

# Comprehensive Plan of the Town of Bass Lake



# Comprehensive Plan of the Town of Bass Lake 2015-2035

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Updated: 2006 and 2015

Prepared by:



# TABLE OF CONTENTS

## INTRODUCTION

PURPOSE OF THIS PLAN .....	2
GENERAL REGIONAL CONTEXT .....	2
SELECTION OF THE PLANNING AREA.....	3
THE PLANNING PROCESS .....	3

## 1. ISSUES & OPPORTUNITIES

1.1 INTRODUCTION .....	1-1
1.2 66.1001 REQUIREMENTS .....	1-1
1.3 POPULATION CHARACTERISTICS .....	1-1
1.4 AGE DISTRIBUTION & DEMOGRAPHIC TRENDS .....	1-4
1.5 HOUSEHOLD CHARACTERISTICS .....	1-6
1.6 EMPLOYMENT PROFILE .....	1-7
1.7 EMPLOYMENT FORECASTS .....	1-9
1.8 INCOME CHARACTERISTICS .....	1-10
1.9 OVERALL GOAL STATEMENT.....	1-11
1.10 DEFINITIONS .....	1-12

## 2. HOUSING

2.1 INTRODUCTION .....	2-1
2.2 66.1001 REQUIREMENTS .....	2-1
2.3 EXISTING AND PROJECTED HOUSING CHARACTERISTICS.....	2-1
2.4 STRUCTURAL CHARACTERISTICS .....	2-3
2.5 HOUSING STOCK.....	2-4
2.6 HEATING FUEL.....	2-4
2.7 SEASONAL HOMES.....	2-4
2.8 VALUE OF EXISTING HOUSING .....	2-5
2.9 AFFORDABILITY ANALYSIS .....	2-5
2.10 RENTAL COSTS.....	2-6
2.11 PROPERTY TAXES.....	2-6
2.12 HOUSING PROGRAMS.....	2-7
2.13 HOUSING GOALS, OBJECTIVES, ACTIONS, POLICIES, AND PROGRAMS .....	2-8

## 3. TRANSPORTATION

3.1 INTRODUCTION .....	3-1
3.2 66.1001 REQUIREMENTS .....	3-1
3.3 TRANSPORTATION VISION AND VALUES .....	3-1
3.4 INVENTORY OF EXISTING TRANSPORTATION SYSTEM.....	3-1

3.5	FUNCTIONAL CLASSIFICATION SYSTEM.....	3-2
3.6	TRAFFIC VOLUME.....	3-3
3.7	PASER ROADWAY EVALUATION.....	3-5
3.8	ROAD WEIGHT RESTRICTIONS AND LIMITATIONS.....	3-5
3.9	ROADWAY IMPROVEMENTS.....	3-5
3.10	AIR TRANSPORTATION.....	3-6
3.11	MULTI-USE TRAILS .....	3-6
3.12	PUBLIC TRANSIT .....	3-6
3.13	TRUCKING AND WATER TRANSPORTATION .....	3-7
3.14	RAIL SYSTEMS.....	3-7
3.15	BICYCLING AND WALKING .....	3-7
3.16	STATE, REGIONAL, AND OTHER TRANSPORTATION PLANS.....	3-8
3.17	TRANSPORTATION GOALS, OBJECTIVES, ACTIONS/POLICIES, AND PROGRAMS .....	3-10
<b>4.</b>	<b>UTILITIES &amp; COMMUNITY FACILITIES</b>	
4.1	INTRODUCTION .....	4-1
4.2	66.1001 REQUIREMENTS .....	4-1
4.3	EXISTING UTILITIES AND COMMUNITY FACILITIES .....	4-1
4.4	COMMUNICATION FACILITIES .....	4-5
4.5	POWER PLANTS, SUBSTATIONS, AND TRANSMISSION LINES .....	4-5
4.6	ELECTRIC AND GAS UTILITIES.....	4-6
4.7	ARROWHEAD TO WESTON 345 KV TRANSMISSION LINE.....	4-6
4.8	MEDICAL/HEALTH CARE AND OTHER FACILITIES.....	4-7
4.9	ANIMAL HEALTH CARE .....	4-8
4.10	EDUCATIONAL FACILITIES .....	4-8
4.11	RECREATIONAL FACILITIES .....	4-9
4.12	UTILITIES AND COMMUNITY FACILITIES GOALS, OBJECTIVES, ACTION, POLICIES AND/OR PROGRAMS.....	4-11
<b>5.</b>	<b>NATURAL, CULTURAL &amp; AGRICULTURAL RESOURCES</b>	
5.1	INTRODUCTION .....	5-1
5.2	66.1001 REQUIREMENTS .....	5-1
5.3	GENERAL LOCATION .....	5-1
5.4	NATURAL RESOURCES .....	5-1
5.5	AGRICULTURAL RESOURCES .....	5-13
5.6	CULTURAL RESOURCES .....	5-15
5.7	NATURAL, AGRICULTURAL, AND CULTURAL RESOURCE GOALS, OBJECTIVES, ACTIONS, POLICIES, AND PROGRAMS .....	5-16

**6. ECONOMIC DEVELOPMENT**

6.1 INTRODUCTION ..... 6-1

6.2 66.1001 REQUIREMENTS ..... 6-1

6.3 LABOR FORCE AND ECONOMIC BASE ..... 6-1

6.4 CURRENT BUSINESS INVENTORY ..... 6-2

6.5 ATTRACTING AND RETAINING BUSINESS AND INDUSTRY ..... 6-3

6.6 BUSINESS OPPORTUNITIES..... 6-3

6.7 BASS LAKE’S TARGETED BUSINESS AND INDUSTRY..... 6-4

6.8 TOURISM IMPACT TO THE LOCAL ECONOMY..... 6-4

6.9 REDEVELOPMENT AND CONTAMINATED SITES ..... 6-5

6.10 CLOSED SITES WITH GROUNDWATER CONTAMINATION ..... 6-6

6.11 ECONOMIC DEVELOPMENT PROGRAMS ..... 6-6

6.12 ECONOMIC DEVELOPMENT GOALS, OBJECTIVES,  
ACTIONS, POLICIES, AND PROGRAMS ..... 6-8

**7. INTERGOVERNMENTAL COOPERATION**

7.1 INTRODUCTION ..... 7-1

7.2 66.1001 REQUIREMENTS ..... 7-1

7.3 GOVERNMENTAL UNITS AND RELATIONSHIPS TO THE TOWN OF BASS LAKE..... 7-1

7.4 INTERGOVERNMENTAL COOPERATION EFFORTS ..... 7-4

7.5 EXISTING AND PROPOSED PLANS OF NEIGHBORING COMMUNITIES,  
SCHOOL DISTRICTS, AND STATE AGENCIES ..... 7-4

7.6 COUNTY, STATE, TRIBAL, AND FEDERAL PLANS..... 7-5

7.7 INTERGOVERNMENTAL COOPERATION GOALS, OBJECTIVES,  
ACTIONS, POLICIES, AND PROGRAMS ..... 7-7

**8. LAND USE**

8.1 INTRODUCTION ..... 8-1

8.2 66.1001 REQUIREMENTS ..... 8-1

8.3 BACKGROUND..... 8-1

8.4 EXISTING LAND USE..... 8-2

8.5 PRIMARY FACTORS INFLUENCING THE DEVELOPMENT PATTERN IN THE TOWN OF BASS LAKE ..... 8-6

8.6 WISCONSIN DEPARTMENT OF REVENUE ASSESSMENT STATISTICS ..... 8-8

8.7 WISCONSIN REAL ESTATE CLASS DEFINITIONS ..... 8-8

8.8 ASSESSMENT TRENDS IN THE TOWN OF BASS LAKE..... 8-8

8.9 LAND USE PERMIT DATA ..... 8-11

8.10 LAND USE REGULATION ..... 8-12

8.11 GROWTH FORECASTS ..... 8-18

8.12 2035 FUTURE LAND USE SUMMARY ..... 8-20

8.13 RURAL RESIDENTIAL FORESTRY ..... 8-21

8.14 LAND USE GOALS, OBJECTIVES, ACTIONS, POLICIES, AND PROGRAMS..... 8-21

**9. IMPLEMENTATION**

9.1 INTRODUCTION ..... 9-1  
9.2 66.1001 REQUIREMENTS ..... 9-1  
9.3 HOW TO USE THE PLAN..... 9-1  
9.4 CONSISTENCY REVIEW DURING PLAN DEVELOPMENT ..... 9-2  
9.5 MEASURING PLAN PROGRESS ..... 9-2  
9.6 OTHER IMPLEMENTATION POLICIES AND PROGRAMS..... 9-12  
9.7 PLAN UPDATES AND REVISIONS ..... 9-18  
9.8 CONCLUSION ..... 9-19

