

TOWN OF THREE LAKES

COMPREHENSIVE PLAN

2024



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Town of Three Lakes, Wisconsin Oneida County

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Adopted June 4, 2024

Three Lakes 2034

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Three Lakes 2034

Chapter 1: Introduction

Introduction

The purpose of Chapter 1: Introduction is to provide readers with a general description of the Three Lakes community and explain the process which resulted in the development of the Town of Three Lakes Comprehensive Plan.

Where is Three Lakes?

The town of Three Lakes is located in the northeast corner of Oneida County in Wisconsin's beautiful North Woods. Three Lakes borders the town of Hiles in Forest County (to the east), the towns of Lincoln and Washington in Vilas County (to the north), and the towns of Piehl, Stella and Sugar Camp in Oneida County (to the south and west). Three Lakes is also adjacent to the Chequamegon-Nicolet National Forest.

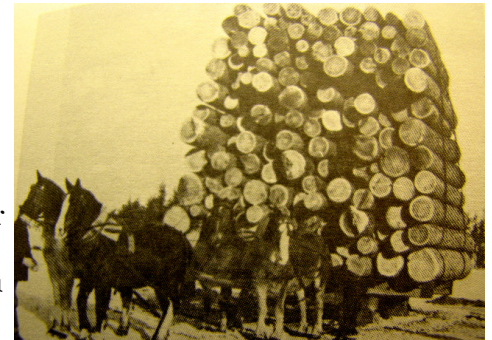


The primary ingress/egress corridor is U.S. Highway (USH) 45 which enters Three Lakes in the south central portion of the community before exiting in the northwest part of town. State Trunk Highway (STH) 32 enters the town in the far southeast corner before joining USH 45 within the business district of Three Lakes. Additional transportation routes include County Trunk Highway (CTH) A connecting Three Lakes to the Town of Sugar Camp and a number of town roads.

Town History

From its founding in 1881, the town evolved organically in response to the external and natural forces which shaped it and the economies which developed as a by-product. Town government has directed a majority of its efforts and energies responding to current affairs as issues presented themselves in real time. One particular area in which a great deal of time and energy has been invested since the 1970s concerns the zoning of the town. As part of this activity, an extensive library of maps and plats has been developed which forms a record of the changes that were implemented.

In the mid 1980's, the Town made a seminal decision to rezone much of the then-available lands on and/or surrounding the Three Lakes Chain of Lakes (the "Chain") from forestry, farming and particularly commercial development to single-family residential. This was done with the expressed purpose of protecting the unspoiled qualities of the Chain from significant development. This specifically included the overbuilding of resorts and multifamily units such as condominiums as well as industrial development with the potential to pollute the pristine waters of the Chain. In so doing, the Chain would be preserved for its historical and intrinsic value as a destination for visitors, recreation and homeowner occupation. These decisions were consistent with the preservation of tourism, which was the then-prevailing economic engine driving the community.



Historical Context

Since its formal organization as a town in 1881, Three Lakes has experienced three distinct eras. In order, they were: logging, potato farming and tourism. To satisfy the growing need for lumber in Chicago, Ill., and other parts to the south, vast areas of the North Woods were clear-cut during the late 19th and early 20th centuries. Forest products are, of course, a renewable resource, but reforestation requires careful planning and the passage of time. It wasn't until the 1930s that the Civilian Conservation Corps (CCC) was put to work in this region replanting forests where the virgin timber once stood. During the ensuing decades, the naturally sandy soil that once supported old-growth forests was turned over, the stumps were removed, and Three Lakes became an agricultural community. Family-owned and operated farms abounded. Production soared, and warehouses to store potatoes and broker product expanded to the point that Wisconsin's first county agricultural agent was located in Three Lakes. Over time, commercial farming interests moved in and eventually absorbed all of the local farm production. Today, none of the commercial potato farms remain in production.

It was during this time of transition in the early 1900s from family potato farming that the North Woods became established as a premier destination for tourism and summer residency.

Enabled by the mass production of affordable automobiles and the construction of passable roads, entire families traveled to Three Lakes and spent the summer season in residence. The same railroad that once hauled the local lumber off to parts beyond now delivered visitors from those same places. Housekeeping cottages and vintage resorts were constructed in large numbers. The Golden Age of Tourism for Three Lakes began in the 1930s and lasted well into the 1970s. The Three Lakes economy remains largely fueled by and dependent upon tourism and seasonal visitors to the area.

Current Context

The plan presented herein is to fully embrace the mandate of Wisconsin Statute 66.1001.

Summary

Following decades of prosperity thanks to a thriving economy fueled in large part by tourism and visitors, the Town of Three Lakes has built an impressive traditional infrastructure of facilities, services and town-owned buildings. The school system and library are top-rated in the state.

The Chain of Lakes remains the most significant natural resource. Tourism remains an important part of the economy, and is likely to serve as the drawing card to induce people to visit Three Lakes. A small but thriving agricultural industry helps to define the town's character and supports a spin-off retail industry.

Purpose of the Plan

The Town of Three Lakes Comprehensive Plan is intended to assist local and county officials implement the goals, objectives and policies outlined herein and to serve as a guide for making future decisions in each of the nine plan elements. The plan will also assist with development and management issues by addressing long-range needs and concerns regarding growth, development and preservation of the community while assisting short-term tactical initiatives that can be undertaken now and which are in concert with the overall goals.

This comprehensive plan has been prepared in accordance with Wisconsin's Comprehensive Planning law contained in Wisconsin Statute 66.1001 and is divided into a series of 12 chapters oriented around the nine required elements defined in the law:

1. Issues and Opportunities (Chapters 1, 2 and 3)
2. Housing (Chapter 4)
3. Transportation (Chapter 5)
4. Utilities and Community Facilities (Chapter 6)
5. Agricultural, Natural and Cultural Resources (Chapter 7)
6. Economic Development (Chapter 8)
7. Land Use (Chapters 9 and 10)
8. Intergovernmental Cooperation (Chapter 11)
9. Implementation (Chapter 12)

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Introduction

Wisconsin's Comprehensive Planning Law requires that the Issues and Opportunities element provide background information about the community and overall visions to guide future development and redevelopment over a 20-year planning period.

How Was the Public Involved in Developing the Plan?

The original Town of Three Lakes Comprehensive Plan was developed with the active participation of residents, landowners, business owners, and other stakeholders to gain citizen understanding and support.

Throughout the planning process the public was provided with a variety of opportunities to become involved in the development of the comprehensive plan. The adopted *Public Participation Plan* is provided in Appendix B of this plan. A description of the various planning activities and exercises follows.

Forums, Surveys and Public Participation

The original planning process included: a) six facilitated forums for citizens and residents of the Community, with care and attention given to the different age and demographic groups; b) an economic development survey distributed to every business in the Town; and c) a residential survey mailed to every household in the Town. These surveys included questions intended to allow residents and business owners to share their assessment of the current situation in the Town and to obtain opinions regarding the Town's future. Information from the surveys has been used throughout the planning process and has provided critical data that, once transformed into information, provides solid direction.

Also developed was a list of Issues & Opportunities confronting the community. These were compiled from a vast amount of research and input at the local as well as country, regional and state levels. Both national and even international trends which could potentially affect a twenty-year plan were considered.

The adopted comprehensive plan will now be overseen by the Town's Plan Commission. Meetings will be held at least once per month: see the Town of Three Lakes website for more details.

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Introduction

This chapter is a snapshot of Three Lakes at the time the revisions to the Comprehensive Plan were adopted, June 2024. Inevitably, that information will be out of date, often just months after the Plan revision is adopted. The information provided should be seen as the information base which guided the preparation of the Comprehensive Plan. As new information becomes available, future decisions should be guided by that updated information as well.

Population Trends and Projections

The population of the town of Three Lakes fluctuates over the years. The neighboring communities in Oneida, Forest, and Vilas Counties experience similar increases and decreases. The potential benefits of increases in population may include an increased tax base, additional consumer spending at local businesses, construction work related to new home construction (which may also be seen as a negative), and additional students in the school district. Potential challenges arising from more residents may include a strain on the current housing supply, harmful effects to the natural environment, and the loss of agricultural lands.

Population Density

The town of Three Lakes covers approximately 99 total square miles, of which one-third is water. Most of the remaining land mass is wooded. Only about 5% of the total land is developed with homes and businesses. As of 2017, the population was 2,154. As the population increases, additional areas will be developed for residential, commercial, transportation and infrastructure uses. It is anticipated that new residential development will primarily entail single-family and seasonal homes concentrated around the lakes, while commercial development will be focused near the business district of Three Lakes.

Population Characteristics

Like many communities across Wisconsin, Three Lakes will be affected by changing national demographics particularly with respect to the average age of residents. As the *baby boom generation* (those born between 1946 and 1964) moves through retirement age, the town of Three Lakes can expect continuing increases in the number of senior residents and potential decreases in the number younger than the age of 20. The county faces a future that includes meeting the needs of an elderly population and a shortage of workers to replace those retiring. Additionally, health-care demands increase as the population ages, and Oneida County will face this demand in the near future.

General Household Trends

Although the average household size in Three Lakes is slightly higher than that of Oneida County as a whole, the trends are consistent with demographic data for the town. The number of persons per household in the community is decreasing, which is significant since a decrease in household size means that more housing units will be needed to support the population, *even if the overall population remains the same.*

Employment Opportunities

The town of Three Lakes, like many rural communities, possesses a more limited inventory of commercial and industrial development than more urbanized areas. Most residents of the work force tend to find employment outside of the town, within Oneida County or elsewhere in the region.

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Introduction

A high-quality, well-designed housing stock is vital to a healthy community. The styles, sizes and types of housing selections available give a community character and establish a connection between residents and their neighborhoods. In most instances, rural towns have a high percentage of single-family homes with few other housing choices available. Three Lakes differs in that available housing options include seasonal and vacation homes, condominiums, multi-unit owner-occupied and rentals, and other options more often found in larger, more urbanized communities, yet typical of an economy heavily influenced by the tourism sector.

The Town of Three Lakes has defaulted to County Zoning regulations and enforcement. The State of Wisconsin has mandated an Oneida County in-depth study that shows eighty percent (80%) of the property owners are not permanent residents in Three Lakes, and eighty-three percent (83%) of all taxes come from lakefront property owners.

Short-Term Rentals

As of February 2019, the current status of short-term rentals is that in 2017/2018 the State of Wisconsin passed a law that mandated no County government could be more restrictive than the state law in regulating short-term rentals.

Anyone wishing to rent their home will be required to complete an Administrative Review Permit (ARP), supplied by the Oneida County Zoning Department. Once approved, the renter will be required to follow all Oneida County Zoning and Public Health Department regulations, as well as collect all applicable taxes.

Housing Affordability

Housing affordability also requires access to employment and transportation to allow residents to sustain a decent wage in order to afford mortgage and rent payments.

Conservation/Land Trusts/Covenants

Owners of land in towns like Three Lakes can maintain their huge tracts of forest and farm lands and overall pristine beauty by taking advantage of government programs such as Managed Forest Land, Managed Farm Land, and Wood Land Tax incentives, etc. Land owners and developers can contact the Department of Natural Resources (DNR), the United States Forest Service (USFS), the United States Department of Agriculture (USDA), or local assessors for more information.

Current and Future Housing Needs

Currently there are mainly single-family homes in Three Lakes, both in the Sanitary District and outside the Sanitary District. There are a few apartment complexes, duplexes, and condos within the township. There is room for housing expansion by private developers both inside and outside the Sanitary District.

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Chapter 5: Transportation

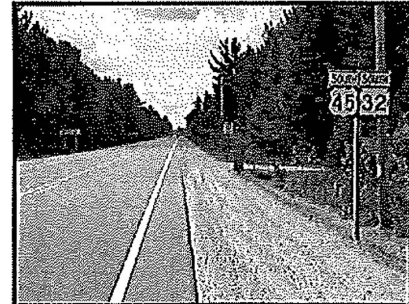
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Introduction

This chapter examines the transportation network of county, state and federal highways; arterial roads; town streets; snowmobile and bike trails; ATV routes; water trails; and the airport.

Visions, Objectives, Policies and Goals

Three Lakes is a rural town in Northern Wisconsin with a well-developed town center and a large population of both year-round and seasonal residents. The Town is fortunate to have good highway access to the rest of Wisconsin and the United States through major federal, State and County highways. Our local road network is in good shape and addresses our local needs. In the longer term, however, economic growth will be enhanced with significant investments in better highway access.



The Town is also pleased that our community members are interested in bicycle and pedestrian routes. Developing more bike and walk paths enhances the character of our town and addresses the aging population as well.

From all of the community forums, surveys and public hearings, the following Transportation issues concerned the citizens of Three Lakes. Goals were then developed to address these issues while reflecting the vision statement that guided the development of the comprehensive plan.

<u>Issues</u>	<u>Goals</u>
Three Lakes Road Maintenance and Improvements	Continue to provide equipment, manpower and Funding needed to complete proper maintenance of Town of Three Lakes roads
Further Develop and Maintain multi-use trails including biking, hiking, ATV, equestrian, snowmobile and boating routes in the Town	Create a network of hiking, biking, and ATV trails to connect all parts of the Town of Three Lakes for safe bike and pedestrian use.
Three Lakes Airport	Develop a long-term plan for the Three Lakes Municipal Airport
Accommodate Other Forms of Transportation in the Town of Three Lakes	Identify the accommodations needed for alternate forms of transportation in Three Lakes

Inventory of Existing Transportation Facilities

Three Lakes has comparatively excellent transportation access. U.S. Highway (USH) 45/State Trunk Highway (STH) 32 run through the center of the community, providing connections with Green Bay to the southeast and Michigan's Upper Peninsula to the north.

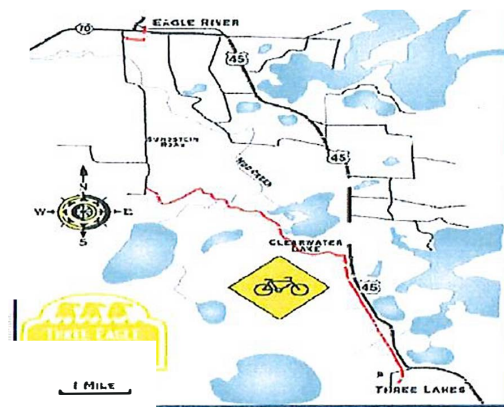
Walking and Bicycling

Currently, walking and bicycling within Three Lakes is easiest on streets within the town center and lightly traveled country roads. Sidewalks within the town center provide safe walking for residents and visitors. Town and county roads have limited shoulder areas due to the desire to maintain rural character roads.

Trails

One of the finest trails found anywhere for biking, walking and cross-country skiing is the newly developed Three Eagle Trail (see map). The trail is open to biking and walking from spring through late fall. The trail serves as a viable and attractive transportation alternative to many residents, tourists and visitors. The trailheads in both Eagle River and Three Lakes are within one mile of schools, shopping districts, libraries, grocery stores, restaurants, town offices, museums and several municipal parks. The southernmost 3-mile section of the trail also serves as a snowmobile trail in the winter season. Also, the northern (phase two) end of the trail may be used by snowmobiles as approved by the City of Eagle River.

In addition to its functional addition to Wisconsin's multi-modal transportation system, the Three Eagle connects two vital, tourist-based communities by way of a very scenic route showcasing northern Wisconsin's rich environmental resources of woodland, lakes and marsh land.



Snowmobile/ATV Trails

The Three Lakes snowmobile trail system encompasses approximately 150 miles of trails, plus an approximate 50 additional miles of lake trails that traverse scenic country. Riders can enjoy trails in the Chequamegon-Nicolet National Forest, as well as trails that lead to Vilas County or Forest County. Riders can travel to several local towns such as Sugar Camp, Rhinelander, Monico, Eagle River, St. Germain, etc. The trail system is maintained and groomed by the volunteers from Three Lakes Trails, Inc.



Public Transit

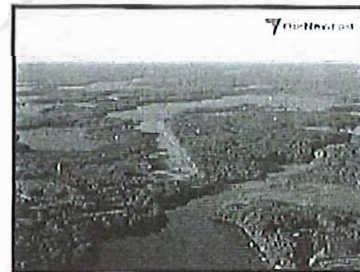
There is no current transportation system operating within the Town of Three Lakes; the Town of Three Lakes has joined with the Aging & Disability Resource Center (ADRC) to provide shuttle service to surrounding areas. As the population of the town ages however, both the need and market for some form of transportation may grow. The development of internet-based ride sharing service may help bring more transportation options to our community.

Water Transportation-World's Largest Chain of Lakes

The Three Lakes Chain of Lakes boasts 28 inner-connected lakes that stretch from Three Lakes' southern boundary to north of Eagle River. Outdoor enthusiasts can spend the entire day following the shorelines from lake to lake, and never pass the same area twice. Although many folks enjoy traveling on the lakes as mere recreation, others use the water as a quick and easy means of transportation, or both. Often it is easier to travel across the lake, or a few lakes over, than it is to travel to the same destination by road. One simple glance at an area map, and one will see that water is Three Lakes' greatest asset providing endless opportunities for outdoor recreation.

Airport

Three Lakes Municipal Airport (40D) serves Three Lakes and Oneida County and is owned by the Town of Three Lakes. The turf runway extends for 3,740 feet. The facility is at an elevation of 1,636 feet at a distance of about three miles from the Three Lakes town center. Wisconsin classifies airports in the state by usage and the types of aircraft that use the facility. Three Lakes Municipal Airport is classified as a small general aviation A-1 airport. Three Lakes Municipal Airport offers leases to construct private aircraft hangars however, lease space is limited.



WDNR State Recreational Trail Network Plan

The State Recreational Trail Network Plan was drafted by the Wisconsin Department of Natural Resources (DNR) and approved by the Wisconsin Natural Resources Board. The plan provides a long-term, big-picture vision for establishing a comprehensive trail network through Wisconsin. It identifies existing and proposed trails and connections that would serve as the main corridors for a statewide trail system. The plan doesn't include every trail in Wisconsin, just the major arteries. It focuses mainly on abandoned rail corridors, utility corridors, critical road connections and natural feature corridors that link places where people live and play, natural resource features, public lands and other destinations.



The State Recreational Trail Network Plan recognizes that trails developed by local units of governments serve as critical links. Under the plan, DNR staff will continue to work with local governments and encourage them to connect trails onto this network as they update local plans.

Town Roads

All town roads in Three Lakes are continuously evaluated in accordance with WisDOT requirements. Currently the Town of Three Lakes is using the Wisconsin Information System for Local Roads (WISLR) road management software program along with an engineer from Town and Country Engineering. The data maintained in WISLR help Three Lakes manage local roads to assure that the Town economically maintains roads. It is expensive to sealcoat or repair parts of roads. It is far more expensive to neglect roads, as they soon will require even more expensive reconstruction.

The Town has developed a multi-year plan for capital improvements in transportation. The plan allows us to identify priorities and assure that funds are available when they will be needed.

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Introduction

As Three Lakes moves ahead, the community needs to be sure it has the right infrastructure to provide for the needs of the residents while respecting the natural environment. This portion of the Comprehensive Plan addresses the future needs for those portions of community infrastructure that will facilitate forward progress.

From all of the community forums, surveys and public hearings, the following Utilities and Community Facilities issues concerned the citizens of Three Lakes. Goals were then developed to address these issues while reflecting the vision statement that guided the development of the comprehensive plan.

ISSUES	GOALS
LOCAL SERVICES AND INFASTRUCTURE	Continue to provide high-quality services and infrastructure in a fiscally responsible manner
PUBLIC SAFETY	Continue to provide high-quality Public Safety Services in a fiscally responsible manner
ALTERNATIVE ENEGERY	Develop alternative sources of power to supplement the grid and for times of energy shortage due to market and/or natural forces in the event of a crisis

Utilities Inventory

Utilities are the basic essential services that support residential and commercial activity. This section identifies the utilities provided by the Town, Oneida County, neighboring communities and private providers.

Wastewater Collection and Treatment

Three Lakes has a combination of public sewer, a sanitary district and on-site wastewater treatment.

Three Lakes Sanitary District No. 1

Wastewater collection and treatment in the town of Three Lakes is accomplished through a combination of municipal and private treatment systems. The Three Lakes Sanitary District 1 serves all homes and businesses in the Three Lakes town center within the Sanitary District boundaries. The treatment plant facility is regulated and inspected by the Wisconsin Department of Natural Resources.

Sanitary sewer service is a valuable resource for the Town’s future. It permits denser development which, in turn, supports economic growth. Sewer service allows the Town to consider growth and development options which are not economical for on-site systems.

