL PROPERTY:	CODE	-----PARCEL COUNT-----			LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
		TOTAL	LAND	IMPROVE				
RESIDENTIAL	G1	619	611	520	38,275,700	49,831,000	88,106,700	386.907
COMMERCIAL	G2	69	59	52	4,674,400	9,692,800	14,367,200	67.690
MANUFACTURING	G3	8	1	1	43,800	1,065,700	1,109,500	23.406
AGRICULTURAL	G4	6	6	0	17,800	0	17,800	111.000
UNDEVELOPED	G5	6	6	0	3,000	0	3,000	29.100
AGRICULTURAL FOREST	G5M	3	3	0	48,100	0	48,100	48.130
PRODUCTIVE FOREST LANDS	G6	2	2	0	70,400	0	70,400	46.920
OTHER	G7	3	3	3	37,500	138,400	175,900	6.000
TOTAL GENERAL PROPERTY CODES		716	691	576	43,170,700	60,727,900	103,898,600	719.153

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	@ \$0.10	W1	0	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	@ \$1.66	W2	0	0	0	0	0	0.000
PRIVATE FOREST CROP SPECIAL	@ \$0.20	W3	0	0	0	0	0	0.000
COUNTY FOREST CROP		W4	0	0	0	0	0	0.000
MFL OPEN POST 2004	@ \$1.67	W5	0	0	0	0	0	0.000
MFL CLOSED POST 2004	@ \$8.34	W6	0	0	0	0	0	0.000
MFL OPEN PRE 2005	@ \$0.67	W7	0	0	0	0	0	0.000
MFL CLOSED PRE 2005	@ \$1.57	W8	0	0	0	0	0	0.000
TOTAL WOODLAND TAX CODES			0	0	0	0	0	0.000

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0	0.000
STATE	X2	7	0	0	0	0	0	1.090
COUNTY	X3	28	0	0	0	0	0	62.900
OTHER	X4	43	0	0	0	0	0	44.650
TOTAL EXEMPT ACRES CODES		78	0	0	0	0	0	108.640
** FINAL TOTAL **		794	691	576				827.793
ACTUAL PARCEL COUNT		791						

POIK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2008 REAL ESTATE VALUATION SUMMARY
VILLAGE OF BALSAM LAKE
ALL DISTRICTS

REPORT #: VALSUM1ST
RUN DATE: 01/21/2009
RUN TIME: 12:22 PM
PAGE: 1

GENERAL PROPERTY:	CODE	-----PARCEL COUNT-----			LAND		IMPROVE		TOTAL		TOTAL ACRES
		TOTAL	LAND	IMPROVE	VALUE	VALUE	VALUE	VALUE			
RESIDENTIAL	G1	620	612	520	38,279,800	49,831,000	88,110,800	386,907			
COMMERCIAL	G2	70	60	52	5,074,400	9,692,800	14,767,200	104,310			
MANUFACTURING	G3	8	6	5	188,800	3,331,700	3,520,500	23,406			
AGRICULTURAL	G4	6	6	0	17,800	0	17,800	111,000			
UNDEVELOPED	G5	6	6	0	3,000	0	3,000	29,100			
AGRICULTURAL FOREST	G5M	3	3	0	48,100	0	48,100	48,130			
PRODUCTIVE FOREST LANDS	G6	2	2	0	70,400	0	70,400	46,920			
OTHER	G7	3	3	3	37,500	138,400	175,900	6,000			
TOTAL GENERAL PROPERTY CODES		718	698	580	43,719,800	62,993,900	106,713,700	755,773			

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	W1	0	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	W2	0	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP SPECIAL	W3	0	0	0	0	0	0	0	0.000
COUNTY FOREST CROP	W4	0	0	0	0	0	0	0	0.000
MFL OPEN POST 2004	W5	0	0	0	0	0	0	0	0.000
MFL CLOSED POST 2004	W6	0	0	0	0	0	0	0	0.000
MFL OPEN PRE 2005	W7	0	0	0	0	0	0	0	0.000
MFL CLOSED PRE 2005	W8	0	0	0	0	0	0	0	0.000
TOTAL WOODLAND TAX CODES		0	0	0	0	0	0	0	0.000