**10. PERIODIC REVIEW OF GOALS, OBJECTIVES AND ACTIONS**

10.1 INTRODUCTION ..... 10-1

**LIST OF TABLES**

Table 1.1: Town of Bass Lake & Sawyer County Historical Population and Population Projections, 1960-2035 ..... 1-1  
Table 1.2: Town of Bass Lake Population Change by Decade, 1950-2000 and Projected Change, 2010-2030 ..... 1-2  
Table 1.3: Number of Persons by Race, Town of Bass Lake and Sawyer County, 2010 ..... 1-3  
Table 1.4: Town of Bass Lake Age Distribution; 1990, 2000; & 2010 ..... 1-4  
Table 1.5: Town of Bass Lake Demographic Change, 2000-2010 ..... 1-4  
Table 1.6: Town of Bass Lake Household Characteristics ..... 1-6  
Table 1.7: Town of Bass Lake Households, 1980-2010 and Projected Households, 2015-2040 ..... 1-7  
Table 1.8: Town of Bass Lake Workforce by Occupation ..... 1-7  
Table 1.9: Sawyer County Top 25 Employers ..... 1-8  
Table 1.10: Sawyer County Employment by Job Type, 2012 and Projections, 2015-2035..... 1-9  
Table 1.11: Sawyer County Labor Force Data..... 1-10  
Table 1.12: Median Household Income, Per Capita Income and Poverty Levels for the Town of Bass Lake, Sawyer County, and Wisconsin..... 1-10  
Table 1.13: Town of Bass Lake Annual Household Income ..... 1-10  
Table 1.14: Town of Bass Lake Educational Attainment of Resident Age 25 and Over..... 1-11  
Table 2.1: Town of Bass Lake Housing Summary ..... 2-2  
Table 2.2: Town of Bass Lake Housing Projections ..... 2-2  
Table 2.3: Total Housing Units, Occupancy, and Tenure; Town of Bass Lake, Sawyer County, and State of Wisconsin, 2010 ..... 2-3  
Table 2.4: Housing Characteristics ..... 2-3

Table 2.5:	Home Heating Fuel .....	2-4
Table 2.6:	Housing Affordability .....	2-6
Table 3.1:	Town of Bass Lake Functional Classification of Roadways .....	3-2
Table 3.2:	Town of Bass Lake Average Daily Traffic, 1973-2014.....	3-4
Table 3.3:	Town of Bass Lake Change in Average Daily Traffic, 1973-2014 .....	3-4
Table 3.4:	Sawyer County Commuting Patterns.....	3-5
Table 3.5:	Sawyer County Airport/Airfields .....	3-6
Table 4.1:	Town of Bass Lake Waste Disposal Sites .....	4-2
Table 4.2:	Town of Bass Lake Boat Landings .....	4-10
Table 5.1:	Land Cover Types.....	5-4
Table 5.2:	Town of Bass Lake Lake Characteristics.....	5-6
Table 5.3:	Sawyer County Lake Classification Standards .....	5-7
Table 5.4:	Wetlands .....	5-9
Table 5.5:	Town of Bass Lake Species of Concern .....	5-11
Table 5.6:	Sawyer County Farmland Statistics .....	5-14
Table 5.7:	Town of Bass Lake Historical Structures .....	5-15
Table 6.1:	Desired New Business/Industries .....	6-4
Table 6.2:	Town of Bass Lake Identified LUST Sites .....	6-5
Table 6.3:	Town of Bass Lake ERP Sites .....	6-6
Table 8.1:	Town of Bass Lake Land Use by Category .....	8-2
Table 8.2:	Rezoning, Conditional Use, and Variance; 2010-2013.....	8-12
Table 8.3:	Town of Bass Lake Zoning Districts.....	8-14
Table 8.4:	Future Residential Acreage .....	8-18
Table 8.5:	Population and Housing Projections.....	8-18
Table 8.6:	Potential Acreage Required for New Residential Housing Units, 2015-2040.....	8-19
Table 8.7:	Future Commercial Acreage .....	8-19
Table 8.8:	Future Manufacturing Acreage .....	8-19
Table 8.9:	Future Agricultural Acreage .....	8-20
Table 8.10:	Future Forest Acreage .....	8-20

## LIST OF FIGURES

Figure 1.1:	Town of Bass Lake Population; 1950-2010 and Projections, 2010-2040.....	1-2
Figure 1.2:	Male & Female Age Distribution of Total Populations, 2010 .....	1-5
Figure 1.3:	Male & Female Age Distribution of Native American Population, 2010.....	1-5
Figure 1.4:	Town of Bass Lake Workforce by Industry .....	1-8

Figure 2.1:	Age of Housing Stock.....	2-4
Figure 2.2:	Value of Owner Occupied Housing Units .....	2-5
Figure 2.3:	Renter-Occupied Housing Units .....	2-6
Figure 3.1:	Percent of Town Roadway System.....	3-2
Figure 3.2:	Town of Bass Lake Average Annual Daily Traffic.....	3-3
Figure 8.1:	Town of Bass Lake 2010 Assessment.....	8-9
Figure 8.2:	Residential Assessments, 1983-2010.....	8-9
Figure 8.3:	Forest Assessments, 1983-2010 .....	8-10
Figure 8.4:	Commercial Assessments, 1983-2010 .....	8-10
Figure 8.5:	Agricultural Assessments, 1983-2010 .....	8-11
Figure 8.6:	Sawyer County Land Use Permits.....	8-11
Figure 8.7:	Land Use Permits.....	8-12

## LIST OF MAPS

### INTRODUCTION

Map 1 .....	Location Map, Town of Bass Lake
Map 2 .....	Town of Bass Lake & Lac Courte Oreilles Reservation

### ISSUES & OPPORTUNITIES

Map 1.1 .....	Year-Round Population Density
Map 1.2 .....	Census Designated Places (CDP)

### HOUSING

Map 2.1 .....	Year-Round & Seasonal Housing Density
Map 2.2 .....	Seasonal Housing

### TRANSPORTATION

Map 3.1 .....	Functional Classifications
Map 3.2 .....	Transit Routes - Sawyer County

### UTILITIES & COMMUNITY FACILITIES

Map 4.1 .....	Utilities & Community Facilities
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**NATURAL, AGRICULTURAL & CULTURAL RESOURCES**

Map 5.1 ..... Elevation/Slope  
Map 5.2 ..... General Soil Associations  
Map 5.3 ..... Land Cover  
Map 5.4 ..... Watersheds  
Map 5.5 ..... Lake Classification  
Map 5.6 ..... Floodplains  
Map 5.7 ..... Wetlands  
Map 5.8 ..... State & Federal Lands

**ECONOMIC DEVELOPMENT**

Map 6.1 .....LUST & Environmental Repair Sites

**INTERGOVERNMENTAL COOPERATION**

Map 7.1 .....School Districts – Sawyer County

**LAND USE**

Map 8.1 ..... Generalized Existing Land Use  
Map 8.2 ..... Zoning  
Map 8.3 .....Northwoods Beach Smart Growth Area  
Map 8.4 ..... Future Land Use

## **INTRODUCTION**

The Town of Bass Lake located on the western-most border of Sawyer County, directly south of the Town of Hayward and north of the Town of Sand Lake, is predominately a rural community and has experienced a population growth over the past decade (133 persons). Of the businesses operating in the town, eating establishments and recreation are the primary economic sectors.

Residents enjoy the rural character and atmosphere of the town, which is mostly sustained by a large amount of woodlands and water to create an extremely diversified ecosystem in the town. The plentiful woodlands, generally flat topography, and abundant water resources provide the basis for a diverse set of wildlife and other natural resources. Major water resources include: Lac Courte Oreilles, Little Lac Courte Oreilles, Grindstone, Spring, Durphee, and Windigo Lakes. These waters, along with the rich amount of forestland, have provided wildlife, residents, and visitors alike with a unique and enjoyable environment.