Three Lakes Sanitary District No. 2 (Northernnaire Sanitary District)

Sanitary District 2 was created in 2005 during the construction of the Northernnaire Resort. This is a recirculating sand/gravel filter system designed to accommodate the Northernnaire condominiums and single detached community of homes. Owned and maintained by the Northernnaire, original plans created an independent sanitary district to service the condominium owners. In the event the Northernnaire is unable to provide service to its owners, the Town of Three Lakes has the legal authority to step in and assume responsibility for its operation.

Balance of the Town – On Site Systems

The remainder of development in the town of Three Lakes is accommodated with private on-site wastewater treatment systems (POWTS). These systems must comply with the state plumbing code (COMM 83), to ensure that on-site systems do not threaten groundwater resources and to keep each permitted system functioning properly over the course of its lifetime.

Storm-water Management

The Town of Three Lakes realizes the need to control storm-water drainage to preserve water quality in all of our lakes. At this time, the Town does not administer or enforce its own storm-water management and erosion control ordinances. Actions which result in erosion or necessitate the management of storm water are governed by Oneida County under Chapter 9: Oneida County Zoning and Shoreland Protection Ordinance. Under state law, the Town has the authority to develop and administer its own storm-water management and erosion control program as long as it is more stringent than current county standards.

Storm-water management and erosion control may include:

- Land Conservation Techniques. Land conservation techniques include: conservation subdivisions, setbacks, buffers, land acquisition, and adherence to the development patterns outlined on the Future Land Use Map.
- Riparian Buffers. Riparian buffers are natural areas extending inland from the stream bank and are comprised of a blend of trees, grasses, and other plants. Riparian buffers have proven to be the most effective means of reducing runoff to surface waters.
- Site Design Techniques. Effective site design techniques encourage the use of natural landscaping, limit impervious surface, enforce setbacks and buffers, and protect natural resources.
- Storm Water Best Management Practices (BMP). Storm water best management practices seek to reduce storm water pollutant loads, maintain groundwater recharge and quality, protect stream channels and safely maintain the 100-year floodplain. Successful BMPs include ponds, wetlands, infiltration areas and filtering systems, and grassed swales, among others.

- Erosion and Sediment Control. The State of Wisconsin establishes construction site erosion control requirements for development and redevelopment projects. Effective erosion and sediment control measures reduce the amount of time that soil is exposed to the elements.

Water Supply

In addition to wastewater treatment, Three Lakes Sanitary District 1 manages the water system within the district boundaries. Three Lakes Sanitary District 2 manages the water system for Northernaire Resort.

Development outside of the district's boundaries is served by private individual wells. Public water systems are not economical to serve dispersed development. Private wells are a safe and effective way to support dispersed residential development.

Local Park and Recreation Facilities

Three Lakes is blessed with unequalled recreational resources. The many lakes in our Town all are publicly owned, offering superb opportunities for boating, fishing, and swimming. The Town is situated among vast areas of state and national forests, with trails, paths and recreational facilities.

The Town, with the assistance of the Three Lakes Parks Commission, administers and provides maintenance and improvements to the park facilities. The Parks Commission is an all-volunteer member group that ensures safe and well-maintained facilities which greatly enhance the community. The Town owns and manages three parks within the community: Don Burnside Recreation Park, Cy Williams Park and Felland Ski Park. A brief description of each appears below.

- Don Burnside Park. The 37-acre Don Burnside Park is located 2 blocks west of Three Lakes off County Highway A. It includes softball, hardball, and soccer fields; golf driving range; playground; tennis, basketball, and pickleball courts; snowmobile park; Three Lakes Community Garden and parking for (and connection to) 3 Eagle biking/walking trail. Park facilities include a pavilion with picnic areas, rest rooms and accessory buildings to support annual events.
- Cy Williams Park. Cy Williams Park is a 2-acre walking park located at Hwy 32/45 & Park Street. Facilities at the park include a playground, benches, picnic tables, grills, rest rooms and a gazebo area for special events. A beach is located at the north end of the park. Just west of the beach, on Lake Drive, is a children's fishing area, small pier, and facilities for cookouts in a small park-like setting.

- Felland Ski Park. Felland Ski Park is a 3.7-acre dedicated water ski park located 4 mi south of Three Lakes down Hwy 32 and north on Golf Course Loop Rd. The park provides facilities for ski shows and instruction and offers a changing room, restroom, and accessory buildings.

In addition to the town's park facilities, the Town of Three Lakes, WDNR and the Chequamegon-Nicolet National Forest manage numerous boat launches in the town. There are also a few private boat landings located at campgrounds, marinas, and private businesses in Three Lakes. For additional information related to parks and recreation facilities, refer to the Oneida County Recreation Plan 2019-2023.

Communication Facilities

Access to communication facilities is essential to the modern economy. The quality of communication services depends on the capacity of the lines, towers and supporting infrastructure serving the town.

- Land-line telephone service in the community. Cellular service is available from a number of providers.
- Internet: Internet service is available at most everywhere in the Town of Three Lakes by numerous providers.
- Postal Service: The community is served by the Town of Three Lakes Post Office is located at 6970 W. School Street.

Cemeteries

The Three Lakes Cemetery is located at 1655 Superior Street. There is also a cemetery located in Clearwater Lake, just to the east of Highway 45 North.

Child Care Facilities

There are licensed child-care facilities in Three Lakes, as well as informal at home child-care services provided by family and friends.

Library

Edward U. Demmer Memorial Library is located at 6961 W. School St. in Three Lakes. The library is open to the public Mondays through Saturdays and provides an extensive catalog of materials. The library website (www.demmerlibrary.org) features links to the library's online catalog, free research tools and databases, library events and programming, new materials, and the monthly newsletter. The online catalog provides access to materials found within the Demmer Library's collection as well as the collections of other public libraries in the Wisconsin Valley Library Service area. Materials not available in the Demmer Library or through the system can often be requested through the wider WISCAT lending system.

The Demmer Library specializes in local history. The Local History Room houses a microfilm reader/printer, public Internet computer for conducting genealogical research, history materials related to Three Lakes and Wisconsin, and a microfilm collection featuring selected Three Lakes newspapers on film, as well as Three Lakes census records. The Demmer Library also administers a microfilm loan agreement with the Salt Lake City Family History Library, allowing researchers to order and view microfilm on loan from Salt Lake for a small charge.

The library provides free high-speed public Internet access computers as well as wireless Internet service for patrons with laptops. Two meeting rooms are available for non-profit/public use of free-of-charge on a first-come, first serve basis. Meeting equipment (LCD projector, screen, etc.) are available for loan, both in house and for loan.

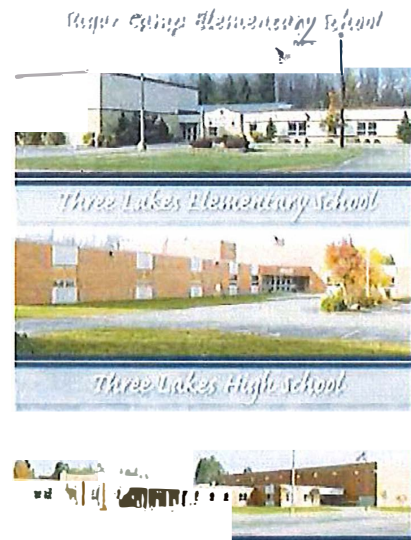
A wide range of adult and children's programming, children's story hour programming in both Three Lakes and Sugar Camp, and children's after-school and summer reading programs are offered. Other services provided by the library include outreach to area senior citizen housing and meeting sites, Friends of the Library monthly book sales, and meeting rooms available to the public.

Reiter Center

The Reiter Center located at 1858 S. Michigan Street in Three Lakes is a beautiful facility that offers a 250-person-capacity banquet/meeting area, complete kitchen and two smaller meeting rooms. It is privately funded by the Reiter Foundation and used by citizen's young and old, nonprofit and for-profit groups. It also serves meals on-site or via the Meals on Wheels program to local seniors.

Three Lakes School District

The Three Lakes School District (www.threelakesd.k12.wi.us) offers educational programming to students in grades pre-kindergarten through twelve. The district serves students at Sugar Camp Elementary School, Three Lakes Elementary School, and the Three Lakes Junior/Senior High School. Three Lakes School District prides itself on unique programming and highly qualified teachers that provide students with individualized attention that is necessary in today's highly competitive world.



The Town does not operate or fund the school system. However, the Town supports quality education for the future of our community, and to maintain the attractiveness of the Town as a place to raise children.

COMMUNITY SERVICES INVENTORY

Municipal Building

Located at 6965 W. School Street, the Municipal Building is a multi-use facility housing the offices of clerk, secretary, town chairperson/supervisors, treasurer, Sanitary District, and Police Department. There is also a Town Board meeting room, a community meeting room, and the Three Lakes Christian Food Pantry.

Three Lakes Public Works Department

The Three Public Works Department is responsible for maintaining 140 miles of roads that include roadside mowing, tree trimming, patching and plowing. There is a “downtown” area where they maintain curb gutter and street lights. The department also maintains the airport, cemetery, town-owned buildings, the Lone Stone Lake piers, and the buoys in the Chain of Lakes. The Public Works Department is also full maintenance garage maintaining all town-owned vehicles.

Solid Waste Disposal and Recycling

The Town of Three Lakes contracts with a licensed waste disposal company to operate the transfer site located at 1313 S. Big Lake Loop Road. Solid waste and recyclables are deposited at the site. Taxpayers may purchase Town subsidized transfer site coupons, or pay by cash/check when using transfer site. Individuals and businesses in Three Lakes may choose to contract privately for solid waste collection instead.

Police Protection

The Town of Three Lakes Police Department, located in the Municipal Building at 6965 W. School Street, provides the primary police protection in the community with assistance from the Oneida County Sheriff's Department. This includes the Police Chief and a staff of full and part-time officers, and a part-time secretary. The department uses patrol vehicles, watercraft, and a snowmobile for patrol. The Department also maintains a portable speed board used to provide safety reminders to all traveling motorists. During the peak seasons members of the police department patrol the Chain of Lakes enforcing the Wisconsin Safety Boating laws and local town ordinances and snowmobile trails performing snowmobile patrol to enforce state snowmobile laws.

The OCSO is located at 2000 E. Winnebago St. in Rhinelander. The department's patrol division is responsible for patrolling and responding to calls for service throughout Oneida County's 1,124 square miles.

Fire Protection and Emergency Medical Services

Fire protection and emergency medical services in Three Lakes are provided twenty-four hours a day, seven days a week, three hundred sixty-five days a year to the community since 1937. The Three Lakes Fire Department also provides aid to surrounding communities. The Three Lakes Fire Department is comprised of a dedicated crew of volunteers who give their time and energy to protect those in the community. Within the crew, there are trained firefighters, First Responders, Emergency Medical Technicians (EMTs), Haz-Mat technicians and cold water rescue personnel. The Three Lakes Fire Department has a main station located at 1920 Epler Court, and a second station located at 6936 Colonel Himes Road. The second fire station allows for faster response times.

Three Lakes' Emergency Medical Services Medic 10 is an ambulance based in Three Lakes, owned by Oneida County Ambulance, and managed by Aspirus Rhinelander Hospital. Aspirus Rhinelander Hospital is contracted by Oneida County to manage the ambulance system. The one Three Lakes ambulance is housed in the Three Lakes Fire Department building. The Three Lakes ambulance, Medic 10, is staffed with a roster that consists of EMT's, AEMTS, Paramedic and RN/EMT, and 6 EMT basics. The extremely dedicated staff runs hundreds of calls a year.

The Sugar Camp Ambulance building located at 6401 Thunder Lake Road (off County Highway A) staffs two ambulance personnel (paramedic level), twenty-four hours a day, seven days a week to operate Medic 8.

Maintaining Reasonable Tax Levels

Town residents respect the fiscal discipline demonstrated by local officials and value their reasonable tax rates. Given limited finances, coupled with long-term uncertainties surrounding Wisconsin's shared revenue program and state-imposed levy limits, the Town of Three Lakes understands the need to carefully consider all expenditures. This consideration certainly extends to providing utilities and community facilities for the community. To provide efficient, cost-effective services, the Town has a history of cooperatively working with neighboring communities and Oneida County (i.e. wastewater treatment, fire protection, police protection, senior services, road maintenance, etc.). Regionalizing services can minimize duplication and promote cost efficiency, which may reduce the tax burden for all residents. To keep local taxes at a reasonable level, Three Lakes will continue to consider shared service opportunities with neighboring communities.

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Three Lakes 2034 Chapter 7: Agricultural, Natural and Cultural Resources

Introduction

This chapter describes existing agricultural, natural and cultural resources in the town of Three Lakes and identifies implementable strategies to preserve important local assets for the enjoyment and benefit of future generations. Wisconsin's Comprehensive Planning Law includes 14 goals for local comprehensive planning. The goals listed below specifically relate to planning for agricultural and natural resources:

- Protection of natural areas including lakes, wetlands, wildlife habitats, woodlands, open spaces and environmental corridors
- Protection of agricultural lands for agricultural purposes

Visions, Objectives, Policies and Goals

Wisconsin's Comprehensive Planning law requires that the Agricultural, Natural and Cultural Resources element contain a compilation of objectives, policies, goals, maps and programs for the conservation and promotion of the effective management of natural resources. These natural resources include groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and non-metallic mineral resources consistent with zoning limitations under s.295.20(2) Parks, Open Spaces, Historical and Cultural Resources, Community Design, Recreational Resources and Other Natural Resources. The state has developed new statutes re: mining – that have changed dramatically. It is of serious concern whether or not the new statutes can provide the level(s) of protection provided by s.295.20 and other statutes and administrative rules have provided. The County effort to address local concerns is a generally weak effort to address environmental concerns largely because of state constraints.

ISSUES

GOALS

Maintenance of the Three Lakes Chain of Lakes as a Healthy Body of Water

Develop a Comprehensive Lake Management Plan (CLMP)

Protect Water Quality and Quantity

Protect ground and surface quality to protect human health and the natural environment

Maintain Ecosystem Diversity

Preserve and enhance wildlife and fisheries habitat

Cultural and Historic Preservation

Preserve the cultural history (both historic and pre-historic) for interpretive values and the enjoyment and fulfillment of future generations

Cultural Arts

Promote area artists and their talents in the North Woods

Maintain an Economically Viable Agricultural System For the Long Term

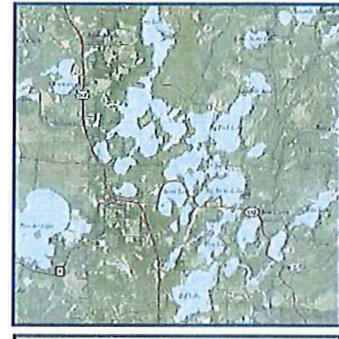
Preserve rural character by maintaining agricultural lands, open space and rich natural biodiversity

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Issue: Maintenance of the Three Lakes Chain of Lakes as a Healthy Body of Water
Goal: Develop a Comprehensive Lake Management Plan (completed 2014)

Hydrologic Features

The Northern Highlands is known for having one of the highest concentrations of kettle lakes in the world. The kettles were formed as glaciers melted, when large ice blocks became stranded and outwash materials were deposited over them. As the ice blocks slowly melted and collapsed, kettles were formed. Lakes developed in portions of these that were below the level of groundwater. This accounts for the formation of the many aquatic features in Three Lakes (approximately 20% of the entire area). The sandy bottoms and shorelines of these lakes make them some of the most desirable areas for water recreation in the state.



Lakes and Streams

The town of Three Lakes is home to a flowage that is made up of twenty lakes collectively known as the Three Lakes Chain of Lakes. There are four additional lakes directly connected to the chain by watercourses, two of which are navigable. All of these lakes are considered part of the Eagle River watershed. Thunder Lake and the northwest corner of the town belong to the Sugar Camp Creek watershed, flowing to the west; while the southwest corner of the town is part of the Pelican River watershed, flowing to the southwest.

The Wisconsin Department of Natural Resources (DNR) has established a “designated waters” program, which classifies the most pristine waters in the state as either “outstanding” or “exceptional”. No outstanding or exceptional waters that currently meet these criteria are located in the town of Three Lakes, although the lakes in the town remain a unique resource. Four Mile Creek, designated as Class 3, is the only DNR-classified trout stream in the town of Three Lakes.

Poorly planned future development in the town may threaten water quality and aquatic habitat. Shoreline activities can cause pollution, which impairs the quality of waterways. The removal of natural-occurring plants along the water’s edge and replacement with those that do not normally occur, such as lawns and ornamentals has a negative impact on the vital edge ecosystem, and increases problems from surface runoff and erosion by removing natural buffers. The introduction of invasive species will also impact the natural interaction of life in the lakes and streams. As shoreline development occurs, and use of the waterways increases, stress on the natural systems will increase.

The Town of Three Lakes established the Three Lakes Town Action Group in 2007 to provide long-range comprehensive planning for the town, as well as to initiate short-term improvements identified during the planning process. Three of these concerns – maintenance of the Three Lakes Chain of Lakes as a healthy body of water; protecting water quality and quantity; and maintaining ecosystem diversity have been addressed by the Three Lakes Waterfront Association.

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Since 2008, the Association has sought and received over one million dollars in state grants to develop and implement lake management plans for all twenty lakes in the chain, as well as the three connected lakes. They have developed a “Clean Boats/Clean Waters” and “Adopt-a-Shoreline” programs both conducted annually; are confronting invasive species in aquatic, wetland, and shoreline areas; developed a rapid response dive team; and have initiated a stream monitoring program. They are also cooperating with other community organizations to enhance educational outreach related to the stated issues.

Efforts are being made to reverse damages to streams caused by past inappropriate agricultural, logging, cropping and road building practices. Much of this past damage is primarily from siltation and sedimentation from runoff and not following proper mitigation and riparian waterways. The lakes and streams are an important component to the region’s substantial tourism industry, providing plentiful opportunities for fishing, boating, hunting, bird watching, and numerous other water activities.

Issue: Protect Water Quality and Quantity

Goal: Protect Ground and Surface Quality To Protect Human Health and the Natural Environment

Groundwater and Aquifers

Groundwater is the primary source of potable water in the Town of Three Lakes, as well as a critical component to the significant cranberry production which takes place in the town. The quality of life in the town is directly related to the quality of its groundwater. Whether an area will have groundwater contamination depends on the type and intensity of land use, the possible contaminant sources, their duration and volume, and the sensitivity of the area to the contamination. In areas such as the Town of Three Lakes where soils are sandy and provide limited attenuation of contamination before it reaches the groundwater, particular care must be taken to protect the resource.

The ground beneath Three Lakes is comprised of glacial outwash and till. These deposits rest upon a layer of granite. It is from the aquifer formed by these glacial deposits that the majority of the Three Lakes residents draw their potable water.

Aquifers are stratum, or layers, of gravel, sand, or porous fractured or cavernous rock capable of holding and/or conducting water. When fully charged, an aquifer is saturated with water. Water collects in the recharge area and flows, or percolates, to the lowest point of the aquifer. Recharge areas serve a function similar to that of headwaters for a river. They are the entry point for rainwater and snowmelt into the aquifer. As the entry point, recharge areas are one of the most likely venues for contamination of groundwater.

The Wisconsin Geological and Natural History Survey have compiled data for the counties in the state into a Groundwater Contamination Susceptibility Analysis map. Because of the high groundwater table, the multitude of wetland areas and the sandy character of the soils in the Town of Three Lakes, the majority of land in the town is more susceptible than average areas in Wisconsin to groundwater contamination. The Three Lakes Sanitary District was formed to provide a safe source of potable water, and to provide wastewater treatment services to protect the water resources in the area.

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Issue: Maintain Ecosystem Diversity

Goal: Preserve and Enhance Wildlife and Fisheries Habitat

Three Lakes has a rich mosaic of forests, agricultural lands, aquatic communities, as well as developed areas. Existing development patterns; community issues and concerns; projected growth rate; natural resource opportunities and concerns will require solutions from the local government, residents, and landowners. As a community develops, it will need to consider the present conditions of its local natural resources and determine whether protection, enhancement or restoration is needed. Some of the natural resources are facing significant threats due to increasing human demands by a growing or shifting population as well as the introduction of non-native plant and animal species. Unplanned or poorly planned development patterns coinciding with population growth can increase the demand for water, land and raw materials. Rural landscapes are being transformed and fragmented by a demand for “healthy country living”, sometimes to the detriment of established neighborhoods and communities.

Watersheds and Drainage

Three Lakes is located in the Eagle River Watershed within the Upper Wisconsin River Basin and falls on the Western side of the subcontinental divide. Water in the town that doesn't evaporate or infiltrate to groundwater eventually flows, via the Mississippi River, to the Gulf of Mexico. Waters to the east of Three Lakes drain from the Wolf River Watershed to the Great Lakes, St. Lawrence River, and on to the Atlantic Ocean. Water that results from precipitation or snow-melt will eventually do one of three things: evaporate, infiltrate or run *off*. Evaporated water re-enters the air column to fall as precipitation at a later time. Infiltrated water soaks through the topsoil and subsurface layers and will enter and recharge groundwater reserves or flow through to the nearest surface water. The greatest percentage of water re-entering the aquatic system does so through runoff, flowing over the land, from the highest point to the lowest, until it reaches a receiving body, e.g. a wetlands, lake, or stream.