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0	0	0.000
STATE	X2	7	0	0	0	0	0	0	1.090
COUNTY	X3	28	0	0	0	0	0	0	62.900
OTHER	X4	47	0	0	0	0	0	0	44.650
TOTAL EXEMPT ACRES CODES		82	0	0	0	0	0	0	108.640
** FINAL TOTAL **		800	698	580					864.413
ACTUAL PARCEL COUNT		794							

POIK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2007 REAL ESTATE VALUATION SUMMARY
VILLAGE OF BALSAM LAKE
ALL DISTRICTS

REPORT #: VALSUM1ST
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GENERAL PROPERTY:	-----PARCEL COUNT-----			LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
	CODE	TOTAL	LAND				
RESIDENTIAL	G1	609	600	505	37,766,200	48,173,000	85,939,200
COMMERCIAL	G2	70	60	52	5,147,200	9,655,400	14,802,600
MANUFACTURING	G3	8	6	5	192,200	3,411,300	3,603,500
AGRICULTURAL	G4	6	6	0	17,800	0	17,800
UNDEVELOPED	G5	6	6	0	3,000	0	3,000
AGRICULTURAL FOREST	G5M	3	3	0	51,300	0	51,300
PRODUCTIVE FOREST LANDS	G6	2	2	0	70,400	0	70,400
OTHER	G7	3	3	3	37,500	138,400	175,900
TOTAL GENERAL PROPERTY CODES		707	686	565	43,285,600	61,378,100	104,663,700
							769,733

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	W1	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	W2	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP SPECIAL	W3	0	0	0	0	0	0	0.000
COUNTY FOREST CROP	W4	0	0	0	0	0	0	0.000
MFL OPEN POST 2004	W5	0	0	0	0	0	0	0.000
MFL CLOSED POST 2004	W6	0	0	0	0	0	0	0.000
MFL OPEN PRE 2005	W7	0	0	0	0	0	0	0.000
MFL CLOSED PRE 2005	W8	0	0	0	0	0	0	0.000
TOTAL WOODLAND TAX CODES		0	0	0	0	0	0	0.000

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0	0.000
STATE	X2	7	0	0	0	0	0	1.090
COUNTY	X3	28	0	0	0	0	0	62.900
OTHER	X4	47	0	0	0	0	0	44.650
TOTAL EXEMPT ACRES CODES		82	0	0	0	0	0	108.640
** FINAL TOTAL **		789	686	565				878.373
ACTUAL PARCEL COUNT		781						

POIK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2006 REAL ESTATE VALUATION SUMMARY
VILLAGE OF BALSAM LAKE
ALL DISTRICTS

REPORT #: VALSUM1ST
RUN DATE: 01/21/2009
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PAGE: 1

GENERAL PROPERTY:	CODE	-----PARCEL COUNT-----			LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
		TOTAL	LAND	IMPROVE				
RESIDENTIAL	G1	599	590	501	37,648,500	46,711,700	84,360,200	399.757
COMMERCIAL	G2	69	59	51	5,150,400	9,119,700	14,270,100	103.580
MANUFACTURING	G3	8	6	5	138,500	3,496,600	3,635,100	23.406
AGRICULTURAL	G4	6	6	0	17,800	0	17,800	111.000
UNDEVELOPED	G5	6	6	0	3,000	0	3,000	29.100
AGRICULTURAL FOREST	G5M	3	3	0	51,300	0	51,300	51.310
PRODUCTIVE FOREST LANDS	G6	3	2	0	70,400	0	70,400	72.310
OTHER	G7	3	3	3	37,500	138,400	175,900	6.000
TOTAL GENERAL PROPERTY CODES		697	675	560	43,117,400	59,466,400	102,583,800	796.463