Year-round and seasonal residents value the rural character of the town. In the future, the town's residents want to ensure their community retains the rural character they and others find so appealing. Given the town's large seasonal population and proximity to the Twin Cities (140 miles), unplanned growth over the next 20 years could gradually erode the town's rural character. In this context, planned land use development in a timely, orderly, and efficient manner is essential to preserving the town's woodlands, waters, natural features, and cultural heritage.

Development of the comprehensive plan is intended to guide future land use decisions made by the Town of Bass Lake and other jurisdictions, such as Sawyer County and the Lac Courte Oreilles Band of Lake Superior Chippewa. It is important to point out this plan is representative of year-round and seasonal residents. Participation by year-round and seasonal residents on the community planning committee established by the town has contributed to a broad-based plan where all persons had an opportunity to provide direct input. Nowhere during the process were seasonal residents ignored as being "non-voting" landowners or non-residents of the community. Throughout the process, the community planning committee encouraged and utilized comments from the public and utilized seasonal residents on the community planning committee. As a result of this integrated planning process, the comprehensive plan examines the entire community, that pertaining to both year-round and seasonal residents.

About one-third of the eastern portion of the Town of Bass Lake is subject to the sovereign rights of the Lac Courte Oreilles (LCO) Band of Lake Superior Chippewa. Total tribal enrollment is nearly 6,000 members of which 60 percent live on the reservation in 23 different community villages. The tribe occupies approximately 69,000 acres and has recently purchased 8,000 acres adjacent to the Chequamegon National Forest. LCO members living in Bass Lake in 2010 was 896.

The LCO tribe owns and operates enterprises, businesses, and programs on behalf of its members and is one of the largest employers in Sawyer County, paying over two million dollars in federal taxes and one million dollars in state taxes. In addition to the activities, programs, and

businesses, there is the LCO Casino, LCO Community College, 40-acre cranberry marsh, health clinic, youth centers, and a forest products and lumber mill.

Concerned with the rapid land use changes occurring throughout the town, the community planning committee was appointed in 2000 to develop a survey to assess the opinions of all property owners, year-round and seasonal, concerning land use and development issues. A total of 909 surveys were returned from the 2,100 that were distributed, resulting in a 43.2 percent response rate. As a result of the survey information, in October 2001, a planning consortium was formed between the Towns of Bass Lake, Edgewater, Sand Lake, and LCO. The consortium then submitted a grant request to the Office of Land Information and was awarded a comprehensive planning grant in February 2002. The Bass Lake Town Board of Supervisors then directed the 14-member community planning committee to guide the overall development of the Town of Bass Lake comprehensive planning process. The community planning committee consisted of a cross-section of property owners, including shoreland and non-shoreland residents, year-round and seasonal residents, and business owners.

## **PURPOSE OF THIS PLAN**

The *Town of Bass Lake Comprehensive Plan* is intended to assist local officials and year-round and seasonal residents make future land use decisions. The plan will also assist in development and management issues by addressing short-range and long-range concerns regarding growth, development, and preservation of the community. There are numerous reasons for developing a comprehensive plan, including;

- identify areas appropriate for development and preservation over the next 20 years;
- recommend types of land use for specific areas of the town;
- preserve forestry practices and retain forestry as a viable industry;
- identify needed transportation and community facilities to serve future residents;
- direct housing and other investments in the town; and
- provide detailed objectives and actions to implement the plan goals.

This *Comprehensive Plan* has been prepared under the Wisconsin's Comprehensive Planning legislation contained in Wisconsin Statute 66.1001. The plan is organized into nine chapters or elements (issues and opportunities; housing; transportation; utilities and community facilities; natural, agricultural, and cultural resources; economic development; intergovernmental cooperation; land use, and implementation) each addressing one element specified under the law.

## **GENERAL REGIONAL CONTEXT**

Map 1 shows the relationship of the Town of Bass Lake to neighboring jurisdictions in the region. The Town of Bass Lake, Sawyer County, shares borders with the Towns of Bass Lake and Stone Lake to the west in Washburn County, Sand Lake and Couderay to the south, and the Town of Hayward to the north and east.

LCO and the Towns of Sand Lake and Edgewater have developed comprehensive plans.

## **SELECTION OF THE PLANNING AREA**

The Town of Bass Lake encompasses approximately 62 square miles (39,442 acres). The planning area covers all land within the town, including Native American Tribal holdings (Map 2). LCO lands overlapping the Town of Bass Lake will be discussed in greater context throughout the comprehensive plan elements.

## **THE PLANNING PROCESS**

Efforts by the Town of Bass Lake to begin reviewing and discussing land use changes began in 2001 when a 14-member community planning committee representing year-round and seasonal residents was appointed by the town board. This broad-based committee assisted the town in developing a local community survey and in developing the comprehensive plan prior to recommending it to the plan committee.

In advance of the comprehensive planning process, the community planning committee mailed a survey to all year-round and seasonal residents during the fall of 2001. The survey included questions to gather basic demographic data, to ascertain residents' assessment of the current situation in the town, and to obtain opinions regarding the town's future. A total of 909 surveys was returned and used by the community planning committee in the overall development of the comprehensive plan.

Wisconsin's State Statute 66.1001 requires municipalities to adopt written procedures that are designed to foster a wide range of public participation throughout the planning process. The main goal of the public participation plan is to make all citizens of Bass Lake aware of the plans progress and to offer the public opportunities to make suggestions or comments during the process.

In adhering to the requirement of developing and adopting a public participation plan, on November 14, 2002, the Town of Bass Lake Community Planning Committee recommended approval; and on December 9, 2002, the Bass Lake Town Board adopted the document for use in the overall development of the Bass Lake Comprehensive Plan.

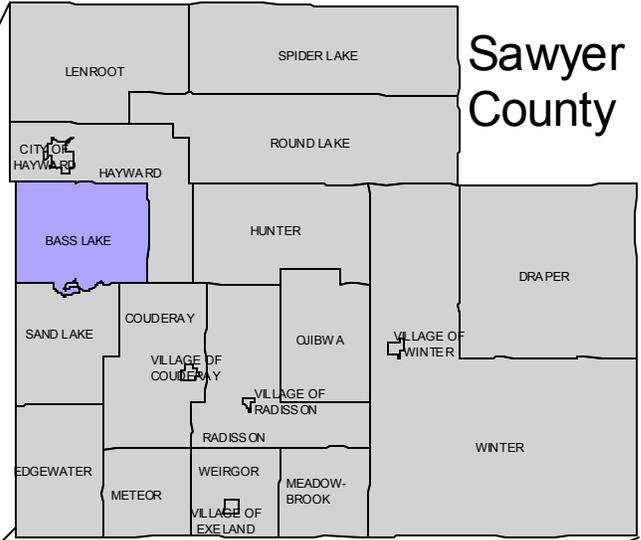
Throughout the planning process, the public was afforded several opportunities to participate directly in the development of the comprehensive plan. Meetings of the community planning committee were posted and public members attending all planning related meetings were afforded an opportunity to speak and participate jointly with the committee in plan review and development. An open house was held October 9, 2003, in an effort to review the plan and answer questions of the public. Representatives of the community planning committee met with local organizations to review the status of the plan and future land use designations. The draft comprehensive plan was circulated to all adjoining and overlapping jurisdictions, LCO, and others required to receive the plan and made available to the public via hard copy and internet. A public hearing was held on the comprehensive plan, again affording an opportunity for public

comment. Based on the recommendation of the community planning committee, the public, and the plan commission, the board of supervisors of the Town of Bass Lake approved and adopted the plan by ordinance. The Plan was reviewed and updated in 2006 and again in 2015.