Shorelines

Shorelines, riverbanks and floodplains in Three Lakes are regulated by the Wisconsin Department of Natural Resources and to a limited degree by Oneida County through the County Shoreland Protection Ordinance. Shoreland zoning regulations are designed, in theory, for efficient use, conservation, development and protection of water resources. They should be drafted to:

- Prevent pollution from point and non-point sources;
- Protect spawning ground for fish and aquatic life;
- Control building site, placement of structures, and land use;
- Protect the integrity of shoreline edge by maintaining natural habitat;

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- Assure Best Management Practices and guidelines are being followed for logging, agricultural and road building activities;
- Provide incentives for people to manage shoreline in natural condition;
- Identify, report, and appropriately mitigate existing problems

Since 2008 there have been numerous changes to state statutes that have resulted in the loss of local (county) control of shoreline protection and development. State statutes historically have represented the minimal, or lowest allowed standard on level protection. Counties had the option to exceed state statutes where they believed it was essential to protect water and shoreline quality. That right no longer exists. Three Lakes has a wide variety of water resources, including lakes, rivers, streams and wetlands. The natural qualities of Three Lakes' water resources are important for loss of agricultural land to development; water rights; construction of new roads; growing energy demands; private property rights; zoning regulations that discourage continued agricultural use; and changing government regulations. Direct impacts of current and projected landscape from undeveloped to developed areas can have effects on the natural resources and will likely threaten ecological diversity and sustainability in the future.

The Chequamegon-Nicolet National Forest manages more than 10,327 acres of land within Three Lakes. This accounts for 24.3% of the lands within the area covered by the Town of Three Lakes Comprehensive Plan. These lands are managed by the U.S. Forest Service, as part of the Department of Agriculture, using a 15-year land and resource management plan and final environmental impact statement in 2004. The lands are managed for multiple uses with a number of outposts, both consumptive and non-consumptive. The main strategy of the resource plan is to sustain valued resources and the ecosystem. The recreation, scenery and solitude offered by public forest are of great value to the tourism industry and Three Lakes.

The portion of the forest within Three Lakes is mostly accessible with roads ranging from paved roadways to two-track rustic-type roads and trails. The lands offer both motorized as well as non-motorized opportunities. Trails offer many opportunities, with destinations of outdoor recreation, scenic value, historic learning, and interpretive values. Numerous backwoods hiking trails are available for those wanting to spend time in natural settings. Both developed and non-developed recreation sites can be found in campgrounds, picnic areas, swimming beaches, boat ramps and backcountry hike-in areas. Walking trails and old logging roads offer opportunities for hunters, as well as those wanting to observe and learn about nature. Nearby interpretive hiking trails such as Sam Campbell Trail, Shelp Lake Old-Growth Area, old fire locations and Argonne Experimental Forest provide opportunities to view and learn about nature as well as history. Military Road (classified within the U.S. Forest Service as a Scenic Byway) offers outstanding scenic as well as historic interpretive values. With numerous lakes, streams and wildlife habitat, fishing and hunting destinations are an important use of the forest. Winter activities range from cross-country skiing, snowshoeing, and wildlife viewing; to motorized snowmobiling on a designated network of trails.

Portions of the land are managed to protect and enhance habitat of sensitive, threatened or endangered plant and animal species with the designation of special management areas. Portions of the lands within Three Lakes have been designated for old growth potential as well as pine forest-type restoration. The forest offers valuable biological diversity. Various ecosystems are managed to help restore degraded

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natural communities using timber harvest, prescribed fire, and other practices to maintain some ecosystem types. Special areas have also been designated to preserve historic and interpretive values. For example, at one time there were six Civilian Conservation Corps (CCC) camps located within 10 miles of the town of Three Lakes, and the early logging era had logging camps and narrow-gauge railroads, which transported logs to sawmills in the town of Three Lakes. Military Road contributes to understanding the history of this area with interpretive signs in areas of importance. Archeologists have found evidence of early prehistoric settlements within the forest. These provide outstanding opportunities to study early North American Native American cultures.

The forest contributes directly to the economy of Three Lakes and the surrounding communities through the sale of forest products which include pulpwood, timber, firewood, evergreen boughs for decorative greens, and wild food gathering. A number of products are also available for personal use from the forest by surrounding residents.

With almost a quarter of the land base within Three Lakes being national forest, and more than 10% managed by the state Department of Natural Resources, it will be critical to assure that this comprehensive plan reasonably complements and aligns with the management practices of these areas. It is understood that private and industry lands are not required to be managed the same as public wildlands. However, it is the intent and hope that the Town of Three Lakes Comprehensive Plan and the management of national, state and other agency forestlands will complement one another, leading to meaningful and implementable future opportunities. If there are differences in management direction, these trade-offs will need to be addressed through an intergovernmental relationship.

The Current Landscape

The condition of the natural environment is a key ingredient in Three Lakes' "quality of life" and contributes to a strong sense of resident community pride. A correlation exists between the presence and prevalence of clean lakes and rivers and forest lands, and the positive feelings people have about their community. The town's many lakes, wetlands, streams and woodlands provide important wildlife habitat and recreational opportunities for residents. They improve the visual appeal of the town, and provide tourist income from hunting, fishing, boating and other year-round activities. They also function as development buffers.

In many respects, the natural landscape determines where development can and cannot happen. The significant wetland acreage in the town is unavailable for development purposes outside of certain recreational and agricultural (e.g., cranberry growing) activities. The many lakes and adjoining floodplains also carry development restrictions. The Chequamegon-Nicolet National Forest, the Rice Lake and Spur Lake State National Areas, and the Thunder Lake State Wildlife Area are off-limits to land development.

Since 1930, tourism has provided a major economic stimulus to the area. The abundance of unspoiled nature in the Town of Three Lakes beckons residents and non-residents alike to enjoy and refresh themselves and to consider the natural surroundings as an outdoor classroom, but also carries with it the responsibility to care for and preserve the natural treasures in the town. Development must be balanced with conservation.

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Based on resident input, preservation of natural resources (lakes, wetlands, and woodlands) is a priority in Three Lakes. Local residents value the benefits (e.g. storm water control, water quality, air quality, wildlife habitat, aesthetics, recreation, etc.) provided by a healthy and diverse natural environment.

Wetlands and Floodplains

Wetlands and floodplains act as a natural filtering system for sediment and nutrients such as phosphorus and nitrates. They also serve as a natural buffer, protecting shorelines and stream banks from erosion. They are essential in providing wildlife habitat, flood control, and groundwater recharge.

Wetlands make up a significant portion of the land area in the Town of Three Lakes. Some are used in cranberry production, while the majority remains undeveloped. Development is restricted in wetland areas to assure continued functional value and assure there is no net loss of wetlands in the state.

State Natural Areas

The Rice Lake State Natural Area is located on the border of the towns of Three Lakes and Sugar Camp. A small portion of the Spur Lake State Natural Area is located in the Town of Three Lakes. The Rice Lake State Natural Area is owned by the DNR and was designated a State Natural Area in 1965. The Spur Lake State Natural Area is owned by the DNR and was designated a State Natural Area in 2007.

Woodlands and Vegetation

The majority of land in the Town of Three Lakes was dominated by pine timber types prior to the construction of the railroad in 1881. After the railroad arrived, logging of vast tracts of pine and hardwoods took place over the next 50 years. The current forest vegetation is primarily mixed hardwood and aspen, with some white, red, and jack pine.

The wood products industry plays a vital role in the local, as well as the State's, economy. With approximately 27% of the total land base in Three Lakes being productive forestlands and 11% being managed for forest crops, it can easily be seen how forest management for timber products plays a key role in the present and future vitality of Three Lakes.

The Town of Three Lakes *Natural Features Map*, as well as the *Current Land Use Map* (presented in the Current Land Use Chapter) delineates the location of woodland areas. To protect woodlands, the DNR's Managed Forest Program is available to landowners who own more than 10 acres of contiguous forestland. Through the program, landowners agree to manage their forestland for hunting, fishing, wildlife, and recreational purposes and not permit development in exchange for tax credits. Additional information about this program is available on the internet at <https://dnr.wisconsin.gov/topic/forestlandowners/mfl>.

State Wildlife Areas and Wildlife Habitat

The woodlands and lowlands of Three Lakes provide a diverse mosaic of habitat for game and non-game wildlife with much of the area supporting food and cover values needed for deer and other game.

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The combination of large tracts of woodland and wetland areas, interspersed with small areas of farmland, offers year-round food sources and cover for wildlife. The lakes and streams of Three Lakes provide high-quality aquatic habitats.

The Thunder Lake Wildlife Area is 3,000-acre property located one mile north of Three Lakes. It includes the 1,800-acre Thunder Lake, the 120-acre Rice Lake, and Rice Lake State Natural Area. The property consists of open peat wetland and tamarack and black spruce woodlands. In addition to a wide variety of wetland wildlife using the property, three rare bird species: the Nelson sharp-tailed sparrow, Merlin and the Yellow Rail nest on the property.

Nearly 70% of the Three Lakes landscape is classified as woodlands, wetlands or surface waters, offering a wide variety of plant and animal habitat. These areas provide food and cover for birds, mammals, aquatic life and other wildlife common in the area. Local farm fields serve as a food source for deer, sandhill cranes, turkeys and waterfowl. Agricultural lands also serve as important wildlife corridors between living, feeding, and breeding areas. Wet microsites interspersed throughout other habitats provide important habitat for amphibians and turtles.

The Chain of Lakes is a major waterfowl, aquatic, reptile, and amphibian habitat area. The primary threats to wildlife in Three Lakes, as elsewhere, are habitat loss and habitat fragmentation. Habitat loss typically occurs through the destruction of natural and agricultural lands during the commercial or residential development process. Fragmentation occurs when large contiguous areas of wildlife habitat are broken apart during commercial and residential development and new road construction. When fragmentation occurs, the remaining wildlife areas are known as habitat islands. Reconnecting fragmented habitat islands is the most effective way of increasing wildlife diversity.

Open Spaces

Open spaces in developed spaces have two chief functions: environmental protection and community well-being. Well-planned open space areas can serve both of these functions and provide a crucial link between the natural and human environments. Open space provides environmental protection through:

- Natural areas preservation
- Wildlife and native plant habitat protection
- Surface water quality protection
- Nonstructural flood control
- Protection of groundwater resources

Open spaces enhance community well-being through:

- Community identify and separation
- Aesthetic quality preservation
- Recreational opportunities
- Educational and spiritual enrichment
- Property value enhancement

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Open spaces lend form to communities by surrounding them and defining their exterior boundaries. Streams and greenways can subdivide a community into identifiable neighborhoods. It can also create a unifying focus for community activities centered on a community park or playground, and can aid in buffering neighborhoods from incompatible uses.

There are a number of threatened and endangered plant and animal species in Oneida County. Unfortunately, there is not a list or map available for specific to Three Lakes. The DNR has county-level maps of threatened and endangered species. These maps do not precisely identify habitat areas within each county. The DNR does not want people to visit or otherwise intrude on the habitats of endangered and threatened species. The DNR is attempting to identify and catalog endangered plant and animal species across the state. Proposed locations for development or disturbance can be submitted to the appropriate agency and they will assist in recommending mitigation or avoidance measures for sensitive locations.

Biodiversity and the ecological processes that support biodiversity depend on the sustainability of a diverse ecosystem, such as the mosaic of forests, grasslands, aquatic communities and open spaces seen in the Three Lakes area. The landscape hosts a wide array of native species, many of which are observed and valued. The enjoyment that people receive from outdoor activities such as hunting and fishing, hiking and camping, photography, silent sports and the ability to learn about and observe nature, is part of what is important to citizens of this town. Many value the opportunity to walk in a quiet setting, enjoying nature and solitude. These activities are critical to our socioeconomic well-being.

The greater the diversity of habitat present in the community, the greater number of species may be found there. Habitat diversity influences the types of wildlife and their population. Development patterns can greatly affect habitat quantity and quality, and therefore, wildlife diversity and populations. An obvious impact is the loss of habitat due to conversion of woodlands to cropland to other uses. Infrastructure to service new uses such as roads, power lines, sewer, water, telecommunication towers, etc. can also cause serious wildlife impacts by loss or fragmentation of habitats obstructing migration routes, and increased human activity which disrupts normal wildlife behavior patterns. The transition area between developed landscapes and natural habitats can be the source of a range of detrimental environmental impacts that may limit native biodiversity.

Exotic and Invasive Species

Non-native invasive plant and animal species have been recognized in recent years as a major threat to the integrity of native habitats and species, as well as a potential economic threat (damage to crops, tourist economy, etc.) The DNR requires that any person seeking to bring a non-native fish or wild animal for introduction in Wisconsin obtain a permit. The Town of Three Lakes can help combat invasive species by educating residents about non-native species (using the internet, Three Lakes Waterfront Association kiosks, or a town newsletter as primary tools in this effort) and by encouraging residents to use native plants in landscaping, and to inspect boats before launch into area lakes. Since 2008 the TLWA has been aggressively attacking aquatic, wetland, and shoreline invasive species through direct control and public education.

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The Town of Three Lakes through the Plan Commission sub-committee on natural, agricultural and cultural resources has initiated a community-wide program to control the spread and eliminate the invasive species Buckthorn.

Metallic Mining Resources

Currently there is no metallic mining occurring in Three Lakes. Recent changes in Wisconsin state mining laws could greatly affect mining activities in the future. It is important for Three Lakes' officials to monitor these changes and continually determine how they might affect Three Lakes.

Non-Metallic Mining Resources

As part of Wisconsin Administrative Code, any community in Wisconsin may adopt an ordinance to establish requirements for reclamation on non-metallic mines, such as gravel pits and rock quarries. Any ordinance must establish reclamation requirements to prevent owners and operators of quarries and gravel pits from abandoning their operations without proper reclamation of the mine or quarry. In addition, ordinances could further limit the spread of invasive plant species by requiring mitigation measures prior to development and use of a non-metallic operation. Towns are not required to permit non-metallic mining operations that are inconsistent with their adopted plan. The Town may want to consider establishing requirements for quarrying, topsoil/organic soil removal, and landscape material-type operations in some sort of operation plan, including a mandatory operation plan.

Issue: Cultural and Historic Preservation

Goal: Preserve the Cultural History (both historic and prehistoric) for interpretive values and the enjoyment and fulfillment of future generations

Like agricultural and natural resources, cultural and historical resources are valuable community assets warranting preservation. The Three Lakes area has a history dating back more than 10,000 years with evidence of its past scattered throughout the community. Nearby archeological studies have recently shown that early indigenous occupation prior to European settlement was year-round cultures and not only hunting/gathering nomadic-type settlements.

Town governments, like other governments in Wisconsin, have the authority to preserve their historical heritage. One of the most effective ways to do so is through a local historic preservation ordinance. The historic preservation ordinance can establish procedures to designate historically and culturally sensitive properties and places, and to review projects that have the potential to negatively affect these important places.

Early logging played a significant role in Three Lakes history and there are many opportunities to view evidence of this colorful past, ranging from locations of narrow-gauge railroads to CCC camps and pine plantations, as well as large remnant pine stumps from early timber harvest. Nearby Argonne Experimental Forest explains the significance of managing forested lands. The Military Road includes locations and interpretive signs that give tourists a better understanding of this part of the history of Three Lakes.

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Other areas of historical interest include Chapel in the Pines, Burnt Rollways Dam, CCC camp locations, Three Lakes Historical Museum schoolhouse, early resorts and recreational camps, boathouses, a museum, and the recently renovated Three Lakes Center for the Arts in the Northwoods.

Issue: Cultural Arts

Goal: Promote Area Artists and Their Talents in the Northwoods

There are several local organizations that promote and support a variety of art forms for residents to enjoy. Concerts, plays, movies, art programs, etc. are some of the ways cultural arts are highlighted in the Town.

Issue: Maintain an Economically Viable Agricultural System For the Long Term

Goal: Preserve Rural Character By Maintaining Agricultural Lands, Open Space and Rich Natural Biodiversity

Historically two of the dominant agricultural crops:

- **Potatoes** – Following the timber harvest and as land was opened up for agriculture in Three Lakes, potato farms sprung up throughout the Town on higher ground. Potato farming was and is in particularly adapted to the area. Some of the reasons for the demise of potato farms had to do with lack of family succession, high transportation costs, and opportunities for higher land use value.
- **Cranberries** – Cranberries are native to northeastern North America, including Wisconsin. Commercial cranberry production in Wisconsin began in the late 1860's. Early marshes were developed by simply digging ditches around stands of native vines and encouraging growth. Modern growing practices have significantly increased capacity. Cranberry farming is carried out on lower ground in the Town. Low berms isolate cranberry bogs from surrounding marshland, and flooding is used as a method of preventing frost damage and facilitating harvesting.
- **Other Historically Interesting Crops** – Harvesting of maple syrup, mushrooms, hay, eggs, etc. have been an important part of our culture since the early settlers. A number of families still value the ability to harvest the fore mentioned crops to either supplement their income or provide a favorite pastime. Granted this is not on a commercial scale, but still very important to those who rely on being able to grow and use some of their own food.

Local Impediments to Agricultural Production

Significant tracts of public lands in Three Lakes are unavailable for agriculture crops and farming other than managing natural forest resources for timber and habitat for wildlife. Approximately one-third of Three Lakes is classified as exempt acreage and managed by County, State, or Federal government.

Three Lakes 2034 Chapter 7: Agricultural, Natural and Cultural Resources

They include the Chequamegon-Nicolet National Forest land, the Thunder Lakes State Wildlife Area, portions of Rice Lake and Spur Lake State Natural areas in the town, as well as significant acreage of other lakes and streams in the town. Additionally, the extensive wetland acreage and high water table within the Town of Three Lakes is unavailable for most forms of agriculture other than cranberry farming. Weather is also a limiting factor. In Oneida County the winters are very cold and the summers are fairly warm. However, the growing season is short due to the late spring and early fall frosts and the number of cool nights. The total annual precipitation is 33.7 inches per year with the majority falling in the summer. The average winter snowfall is 53 inches. The average summer temperature is 66 degrees Fahrenheit and the average winter temperature is 14 degrees Fahrenheit. Agricultural land is a declining component of the Three Lakes landscape. A variety of tools are available to local governments and farmers to preserve prime agricultural and timber lands. These include Wisconsin's Farmland Preservation Program, various Natural Resource Conservation Service programs, and the purchase or transfer of development rights, among others. These programs are most effective in communities where farming and timber production will remain a primary land use over time. Other than commercial cranberry farms, farms are not considered to be a primary land use in the Town of Three Lakes. Conversely, private management of wood lands for forest products has very strong potential for long term sustainability.

Agricultural, Natural and Cultural Resources Issues, Opportunities and Programs

This section describes the major issues expressed during the planning process and those revealed in the inventory portion of this chapter.

Sustaining Farmlands and Natural Areas in a Growing Community

Given the projected growth rate in the town and surrounding area, there is a real concern about the impact development will have on natural areas and farmland. Preservation of natural resources and farmland is important to preserving the rural character of the area, maintaining wildlife habitat and providing green infrastructure (e.g. wetlands and floodplains for stormwater management, scenic areas, etc.) needed to sustain the Town of Three Lakes' high quality living. Both state and federal lands within Three Lakes are managed using their respective governmental resource management plans. The natural values are important to this town's valued character and it is vital that this Town of Three Lakes Comprehensive Plan coordinates with others within the town through an intergovernmental relationship.

Preservation of Surface Water Quality

The Chain of Lakes and the area's forestlands are the lifeblood of the Town of Three Lakes. It was these that drew the original settlers and entrepreneurs to the community and they continue to attract visitors and new residents to this day. However, with each new home, business, or road constructed in the community, additional strains are placed upon the aquatic ecosystem. Development in a watershed has direct and predictable effects on the lakes, streams, and wetlands within the watershed.

Three Lakes 2034 Chapter 7: Agricultural, Natural and Cultural Resources

Guidelines and regulations such as Best Management Practices are designed to protect the quality of water during activities such as road building, logging, farming and building. Some of these are regulatory, while others are offered as guidance. The greatest threat from a cumulative standpoint to streams and lakes comes through nonpoint-source water pollution. Nonpoint-source water pollution, or runoff, cannot easily be traced to a single point of origin.

It occurs when rainwater or snowmelt flows across the land and picks up soil particles, organic wastes, fertilizers and other contaminants that become pollution when carried to surface and/or groundwater.

