

# TOWN OF LAKEWOOD COMPREHENSIVE LAND USE PLAN

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## Acknowledgements

*i*

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**Appendix**

- A 2007 Resident Survey**
- B Maps**
- C Census Data**



The Town of Lakewood Comprehensive Land Use Plan is the community's blueprint for the future based on a shared vision. It consists of background information, the community vision, goals and policies, and implementation strategies. The Plan enables communities to guide their future development and adopt ordinances and other official actions to implement the Plan. The Town Board adopts the Plan. The Plan is a working document that is used by the Town Board and the Planning Commission to achieve the vision and goals outlined in the Plan.

A Comprehensive Land Use Plan is an official public document, adopted by a local unit of government, which acts as a policy guide to future decisions about the physical growth and development of the community. The Plan sets forth the vision, goals and policies that will guide future public and private development.

The Comprehensive Plan provides the broad policy guidelines that are implemented in part through the zoning ordinance. This relationship is strengthened by the legal requirement that the zoning ordinance conform to the Comprehensive Plan.

Reasons for developing an updated Comprehensive Land Use Plan included:

- ✧ To assess the potential development pressure resulting from proximity to the City of Duluth.
- ✧ To assess and address potential for commercial development, especially along the expressway to Two Harbors.
- ✧ To address current issues in the Town

The primary purpose for this Plan is to help guide the future development by detailing the vision for the Town and the goals, policies and projects that can be implemented to achieve that vision.

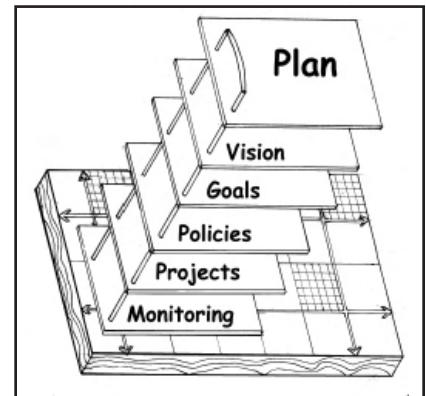
Minnesota Statutes, Chapter 462, Comprehensive Community Planning, authorizes townships to prepare and implement a comprehensive community plan.

The elements reviewed and considered in developing the proposed Comprehensive Plan were:

- ✧ The 1979 Comprehensive Land Use Plan.
- ✧ The 1985 Comprehensive Land Use Plan.
- ✧ Resident surveys.

### Introduction

### Reasons For The Plan



### Purpose of The Plan

## Chapter 1 Introduction

- ✧ The visions, concerns, issues, and opportunities brought forth by residents, Steering Committee members and Town officials throughout the planning process.
- ✧ Northshore Management Plan 2004.
- ✧ Town of Lakewood Zoning Ordinance Number 16 as amended 2006.
- ✧ A variety of data, maps and resource information provided by staff of Minnesota's Lake Superior Coastal Program.

### Planning Process



In December, 2006 the Town of Lakewood began the process to update the 1985 Comprehensive Land Use Plan. The Town Board of Supervisors emphasized involving residents of the Town in the belief that local citizens are best able to both define critical issues and develop goals and policies that will work in the community. The 1985 Comprehensive Land Use Plan was last reviewed by the Planning and Zoning Commission and the Town Board in 1999, but no changes to the Plan were made.

A twenty-one member Steering Committee of Town residents representing a variety of interests in the Town was selected by the Town Board to develop the Plan. The first step in organizing the Steering Committee was a conflict resolution and group process workshop conducted by the Center for Rural Planning. The workshop was designed to acquaint Committee members with skills for working together.

The first phase of the planning process involved obtaining background information, identifying issues and opportunities, and analyzing existing conditions to describe the current situation in the Town. This phase also involved learning about Lakewood's natural resources and the relationship between land use and resource protection.

The second phase involved efforts by the Steering Committee through public meetings and survey information to formulate the vision, goals and policies for the updated Comprehensive Plan.

All community residents were invited to participate in the planning process either through membership on the Steering Committee, responding to the Resident Survey, and/or through Steering Committee meetings. Over 200 valid surveys were returned in the "Resident Survey" for a 30% response rate. Survey results were consistent with previous surveys taken in 1979 and 2002. (See Appendix A. Township Survey)

The Steering Committee met twice a month from April through



June 2007 and then from September through June 2008 to complete their work. All meetings were open to the public. Periodic updates were included in the Town Newsletter.

The main opportunities and issues identified through this public process were:

- ✧ Defining and maintaining rural character.
- ✧ Protecting natural resources, especially water resources
- ✧ The extent of Light Industrial Use (LIU), commercial and residential development in the Town.
- ✧ Enforcement of zoning ordinance.
- ✧ Balancing the protection of individual property rights with community needs.

The Plan is divided into the following sections:

- ✧ Chapter 2 reviews the current conditions in the Town describing the community and what trends may influence the community as it moves toward achieving its vision.
- ✧ Chapter 3 describes where the community would like to go. It presents a vision of the community in the year 2027.
- ✧ Chapter 4 describes how the Town can achieve its vision by detailing the goals policies that can be used to make decisions regarding future development.
- ✧ Chapter 5 lists projects that are next steps to achieving the vision for Lakewood.
- ✧ Chapter 6 discusses monitoring the Plan to see if the Town is moving towards its vision or if the Plan needs revision.
- ✧ The Appendices contain detailed background information.

### Opportunities and Issues

### How To Use This Plan





## Chapter 2

### Where We Are Now and Who We Are Now Our Future Challenges

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#### The Community

This chapter describes the existing conditions in the Town and discusses what future trends may affect the Town in terms of planning for its future. This Chapter is divided into three parts: The community, the land, and the interconnection of those components.

The Town of Lakewood is a rural, single-family residential community that is located east of the City of Duluth, consisting of approximately 17,800 acres. The SE corner of the Town borders Lake Superior for approximately 150 feet where the McQuade Safe Harbor is located.

The majority of the land is privately owned. Approximately 500 acres are St. Louis County owned tax-forfeited land. There is a 176 acre Department of Natural Resources managed “Moose Mountain Scientific and Natural Area” open to limited use by the public. There are several prominent ridges going from SW to NE through the Town, scattered wetlands, and several trout streams (French, Lester, Amity, and Talmadge) flowing through the area.

Early settlement in the area was spurred by mining speculation. Copper prospecting began in the 1850's and the first town site was platted at Clifton in 1855. Following the mining panic of 1857 mining activity came to a virtual stand-still.

Logging succeeded mining as the next important industry with a number of logging camps established in the late 1800's. Logging began to decline in the early 1900's when farming activities became more prominent.

During the latter half of the 20th century, Lakewood's residents have become more dependent on employment outside the Town, with over 70% commuting to Duluth for work. As it enters the 21st century, the Town continues to attract residents with its natural beauty, proximity to the City of Duluth and its rural character.

The town center, located at the intersection of Strand and North Tischer roads is considered the hub of community services and facilities for the Town. Facilities include: Lakewood School, Town Hall, Fire Hall, soccer field, skating rink, and a maintenance building.

The Lakewood School serves as a center for school based activities and programs, and community events.



(Quigley)



## Chapter 2

### Where We Are Now and Who We Are Now

### Our Future Challenges

The Town Hall is the center of civic activities.

The Town operates under the township form of government with an elected five person Board of Supervisors responsible for the operation of the Town, a Treasurer, and a Town Clerk.



The Lakewood Volunteer Fire Department provides fire protection and First Responder services. Planning and Zoning is the responsibility of a nine member Commission appointed by the Board of Supervisors. Day to day administrative services are provided by a Town Clerk, office staff, and a Zoning Administrator.

Ninety five percent of the respondents to the 2007 all Resident Survey indicated that it is important to work together on goals that benefit the community as a whole.

## Population

According to the 2000 Census data, the Town of Lakewood had a population of 2013 residents, an 11.9% increase from 1990. This is compared to an increase of 1.7% increase for the City of Duluth for the same time period. The population is aging with the 35 – 55 age class increasing the most and an average age of 38 years. The population is distributed evenly throughout the Town.

According to the 2000 Census, there were 710 households, and 553 families residing in the Town. The population density was 72.5/ mi<sup>2</sup>. There were 735 housing units at an average density of 26.5/ mi<sup>2</sup>.

The racial makeup of the Town was 97.81% White, 0.35% African American, 0.50% Native American, 0.40% Asian, 0.15% from other races, and 0.79% from two or more races. Hispanic or Latino of any race were 0.40% of the population.

The 2000 Census reported 710 households out of which 39.3% had children under the age of 18 living with them, 71.0% were married couples living together, 3.8% had a female householder with no husband present, and 22.0% were non-families. 17.9% of all households were made up of individuals and 4.8% had someone living alone who was 65 years of age or older. The average household size was 2.84 and the average family size was 3.23.

According to the 2007 Resident Survey people live in Lakewood because of it's natural beauty along with it's relatively low population density and overall rural character. This has been a consistent theme in preceding surveys taken in 1979 and 2002.



(Quigley)

The population distribution in the Town was spread out with 30.6%



## Chapter 2 Where We Are Now and Who We Are Now Our Future Challenges

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under the age of 18, 5.7% from 18 to 24, 29.0% from 25 to 44, 27.4% from 45 to 64, and 7.4% who were 65 years of age or older. The median age was 39 years. For every 100 females there were 105.4 males. For every 100 females age 18 and over, there were 102.0 males.

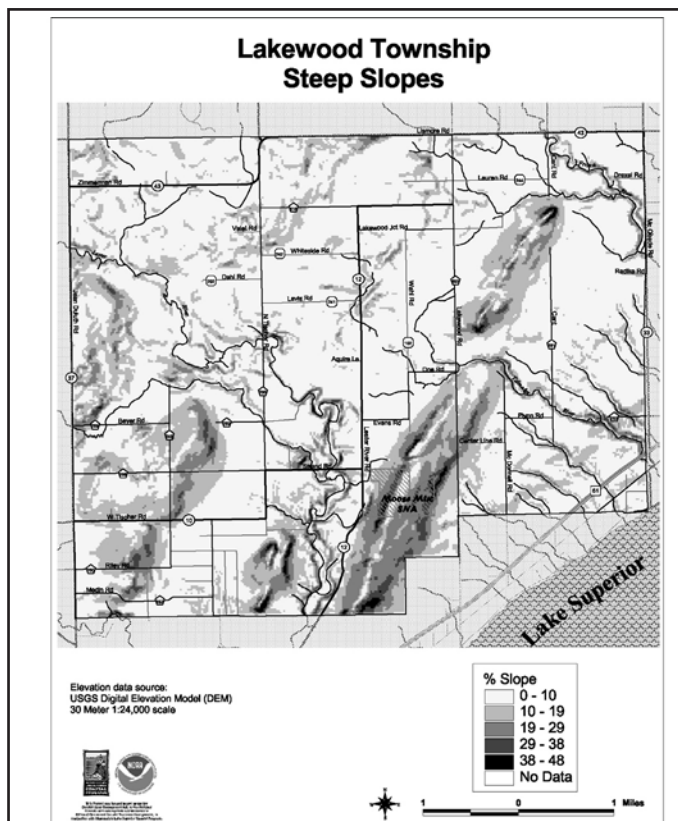
Two trends can be expected to affect Town's population outlook: Continued aging of the community and the continued out migration from the City of Duluth.

### The Land

Generally, the Town is characterized by flat to slightly sloping landscape in the north central portion with rougher terrain in parts of the east, west and south.

### Topography

As shown on Map 1 there are a number of areas with slopes over 12% and the difference between extremes of approximately 450 vertical feet. The high areas in the southern and eastern sections overlook Lake Superior, with streams in these areas cutting deep gorges with steep embankments.



**Map 1. Slopes**

## Chapter 2

### Where We Are Now and Who We Are Now

### Our Future Challenges

#### Soils

Generally the soils have a high potential for erosion and coupled with the steep slopes present a serious erosion problem. Another aspect of the soil conditions in the Town is poor drainage limiting on-site sewage systems.

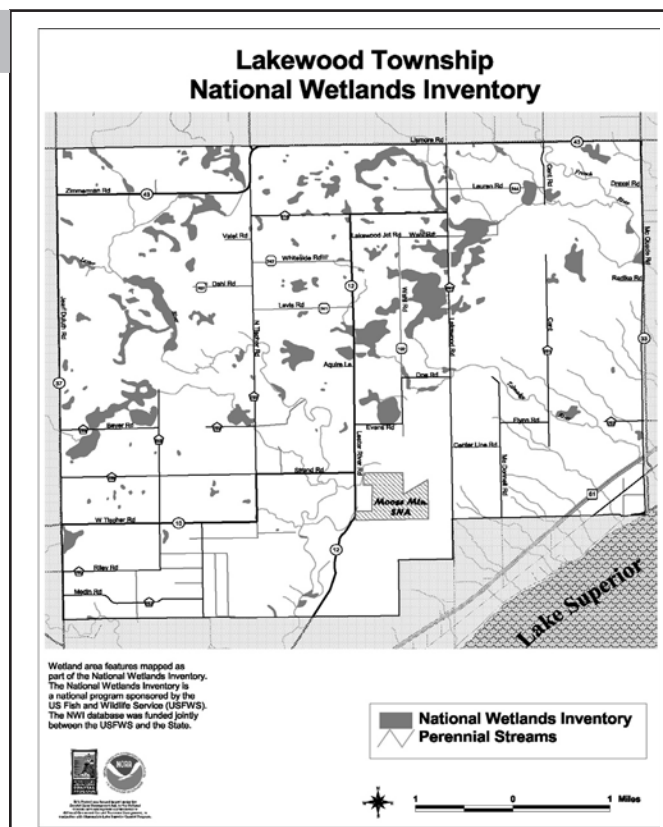
#### Water Resources

Major rivers crossing the Town are the French, Lester and Talmadge with a number of small stream tributaries. All waterways drain southeast into Lake Superior (refer to Map 2).

Many of these waterways cut deep into the underlying bedrock and rapid runoff is caused by the steep slopes in many areas, rock outcrops, and low permeability of the soils. There are approximately 1200 acres of wetlands (mapped from the National Wetlands Inventory) in the area that provide a limited amount of water storage capacity (refer to Map 2).

The 1985 Comprehensive Plan states that the monitoring results taken on the French, Lester and Talmadge over the past five years indicated a high level of water quality. However, according to the 2004 "Lake Superior Basin Plan" produced by the MN Pollution Control Agency, water quality has been steadily decreasing in the French, Lester, and Talmadge and they are now on the impaired waters list due to high levels of turbidity.

#### Map 2. Hydrological



## Chapter 2 Where We Are Now and Who We Are Now Our Future Challenges

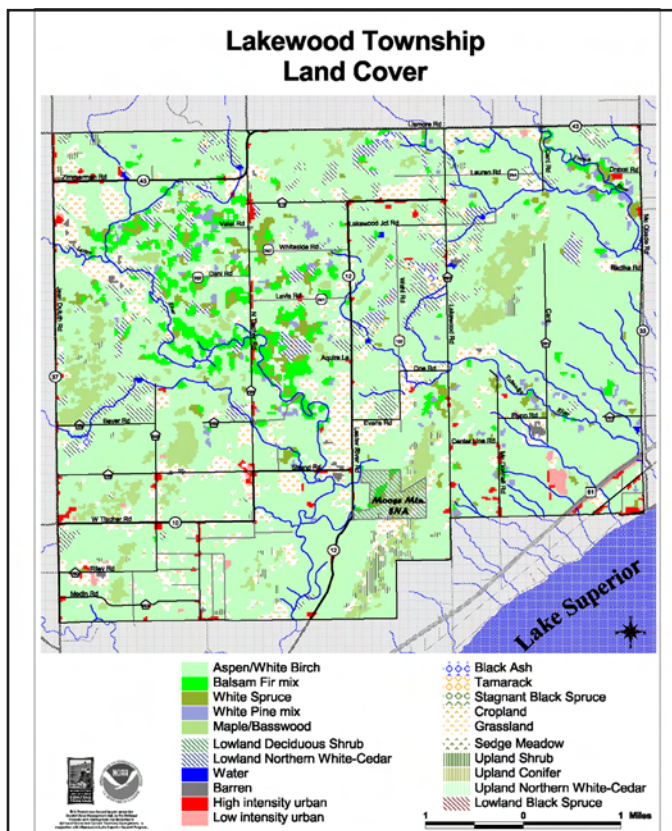
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The Talmadge is also listed as impaired for low dissolved oxygen. Increased turbidity caused by increased peak flow conditions is related to loss of mature forests (trees greater than 15 yrs), loss of wetlands and increasing amounts of impervious services (roads, rooftops, parking lots, driveways, etc).

A major issue for the Town will be to stop the continued degradation of water quality due to development pressures that reduce mature forests and wetlands, as well as increase in impervious surfaces. In the 2007 Resident Survey 53% of the respondents ranked protecting water quality the highest priority in the Town.

The vegetation in the Town consists of approximately 48% forest, 15% grassland and 23% shrub with the rest being water, wetlands and bare land. (See Map 3.)

Several areas of high biodiversity exist consisting mostly of maple and mixed hardwood stands.



**Map 3. Land Cover**

## Chapter 2

### Where We Are Now and Who We Are Now

### Our Future Challenges

#### Land Use



There are relatively large areas of undeveloped private properties in the Town. How these numerous, relatively undeveloped properties are developed will be an emerging issue for the Town. The 2007 Resident Survey indicated that 39% of Town residents ranked protecting forest land as a high priority.

The primary land use in the Town is single-family residences located primarily along roads (refer to Map 4). Approximately 1000 acres are in a density class greater than 4.8 acres. Sixty acres are in developments less than one acre.

There is currently one area zoned for commercial use. In addition, there is an area along Lake Superior that is a combined commercial-residential area (LSO).

There are two “Light Industrial Use” (LIU) areas (refer to Map 5).

The 2007 Resident Survey results indicate that 19% of respondents owned or managed a home based business or had a home occupation.

There are two areas in the Town where residential development occurs in higher densities than the majority of the Town. These areas are located in the southeast and southwest corners of the Town. These areas continue to experience increasing development pressure.

The overwhelming outcome indicated by the 1979, 2002 and 2007 Resident Survey data was the strong interest in maintaining the rural character of the Town. Ninety five percent of residents in the 2007 Resident Survey ranked this as primary importance.

The enforcement of existing zoning regulations and balancing personal goals with community goals of the Town continue to be major issues.



#### Open Space

There is a limited amount of public ownership and open space to provide hunting, fishing, hiking, motorized use and other recreational pursuits. The Moose Mountain Scientific and Natural Area provides the largest area of land open to the public for limited uses.

McQuade Safe Harbor located on Lake Superior offers a boat launch and picnic opportunities.

According to the 2007 Resident Survey, there is a high degree of interest in providing more non-motorized use especially hiking and biking along roads in the Town.



## Chapter 2 Where We Are Now and Who We Are Now Our Future Challenges

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The Steering Committee indicated the following characteristics that identify areas that are sensitive and need to have special attention given when considering land use of any kind:

- ❖ Streams/riparian area.
- ❖ Steep slopes (12% plus).
- ❖ Wetlands.
- ❖ Lake Superior shoreline and lands in the North Shore Management Area.

Single family residences are by far the most predominant housing component in the Town. Housing growth has been fairly constant from 1993 to 2006 with an average of 16 new building permits per year for houses, 1 permit per year for mobile homes.

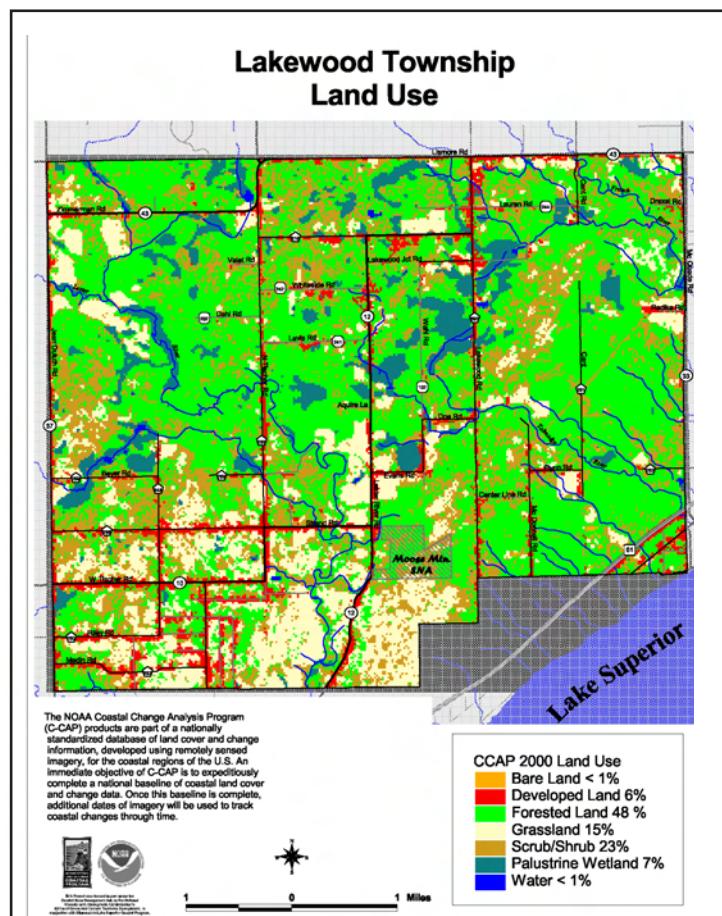
Total estimated market values for the Town has increased from approximately \$82,000,000 in 2000 to \$190,000,000 in 2007.

There is an increase in high-end new construction and remodeling, and modular/prefab housing.

### Sensitive Areas



### Housing



**Map 4. Land Use**

## Chapter 2

### Where We Are Now and Who We Are Now; Future Challenges



The majority of housing in the Town is owner occupied. About 4 percent of the housing is rental.