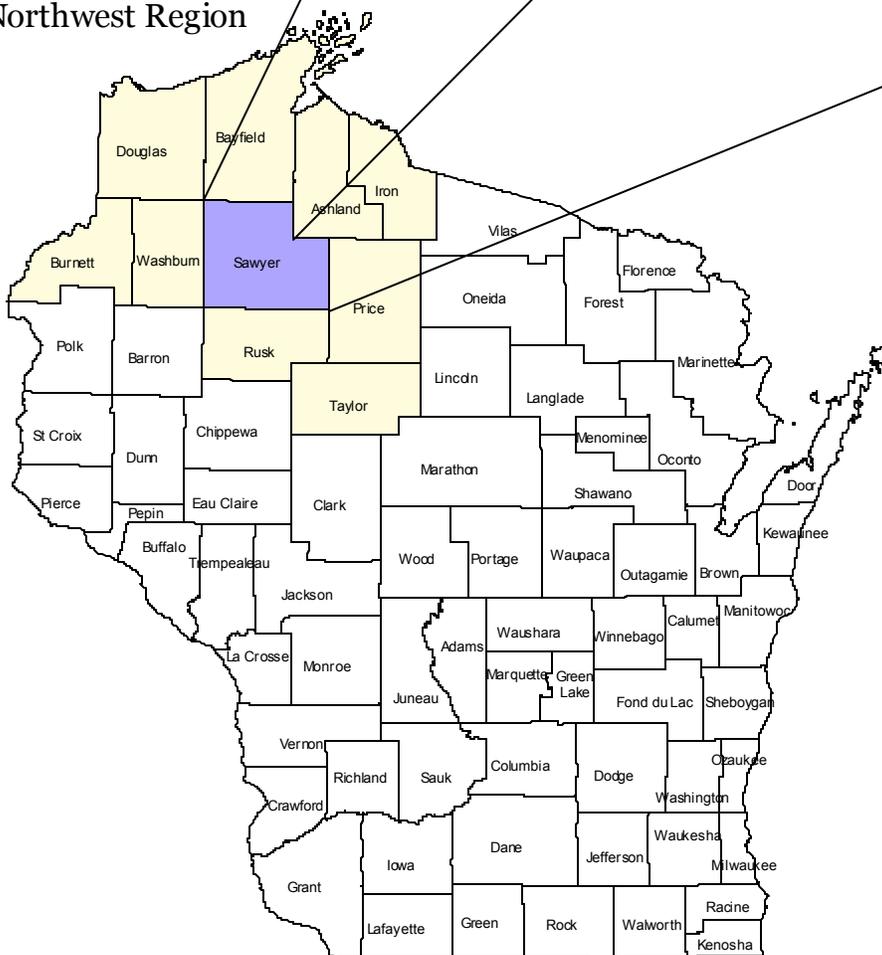
# Location Map

## Town of Bass Lake

### Sawyer County, Wisconsin



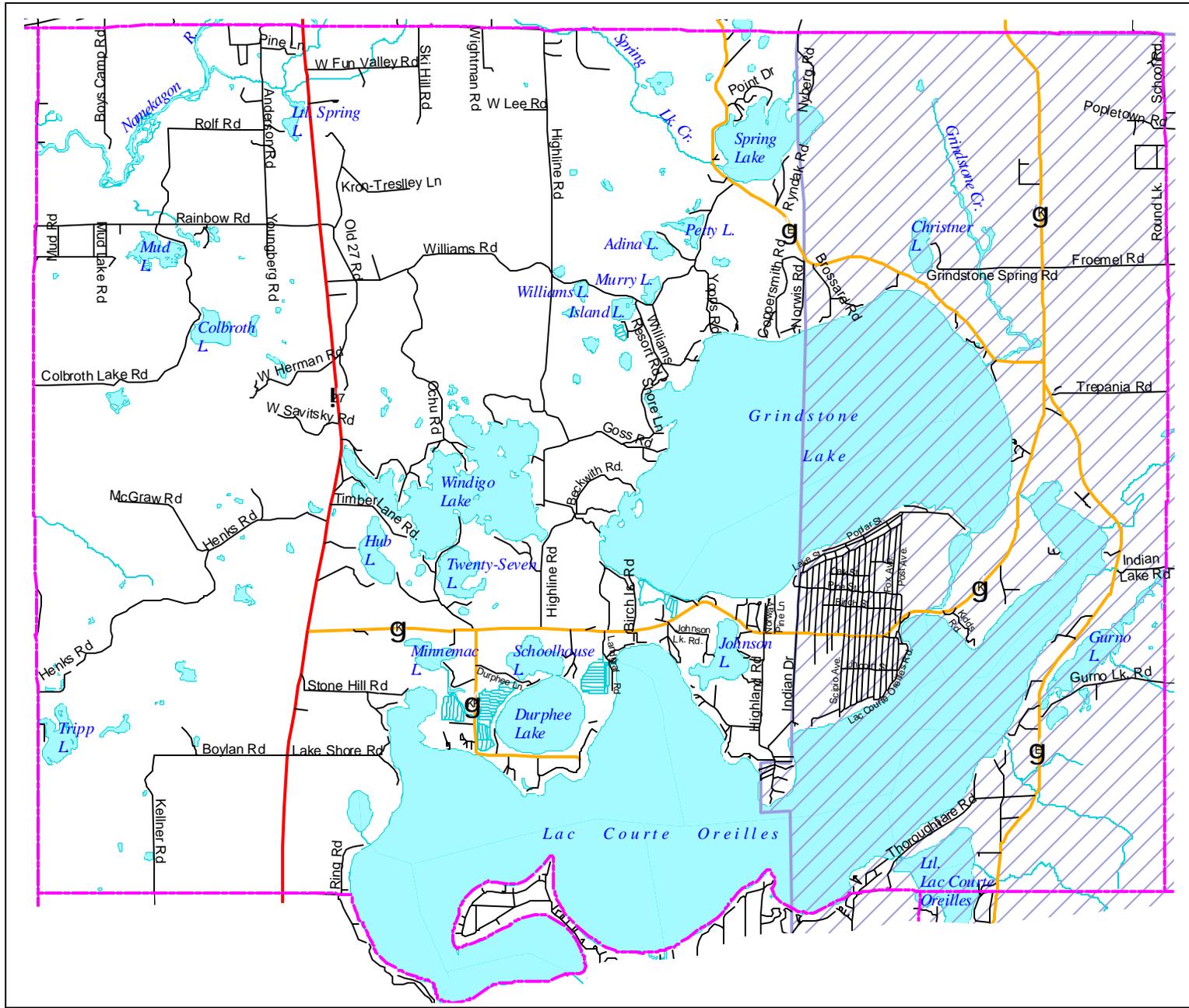
 Northwest Region



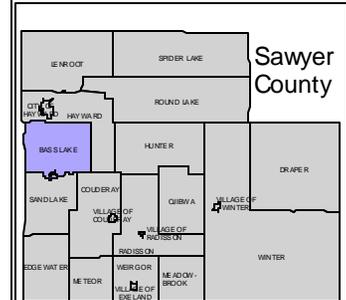
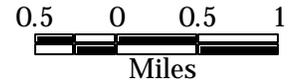
# WISCONSIN

Map 2

# Town of Bass Lake & Lac Courte Oreilles Reservation



- Town Boundary
- Federal Highway
- State Highway
- County Highway
- Local Roads
- Lakes & Ponds
- Rivers & Streams
- Lac Courte Oreilles



**Element 1**

**ISSUES & OPPORTUNITIES**

**1.1 INTRODUCTION**

Population is an important contributing factor to the pattern of settlement and development of a municipal unit. Significant increases or decreases in the number of inhabitants along with the characteristics of income, education, and age impact economic development, land use, transportation, and use of public and private services. Examining past changes and present conditions of the population enhances the ability to prepare for and understand the future. All information contained in this document relates to year-round persons/households, unless noted as seasonal.

**1.2 66.1001 REQUIREMENTS**

This element gives an overview of demographic trends and background information necessary to develop subsequent components of the comprehensive plan. This information would include such things as past, present, and future population; household and employment forecasts; demographic trends; age distribution; education and income levels; and employment characteristics. It also includes overall goals, objectives, policies, and programs to help guide future preservation and development in the Town of Bass Lake over a 20-year planning period.

**1.3 POPULATION CHARACTERISTICS**

**Historical Population**

Over the past four decades, the Town of Bass Lake has had a rising population, gaining 1,545 persons between 1970 and 2010. The town saw its biggest population increase from 1980 to 1990 when it gained 484 inhabitants, a 37.6 percent increase. Sawyer County has also seen an increasing population since 1970, with its largest increase from 1970 to 1980 when the county gained 3,173 inhabitants. Tables 1.1 and 1.2, show in more detail the town’s historical population and future population projections to 2035. Map 1.1 identifies year 2010 population density by census block.