Nonpoint pollution, in the form of nitrogen, phosphorus and total suspended solids (soil particles), contaminates streams and lakes, increases the growth of algae and harmful aquatic weeds, covers spawning beds and feeding areas, and turns clear rivers into conveyances of storm water. The sources of nonpoint pollution include:

- Impervious Surface: A positive correlation exists between the percentage of impervious surface in a watershed and surface water quality. Storm water runoff from impervious surfaces such as roads and roofs have as an adverse effect on surface waters. As the percentage of impervious surfaces increases in a watershed, lakes and streams experience greater degradation from storm water runoff.
- Agricultural Fields: Plowed fields, row crops, lack of riparian buffers, wetland conversion, and the overuse of commercial pesticides and fertilizers all intensify nonpoint source pollution loading to surface waters. By utilizing techniques such as conservation tillage, nutrient management planning, wetland restoration, grazing management, cover crops, and agricultural buffers, farmers can dramatically reduce nonpoint source pollution as well as the cost of farming.
- Lawn Fertilizers, Herbicides, and Pesticides: Upwards of 95% of the chemicals applied to residential lawns are washed into storm drains and then into nearby creeks and streams following rain events. In northern climates, turf grass is only capable of ingesting fertilizer during the fall. Fertilizers applied during spring and summer months contribute to algae blooms and eutrophication of lakes and streams. Most herbicides, even those that claim to be focused on specific “weeds” or “pests”, kill healthy aquatic and terrestrial organisms and are suspected casual factors in many autoimmune and endocrine illnesses in humans and pets.

Additional future threats to natural vegetation and water quality can come from ice-melting products placed on certain segments of roads in the winter. Maintenance for some roads, especially those near riparian areas, needs to better protect the environment by mitigating the application of high volumes of salt during the long winters.

Three Lakes 2034 Chapter 7: Agricultural, Natural and Cultural Resources

There are parks and golf courses in Three Lakes near riparian and water resources. The use of fertilizers and pesticides needs to be well managed to protect the quality of surface and subsurface aquatic resources. Proper planning of how these areas are maintained and the use of natural filter zones and shoreline management can help preserve the town's valuable water quality.

Protection of Groundwater

With most of the supply of potable water for the Town of Three Lakes provided by private wells, susceptibility to contamination remains a concern.

As discussed in *Chapter 6: Utilities and Community Facilities*, sources of groundwater contamination include leaking fuel tanks, surface discharges, and natural substances present in the subsurface geology. Homeowners can protect groundwater by properly sealing abandoned wells and using best management practices on lawns and farm fields. These practices include properly treating sewage, improving roadway and property drainage, minimizing pesticide and fertilizer use, and following application guidelines when pesticides are necessary. Recycling programs that reduce the solid waste and proper disposal of hazardous household waste will also reduce the risks of contamination to nearby residential wells.

The Right to Farm Act

Wisconsin has a right-to-farm law protecting farmers from nuisance lawsuits related to typical farm noise and odors. As residential development expands into farmland areas, it is inevitable that odor issues develop. Often the issues relate to manure spreading and storage. Other common farm practices are plowing and harvesting at night, which also creates some concerns for neighbors living nearby. People who move to rural areas near farmland may not be aware of these and other potential nuisances. As more people move to rural farmland areas, conflicts are inevitable. To minimize conflicts, education is strongly recommended. By educating new landowners about potential conflicts, "surprise" nuisances can be avoided. Some communities in the state require that "right-to-farm" language be included with the deed for all new home sales.

Coordination With Other Comprehensive Plan Elements

Land Use

When the Future Land Use maps were developed, special consideration was given to the protection of natural resources is a priority. The goals, objectives, and policies in this chapter include provisions to protect the natural environment of Three Lakes.

Housing and Transportation

Housing and future road and trail locations, if not carefully located and planned for, can result in negative effects upon the natural environment. Housing development can fragment wildlife habitat areas. The additional traffic, people and services associated with residential development can quickly impact rural character. This strategy for housing development is reflected in the Future Land Use maps.

Three Lakes 2034 Chapter 7: Agricultural, Natural and Cultural Resources

Agricultural, Natural, and Cultural Goals, Objectives and Policies

The residents of the Town of Three Lakes value the community's rural character, scenic landscape and natural environment. It is important that the community protect the Three Lakes Chain of Lakes, its woodlands and wetlands, so that they may continue to provide a high quality of life for residents and viable habitat for flora and fauna. Future residential and commercial development will continue in harmony with the town's natural environment. The Town will also work with neighboring communities, the school districts, Oneida County, the State of Wisconsin, and the U.S. Forest Service to ensure that natural resources are adequately protected for future generations.

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Introduction

The purpose of this chapter is to provide a general description of the local economy and to identify future economic development needs. Economic development is a key component in maintaining the long-term viability and livability of a community. Three Lakes has a small but thriving downtown with an economy more diverse than that of most isolated communities, even when compared to other towns and villages located in Wisconsin's North Woods. This plan offers a strategy for enhancing and expanding the current business inventory and identifies desired future economic development goals for the community.



According to 14 planning goals identified in Wisconsin's Comprehensive Planning law, the goals related to economic development include:

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Protection of economically productive areas, including farmland and forests.
- Encouragement of land use, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental, and utility costs.
- Building of community identity by revitalizing main streets and enforcing design standards.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
- Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local levels.

Economic Development Vision

In 2030, additional commercial land uses have contributed to the local economy by serving the needs of year-round residents as well as seasonal visitors. The business inventory in Three Lakes consists of a mix of service, technology, cultural arts, retail, light manufacturing and tourism-based industries. Cranberry production and other agricultural forest products continue to thrive within a diversified town economy providing well-paying local jobs and supporting the local tax base.

The Town has utilized the comprehensive plan as well as main street and streetscape planning to enhance the downtown area by expanding community gathering places and providing increased connectivity for residents and vacationers.

Visions, Objectives, Policies and Goals

Wisconsin’s Comprehensive Planning law requires that the Economic Development element contain a compilation of objectives, policies, goals, maps and programs to promote stabilization, retention, or expansion of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories of particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit’s strengths and weaknesses with respect to attracting and retaining business and industries, and shall designate and adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.

From all the community forums, surveys and public hearings, the following Economic Development issues concerned the citizens of Three Lakes. Goals were then developed to address these issues while reflecting the vision statement that guided the development of the comprehensive plan.

ISSUES

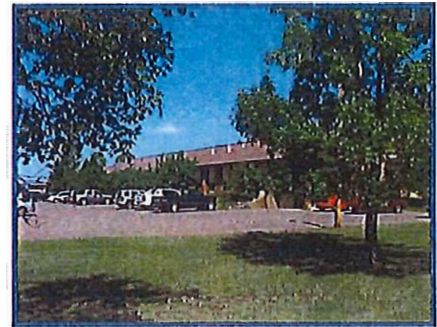
GOALS

Narrow Economic Base	Develop a broader economic base focused on areas of technology, agriculture, tourism, cultural arts and wellness while preserving the town’s character and unspoiled environment.
Few Economic Opportunities for Young Families and Businesses	Work with the Three Lakes Chamber of Commerce, Oneida County Economic Development Corporation and other partners to develop a strategy to expand the current business inventory.
Downtown Enhancements	Continue to improve the appearance, functionality and long-term viability of the town center.
Sustainable Local Economy Requires Quality Local Education Opportunities To Match Employers’ Needs	Ensure high-quality local school and higher education learning opportunities for all citizens while providing a skilled workforce for the business community.
Undersupported Home Offices, Telecommuters and Business Technology Needs	Enhance technology services to community.

Local Economic Development Desires

Responses to the Residential & Business Survey and comments received during the various public participation activities indicated that landowners and business owners desire a variety of actions aimed at enhancing economic development opportunities in Three Lakes. The most frequently cited issues included:

- Broadening the current economic base
- Expanding access to high-speed internet and mobile phone coverage
- Economic opportunities for young families
- An active business recruitment program
- Achieving living and sustainable wages for working people
- Creating satellite businesses
- Expansion of the tourism market
- Easing restrictions on short-term single-family home rentals
- Increased office and retail space



Labor Force and Economic Base

Chapter 1: Issues and Opportunities provides a detailed analysis of the Three Lakes' and Oneida County's economy and labor force. Highlights from that chapter include:

- Local workers are mobile: Residents take advantage of convenient access to USH 8, USH 45, STH 17, STH 32, and STH 70 to commute to nearby employment centers in Eagle River and Rhinelanders among others.
- Income: Median household income in the Township is comparable with incomes in surrounding communities and was growing prior to current recession.
- Occupational Types: According to the 2008 TAG Business Survey the Town of Three Lakes has a relatively diverse working population including professional, agriculture and manufacturing industries. The survey reveals the highest employed occupations were in Public Administration, followed by Retail, Service and Food/Beverage Services.

Current Business Inventory and Business Environment

The current business inventory is relatively diverse for a community of less than 5,000 people. To understand the business environment of a community, it is helpful to classify the local economy. In small towns, there are generally five types of economies¹:

¹ Randall Gross, Embracing Change in Small Communities, APA National Conference, March 2005

1. Resource-Based Economy. This type of economy is characterized by geographic isolation, as they are typically far away from larger cities and metro areas and have limited interstate access. These communities often have an aging population base and lack of opportunities for higher education and local employment.

2. Industrial Economy. This type of economy is characterized by dependence on yesterday's economic base. Often a community of this type has a single manufacturing or industrial operation that sustains the vast majority of residents.

3. Metropolitanizing Economy. These communities are experiencing a high amount of residential development which causes concern about decreasing land supplies, loss of community identity, maintaining small-town character, and avoiding becoming a "bedroom community."

4. Dependent Economy. Usually an unincorporated (i.e. town) area outside of the suburban ring of development. The economic vitality of this community depends on the economic success of the larger adjacent/nearby community (e.g. La Crosse, Prairie du Chien). The primary challenge is handling local residential development pressure.

5. Lifestyle Economy. These communities include university towns, small communities with military bases and tourist destinations. Residents enjoy their small-community setting and quality of living, but are concerned about their long-term dependency on a single economic source. In the case of Three Lakes, participants expressed a desire to broaden the economic base beyond tourism. While the tourism industry may always be the largest employer, areas in technology, cultural arts, wellness, forest products and agriculture need to have a larger representation in the community.

The town of Three Lakes does not fit easily into any one of the five economies described above. It possesses aspects of *resource-based* and *dependent* economics, but is probably best described as a *lifestyle* economy. Unlike many of Wisconsin's rural towns, Three Lakes is not rapidly transitioning from one economic category to another. Instead, it tends to shift back and forth between the resource-based, dependent and lifestyle economies as a result of fluctuations in the local, state and national economies.

With the cities of Eagle River and Rhinelander in such close proximity, it may be a challenge for the community to attract existing high-technology and 21st-century economy businesses to Three Lakes. However, with proper incentives at the local level, the town could become a magnet for certain types of start-up businesses (particularly those in the "green economy") and can take actions to ensure that existing employers remain in the town.

Costs and Benefits of Economic Development

The town of Three Lakes has several attributes desirable in attracting business development:

- A location that has traffic flowing through it from north to south along USH 45/STH 32
- An attractive and safe community atmosphere that provides for a high quality of living.

- A high quality school district serving the area
- Reasonable tax rates
- Access to an incredible array of recreational areas, open space, and water
- A vibrant tourism-based economy which remains strong during fluctuating economic cycles
- Technologically-savvy year-round and seasonal residents as well as elected and appointed officials

While the town of Three Lakes enjoys the advantages identified above, there are several challenges that must be addressed in attracting new businesses and industry, including:

- Although relatively diverse when compared to other towns in northern Wisconsin, the Three Lakes economy is rather narrow in scope with limited long-term, high-paying jobs.
- Residents can easily drive to nearby cities to purchase services and products.
- Similarly, many residents travel outside the town to work and find shopping, dining and entertainment choices.
- Competition from Eagle River and Rhinelander limits the market area for businesses in Three Lakes.
- Opposition to development from current landowners who may perceive additional commercial and light industrial development as a threat to the town's rural character and quality of living.

Agriculture and Economic Development

A depressed farm economy and growing pressure from nonfarm development may lead to increasing conflicts over the use of agricultural lands in the state. Central to this conflict is the demand for rural housing and recreational land, which has resulted in accelerated rates of farmland conversion to nonfarm uses. In fact, nonfarm growth pressures led to Wisconsin passing the Comprehensive Planning law in 1999 in order to encourage communities to write and use comprehensive plans to guide land-use decisions.

Strategies to Preserve Agriculture

The Agricultural, Natural and Cultural Resources chapter highlighted several strategies for sustaining agriculture in the town over the next 20 years and beyond. Given the importance of agriculture to the local economy, this section offers some additional opportunities available to local farmers.



- Sell products directly to customers at a centralized farmers market. Some communities in Wisconsin with a strong tourism economy may have two markets – one catering to year-round and seasonal residents during midweek and another catering to tourism on the weekend.
- Expansion of existing agri-tourism tours of local cranberry operations.
- Participate in seminars and training hosted by the UW-Extension to learn about tools available to farmers to accommodate development requests (i.e., transfer and purchase of development rights, zoning ordinance tools) and other opportunities (i.e., sale of farm byproducts for energy generation, organic farming opportunities, niche farming, etc.)
- Consider conversion to organic farming. Strong organic and specialty farm markets are proving very profitable. Since 1990, the organic food industry has grown 20% or more each year and now constitutes an almost \$8 billion industry. An opportunity exists to capitalize on this growing market.

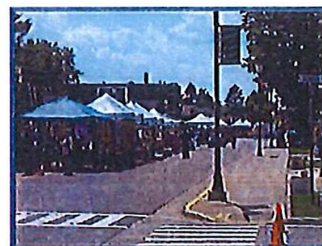
Improved Communication Between Town Government and Local Businesses

With stronger working relationships and open communication, local businesses will better understand local regulations, programs and plans. Accordingly, it is hoped that improved communication will result in businesses that view the Town as a partner in their growth and development pursuits. The Town will support the creation of a local business group or chamber of commerce to further develop the business community in the town.

Tourism

The town may expand upon its strong tourism-based economy through infrastructure improvements. Streetscaping will enhance the character of the downtown.

- Sidewalk enhancements like colored and stamped concrete and bumpouts to improve crosswalk visibility in invite pedestrians to use the area.
- Character signage (including incentives for business owners to provide such signage to create a theme for the corridor)
- Building façade improvements (e.g. materials, awnings, etc.)
- Landscaping, including street trees and planters.
- Historic lampposts and banners.
- Focusing on node-style development and avoiding “corridor creep,” wherein linear development patterns spread outwards from the community center along roads and highways.



Agriculture/Nature-Related Tourism

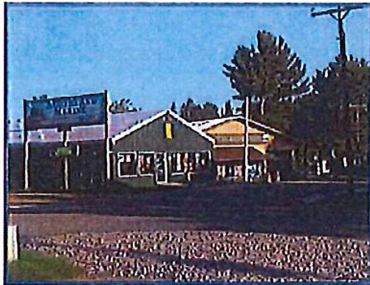
Potential agriculture and nature-based tourist markets exist in Three Lakes:

1. **Ecotourism.** The natural environment of Three Lakes, such as the world’s largest chain of lakes and many other provides endless opportunities to attract tourists to the area.
2. **Agri-Tourism.** Given the strength of the farming economy, opportunities exist to offer tourist activities related to area agriculture.

Desired Business and Industry

Professional, Educational and Technical Companies

To be competitive the Town of Three Lakes will need to promote its scenic location, highway access, school district and quality of life.



Additional Local Retail Choices

To be competitive, these ventures will require a unique merchandise selection based on local market demand.

Service Businesses

To be competitive, these businesses, like retail choices, should seek to capitalize on the local family market as well as year-round tourists.



Expanded Manufacturing

Industries are needed to provide high-quality jobs to local residents. Locally our school is training K-12 students in our Fab Lab to be the next skilled workers in industry.

Home Occupations

Home occupations of a professional nature, taking advantage of the Internet and other technologies, permit people to work from the privacy of their homes and would be a desirable addition to the Three Lakes economy.

Locations for Future Business Development

Oneida County administers the town zoning ordinance for the Town of Three Lakes. The Future Land Use Map in *Chapter 10: Future Land Use* will identify areas ideally suited, and desired, for future economic development.

Infill Development

Infill Development is development that takes place on a vacant, undeveloped or redeveloped site within existing communities, making maximum use of the existing infrastructure, instead of building on previously undeveloped land at the community's fringe.

What is a Brownfield?

The U.S. Environmental Protection Agency's (EPA's) definition of a brownfield site is "With certain legal exclusions and additions, the term "brownfield site" means real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant." A brownfield site can be a former corner gas station or an empty manufacturing plant.

Economic Development Tools, Programs and Partners

Capital Improvements Program (CIP)

Through a Capital Investments Program (CIP), communities are able to responsibly plan for future improvements. A CIP may be used to plan for road maintenance, vehicles, parks and recreation facilities, and town facility improvements among others.

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Introduction

Land use, both existing and future, is the central element of a comprehensive plan. This chapter focuses on existing land uses, trends in land development and available local land-use tools. *Chapter 10: Future Land Use* will address actions necessary to achieve the goals and visions created during the development of this comprehensive plan.



Land Use Vision

Land use is sustainable planned development: efficient, practical, responsive to the public and reflective of the unique character of Three Lakes. It is a framework designed to ensure a high quality of life. It is a defensible plan to preserve, protect and enhance scenic, forested, wetland, shoreland, roadways and residential spaces, a plan that will encourage, accommodate and expand diverse and balanced private and commercial development along with support services. This vision is typically expressed graphically in the form of a land use map.

A land use map ideally precedes a zoning map. In the case of Three Lakes, there is an existing Zoning Map and the new comprehensive Land Use Map will be used to advise future Zoning Map changes. It is not unusual to have a zoning map look different from a land use map. Zoning is a tool used as a means to regulate and enforce elements of the vision.

Visions, Objectives, Policies and Goals

Wisconsin's Comprehensive Planning law requires that the Land Use element contain a compilation of objectives, policies, goals, maps and programs to guide the future development and re-development of public and private property. The element shall contain a listing in the amount, type, intensity and net density of existing uses of land in the town of Three Lakes, such as agricultural, residential, commercial, industrial, and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for re-development, and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in par. (a) (66.1001), for twenty years, in five year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based.

The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities extend, as those terms are used in para. (d)(66.1001), and the general location of future land uses by net density or other classifications.

From all of the community forums, surveys and public hearings, the following Land Use issues concerned citizens of Three Lakes. Goals were then developed to address these issues while reflecting the vision statement that guided the development of the comprehensive plan.

ISSUES

GOALS

Land Use Planning for Three Lakes

Create an effective, community-supported Comprehensive Land Use Plan for the Town of Three Lakes

Comprehensive Plan Implementation

Ensure that the Town of Three Lakes possesses the tools necessary to effectively and equitably implement the Town of Three Lakes Comprehensive Plan

Downtown Revitalization

Undertake studies and analyses to evaluate and revitalize the downtown area to attract new business development, retain existing businesses, and enhance community aesthetics

Corridor Enhancement

Ensure visually appealing transportation corridors and gateway features and develop an effective and informational wayfinding system in Three Lakes

Existing Land Use Inventory

The breakdown of existing land uses (see Appendix) was created from baseline mapping data provided by the U.S. Department of Agriculture, U.S. Geological Survey, Wisconsin Department of Natural Resources, Wisconsin Department of Transportation, North Central Regional Planning Commission (NCWRPC), Oneida County, and the Town of Three Lakes and a windshield survey conducted by a TAG volunteer. Brief descriptions of the land-use categories on the Existing Land Use chart follow below.

Agriculture

In terms of total acreage, agriculture is the second largest “developed” land use in the town of Three Lakes following residential development. Agricultural uses in the community are dominated by cranberry production. Cranberry bogs are located in three primary areas in the community: east of Thunder Lake adjoining Highway A in the west central part of town; north of One Stone Lake adjoining Wykowski Road in the far northwest corner of the community; and south of James Lake in the southeast section of Three Lakes. Refer to *Chapter 7: Agricultural, Natural and Cultural Resources* for a more detailed description of agricultural uses in the community.

Commercial

Commercial land uses are scattered throughout the community, but are concentrated in the town center. Three Lakes possesses a diverse local business inventory dominated by tourism-oriented commercial development and hospitality, but also includes local service and light manufacturing, among others. Chapter 8: Economic Development provides more detailed information related to commercial land uses in the community.

Governmental

Governmental land uses include Town offices and shops, schools and most other community-owned property, excluding parks and campgrounds. All governmental uses in Three Lakes are located in the town center. *Chapter 6: Utilities and Community Facilities* describes properties and buildings owned by the Town of Three Lakes.