#### Housing Occupancy

Total housing units	735
Occupied housing units	710
Vacant housing units	25
For seasonal, recreational, or occasional use	12
Homeowner vacancy rate	0.3 percent
Rental vacancy rate	0 percent

#### Housing Tenure

Occupied housing units	710
Owner-occupied housing units	683
Renter-occupied housing units	27
Average household size of owner-occupied unit	2.88
Average household size of renter-occupied unit	1.81

## Economic

According to 2000 Census data, the median income for a household in the Town was \$51,700. The median income for a family was \$56,833. Males had a median income of \$40,329 versus \$27,222 for females. The per capita income for the Town was \$21,086. About 3.5% of families and 6.3% of the population were below the poverty line, including 10.7% of those under age 18 and 2.1% of those age 65 or over.



(Quigley)

The Western Lake Superior Sanitary District (WLSSD) no longer monitors the water quality of the Northshore streams (which includes streams in the Town: Talmadge, Lester and French River). The data from the past indicated sporadic issues with fecal coliform up-stream, but the bulk of the pollution was at the mouths of the streams connected to failed on-site wastewater systems along the shoreline. This issue has been partially addressed by the Duluth North Shore Sanitary District (DNSSD) whose territory is bounded by the Expressway on the north and Lake Superior on the south up to the Lake County line. A very small portion of the Town is contained within the DNSSD.

## Sanitary Treatment

Septic systems are a major environmental issue, but advancements in technology and education in maintenance have helped reduce pollution from these sources. Individual sewage treatment systems are controlled and monitored by St. Louis County.

New technology with wastewater collection systems makes the concept of public sewer an option. Although very expensive, op-

## Chapter 2

### Where We Are Now and Who We Are Now Future Challenges

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tions such as small diameter pressure mains have been installed in many rural areas. There are also clustered systems that may be a viable alternative. There are a number of parcels that are unacceptable for on-site treatment due to the proximity of ground water and/or surface water.

Sanitary sewer extensions from WLSSD are highly unlikely at this time due to the storm water overflow issues facing WLSSD and the City of Duluth. Potable water extensions from the City of Duluth are unlikely due to the cost associated with such an extension.

The major north-south travel routes are Jean Duluth, North Tischler, Lester River, Lakewood and McQuade Roads. Refer to Map 7 for the transportation system by functional road class in the Town. Increased traffic on the Jean Duluth road is a year-round issue caused by the increase of summer homes north of Duluth becoming year-round homes resulting in increased commuter traffic. There is also an increasing amount of recreational traffic (biking, hiking, rollerblading, ATV) on roads and their shoulders.

The Town owns approximately 14 miles of Town roads that are maintained by the Town. Overall the transportation system for the Town is adequate; however, there are issues with road quality, design, extent and maintenance. An emerging issue is to provide safe opportunities for recreational use along roads.

Presently, it is the policy of the Town to coordinate development of low density areas and new accesses to insure that public services can be provided in a fiscally responsible and timely manner. Town residents do not favor incurring the additional costs of adding Town roads.

The current pattern of development along county and Town roads has resulted in a large number of driveways onto them. This may create safety issues as traffic increases.



(Quigley)

## Transportation



(Quigley)





*Winding rivers, forests, and a high quality of life.*

This narrative should be read as if it were written in the year 2027 describing the Town at that time. It can be also used today as a guide to policies and projects that the Town can implement to achieve its vision.

This Chapter contains the vision for the Town as a whole and more specific visions for geographic areas of the Town referred to as Concept Areas.

The Town has successfully defined its “sense of place” with its winding rivers, forests, open space, and rolling topography overlooking Lake Superior. Although the Town borders the city of Duluth it maintains its identity as a distinct area that provides a high quality of rural life.

Its residents value their quiet, rural lifestyle that allows for a variety of outdoor activities, clean air and water, wildlife, and the enjoyment of the natural features within the Town.

Residents enjoy a “sense of freedom” to pursue their personal goals while abiding by agreed community goals.

Although growth has occurred, long-term residents reflect on and appreciate how little the Town has changed in the last 20 years.

New residents have come to the Town for different reasons, but join those who came before in pursuing their unique goals without impacting others. Conflicts that typically arise when pursuits differ are addressed by an involved citizenry working together to resolve differences.

Community events and celebrations continue to provide opportunities for people to connect, to form positive relationships, build community and community pride.

New housing has occurred throughout the Town. New housing promotes the community’s rural character and sustainable development practices and embraces using new and emerging technologies.

Careful consideration has been given to site design that has resulted in the reduction of impervious surfaces and the preservation/conservation of open space and natural resources.

The rural character of the Town has been maintained by an em-

### In The Year 2027



### Housing

## Chapter 3

### Vision For Lakewood



phasis on single family dwellings and the absence of multi-unit housing. The Town meets some housing needs by providing opportunities for duplexes with additional requirements doubling the lot size and widths.

A group of engaged citizens recognized the need to look into assisted living facilities for seniors.

Residents recognized the need to protect the Town's natural resources and the community is now known for its high quality forests, water, wetlands and open space.

The Town continues its sustainable development practices to help maintain its resources for future generations through a combination of educational programs and regulation. The Town defined sustainable development as "development that maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment upon which people and economies depend. It is development that meets the needs of the present without compromising the ability of future generations to meet their own needs". (Minnesota Statutes, Section 4A.07).

### Waters, Forest, Open Space



The Town's natural features like bluffs, rivers, streams, and wetlands continue to be an integral part of the Town's sense of place.

Conservation easements, planned residential developments, agreements between landowners, and land purchase have worked to protect the Town's natural environment.

Water quality is improved due to the management of surface runoff that has prevented erosion and sedimentation of rivers and streams.

The Moose Mountain Scientific and Natural Area along with other public land continues as a valuable public resource providing open space and opportunities for some recreational activities.

Lakewood residents are using the newly developed hiking and biking trails along several Town roads. Several wooded trails developed through public land, landowner agreements, and purchase of right-of-way provide access to scenic vistas and viewing wildlife.

There continue to be limited hunting opportunities occurring on public lands and through the encouragement of obtaining landowner permission for hunting rights on private land.

### Recreational Opportunities

McQuade Safe Harbor serves as a recreational area and boat launch site accessing Lake Superior.

The majority of the Townspeople's livelihoods continue to be located in the City of Duluth.

The commercial sector has experienced some growth, but not land expansion, in a limited and well-managed way. A few new uses that feature goods and services for local residents have been added.

The commercial area in the Town reflects the Town's emphasis on concentrating commercial opportunities.

New commercial developments are locally based and compatible with local commercial needs. All these developments are well integrated and compatible with the character and natural landscape in the surrounding area. There are no strip malls, or big box commercial developments and retail sale opportunities are limited.

Home based businesses and home occupations continue to provide employment in the Town. These new businesses are compatible with the surrounding land uses, are located in areas where the land is suitable and capable for these activities, and serve the needs of local residents.

The previous light industrial districts from 2007 have not been expanded. These uses continue to be light industrial and not retail uses, fit in well with the surrounding residential area, and have minimal impact on the environment.

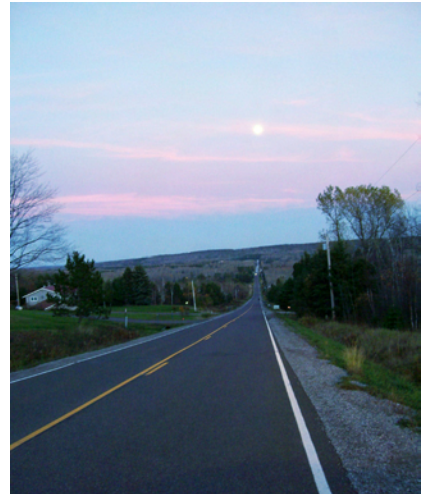
The road system has changed very little in the last 20 years. New road building and road paving have been kept to the minimum and existing roads are well maintained. Moderate speed limits compatible with the recreational use of the roads are enforced.

Mass transit opportunities are available though the Scenic Railroad stop at McQuade Road and several "park and ride" stops for car pools to Duluth. A non-blighting network of informational technology links Lakewood to the rest of the nation and the globe. Renewable energy sources, such as wind generators and solar panels, are seen on houses and businesses throughout the Town.

Community life and participation in civic affairs is active and healthy. Lakewood's elected Board of Supervisors provides excellent management of Town resources. The town center continues to be the gathering place for the Town with the Town Hall, Lakewood Elementary School, Fire Hall, and newly developed recreation center and park.

Lakewood is proud of its very capable clerk, treasurer, zoning ad-

## **Commercial**



## **Industrial**

## **Transportation**

## **Community**

## **Chapter 3**

### **Vision For Lakewood**

ministrators and other Town staff and has an abundance of residents willing to give of their time and talent to serve as supervisors and as members of boards and committees.

The Town values its Volunteer Fire Department that provides fire and first responder services and depends on the well-trained staff of St. Louis County for police protection and traffic control. Zoning ordinances are consistently and uniformly enforced assuring that the rural quality of life is maintained.

#### **Concept Areas**

Concept areas are broadly outlined areas in the Town. They are the vehicle through which zoning maps can be developed. Map 1 illustrates the general areas of the Town that are referred to in the following vision statements.

##### **Concept Area 1**

The southeast area of the Town adjacent to Lake Superior and McQuade Road and south of the Expressway continues to maintain its rural character with moderate sized lot development of 200 foot frontage and 1.8 acre minimum lots sizes.

Lake Superior's shoreline still retains its natural character and high quality natural environment.

##### **Concept Area 2**

Concept Area 2 in the southwest corner of the Town continues to provide opportunities for semi-rural residential development with mixed lot sizes. The area has experienced some growth. The growth and density increase in this area continue to reflect the existing minimum lot size (1.8 acres) and road frontage (150 ft.) requirements as well as the capacity of the land to provide for waste water systems and fiscally responsible access.

##### **Concept Area 3**

Concept Area 3 continues to provide low density, wide lot residential development along publicly maintained roads. The Town has maintained a rural land use pattern of low density 4.8 acres or greater lot with wide 300 foot frontages.

##### **Concept Area 4**

The community center is active, vibrant, and reflects the heritage and culture of the Town's past while looking forward to the future in meeting the community's needs. Young and old alike find a place in the center.

The community center serves as a gathering spot for the community and is at the heart of citizen participation, creating a thriving, civically engaged community. The Lakewood School continues to house an award winning school and serves as an educational center for all its citizens, a product of the Town's commitment to the



value of education and the importance of a community school.

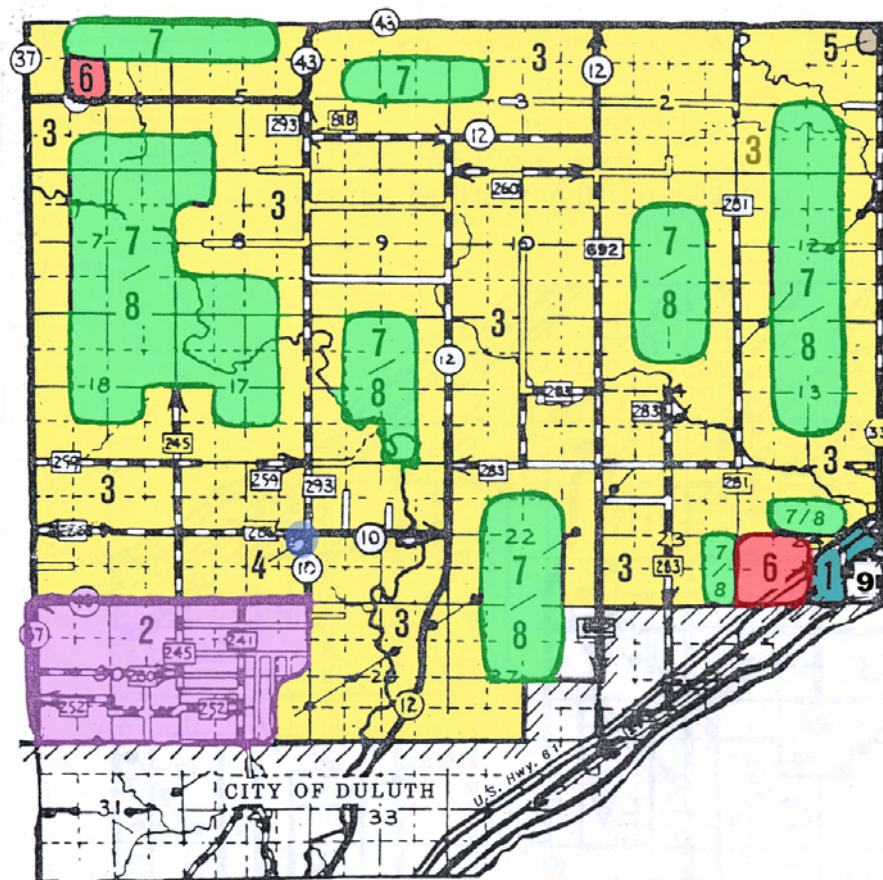
The community center continues to reflect an active town square where it provides opportunities for citizens to come together and celebrate holidays, special events, and other community celebrations. The community center also provides opportunities for youth recreation, hiking and the enjoyment of green space.

The facilities in the community center have been well maintained and new construction is accessible, sustainably built and has responded to the needs and desires of its citizens over time.

The commercial area in the Town reflects the Town's emphasis on concentrating commercial opportunities.

The commercial center in the northeast corner of the Town remains much the same as it has been and continues to be a small center for commercial activity providing goods and services for local residents. The commercial enterprises in this area continue to be in harmony with the surrounding residential areas.

**Concept Area 5**



**Map 6.**  
**Concept Areas**

### Chapter 3 Vision For Lakewood

#### Concept Area 6

The industrial sector has experienced some growth but only in a limited and well managed way. The previous light industrial districts from 2007 have not been expanded. These uses continue to be light industrial and not retail uses, fit in well with the surrounding residential area, and have minimal impact on the environment.

#### Concept Area 7

There are small areas within the Town that continue to protect existing and potential agricultural areas, forestry, and open space. They also promote the rural character of the Town and discourage urban and suburban encroachment through their large lot width and relatively large lot size of nine acres.

#### Concept Area 7/8

Concept Area 7 / 8 includes environmentally sensitive areas such as wetlands, steep slopes, fragile soils, and streams. The Town has protected these areas in Concept Area 7/8, especially those that relate to the ground water and surface water of the Town. The 17 acre large lot size with a 600 foot lot width, careful stewardship, and sustainable management principles have maintained the land's ecological integrity and function.

#### Concept Area 9

The Lake Superior Overlay area in the southeast corner off Scenic Highway 61 continues to provide opportunities for businesses that serve local residents and tourists. Residential and commercial land uses coexist in this area, with neither being the predominant use.

The limited business expansion and development in this area has blended in with the scale of the existing businesses and the character of the neighborhood, exemplifies the North Shore character with minimal impact on resources.



(Quigley)

**Goals and Policies**

The following goals are guides that can be used to help Lakewood achieve its vision for the future. As such, the goals represent desired end results. Under each goal are policies which further guide ongoing decision making to achieve those goals.

These goals and policies must be applied with a sense of balance, noting that achieving one goal may lessen the effect of achieving another goal. Decisions using these statements must establish a balance between them that is appropriate for the context in which the decision is being made.

**Maintain the existing rural and semi-rural mix of the Town of Lakewood.**

- Policy 1. Minimize residential development on small lots not consistent with existing land use patterns.
- Policy 2. Undeveloped parcels should be developed in harmony with the surrounding area's dominant land use activity.
- Policy 3. Allow reconstruction on nonconforming parcels, provided there is a conforming well and sewage system.
- Policy 4. To minimize land use conflicts, regulate with tools such as screening, increased setbacks, buffer areas, and hours of operation.
- Policy 5. Encourage the preservation of family farms and areas devoted primarily to agricultural uses.

**Introduction**



**General Land Use**  
**GOAL 1**





## **Chapter 4 How We will Get There Goals and Policies**

### **General Land Use GOAL 2**

### **Protect and preserve the high quality of the Town's natural environment and scenic beauty.**

- Policy 1. Permit future development in Lakewood only where existing soil and slope conditions are suitable for structures and on-site sewage disposal systems as reflected in Saint Louis County requirements.
- Policy 2. Preserve wetlands, forested areas and drainage systems that provide wildlife habitat and those that are essential to protect the ground water and surface water of the Town.
- Policy 3. Encourage the use of natural features, earth tone colors and other design tools that help blend the design of residential, commercial and industrial development into the natural environment.
- Policy 4. FEMA designated and other flood management areas shall not be developed
- Policy 5. Discourage practices which could contribute to rapid runoff, erosion and sedimentation.
- Policy 6. There will be no new commercial junk or salvage yards.
- Policy 7. Encourage the protection and management of forest land as a natural resource.





**Provide for the orderly growth of commercial and industrial activities within the commercial and industrial concept areas.**

**General Land Use**  
**GOAL 3**

- Policy 1. Allow for expansion of existing sites only where good access can be provided (without impairing the functional integrity of existing roadways) and site design controls can be successfully implemented to minimize land use conflicts. To minimize land use conflicts regulate with tools such as screening, increased setbacks, buffer areas, and hours of operation.
- Policy 2. Ensure that new commercial or industrial development will be compatible with the character and environment of the Town through the following: site design controls; use of screening between potential incompatible land uses; concentration (nodes) of commercial and industrial uses wherever practicable.
- Policy 3. Small-scale home occupations and businesses shall be consistent with the existing land use and rural character of the Town.



(Quigley)

## Chapter 4

### How We will Get There

### Goals and Policies

#### General Land Use GOAL 4

#### Maintain and promote safe and efficient travel throughout the Town's road network.

- Policy 1. Encourage needed improvements and maintenance of existing roadways by carefully monitoring intensity of use and traffic accidents.
- Policy 2. Coordinate interior development and new accesses to promote the efficient provision of public services in a timely and fiscally responsible manner.
- Policy 3. Promote shared or multiple use of existing transportation and utility corridors to minimize consumption of land for transportation related uses.

#### General Land Use GOAL 5

#### Encourage a range of recreational and open space activities that meet the needs of local residents.



- Policy 1. Support and seek funding for community recreational facilities, such as skating rinks, indoor centers, tennis courts, skiing, hiking and biking trails, and public water access.
- Policy 2. Create open space and opportunities for recreation that is not detrimental to the natural environment through tools such as but not limited to the following: The purchase of development rights, planned residential development, scenic easements, and co-operative land owner agreements.

Open space is defined as those areas that are not developed, these may or may not be specifically designated areas.

## **Chapter 4 How We will Get There Goals and Policies**

25

### **Encourage Lakewood's residents and land owners to participate in land use and development decisions.**

### **General Land Use GOAL 6**

- Policy 1. Lakewood should continue to work with neighboring jurisdictions to prevent incompatible land uses along its borders.
- Policy 2. Public services and facilities provided by the Town should be consistent with the Land Use Plan and based upon, need and available financial resources.

## **CONCEPT AREA 6: LIGHT INDUSTRIAL AREAS**

**Encourage light industrial development that focuses on groups of businesses that work together, and with the community, to efficiently share resources (materials, water, energy, infrastructure, natural habitat and information), enhance economic prosperity and improve the environment. For example, wastes of one business become resources of another business, to reduce costs and obtain added value from discarded materials.**

### **LIU GOAL 1**

**Implement land use controls that allow for the flexibility and growth of operations without adversely affecting the residential character**

### **LIU GOAL 2**

- Policy 1. Utilize performance standards to minimize potential land use conflicts
- Policy 2. Utilize performance standards to create situations where environmental impacts are negligible. If that is not possible, utilize standards that minimize environmental impacts to an acceptable level.

## **Chapter 4**

### **How We will Get There**

#### **Goals and Policies**

#### **LIU**

#### **GOAL 3**

#### **Minimize conflict with nearby dissimilar uses and with the Town's overall development**

- Policy 1. New or expanded uses shall be limited to operations which do not generate significant traffic volumes or create levels of noise, dust, light, vibration or electrical interference or blight that interfere with surrounding residential uses.
- Policy 2. Use stringent site design control to minimize potential adverse impacts on nearby uses.
- Policy 3. Establish an effective buffer area along the site's perimeter which screens visual and other impacts of the site.
- Policy 4. Design access roads to prevent adverse traffic flow, conform to existing road design standards, minimize environmental impacts, and prevent traffic hazard problems.

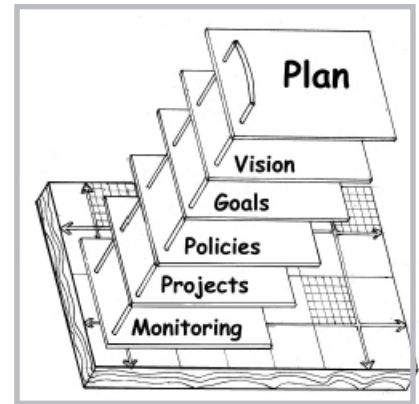
Lakewood's vision can be achieved through using the goals and policies identified in this Plan for decision-making. And, it can also be achieved through the Community undertaking specific projects.

Based on Steering Committee discussion during the completion of this Plan as well as the goals and policies set forth in this Plan the following projects have been identified to achieve Lakewood's vision. As the Town implements this Plan, it can be assumed that more projects will be identified.

1. Based on the Comprehensive Plan, assess any needed zoning changes and work to amend the Ordinance if necessary.
2. Identify resources and interested parties that could assist the Town in identifying the TMDL's (Total Maximum Daily Load) for the Town's watersheds. Based on this information and other pertinent data, identify the carrying capacity of the Town's watersheds.

TMDL is defined as the maximum amount of pollutants that a waterbody can receive and still meet water quality standards.

3. Form a Steering Committee to analyze the needs for senior assisted living.
4. Assess the opportunities and identify funding sources for hiking, biking, and ski trail systems in the Town.





## Chapter 6 Are We Getting There Monitoring

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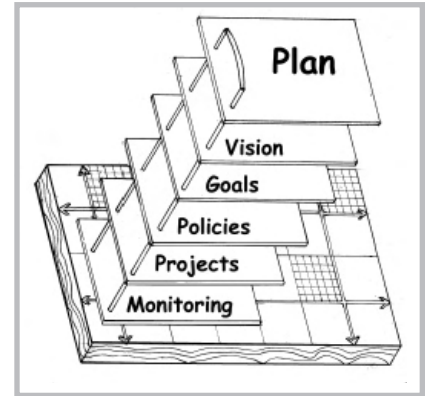
At a minimum, annually, prior to the Annual Meeting, the Town Board shall assess the need for a further, in-depth review of this Plan.