**Table 1.1: Town of Bass Lake & Sawyer County Historical Population and Population Projections, 1960-2035**

	1960	1970	1980	1990	2000	2010	2015	2020	2025	2030	2035
Bass Lake	705 <sup>1</sup>	832 <sup>1</sup>	1,288 <sup>1</sup>	1,772 <sup>1</sup>	2,244 <sup>1</sup>	2,377 <sup>1</sup>	2,420 <sup>2</sup>	2,510 <sup>2</sup>	2,635 <sup>2</sup>	2,720 <sup>2</sup>	2,745 <sup>2</sup>
Sawyer County	9,475 <sup>1</sup>	9,670 <sup>1</sup>	12,843 <sup>1</sup>	14,181 <sup>1</sup>	16,196 <sup>1</sup>	16,557 <sup>1</sup>	16,690 <sup>2</sup>	17,070 <sup>2</sup>	17,645 <sup>2</sup>	18,010 <sup>2</sup>	17,895 <sup>2</sup>

Source: <sup>1</sup>US Census Bureau, SF1  
<sup>2</sup>Wisconsin Department of Administration Demographic Services Center; MCD and Municipal Population Projections, 2010-2040

**Table 1.2: Town of Bass Lake Population Change by Decade  
1970-2010 and Projected Change, 2010-2030**

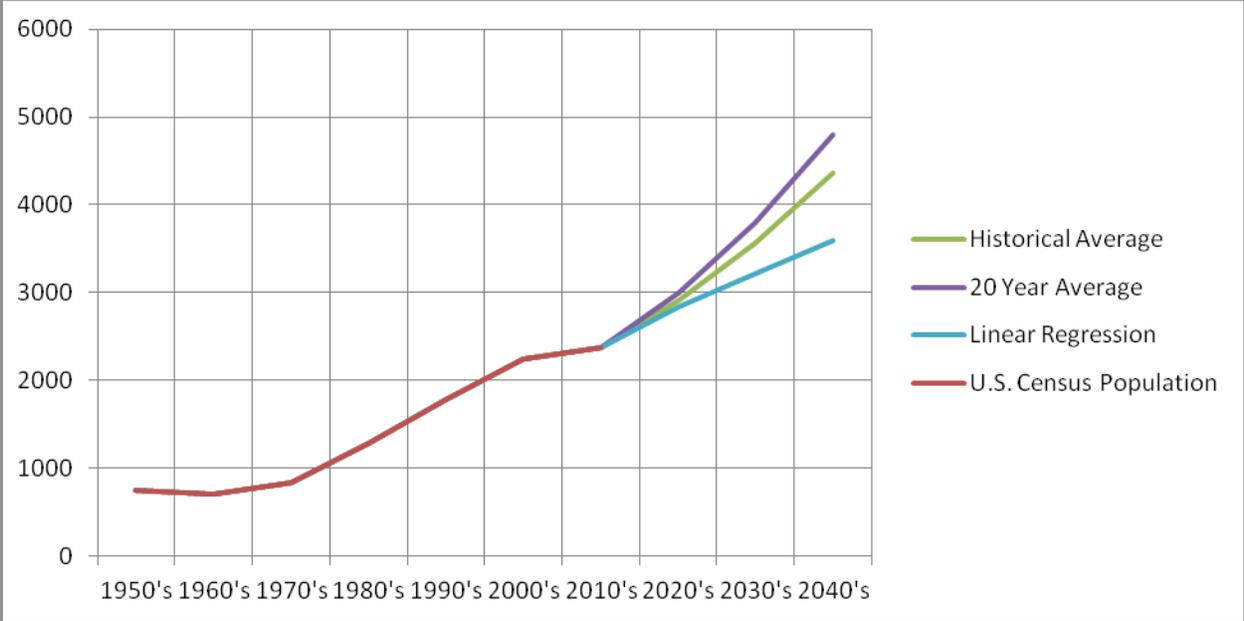
	1970-80	1980-90	1990-00	2000-10	2010-15	2015-20	2020-25	2025-30
Net Change	+456 <sup>1</sup>	+484 <sup>1</sup>	+472 <sup>1</sup>	+133 <sup>1</sup>	+43 <sup>2</sup>	+90 <sup>2</sup>	+125 <sup>2</sup>	+85 <sup>2</sup>
Net % Change	+54.8%	+37.6%	+26.6%	+5.9%	+1.8%	+3.7%	+5%	+3.2%

Source: <sup>1</sup>US Census Bureau, SF1  
<sup>2</sup>Wisconsin Department of Administration Demographic Services Center; MCD and Municipal Population Projections, 2010-2040

**Population Projections**

In Figure 1.1, population projections through 2040 for the Town of Bass Lake are displayed using three different projection methods. All three methods used to project Bass Lake’s population over the next 20 years show an increasing population. While differing in absolute numbers, the projections reveal a similar pattern: a modest, continued growth through the year 2035 followed by a plateau in population growth after 2035. For clarification on how these projections were generated see footnote.<sup>1</sup>

**Figure 1.1: Town of Bass Lake Population, 1950-2010 and Projections, 2010-2040**



Source: U.S. Census, 1960-2010; NWRPC 2010-2040

<sup>1</sup>Historical Average:  
 Model based on the historical average 10-year growth rate for the period 1950-2010. Derived historical growth rate (x) is applied to year 2010 population in order to generate 2020 figure.

Linear Regression Model:  
 Prediction of future population based on historic values. Regression fits a line through a set of observations using the "least squares" method.

20-Year Growth Rate:  
 Population model that uses the historical average for the period 1990-2010.

Three methods, the historical population growth rate; linear regression; and a 20-year growth rate, are used to depict different mathematical models and are represented in Figure 1.1.

Regression projections tend to be the most conservative estimates due to the slight drop in population, which occurred between 1950 and 1960. The historical growth rate is typically a mid-range estimate based on the average growth rate from 1950 through 2010. The 20-year growth rate tends to produce the highest estimates due to the high population growth rates experienced in Sawyer County during this period. Barring unforeseen changes, population growth in Sawyer County will occur and likely at a rate at least equivalent to or exceeding the historical growth rate. It is expected that net in-migration will continue to drive population growth as more retirees relocate to places within Sawyer County, especially the lake areas like that in the Town of Bass Lake. The historical average growth rate is likely to be the most realistic future growth model for the Town of Bass Lake.

**Racial Composition**

The racial make-up of the Town of Bass Lake is primarily white or Native American. In 2010, whites accounted for 58.8 percent of the total population, while Native Americans accounted for 37.7 percent of the total population. Other racial categories only accounted for 3.5 percent of the total population.

**Table 1.3: Number of Persons by Race  
Town of Bass Lake and Sawyer County, 2010**

Race	Town of Bass Lake		Sawyer County	
	Number	Percent	Number	Percent
White	1,397	58.8%	13,123	79.2%
Black	0	0.0%	77	0.5%
American Indian & Alaska Native	896	37.7%	2,757	16.7%
Asian & Pacific Islander	2	0.1%	49	0.3%
Other Races	82	3.4%	551	3.3%
<b>Total</b>	<b>2,377</b>	<b>100.0%</b>	<b>16,557</b>	<b>100.0%</b>

Source: 2010 US Census, DP-1

**Census Designated Places**

Census designated places (CDPs) are delineated for each decennial census as the statistical counterparts of incorporated places. CDPs are delineated to provide data for settled concentrations of population that are identifiable by name but are not legally incorporated under the laws of the state in which they are located. The boundaries usually are defined in cooperation with local or tribal officials. These boundaries, which usually coincide with visible features or the boundary of an adjacent incorporated place or other legal entity boundary, have no legal status nor do these places have officials elected to serve traditional municipal functions. CDP boundaries may change from one decennial census to the next with changes in the settlement pattern; a CDP with the same name as in an earlier census does not necessarily have the same boundary. Three CDPs fall within the Town of Bass Lake’s boundaries, Chief Lake, Little Round Lake, and Reserve (Map 1.2).

**1.4 AGE DISTRIBUTION & DEMOGRAPHIC TRENDS**

**Summary of Demographic Changes**

In the years between 2000 and 2010, the Town of Bass Lake saw a decrease in age groups 5 to 14, 35-44, and 65 to 74. Conversely, the town saw an increase in all other age groups for the period. The largest increase was in the 55 to 64 year old age group where the town grew by 199. Table 1.4 below shows age distribution in the past 20 years and Table 1.5 illustrates the net gain/loss and percentage change for each age group, while the population pyramid in Figure 1.2 presents a visual depiction of the age categories for 2010.