Industrial

There are three sites currently zoned for industrial or manufacturing use in the town of Three Lakes. Two separate sites, both south of the downtown on highways 32 and 45 are used for nonmanufacturing purposes. An industrial park located near downtown to the west is serviced by utilities, has mixed use and some capacity for new development. Additional information related to industry can be found in *Chapter 8: Economic Development*.

Open Lands

Open lands is a broad land-use category that typically includes abandoned agricultural fields, grasslands and other non-developed uses excluding woodlands and wetlands.

Outdoor Recreation

Parks and other recreational areas are identified as Outdoor Recreation on the Future Land Use Map. Areas in this classification include Felland Ski Park located north of STH 32 near the shore of Big Stone Lake, Don Burnside Recreation Park (adjacent to the school and near the Reiter Center) east of Highway A, and Cy Williams Park within the town center. The Three Eagle Trail also forms a linear extension of Don Burnside Recreation Park with a 16 foot right-of-way for biking and walking for a distance of 8.4 miles north and west through the northeastern corner of the town of Sugar Camp and to the Vilas County line.

Residential

Residential development represents the largest developed land use in Three Lakes. It is dominated by single-family homes located throughout the community, but concentrated along lakeshores and within the town center. One prominent condominium development is located at the junction of STH 32 and Bengs Road. An even larger development surrounds Clearwater Lake, extending in part beyond the town's northern border.

Transportation

The transportation network includes state and county highways, town streets and roads, private roads, U.S. Forest Service roads and the Three Lakes Municipal Airport. Additional information related to transportation-related land uses can be found in *Chapter 5: Transportation*.

Water

Water land uses in the community include lakes and ponds, but excludes river, streams, or creeks. In terms of acreage, lakes and ponds represent more than 20% of the surface area of Three Lakes, second in size only to woodlands. Information related to water resources in Three Lakes can be found in *Chapter 7: Agricultural, Natural and Cultural Resources*.

Woodlands

Woodlands are by far the largest single land use in the community, accounting for nearly 70% of the land base. Chapter 7: Agricultural, Natural and Cultural Resources provides additional information related to forests and woodlands in Three Lakes.

Land Values

The value of land in Three Lakes varies greatly by type and use. The most valuable land is generally associated with waterfront property which is usually calculated on a frontage-foot basis. There is a very diminished inventory of open or undeveloped waterfront property. Land values and real estate data/charts from the origination of the Comprehensive Plan can be found in the appendix. Data is continually outdated; and as certain data and decisions become necessary, the data needed could be collected at that time. The Town of Three Lakes has a wide variety of land options in addition to waterfront property. Values vary by market, location, size and intended use. Inventory-sold data over a five year period for three categories of property illustrates the variance in relative value. No credible source is able to project values over a twenty year period, in five-year increments. *(See Appendix for Equalized Value charts)*

Land Use by Acreage and Percentage

In the Appendix of this document, Table 25 provides a numerical breakdown of existing land uses in Three Lakes. As the table shows, woodlands are the dominant land use in Three Lakes accounting for seven out of every ten acres of land area in the town. Current Land Use maps can be obtained by contacting the Town Office or the Oneida County Planning and Zoning Office.

Current Land Use and Development Regulations

Zoning Ordinance

Three Lakes has adopted the Oneida County Zoning Ordinance. The Oneida County Planning and Zoning Department administers and enforces zoning requirements for all lands within the town's boundaries. The zoning ordinance organizes the community into different districts. Within each district, specific uses are permitted subject to certain requirements, while others are allowed under conditional-use permits.

Oneida County's zoning code follows a traditional Euclidean¹ model that seeks to segregate uses by type and establishes dimensional requirements related to lot size, setbacks and building height. As new uses are created over time, they are listed specifically in the zones in which they are permitted. To be effective, this type of code must list every possible use and establish a zone in which that would be appropriate. Euclidean codes are based on a philosophy that separation of uses will create a safer, healthier environment.

¹ Reference to *Euclid vs. Anthier Realty Company*, 1926 U.S. Supreme Court Decision, which serves as the foundation for zoning practice in the United States.

Alternative Zoning Methods

Shoreland Zoning

The Shoreland Zoning Ordinance is administered by Oneida County for all lands within the county, including the town of Three Lakes. The ordinance regulates land uses within 1,000 feet of the ordinary high-water mark of navigable lakes, ponds or flowages and within 300 feet of the ordinary high-water mark of navigable rivers or streams.

Subdivision Regulations

Three Lakes does not currently administer its own land division and subdivision regulations. Three Lakes does have a Subdivision Roads Ordinance for general standards and conditions for plat approval. The Oneida County Subdivision Ordinance outlines procedures for land division. Issues covered include, but are not limited to technical requirements, design standards for plats, certified survey maps, land-only condominiums, variances and required improvements and dedications (i.e., street improvements, utility easements, sanitary sewer, etc.)

Nonmetallic Mining Reclamation

Oneida County and North Central Wisconsin Regional Plan Commission administer state nonmetallic mining reclamation requirements for all towns in the county consistent with §NR 135.029(1) and (2), Wis. Admin. Code. The ordinance prohibits any person from engaging in nonmetallic mining or in nonmetallic mining reclamation without a permit unless the proposed activity is specifically exempted. Although the Town does not have the authority to assume responsibility for nonmetallic mine reclamation, it may adopt operational requirements for all future nonmetallic mining operations in the community.

Design Standards

Currently, the only design standards for Three Lakes are contained within Oneida County zoning regulations and nominally within county and town building codes.

Sanitary Sewer and Water Distribution

Utility service in the town of Three Lakes is limited to the town center and Northernaire Sanitary District. New development as land use patterns requiring line extensions would be determined on the cost, functionality, and system capacity. The Three Lakes Sanitary District and Northernaire Sanitary District have jurisdiction. Current sanitary and water distribution maps can be obtained by contacting the Sanitary District.

Three Lakes 2034

Chapter 10: Future Land Use

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Introduction

The Town of Three Lakes is a great place to live, work and play. We're interested in welcoming new neighbors and businesses interested in sharing the unparalleled natural beauty of our hometown. We're happy to work with people who want to join us.

This chapter of the Comprehensive Plan is the general vision of the Town for future growth and development. The Town welcomes development as a positive contribution to the community through creation of jobs, sustaining the school system and supporting public services.

Reasonable interaction between proponents and the community will result in development that makes sense for everyone.

It is important to note that Oneida County adopts and administers the Town's zoning under current law. All zoning decisions require concurrence from the County. The Town works to maintain a cooperative relationship with the County. The Town encourages development proponents to be in contact with the County as early in the project development as possible.

Land Use Vision

The Town of Three Lakes' central attraction is the stunning natural environment we enjoy. Lakes, woods and a rural setting make Three Lakes a great place to live, work and play. We intend to build a stronger economic base while leaving these natural resources for our children. To do that, we welcome residential growth, expanded and new business, industry and tourism.

The Overall Vision

Three Lakes offers affordable public services for commercial and industrial development in the Town center, which has municipal sewer and water. The Town will work cooperatively to help business and industry establish in other locations where those services are not essential. The Town welcomes additional residential development, especially which adds to the strength of our schools, is welcome. The Town will work with people interested in adding value to the community through a process which will be predictable, timely and rational. We will be mindful of our resources, but not paralyzed by unwillingness to embrace change.

Development Goals

Commercial and Industrial: Our community needs year-round jobs to support our community, families and schools. Three Lakes has an educated, reliable workforce prepared to build new businesses and industries. In a time when employers everywhere have identified scarcity of qualified workers as a major obstacle to growth, Three Lakes' workforce is ready and able to meet that need. There is ample available land served by the two major corridors of Highway 45 and Highway 32. By road, Three Lakes is less than 30 minutes from US 8, which connects to Interstate 39 for westward and south-bound traffic. Eastbound traffic is an hour from Highway 29, a freeway connecting to Interstate 43 and Milwaukee, Chicago and points beyond. Rail access is available through the Canadian National terminals in Rhinelander and Shawano. In conjunction with Oneida County, the Town of Three Lakes is willing to help entrepreneurs grow or start businesses, seeking all available incentives, grants and loans.

Residential Growth

The Town has the key to real estate – location. Situated along a unique chain of twenty-eight beautiful, clear lakes, the Town's name is an understatement. There are indeed three major lakes, but they are accompanied by dozens of others. Better yet, there are scenic peninsulas extending

into the lakes, land bridges across them and wooded shorelines throughout the Town. It's no surprise that hundreds of nice homes are already here. There is opportunity for more.

THE FUTURE LAND USE MAPS

Planning can do no more than identify preferences for future growth. Many variables which cannot be envisioned or readily controlled influence land use decisions. The future land use plans are intended to create predictability for current residents and prospective businesses. We have made a careful study of our area to identify areas which, by reason of sound conservation practices, are not suitable for development. Doing so avoids wasting time and money on proposals which are inappropriate because the land involved is, for example, a wetland. Equally important, the maps identify areas where the Town is interested in seeing activity.

The Future Land Use maps (pages 10-8 through 10-10) illustrate the goals, objectives, visions and policies expressed by all of the varied data collected throughout the development of the plan. The maps reflect, to the greatest extent feasible, the desires, expectations and demands of residents and landowners for future development, redevelopment and preservation activities in the town of Three Lakes.

The Future Land Use Chapter

Chapter 10: Future Land Use is the key element of the comprehensive plan. It will serve as the primary guidance tool for the Town Board and Plan Commission in implementing the Town of Three Lakes Comprehensive Plan during the next 20 years. Information related to the review and revision of the comprehensive plan appears in *Chapter 12: Implementation*.

It needs to be clear that future land use maps are not zoning districts. They are not regulations. They are informed guides to how future zoning decisions might be made. They are based on information which existed at the time the maps were developed. More site-specific information may make a parcel of land usable for more purposes than were contemplated at the time the maps were developed. The reverse is true as well; information may establish that some land shown as developable is not.

The key, therefore is to view maps as general guidelines intended to identify the mix of future development, and the general locations, in which the Town wishes to grow.

Preserving Rural Character

The term "rural character" is necessarily subjective. Three Lakes is proud of the small-town feel it has maintained despite development pressure on our lakes. It is possible to maintain that feel while encouraging necessary growth and development. To do that, the Town identifies the following strategies:

- Maintain existing residential neighborhoods in single-family development at comparable densities.
- Additional residential development should be platted on lots, with setbacks and street layouts which are consistent with the adjacent housing. If denser or different kinds of development are included, there need to be buffer areas which provide transition from existing to new development.

- Protect the Town’s forestlands, working to manage conversion of forestland to residential uses in a manner which addresses impact on forests.
- Protect lakes, streams and wetlands.
- Encourage commercial and industrial development, promoting the use of the Town’s center and its public sewer system for land uses which generate substantial traffic.

A Healthy Town Center

Three Lakes has a unique Town Center which makes it possible for residents and visitors to shop, relax and recreate locally. There is more potential for the Town center. The Town Center has excellent highway connections in U.S. 45, Wisconsin 32 and Highway A. Seasonal and year-round residents will benefit from encouraging more businesses to locate in the Town Center.

Three Lakes should work with local businesses to evaluate use of public programs such as the Main Street program, business improvement districts, public improvements that promote visitors, and marketing to the area. If zoning changes are needed to facilitate growth and development, the Town should work with businesses to promote those changes.

Growth is important, but the Town wants to encourage efficient, attractive growth. In the past, many communities failed to prevent development from occurring lengthwise along road rights of way, one lot deep. That results in slower traffic because driveways and accesses proliferate. Where possible, the Town hopes developers will propose creation of developments served by a single access point which take advantage of the depth along major highways.

The Town welcomes new town center development, especially:

- Retail businesses which serve both peak season and year round needs for groceries, supplies and services.
- Recreational activities
- Fabrication and manufacturing

Community Design Tools

Concept Review

The Town of Three Lakes encourages landowners interested in proposing development to ask for time on the Plan Commission agenda before proposals are finalized. There’s no substitute for the give-and-take of an informal discussion to find out how a development proposal will fare. It makes sense to get the feel of the Plan Commission before spending a great deal of money on a plan and locking into a concept. It often helps a proposal, as people with years of experience in the area and knowledge of the process can share their insights. Concept review discussions are not binding on either the Town or the developer. They are held in open session. The Town encourages them, however, because they can save a lot of time in the formal process later.

Developers contemplating proposals in the Town should start by talking to Town staff and, when a proposal is in fairly definite form, ask to be on the Plan Commission agenda. Working together makes the ultimate result better for all.

Zoning Ordinance

Zoning defines the general categories of permissible uses of land. As noted, Oneida County administers zoning in the town. For example, if a parcel of land is located in the residential zone, the owner may construct a residence of the type referenced in the ordinance. There are “permitted” uses, which the owner may undertake without further permission, while some still need administrative review by the Town. There also are “conditional” uses, which require a permit from the County. These kinds of uses are allowable if, with appropriate conditions of approval, they will not adversely impact the area.

Zoning is the first consideration in deciding how to use land. If the zoning is not proper, the use may not occur unless the zoning is changed. This comprehensive plan provides a general guide to how zoning changes will be received by the Town. Zoning is required by Wisconsin law to be consistent with this Plan. If necessary, however, the Plan can be changed.

Subdivision Ordinance

In Three Lakes, land divisions require approval of both the Town and Oneida County. The developer is advised to work with a surveyor and, if necessary, an engineer, who are familiar with the Town and County ordinances.

Land division review is a “quality control” process. It is not a permitting process. If land is zoned residential, it can be developed into appropriate residential lots. The development, however, must have the roads, utilities and features required by the ordinance.

In the development review process, the Town encourages developers to meet initially with the Plan Commission for concept review of proposed land divisions. It’s good to talk about important issues such as road layout, lot numbers and size, landscaping and open space, before a great deal of money is expended. It will speed the process and save resources.

Once the development has jelled as a concept, the developer will submit either a proposed certified survey map or a preliminary plat. These documents are the stage at which the development will be shaped into its near form. After this review, the certified survey map can be approved (with conditions as needed). The preliminary plat can be approved, which will lead to approval of a final plat if the final document conforms to the preliminary plat.

The town is willing to work with developers interested in applying for zoning changes and plat review in one process. It is possible, through conditions of approval, to assure that both the zoning changes and the preliminary plat will be in place before final approval is given.

Private Property Rights

The issue of private property rights versus community need underlies every comprehensive planning effort. Throughout the development of this plan, landowners have expressed their desire to see property rights protected. Those rights have been respected, to the greatest extent feasible, throughout this planning effort. This plan illustrates planned development patterns for all property owners to understand and use to make their own personal development decisions. Should a landowner disagree with the Future Land Use Map, or another aspect of this plan, he or she has the right to petition the Town for an amendment to the document.

Future Land Use Maps

At the time this Plan was developed, the Town made a serious effort to identify the proportions of various preservation, growth and development which was anticipated. These areas of proposed land use are not zoning maps. They provide general guidance for residents and developers for the future direction of the Town.

At this time the maps were developed, the areas involved were measured. The Town of Three Lakes does not expect that the acreage will, in 2034, turn out to be the exact area identified.

The maps do identify aspirations. Note that on the future land use map for the Town Center, the neighborhood to the northeast of the Town Center is mapped as Conservation Residential District. Town, by identifying that area, has expressed the hope that it will develop residentially. The specific form of development identified, conservation neighborhood, is desired but not mandated. Residential development is generally consistent with the designation, and might be considered by the Town. The Future Land Use maps appear on pages 10-9 and 10-10 of this chapter. They will be used to guide the development within Three Lakes during the next 20 years.

HOW WERE THE FUTURE LAND USE MAPS DEVELOPED?

The Future Land Use maps began with the Existing Land Use maps as a foundation. From that base maps: Natural resource areas were identified to delineate existing development limitations including wetlands, floodplains and surface water.

- The existing housing supply and future population and household projections were examined to understand the extent of future residential development.
- Utility and community facility capacities plans were reviewed to understand future community needs.
- The results of surveys, meetings and the Cognitive Mapping Exercise were reviewed to emphasize resident desires and expectations.
- Market considerations were used to guide the most appropriate locations for future commercial development.

Future Land Use Map Legend

The Future Land Use maps are the primary guidance tool for planning in Three Lakes. As per statutes, it will be used to evaluate future land-use changes and proposals. It must be understood, however, that the Future Land Use maps *are not* zoning maps. Comprehensive plans and, by extension, plan maps are broad-brush guidance documents.

EXISTING LAND USE DEFINITIONS

The definitions for existing land uses appear in the Legend of the Future Land Use Map were assigned to the GIS mapping layers provided by Oneida County and NCWRPC. Land use descriptions, unlike zoning definitions, tend to be broad in nature and are intended to generally describe the underlying use. The existing land use definitions in the Town of Three Lakes include:

Residential – Parcels or sites where the dominant or defining land use is residential (single-family homes, multi-family, farmsteads, etc.).

Commercial – Parcels or sites where the primary structures are utilized for business purposes, excluding industrial uses.

Governmental – Parcels or sites used for or owned by local, state, or federal governmental units.

Industrial – Parcels or sites used for manufacturing, assembly, and other industrial uses.

Agriculture – Lands under active agricultural production, utilized as pasture, or held fallow with the potential of future agricultural use, excluding cranberry bogs.

- Transportation- The streets, roads, and highways in the Town and the accessory sites or parcels used to service them.
- Cranberry Bog- Agricultural lands exclusive to cranberry production.
- Outdoor Recreation- Parks, golf courses, shooting ranges, and other recreational areas excluding indoor venues.
- Open Lands- Land not otherwise designated as agricultural or used for other developed purposes.
- Woodlands- Parcels or sites where the dominant use or defining characteristic of the site is forests and woodlands.
- Open Water- All surface waters excluding rivers, streams, creeks, and wetlands.

Description of Proposed Land-Use Changes

This section provides a brief description of the proposed future land use changes identified on the Future Land Use maps. It is understood that detailed information of these areas, particularly the alternative housing, mixed-use, and commercial areas will be determined during the creation of future zoning categories.

Because the current Oneida County Zoning Ordinance does not contain the level of detail used in the following districts, zoning proposals will be deemed consistent with this Plan if the proposal is permitted or a conditional use in an existing zoning district which is of the same type as these categories. For example, there is no zoning ordinance classification for a “rural character district.” The area included in that district in these maps could be rezoned to a classification which the Town believes reasonably promotes the rural character of the Town. The Proposed Land Use Changes represent aspirations of this Plan. The Town certainly will be more supportive of specific changes which follow the spirit of these categories.

FUTURE RESIDENTIAL – 106 ACRES

Additional single-family residential development, identified on the maps by diagonal blue/yellow lines, is proposed for areas northwest of Maple Lake and in the southeast portion of the town center west of USH 45. The purpose of the future residential land-use classification is to provide for an adequate supply of land to meet projected population increases within conventional residential neighborhoods during the next 20 years.

MIXED USE – 345 ACRES

Areas of the town identified as suitable for mixed residential/commercial use are located along USH 45 at the town center’s southeast entrance, northwest of the intersection of STH 32 and CTH X, and along STH 32 between Big Stone Lake and Deer Lake. Mixed-use development within these areas may include residential and commercial land use within the same structure, on the same site or on adjacent sites.

MIXED-USE INFILL OVERLAY – 141.55 ACRES

The mixed-use overlay area is identified by a dark green boundary line encompassing much of the town center. The overlay area is intended to allow for desirable development and redevelopment within the existing town center. The mixed-use overlay would not supplant existing zoning districts, but would allow for either residential or commercial development as a conditional use on a site-by-site basis.