Monitor the progress toward completion of the projects listed in the Comprehensive Plan.

Determine the need for additional projects to achieve the community vision.

As needed, maintain and obtain the following data:

- a. Land Use Changes
- b. Ecological changes
- c. Community changes
- d. Economic changes
- e. Subjective measures such as resident satisfaction surveys







APPENDIX A

Lakewood Township

2007 Comprehensive Land Use Plan Survey

Center for Rural Planning  
Report 1

## Background

The 2007 survey was commissioned by the Lakewood Town Board and conducted by the Center for Rural Planning with support from a Lake Superior Coastal Program grant. The 4-page questionnaire was designed following input from the Town Board, the Planning and Zoning Commission, review of prior surveys, and input from a public Open House which was held for residents of the Township.

A range of topics were included in the questionnaire (see Appendix). Drafts were reviewed by the Town Board and others. Questionnaires were distributed in the March *Town Crier* with an April 1<sup>st</sup> deadline. Questionnaires had been pre-stamped to encourage a timely response. Although information was prepared on time, the process of printing and mailing the *Town Crier* was delayed, in part due to a snowstorm. The *Town Crier* was put in the mail on March 27<sup>th</sup>. Responses to the survey which were received by April 7<sup>th</sup> were included in a preliminary report. Twenty-four valid responses were received by April 25<sup>th</sup> and they are included here.

A total of 254 valid responses were received, which is approximately 29.2% of the 868 sent out to individual households. About a dozen of these were provided by the Township office to individual households who were not on the *Town Crier* mailing list. The response rate is higher than for the last Township survey and is higher than usually achieved in mailed surveys that do not have a systematic follow-up procedure. The pre-stamped questionnaires undoubtedly contributed to the strong and timely response. Responses should be interpreted as coming from those who opened the *Town Crier* and were interested enough to provide their views for the Comprehensive Planning process.

This report provides an overview of the findings. A later report will summarize written comments and provide some further analysis. In a preliminary examination, responses shown below were similar across most sub-groups in the Township, divided by general location in the Township, number of acres owned, or number of years lived in the Township.

## Highlights

The overwhelming majority of respondents (91%) consider the Town Hall area as Township “Center”.

Respondents are satisfied with Lakewood as a place to live (94% very satisfied or satisfied).

Most respondents (95%) feel it is important to preserve the rural character of Lakewood Township (74% checked very important and 21% somewhat important).

Most respondents (95%) feel it is important for the community to work together on goals that benefit the community as a whole (71% checked very important, 24% somewhat important).

Table 2 provides the percent of respondents who agreed or strongly agreed that each of 20 listed items should be encouraged as Lakewood Township changes over the next 10 or more years. Percentages range from 93% who feel single family housing should be encouraged to 16% who feel that condo/apartment housing should be encouraged.

Respondents were asked to rank their priority for four items (see Table 3). Protecting water quality was ranked first place by 53% of respondents. Protecting forested land in Lakewood Township received 39% top ranking. Residential development was ranked first by 20% and commercial development was ranked first by 10% (75% ranked commercial development last).

32% felt minimum lot sizes should be increased and 11% felt that they should be decreased. Some respondents also listed areas where these changes should occur.

A majority of respondents (74%) said some land uses should be prohibited in Lakewood Township. Some respondents also listed specific uses that should be prohibited.

Percentage responses to several background questions are given in Table 5.

**Table 1**  
**Percentage Response to Initial Questions**  
**2007 Lakewood Township Comprehensive Land Use Survey**

<i>Question</i>	<i>Percent</i>
What do you consider to be the “center” of Lakewood Township? Area along the shore Along highway 61 (expressway) Town hall area Along Jean Duluth Road Other	1% 1 91 2 <u>5</u> 100% (241) <sup>1</sup>
Overall, how satisfied are you with Lakewood as a place to live? Very satisfied Satisfied Dissatisfied Very Dissatisfied	39% 55 5 <u>1</u> 100% (248)
How important is it to preserve the rural character of Lakewood Township? Very important Somewhat important Not important	74% 21 <u>5</u> 100% (248)
How important is it for the community to work together on goals that benefit the community as a whole? Very important Somewhat important Not important	71% 24 <u>5</u> 100% (243)

<sup>1</sup> The number in parentheses is the total number of responses upon which percentages are calculated.

**Table 2**  
**Percent of Respondents who Agreed or Strongly Agreed that Each of Twenty Listed Items Should Be Encouraged, Listed from High to Low Percentage**  
**2007 Lakewood Township Comprehensive Land Use Survey**

*Should any of the following be specifically encouraged as Lakewood Township changes over the next 10 or more years?*

<i>Item</i>	<i>Percentage agree or strongly agree</i>
<i>Majority agrees</i>	
Single family housing	93% (237) <sup>2</sup>
Home business	88% (210)
Maintain contiguous green space corridors	86% (237)
Township recreational facilities	83% (231)
Locally owned small business	80% (226)
Protecting wetlands	79% (239)
Bike and walking areas along roads	79% (243)
Hiking trails	75% (230)
Assisted Living/Senior housing	54% (215)
<i>Majority disagrees</i>	
Light industrial uses	47% (234)
Affordable housing	44% (223)
Planned Residential Developments (PRD)	36% (230)
Warehousing, storage units	30% (226)
Building homes on ridgelines	30% (214)
Additional public roads in the Township	29% (209)
Big Box/Large commercial businesses	23% (243)
Industrial parks/Strip malls	21% (244)
Townhouses/Duplexes	22% (236)
Heavy industrial uses	17% (240)
Condo/Apartment housing	16% (237)

**Table 3**  
**Percent of Respondents Giving a Priority Rank to Four Items**  
**2007 Lakewood Township Comprehensive Land Use Survey**

*Please rank (1 to 4) the priority that you feel should be given to each of the following in the next 10 or more years (1=highest priority).*

<i>Item</i>	<i>Percent Top Ranked</i>	<i>Percent Ranked 2nd</i>	<i>Percent Ranked 3rd</i>	<i>Percent Ranked 4th</i>	<i>Total</i>
Protecting water quality (lake, stream, ground water)	<b>53%</b>	28%	11%	8%	100% (238)
Protecting forested land in Lakewood Township	<b>39%</b>	<b>35%</b>	9%	17%	100% (240)
Residential development	20%	17%	<b>53%</b>	10%	100% (232)
Commercial development	10%	9%	6%	<b>75%</b>	100% (227)

<sup>2</sup> The number in parentheses is the base of the percentage (i.e. 100% of those who responded to the item).

**Table 4**  
**Percent of Respondents Indicating that Lot Sizes Should Be Changed**  
**or Uses Prohibited in Lakewood Township**  
**2007 Lakewood Township Comprehensive Land Use Survey**

Minimum lot sizes should be <u>increased</u> (some mentioned areas)	32% (228) <sup>3</sup>
Minimum lot sizes should be <u>decreased</u> (some mentioned areas)	11% (240)
Some uses should be prohibited in Lakewood Township (some listed prohibited uses)	59% (209)

**Table 5**  
**Background Questions**  
**2007 Lakewood Township Land Use Survey**

Percent who live in Lakewood Township 98% (254)

Years lived in Lakewood Township (mean = 25.3 years)

13 years or less	32%
14-30 years	32
31-80 years	<u>36</u>
	100%
	(238)

Percent for whom Lakewood Township is their primary residence 99% (239)

Percent who own property in Lakewood Township 100% (254)

Acreage of property owned in Lakewood Township

1-3 acres	10%
4-8 acres	21
9-17 acres	37
18-39 acres	19
40 or more acres	<u>12</u>
	100%
	(248)

Percent who own or manage a business (including a home business) in Lakewood Township 19% (244)

Cohort distribution (and current age)

1973-1988	(19-34)	3%
1952-1972	(35-55)	49
1942-1951	(56-65)	27
1932-1942	(65-75)	13
1931 or before	(76 and over)	<u>8</u>
		100%
		(248)

<sup>3</sup> The number in parentheses is the base of the percentages (i.e. 100% of those who responded to the item).

Table 5, continued

General Location of Respondent's Property		
NW	(North of Strand, West of Lester Creek Road)	25%
NE	(North of Strand, East of Lester Creek Road)	28
SW	(South of Strand, West of Lester Creek Road)	29
SE	(South of Strand, East of Lester Creek Road)	<u>18</u>
		100%
		(222)
Percent living within a mile of the Expressway (highway 61)		12% (241)
Percent who made additional written comments ( <i>to be summarized later</i> )		48% (254)

# Lakewood Township

## 2007 Comprehensive Land Use Plan Survey

### Report 2 -- Comments

Center for Rural Planning

## Report 2 – Comments

This report summarizes written comments made to various questions included in the survey. All comments are listed verbatim (with very minor editing for spelling or abbreviated word or reference). The comments for each question are organized by general topic of the comment except the overall comments and suggestions given in Table 7, which are kept together to provide context although many address several different topics. Report 1 provided overall statistical tabulations of questions in the survey. A copy of the questionnaire appears as an appendix in Report 1.

Comments should not be taken as representative of all respondents since they are generally made by only a portion (often a very small number) of the respondents. Others simply relied on their checked response to various items.

Comments in this report are listed in 8 tables:

- Table 1 – What Respondents Like Most about Lakewood Township (78% commented)
- Table 2 – What Respondents Least Like about Lakewood Township (73% commented)
- Table 3 – Other Desired Community Facilities (21% commented)
- Table 4 – What Respondents Would Like to see Encouraged in Lakewood Township  
(The percentage commenting depends upon the item, ranging from 4% to 12%)
- Table 5 – Area to Change Minimum Lot Size (30% commented on increase, 11% on decrease)
- Table 6 – Prohibited Uses (59% commented)
- Table 7 – Other Comments and Suggestions (48% commented)
- Table 8 – Miscellaneous Comments

### Survey Background

The 2007 survey was commissioned by the Lakewood Town Board and conducted by the Center for Rural Planning with support from a Lake Superior Coastal Program grant. The 4-page questionnaire was designed following input from the Town Board, the Planning and Zoning Commission, review of prior surveys, and input from a public Open House which was held for residents of the Township.

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# What Respondents Like Most about Lakewood Township (78% commented).

Respondents were asked “*What do you LIKE MOST about Lakewood Township?*” Some 78% of the 254 respondents provided their views. Most of these (40%) gave mentioned one item but about 38% mentioned more than one item (24% mentioned two items). Their comments are listed in Table 1, below. The majority of comments center on liking the rural atmosphere and many also noted the close proximity to Duluth. Many of the comments suggested what “rural” means to the respondents.

**Table 1**

Rural Character	Comments Suggesting What “Rural” Includes
Rural character	Rural nature, green spaces, forests.
Rural character	Rural area and wildlife, privacy
The rural character	Rural character, distance between homes
Rural setting	Rural setting with at least 5 acres per parcel
I haven't been here long enough to answer this one although I do like the semi-rural atmosphere.	The rural setting, good people and neighbors.
Rural settings and location	Nicely wooded, nice homes with exceptions! Good neighbors.
Rural atmosphere	Rural character yet close to a city of 85,000 population. Lakewood township continues to be unique, thanks to its zoning ordinance
Country living	Beautiful, quiet, nice people
Rural feeling	Large lots, 5 acres+, privacy and wooded space between homes.
Rural living	The woods, wildlife and rural nature
Rural living	Rural area, good neighbors
Rural character of Lakewood.	Rural character/setting. Relatively better ability to pursue avocations with less regulation.
Rural living	Hunting in my backyard!
Its rural feeling	Generally quiet
The rural character	I love rural living. We don't want a bunch of homes going in and lots of building.
The rural atmosphere	Quiet, space
Rural	Clean air, neighbors, no light pollution, rushing water.
The ruralness	Large lot sizes, rural character
Rural character	It is quiet, mostly people are pleasant, not crowded
Rural character	Low traffic loads, usually quiet, large lots available
Rural nature	Low crime, good school, very nice people (neighbors).
Rural place to live	The space
Rural setting	It is rural and there are no malls
Rural character	The view, the quiet, the woods and hilly terrain.
Rural setting	History and the old timers, rural living and green space left.
Rural character	Because it is rural, it would be very quiet community. Disappointing if it became like city living.
Rural setting	It is quiet, rural, undeveloped
Rural atmosphere	

<i>Table 1, continued: Rural Characteristics</i>
Its rural character and history
Peace and quiet
Rural, quiet atmosphere. Friendly neighbors. Safe neighborhood.
Its rural, undeveloped character. Its relative lack of commercial development.
It's rural, not too much bad crime.
The rural, small community atmosphere
Peace and quiet country living. Many good neighbors and friends
Living in the country with another house in my back yard. Plus the somewhat peace and quiet.
Quiet, privacy
Its genuine rural quality. The people who have lived here for generations are a warm and welcoming sort with a "live and let live" philosophy.
Large acreage requirements, low population density, youth programs.
Somewhat rural. Houses not stacked next to each other like Hermantown
Quiet living
Space between neighbors
Green spaces
Quiet rural living
The quiet woodiness. No areas of commercial businesses. If we wanted that, we would live in town.
Rural environment. Lakewood Township has, up to this point, avoided this unorganized, almost destructive development seen in Hermantown that is not consistent with social, human interaction.
Hardwood hills and low development. Close to town but not overdeveloped.
The privacy, the rural setting, wildlife (deer, fox, birds, etc.). Low amount of interference, freedom of activities.
Rural living without city rules. Freedom to use and enjoy your own property as you see fit.
Rural living, open green space
The quiet
Peace and quiet. No street lights
5 acres of land and a lake view
Quiet neighborhood
The green space. The feeling of living in the country.
Rural appearance, i.e. trees, low density housing, somewhat quiet, clean nature
That it is residential and not commercial.
Rural privacy
Distance between homes, less traffic, quiet, beauty, rural type setting, trees, green

spaces, woods, no freeways, wildlife, recycling program
Rural peace
Gun rights and hunting
Privacy
The rural quality. Space between properties
Undeveloped
The peace and quiet
The beauty of woods and wildlife
Friendly people. Quiet and peaceful area
Quiet, sparse population, green space, limited and small home businesses that follow town ordinances.
Not living too close to a neighbor. Being in a "farm" township. It has been in our family for 5 generations of living here.
Diversity
Rural, quiet, friendly
Low population density, open space, rural single-family dwellings.
Rural landscape, diversity of land uses
The beauty
Peace and quiet
The rural country type living, not having neighbors right next door like living in a fishbowl.
The quiet, little traffic, woods and streams.
Closeness to Lake Superior
No planned housing developments, dead-end roads full of homes, cul-de-sacs, etc. – like Hermantown.
Peace and quiet
Its rural character, lack of development
The privacy and peacefulness
Rural characteristics, limited business zoning, controlled growth.
No Wall-Mart or box stores
The rural setting with availability to have livestock
Rural nature. The Township's forward thinking approach to planning, for example, creating policy regarding cell towers to protect migrating birds before the issue became unstoppable.
Safe, quiet, rural
Green spaces, moderate housing density, low crime, nice people, dedicated fire department.
<b>On Government</b>
Grassroots government.
Affordable living, no building code
Small, unobtrusive government structure.
No cops. Quiet. It's not Duluth
Township government, so far, seems financially responsible

<i>Table 1, continued</i>
<b>People In The Township</b>
The people
Good neighbors
The residents
The people
The people
People
<b>Rural But Close To Duluth</b>
Being in the country yet still relatively close to an urban area.
The rural atmosphere, but close to town.
Close to Duluth but maintains rural character and a small town feel.
Close to town, yet rural living
The rural character. The location proximal to Duluth, The topography, flora and fauna, The history of the township
It's close to Lakeside for shopping, yet rural. Hope it stays that way.
Rural yet close to Duluth. Nature, wildlife
Rural living close to Duluth
Country/rural feel and close to town
Rural living, but very close to shopping
Rural living, close to Duluth. I love living here!
Rural but close to conveniences
Rural setting not far from town
Rural character, proximity to town, the woods
Rural character, close access to town
Rural living but close to town.
Rural in character, yet close to town.
Being close to the city and still be able to have some acreage
Rural housing, quiet, close proximity to larger city.
Rural setting, close proximity to city.
The beauty of "nature", though close to town.
The lot size, country setting but only 20 minutes from town, small community
Country setting, close to town
Country living close to city
Maintain rural atmosphere while living close to town
Living in the country; rural yet near conveniences
Rural character, close to Lakeside/Lester Park area for shopping, etc. Ability to have hobby farms. Activities for kids.
Rural life in a clean, quiet township. Close proximity to Duluth.

Quiet, forested, peaceful living environment, yet close to a major Minnesota city
The combination of its rural feel with its close proximity to Duluth
It's country living, close to the city.
Close to town, yet rural
Rural, yet close to town. Friendly community of people that work together.
<b>Close to Services</b>
Close to Duluth
Light development, fire department, trees, planned development
Lakewood school
Near Duluth
Close to Duluth
Short drive to Duluth
That it's close to town and good schools. I like the fact that it is a popular area.
Close to places.
Convenience to town yet can raise animals
The school and the county snowplowing
Rural living with city sewer
The trees and prompt attention to snowplowing and road maintenance
Close to Duluth
Lester River, proximity to Duluth
Close to town
Convenience to town
Location in relationship to Duluth
<b>Other Comments</b>
Good place to live.
It's home
Location
The spread
The area where I live
Have lived here for 32 years. It's my home. It's changed but still somewhat rural.
The older residents and their views on the rights of the property owners. Not the new socialist ideal of controlling what our neighbor does with their private property.
Leaving it just the way it is
Location
The place where I live
My home
It's not in the city limits of Duluth

## What Respondents Least Like about Lakewood Township (73% commented).

Respondents were asked “*What do you LEAST LIKE about Lakewood Township?*” Some 73% of the 254 respondents provided their views. Most of these (54%) gave mentioned one item and about 19% mentioned more than one item (13% mentioned two items). Their comments are listed in Table 2, below.

**Table 2**

<u>Speeding Enforcement</u>	<i>(continued)</i>
Speeding traffic	Taxes
What seems to be a lack of enforcement of speed limits on our township roads; getting worse every year.	Taxes
Speed of traffic	
Too much traffic. Drive too fast. Don't want interior building; building should be 10 acres or more. Too many people.	<u>Government</u>
Leash law for dogs not enforced. Snow plow driver who continually knocks down mail boxes and posts. Very irritating!	Township government
Too many people speeding on the roads. Use of roads by roller ski people.	(A supervisor) and tree huggers. Their lack of doing anything has affected the whole township.
Speed of vehicles on roads exceeding speed limits. Constant effort of citizens is needed to make sure zoning regulations are adhered to. Lack of respect at meetings.	Unknown future. 'Secret' zoning meetings. That is, meetings where neighborhood changes are discussed with no notice to neighbors.
	The closed mind set of some supervisors and zoning board members.
<u>Taxes</u>	I feel that a party that was on the Board was in disagreement with other board members that does not agree takes it to the paper to run them down, should not be on the Board if they cannot settle it within.
Property taxes	How town Board is changing to meddle in issues and land use they need to
High taxes. A lot of properties are cluttered and 'junk-yard' like. When you live next to these places and they pay much lower taxes, its just not right!	The supervisors are deaf to what the people want!
Property tax	Not knowing the candidates for supervisors until we get a letter just before an election. Where are they a year or more before an election and what are their political and environmental agendas. Who are they tied to or beholden to?
High property taxes	The people in power
High taxes	Bickering leadership
Taxes	Personal agendas in Township government
High taxes	Fire Hall and recreation. Too many fire halls. Don't like using maintenance bid. Sell it.
Taxes	The fact that we do not have any law enforcement.
The rising taxes and speeders on our roads	Taxes, money spent without seeking alternatives, petty politics.
High Township taxes, town rules	
Higher taxes	<u>Development, Growth</u>
Taxes	It is getting crowded. The gas station on highway 61, Amish Furniture. The continual battle to preserve forested area of Lakewood.
The high taxes	Too many people moving here from cities and wanting to change it so it is no longer rural.
My taxes were just raised 56%. That didn't impress me too much.	The growth along Wahl Road in the past 5 years.
The ever increasing property taxes could force some people (i.e. elderly or lower income) to have to sell their homes.	Attempts to build along Expressway
High taxes	
High taxes, secondary to restrictions on development	

Some areas are too overgrown/populated. To much growth in the Exeter Farm area, along North Tischer area, etc.
No commercial development along highway 61
Continued development
People building absurd castles on hillsides, monuments to pretentiousness. These are the same people who sneer and complain about their neighbors, get on Boards and Committees so they can tell people who just want to be left alone, what to do.
It is becoming over populated.
The people who try to develop the township as their own private playground. They are usually newcomers and very pushy.
The older, big farm land is being sold and divided into smaller lots.
Homes getting too close together; starting to look like the city.
It's growing too much.
The fact that this church group has moved in here and is determined to develop every inch of property out here.
Rural is becoming far too populated. It will become a city, not a nice place to live.
Any industrial and commercial development
The increased traffic
A lot of homes are going up, wildlife have nowhere to go.
Increased development
Growth, lights
Population growth
Commercial and industrial development
Development
Less than 10 acre lots. More development equals more traffic. Lester River Road is becoming very busy. Developer construction of homes vs. private party buying land and building.
Too many people
The people trying to turn it into Hermantown.
People trying to make it into Duluth
Too many people with too much money
The constant attempts to open the Township up for all kinds of development.
Over population
Population growing
<u>Junk</u>
Mobile homes, junky unkept homes and property, loose untied dogs, rednecks
We're too easy on people with junked up front yards, old cars dripping oil and gas wherever they're parked, old boats not being used. Lots of eyesores in our township.
People who have junk cars and debris on their

property. Speeding on Tischer Road
Run down dumpy homes mixed in with very nice homesteads. Allowing junk (autos, machinery, debris) to be collected on properties.
Number of dilapidated properties
The amount of poorly kept up homes; from junk cars to garbage to homes with siding falling off, etc.
Junky yards on almost every road
Junk cars
Homes with multiple cars (wrecks needing repair), all within eyesight of anyone passing by
Properties where large numbers of livestock/cows are kept and properties with many vehicles/boats/etc. filling up the yard.
Some homes have messy yards with old junk.
Some lack of regard of junk on property
Dumping on roads, trails. Speed limits not respected, Unkept (in regards to trash, unused autos) yards.
The junky lots around the township. There is a fair amount of old cars and everything else on lots. It looks terrible and is habitat for rats.
Junk in yards
Unkempt properties
Messy yards full of junked cars, trash, leaking oil and gas. Illegal use of "trails" by ATV's and snowmobiles.
That some people don't think other people care what their yards look like – like a dump in some cases.
Some of the houses that are "squalor-like".
Some of the residential properties with debris, garbage and junk.
Junk collecting houses
<u>Roads</u>
Road conditions
We live on a dirt road that does not get graded much. The ditches are a disaster. Our road floods.
Gravel-mud roads
Lack of shoulders on roads (paved)
Poor condition of roads
The roads
Extremely poor dirt roads kept in extremely poor repair for extremely long periods of time (i.e. McDonnell Road!
Dust control on roads – non-existent. Animal control – non-existent.
Roads, road quality
Inconsistent road work
Weak road service
Some of the township roads – bad condition
Roads that don't go all the way through, potholes in the dirt roads.