**Table 1.4: Town of Bass Lake Age Distribution; 1990, 2000, & 2010**

	<u>&lt; 5</u>	<u>5-14</u>	<u>15-24</u>	<u>25-34</u>	<u>35-44</u>	<u>45-54</u>	<u>55-64</u>	<u>65-74</u>	<u>75-84</u>	<u>85+</u>
1990	148	315	188	282	235	149	185	164	95	11
2000	149	408	254	222	358	312	137	299	83	22
2010	165	327	276	259	267	393	336	236	95	23

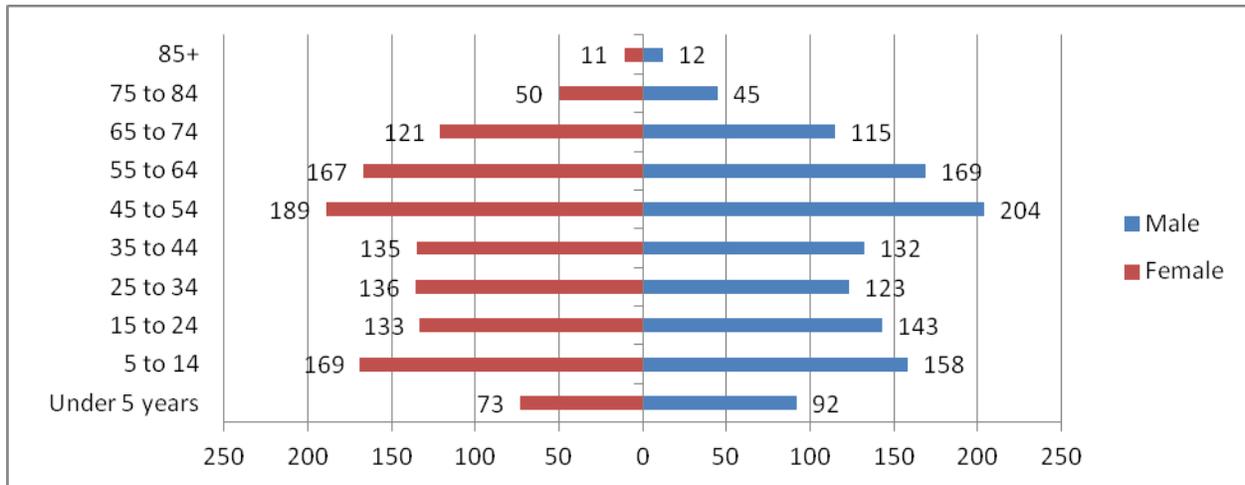
Source: US Census Bureau, DP-1

**Table 1.5: Town of Bass Lake Demographic Change, 2000-2010**

<b>Age category</b>	<b>Change in Absolute Numbers: 2000-2010</b>	<b>Percent Change: 2000-2010</b>
Under 5	16	+10%
5 to 14	-81	-25%
15 to 24	22	+8%
25 to 34	37	+14%
35 to 44	-91	-34%
45 to 54	81	+21%
55 to 64	199	+59%
65 to 74	-63	-27%
75 to 84	12	+13%
84 and over	1	+4%
<b>Selected age categories</b>		
All inhabitants under 14	-65	-19.9%
All inhabitants 24 and under	-43	-5.6%
All inhabitants 65 and over	-50	-14.1%
All inhabitants 75 and over	+1	+0.8%

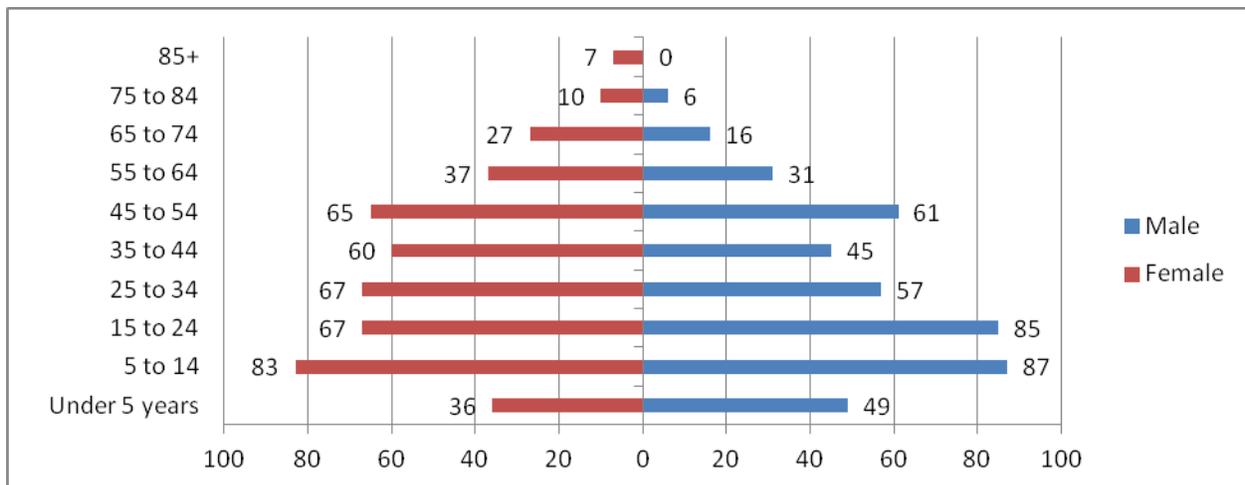
Source: Calculated from US Census Bureau data, 2000 & 2010, DP-1

**Figure 1.2: Male & Female Age Distribution of Total Population, 2010**



Source: U.S. Census 2010, SF1

**Figure 1.3: Male & Female Age Distribution of Native American Population, 2010**



Source: U.S. Census 2010, SF1

**Factors Affecting Population Change**

The Town of Bass Lake is experiencing trends common to many communities throughout Northwest Wisconsin, that being a stable population of elderly inhabitants who remain in the area; persons moving back to the area who have family or other ties to the community; baby boomers aged 45 to 54 who have remained residents and raised a family; an influx of people who are generally well educated; persons without children or with few children; persons seeking a tranquil setting to reside or start businesses; and a decrease in inhabitants between the ages of 25 and 34, who are most likely to seek employment and educational opportunities elsewhere.

According to Figure 1.3, the Native American population in the Town of Bass Lake reveals a young population, with 531 out of 896 (59.2%) under the age of 35. This population pyramid is a subset of the total population found in Figure 1.2.

Other factors contributing to overall increase in population in the Town of Bass Lake may include: the conversion of farmsteads into residences for individuals and families seeking a country life but with access to the amenities and opportunities of the nearby City of Hayward; the relatively new phenomena of home-based electronic businesses; the conversion of seasonal residences into permanent residences; and finally, the ongoing ability of the town and the surrounding region to provide a high quality of life and access to goods, services, and economic activities to satisfy its current population and draw in more residents.

**1.5 HOUSEHOLD CHARACTERISTICS**

The 2010 Census identified 921 households in the Town of Bass Lake. Of this total, 645 (70.0%) are identified as family households, while 276 (30.0%) are identified as non-family households. Nearly 42 percent of households in the town are two person households.

**Household Trends**

In reviewing the present composition of the town’s households, one fact comes forth: married couple families with own children, under 18 years comprise less than 28 percent of all the town’s households. Table 1.6 reveals, in more detail, the composition and characteristics of households in the Town of Bass Lake.

**Table 1.6: Town of Bass Lake Household Characteristics**

	<b>Total</b>	<b>Percent of all households</b>
<b>TOTAL HOUSEHOLDS</b>	921	100.0%
<b>Family Households (families)</b>		
Married couple-family with own children under 18 years	260	40.3%
<b>Non-family Households</b>	276	30.0%
<b>Household Size</b>		
1 persons in household	209	22.7%
2 persons in household	362	39.3%
3 persons in household	137	14.9%
4 persons in household	104	11.3%
5 persons in household	68	7.4%
6 persons in household	25	2.7%
7 or more persons in household	16	1.7%
<b>Average household size</b>		
Average household size	2.57	(x)
<b>Average family size</b>		
Average family size	2.98	(x)

Source: U.S. Census 2010, SF1  
 (X) Not applicable.