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	@ \$0.10	W1	0	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	@ \$1.66	W2	0	0	0	0	0	0.000
PRIVATE FOREST CROP SPECIAL	@ \$0.20	W3	0	0	0	0	0	0.000
COUNTY FOREST CROP		W4	0	0	0	0	0	0.000
MFL OPEN POST 2004	@ \$1.67	W5	0	0	0	0	0	0.000
MFL CLOSED POST 2004	@ \$8.34	W6	0	0	0	0	0	0.000
MFL OPEN PRE 2005	@ \$0.67	W7	0	0	0	0	0	0.000
MFL CLOSED PRE 2005	@ \$1.57	W8	0	0	0	0	0	0.000
TOTAL WOODLAND TAX CODES			0	0	0	0	0	0.000

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0	0.000
STATE	X2	7	0	0	0	0	0	1.090
COUNTY	X3	27	0	0	0	0	0	62.370
OTHER	X4	57	0	0	0	0	0	42.710
TOTAL EXEMPT ACRES CODES		91	0	0	0	0	0	106.170
** FINAL TOTAL **		788	675	560				902.633
ACTUAL PARCEL COUNT		779						

POIK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2005 REAL ESTATE VALUATION SUMMARY
VILLAGE OF BALSAM LAKE
ALL DISTRICTS

REPORT #: VALSUM1ST
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GENERAL PROPERTY:		-----PARCEL COUNT-----				LAND		IMPROVE		TOTAL		TOTAL
CODE	TOTAL	LAND	IMPROVE	VALUE	VALUE	VALUE	ACRES	VALUE	ACRES			
RESIDENTIAL	G1	595	586	495	37,171,200	44,669,300	81,840,500	318.613				
COMMERCIAL	G2	69	59	52	5,466,100	9,208,200	14,674,300	99.550				
MANUFACTURING	G3	7	5	5	72,200	3,818,600	3,890,800	17.206				
AGRICULTURAL	G4	4	4	0	8,300	0	8,300	35.500				
UNDEVELOPED	G5	4	4	0	2,500	0	2,500	24.600				
AGRICULTURAL FOREST	G5M	0	0	0	0	0	0	0.000				
PRODUCTIVE FOREST LANDS	G6	6	5	0	164,000	0	164,000	123.620				
OTHER	G7	3	3	3	37,500	138,400	175,900	6.000				
TOTAL GENERAL PROPERTY CODES		688	666	555	42,921,800	57,834,500	100,756,300	625.089				

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	W1	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	W2	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP SPECIAL	W3	0	0	0	0	0	0	0.000
COUNTY FOREST CROP	W4	0	0	0	0	0	0	0.000
MFL OPEN POST 2004	W5	0	0	0	0	0	0	0.000
MFL CLOSED POST 2004	W6	0	0	0	0	0	0	0.000
MFL OPEN PRE 2005	W7	0	0	0	0	0	0	0.000
MFL CLOSED PRE 2005	W8	0	0	0	0	0	0	0.000
TOTAL WOODLAND TAX CODES		0	0	0	0	0	0	0.000

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0	0.000
STATE	X2	7	0	0	0	0	0	1.090
COUNTY	X3	27	0	0	0	0	0	61.510
OTHER	X4	62	0	0	0	0	0	38.410
TOTAL EXEMPT ACRES CODES		96	0	0	0	0	0	101.010
** FINAL TOTAL **		784	666	555				726.099
ACTUAL PARCEL COUNT		774						

POIK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2004 REAL ESTATE VALUATION SUMMARY
VILLAGE OF BALSAM LAKE
ALL DISTRICTS