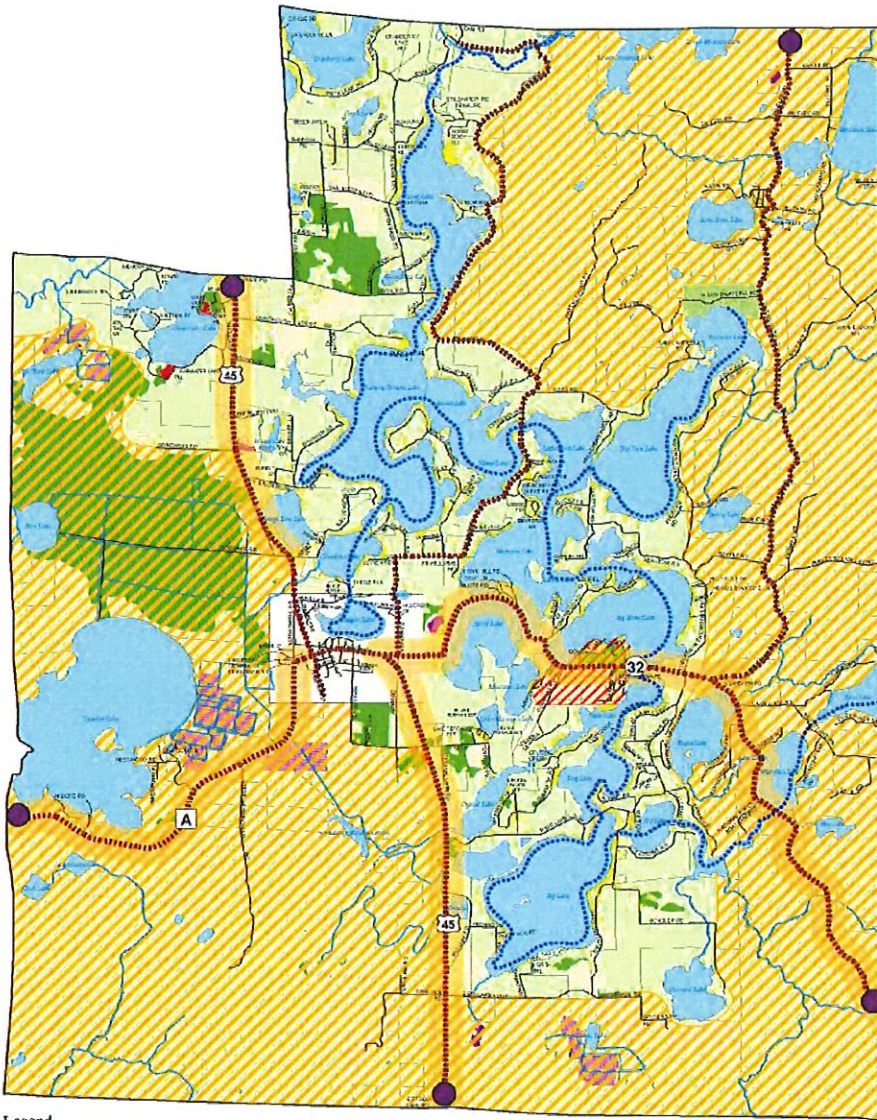
MIXED COMMERCIAL / INDUSTRIAL – 29 ACRES

The mixed commercial / industrial district is located in the southeast corner of the town center in order to maximize market opportunities created by the intersection of USH 45 and STH 32. Land use within the district would include commercial and light industrial development on shared or adjoining sites. The Town believes that industrial or commercial uses which can benefit from public sewer and water may be appropriate for the Town center. Other kinds of business which can operate with on-site wastewater treatment systems could be considered for other areas of the Town.

Future Land Use Map

"Planning Guide for Your Vision of the Future" "December 15, 2009"

Town of Three Lakes Oneida County, Wisconsin



Legend

- | | | | |
|-----------------------------|----------------------------|----------------|----------------------|
| — Roads | □ Downtown Area | ■ Residential | □ Transportation |
| — County | □ Image Corridor Overlay | ■ Commercial | □ Cranberry Bog |
| — State | □ Tent Camping | ■ Governmental | □ Outdoor Recreation |
| — Federal | □ Rural Character District | ■ Industrial | □ Open Lands |
| ⋯ Bicycle/Pedestrian Trails | □ Mixed Use District | ■ Agriculture | □ Woodlands |
| ⋯ Water Trails | ● Gateway Features | □ Open Water | |
| — Rivers & Streams | | | |

0 0.25 0.5 1 Miles



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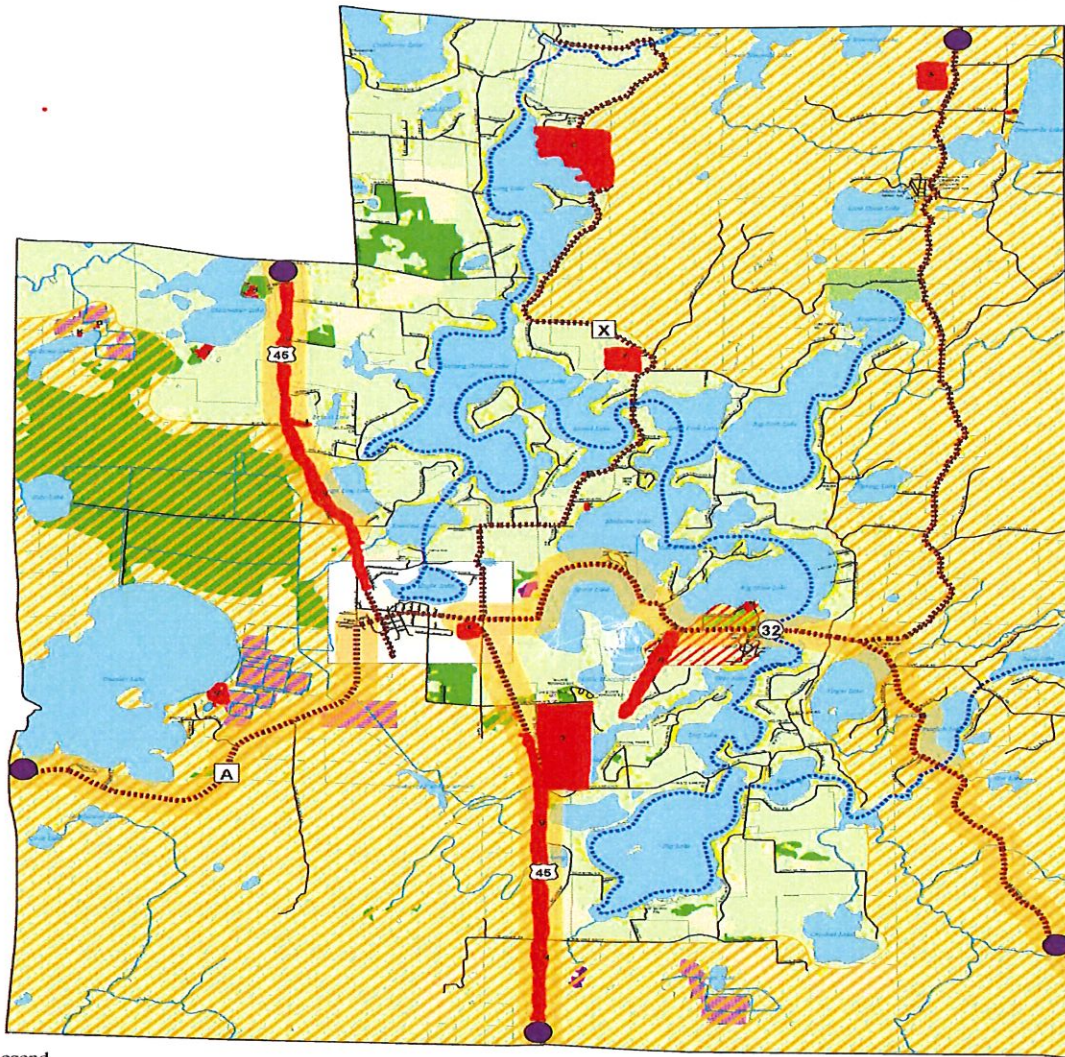


Amended 2013; Resolution #091813

Draft Future Land Use Map

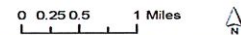
"Planning Guide for Your Vision of the Future"

Town of Three Lakes Oneida County, Wisconsin



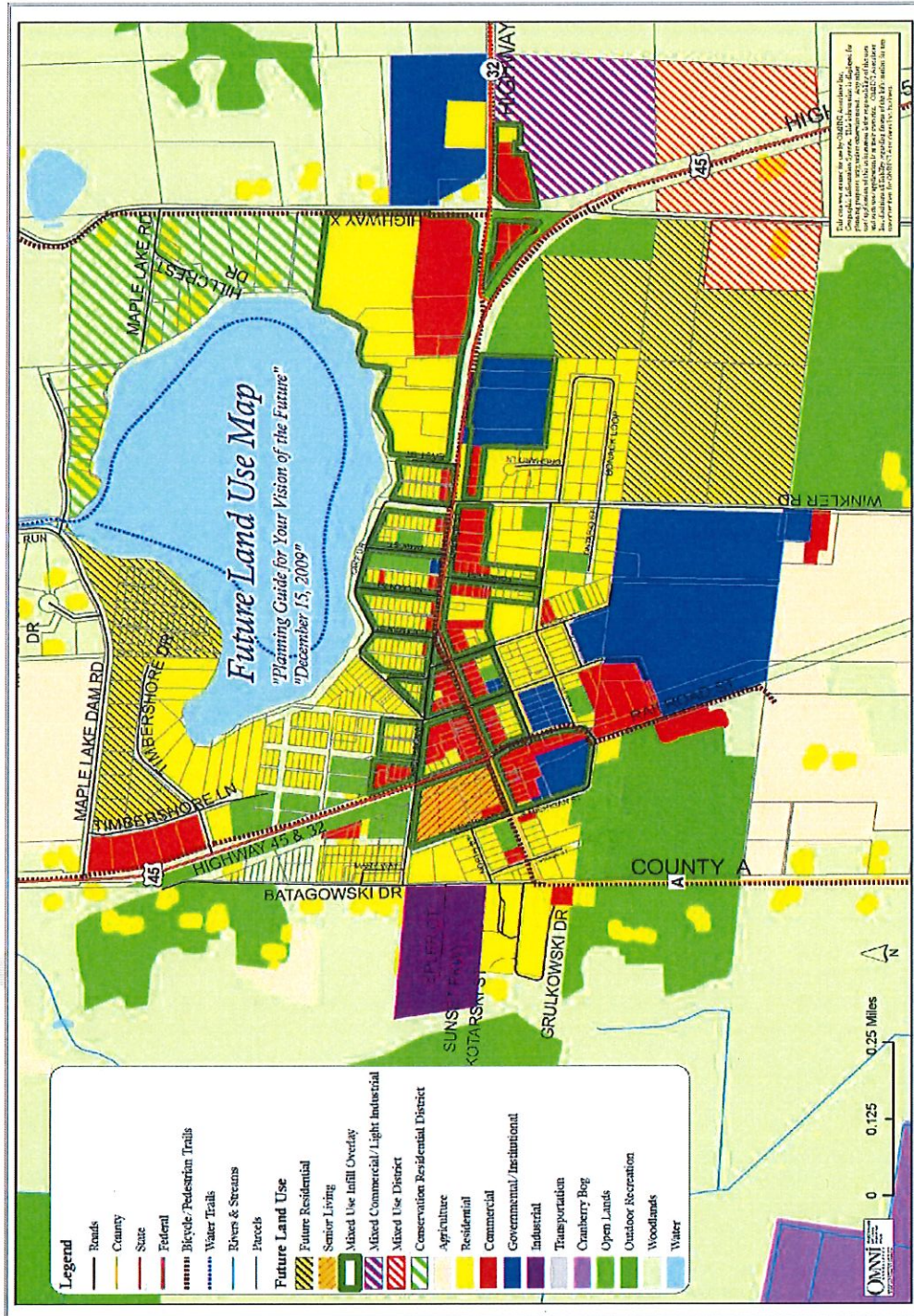
Legend

- | | | | |
|-----------------------------|----------------------------|----------------|----------------------|
| — Roads | □ Downtown Area | ■ Residential | ■ Transportation |
| — County | ■ Image Corridor Overlay | ■ Commercial | ■ Cranberry Bog |
| — State | ■ Tent Camping | ■ Governmental | ■ Outdoor Recreation |
| — Federal | ■ Rural Character District | ■ Industrial | ■ Open Lands |
| ⋯ Bicycle/Pedestrian Trails | ■ Mixed Use District | ■ Agriculture | ■ Woodlands |
| ⋯ Water Trails | ● Gateway Features | | ■ Open Water |
| — Rivers & Streams | | | |



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CONSERVATION RESIDENTIAL DISTRICT - 50 ACRES

The purpose of the conservation residential district is to create an intermediary buffer between the more densely developed areas in the Town center and forest-dominated landscape of the chain-of-lakes area to the north. Land divisions (through certified survey maps), and conservation subdivision development would be the desired categories of development allowed within this district. All land divisions would include minimum open space requirements for each newly created parcel.

PEDESTRIAN BICYCLE TRAILS – 42 MILES (WITHIN EXISTING ROAD RIGHTS OF WAY)

The proposed trail system appearing on the Future Land Use maps (dashed brown lines) will provide linkages between key destination points and provide access to bicyclists and pedestrians. The Three Eagle Trail connects two vital tourist-based communities by way of a very scenic route showcasing northern Wisconsin's rich environmental resources of woodland, lakes and marsh land and is used for biking, walking and cross-country skiing.

WATER TRAILS – 37 MILES

The proposed water trail, identified by dashed blue lines on the map, is intended to create an additional recreation destination opportunity in Three Lakes and will provide canoeists and kayakers with a safe and clearly identified route connecting Chain of Lakes with key destinations nodes within the community including the proposed tent camping area on the northern shore of Four Mile Lake.

TENT CAMPING AREA – 170 ACRES PLUS NATIONAL FOREST LAND

Tent camping is available on National Forest Service land. National Forest Service land is available in the Town of Three lakes.

GATEWAY FEATURES – LESS THAN 1 ACRE TOTAL SIZE

Gateway features will be placed at the entrance to Three Lakes on USH 45, STH 32, and CTH A.

Future Land-Use Projections

Table 27 provides a breakdown of projected future development in five-year increments. As with any long-term planning document, these projections are tentative and based upon existing and past trends. Actual changes in land use may occur at a slower or more rapid pace than currently anticipated.

Table 27: Projections for Future Land Use by Acreage in the Town of Three Lakes, 2010-2034.					
Land Use	Total Acreage				
	2010	2015	2020	2025	2030
Agriculture	1099	1099	1099	1099	1,099
Commercial (not including overlay district)	97	97	97	97	97
Cranberry Bog	594	594	594	594	594
Government/Institutional	87	87	87	87	87
Industrial (not including mixed commercial industrial)	62	62	62	62	62
Mixed use	0	86	172	258	346
Mixed Commercial/Industrial	0	7	14	22	29
Open Lands	3614	3599	3581	3568	3552
Outdoor Recreational	90	90	90	90	90
Residential (not including mixed use)	1927	1951	1975	1999	2023
Senior Living	0	1	3	5	7
Transportation	407	432	457	482	507
Water	11801	11814	11804	11804	11804
Woodlands	44282	44179	44076	43973	43869
Source: Town of Three Lakes Comprehensive Plan Existing and Future Land Use Maps, 2009.					

Conclusion

The Town of Three Lakes can influence the process of growth and development, but the initiative to build a stronger community for the future must come from the private sector. The Town is committed to working to maintain the qualities of our area that have brought us to this place while encouraging new growth and development to sustain it in the future.

Relationship to Other Required Plan Chapters

Discussion of the ways in which each element of this comprehensive plan related to *Chapter 10: Future Land Use* has been included throughout the document.

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Introduction

Intergovernmental cooperation involves working with neighboring communities, county government and state agencies to understand how their future planning activities will impact the town of Three Lakes. At a minimum, this involves sharing information about the Three Lakes plan with neighboring communities and agencies and vice versa.

Adjacent Governmental Units * Towns of Piehl, Stella, Sugar Camp, Hiles, Lincoln and Washington

Three Lakes' relationship with neighboring towns can be characterized as one of mutual respect. These communities share a common history, social culture and rural character with Three Lakes. Since towns cannot annex land from one another, boundary disputes are non-existent. Public services such as road maintenance and construction are conducted individually by each community. However, as mutually beneficial opportunities for shared services arise, the Town of Three Lakes is open to considering shared services options.

School District

The Town of Three Lakes and the Three Lakes School District recognize the significant role each plays in the other's future. Each is dependent upon the other, to varying degrees, to ensure a healthy long-term future. In order to facilitate future school district planning efforts, this plan recommends that the Town continue to work with the district on studies related to future enrollment and facility's needs. The district's current facilities can accommodate additional students. To further facilitate school district planning, this plan has been made available to the district as a tool to predict future school enrollments from the town of Three Lakes.

State Agencies * Wisconsin Department of Natural Resources (DNR); Wisconsin Department of Transportation (WisDOT); Wisconsin State Historical Society

The DNR takes a lead role in wildlife protection and the protection and sustained management of woodlands, wetlands and other natural wildlife habitat areas. The WisDOT has completed a series of statewide planning documents for use in the development of local comprehensive plans.

Existing Intergovernmental Agreements

The Town of Three Lakes is party to the Mutual Aid Box Alarm System (MABAS). MABAS is a mutual aid measure that may be used for deploying fire, rescue, and emergency medical services personnel in a multi-jurisdictional and/or multi-agency response. Participation in the mutual aid program is voluntary. Equipment, personnel or services provided under MABAS are at no charge between municipalities. Expenses recovered from the responsible parties are equally distributed. In addition, emergency personnel that respond to the emergency remain employees of their initial department or agency. MABAS is broken into divisions rather than regions.

Relationship to Other Comprehensive Plan Chapters

Intergovernmental cooperation weaves its ways into every chapter of this plan. Regional housing demand and supplies determine the market for housing in the town of Three Lakes. Transportation improvements made to the county and state highways have the potential to affect land use and development patterns in the town. Likewise, the town's ability to expand economically depends on high-quality services being provided, not only in the town, but also by its intergovernmental partners (i.e. schools, police, fire, etc.) Moreover, the town's ability to support development opportunities at its perimeter must be cooperatively organized with neighboring communities to ensure compatibility with adjacent land uses.

Implementation

The Town of Three Lakes Comprehensive Plan will be the primary responsibility of the Plan Commission under the authority of the Town Board. The Plan Commission and Town Board will make decisions and recommendations pertaining to land use and development issues in accordance with this comprehensive plan. Upon approval and adoption of the Town of Three Lakes Comprehensive Plan by the Town Board, as required by the Wisconsin Comprehensive Planning law (66.1001 State Stats.), the Town of Three Lakes must ensure that all local land-use decisions are consistent.

A comprehensive plan may be revised at any time. However, state statutes require that a comprehensive plan be updated no less than once every 10 years. As required by state statutes, the Plan Commission will undertake a broad review of the comprehensive plan to identify the specific revisions necessary to update the document. As with the initial development of the comprehensive plan, the Town must abide by all public participation requirements as per the Wisconsin Comprehensive Planning law.

Experience has shown that specific written goals are helpful during work on specific projects and for future planning.

Three Lakes 2034

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Introduction

Located in this appendix you will find charts, maps, and information removed from various chapters that was deemed important enough to keep as informative for reference. It is understood the data on the charts may be considered out of date in this version of the Comprehensive Plan, but the data represents a snapshot of time from the original plan.