Dusty township roads
Road maintenance, potholes, plowing
<u>Zoning</u>
Over ambitious zoning
Zoning ordinances are being abused “big time”.
The changes in zoning allowing business to be run in a rural area of houses.
People changing it into a business area.
Changing residential land into commercial (gas station on highway 61).
Big houses on hill tops
Restrictions
Zoning issues should not be made more restrictive than County standards.
Restrictive zoning. The taking away of the landowner's rights by Town Board of Supervisors.
Lack of enforcement of Township ordinances.
Ease of zoning language text changes.
Restrictive ordinances (i.e. lot size, business).
Stupid rules, inability to change.
Zoning ordinances!
Reducing lot size to build. Mount septic systems.
Lack of enforcement of zoning regulations.
Zoning variances given too easily.
<u>Property</u>
Lack of freedom on how you use your property.
How the community leaders dictate what you can do with your own land
Too many people supporting the government restricting the rights of property owners.
Too many people supporting government, restricting the use of land in the Township
Current trend to limit land owner rights
This township interferes with personal property rights. The zoning areas are discriminating and should only follow county (St. Louis) regulations.
Limited ability of what I can do with my own land (County septic and politics, DNR wetlands).
<u>Nuisances</u>
Loose neighborhood dogs. (I) cannot walk on roads because of them.
Snowmobiles turning donuts in my driveway.
Neighbors who are noisy
Unrestrained dogs running loose (and cats)
Would smoke from outdoor boilers without forced air blowers or high smoke stacks.
The clear cutting (near Fitger Road)
Light pollution from commercial enterprises
Dogs running loose and junk cars in neighbor' yards.
Town people using our road to dump things they

don't want to pay to dispose of such as deer guts wrapped in plastic.
<u>Other Comments</u>
Rich and middle income building big homes then crying about the looks of their less wealthy neighbor's homes.
Anti-business and too many “tree huggers” that try to keep out business and things like towers that would be a benefit.
Nothing
Those willing to change our rural character for nothing more than greed.
The tree huggers that are moving here and trying to change the township.
Far from ‘major’ shopping
‘Small’ business needs more encouragement.
Lack of commercial services: food, gas, lack of hiking and bike routes.
Leftist, anti-people attitude of elitists in elected office.
I really don't have a dislike.
Road conditions, lack of high speed internet connections, unreliable phone/electric continuity of service.
Too much marsh and second/third growth trees, etc.
Nothing really
Concern over annexation or urbanization
The lack of decent (really any) recreational facilities as other townships have...examples: tennis courts, baseball diamonds, etc. Skating rink and soccer fields are inadequate.
Too many people who think they should have a city-like life, and want to change it to suit them and they have no respect for the people who have been here for years.
Snowmobiling in the road ditches (also 4-wheeling).
If anyone makes a statement in this space, they better move out!
We are being taken over by people who don't want new construction, business, roads, or the use of landowner property as they would like.
The ease with which one person can influence decisions made by the Board!
How the “greenies” are moving out of the city into the country and then try to impose their ideas and radical agendas on everyone else. Once they get their piece of land, they don't want to let anyone else in.
Can't get anything done
Land sporting and business activities (i.e. dirt bikes, shooting ranges)
No sidewalks for walkers and runners.
The “I've got mine, throw up the barricades” attitude of some. The current town Board, The

bicyclers and roller bladers from Duluth.
The “church” people – not very friendly. (Feel that) rules don’t apply to them.
The few people who are greedy and selfish who want to turn a profit at the expense of our woods and what people really like about Lakewood.
Cost of hooking up to city sewer, on top of paying for the monthly fees.
Rental properties
Decline of wildlife
No green space, environmental, adult recreation plan
How a few people try to control what everyone owns
Sub-dividing property and then wanting the township (demanding) to create more roads. Also loose dogs.
How small groups try to run the township.
People moving in and wanting to close the door behind them. Building large, expensive homes (which) drive up land prices.
Dogs running at large. Unable to even walk on some roads -- big problem. Loud parties, bad roads.
Resistance to business, change.
Can’t think of anything.
I would like to see some events that would unite the township – national night out, for example.

When bicycles are on the road and there is not much safety for them (no paved shoulders) and cars can’t pass because of the double lines.
I have to drive to the mall to buy everything
No liquor store, ATV use on private property and on public roads, ditches, junk yards in backyards.
The environmentalist movement
People who complain about animals. What is “rural”. The ability to have animals and not live in a “suburb” type township like Hermantown has grown to be. Example: “Non-animal friendly”.
People moving into our township that feel they should have input on how property that they don’t own is managed. If they want to control it, they should buy it.
Pendulum swing of politics
Poor roads, lack of hiking and walking areas, high taxes, restrictions on residential development.
My house value has doubled in the last 3 years. The muddy roads during the spring of the year. I don’t want it to get too restrictive as to what one can have or do.
New people telling older (lived here longer) people what and how to live.
Isolation from other families, not enough community events.

### Other Desired Community Facilities (21% commented).

Respondents were asked “*What other community facilities would you like to see developed?*” About 21% of the 254 respondents provided their views. Most of these (17%) mentioned one item and about 4% mentioned more than one item. Their comments are listed in Table 3, below.

**Table 3**

<u>Recreation Facilities</u>	
ATV park, public playground	rented by residents for occasions and used by residents' families.
Use of tax forfeit land for hiking trails	Use the Lakewood Elementary School as a community center
Anything for the kids.	Outdoor theatre/music venue for up to 500 visitors
Recreational center	New Town Hall, moderate, not elaborate, like the last proposal.
Softball field, basketball court	Adult functions without liquor, family activities for all ages
At least one more small playground for kids	<u>Green Space</u>
Fitness center	Convert state tax forfeited land into publicly protected green space.
As stated, some decent recreational facilities...tennis courts, ball fields, parks, etc.	Protected green spaces; identify them NOW.
Better skating rink and warming shack	<u>Trails</u>
Greater youth fields, tennis courts, etc.	ATV trails
Tennis court	Hiking trails, biking/walking trails
It is the responsibility of parents to provide recreation, not older people to pay taxes for their enjoyment. Parents do not show up to help, they expect taxes to pay for all of it.	Support motorized recreation also
Playground, athletic fields for kids	Trail system, community education program
Maybe public swimming pool	Improve skating rink, bike trails
A small community center/park area near the lake, run by the Township	<u>Taxes</u>
Tennis courts, cross country ski trails	No new taxes
Things associated with the school. Night activities, pool, rink, etc.	Our property taxes are high enough!!
Skating rink	None. Keep taxes down at all costs. Fire Department and Roads only.
Inside walking track	Can't afford it.
A community park	<u>Other</u>
More recreational facilities and a picnic area	Police department
Sports facilities	I would like to see a history collection begun to display at convenient times.
Swimming pool	Have enough
<u>Community Activities</u>	None (unless it is privately supported)
New building for meetings, dances, weddings, town offices.	Library bookmobile
Maintain and keep modern existing facilities	No opinion on reverse side. These comments should be answered in Newspaper.
Updated community center	Develop and upgrade roads
Band shell/community park. More walking and bike trails	Better address identification by homes and driveways
Town hall to be enlarged to provide more services and functions	Fine as is.
Community center	A commercial area along highway 61
Another meeting room. The Town Hall seems reserved often.	Liquor store
The current area (town hall) seems jammed right now	We don't move to rural areas for conveniences.
Recreational area/community center that can be	Commuter rail service stops at Lester River Road and Lakewood Road





<b>(e) Building Homes on Ridgelines</b> (4% commented) Overall 30% agree
<u>Agree</u>
Current zoning
All
All of Lakewood
Only if done with minimal impact
Maintain buffer
Property owner's right
<u>Disagree</u>
In proper zone
Underground!
Opposed to building there
<u>No response</u>
Bermed style only
Unable to dictate
<b>(e) Protecting Wetlands</b> (4% commented) Overall 79% agree
<u>Agree</u>
All of Lakewood
In proper zone
Drainage is important
Only if landowner's rights are violated to the extent they are improving a "swamp hole" next to their home.
<u>Disagree</u>
Too much wetland
MN is a wetland
Whole township is wetlands (clay).
State already does this
<u>No Opinion</u>
At this time
<u>No response</u>
It depends what's a wetland
How?
<b>(g) Townhouses/Duplexes</b> (6% commented) Overall 22% agree
<u>Agree</u>
Current zoning
Lake frontage
All areas
In proper zone
Townhouses, no duplexes
Within limits
All of Lakewood
Closer to the lake
On main roads
Jean Duluth or Expressway
Not visible from the road
In some locations
<u>Disagree</u>
Nowhere
Never
(continued)

(d) continued
<u>No response</u>
Should be a limited number
Low impact development
<b>(h) Affordable Housing</b> (4% commented) Overall 44% agree
<u>Agree</u>
All areas
In proper zone
Depends on what is "affordable"
All of Lakewood
Jean Duluth or Expressway
Low impact development
Not visible from the road
<u>Disagree</u>
Nowhere
Never
<u>No Opinion</u>
Definition?
<u>No response</u>
Affordable to whom?
Not definable.
<b>(i) Assisted Living/Senior Housing</b> (9% commented) Overall 54% agree
<u>Agree</u>
In proper zone
Current zoning
Highway 61 area
For Lakewood residents
Highway 61
Along major roads
All of Lakewood
Small scale
Only one
Town hall
Jean Duluth or Expressway
Highway 61
Limit areas
Within reason
No high rises
<u>Disagree</u>
Limit to one if necessary. Off Bergquist road.
On highway 61 if anywhere
By highway 61 if done
Never
<u>No Opinion</u>
Duluth Township is in the process
Low impact development
<u>No response</u>
North Shore highway
Transportation would have to be considered

<b>(j) Township Recreational Facilities</b> (4% commented) Overall 83% agree
<u>Agree</u>
Current zoning
In proper zone
All of Lakewood
If we have the land for it.
Low impact development
<u>Disagree</u>
Not needed. You live in the country.
Have enough now
Only when privately funded
!!! Skating rink
<u>No Opinion</u>
By town hall
We have enough
<u>No response</u>
Only with cooperation with (SD 70's?)
<b>(k) Bike and Walking Areas Along Roads</b> (7% commented) Overall 79% agree
<u>Agree</u>
Lakewood, Jean Duluth roads
Very important. North Tischer, Jean Duluth, Strand Road
Lester River road
Lester River road
Major transportation routes
Lester River Road, Lakewood Road, West and North Tischer, and Strand
Low impact development
Especially the Lester River Road
In proper zone
Horse trails
Only busy roads such as Tischer, Strand.
Lester River Road
By parks only
Key word is "along" not on roadways
Not if too costly (taxes).
<u>Disagree</u>
All of Lakewood
<u>No Opinion</u>
To include ATV and snowmobiles
<u>No response</u>
No to bike trails
<b>(l) Hiking Trails</b> (6% commented) Overall 75% agree
<u>Agree</u>
Lester River road
Low impact development
By permission of land owners only
In proper zone
All of Lakewood
By developer
(continued)

(I continued)
Moose mountain area would be great.
<u>Disagree</u>
Where would you put them when all land is private?
Most land is family owned
Private owner's decision
<u>No Opinion</u>
Already have, or close to it
To include ATV and snowmobiles
<u>No response</u>
Maybe
Don't understand. Its all private
<b>(m) Home Business</b> (5% commented) Overall 88% agree
<u>Agree</u>
Any
Current zoning
No store front retail
All areas
Limited volume traffic
In proper zone
On main corridors
All of Lakewood
With limits
That fit with residential living
Not on gravel roads. No signs, no disturbing neighbors.
Not in densely populated areas
Not kennels
Small, no employees
<u>No Opinion</u>
We already have home business in our township
How many are there in Lakewood?
<b>(n) Locally Owned Small Business</b> (7% commented) Overall 80% agree
<u>Agree</u>
Any
Current zoning
Jean Duluth commercial area, town hall area
On main corridors
Highway 61 expressway
Major paved roads only
In proper zone
All of Lakewood
Jean Duluth or Expressway
Along Jean Duluth corridor
Limit areas
<u>Disagree</u>
Near light industrial use area
Along Jean Duluth or highway 61
Limited volume traffic
<u>No Opinion</u>
We already have home business in our township
(continued on next page)

<i>(n continued from prior page)</i>
It depends on a lot
How many are there in Lakewood?
Only along major roads
<b>(o) Light Industrial Uses</b> (8% commented) Overall 47% agree
<u>Agree</u>
Scattered
Current zoning
In zoning
Highway 61 expressway
Where zoned currently
In proper zone
Near expressway
All of Lakewood
Highway 61 corridor
In existing areas
Follow county zoning rules
Expressway
Limited to current zoning regulations
Along highway 61
Limit areas
<u>Disagree</u>
LIU zone
In current zones only.
Along Jean Duluth or highway 61
Never
<u>No Opinion</u>
How many are there in Lakewood?
Highway 61
<b>(p) Heavy Industrial Uses</b> (5% commented) Overall 17% agree
<u>Agree</u>
Highway 61
Current zoning
In zoning
Highway 61 expressway
Along Highway 61 and Jean Duluth Road
Highway 61
In proper zone
Where zoning permits
All of Lakewood
Follow county zoning rules
<u>Disagree</u>
Nowhere
Never
<u>No Opinion</u>
How many are there in Lakewood?
Highway 61

<b>(q) Industrial Parks/Strip Malls</b> (8% commented) Overall 21% agree
<u>Agree</u>
Current zoning
Along Highway 61 and <i>(unable to read comment)</i>
Highway 61
Highway 61 area
Highway 61 expressway
Use the highway
Along north shore
Highway 61
Along highway 61
Highway 61
In proper zone
All of Lakewood
Only along highway 61
Near highway 61, Jean Duluth road
Follow county zoning rules
Along highway 61 in commercially zoned area.
Highway 61
<u>Disagree</u>
In very limited area
By highway 61 if done
Along highway 61
A small local shopping area could be appropriate
Never
<b>(r) Big Box/Large Commercial Businesses</b> (12% commented) Overall 23% agree
<u>Agree</u>
Highway 61
Highway 61
Current zoning
Highway 61
Highway 61 area
Highway 61
Highway 61
Highway 61 expressway
Not Wal-Mart
In proper zone
In selected areas
Only Highway 61
All of Lakewood
Highway 61 corridor
Near highway 61, Jean Duluth road
Highway 61
Along freeway
Follow county zoning rules
Limited along highway 61
Limit areas
<u>Disagree</u>
Only along highway 61
By highway 61 if done
God forbid!
<i>(continued on next page)</i>

<i>(r continued from prior page)</i>
Along highway 61
Never
Absolutely not
Along highway 61
Never
<i>No Opinion</i>
At this time
How many are there in Lakewood?
<b>(s) Warehousing, Storage Units</b> (8% commented) Overall 30% agree
<i>Agree</i>
Current zoning
Highway 61 area
Highway 61 expressway
Highway 61
In proper zone
Limited in number
All of Lakewood
Only along highway 61
Near highway 61, Jean Duluth road
Along freeway
Follow county zoning rules
In existing LIU zones
Scattered
Limit areas
<i>Disagree</i>
By highway 61 if done
Highway 61 corridor
By industrial use area, if necessary.
Depends on the location
Along highway 61
We already have some in this township, why?
Never
<i>No Opinion</i>
How many are there in Lakewood?
<i>No response</i>
Already there!

<b>(t) Additional Public Roads in the Township</b> (8% commented) Overall 29% agree
<i>Agree</i>
As needed
To land locked parcels
Everywhere to increase access for private property
In proper zone
Take care of roads you have
Where needed for development
If really needed
Where needed
In case of fire, extra access would be desirable.
<i>Disagree</i>
All of Lakewood
Can not keep Centerline road graded or maintained properly.
<i>No Opinion</i>
Unaware of the need
Case by case
<i>No response</i>
Don't fix what we have.
If they are needed.
As necessary
Only county
Inevitable



# Area to Change Minimum Lot Size (30% commented on increase, 11% commented on decrease)

Respondents were asked two questions. One was about whether there should be an increase in minimum lot size and the other asked about a decrease in minimum lot size. Table 5 lists comments by the response to the question.

**Table 5**

Should the allowable minimum lot size be increased? (30% commented) Overall, 32% of respondents favored an increase)
<u>Yes</u>
Everywhere
All
All
All
All
All
All areas
All areas
All areas
Entire township
Throughout Lakewood Township.
All of Lakewood Township
All zones
All areas
All areas to 10 acres
No small lots.
Bring all areas up to 5 acres minimum
All 10 acre minimum.
10 acres, much of the land left is too wet for building
5 acre minimum current zoning should be increased to 10 acres
5-acre minimum, preferably 10 acres
Areas that are not 5 acres and 330 feet on the road
Should have a minimum of 300 feet of established road frontage
Maintain 300 feet of road
Eastern two thirds of Township
All residential areas
Residential
All areas without sewer service
MUNS-4
Change MUNS-4 to 10 acres
RES-7 and the North Shore
In FAM-3 and FAM-4
West Tischer, Strand Road
West Tischer Road
South of West Tischer Road
South of West Tischer
North of highway 61

Frontage
Main roads (?), Secondary roads 5+ acres
Undeveloped
Family housing development
Exceder? farms
Near Amity
<u>No</u>
Leave as is
Keep as is now
Areas should be left as they are
Leave it the same. Have people get a variance to get permission to build on smaller lots.
Lot sizes should be all the same in all areas and subject to health rules for septic systems in lieu of public sewer systems.
Depending on area
Only very carefully
That's why we have what we have today
None, the current rules allow for enough population density.
I was under the impression lot size minimum was 10 acres.
It should be at least 5 acres in all areas
What is the minimum? 5-10 acre lot sizes sounds reasonable. It would still maintain the rural quality Lakewood has.
Any new building, 10 acres
All should be at least 10 acres for new homes
Throughout the township
All of Lakewood
Land is too costly currently
Existing laws should be enforced!
Difficult to defend unless PRD
Same
I don't know what the minimum is now.
Not aware of current lot sizes. Zoning should be appropriate for land topography.
Don't know
(Table 5 continued on next page)

<b>Should the Allowable minimum lot size be DECREASED?</b> (11% commented) Overall, 11% of respondents favored a decrease
<u>Yes</u>
Platted property
Should be able to build 2 homes on 10 acres – all areas.
All of the township
All
All areas
North of West Tischer
Rural residential
10 acre areas could be reduced to 5 acres.
Town edges close to Duluth and highway 61, add public sewer there.
All areas to 2 acres

All
Frontage
<u>No</u>
Depending on area
Entire township
Only very carefully
All
All of Lakewood
Increase lot sizes
Any new building, 10 acres
Leave as is
It seems a good size now.
Keep as is now
In FAM-3 and FAM-4
Absolutely not! Don't want to lose the country setting that makes Lakewood
None

## Prohibited Uses

Respondents were asked “Are there land uses that should be prohibited in Lakewood Township?” Some 59% listed one or more uses that should be prohibited. Table 6 lists items mentioned. Note that many comments list several uses to be prohibited.

**Table 6**

<i>Commercial, Industrial</i>	Big box business, industry, PRD and condos.
Strip malls and condos.	Big box and franchises
Feedlots, towers over 100 feet, commercial uses, commercial development, town houses, strip malls, light and heavy industry, big-box commercial, warehousing, more roads.	No industrial or commercial, please. People live here and tourists come here for the forests. No housing developments, please!
Heavy industrial	Commercial development along the expressway
Big Box retailers, heavy industry and PUD's.	Heavy industry, big box retail, multiple family dwellings, and many others.
Heavy commercial	Commercial development and apartment complexes
Gravel pits	Everything but residential
Industrial, big commercial	Too industrial or commercial
Industrial, commercial	Commercial use
Heavy industrial use	Large commercial and any that negatively impact environmental quality, including noise, dust, lighting.
Big Box, industry, strip malls, townhouses, apartment complexes, anything that affects water quality.	No commercial development
Big box stores, strip malls on expressway, heavy industry	Commercial development in MUNS-4
Mining	No commercial
Large businesses, apartments, townhouses, trailer parks, things that cut down many trees.	Anything that brings a lot of cars. Big commercial ventures.
No shopping center, no manufacturing, etc.	Home businesses that create excessive noise, traffic, visual blight (i.e. all trees cleared, extreme lighting, excessive vehicles).
Business development of every kind should be closely monitored. No attention seems to currently be paid to wetland preservation. This should change to full disclosure and information fully given – before it is too late!	Commercial and strip malls
Mining, logging, junk yards, industry, shopping areas.	Industrial facilities that require air or water discharge permits, unless facility handles and treats waste on site. No extension of the WLSSD sewer to Lakewood Township.
Big commercial business and business that does not fit the area (i.e. junk yards, scrap).	Towers, any industrial use near streams, rivers, etc. And they should be set back and not visible from homes or roads.
Large commercial developments	Large commercial uses
Large development of any kind	Industrial, manufactured housing
Heavy industrial and big box development	Mineral mining, airports, wind farms
Heavy industrial, noisy and obnoxious business and activities.	Heavy industrial or large scale commercial.
Certain large scale commercial, manufacturing uses.	Industrial, big retailers
Heavy industrial uses, industrial parks, strip malls, big box/large commercial businesses.	Commercial building including assisted living, town houses and condos as well as big businesses and malls.
Industrial parks, strip malls, large businesses	Large business, heavy industrial, junk yards
Feed lots	Commercial chicken, hog, etc. farms
Big box/large commercial businesses	Things that pollute, increase traffic, big box, etc. etc.
No heavy industry	
Mining, garbage dumps	
Commercial, industrial – salvage yards, landfills	
Additional large business development	

<u>Junk yards</u>
Auto salvage yards, adult oriented businesses
Junk yards, sludge, run down homes, trailer homes that have wheels.
Junk yards and the piling of garbage
Junkyards or any potential eyesore or polluting use
Junkyards, dumps, storage units.
Junkyards, big box retail, strip malls, condos, auto dealerships
Junk yards, waste holding
Gravel pits and salvage yards
Waste/garbage disposal
Junk yard, animal kennels
Junk yards
Dumps, manufacturers who are not community committed.
Municipal dumping grounds, big box developments, motorized recreational trails
Junkyards
Landfills, sleazy buildings
Landfills
Scrap yards, heavy industry
Junk yards
Scrap yards, landfills
Junk yards, industrial farming.
No junk yards
Racetracks, junkyards, ATV trails
Hazardous waste
Sanitary land fill
Public dump ground (garbage, oil, other inconsiderates), large industrial firms.
Waste dumps, large businesses
No dumps
Junk yards, toxic waste site
Land fill use
Junk yards
WLSSD dumping. Automotive on commercial land only.
No junk yards or used car dealerships
Noisy, smelly, junk yard
Junk yards, trailer parks, big box developments
No landfills
Scrap yards, any dump sites, trailer parks, towers over 100 feet.
Landfills, communication towers
No junk yards, no gravel pits unless commercial
Land fill
Junk yards, stockyards
Waste disposal, commercial development, trailer parts, apartments, condos.
These need to be limited and controlled.