**Household Projections**

Occupied household projections for the Town of Bass Lake to 2040 are identified in Table 1.7. From 2010 to 2040 the town is projected to gain 218 occupied households (approximately 8 per year).

**Table 1.7: Town of Bass Lake Households, 1980-2010 and Projected Households, 2015-2040**

1980 <sup>1</sup>	1990 <sup>1</sup>	2000 <sup>1</sup>	2010 <sup>1</sup>	2015 <sup>2</sup>	2020 <sup>2</sup>	2025 <sup>2</sup>	2030 <sup>2</sup>	2035 <sup>2</sup>	2040 <sup>2</sup>
469	645	830	921	971	1,025	1,091	1,139	1,163	1,161

Source: <sup>1</sup>US Census Bureau, SF1  
<sup>2</sup>Wisconsin Department of Administration Demographic Services Center; State and County Household Projections, 2010-2040

**1.6 EMPLOYMENT PROFILE**

**Occupational Categories**

The 2012 American Community Survey reports 1,143 of the town’s 2,377 inhabitants as currently employed, with management, professional and related occupations as the most numerous employment category for Bass Lake residents. Table 1.8 lists in more detail the composition of the town’s workforce.

**Table 1.8: Town of Bass Lake Workforce by Occupation**

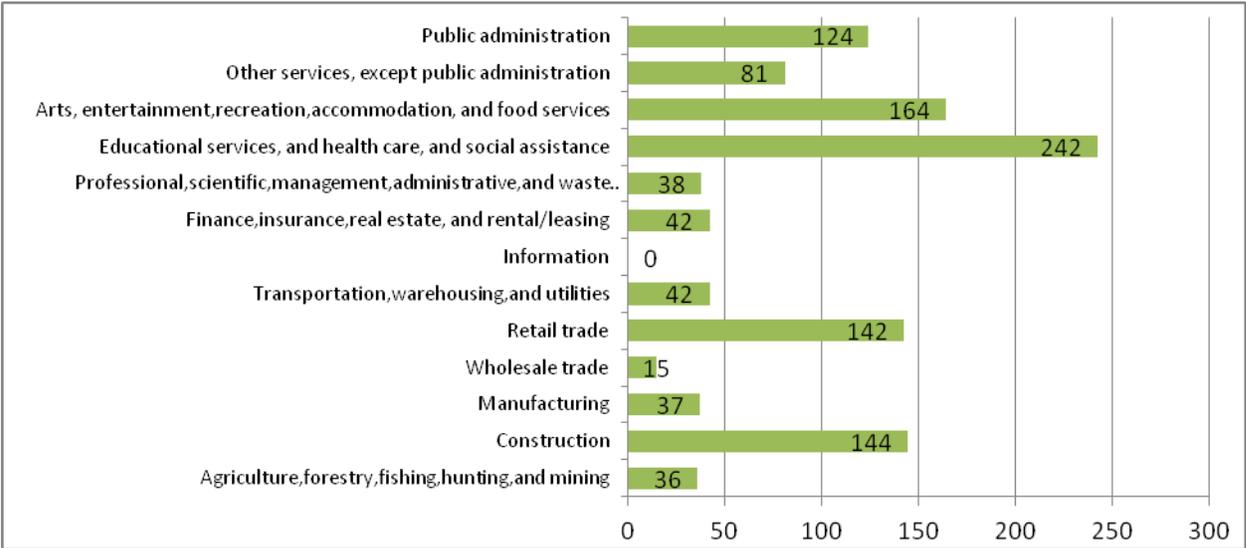
Occupation category	Number
Management, professional and related occupations	374
Service occupations	225
Sales and office occupations	263
Farming, fishing and forestry occupations	36
Construction, extraction and maintenance occupations	181
Production, transportation and material moving occupations	64
<b>Total</b>	<b>1,143</b>

Source: 2012 American Community Survey (5-year estimates)

**Industry**

The 2012 American Community Survey identifies most employed Town of Bass Lake residents work in the arts, entertainment, and recreation industries. Figure 1.4 illustrates the level of employment in various industries for Bass Lake residents.

**Figure 1.4: Town of Bass Lake Workforce by Industry**



Source: 2012 American Community Survey (5-year estimates)

**Leading Employers**

Hundreds of companies ranging from 2 to over 250 employees exist throughout Sawyer County. The top 25 employers in Sawyer County are highlighted in Table 1.9. LCO Casino and Convention Center, LCO Tribal Government, and the Hayward Memorial Hospital employ the greatest number of persons from Sawyer and surrounding counties.

**Table 1.9: Sawyer County Top 25 Employers**

COMPANY	INDUSTRY	SIZE
Hayward Area Memorial Hospital	General Medical and Surgical Hospital	250-499
LCO Casino Lodge & Convention	Amusement and Recreation Services	250-499
Lac Courte Oreilles Tribal	General Government	250-499
Connors Lake Little Pappoose	Wildlife Preservation/Protection	100-249
Lac Courte Oreilles Ojibwe	Elementary & Secondary Schools	100-249
Louisiana-Pacific Corp	Home Centers	100-249
Northern Lakes Co-Op.	Grocery/Retail Store	100-249
Wal-Mart Supercenter	Grocery/Retail Store	100-249
Radisson-Bevcomm	Hotels & Motels	100-249
Alcohol & Drug Abuse Info	Social Advocacy Organizations	50-99
Arclin Surfaces Inc.	Chemistry & Applications	50-99
Big Fish Golf Club	Golf Course & Country Club	50-99
Golden Living Center	Rehabilitation/Nursing Care	50-99
Hayward Golf & Tennis Club	Golf Course & Country Club	50-99
Hayward Middle and High School	Secondary School	50-99
Hayward Primary School	Elementary School	50-99
Hurricane Busing Inc.	Interurban & Rural Bus Transportation	50-99
Lac Courte Oreilles College	Community College	50-99

COMPANY	INDUSTRY	SIZE
Lac Courte Oreilles Health	General Medical Center	50-99
Lac Courte Oreilles Urgent	Emergency Medical Center	50-99
Marketplace Foods Inc.	Grocery Store	50-99
Norvado	Communication	50-99
Sawyer County Human Resources	Government Office	50-99
Valley Health Care Center	Nursing Care Facility	50-99
Ventures Unlimited Thrift Store	Thrift Store	50-99

Source: Wisconsin’s WORKnet, Sept. 2014

**1.7 EMPLOYMENT FORECASTS**

As employment forecast data is not projected for individual rural towns, data for Sawyer County has been collected and assessed for its impact on the Town of Bass Lake in the coming years. Table 1.10 displays projected Sawyer County job employment. Job category projections are based on the percent of participation in the total number employed in 2012. In 2012, education, health, and social services lead the county in job type with 1,349 persons employed. Arts, entertainment and recreation category is a close second with 1,164 jobs and third is Retail trade at 1,077. Projections indicate by 2035, these same three types of jobs will lead the county in employment.

**Table 1.10: Sawyer County Employment by Job Type 2012 and Projections 2015-2035**

Job Categories	2012 <sup>1</sup>	2015 <sup>2</sup>	2020 <sup>2</sup>	2025 <sup>2</sup>	2030 <sup>2</sup>	2035 <sup>2</sup>
Agriculture, forestry	303	287	293	303	309	307
Construction	867	830	849	878	896	890
Manufacturing	930	889	909	940	959	953
Wholesale Trade	84	81	83	85	87	87
Retail Trade	1,077	1,029	1,052	1,087	1,110	1,103
Transportation	326	309	316	326	333	331
Finance, insurance	405	389	398	412	420	417
Information	50	51	53	54	55	55
Professional, management	386	367	376	388	396	394
Education, health & social services	1,349	1,293	1,322	1,367	1,395	1,386
Arts, entertainment, & recreation	1,164	1,117	1,142	1,181	1,205	1,197
Public administration	418	397	406	419	428	425
Other services	314	301	308	318	325	323
<b>Total</b>	<b>7,673</b>	<b>7,340</b>	<b>7,507</b>	<b>7,758</b>	<b>7,918</b>	<b>7,868</b>

Sources: 2008-2012 American Community Survey (5-year estimates)

<sup>2</sup>NWRPC Projections

**Sawyer County Labor Force**

A community’s labor force is that portion of the population that is employed or available for work. The labor force includes people who are in the armed forces, employed, unemployed, or actively seeking employment. According to Wisconsin Department of Workforce Development

(DWD) data, 7,914 county residents were employed in 2013. The lowest unemployment rate attained in the past 10 years was 6.0 percent (2005); it has increased since that time to 10 percent in 2013. Table 1.11 depicts Sawyer County Labor Force statistics in more detail.