Three Lakes 2034
Chapter 4: Housing

Appendix

Three Lakes Real Estate Inventory Sold				
Year	Waterfront Lots Sold	Average Cost	Median Cost	Top \$ Per Frontage
2008	9	\$302,711	\$289,500	\$3400 /ft
2007	11	\$150,864	\$122,000	\$2400 / ft
2006	14	\$200,952	\$237,000	\$3510 / ft.
2005	13	5204,150	\$207,697	\$2684 / ft.
2004	14	\$123,236	\$105,000	\$1575 / ft.
Greater Northwoods Multiple Listing Service				

Wisconsin Dept. of Revenue Equalized Values for the Town of Three Lakes			
Year	Real Estate	Personal Property	Total
2009	\$1,042,748,800	\$11,414,600	\$1,054,163,400
2008	\$1,057,766,300	\$8,079,800	\$1,065,846,100
2007	\$986,496,600	\$7,036,600	\$993,533,200
2006	\$848,968,500	\$6,249,800	\$885,218,300
2005	\$739,194,600	\$6,212,400	\$745,407,000

2008 STATEMENT OF EQUALIZED VALUES AS SET BY THE WISCONSIN DEPARTMENT OF REVENUE 02/10/09				
80-43-036 TOWN OF THREE LAKES COUNTY OF ONEIDA				
REAL ESTATE CLASSES	LAND	IMPROVEMENTS	TOTAL	RATIO
1 RESIDENTIAL	506,710,200	483,494,100	990,204,300	
2 COMMERCIAL	8,605,800	21,156,100	29,761,900	
3 MANUFACTURING	110,600	876,600	987,200	
4 AGRICULTURAL	199,900		199,900	
5 UNDEVELOPED	2,484,700		2,484,700	
6 AG FOREST	648,100		648,100	
7 FOREST	30,840,400		30,840,400	
8 OTHER	215,000	2,424,800	2,639,800	
REAL ESTATE TOTALS	549,814,700	507,951,600	1,057,766,300	59.87

Three Lakes 2034
Chapter 4: Housing

Appendix

2007 STATEMENT OF EQUALIZED VALUES AS SET BY THE WISCONSIN DEPARTMENT OF REVENUE 03/06/08				
0-43-036 TOWN OF THREE LAKES		COUNTY OF ONEIDA		
REAL ESTATE CLASSES	LAND	IMPROVEMENTS	TOTAL	RATIO
1 RESIDENTIAL	480,587,700	437,533,200	918,120,900	
2 COMMERCIAL	12,135,100	22,979,100	35,114,200	
3 MANUFACTURING	110,600	876,600	987,200	
4 AGRICULTURAL	182,400		182,400	
5 UNDEVELOPED	2,561,500		2,561,500	
6 AG FOREST	624,500		624,500	
7 FOREST	26,408,600		26,408,600	
8 OTHER	197,100	2,300,200	2,497,300	
REAL ESTATE TOTALS	522,807,500	463,689,100	986,496,600	63.17

2006 STATEMENT OF EQUALIZED VALUES AS SET BY THE WISCONSIN DEPARTMENT OF REVENUE 02/19/07				
80-43-036 TOWN OF THREE LAKES		COUNTY OF ONEIDA		
REAL ESTATE CLASSES	LAND	IMPROVEMENTS	TOTAL	RATIO
1 RESIDENTIAL	397,062,700	390,703,500	787,766,200	
COMMERCIAL	10,220,400	19,595,100	29,815,500	
3 MANUFACTURING	110,600	876,600	987,200	
4 AGRICULTURAL	171,400		171,400	
5 UNDEVELOPED	2,413,600		2,413,600	
6 AG FOREST	1,159,300		1,159,300	
7 FOREST	24,575,600		24,575,600	
8 OTHER	167,500	1,912,200	2,079,700	
REAL ESTATE TOTALS	435,881,100	413,087,400	848,968,500	71.81

2005 STATEMENT OF EQUALIZED VALUES AS SET BY THE WISCONSIN DEPARTMENT OF REVENUE 02/24/06				
80-43-036 TOWN OF THREE LAKES		COUNTY OF ONEIDA		
REAL ESTATE CLASSES	LAND	IMPROVEMENTS	TOTAL	RATIO
1 RESIDENTIAL	348,085,700	332,987,100	681,072,800	
2 COMMERCIAL	9,724,800	17,514,100	27,238,900	
3 MANUFACTURING	127,300	1,172,900	1,300,200	
4 AGRICULTURAL	161,000		161,000	
5 UNDEVELOPED	2,544,600		2,544,600	
6 FOREST	24,848,600		24,848,600	
7 OTHER	142,700	1,885,800	2,028,500	
REAL ESTATE TOTALS	385,634,700	353,559,900	739,194,600	81.18

Typical Land Sales by Lot Size			
2014 Waterfront	Lot Size	List Price	Sale Price
	100 feet	\$260,000.00	\$235,000.00
	100 feet	\$239,000.00	\$190,000.00
	2.17 acres	\$430,000.00	\$400,000.00
	2.20 acres	\$90,000.00	\$85,000.00
	3.7 acres	\$67,900.00	\$67,900.00
	12.0 acres	\$299,000.00	\$190,000.00
2014 Off-Water	Lot Size	List Price	Sale Price
	1.49 acres	\$24,900.00	\$17,000.00
	1.59 acres	\$18,900.00	\$16,000.00
	1.62 acres	\$18,900.00	\$14,000.00
2015 Waterfront	Lot Size	List Price	Sale Price
	100' x 251'	\$110,000.00	\$100,000.00
	140' x 275'	\$125,000.00	\$107,000.00
	1.40 acres	\$399,000.00	\$365,000.00
	2.34 acres	\$224,000.00	\$185,000.00
	3.18 acres	\$43,000.00	\$36,000.00
	8.43 acres	\$99,000.00	\$90,000.00
2015 Off-Water	Lot Size	List Price	Sale Price
	2.20 acres	\$8,500.00	\$8,500.00
	5.0 acres	\$7,500.00	\$7,500.00
	10.64 acres	\$42,900.00	\$33,000.00

Data provided by members of the Greater Northwoods Multiple Listing Service





Internet Marketing

An opportunity exists to develop and utilize the Town of Three Lakes and Three Lakes Chamber of Commerce’s website as a marketing tool to advertise desirable economic activities (i.e., home occupations, strong tourism market and recreational opportunities). Information about available sites, the development approval process including printable permit applications, meeting schedules and agendas is valuable to the citizens. This will keep interested individuals abreast of upcoming Plan Commission and Town Board agenda items, including site plans and completed application forms for resident review.

Market Data Analysis

A Market Data Analysis is a comprehensive study that provides details about a business district’s current conditions, explores changes occurring in the marketplace, verifies consumer wants, needs and spending habits from that district, discovers what the market will support, and provides the foundation for a business development strategy creation.

The market analysis report defines potential market needs to capitalize upon locally. Furthermore, it provides a foundation for understanding the larger customer base and ways to compete with nearby business centers. The Town may want to consider a market analysis for the USH 45/STH 32 corridor as an implementation tool for local economic development.

Any recommendations included in a market analysis would be implemented in conjunction with this plan to ensure the economic development opportunities desired are being realized. This will require coordination with utilities and community facilities and transportation improvements identified in previous chapters. The recommendations of any market analysis should be reviewed every five years to measure progress and identify additional objectives.

Tax Increment Financing

Tax Incremental Financing (TIF) allows communities to undertake a public project to stimulate beneficial development or redevelopment that would otherwise occur. It is a mechanism for financing local economic development projects in underdeveloped and blighted areas. Taxes generated by the increased property values pay for land acquisition or needed public works.

How Does a TIF Work?

1. The community defines the boundaries of the TIF district area.
2. Tax assessments for the district are frozen at their current value.
3. The community prepares a plan for the TIF district called a “project plan” to describe costs to be incurred and the anticipated tax revenue to make up for the cost overtime.
4. The community, through its tax-increment finance authority, can acquire land and make capital improvements in the district (i.e. streets, lighting, landscaping, etc.) to make it more desirable to developers.
5. When development occurs, the value of the land in the district increases. This increased value is taxed, but for a period of time while the TIF district is in effect, the additional tax revenues go to the TIF.
6. This additional tax revenue is used to pay off the expenses incurred by the community in land acquisition and installation of capital improvements.

More information about establishing a TIF is available in Wis. Stats. Ch. 66-1105(5)(9).

Three Lakes 2034

Chapter 8: Economic Development

Appendix

Until recently, TIF has been an economic development tool available exclusively to cities and villages. However, the Wisconsin law was changed to allow towns to establish TIF districts to promote agricultural and forestry development. Towns are more restricted than cities and villages in the range of activities that may receive TIF benefit. The list of eligible activities for a town TIF district includes¹:

- Agriculture – animal and crop production and direct support activities.
- Tourism – camps, RV parks, campgrounds, dairy product stores and public golf courses.
- Forestry – including logging and direct support activities.
- Manufacturing – defined as animal slaughtering and processing, wood product manufacturing, paper manufacturing, or ethyl alcohol manufacturing.
- Residential development – limited to sleeping quarters within a TIF district for employees who work for employers engaged in an eligible TIF project (cannot include hotels, motels, or traditional homes).
- Retail development – related to the sale of products as a result of allowed agriculture, forestry or manufacturing activities.

The boundary of a TIF may be amended one time. A town TIF district can remain in existence until the earliest of the following:

- The Town has received aggregate incomes equal to the total project costs;
- 11 years after the last expenditure in the original plan is made;
- The Town Board dissolves the district by resolution (the Town is then liable for all costs); or
- The Secretary of Revenue determines the tax increments have been used to pay for ineligible costs.

Three Lakes Area Chamber of Commerce (TLACOC) and Welcome Center Inc. works to protect, promote, and react to the interests and needs of the businesses within the community. The TLACOC provides information related to existing businesses, community demographics, land an business for sale, access to local business resources, job openings and information on professional development opportunities. The TLACOC strives to promote the community through targeted marketing efforts, the chamber website, the Three Lakes Visitor Guide, personal referrals, local and regional advertising and by hosting community events.

¹At least 75% of the area of a TIF in a town must be used for one of the allowable activities

Oneida County Economic Development Corporation

In 1989, the Oneida County Economic Development Corporation (OCEDC) was created as a partnership between business and industry, responsible for new business growth and the expansion of businesses already located in Oneida County. The mission of OCEDC is: “To promote and stimulate the orderly growth of stable businesses which will provide year-round employment throughout Oneida County while maintaining a high quality of life with a livable wage.” To achieve the mission of OCEDC, the corporation has a staff consisting of a half-time administrative assistant, a full-time executive director and a board of directors, including ex-officios from various aspects of area business and industry. The corporation is located at the Rhinelander Oneida County Airport. The corporation is funded from three sources: Oneida County, the city of Rhinelander and private contributions. The OCEDC is a nonprofit 501(c)(3) corporation which acts as an economic development coordinator for all of Oneida County. OCEDC assists individuals investigating the feasibility of going into business, works with existing businesses to expand and retain economic viability, and works to attract new business in an effort to expand the economic base and provide employment alternatives to the citizens of Oneida County. OCEDC also acts as a conduit between business and government on a local, regional, state and federal level.

Grow North Regional Economic Development Corporation

Grow North Regional Economic Development Corporation (Grow North) was created in 2004 to foster cooperation among economic development partners and foster economic growth efforts in Forest, Langlade, Lincoln, Oneida, and Vilas counties. Although the communities in each county have their own unique attributes, economic development partners throughout the region have recognized the value of collaborative efforts to grow and diversify the North Woods economy. The natural beauty and ample recreation opportunities make the Grow North region an excellent place to work, live and play. Grow North is a nonprofit organization with a mission to assist the counties and communities throughout this region in their efforts to recruit and retain businesses, stimulate new job creation and foster an environment conducive to entrepreneurial growth and new company formations. Grow North’s partners include private-sector businesses, regional service providers, educational institutions, local economic development organizations and others who are interested in supporting this mission. Members recognize the importance and value of collaboration to ensure that the Grow North region remains competitive in the global economy.

North Central Wisconsin Regional Planning Commission²

The North Central Wisconsin Regional Planning Commission (NCWRPC) provides technical grant writing and administrative assistance to communities that are seeking funds from the U.S. Department of Commerce Economic Development Administration. The NCWRPC also provides assistance for a wide variety of other grant programs, including the Wisconsin Department of Commerce (CDBG program), the Wisconsin Department of Natural Resources, and USDA-Rural Development.

In addition, the NCWRPC provides communities with assistance in a variety of other economic development-related studies, including: 1. Developing economic development strategies that examine the local economy assess local trends and identify strategies to spur development; 2. Tax incremental financing plans; and 3. Retail trade area studies.

²Excerpted from North Central Wisconsin Regional Planning Commission website, www.ncwrpd.org, 2009

Chapter 8: Economic Development

Additional services provided by NCWRPC include:

- Comprehensive Economic Development Strategy (CEDS): NCWRPC is designated as an economic development district (EDD) by the U.S. Department of Commerce Economic Administration. Part of this process involves the annual update of the regional economic development strategy, including the identification of public works projects.
- Economic Development Studies: NCWRPC provides communities with assistance in developing economic development strategies. These studies examine the local economy, assess local trends and recommend strategies to spur development in the community.
- Demographic Data & Mapping Center: NCWRPC maintains a wide array of data that is available. Some of the data includes U.S. Census (1980 & 1990), Economic Census, Employment and Labor Information, and more.
- Specialized Studies: NCWRPC is available to conduct specialized studies on request. In the past, the NCWRPC has completed economic impact studies, trade area studies and targeted marketing studies.
- Grant Applications: NCWRPC provides assistance to communities in the preparation of a variety of grants available from the Wisconsin Departments of Commerce, Natural Resources and Transportation, as well as the Economic Development Administration (EDA) and Rural Development at the federal level. NCWRPC also provides assistance to businesses that are seeking funding under the Small Cities Community Development Block Grant (CDBG) Program administered by the Wisconsin Department of Commerce.
- Loan Fund Assistance: NCWRPC provides professional management assistance in the initial development of loan funds, from the funding to manuals and forms, to the financial review of loan applications. In addition, the NCWRPC serves as staff to the North Central WI Development Corporation, a multi-county revolving loan fund.

Business Park Development:

NCWRPC assists communities interested in creating business or industrial parks. Feasibility studies, grant application assistance, park design and layout, and tax incremental finance districts planning can be provided.

- Industrial Parks and Site Inventory: NCWRPC along with the Wisconsin Department of Commerce, has inventoried all available sites and placed them on the State's webpage. The NCWRPC annually updates this information.

Joint Effort Marketing Grant Program (JEM)

Another marketing avenue could be the Joint Effort Marketing Grant Program. Each year, the Wisconsin Department of Tourism awards funds through this program. This money provides partnership funding in order to help non-profit Wisconsin organizations promote tourism in their area.

In order to be funded, the projects must demonstrate they will increase the number of visitors traveling to the area. The marketing ideas must be consistent with statewide and other local area marketing plans in order to be considered. There are several different types of marketing efforts that can be utilized and funded under the JEM grants. They may include:

- Destination Marketing – the goal of this grant is to create a brand image for the partnership of at least three municipalities that would share the brand image that highlights the area’s best features.
- New Event – this is an event that has not previously been held in the area. The event has to be repeated on a regular basis and has to be a project that is beyond the scope of regular daily operations.
- Sales Promotion – this type of event must offer significant incentives for a limited period of time (usually 6-8 weeks) to entice a targeted market to visit the area.
- Existing Event – with this type of grant, the project may be awarded funding for advertising in a new geographic market, targeting a new demographic, or for advertising that is placed in a new medium.
- One-Time, One-of-a-Kind – this type of project publicizes an event of great significance (media coverage generated throughout the Midwest)

Industrial Revenue Bond

The Wisconsin Department of Commerce’s Industrial Revenue Bond (IRB) Program allows all Wisconsin cities, villages, and towns to support industrial development through the sale of tax-exempt bond. The proceeds from the bond sale are loaned to businesses to finance capital investment projects at, primarily, manufacturing facilities. Even though IRB’s are municipal bonds, they are not general obligations of the municipality. The company or business that will use the facilities provides the interest and principal payments on the loan. The local government is in partnership with the business, lending its name, but not its credit, to the bond issue.

State Agencies/Programs

*Wisconsin Department of Transportation-wisconsin.gov: The Office of Disadvantaged Business Enterprise Programs encourages firms owned by disadvantaged individuals to participate in all federal and state transportation facility contracts.

*Wisconsin Small Business Development Centers-wisconsinbdc.org: These centers help ensure the state’s economic health and stability. They offer formative business education, counseling and technology training.

*Wisconsin Youth Apprenticeship Program-dwd.wisconsin.gov/apprenticeship/ya/programs.htm: This program helps businesses prepare future workers and is an integral part of the state Department of Workforce Development’s workforce training strategy.

Youth apprenticeship is a rigorous two-year elective program for high school juniors and seniors that combine academic and technical classroom instruction and on-the-job training from mentors.

*Wisconsin Women’s Business Initiative Corporation-www.wwbic.com: The statewide economic development organization offers high-quality business workshops and trainings, one-on-one business assistance, business incubation programs, a variety of microloan programs and individual development accounts.

Rural Business Opportunity Grants³

The Rural Business Opportunity Grants Program make available money for economic planning, technical assistance for rural businesses, or training for rural entrepreneurs or economic development officials.

Eligible applicants include public bodies, nonprofit corporations, Native American tribes or cooperatives with members who are primarily rural residents. Applicants must also possess “significant expertise” in the proposed activities as well as financial strength that will ensure the objectives of the proposed grant will be completed. The grant money must result in economic development of a rural area (any area other than a city or town with a population of greater than 50,000 and the urbanized area contiguous and adjacent to such cities or towns). The project must include a method for determining the success/failure of the project and assessing its impact.

Federal Agencies/Programs

- Department of Agriculture Rural Development Administration-www.rd.usda.gov
- U.S. Small Business Administration-www.sba.gov: provides financial, technical and management assistance to help Americans start, run and grow their businesses
- U.S. Department of Commerce-www.commerce.gov
- U.S. Department of Transportation-www.transportation.gov

Economic Development Issues and Concerns - Respecting Rural Character

The visions in preceding chapters highlighted the need to preserve natural features, maintain farmland and continue to offer a high-quality rural living environment. Accordingly, it is important that economic development respects these visions by being of a complementary scale.

³Source: United States Department of Agriculture (USDA), www.rurdev.usda.gov, 2006

Table 25: Breakdown of Existing Land Uses in the Town of Three Lakes, 2009.		
Land Use Category	Amount in Total Acres	Amount in Total Percentage
Agriculture	1,099.45	1.72%
Commercial	56.23	.09%
Governmental	594.22	.93%
	25.18	.04%
Industrial	45.93	.06%
Open Lands	3,559.91	5.56%
Outdoor Recreation	94.65	.15%
Residential	1,926.24	3.00%
Transportation	407.20	.64%
Water (excluding rivers and streams)	11,804.77	18.43%
Woodlands	44,451.89	69.38%
Total	64,065.67	100%
Linear Measurements (in miles)		
Highways		34.19
Other Roads		226.72
Rivers and Streams		65.40
Source: Town of Three Lakes Existing Land Use Map, 2009		

Town of Three Lakes
P.O. Box 565
Three Lakes, WI 54562

RESOLUTION
For Adoption of a Public Participation Plan

WHEREAS, the Town of Three Lakes is required to prepare and adopt a comprehensive plan as outlined in Wisconsin Statute 66.1001; and

WHEREAS, public participation is critical for development of a sound plan; and

WHEREAS, it is necessary for the Town of Three Lakes to approve a methodology to involve the public in the planning process;

NOW, THEREFORE, BE IT RESOLVED, that the Town of Three Lakes does approve and authorize the Public Participation Plan as presented.

Adopted on the 16th day of September, 2008

ATTEST: Warner Stebbeds, Jr.
Warner Stebbeds, Jr. Town Chairman

The Three Lakes Board of Supervisors, the governing body for the Town of Three Lakes, has adopted this resolution, on the date indicated herein.

ATTEST: Courtney Peterson
Courtney Peterson Town Clerk

APPENDIX B

Town of Three Lakes Public Participation Plan

Introduction

In accordance with the provisions of Wisconsin Statute 66.1001, the objective of the Public Participation Plan is to encourage community input and involvement throughout the comprehensive planning process. The Town of Three Lakes seeks to keep the public informed and involved during each phase of the planning process. The participation plan will be maintained and administered to the extent that the concerns of the public are addressed and accounted for prior to completion of the comprehensive plan.

Participation Plan Elements

The following elements will be utilized during the planning process to establish direct communication with local citizens to afford their input in the development of the comprehensive plan:

- All TAG meetings will be conducted in accordance with Wisconsin Open Meeting laws. Minutes and records of attendance will be kept. The minutes of each meeting shall be public record.
- Official minutes shall be kept of each meeting and shall be made available to the public for review and comment. Copies of said minutes may be obtained from the Town Clerk or via the Town and/or TAG websites.
- Written notice shall be given of meetings open to the general public. Two facilitated forums will be held within the first six months of the planning process. An open house meeting will be held approximately midway through the planning process. A public hearing will take place near the end of the planning process. The results and analysis of all forums and open house meetings shall be public record and made available to all interested persons in a manner similar to meeting minutes.
- Two community surveys shall be administered: an economic development survey distributed to every business in the township, and a residential survey mailed to every land-owner in the township. Data will be compiled and analyzed by TAG to gather useful statistics for the development of policy recommendations. The results and analysis of both surveys shall be public record and made available in manner similar to the meeting minutes.
- Provisions for open discussion shall be afforded to all citizens attending public meetings. TAG will provide contact information for citizens seeking information and/or to provide them with the ability to make oral or written comments in addition to scheduled meeting times. TAG will respond to questions or requests directly as well as disclose the nature of these dialogues at the next scheduled public meeting for documentation on public record.
- Multiple press releases and newspaper articles detailing activities undertaken during the planning process will be sent to the media by the Community Relations Officer of TAG.
- Upon completion of the Town of Three Lakes Comprehensive Plan, the resulting planning document shall be made available to the public as the final step in the public participation plan. Reports, maps, poster plan summaries, recommendations, and the plan itself shall be available for review at the Three Lakes Town Office and may also be obtained by downloading from the TAG website.

Adaptability of Plan

The Public Participation Plan is intended to be adaptable to address unforeseen issues that may arise during the planning process. Therefore, the above elements may be subject to change and/or more elements may be added. However, all public participation efforts shall be documented and reported within the completed comprehensive plan.