<u>Trails</u>
No ATV/snowmobile trails near residential development
I don't think there should be motorized (4-wheeler, bikes, snowmobiles, etc.) race tracks or derby tracks. Trails should be enough.
No trailer parks. No more commercial uses.
<u>Residential Development</u>
Any activities that promote heavy traffic or population densification. Activities creating environmental noise, odor or other types of pollution. Most importantly, prohibit high density housing of any kind.
Don't want to see companies buying up land to split up and build more homes
Mobile home parks
Residential development on the order of Kings Court.
Residential development
Large developments must keep it rural
Apartments, low income, PRD
Apartments, big commercial, housing developments, so-called affordable housing
Mobile home parks
Urbanizing
Multi-family residents, mobile home parks, housing developments.
<u>Other</u>
The current ones are fine.
Keep road frontage plan in use
Listed in #7 strongly disagree (d, f, g, h, j, k, l, o, p, q, r, s, t)
No developing without existing frontage laws.
Should be looked at on a case by case basis
See question #7
Polluting activities including noise, light, air and water
Everything I marked disagree (c, d, e, g, h, l, o, p, q, r, s, t). We don't want Hermantown out here.
They already are prohibited
Enforcing proper road frontage for building!!!
If there are, do landowners pay taxes accordingly as land considered "wet land", etc.!
Strip-tease joints, race tracks, bars
Noise producing uses like ATV parks, race tracks, etc.
Leave as is.
Meth labs, toxic waste dump
Shooting ranges, motor bike race tracks, 4-wheeler tracks.
Not enough time to ponder this thoroughly
Bars, adult entertainment
See #7 (strongly disagree to c, d, g, h, l, o, p, q, r, s, t).

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Timber growth using herbicides
Adult entertainment
Anything that would lessen one's peace and quiet of their own property.
Development of environmentally marginal or sensitive land
Expanded (less restrictive) zoning density (should be prohibited).

Deer hunting with a rifle
Long list provided in zoning ordinance – agree with their list.
Too many to list.
As listed in the Township ordinances
Leveling forest
Such that disrupts neighbors.
As per existing regulations.



## Other Comments and Suggestions

Respondents were provided a space to provide added comments and suggestions. Some 48% of respondents provided other comments. Table 7 lists comments in their original form. In many cases, several topics are included. Here, the comments are kept intact to preserve the context of the respondent's statement.

**Table 7**

Be more business friendly! Quit trying to keep new business from locating here. We could use a Big Box store along highway 61. It would benefit everyone in the area. Stop the nonsense about communication towers. Let them be built so we can enjoy the services they can offer that we are shut out of now. Not all of us want to live in the last century!
Development has to be tightly controlled and carefully planned. If we don't do this, Lakewood will eventually look like Hermantown. Hermantown is great for retail, but not for a rural lifestyle. Maintaining a rural residential feel should be the highest priority.
We don't need any more dog kennels or horses, fences for horses or domestic livestock. Should not be any closer to township or county roads than 125 feet minimum! Also chickens or all fowl.
There is no reason why Lakewood cannot be kept as rural, green and forested as it is now. There are plenty of other places where commercialization and development would be suitable. The primary reason why developers want development here is GREED. We residents would not benefit from commercial development. Only the developers would benefit.
Would like to see some restrictions on the use of roller skis, skates and bicycles on the Lester River Road. Very dangerous. Thank you for the opportunity to participate.
(1) We need a limit on the size of commercial business buildings. A size limit of 10,000square feet, for example. (2) Limit cellular towers to non-residential areas and not within shoreland. (3) Limit LIU developments to wholesale activities only.
People tend to go in excess of the speed limit on West Tischer. There should be a noise ordinance after 10:00pm (i.e. car stereos, neighborhood parties.
Something needs to be done about the yards that look like junk yards! Too many junk cars and plain garbage in these yards. These people pay so much less for taxes and us who take care of our property get penalized for it by paying high taxes. This is not right. It should be the other way around!
Ability to discharge firearms should be preserved. Access to develop landlocked acreage should be allowed, but regulated. Harsher restrictions on nuisance/eyesore properties should be imposed/enforced. Zoning variances should be granted rarely. Unleashed/nuisance pet ordinances should be enforced. Hiking/biking/horse trails could be fee based and should be encouraged (but no mandated by eminent domain).
Lakewood Township is a desirable place to live, but this should not lead us to change our zoning to give more people that opportunity. The reason it is a desirable place to live is its rural character. By increasing density via zoning changes, it will become less desirable. Please leave the zoning regulations alone. We have seen 8-10 new homes go up in the past 5 years on about a one mile stretch of Wahl Road. In recent years, neighbors have applied for variances for zoning to increase densities further. Thank you very much for not approving!
Because of the poor business practice in the Duluth area and the lack of jobs here, more and more people are starting home based business. If you stop people from doing this you stop the economy of this area. It is small business that is running this area and keeping the economy going. It is the tree huggers that are moving here and building huge houses and raising the tax base that is hurting the average family. These people want to have a community with a gate on it and I think that is b and in b and s that is in s. BS! Tree huggers go somewhere else!!!
With all the background information you desire, a resident's identity could easily be revealed. Simple demographics.
More community events to meet area residents. Improved newsletter.
Would like to see the township dissolved and become county government.
Keep Lakewood Township rural. Single family housing only.

Home businesses should only be those that do not impact the neighborhood. For example, sawmills, car repair, contractors with heavy equipment are things that impact a neighborhood negatively. If the home business has little traffic, that would be the consideration. Lighting needs to be addressed, especially with the new types of lighted signs. People in homes need to know their lighting can impose on a neighbor. No high-rise buildings! The Scenic highway and the Expressway are huge issues. Let's not ruin what draws people to this area – the natural beauty.
Keep Lakewood Township from commercial development. We'd like to see development at a minimum; both commercial and residential.
We need more things for older children to do and be involved in, for example, a skateboard BMX park. Many kids in this area are into skateboarding and BMX bikes. Which we as parents would rather have them doing than out running around in the neighborhood getting into trouble.
Some development in the township would be good – with measures of control. We could appreciate some commercial conveniences.
In the past, one joy I have had was driving beyond Brighton Beach on highway 61 and being “up north” right away. Only the occasional house would appear until Two Harbors when businesses and the town would intrude on the “up north” experience. Now, the view has been eroded by the furniture store and gas station. Don't mess up the expressway (hwy 61) with more commercial development, please.
Lakewood is adjacent to Duluth. I believe the Township should plan for the possibility of an annexation or at least a partial annexation in the future. Also the town should think about some commercial development in the proper zone district. We are reaching the population that we should be looking at uniform building codes in order to prevent shoddy construction.
Lakewood needs to enforce cleaning up its junk yard lots and houses.
I am a “returning” resident – over 20 years since last living in this area. I was surprised by the addition of so many houses in the Exeter area, too dense in some spots. I have been driving around and am pleased by how clean the majority of the township is, but what is with all the “crap” at the home on Riley Road? I know it takes businesses to increase the tax base. I would like to see “green” business or businesses that don't generate tons of waste.
Restrictions on wind generators should be removed or at least allow them with certain requirements for residents in Lakewood.
The township roads are an embarrassment.
Lakewood should remain a residential area. There are enough strip malls in Duluth area already. Keep it as a place you would like to raise a family, not surrounded by traffic and the accompanying noise issues, surrounded by business.
Send out notice in mail when meetings scheduled. Keep zoning the same. Minnesota is nothing but wetlands. We do not need more protection.
It would be nice if people were not allowed to have junk all over their property. Lakewood is a beautiful area. It is not being destroyed by some of the beautiful new homes being built. What will ultimately make Lakewood an undesirable place to live is run down, unkempt homes. No one wants to see homes every 10 feet, and that would not be allowed. We don't seem to have a problem with 10 acres. a run down house, the last three cars that no longer run, and the garbage that accumulated over the winter.
What ever happened to being a “good neighbor” in this township? Everyone seems to be a stranger with an attitude (and, no, I am not unfriendly). Wetlands and green space need to be urgently preserved. Where there is green space, people need to respect others' ownership and not litter, hunt or snowmobile without express permission. It is so disheartening to have to “police” your property.
Please maintain rural character and not turn it into a Hermantown.
Becoming over populated! When we moved to Lakewood Township 13 years ago, it was a small community. Now there are so many more homes being built. Schools become more over populated. Next thing you know, it will be like living in the city! It will no longer be a small, quiet community it once was, which is very sad! A strip mall would be nice then we wouldn't have to drive 20 minutes to the nearest mall; limited to residents only!
I did not receive this until late on March 28 <sup>th</sup> . I hope you get it on time. I'm not sure why we need 5 supervisors when counties with 20 times the population have 5. We will have 300 people per supervisor, which is ridiculous. This is one example of people setting up their pals with positions of power through which they impose their will on others. Let's not fix a township that is not broken and has functioned well in the past. Let's just fine tune it to keep up with changing times. If people want businesses, then they should live in Duluth.
Keep Lakewood rural and feeling like we still live in the country. Homes will be built. Just keep the lot size big. Don't allow lots to be subdivided into small lots less than 5-19 acres.

Let's keep Lakewood rural! Not make it the City of Lakewood
Some limited growth/development can be good. The difficulty is to define how to legally limit development without going overboard one way or another. I would like to see a value statement established to help direct all new land use plans – i.e. "All plans must furnish the overall objective of enhancing the rural/small town/clean nature and character of the Township". Or...any new plans have to add an element of quality to the adjacent area by incorporating and adding sufficient amenities that enhance beauty of the Township by siding or addition of landscape to make a minimum visual impact on surrounding properties. Use of a statement should become a yardstick by which we measure every decision we make in the Township. Thank you for your diligent work.
Strongly encourage community involvement, not just a few right or left leaning people dictating!!
Take a good look at what some other townships have done for recreational/park development.
Keep Lakewood rural
I think there should be strict regulation on billboards. The corner of Jean Duluth and Tischer is getting to look pretty messy. Billboards should be very specific and easy to read. The one I especially do not like is the "Dream, Create, Enjoy". It says absolutely nothing and is an eyesore, although I do frequent the businesses it represents.
I am concerned about the many new families that locate in our rural area and want, want, want and expect bigger and better facilities such as for sports.
Stop trying to develop this township. Lets keep it as rural as possible even though much of it has been ruined already by greedy people who only want to profit from logging, building, developing this area.
I would like to see land locked acreage opened up. Clean up junk yards and abandoned buildings. Beautify Lakewood!!
We need common sense to prevail when deciding which way Lakewood should grow, not a radical "green" agenda (for example, the SNA). Not all growth is bad. The land should belong to individual landowners, not the government, be it state, federal or township. Whoever designed this survey is trying to write the questions in a way that they'll get a "green" response. Shame on you!
Mail again and give people time to respond per cover letter!
I would like to see it get easier to have a small business at home. I would like to see the Highway 61 area developed with some sort of business since that's what it is zoned for. I would like roads built to landlocked pieces of land that could be used for houses. I want growth in this township, not tree huggers.
As long as Jean Duluth has businesses from Ryan to Strand, it is a decent reason to add useful stops for people. Actually from Medin on.
Early in the stages of community develop, there is a chance to set aside green spaces for the future. Cities that have done this in the past have gained the benefits today. Lakewood is at the point where this can still be completed.
Please do not allow commercial development to start encroaching into our township. I bought land and built here for the rural setting to live and raise my children. The 5-acre minimum is a nice buffer and allows privacy and space. I enjoy living on a small dirt road where I know my neighbors but only see them when I want to.
I believe we should ask people living here why they moved here if they want everything changed. They can go to Hermantown or move to the city. Lakewood has many new developers and they are only out to pad their own pockets. You don't see them coming to donate t heir time or support any groups or organizations or to help keep taxes affordable to all. They need to be reminded that taxes are also based on assessed valuation of this town. The selling prices on homes raise valuation and up go taxes. We that are on fixed incomes and have lived here all our lives are being forced out. We that have been active and worked hard to make Lakewood a good, clean place to live believe that zoning ordinances must be enforced, not away from. Those who want to sue the town and make their wishes incompatible with rural living. I surely hope that the town will not change our rural characteristic values and wishes of those who truly are working to keep Lakewood one of those beautiful places to live, not commercialized and mostly don't let greed become a determinant.
We have no need for new township roads as we can't or have trouble maintaining these. All this would do is bring in new homes in interior building. It should stay that you have to have road frontage to build. I ride a horse. Lots of fast moving traffic. People either don't understand or don't care that we could be their hood ornament.
Stop restricting legal use of land. It will save thousands in attorney bills.
Keep Lakewood rural. Limit commercial and industrial zones to their present locations. Provide for 120 feet of forest/vegetation between industrial zones and residential zones (on the industrial size of common property line. Keep the wording of our present "Comprehensive Land Use Plan" stating that the "Comprehensive Land Use Plan" takes precedence over the planning and zoning manual.
Less government in trying to be "big brother".

It matters not to me, but this questionnaire was marked with a razor cut by someone wishing to track my response? Questions 7b and 9 concerning “green space” and forested land are pretentious considering the lack of public land in Lakewood. Nearly all the forested land and “green space” is provided by Lakewood landowners who have acquired it and are paying taxes on it. It is up to them and them alone whether or not it be protected or maintained. Three days is not enough time for a good response, duh.
I feel that it is very important to maintain the rural character of Lakewood. Township zoning laws and regulations should not be changed (zoning restrictions loosened) to benefit those who wish to gain monetarily. Those of us who want to permanently live in Lakewood do not want to see its’ quality of life (ruralness) degraded.
I want to see road dust control. Also like to see the Lakewood government dissolved and turn everything back to the County.
We need to curb the rising taxes in Lakewood. We also need to allot money to hire sheriffs to patrol and slow down traffic. If we can spend \$18,000 a year on a recreation fund, we should be able to use a couple thousand dollars of that money to make our roads safer. It is only a matter of time before someone gets hurt on our roads due to excessive speed!!!
Do away with Lakewood Township zoning and have St. Louis County zoning. A large box store such as Wal-Mart with a Township .5% sales tax would eliminate Township taxes.
Remove Lakewood Township zoning, install St. Louis County zoning. A store of Wal-Mart size with 5% township tax would offset our township taxes.
Lakewood needs a tax base.
Encourage sustainable practices – i.e. small farms, agriculture, dairy, beef, forest products --timber and maple syrup production. PRD – Allowed and encouraged when possible however minimum setbacks should be established (increased) to ensure adjacent properties are not impacted with increased density. Also retain current, increased acreage requirement. Comment: PRD question for the general public is poor and misleading without a definition of the term.
Traffic flow must be kept in mind relative to any development. Some roads like the Lester River Road are not good for heavy traffic. Keep in mind that traffic adds noise, etc. and detracts from the rural environment. Thank you to all the members of the Steering Committee for your valuable time and effort. I believe we need to plan if we want to keep Lakewood beautiful!
Shrink town government, size and rules
We realize people need to live somewhere and this is a desirable place, but many people move out here from town and then expect city amenities such as shopping, more pavement, street lights, etc. and totally wreck the character of the place they’ve moved to.
More community activities
Do not open interior parcels for home building. Maintain road frontage requirement. Prosecute those building in violation of ordinances, including tearing down of structures instead of allowing them to remain.
If Lakewood is in need of revenue instead of building up commercially or industrially, lets cater to the tourists and play up the forest. Hiking trails, bike paths, campgrounds that keep our township forested. If some people like the busyness of town, they should move to Duluth. Most people move here to get away from that. Township roads could be better maintained.
Strike a balance between suburban and rural. Taxes are too high.
If Lakewood Township is going to have any development, a mater plan should be developed so the end result would be a living Lakewood village and not just another strip mall or bedroom community. There are several resources out there that can guide us, so Lakewood could be a role model for human development, not just short term economic benefit.
Allow development along highway 61. Capture some of the tax base that Duluth is pushing away.
People’s private property rights must be equitable in this township. This is not a “gated community”. The “not in my backyard” attitude is regressive and prevents people from actualizing their investments. The population increases every 8 seconds – people need a place to live. If people in the township want to decrease density, increase green space, etc. then they should do so with their private money. Buy land, own it, make their own green space. Do not infringe on the rights of private property owners. The primary role of the Comprehensive Land Plan Committee should be to make the citizens of this township secure in their private property rights. The core of these rights is the exclusive determination of property use by the owner, subject to legitimate qualifications of direct negative effects on other property owners. Such qualifications are the legitimate purview of the township in term, subject to the qualification of equal protection under the law. If the township wants to pursue goals that restrict property ownership determined use, this obligates them to become property owners. That is changing the status from private to public via purchase. Most of the goals referenced in this

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questionnaire (i.e. rural character, ridge-top development, and green space) should only be pursued through public ownership. Failure to pursue these goals through purchase inevitably results in transfer of benefits without comparable bearing of costs. Generally, whenever one party extracts benefits from another without payment for either purchase or rent, which is theft: legal or otherwise.

It is important to rely on common sense when considering any new development and not be caught in the slight of hand promises of a higher tax base and employment. If residential development is not primarily aimed at affordable homes, and commercial and industrial wages cannot support an average family, then there is no need for any of it.

Ramming this survey form through is not the way to work together (question 4). Too many people will not get it done (unless that is what CRP is pushing for).

Keep the rural character by limiting development.

Zoning needs to be integrated with the Comprehensive Land Use Plan so that the ideas can be enforced and regulated.

Keep us rural!

Allow development for a tax base

Take better care of your roads!

My main concern is to reduce the intrusiveness of government into my life. I do not want to see more local controls that attempt to turn our rural township into a quasi-city. If I wanted to live in Duluth, I would live there. I value the rural qualities most, including farming, gardening, motor sports, and hunting. Let those who do not like the rural character life in cities, not attempt to change Lakewood.

We only protect our living space by being different and by being good stewards of the laws regarding land use already in place. Lets enforce what is already in place, not just make things more difficult with no enforcement.

I accept growth in our township, but preserving wildlife, wetland, green space is most important to me. I wish we could curb night lights that are very bright and I wish we could curb domestic animals from roaming and chasing wildlife.

Lakewood township cannot continue to build government buildings, such as a fire hall and proposed new town hall while limiting development. This past behavior has resulted in too few home owners paying for too much government.

Lower taxes. The industry should maintain green space between residential areas. Plow roadways more often and bring in fill where needed.

These roads are unsafe for people on roller skis. They do not move for cars and cars do not slow down for them. The speed limits on some of the roads are too fast and we need more watch-for- deer signs on roads.

Prohibit ski skating along roadways, also bicyclists. Prohibit both on roads with speed limits over 30mph.

I would like stronger enforcement of ordinances, a more proactive Board. Leadership from the Board will result in clearer visions and more goal definition.

Keep it rural. Keep it quiet!

Stop the rich from getting richer and these back to nature people from putting their houses back in some hole in the wall place and then wanting the township to maintain their road. Make it harder to sub-divide property to make money and raise land values for those of us who do not want to sell land to make money. Just keep our land/home and live where we purchased land many years ago. Dogs; get the darn things under control!

Again – dislike the ability of developers/contractors to put up houses and then sell. Houses should be built by private individuals only. The Township could take a stand against fast development and maintain the rural atmosphere (or what's left of it) of this area for which most of us chose to live here and enjoy. The township could differentiate itself by saying no to development. Other townships in the country have done this and are being praised for it. Worried about increase in taxes year after year.

Encourage water impoundment ponds, especially near heavily wooded areas. Township's wooded areas are choked with downed trees and other tinder from recent storms.

I/we moved to Lakewood township for the green space, privacy, rural setting close to town and quiet it has to offer. We wish to continue the same for the next 29 years. Set backs, minimum lot sizes, etc. must be maintained so we can have the benefits we desire into the future.

Limit the number of animals on small amounts of land. Livestock numbers (should be) limited per acre of land.

They need to be regulated so they do not impose on others' property and rights.

Some business development needs to occur to support Lakewood baseball and soccer fields. Development along highway 61 is appropriate.