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GENERAL PROPERTY:	CODE	-----PARCEL COUNT-----			LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
		TOTAL	LAND	IMPROVE				
RESIDENTIAL	G1	578	569	488	37,056,700	42,930,100	79,986,800	311.270
COMMERCIAL	G2	69	59	52	5,466,300	6,754,800	12,221,100	99.550
MANUFACTURING	G3	6	3	3	70,500	3,104,100	3,174,600	11.726
AGRICULTURAL	G4	4	4	0	14,300	0	14,300	60.000
UNDEVELOPED	G5	4	4	0	2,500	0	2,500	25.100
AGRICULTURAL FOREST	G5M	0	0	0	0	0	0	0.000
PRODUCTIVE FOREST LANDS	G6	6	5	0	144,000	0	144,000	123.620
OTHER	G7	3	3	3	37,500	138,400	175,900	6.000
TOTAL GENERAL PROPERTY CODES		670	647	546	42,791,800	52,927,400	95,719,200	637.266

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	W1	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	W2	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP SPECIAL	W3	0	0	0	0	0	0	0.000
COUNTY FOREST CROP	W4	0	0	0	0	0	0	0.000
MFL OPEN POST 2004	W5	0	0	0	0	0	0	0.000
MFL CLOSED POST 2004	W6	0	0	0	0	0	0	0.000
MFL OPEN PRE 2005	W7	0	0	0	0	0	0	0.000
MFL CLOSED PRE 2005	W8	0	0	0	0	0	0	0.000
TOTAL WOODLAND TAX CODES		0	0	0	0	0	0	0.000

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0	0.000
STATE	X2	7	0	0	0	0	0	1.090
COUNTY	X3	28	0	0	0	0	0	61.510
OTHER	X4	56	0	0	0	0	0	17.340
TOTAL EXEMPT ACRES CODES		91	0	0	0	0	0	79.940
** FINAL TOTAL **		761	647	546				717.206
ACTUAL PARCEL COUNT		751						

POLK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2003 REAL ESTATE VALUATION SUMMARY
VILLAGE OF BALSAM LAKE
ALL DISTRICTS

GENERAL PROPERTY:	CODE	-----PARCEL COUNT-----			LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
		TOTAL	LAND	IMPROVE				
RESIDENTIAL	G1	575	566	478	36,970,800	41,779,700	78,750,500	292.680
COMMERCIAL	G2	71	61	52	5,360,900	6,861,600	12,222,500	103.270
MANUFACTURING	G3	5	3	3	74,600	2,810,000	2,884,600	11.566
AGRICULTURAL	G4	3	3	0	11,600	0	11,600	49.000
UNDEVELOPED	G5	4	4	0	36,900	0	36,900	42.300
AGRICULTURAL FOREST	G5M	0	0	0	0	0	0	0.000
PRODUCTIVE FOREST LANDS	G6	6	5	0	151,600	0	151,600	117.420
OTHER	G7	3	3	3	37,500	134,600	172,100	6.000
TOTAL GENERAL PROPERTY CODES		667	645	536	42,643,900	51,585,900	94,229,800	622.236

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	@ \$0.10	W1	0	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	@ \$1.66	W2	0	0	0	0	0	0.000
PRIVATE FOREST CROP SPECIAL	@ \$0.20	W3	0	0	0	0	0	0.000
COUNTY FOREST CROP		W4	0	0	0	0	0	0.000
MFL OPEN POST 2004	@ \$1.67	W5	0	0	0	0	0	0.000
MFL CLOSED POST 2004	@ \$8.34	W6	0	0	0	0	0	0.000
MFL OPEN PRE 2005	@ \$0.67	W7	0	0	0	0	0	0.000
MFL CLOSED PRE 2005	@ \$1.57	W8	0	0	0	0	0	0.000
TOTAL WOODLAND TAX CODES			0	0	0	0	0	0.000

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0	0.000
STATE	X2	7	0	0	0	0	0	1.090
COUNTY	X3	28	0	0	0	0	0	61.510
OTHER	X4	56	0	0	0	0	0	17.340
TOTAL EXEMPT ACRES CODES		91	0	0	0	0	0	79.940
** FINAL TOTAL **		758	645	536				702.176
ACTUAL PARCEL COUNT		749						

POIK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2002 REAL ESTATE VALUATION SUMMARY
VILLAGE OF BALSAM LAKE
ALL DISTRICTS