WISCONSIN

Town of Three Lakes

Town of Three Lakes Plan Commission Ordinance

Contents

Section 1	Title
Section 2.	Purpose
Section 3.	Authority; Establishment
Section 4.	Membership
Section 5.	Appointments
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Section 7.	Vacancies
Section 8.	Compensation and Expenses
Section 9.	Experts and Staff
Section 10.	Rules; Records
Section 11.	Chairperson and Officers
Section 12.	Commission Members as Local Public Officials
Section 13.	General and Miscellaneous Powers
Section 14.	Town Comprehensive Planning: General Authority and Requirements
Section 15.	Procedure for Plan Commission Adoption and Recommendation of a Town Comprehensive Plan or Amendment
Section 16.	Plan Implementation and Administration
Section 17.	Referrals to the Plan Commission
Section 18.	Effective Date

Plan Commission Ordinance

The Town Board of the Town of Three Lakes, Oneida County, Wisconsin does ordain as follows:

Section 1. Title

This ordinance is titled the "Town of Three Lakes Plan Commission Ordinance".

Section 2. Purpose

The purpose of this ordinance is to establish a Town of Three Lakes Plan Commission and set forth its organization, powers and duties, to further the health, safety, welfare and wise use of resources for the benefit of current and future residents of the Town and affected neighboring jurisdictions, through the adoption and implementation of comprehensive planning with significant citizen involvement.

Section 3. Authority and Establishment

The Town Board of the Town of Three Lakes, having been authorized by the Town meeting under sec. 60.10(2)(c), Wis. Stats., to exercise village powers, hereby exercises village powers under sec. 60.22(3), Wis. Stats., and establishes a seven (7) member Plan Commission under secs. 61.35 and 62.23, Wis. Stats. The Plan Commission shall be considered the "Town Planning Agency" under secs. 236.02(13) and 236.45, Wis. Stats., which authorize, but do not require, Town adoption of a subdivision or other land division ordinance.

Section 4. Membership

The Plan Commission consists of: a maximum of two (2) but at least one (1) elected Town Board Member(s), which may be the Town Chairperson and/or a Town Supervisor; and a maximum of five (5) but at least four (4) citizen members, who are not otherwise Town officials, and who shall be persons of recognized experience and qualifications.

Section 5. Appointments

The Town Board Chairperson shall appoint the members of the Plan Commission and designate a Plan Commission Chairperson during the month of April to fill any expiring term. The Town Board Chairperson may designate himself or herself (if seated on the Commission), the Town Board Supervisor member, or a citizen member as Chairperson of the Plan Commission. Appointments are subject to the approval of the Town Board. In a year in which the Town Board Chairperson member and/or Town Board Supervisor member is elected at the Spring election, any appointment or designation by the Town Board Chairperson shall be made after the election and qualification of the Town Board Supervisors and/or Town Board Chairperson elected. Any citizen appointed to the Plan Commission shall take and file the oath of office within five (5) days of notice of appointment, as provided under secs. 19.01 and 60.31, Wis. Stats.

Section 6. Terms of Office

The term of office for the Plan Commission Chairperson and each Commission member shall be for a period of three (3) years, ending on April 30, or until a successor is appointed and qualified, except:

(1) Initial Terms. The first citizens appointed to the Plan Commission shall be appointed for staggered terms as follows: one (1) person for a term that expires in one (1) year from April 30, 2010; a minimum of one (1) and maximum of two (2) person(s) for a term that expires in two (2) years from April 30, 2010; and two (2) persons for a term that expires in three (3) years from April 30, 2010.

(2) Town Board Supervisor Member or Town Board Chairperson Member. The Plan Commission member who is the Town Board Supervisor or the Town Board Chairperson, including either if designated as the Plan Commission Chairperson, shall serve for a period of two (2) years, as allowed under sec. 66.0501(2), Wis. Stats., concurrent with his or her term on the Town Board, except for the initial appointment which shall expire two (2) years from April 30, 2009.

Section 7. Vacancies

A person who is appointed to fill a vacancy on the Plan Commission shall serve for the remainder of the term.

Section 8. Compensation and Expenses

The Town Board of the Town of Three Lakes hereby sets a per diem allowance of \$0 per meeting for citizen and Town Board members of the Plan Commission, as allowed under sec. 66.0501(2), Wis. Stats. In addition, the Town Board may reimburse reasonable costs and expenses, as allowed under sec. 60.321, Wis. Stats.

Section 9. Experts and Staff

The Plan Commission may, under sec. 62.23(1), Wis. Stats., recommend to the Town Board the employment of experts and staff, and may review and recommend to the approval authority proposed payments under any contract with an expert.

Section 10. Rules and Records

The Plan Commission, under sec. 62.23(2), Wis. Stats., may adopt rules for the transaction of its business, subject to Town ordinances, and shall keep a record of its resolutions, transactions, findings and determinations, which shall be a public record under secs. 19.21-19.39, Wis. Stats.

Section 11. Chairperson and Officers

(1) Chairperson. The Plan Commission Chairperson shall be appointed and serve a term as provided in sections 5 and 6 of this ordinance. The Chairperson shall, subject to Town ordinances and Commission rules:

- (a) provide leadership to the Commission;
- (b) set Commission meeting and hearing dates;
- (c) provide notice of Commission meetings and hearings and set their agendas, personally or by his or her designee;
- (d) preside at Commission meetings and hearings; and
- (e) ensure that the laws are followed.

(2) Vice Chairperson. The Plan Commission may elect, by open vote or secret ballot under sec. 19.88(1), Wis. Stats., a Vice Chairperson to act in the place of the Chairperson when the Chairperson is absent or incapacitated for any cause.

(3) Secretary. The Plan Commission shall elect, by open vote or secret ballot under sec. 19.88(1), Wis. Stats., one of its members to serve as Secretary, or, with the approval of the Town Board, designate the Town Clerk or other Town officer or employee as Secretary.

Section 12. Commission Members as Local Public Officials

All members of the Plan Commission shall faithfully discharge their official duties to the best of their abilities, as provided in the oath of office, sec. 19.01, Wis. Stats., in accordance with, but not limited to, the provisions of the Wisconsin Statutes on: Public Records, secs. 19.21-19.39; Code of Ethics for Local Government Officials, secs. 19.42, 19.58 & 19.59; Open Meetings, secs. 19.81-19.89; Misconduct in Office, sec. 946.12; and Private Interests in Public Contracts, sec. 946.13. Commission members shall further perform their duties in a fair and rational manner and avoid arbitrary actions.

Section 13. General and Miscellaneous Powers

The Plan Commission, under sec. 62.23(4), Wis. Stats., shall have the power:

- (1) Necessary to enable it to perform its functions and promote Town planning.
- (2) To make reports and recommendations relating to the plan and development of the Town to the Town Board, other public bodies, citizens, public utilities and organizations.
- (3) To recommend to the Town Board programs for public improvements and the financing of such improvements.
- (4) To receive from public officials, within a reasonable time, requested available information required for the Commission to do its work.
- (5) For itself, its members and employees, in the performance of their duties, to enter upon land, make examinations and surveys, and place and maintain necessary monuments and marks thereon. However, entry shall not be made upon private land, except to the extent that the private land is held open to the general public, without the permission of the landowner or tenant. If such permission has been refused, entry shall be made under the authority of an inspection warrant issued for cause under sec. 66.0119, Wis. Stats., or other court-issued warrant.

Section 14. Town Comprehensive Planning: General Authority and Requirements

(1) The Plan Commission shall make and adopt a comprehensive plan under secs. 62.23 and 66.1001, Wis. Stats., which contains the elements specified in sec. 66.1001(2), Wis. Stats, and follows the procedures in sec. 66.1001(4), Wis. Stats.

(2) The Plan Commission shall make and adopt the comprehensive plan within the time period directed by the Town Board, but not later than a time sufficient to allow the Town Board to review the plan and pass an ordinance adopting it to take effect on or before January 1, 2010, so that the Town comprehensive plan is in effect by the date on which any Town program or action affecting land use must be consistent with the Town comprehensive plan under sec. 66.1001(3), Wis. Stats.

(3) In this section the requirement to "make" the plan means that the Plan Commission shall ensure that the plan is prepared, and oversee and coordinate the preparation of the plan, whether the work is performed for the Town by the Plan Commission, Town staff, another unit of government, the regional planning commission, a consultant, citizens, an advisory committee, or any other person, group or organization.

Section 15. Procedure for Plan Commission Adoption and Recommendation of a Town Comprehensive Plan or Amendment

The Plan Commission, in order to ensure that the requirements of sec. 66.1001(4), Wis. Stats, are met, shall proceed as follows.

a) Public participation verification. Prior to beginning work on a comprehensive plan, the Plan Commission shall verify that the Town Board has adopted written procedures designed to foster public participation in every stage of preparation of the comprehensive plan. These written procedures shall include open discussion, communication programs, information services, and noticed public meetings. These written procedures shall further provide for wide distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments to be submitted by members of the public to the Town Board and for the Town Board to respond to such written comments.

(2) Resolution. The Plan Commission, under sec. 66.1001(4)(b), Wis. Stats., shall recommend its proposed comprehensive plan or amendment to the Town Board by adopting a resolution by a majority vote of the entire Plan Commission. The vote shall be recorded in the minutes of the Plan Commission. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of the comprehensive plan. The resolution adopting a comprehensive plan shall further recite that the requirements of the comprehensive planning law have been met, under sec. 66.1001, Wis. Stats., namely that:

- (a) the Town Board adopted written procedures to foster public participation and that such procedures allowed public participation at each stage of preparing the comprehensive plan;
- (b) the plan contains the nine (9) specified elements and meets the requirements of those elements;
- (c) the (specified) maps and (specified) other descriptive materials relate to the plan;
- (c1) the plan has been adopted by a majority vote of the entire Plan Commission, which the clerk or secretary is directed to record in the minutes;
- (e) the Plan Commission secretary is directed to send a copy of the comprehensive plan adopted by the Commission to the governmental units specified in sec. 66.1001(4), Wis. Stats., and sub. (3) of this section.

- (3) Transmittal. One copy of the comprehensive plan or amendment adopted by the Plan Commission for recommendation to the Town Board shall be sent to:
- (a) Every governmental body that is located in whole or in part within the boundaries of the Town, including any school district, Town sanitary district, public inland lake protection and rehabilitation district or other special district.
 - (b) The clerk of every city, village, town, county and regional planning commission that is adjacent to the Town.
 - (c) The Wisconsin Land Council.
 - (d) After September 1, 2003, the Department of Administration.
 - (e) The regional planning commission in which the Town is located.
 - (f) The public library that serves the area in which the Town is located.

Section 16, Plan Implementation and Administration

(1) Ordinance development. If directed by resolution or motion of the Town Board, the Plan Commission shall prepare the following:

- (a) Laj Zoning. A proposed Town zoning ordinance under village powers, secs. 60.22(3), 61.35 and 62.23(7), Wis. Stats., a Town construction site erosion control and storm water management zoning ordinance under sec. 60.627(6), Wis Stats., a Town exclusive agricultural zoning ordinance under sub-chapter. V of ch. 91, Wis. Stats., and any other zoning ordinance within the Town's authority.
- (b) Official map. A proposed official map ordinance under sec. 62.23 (6), Wis. Stats.
- (c) Subdivisions. A proposed Town subdivision or other land division ordinance under sec. 236.45, Wis. Stats.
- (d) Other. Any other ordinance specified by the Town Board including but not limited to historic preservation, design review, site plan review.

(2) Ordinance amendment. The Plan Commission, on its own motion, or at the direction of the Town Board by its resolution or motion, may prepare proposed amendments to the Town's ordinances relating to comprehensive planning and land use.

(3) Non-regulatory programs. The Plan Commission, on its own motion, or at the direction of the Town Board by resolution or motion, may propose non-regulatory programs to implement the comprehensive plan, including programs relating to topics such as education, economic development and tourism promotion, preservation of natural resources through the acquisition of land or conservation easements, and capital improvement planning.

(4) Program administration. The Plan Commission shall, pursuant to Town ordinances, have the following powers.

- (a) Zoning conditional use permits. The zoning administrator shall refer applications for [conditional use][administrative review] permits under Town zoning to the Plan Commission for review and recommendation to the Town Board as provided under section _____ of the Town zoning ordinances.
- (b) Subdivision review. Proposed plats under ch. 236, Wis. Stats, and proposed subdivisions or other land divisions under the Town subdivision ordinance under sec. 236.45, Wis. Stats. and section _____ of the Town ordinances shall be referred to the Plan Commission for review and recommendation to the Town Board.
- (c) Other (specify).

(5) Consistency. Any ordinance, amendment or program proposed by the Plan Commission, and any Plan Commission approval, recommendation for approval or other action under Town ordinances or programs that implement the Town's comprehensive plan under secs. 62.23 and 66.1001, Wis. Stats, shall be consistent with that plan as of January 1, 2010. If any such Plan Commission action would not be consistent with the comprehensive plan, the Plan Commission shall use this as information to consider in updating the comprehensive plan.

Section 17. Referrals to the Plan Commission

(1) Required referrals under sec. 62.23(5), Wis. Stats. The following shall be referred to the Plan Commission for report:

- (a) The location and architectural design of any public building.
- (b) The location of any statue or other memorial.
- (c) The location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land for or lease of land for any
 - (i) street, alley or other public way;
 - (ii) park or playground;
 - (iii) airport ,
 - (iv) area for parking vehicles; or
 - (v) other memorial or public grounds.
- (d) The location, extension, abandonment or authorization for any publicly or privately owned public utility.
- (e) All plats under the Town's jurisdiction under ch. 236, Wis. Stats., including divisions under a Town subdivision or other land division ordinance adopted under sec. 236.45, Wis. Stats.
- (f) The location, character and extent or acquisition, leasing or sale of lands for
 - (i) public or semi-public housing;
 - (ii) slum clearance;
 - (iii) relief of congestion; or
 - (iv) vacation camps for children.
- (g) The amendment or repeal of any ordinance adopted under sec. 62.23, Wis. Stats., including ordinances relating to: the Town Plan Commission or the Town comprehensive plan under sec. 66.1001, Wis. Stats.; a Town official map; and Town zoning under village powers.

(2) Required referrals under sections of the Wisconsin Statutes other than sec. 62.23(5), Wis. Stats. The following shall be referred to the Plan Commission for report:

- (a) An application for initial licensure of a child welfare agency or group home under sec. 48.68(3), Wis. Stats.
- (b) An application for initial licensure of a community-based residential facility under sec. 50.03(4), Wis. Stats.
- (c) Proposed designation of a street, road or public way, or any part thereof, wholly within the jurisdiction of the Town, as a pedestrian mall under sec. 66.0905, Wis. Stats.
- (c1) Matters relating to the establishment or termination of an architectural conservancy district under sec 66.1007, Wis. Stats.
- (e) Matters relating to the establishment of a reinvestment neighborhood required to be referred under sec. 66.1107, Wis. Stats.
- (0) Matters relating to the establishment or termination of a business improvement district required to be referred under sec, 66.1109, Wis. Stats.

- (g) A proposed housing project under sec. 66.1211(3), Wis. Stats.
- (h) Matters relating to urban redevelopment and renewal in the Town required to be referred under subch. XIII of ch. 66, Wis. Stats.
- (i) The adoption or amendment of a Town subdivision or other land division ordinance under sec. 236.45(4), Wis. Stats.
- (j) Any other matter required by the Wisconsin Statutes to be referred to the Plan Commission.

(3) Required referrals under this ordinance. In addition to referrals required by the Wisconsin Statutes, the following matters shall be referred to the Plan Commission for report:

- (a) Any proposal, under sec. 59.69, Wis. Stats., for the town to approve general county zoning so that it takes effect in the town, or to remain under general county zoning.
- (b) Proposed regulations or amendments relating to historic preservation under sec. 60.64, Wis. Stats.
- (c) A proposed driveway access ordinance or amendment.
- (d) A proposed Town official map ordinance under sec. 62.23(6), Wis. Stats., or any other proposed Town ordinance under sec. 62.23, Wis. Stats., not specifically required by the Wisconsin Statutes to be referred to the commission.
- (e) A proposed Town zoning ordinance or amendment adopted under authority separate from or supplemental to sec. 62.23, Wis. Stats., including a Town construction site erosion control and storm water management zoning ordinance under sec. 60.627(6), Wis. Stats., and a Town exclusive agricultural zoning ordinance under subch. V of ch. 91, Wis. Stats.
- (f) An application for a [conditional use][administrative review] permit under the Town zoning ordinance. The Town Board, rather than the Plan Commission, grants these permits under sec. 62.23(7)(e) 1, Wis. Stats. and the Town's ordinances.
- (g) A proposed site plan if such review is not already covered by Town zoning or subdivision ordinances. The Town Board has final authority for approval.
- (h) A proposed extraterritorial zoning ordinance or a proposed amendment to an existing ordinance under sec. 62.23(7a), Wis. Stats.
- (i) A proposed boundary change pursuant to an approved cooperative plan agreement under sec. 66.0307, Wis. Stats., or a proposed boundary agreement under sec. 66.0225, Wis. Stats., or other authority.
- (j) A proposed zoning ordinance or amendment pursuant to an agreement in an approved cooperative plan under sec. 66.0307(7m), Wis. Stats.
- (k) Any proposed plan, element of a plan or amendment to such plan or element developed by the regional planning commission and sent to the Town for review or adoption.
- (l) Any proposed contract, for the provision of information, or the preparation of a comprehensive plan, an element of a plan or an implementation measure, between the Town and the regional planning commission, under sec. 66.0309, Wis. Stats., another unit of government, a consultant or any other person or organization.
- (m) A proposed ordinance, regulation or plan, or amendment to the foregoing, relating to a mobile home park under sec. 66.0435, Wis. Stats.
- (n) A proposed agreement or proposed modification to such agreement, to establish an airport affected area, under sec. 66.1009, Wis. Stats.
- (o) A proposed town airport zoning ordinance under sec. 114.136(2), Wis. Stats.

- (p) A proposal to create environmental remediation tax incremental financing in the town under sec. 66.1106, Wis. Stats.
- (q) A proposed county agricultural preservation plan or amendment, under subch. TV of ch. 91, Wis. Stats., referred by the county to the Town, or proposed Town agricultural preservation plan or amendment.
- (r) Other (specify).
- (s) Any other matter required by any Town ordinance or Town Board resolution or motion to be referred to the Plan Commission.

(4) Discretionary referrals. The Town Board, or other town officer or body with final approval authority or referral authorization under the Town ordinances, may refer any of the following to the Plan Commission for report:

- (a) A proposed county development plan or comprehensive plan, proposed element of such a plan, or proposed amendment to such plan.
- (b) A proposed county zoning ordinance or amendment.
- (c) A proposed county subdivision or other land division ordinance under sec. 236.45, Wis. Stats., or amendment.
- (d) An appeal or permit application under the county zoning ordinance to the county zoning board of adjustment, county planning body or other county body.
- (e) A proposed intergovernmental cooperation agreement, under sec. 66.0301, Wis. Stats., or other statute, affecting land use, or a municipal revenue sharing agreement under sec. 66.0305, Wis. Stats.
- (f) A proposed plat or other land division under the county subdivision or other land division ordinance under sec. 236.45, Wis. Stats.
- (g) A proposed county plan, under sec. 236.46, Wis. Stats., or the proposed amendment or repeal of the ordinance adopting such plan, for a system of town arterial thoroughfares and minor streets, and the platting of lots surrounded by them.
- (h) Any other matter deemed advisable for referral to the Plan Commission for report.

(5) Referral period. No final action may be taken by the Town Board or any other officer or body with final authority on a matter referred to the Plan Commission until the Commission has made its report, or thirty (30) days, or such longer period as stipulated by the Town Board, has passed since referral. The thirty (30) day period for referrals required by the Wisconsin Statutes may be shortened only if so authorized by statute. The thirty (30) day referral period, for matters subject to required or discretionary referral under the Town's ordinances, but not required to be referred under the Wisconsin Statutes, may be made subject by the Town Board to a referral period shorter or longer than the thirty (30) day referral period if deemed advisable.

Section 18. Effective Date

Following passage by the Town Board, this ordinance shall take effect the day after the date of publication or posting as provided by sec. 60.80, Wis. Stats.

ADOPTED THIS 19TH DAY OF MARCH, 2013.

Town Chairman

ATTEST: _____
Town Clerk

Effective: April 10, 2013
Published/Posted: April 10, 2013

TOWN OF THREE LAKES

NOTICE OF ORDINANCE AMENDMENT

The Town Board of the Town of Three Lakes voted on June 4, 2024 to amend the 2010-2030 Comprehensive Plan.

The comprehensive plan is available for inspection at the Town Office and will be posted on the Town's website at www.townofthreelakeswi.gov

The Town Clerk shall properly post or publish this ordinance as required under s.60.80 Wis. Stats.

SUSAN HARRIS, Clerk
Town of Three Lakes
715-546-3316

This ordinance is effective on publication or posting.



Roger Brisk, Town Chairman



Susan L. Harris, Town Clerk

Adopted: 06/04/2024
Effective: 06/19/2024
Published: 06/19/2024