My primary interest is to keep traffic levels at a minimum. If we could have development without traffic, it would be okay with me, but they usually go together. Traffic impacts quality of life more than any single other thing (noise, risk to recreation, environment). I like to be able to walk, bike, roller skate as well as not hear cars zooming by. If there is going to be development, it should be along Jean Duluth Road or highway 61, but not in the interior.
Once we have zoning regulations, the residents of Lakewood Township should not have to fear that they are not being adhered to. Permits should not be given that do not comply with our regulations. This has caused problems in the past. Individuals (those employed to give or not give permits) in the permit process have not adhered to the regulations and instead tried to work around them or interpret them completely different so no applicant would be denied regardless if they clearly did not comply with the stipulations of the zoning ordinance. More oversight from the zoning board and Board of Supervisors needs to occur before permits are final. Also, conditional use permits need to be reviewed (site visit and written report) annually. This should be done by the zoning administrator and Board of Supervisors.
Six years ago we moved from Minneapolis to Lakewood in search of a saner, peaceful and more rural lifestyle. In Lakewood we found what we were looking for. I had grown up in Duluth, moved to the Twin Cities following graduation and returned after 17 years. Remarkably, Lakewood has maintained its land stewardship. We do not feel that progress equals growth. In our opinion, progress is maintaining the beauty and landmarks of nature. Protecting wetlands, forests and open spaces is essential to the world's and Lakewood's survival. We do what we can...have installed a solar panel, drive a hybrid vehicle, compost, recycle, etc. but need a community, the Township of Lakewood's commitment.
I think we need a commercial area along highway 61 and also we need to encourage growth along Jean Duluth Road. Interior lots and residential growth should be curbed.
Landowners should have the right to use their property as zoned at purchase, and should never be stripped of their use by zoning changes. If you don't like neighbors close to you, you should have bought more property.
Alternatives to septic systems (separation of waste stream) should be encouraged to save water energy and reduce water pollution. Include a zoning map with your survey. No extensions of WLSSD pipe into depths of the township. Low impact development should be aggressively instituted and pilot projects and/or financial incentives for contractors should be given. Outdoor wood burners should be required to meet emergency EPA emissions guidelines. The township should serve as a clearing house for information on reducing water, energy and land impacts.
CRP is a group of individuals who are environmental wachos. Their agenda to save the earth is not only futile, but also hypocritical.
I prefer to eliminate local zoning and use county approved zoning only.
Not enough time to allow for everyone to respond. I do not like people who buy property in the Township only to sell it to make money and destroy their neighbor's quality of life. It is not always about money. Every decision should be made as if the proposed plan would end up being your neighbor.
Lakewood township is a rural, bedroom community serving Duluth. Extension of City of Duluth utilities should not be considered. Lakewood Township should maintain its forested look and serenity.
Permit applications must include complete, detailed plans to address proper water runoff, septic,. Impervious surface and buffering issues.
Question 9 is confusing. Priority to what -- Encourage vs. discourage development? I, for one, advocate maintaining what we have and I would give low priority to encouraging commercial development, but high priority to encouragement to resist expanded commercial development. Thanks.
Never any trailer home parks! Leave natural vegetation zone between industrial and residential or other (land use) – with industrial to be the one to have natural vegetation on its property.
We want the rural character of this township maintained, preserved as a single-family, residential community.
Summer recreation, babysitting youth groups should be eliminated unless parents of children are the ones paying for this activity. As a taxpayer, I don't want to pay for it. Streamline \$104,500 fire hall expense. Road maintenance supervisor could get back to basics on road maintenance. Use equipment we have and drag the township roads. If the township would provide class 5 gravel the local residents would not mind grading (dragging) their own roads, working with the road supervisor. Let our own maintenance people do our own work on the township buildings instead of contractors. Notice of up and coming project volunteers would help.
Lakewood Township is a great place to live. It's number one asset is its rural character and the diversity of land uses that define our community., In the future, there will be increasing pressure to erode this character and once it is lost, it will be very difficult to regain. We need to plan accordingly.

Lakewood should not be used as a dump site. An example of this would be the fill site north of the Doe Road on the East side of Lakewood Road. For the past 3 construction seasons, this site has been used for the disposal of fill from road construction projects not located in Lakewood Township. The constant noise and also danger created by these trucks in a residential area should be regulated.
Minimum setbacks and buffers for streams must be implemented to assure quality water resources.
Sorry about the 5-man board. Will this census actually be looked at?
Please remember why our forefathers came to America and founded this country – to get out from under too much government control and to be able to own property. This allowed them to better their quality of life and to develop the American work ethic and ingenuity that created this great country. Let us not throw it all away by following those that have socialist ideals.
Promote planned development opportunities utilizing buffered green space. The Comprehensive Plan is a guide, not policy.
I would like to see more planned and connected hiking/walking/biking trails. I would like the zoning changed to allow for planned unit developments which would enhance our tax base and allow for reasonable and attractive new home sites within our community.
I would like to see city or township water and sewer service.
Our young adults are leaving for college and jobs outside the area. Some kind of plan needs to be developed to encourage them to stay or return to the community. The program needs to promote business that is environmentally responsible and community oriented. With SMDK and St. Luke's as a major medical industry, any kind of medical industry support business would benefit from being in business here. Recruitment should include incentives for the company to hire graduates of the area high schools. Additionally, a partnership with the area medical facilities to incent students who have gone to college outside Duluth to return to work and live. Area college graduates to return to the area to work.
No development other than limited residential. Keep Lakewood rural!
I definitely don't want any malls or big stores like Wal-Mart. Because of the price of property being so high, we should not restrict the amount of acreage that a person can build on. Five acres is about the right size plot.
This questionnaire is late because we were out of town.
Glad you're doing this! Thanks. PS. Really appreciate Lakewood's Volunteer Fire Department and recycling center!!!
\$20,000 to put in a septic that doesn't work, when old one did. Wetland permits, County planes bumping into our DNR planes in the air, etc. etc. The thought of the Township putting more regulations on the land owner? What next.



Table 8 -- Miscellaneous Comments

<b>Question</b>	<b>Comment</b>
1	Misleading, what is meant by Center.
	<u>Other areas considered Town Center</u>
1	Lakewood Road
1	Lester Road
1	Lester River road
1	Soccer field/Lakewood One Stop.
1	Strand and Lester River Roads
2	Need someone who really knows the area as zoning administrator
3	Define rural
3	Fine the way it is
4	Whole community
	<u>Comments on ranking question</u>
9	Federal and state already established mandates (for protecting water, forest)
9	It would be nice if people would clean up what they have.
9	Don't do commercial or residential development. Need more information. Didn't want the safe harbor!
9	Maintain standards on commercial and residential development
9	Don't protect (forest) manage it! If it is Township land manage it properly, if it is privately owned, let the owner manage it.
9	No commercial development!
9	Protecting forested land is the owner's responsibility.
9	Light commercial
9	I prefer no more commercial development at all.
9	Commercial development not a priority at all.
9	Protecting forested land) is the landowners business.
9	This is a loaded question. You want the residents to pick "green" as the most important.
9	Is there already a plan for this (protecting water quality)? How much forested land does the Township have?

# Lakewood Township

## 2007 Comprehensive Land Use Plan Survey

### Report 3

### Selected Comparisons

Center for Rural Planning

## Report 3 – Selected Comparisons

This report provides some statistical comparisons suggested by discussions in the Steering Committee and by comments made by some respondents.

**Part A**, below, compares responses to each of the survey questions across three respondent groups defined by the amount of time they report living in Lakewood Township. Some have asserted that newcomers were different from those who have been in the Township for many years. Time in the Township ranges from about a year to 80 years and this distribution was divided into approximate thirds for comparison purposes.

**Part B**, below, compares responses by an index of those giving higher priority to commercial or residential development versus those who gave higher priority to protecting water and forest land. This may provide information on these perspectives and help identify areas of relative agreement and difference in views.

### Survey Background

The 2007 survey was commissioned by the Lakewood Town Board and conducted by the Center for Rural Planning with support from a Lake Superior Coastal Program grant. The 4-page questionnaire was designed following input from the Town Board, the Planning and Zoning Commission, review of prior surveys, and input from a public Open House which was held for residents of the Township. The survey instrument is provided as an appendix to Report 1.

A range of topics were included in the questionnaire. Drafts were reviewed by the Town Board and others. Questionnaires were distributed in the March *Town Crier* with an April 1<sup>st</sup> deadline. Questionnaires had been pre-stamped to encourage a timely response. Although information was prepared on time, the process of printing and mailing the *Town Crier* was delayed, in part due to a snowstorm. The *Town Crier* was put in the mail on March 27<sup>th</sup>.

A total of 254 valid responses were received by April 25<sup>th</sup>, which is approximately 29.2% of the 868 questionnaires sent out to individual households. About a dozen of these were provided by the Township office to individual households who were not on the *Town Crier* mailing list. The response rate is higher than for the last Township survey and is higher than usually achieved in mailed surveys that do not have a systematic follow-up procedure. The pre-stamped questionnaires undoubtedly contributed to the strong and timely response. Responses should be interpreted as coming from those who opened the *Town Crier* and were interested enough to provide their views for the Comprehensive Planning process.

### A. Comparison of Responses by Years Lived in Lakewood Township (Tables 1 – 5)

Respondents were divided into three approximately equal sized groups based on the number of years they reported living in Lakewood Township: 1-13 years, 14-30 years, and 31-80 years. Overall, the average number of years lived in Lakewood Township is 25.3 years. Tables 1 through 5 provide a comparison of the response of these three groups to each question in the survey.

While there are differences between the three groups in the data at hand, only some of the differences are large enough to suggest that they could be considered to be reflective of differences in interested Lakewood Township residents. A statistical test is used as a rough criterion for questions on which the three groups are significantly different. These differences are highlighted in Tables 1 through 5, below.

There is a statistically significant difference in satisfaction with Lakewood Township as a place to live (see Table 1). While a very high percentage of each group is satisfied or very satisfied, those who have lived in the Township 31-80 years are somewhat less satisfied. Potential reasons for this are suggested in later questions.

No statistically significant differences are shown in what people consider the Town Center, in the importance of preserving the rural character of Lakewood, or in the importance of working together on goals that benefit the community as a whole (see Table 1).

Respondents were asked about their agreement on encouraging a list of some 20 items. No statistically significant differences were found by years lived in Lakewood for 15 or the 20 items (see Table 2). Differences were found in agreement to encourage the following items:

- Township recreational facilities. Those living in Lakewood 14-30 years were most in favor (91%) compared to 80% for those here 13 or fewer years, and 77% for those here 31 or more years.
- Bike and walking areas along roads. Those in the middle year group (14-30 years in Lakewood) were most in favor of encouraging this (93%), followed by 83% for those here 13 or fewer years, and 63% for those here 31 or more years.
- Hiking trails. The same pattern was found for encouraging hiking trails. The middle group (14-30) favored encouraging this use (88%), followed by the newest group (78%) and those living here the longest (60%).
- Assisted living and senior housing. For this item, the longer residents lived in Lakewood, the more they favored encouraging this use (44% for the newest residents, 50% for the middle group, and 64% for long term residents).
- Additional public roads. Both the newest and the long term residents tended to favor encouraging added roads (36% for those living longest in Lakewood, 30% for the newest residents and 17% for the 14-30 year resident group).

There was no statistically significant difference between these groups in their high ranking of protecting water quality, protecting forested land or their low ranking of commercial development (see Table 3). There was a statistically significant difference in ranking of residential development, with long term residents ranking this higher (and lower) than the middle or newest resident groups. The long term residents ranked residential development first (27%) compared to 15% for the other groups, and second rank (20%) compared to 22% for the newest group and only 7% for those living in Lakewood 14-30 years. The 14-30 year group ranked residential development third (68%) compared to 57% for the newest group and 39% for the long term group. Fourteen percent of the long term residents ranked residential development last, compared to 10% for the 14-30 year group and 6% for the 1-13 year group.

Table 4 shows no statistically significant difference between the three groups in favoring increasing minimum lot size, favoring decreasing minimum lot size, or in listing items that should be prohibited uses.

Table 5 shows no statistically significant difference in the percent of respondents who live in Lakewood Township, in percent for whom Lakewood is their primary residence, or in the percent who own property in Lakewood (virtually all of the respondents do). There is a difference in average years lived in Lakewood, of course, since this defined the comparison groups. Table 5 shows the average for each group.

Table 5 also shows no statistically significant difference in acreage owned, in percent owning or managing a business in the Township, in the general location of their residence in Lakewood, in living within a mile of highway 61, or in the percentage who made added comments. Again, as one might assume, there was a statistically significant difference in the age cohort of respondents – those living the longest in the Township were more likely to come from earlier cohorts.

Overall, while there are some differences by length of time lived in Lakewood Township, the general finding is that the three groups are not significantly different on most items.

## **B. Comparison of Responses by Preference for Development or Environmental Protections in Lakewood Township (Tables 6 – 10)**

Tables 6 through 10 describe differences and similarities between those who give a higher priority to commercial or residential development vs. those who give a higher priority to protecting water and forested areas in Lakewood Township. This comparison provides a way to assess areas of agreement and disagreement between groups in Lakewood Township that respondents sometimes noted.

The two groups were distinguished using responses to the question that asked for ranking the priority that should be given to four items (*commercial development, residential development, protecting water quality, and protecting forested land in Lakewood Township*). Respondents who ranked the two development items higher than protecting water or forested areas, were grouped as “**preferring development**”. Respondents who ranked protecting water or forested areas higher than the two development items were grouped as “**preferring environment protection**”. Respondents where rankings were evenly split, were grouped with those “preferring development”. Overall, by this grouping, 26% preferred development and 74% preferred environment protection. Tables 6 – 10, below, compare the responses to items in the questionnaire for these two groups.

The group preferring development tended to see areas other than the Town Hall area as Lakewood’s Town Center (2% along the shore vs. 1% for the environment group) and along Jean Duluth Road (9% for the development group vs. 1% for the environment group) (see Table 6).

The development group was less satisfied with Lakewood as a place to live (87% satisfied or very satisfied vs. 98% for the environment group). The development group felt that preserving the rural character of Lakewood Township was less important or not important (26% very important, 18% not important), compared to the environment group (90% very important, 0% not important). The development group also felt it was less important or not important for the community to work together on goals that benefit the community as a whole (52% very important, 16% not important), compared to the environment group (78% very important, 1% not important), (see Table 6).

The two groups are statistically significantly different on 14 of the 20 items shown in Table 7. Respondents were asked whether they agreed or disagreed that these items should be encouraged. Those preferring development were more likely to favor encouraging:

- locally owned business (91% vs. 75% for the environmental group),
- assisted living/senior housing (76% vs. 46%),
- light industrial use (88% vs. 28%),
- planned residential developments (67% vs. 25%),
- warehousing and storage units (70% vs. 19%),
- building homes on ridge lines (63% vs. 17%),
- additional public roads in the township (59% vs. 19%),
- big box, large commercial businesses (65% vs. 9%),
- industrial parks, strip malls (61% vs. 9%),
- townhouses, duplexes (48% vs. 10%),
- heavy industrial uses (50% vs. 6%),
- condo, apartment housing (42% vs. 6%).

The development group was less supportive than the environmental group of encouraging the following:

- maintaining contiguous green space corridors (48% development vs. 99% environment)
- protecting wetlands (39% vs. 94%)

No statistically significant difference was found in percent agreement about whether the following 5 items should be encouraged:

- single family housing (majority agrees)
- home business (majority agrees)
- township recreational facilities (majority agrees)
- bike and walking areas along roads (majority agrees)
- affordable housing (majority disagrees)

Table 8 shows the difference between these groups in their ranking of protecting water quality, protecting forested land, residential development, and commercial development. These rankings were used to define the two groups so the statistically significant differences in ranking are expected. The data do show some of the variability and overlap in ranking of these four items.

Statistically significant differences in viewpoint are also shown in Table 9. A lower percentage of respondents in the development group feel that minimum lot sizes should be increased (21% vs. 37% for the environment group). A higher percentage in the development group think minimum lot sizes should be decreased (27% vs. 4% in the environment group). A smaller percentage of the development group lists uses that should be prohibited in Lakewood Township (50% vs. 84%).

Essentially all of both groups live in Lakewood, own property in Lakewood, and have Lakewood as their primary residence. Table 10 also shows that there is no statistically significant difference in how long respondents have lived in Lakewood Township.

Table 10 also shows that there are no statistically significant differences between the development and environment groups in acres owned, their birth cohort time period, or the percentage living within a mile of the highway 61 expressway. There are statistically significant differences on other background items.

Residents in the development group are more likely to own or manage a business (40%) compared to 14% for the environment group. Respondents in the development group differ from the environment group in the general area where they live. Development group members are more likely to live in the northeastern and southeastern parts of the township and less likely to live in the northwest and southwest areas (see Table 10). Respondents in the environmental group are more likely than the development group to have made additional comments (41% vs. 56%).

In interpreting these differences, it should be recalled that respondents who gave priority to residential and/or commercial development were a third the size of the group that gave priority to preserving water and forest land in Lakewood Township (26% who were in the developer group and 74% in the environment group).

It is hoped that these data will help the Steering Committee in their deliberations.

# Tables

**Table 1**  
**Percentage Response to Initial Questions by Years In Lakewood,**  
**2007 Lakewood Township Comprehensive Land Use Survey**

<i>Question</i>	<i>Lived In Lakewood 1-13 years</i>	<i>Lived In Lakewood 14-30 yrs</i>	<i>Lived In Lakewood 31-80 yrs</i>	<i>sig<sup>1</sup></i>
What do you consider to be the “center” of Lakewood Township? Area along the shore Along highway 61 (expressway) Town hall area Along Jean Duluth Road Other	0% 0 92 5 <u>3</u> 100% (72) <sup>2</sup>	1% 0 94 1 <u>4</u> 100% (74)	0% 3 90 1 <u>6</u> 100% (80)	ns
Overall, how satisfied are you with Lakewood as a place to live? Very satisfied Satisfied Dissatisfied Very Dissatisfied	47% 49 4 <u>0</u> 100% (77)	40% 60 0 <u>0</u> 100% (75)	32% 56 11 <u>1</u> 100% (81)	sig
How important is it to preserve the rural character of Lakewood Township? Very important Somewhat important Not important	72% 23 <u>5</u> 100% (77)	79% 20 <u>1</u> 100% (74)	73% 18 <u>9</u> 100% (82)	ns
How important is it for the community to work together on goals that benefit the community as a whole? Very important Somewhat important Not important	75% 24 <u>1</u> 100% (75)	72% 22 <u>6</u> 100% (72)	66% 27 <u>7</u> 100% (82)	ns

<sup>1</sup> A chi square test of significance of difference was used. “Sig” means that the differences are unlikely (using a .05 level of significance) to be chance differences. “Ns” means the differences are more likely to be chance differences.

<sup>2</sup> The number in parentheses is the total number of responses upon which percentages are calculated.



**Table 2**  
**Percent of Respondents who Agreed or Strongly Agreed that Each of Twenty Listed Items Should Be Encouraged, By Years In Lakewood Township, 2007 Lakewood Township Comprehensive Land Use Survey**

*Should any of the following be specifically encouraged as Lakewood Township changes over the next 10 or more years?*

<i>Item</i>	<i>Lived In Lakewood 1-13 years</i>	<i>Lived In Lakewood 14-30 yrs</i>	<i>Lived In Lakewood 31-80 yrs</i>	<i>sig<sup>3</sup></i>
<i>Overall, Majority agrees</i>				
Single family housing	96% (69) <sup>4</sup>	93% (71)	93% (82)	ns
Home business	86% (64)	91% (58)	82% (74)	ns
Maintain contiguous green space corridors	86% (69)	91% (70)	82% (84)	ns
Township recreational facilities	<b>80%</b> (69)	<b>91%</b> (70)	<b>77%</b> (77)	sig
Locally owned small business	79% (70)	80% (64)	82% (78)	ns
Protecting wetlands	81% (72)	88% (72)	74% (80)	ns
Bike and walking areas along roads	<b>83%</b> (75)	<b>93%</b> (75)	<b>63%</b> (79)	sig
Hiking trails	<b>78%</b> (69)	<b>88%</b> (73)	<b>60%</b> (75)	sig
Assisted Living/Senior housing	<b>44%</b> (63)	<b>50%</b> (66)	<b>64%</b> (73)	sig
<i>Overall, Majority disagrees</i>				
Light industrial uses	48% (71)	39% (70)	54% (78)	ns
Affordable housing	42% (67)	45% (64)	47% (77)	ns
Planned Residential Developments (PRD)	38% (65)	37% (67)	32% (84)	ns
Warehousing, storage units	33% (69)	24% (68)	29% (75)	ns
Building homes on ridgelines	37% (62)	19% (68)	32% (71)	ns
Additional public roads in the Township	<b>30%</b> (64)	<b>17%</b> (60)	<b>36%</b> (72)	sig
Big Box/Large commercial businesses	21% (75)	18% (72)	25% (81)	ns
Industrial parks/Strip malls	20% (76)	16% (71)	23% (82)	ns
Townhouses/Duplexes	24% (71)	15% (68)	24% (82)	ns
Heavy industrial uses	16% (74)	13% (70)	16% (81)	ns
Condo/Apartment housing	14% (72)	10% (71)	21% (81)	ns

<sup>3</sup> A chi square test of significance of difference was used. "Sig" means that the differences are unlikely (using a .05 level of significance) to be chance differences. "Ns" means the differences are more likely to be chance differences.

<sup>4</sup> The number in parentheses is the base of the percentage (i.e. 100% of those who responded to the item).

**Table 3**  
**Percent of Respondents Giving a Priority Rank to Four Items,**  
**By Years in Lakewood Township,**  
**2007 Lakewood Township Comprehensive Land Use Survey**

*Please rank (1 to 4) the priority that you feel should be given to each of the following in the next 10 or more years (1=highest priority).*

<i>Ranked Item</i>	<i>Lived In Lakewood 1- 13 years</i>	<i>Lived In Lakewood 14-30 yrs</i>	<i>Lived In Lakewood 31-80 yrs</i>	<i>sig<sup>5</sup></i>
Protecting Water Quality ( <i>lake, stream, ground water</i> )				
Ranked 1 (highest)	53%	57%	51%	<i>ns</i>
Ranked 2	31	29	26	
Ranked 3	11	6	14	
Ranked 4 (lowest)	<u>5</u> 100% (74 <sup>6</sup> )	<u>8</u> 100% (72)	<u>8</u> 100% (76)	
Protecting Forested Land in Lakewood Township				
Ranked 1 (highest)	39%	41%	39%	<i>ns</i>
Ranked 2	34	40	32	
Ranked 3	5	14	10	
Ranked 4 (lowest)	<u>22</u> 100% (74)	<u>5</u> 100% (73)	<u>18</u> 100% (77)	
Residential Development				
Ranked 1 (highest)	15%	15%	<b>27%</b>	<i>sig</i>
Ranked 2	<b>22</b>	7	<b>20</b>	
Ranked 3	57	<b>68</b>	39	
Ranked 4 (lowest)	<u>6</u> 100% (72)	<u>10</u> 100% (71)	<u>14</u> 100% (75)	
Commercial Development				
Ranked 1 (highest)	7%	7%	11%	<i>ns</i>
Ranked 2	13	3	9	
Ranked 3	8	3	8	
Ranked 4 (lowest)	<u>72</u> 100% (71)	<u>87</u> 100% (68)	<u>72</u> 100% (75)	

<sup>5</sup> A chi square test of significance of difference was used. "Sig" means that the differences are unlikely (using a .05 level of significance) to be chance differences. "Ns" means the differences are more likely to be chance differences.