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GENERAL PROPERTY:	CODE	-----PARCEL COUNT-----			LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
		TOTAL	LAND	IMPROVE				
RESIDENTIAL	G1	572	566	476	25,440,100	29,314,600	54,754,700	158.300
COMMERCIAL	G2	72	63	53	3,095,300	5,091,900	8,187,200	81.520
MANUFACTURING	G3	5	3	3	29,200	1,937,500	1,936,700	9.396
AGRICULTURAL	G4	1	1	0	6,800	0	6,800	37.000
UNDEVELOPED	G5	2	2	0	11,300	0	11,300	20.300
AGRICULTURAL FOREST	G5M	0	0	0	0	0	0	0.000
PRODUCTIVE FOREST LANDS	G6	6	6	0	82,500	0	82,500	149.930
OTHER	G7	2	2	2	9,500	97,000	106,500	4.000
TOTAL GENERAL PROPERTY CODES		660	643	534	28,674,700	36,411,000	65,085,700	460.446

WOODLAND TAX:	CODE	TOTAL	LAND	IMPROVE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
PRIVATE FOREST CROP PRE 72	W1	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	W2	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP SPECIAL	W3	0	0	0	0	0	0	0.000
COUNTY FOREST CROP	W4	0	0	0	0	0	0	0.000
MFL OPEN POST 2004	W5	0	0	0	0	0	0	0.000
MFL CLOSED POST 2004	W6	0	0	0	0	0	0	0.000
MFL OPEN PRE 2005	W7	0	0	0	0	0	0	0.000
MFL CLOSED PRE 2005	W8	0	0	0	0	0	0	0.000
TOTAL WOODLAND TAX CODES		0	0	0	0	0	0	0.000

EXEMPT ACRES:	CODE	TOTAL	LAND	IMPROVE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
FEDERAL	X1	0	0	0	0	0	0	0.000
STATE	X2	6	0	0	0	0	0	1.090
COUNTY	X3	27	0	0	0	0	0	61.510
OTHER	X4	48	0	0	0	0	0	25.510
TOTAL EXEMPT ACRES CODES		81	0	0	0	0	0	88.110
** FINAL TOTAL **		741	643	534				548.556
ACTUAL PARCEL COUNT		743						

POIK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2001 REAL ESTATE VALUATION SUMMARY
VILLAGE OF BALSAM LAKE
ALL DISTRICTS

REPORT #: VALSUM1ST
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GENERAL PROPERTY:	CODE	-----PARCEL COUNT-----			LAND VALUE	IMPROVE VALUE	TOTAL VALUE	TOTAL ACRES
		TOTAL	LAND	IMPROVE				
RESIDENTIAL	G1	549	543	464	24,972,400	27,941,300	52,913,700	146.404
COMMERCIAL	G2	70	61	53	3,101,000	5,088,400	8,189,400	79.350
MANUFACTURING	G3	5	3	3	27,900	1,103,000	1,130,900	9.396
AGRICULTURAL	G4	1	1	0	13,100	0	13,100	37.000
UNDEVELOPED	G5	2	2	0	11,300	0	11,300	20.300
AGRICULTURAL FOREST	G5M	0	0	0	0	0	0	0.000
PRODUCTIVE FOREST LANDS	G6	7	7	0	97,100	0	97,100	164.530
OTHER	G7	2	2	2	9,500	97,000	106,500	4.000
TOTAL GENERAL PROPERTY CODES		636	619	522	28,232,300	34,229,700	62,462,000	460.980

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	W1	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	W2	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP SPECIAL	W3	0	0	0	0	0	0	0.000
COUNTY FOREST CROP	W4	0	0	0	0	0	0	0.000
MFL OPEN POST 2004	W5	0	0	0	0	0	0	0.000
MFL CLOSED POST 2004	W6	0	0	0	0	0	0	0.000
MFL OPEN PRE 2005	W7	0	0	0	0	0	0	0.000
MFL CLOSED PRE 2005	W8	0	0	0	0	0	0	0.000
TOTAL WOODLAND TAX CODES		0	0	0	0	0	0	0.000