<sup>6</sup> The number in parentheses is the base of the percentage (i.e. 100% of those who responded to the item).

**Table 4**  
**Percent of Respondents Indicating that Lot Sizes Should Be Changed**  
**or Uses Prohibited in Lakewood Township, By Years In Lakewood Township,**  
**2007 Lakewood Township Comprehensive Land Use Survey**

<i>Item</i>	<i>Lived In Lakewood 1- 13 years</i>	<i>Lived In Lakewood 14-30 yrs</i>	<i>Lived In Lakewood 31-80 yrs</i>	<i>sig<sup>7</sup></i>
Minimum lot sizes should be <u>increased</u> (some mentioned areas)	35% (65)	28% (69)	32% (81)	ns
Minimum lot sizes should be <u>decreased</u> (some mentioned areas)	10% (70)	7% (75)	17% (82)	ns
Some uses should be <u>prohibited</u> in Lakewood Township (some listed prohibited uses)	69% (77)	57% (76)	54% (85)	ns

**Table 5**  
**Background Questions, By Years In Lakewood Township,**  
**2007 Lakewood Township Land Use Survey**

<i>Item</i>	<i>Lived In Lakewood 1- 13 years</i>	<i>Lived In Lakewood 14-30 yrs</i>	<i>Lived In Lakewood 31-80 yrs</i>	<i>sig</i>
Percent who <u>live in Lakewood Township</u>	99% (77) <sup>8</sup>	99% (76)	100% (85)	ns
<u>Years lived</u> in Lakewood Township (mean)	<b>6.4</b> yrs (77)	<b>20.7</b> yrs (76)	<b>42.5</b> yrs (85)	sig
Percent for whom Lakewood Township is their <u>primary</u> residence	100% (72)	100% (74)	99% (80)	ns
Percent who <u>own property</u> in Lakewood Township	100% (75)	100% (72)	100% (83)	ns

<sup>7</sup> A chi square test of significance of difference was used. "Sig" means that the differences are unlikely (using a .05 level of significance) to be chance differences. "Ns" means the differences are more likely to be chance differences.

<sup>8</sup> The number in parentheses is the base of the percentage (i.e. 100% of those who responded to the item).

(Table 5, continued)

<i>Item</i>	<i>Lived In Lakewood 1- 13 years</i>	<i>Lived In Lakewood 14-30 yrs</i>	<i>Lived In Lakewood 31-80 yrs</i>	<i>sig</i>
Acreage of property owned in Lakewood Township				
1-3 acres	12%	15%	6%	ns
4-8 acres	18	27	18	
9-17 acres	44	29	37	
18-39 acres	13	20	23	
40 or more acres	<u>13</u> 100% (76)	<u>9</u> 100% (75)	<u>16</u> 100% (83)	
Percent who <u>own or manage a business</u> (including a home business) in Lakewood Township	22% (77)	18% (72)	17% (81)	ns
Cohort distribution ( <i>and current age, 2007</i> )				
1973-1988 (19-34)	<b>6%</b>	<b>4%</b>	<b>0%</b>	sig
1952-1972 (35-55)	<b>73</b>	<b>53</b>	<b>25</b>	
1942-1951 (56-65)	<b>16</b>	<b>31</b>	<b>34</b>	
1932-1942 (65-75)	<b>4</b>	<b>8</b>	<b>23</b>	
1931 or before (76 and over)	<u><b>1</b></u> 100% (77)	<u><b>4</b></u> 100% (75)	<u><b>18</b></u> 100% (83)	
General Location of Respondent's Property				
NW ( <i>North of Strand, West of Lester Creek Road</i> )	23%	25%	27%	ns
NE ( <i>North of Strand, East of Lester Creek Road</i> )	34	18	31	
SW ( <i>South of Strand, West of Lester Creek Road</i> )	22	40	25	
SE ( <i>South of Strand, East of Lester Creek Road</i> )	<u>21</u> 100% (71)	<u>17</u> 100% (68)	<u>17</u> 100% (71)	
Percent living within a mile of the Expressway ( <i>hwy 61</i> )	17% (75)	7% (71)	11% (82)	ns
Percent who made additional written comments	52% (77)	49% (76)	45% (85)	ns

**Table 6**  
**Percentage Response to Initial Questions by Preference for Development or**  
**Environmental Protections in Lakewood Township,**  
**2007 Lakewood Township Comprehensive Land Use Survey**

<i>Question</i>	<i>Prefer development or balanced</i>	<i>Prefer environment protections</i>	<i>sig<sup>9</sup></i>
What do you consider to be the “center” of Lakewood Township? Area along the shore Along highway 61 (expressway) Town hall area Along Jean Duluth Road Other	2% 0 87 9 <u>2</u> 100% (56) <sup>10</sup>	1% 1 93 1 <u>4</u> 100% (157)	sig
Overall, how satisfied are you with Lakewood as a place to live? Very satisfied Satisfied Dissatisfied Very Dissatisfied	19% 68 11 <u>2</u> 100% (57)	47% 51 2 <u>0</u> 100% (160)	sig
How important is it to preserve the rural character of Lakewood Township? Very important Somewhat important Not important	26% 56 18 100% (57)	90% 10 <u>0</u> 100% (160)	sig
How important is it for the community to work together on goals that benefit the community as a whole? Very important Somewhat important Not important	52% 32 16 100% (56)	78% 21 <u>1</u> 100% (156)	sig

<sup>9</sup> A chi square test of significance of difference was used. “Sig” means that the differences are unlikely (using a .05 level of significance) to be chance differences. “Ns” means the differences are more likely to be chance differences.

<sup>10</sup> The number in parentheses is the base of the percentage (i.e. 100% of those who responded to the item).

**Table 7**  
**Percent of Respondents who Agreed or Strongly Agreed that Each of Twenty Listed**  
**Items Should Be Encouraged, By Preference for Development or Environmental**  
**Protections in Lakewood Township,**  
**2007 Lakewood Township Comprehensive Land Use Survey**

*Should any of the following be specifically encouraged as Lakewood Township changes over the next 10 or more years?*

<i>Item</i>	<i>Prefer development or balanced</i>	<i>Prefer environment protections</i>	<i>sig<sup>11</sup></i>
<i>Overall, Majority agrees</i>			
Single family housing	94% (52) <sup>12</sup>	93% (155)	ns
Home business	89% (54)	87% (130)	ns
Maintain contiguous green space corridors	48% (48)	<b>99%</b> (159)	sig
Township recreational facilities	80% (54)	85% (150)	ns
Locally owned small business	<b>91%</b> (56)	75% (143)	sig
Protecting wetlands	39% (54)	<b>94%</b> (158)	ns
Bike and walking areas along roads	74% (54)	85% (158)	ns
Hiking trails	65% (54)	<b>83%</b> (149)	sig
Assisted Living/Senior housing	<b>76%</b> (55)	46% (136)	sig
<i>Overall, Majority disagrees</i>			
Light industrial uses	<b>88%</b> (58)	28% (147)	sig
Affordable housing	44% (52)	43% (143)	ns
Planned Residential Developments (PRD)	<b>67%</b> (54)	25% (147)	sig
Warehousing, storage units	<b>70%</b> (53)	19% (148)	sig
Building homes on ridgelines	<b>63%</b> (51)	17% (138)	sig
Additional public roads in the Township	<b>59%</b> (51)	19% (133)	sig
Big Box/Large commercial businesses	<b>65%</b> (54)	9% (159)	sig
Industrial parks/Strip malls	<b>61%</b> (54)	9% (159)	sig
Townhouses/Duplexes	<b>48%</b> (54)	10% (154)	sig
Heavy industrial uses	<b>50%</b> (54)	6% (158)	sig
Condo/Apartment housing	<b>42%</b> (52)	6% (157)	sig

<sup>11</sup> A chi square test of significance of difference was used. "Sig" means that the differences are unlikely (using a .05 level of significance) to be chance differences. "Ns" means the differences are more likely to be chance differences.

<sup>12</sup> The number in parentheses is the base of the percentage (i.e. 100% of those who responded to the item).

**Table 8**  
**Percent of Respondents Giving a Priority Rank to Four Items<sup>13</sup> By Preference for**  
**Development or Environmental Protections in Lakewood Township,**  
**2007 Lakewood Township Comprehensive Land Use Survey**

*Please rank (1 to 4) the priority that you feel should be given to each of the following in the next 10 or more years (1=highest priority).*

<i>Ranked Item</i>	<i>Prefer development or balanced</i>	<i>Prefer environment protections</i>	<i>sig<sup>14</sup></i>
Protecting Water Quality (lake, stream, ground water)  Ranked 1 (highest) Ranked 2 Ranked 3 Ranked 4 (lowest)	<b>12%</b> <b>17</b> <b>40</b> <b><u>31</u></b> 100% (58)	<b>65%</b> <b>34</b> <b>1</b> <b><u>0</u></b> 100% (164)	<i>sig</i>
Protecting Forested Land in Lakewood Township  Ranked 1 (highest) Ranked 2 Ranked 3 Ranked 4 (lowest)	<b>0%</b> <b>16</b> <b>21</b> <b><u>64</u></b> 100% (58)	<b>52%</b> <b>42</b> <b>6</b> <b><u>0</u></b> 100% (164)	<i>sig</i>
Residential Development  Ranked 1 (highest) Ranked 2 Ranked 3 Ranked 4 (lowest)	<b>62%</b> <b>31</b> <b>0</b> <b><u>7</u></b> 100% (58)	<b>4%</b> <b>11</b> <b>74</b> <b><u>11</u></b> 100% (164)	<i>sig</i>
Commercial Development  Ranked 1 (highest) Ranked 2 Ranked 3 Ranked 4 (lowest)	<b>38%</b> <b>28</b> <b>12</b> <b><u>22</u></b> 100% (58)	<b>0%</b> <b>1</b> <b>4</b> <b><u>95</u></b> 100% (164)	<i>sig</i>

<sup>13</sup> Note that these rankings were used to distinguish between the two groups.

<sup>14</sup> A chi square test of significance of difference was used. "Sig" means that the differences are unlikely (using a .05 level of significance) to be chance differences. "Ns" means the differences are more likely to be chance differences.

**Table 9**  
**Percent of Respondents Indicating that Lot Sizes Should Be Changed**  
**or Uses Prohibited in Lakewood Township, By Preference for Development or**  
**Environmental Protections in Lakewood Township,**  
**2007 Lakewood Township Comprehensive Land Use Survey**

<i>Question</i>	<i>Prefer development or balanced</i>	<i>Prefer environment protections</i>	<i>sig<sup>15</sup></i>
Minimum lot sizes should be <u>increased</u> (some mentioned areas)	21% (57) <sup>16</sup>	37% (145)	sig
Minimum lot sizes should be <u>decreased</u> (some mentioned areas)	27% (56)	4% (155)	sig
Some uses should be <u>prohibited</u> in Lakewood Township (some listed prohibited uses)	50% (52)	84% (133)	sig

**Table 10**  
**Background Questions, By Preference for Development or**  
**Environmental Protections in Lakewood Township,**  
**2007 Lakewood Township Land Use Survey**

<i>Question</i>	<i>Prefer development or balanced</i>	<i>Prefer environment protections</i>	<i>sig</i>
Percent who <u>live in Lakewood Township</u>	100% (54)	99% (155)	ns
<u>Years lived</u> in Lakewood Township (mean)	25.0 yrs (52)	24.2yrs (157)	ns
Percent for whom Lakewood Township is their <u>primary</u> residence	100% (54)	99% (155)	ns
Percent who <u>own property</u> in Lakewood Township	100% (57)	100% (157)	ns

<sup>15</sup> A chi square test of significance of difference was used. "Sig" means that the differences are unlikely (using a .05 level of significance) to be chance differences. "Ns" means the differences are more likely to be chance differences.

<sup>16</sup> The number in parentheses is the base of the percentage (i.e. 100% of those who responded to the item).







(Table 10, continued)

<b>Question</b>	<b>Prefer development or balanced</b>	<b>Prefer environment protections</b>	<b>sig</b>
Acreage of property owned in Lakewood Township 1-3 acres 4-8 acres 9-17 acres 18-39 acres 40 or more acres	6% 21 34 22 <u>17</u> 100% (53)	11% 22 40 17 <u>10</u> 100% (163)	ns
Percent who <u>own or manage a business</u> (including a home business) in Lakewood Township	<b>40%</b> (55)	<b>14%</b> (159)	sig
Cohort distribution ( <i>and current age, 2007</i> ) 1973-1988      (19-34) 1952-1972      (35-55) 1942-1951      (56-65) 1932-1942      (65-75) 1931 or before (76 and over)	5% 52 25 13 <u>5</u> 100% (56)	3% 49 28 14 <u>6</u> 100% (161)	ns
General Location of Respondent's Property NW ( <i>North of Strand, West of Lester Creek Road</i> ) NE ( <i>North of Strand, East of Lester Creek Road</i> ) SW ( <i>South of Strand, West of Lester Creek Road</i> ) SE ( <i>South of Strand, East of Lester Creek Road</i> )	<b>11%</b> <b>39</b> <b>24</b> <u><b>26</b></u> 100% (46)	<b>31%</b> <b>20</b> <b>31</b> <u><b>18</b></u> 100% (147)	sig
Percent living within a mile of the Expressway ( <i>hwy 61</i> )	16% (51)	11% (159)	ns
Percent who made additional written comments	<b>41%</b> (58)	<b>56%</b> (164)	sig

# Appendix B Lakewood Township Impervious Surfaces

## Legend

**2000 State Survey -  
% Impervious surface  
by minor watershed**

-  0.0000 - 1.0334
-  1.0335 - 2.8113
-  2.8114 - 5.5798
-  Impervious Surface

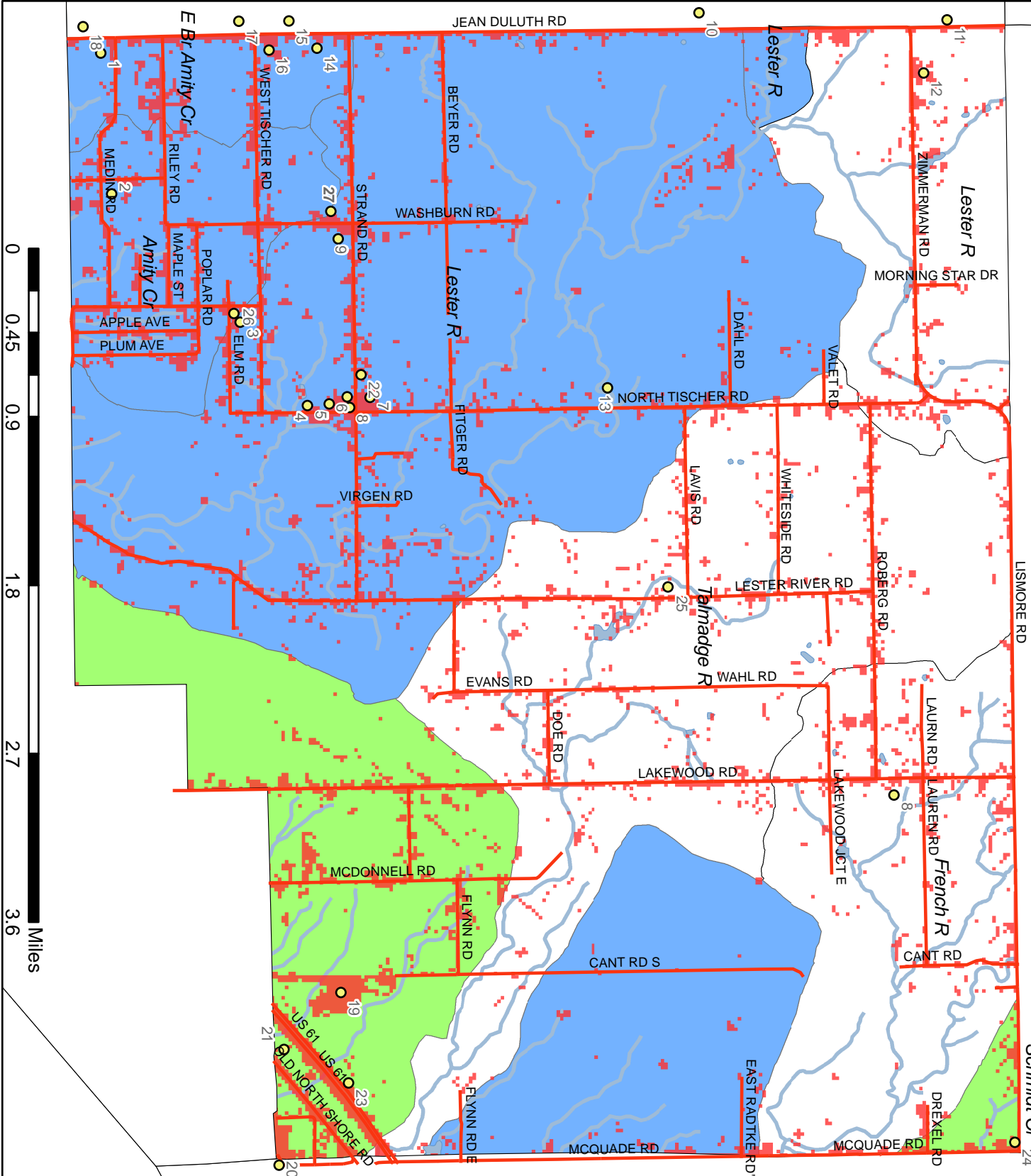
Minnesota Lake Superior Coastal Zone  
Impervious Surface Assessment  
This is a classification of urban/rural pixels within the Coastal Zone for two time periods (1990/1992 and 2001/2002), and a regression-derived value for percentage of impervious surface within each 30-meter pixel classed as urban.

This map is a public resource for general information. Lakewood Township and Minnesota's Lake Superior Coastal Program (MLSCP) make no warranty, representation, or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the information provided herein for any reason. All aspects of the data provided herein are susceptible to a degree of error due to the complexities of the process involved in compiling and creating the map. Lakewood Township and MLSCP shall assume no liability for any errors, omissions, or inaccuracies in the information provided, regardless of how caused. Furthermore, Lakewood Township and MLSCP shall assume no liability for any decision made or action taken or not taken by the reader in reliance upon any information or data furnished herein.



This Project was funded in part under the Coastal Zone Management Act by the National Oceanic and Atmospheric Administration's Office of Ocean and Coastal Resource Management, in conjunction with Minnesota's Lake Superior Coastal Program.