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0	0.000
STATE	X2	6	0	0	0	0	0	1.090
COUNTY	X3	27	0	0	0	0	0	61.510
OTHER	X4	53	0	0	0	0	0	27.840
TOTAL EXEMPT ACRES CODES		86	0	0	0	0	0	90.440
** FINAL TOTAL **		722	619	522				551.420
ACTUAL PARCEL COUNT		721						

POIK COUNTY
PROPERTY ASSESSMENT AND TAXATION SYSTEM
2000 REAL ESTATE VALUATION SUMMARY
VILLAGE OF BALSAM LAKE
ALL DISTRICTS

REPORT #: VALSUM1ST
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GENERAL PROPERTY:	-----PARCEL COUNT-----			LAND		IMPROVE		TOTAL	
	CODE	TOTAL	LAND	IMPROVE	VALUE	VALUE	VALUE	VALUE	TOTAL ACRES
RESIDENTIAL	G1	540	534	458	24,915,300	26,918,800	51,834,100	131.734	
COMMERCIAL	G2	69	60	53	3,100,800	4,727,000	7,827,800	79.350	
MANUFACTURING	G3	4	3	3	30,300	1,249,000	1,279,300	9.376	
AGRICULTURAL	G4	1	1	0	13,900	0	13,900	37.000	
UNDEVELOPED	G5	2	2	0	11,300	0	11,300	20.300	
AGRICULTURAL FOREST	G5M	0	0	0	0	0	0	0.000	
PRODUCTIVE FOREST LANDS	G6	7	7	0	97,200	0	97,200	165.090	
OTHER	G7	2	2	2	9,500	97,000	106,500	4.000	
TOTAL GENERAL PROPERTY CODES		625	609	516	28,178,300	32,991,800	61,170,100	446.850	

WOODLAND TAX:

PRIVATE FOREST CROP PRE 72	W1	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP POST 71	W2	0	0	0	0	0	0	0.000
PRIVATE FOREST CROP SPECTAL	W3	0	0	0	0	0	0	0.000
COUNTY FOREST CROP	W4	0	0	0	0	0	0	0.000
MFL OPEN POST 2004	W5	0	0	0	0	0	0	0.000
MFL CLOSED POST 2004	W6	0	0	0	0	0	0	0.000
MFL OPEN PRE 2005	W7	0	0	0	0	0	0	0.000
MFL CLOSED PRE 2005	W8	0	0	0	0	0	0	0.000
TOTAL WOODLAND TAX CODES		0	0	0	0	0	0	0.000

EXEMPT ACRES:

FEDERAL	X1	0	0	0	0	0	0	0.000
STATE	X2	6	0	0	0	0	0	1.090
COUNTY	X3	29	0	0	0	0	0	61.510
OTHER	X4	53	0	0	0	0	0	27.840
TOTAL EXEMPT ACRES CODES		88	0	0	0	0	0	90.440
** FINAL TOTAL **		713	609	516				537.290
ACTUAL PARCEL COUNT		711						

PUBLIC PARTICIPATION PLAN

Comprehensive Plan
Village of Balsam Lake, Wisconsin

November 7, 2007

STATE OF WISCONSIN

POLK COUNTY

VILLAGE OF BALSAM LAKE

ORIGINAL

VILLAGE OF BALSAM LAKE
RESOLUTION NO. 2007-06
APPROVING A PUBLIC PARTICIPATION PLAN FOR THE
VILLAGE OF BALSAM LAKE COMPREHENSIVE PLAN

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

WHEREAS, the Wisconsin Planning statute 66.1001(4)(a) requires that a public participation plan be approved by the Village Board at the commencement of the comprehensive planning process; and

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

WHEREAS, development and adoption of a comprehensive plan will assist with the guiding and accomplishing of coordinated, adjusted and harmonious development of the Village 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 Village of Balsam Lake Plan Commission collectively reviewed and recommended approval of the public participation plan at their October 17, 2007 meeting; and

WHEREAS, the Village Board reviewed the public participation plan on December 3, 2007 meeting; and

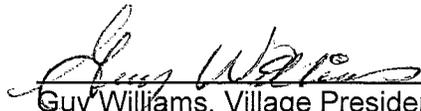
NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Balsam Lake that the public participation plan for the Village of Balsam Lake Comprehensive Plan is approved.