Project created by  
Benjamin Mattila



# Lakewood Township Generalized Land Use

Legend

Landuse

Moose Mountain SNA

Bare Land

Cultivated Land

Scrub/Shrub

Unconsolidated Shore

Water

Palustrine Emergent Wetland

Palustrine Forested Wetland

Palustrine Scrub/Shrub Wetland

High Intensity Developed

Low Intensity Developed

Mixed Forest

Deciduous Forest

Evergreen Forest

Grassland/ Hay pasture

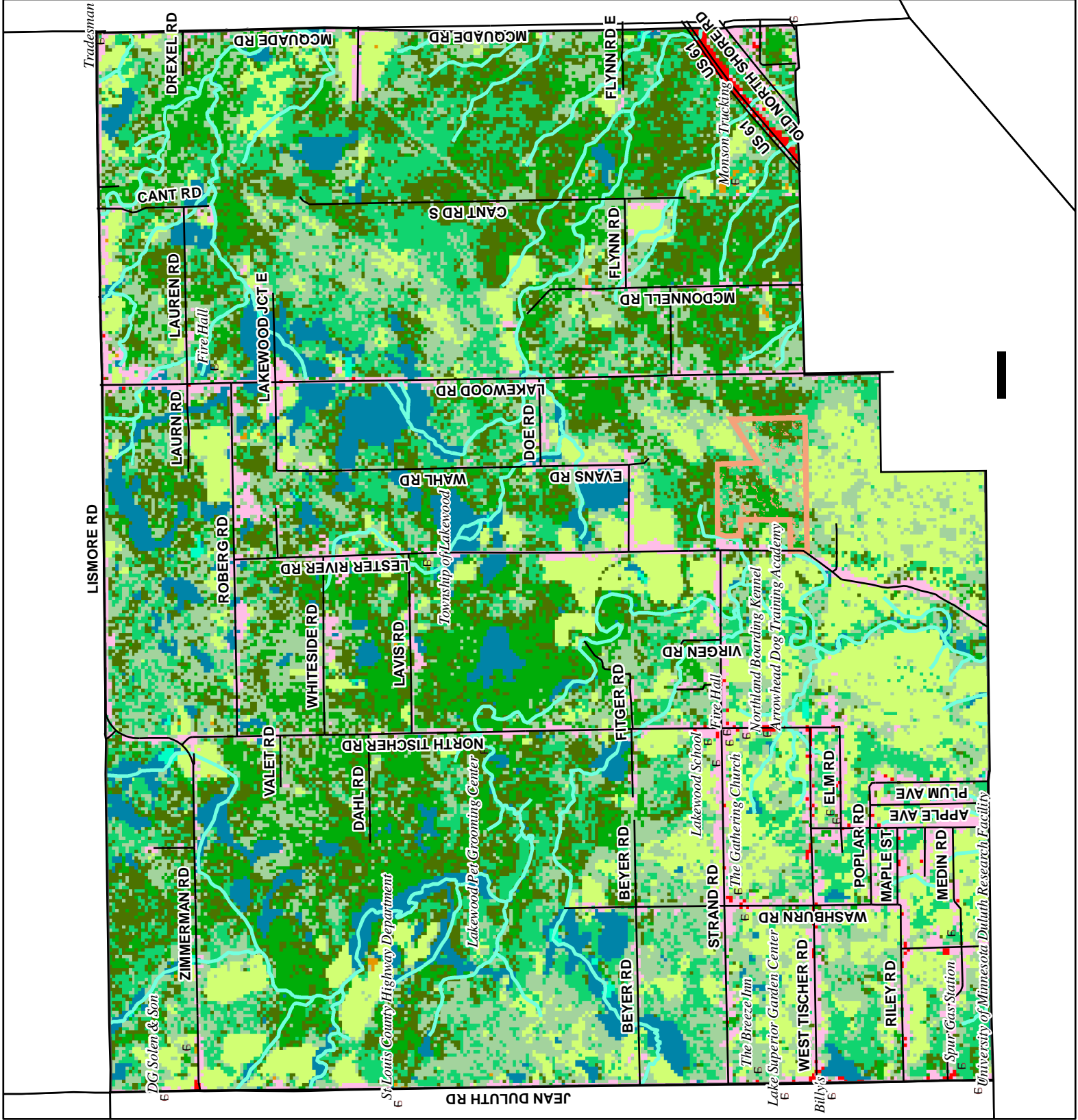
Land Use data source:  
NOAA Coastal Services Center/Coastal  
Change Analysis Program(C-CAP)

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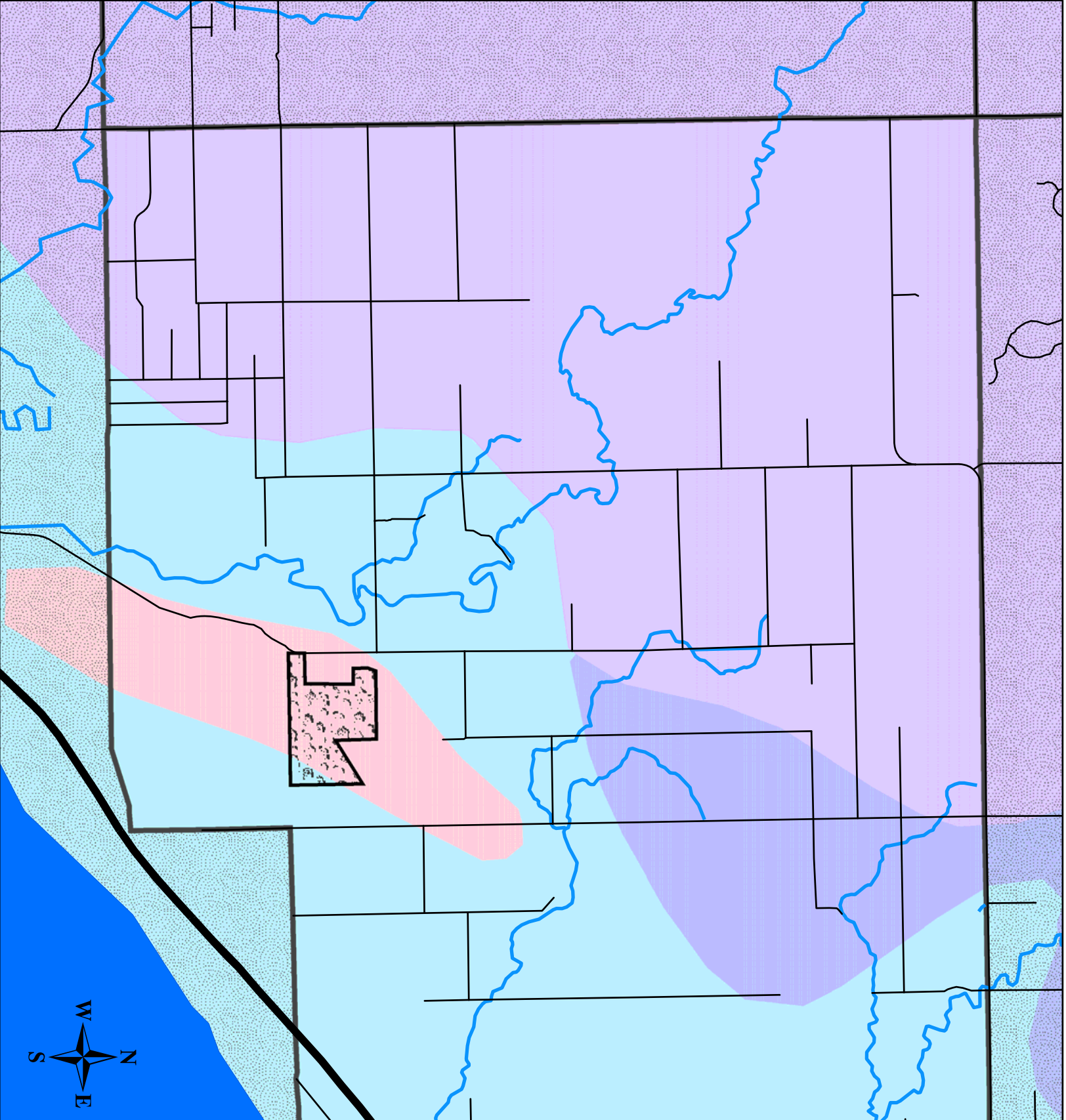
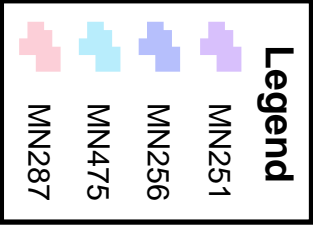
This Project was funded in part under the Coastal Zone Management Act by the National Oceanic and Atmospheric Administration, Office of Ocean and Coastal Resource Management, in conjunction with Minnesota's Lake Superior Coastal Program.

0 0.15 0.3 0.6 0.9 1.2  
Miles  
Project created by Benjamin Mattila





# Lakewood Township Generalized Soils

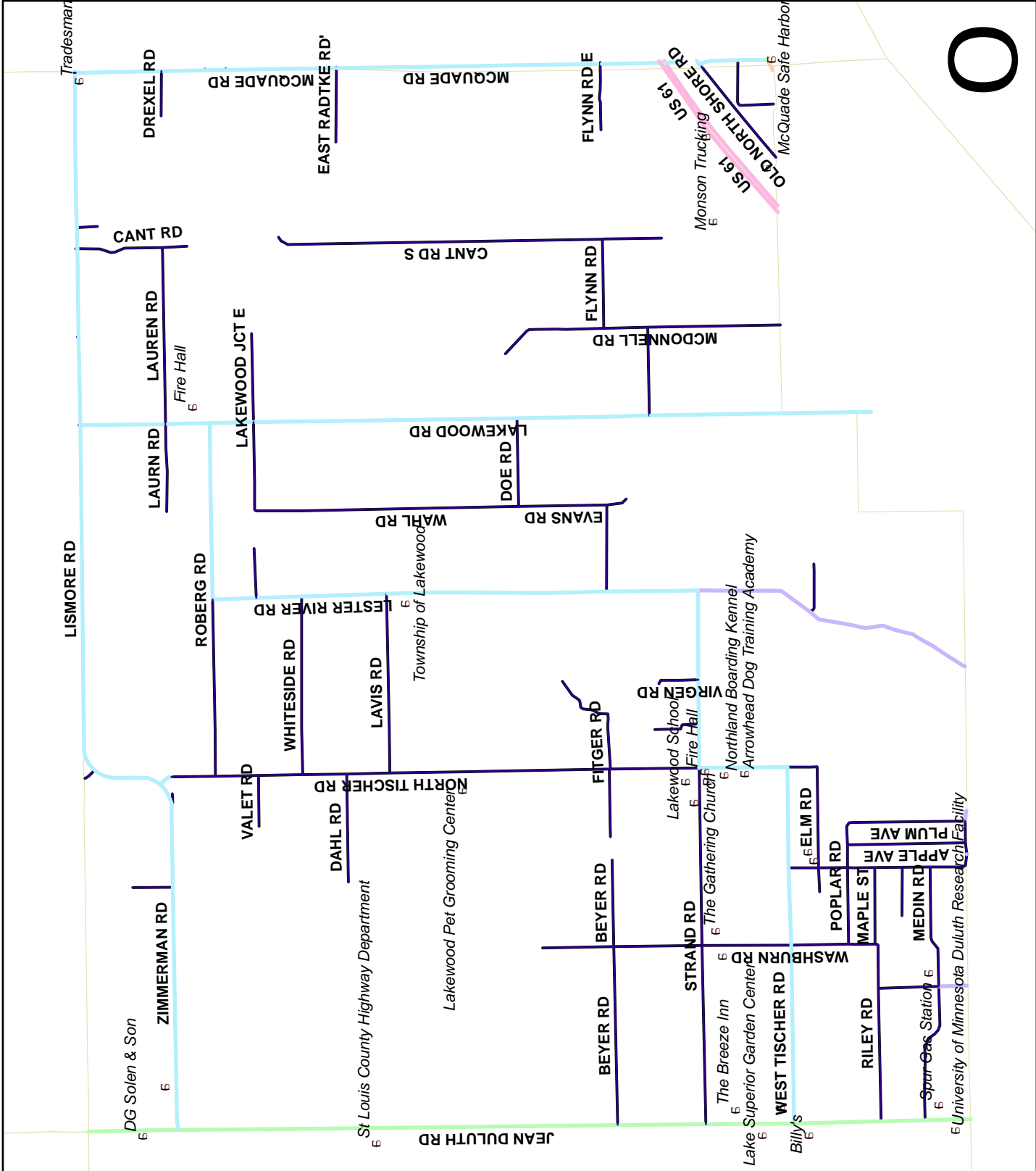


This project was funded in part under the Coastal Zone Management Act, by the National Office of Ocean and Coastal Resource Management, in conjunction with Minnesota's Lake Superior Coastal Program.

0 0.15 0.3 0.6 0.9 1.2 Miles

Project created Benjamin Mattia

# Lakewood Township Functional Road Class



**Legend**

Landmarks

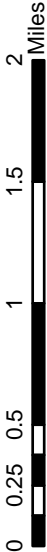
**St Louis County Roads**

Other Roads**Road Function**

Data Source: St Louis County

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This Project was funded in part under the Coastal Zone Management Act by the National Oceanic and Atmospheric Administration's Office of Coastal Conservation in conjunction with Minnesota's Lake Superior Coastal Program.



# Lakewood Township Generalized Slopes

**Legend**

E

nursery

—

<all other values>

Wetlands

Streams

FEMA 100 Yr. Flood Plain

Moose Mountain SNA

**% Slope**  
**<VALUE>**

0 - 12

12.00000001 - 24

24.00000001 - 36

36.00000001 - 48

48.00000001 - 60

Generalized Slopes Created with  
USGS 30 Meter Digital Elevation Model

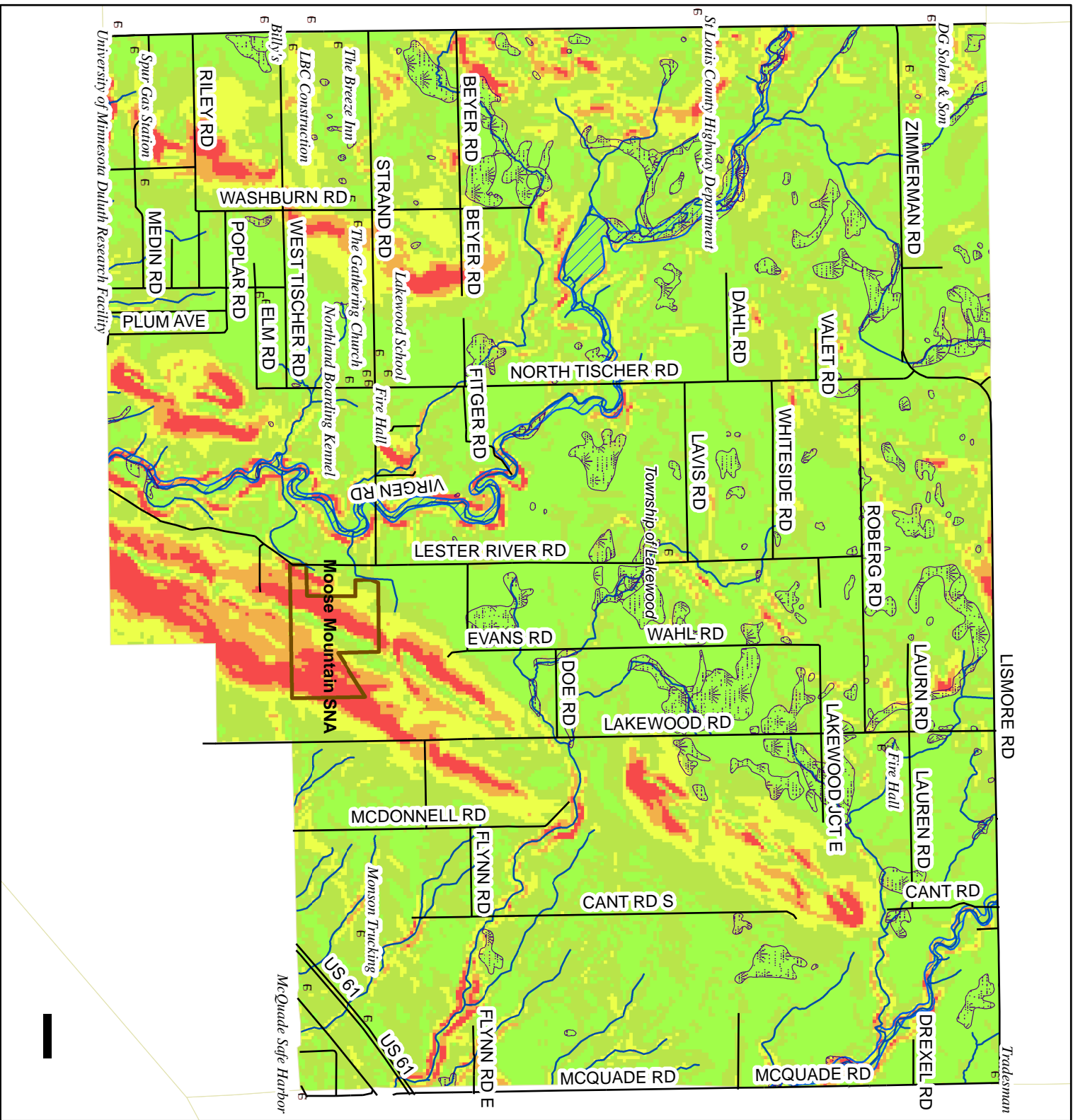
This map is a public resource for general information. Lakewood Township and Minnesota's Lake Superior Coastal Program (MLSCP) make no warranty, representation, or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the information provided herein for any reason. All aspects of the data provided herein are susceptible to a degree of error due to the complexities of the process involved in compiling and creating the map. Lakewood Township and MLSCP shall assume no liability for any errors, omissions, or inaccuracies in the information provided, regardless of how best. Furthermore, Lakewood Township and MLSCP shall assume no liability for any decision made or action taken or not taken by the reader in reliance upon any information or data furnished herein.



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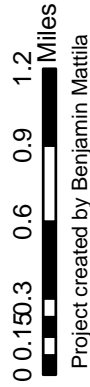
Project created by Benjamin Mattila





**Legend**

- FAM - Forest Agricultural Management District
- MUNS - Multiple use Non-Shoreland
- RES - Residential
- COM - Non-Shoreland Residential
- LIU - Limited Industrial
- LSO - Lake Superior Overlay

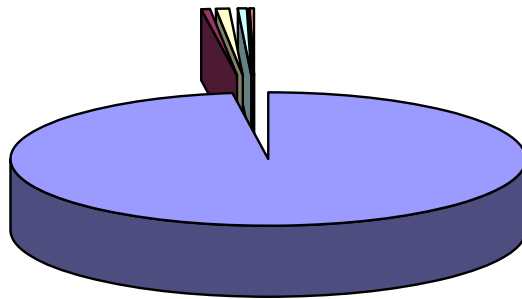


## APPENDIX C

### Race

### Lakewood Township -- 2000 Census

	Number	Percent
White	1,985	98.6
Black or African American	10	0.5
American Indian and Alaska Native	16	0.8
Asian	15	0.7
Native Hawaiian and Other Pacific	1	0
Some other race	3	0.1
<b>Total population</b>	<b>2,013</b>	<b>100</b>

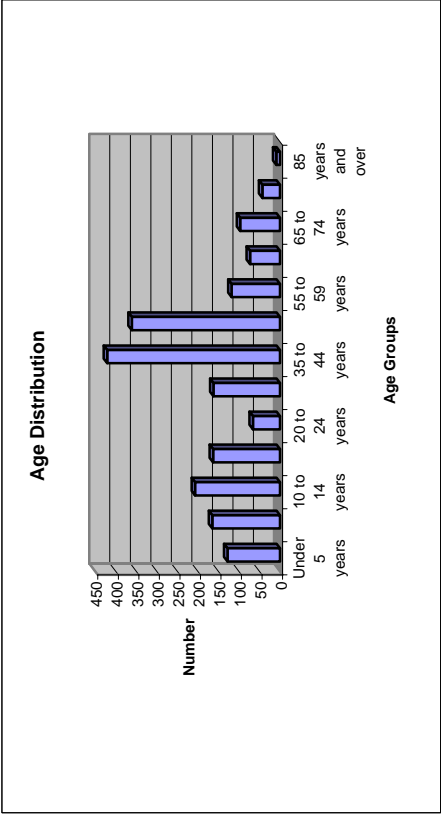




# Sex and Age

	Number	Percent
<b>Total population</b>	<b>2,013</b>	<b>100</b>
<b>Male</b>	1,033	51.3
<b>Female</b>	980	48.7
<b>Under 5 years</b>	128	6.4
<b>5 to 9 years</b>	165	8.2
<b>10 to 14 years</b>	207	10.3
<b>15 to 19 years</b>	163	8.1
<b>20 to 24 years</b>	66	3.3
<b>25 to 34 years</b>	162	8
<b>35 to 44 years</b>	421	20.9
<b>45 to 54 years</b>	361	17.9
<b>55 to 59 years</b>	118	5.9
<b>60 to 64 years</b>	73	3.6
<b>65 to 74 years</b>	97	4.8
<b>75 to 84 years</b>	43	2.1
<b>85 years and over</b>	9	0.4
<b>Median age (years)</b>	38.6	(X)

Lakewood Township ----2000 Census



Lakewood Township ---2000 Census

<b>Relationship</b>		
<b>Total population</b>	<b>2,013</b>	<b>100</b>
In households	2,013	100
Householder	710	35.3
Spouse	504	25
Child	705	35
Own child under 18 years	589	29.3
Other relatives	28	1.4
Under 18 years	16	0.8
Nonrelatives	66	3.3
Unmarried partner	37	1.8
In group quarters	0	0
Institutionalized population	0	0
Noninstitutionalized population	0	0

<b>HOUSEHOLDS BY TYPE</b>		
<b>Total households</b>	<b>710</b>	<b>100</b>
Family households (families)	554	78
With own children under 18 years	279	39.3
Married-couple family	504	71
With own children under 18 years	248	34.9
Female householder, no husband present	27	3.8
With own children under 18 years	15	2.1
Nonfamily households	156	22
Householder living alone	127	17.9
Householder 65 years and over	34	4.8
Households with individuals under 18 years	290	40.8
Households with individuals 65 years and over	108	15.2
Average household size	2.84	(X)
Average family size	3.23	(X)

## Housing - Lakewood Township Census 2000

<b>HOUSING OCCUPANCY</b>		
<b>Total housing units</b>	<b>Number</b>	<b>Percent</b>
Occupied housing units	710	96.6
Vacant housing units	25	3.4
For seasonal, recreational, or occasional use	12	1.6
Homeowner vacancy rate (percent)	0.3	(X)
Rental vacancy rate (percent)	0	(X)

<b>HOUSING TENURE</b>	<b>Number</b>	<b>Percent</b>
<b>Occupied housing units</b>	<b>710</b>	<b>100</b>
Owner-occupied housing units	683	96.2
Renter-occupied housing units	27	3.8
Average household size of owner-occupied unit	2.88	(X)
Average household size of renter-occupied unit	1.81	(X)

### Projected Population For Lakewood Township

<b>Place Name:</b>	<b>Lakewood</b>		
<b>Located in County:</b>	<b>St Louis</b>		
<b>2000 Census Population:</b>	<b>2,013</b>		
<b>Area Type:</b>	<b>Township</b>		
<b>Recreation Designation:</b>	<b>recreational</b>		
<b>Rural or Metro:</b>	<b>metro</b>		
<b>Population 2000:</b>	<b>2,013</b>	<b>Estimate 2001:</b>	<b>2,031</b>
<b>Population 1990:</b>	<b>1,799</b>	<b>Estimate 2002:</b>	<b>2,048</b>
<b>Population 1980:</b>	<b>N/A</b>	<b>Estimate 2003:</b>	<b>2,083</b>
<b>Population 1970:</b>	<b>N/A</b>	<b>Projection 2005:</b>	<b>2,136</b>
<b>Population 1960:</b>	<b>N/A</b>	<b>Projection 2010:</b>	<b>2,256</b>
<b>Population 1950:</b>	<b>N/A</b>	<b>Projection 2015:</b>	<b>2,383</b>
<b>Population 1940:</b>	<b>917</b>	<b>Projection 2020:</b>	<b>2,506</b>
<b>Population 1930:</b>	<b>532</b>	<b>Projection 2025:</b>	<b>2,624</b>
<b>Population 1920:</b>	<b>294</b>	<b>Projection 2030:</b>	<b>2,734</b>
<b>Population 1910:</b>	<b>N/A</b>		
<b>Population 1900:</b>	<b>N/A</b>		

Source: Center for Small Towns <http://www.mrs.umn.edu/services/cst/index.htm>

2005 Persons Per Household Estimates 2.78

2005 Households Estimates 760

2005 Population Estimates 2, 114

Source: <http://www.demography.state.mn.us/estimates.html>