DATED this 3rd day of December 2007.

ATTEST:

APPROVE:


Lori Duncan, Village Clerk


Guy Williams, Village President

INTRODUCTION

The purposes of this Public Participation Plan are:

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

STATUTORY REQUIREMENTS

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

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

OBJECTIVES

- Ensure that all planning decisions are open to public comment;
- Produce better planning decisions;
- Support and add credibility to all Village 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 Village; and,
- Strengthen the relationship between decision makers and citizens

The Village of Balsam Lake has designated the Planning Commission to lead the comprehensive planning effort and public involvement in it.

PUBLIC PARTICIPATION ACTIVITIES

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 Education Meeting

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

Media

Internet: The Village's website will include the date, time and place of all Planning Commission meetings. The website may also include pertinent documents, such as the project schedule, meeting notes and agendas, draft plan elements and reports, maps, photographs and survey results. The Polk County Planning Division's website will contain a link to the Village's website.

Newspaper: A representative from the Village of Balsam Lake will write an article for the local newspaper to inform residents of the status of the comprehensive planning process and ways to get involved.

Public Postings

Postings will be made in at least three public spaces, such as the municipal building, post office, bank and/or newspaper office. The posted information will include the date, time and place of all Plan Commission meetings. The posting may also include the project schedule, meeting notes and agendas, draft plan elements and reports, maps, photographs and survey results.

Survey

Community-wide Survey: The Planning Commission, Village staff and County Planner will work together to design a mail-based survey that aims to engage a broad spectrum of the Village 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 Village Board. Input will be sought to ensure that direction of the Comprehensive Plan is consistent with current policies of the Village.

Plan Review Meeting #2: An initial progress report will be presented to the Village 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 Village 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 Planning 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 Village of Balsam Lake Comprehensive Plan,
- the name of the Village 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 Village of Balsam Lake Draft Comprehensive Plan shall be made available for viewing by the general public at the same time as the hearing notice is published. Copies of the recommended plan shall be available on the Village website, 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 Planning Commission and the Village 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 Village of Balsam Lake Comprehensive Plan will be completed at the public hearing. All approved revisions will be posted in the meeting summary and included in the official minutes of the public hearing.

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

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

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

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

ESTIMATED TIMELINE

PUBLIC PARTICIPATION SCHEDULE	2007			2008												2009		
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	
Update websites																		
Public Participation Plan Adoption																		
Public Education Meeting																		
Community-wide Survey																		
Plan Review Meeting #1																		
Plan Review Meeting #2																		
Plan Review Meeting #3																		
Public Hearing																		

VILLAGE OF BALSAM LAKE

PLAN COMMISSION RESOLUTION Resolution 2009-03

RECOMMENDING APPROVAL OF THE COMPREHENSIVE PLAN OF THE
VILLAGE OF BALSAM LAKE, 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

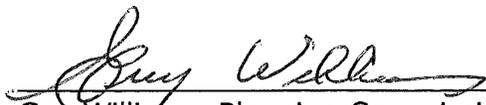
WHEREAS, the Village of Balsam Lake Planning Commission has the authority to recommend that the Village Board adopt a "comprehensive plan" under §66.1001(4)(b); and

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

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

BE IT FINALLY RESOLVED that the Planning Commission hereby recommends that the Village Board adopt Ordinance 2009-05, which will constitute its adoption of the *Village of Balsam Lake Comprehensive Plan 2009-2029* as the Village's comprehensive plan under §66.1001.

Resolution adopted: August 6, 2009



Guy Williams, Planning Commission Chair

ATTEST:


Lori Duncan, Village Clerk