**Table 1.11: Sawyer County Labor Force Data**

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Labor Force	9,181	9,396	9,398	9,595	9,132	9,140	9,051	8,778	8,793	8,795
Employed	8,622	8,831	8,797	8,958	8,500	8,211	8,129	7,910	7,932	7,914
Unemployed	559	565	601	637	632	929	922	868	861	881
Unemp. Rate	6.1	6.0	6.4	6.6	6.9	10.2	10.2	9.9	9.8	10.0

Source: Wisconsin Department of Workforce Development

**1.8 INCOME CHARACTERISTICS**

The 2012 American Community Survey reports a median household income of \$49,728 for the Town of Bass Lake. Per capita income of \$24,446 for Bass Lake is slightly higher than Sawyer County and slightly lower than the state, while the percentage of persons below the poverty level in the town, and County, is significantly higher than the State of Wisconsin (Table 1.12).

**Table 1.12: Median Household Income, Per Capita Income and Poverty Levels For the Town of Bass Lake, Sawyer County, and Wisconsin**

	Town of Bass Lake	Sawyer County	State of WI
Median household income	\$49,728	\$39,814	\$52,627
Per capita income	\$24,446	\$23,213	\$27,426
Percent of individuals below poverty level	20.6%	19.5%	12.5%

Source: 2012 American Community Survey (5-year estimates)

**Household Income**

According to the 2012 American Community Survey, of the town’s 1,017 households, 780 households or 76.7 percent report an annual income of \$25,000 or greater, while the remaining 237 households or 23.3 percent report annual incomes below \$25,000. Table 1.13 reports in more detail the average annual income for households in the Town of Bass Lake.

**Table 1.13: Town of Bass Lake Annual Household Income**

Annual Income	Number of Households	Percent of all Households
Less than \$10,000	54	5.3%
\$10,000 to \$14,999	96	9.4%
\$15,000 to \$24,999	87	8.6%
\$25,000 to \$49,999	274	27%
\$50,000 to \$99,999	340	33.4%
Over \$100,000	166	16.3%

Source: 2012 American Community Survey (5-year estimates)

**Educational Attainment**

The 2012 American Community Survey identifies 1,593 town residents aged 25 and over of which 1,407 (88.3%) have attained a high school or greater level of education. Table 1.14 below describes in greater detail the level of educational attainment of Bass Lake residents.

**Table 1.14: Town of Bass Lake Educational Attainment of Residents Age 25 and Over**

Highest level of education attained	Number of Residents Aged 25 and Over	Percent of all Town Residents Age 25 and Over
Less than 9 <sup>th</sup> grade education	49	3.1%
9 <sup>th</sup> to 12 <sup>th</sup> education, no diploma	135	8.5%
High school diploma	386	24.2%
Some college, no degree	443	27.8%
Associate degree	143	9%
Bachelor's degree	277	17.4%
Master's degree or professional degree	158	9.9%

Source: 2012 American Community Survey (5-year estimates)

**1.9 OVERALL GOAL STATEMENT**

The Town of Bass Lake has prepared a number of goals and objectives that include actions and policies in addressing land use activities of the town. For purposes of this planning process, actions identified through the plan are also defined as policies. The goals and objectives are intended to assist the town board and local property owners in implementing actions deemed important and in the interest of the community. It is imperative the set of goals, objectives, actions, and policies described in this plan are implemented to fully achieve the desired outcome. A full set of the goals, objectives, and activities are included in the implementation element of this plan while the goals, objectives, activities, and programs for each of the required planning elements are identified within each element.

**1.10 DEFINITIONS**

Households - A person, or group of persons, who live in a housing unit. These equal the count of occupied housing units in a traditional census.

Householder- This is the person or one of the people in whose name the house is owned, being bought or rented.

Family Households (families)- Includes a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption.

Married-Couple Family- A family in which the householder, and his or her spouse, are enumerated as members of the same household.

Non-family Household- A householder living alone or with non-relatives only.

Average Household Size- A measure obtained by dividing the number of people in households by the total number of households.

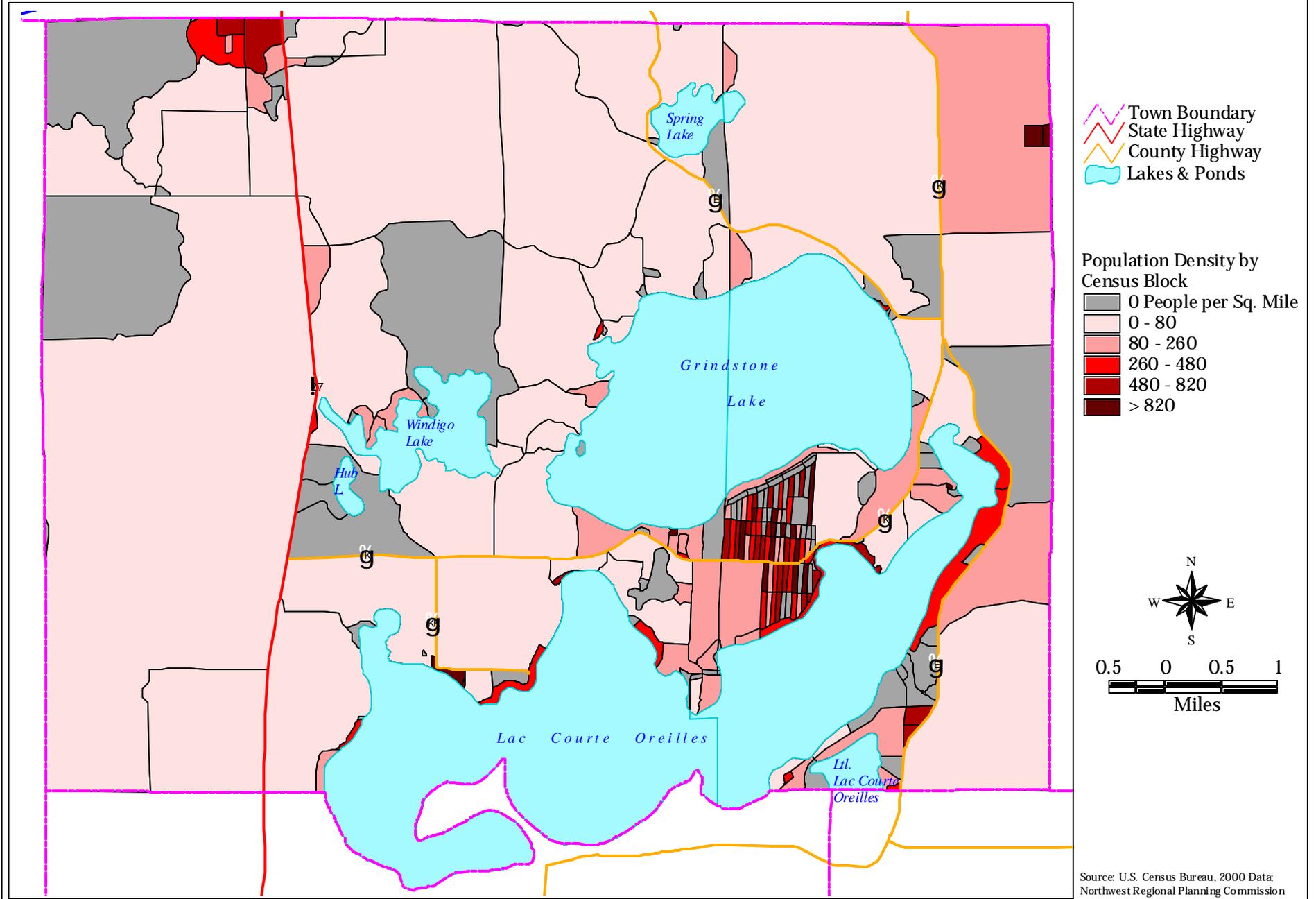
Average Family Size- A measure obtained by dividing the number of people in families by the total number of families.

Per-Capita Income- Calculated as the personal income of the residents of an area divided by the population of that area.

Median Household Income- The average income received in the previous calendar year by all household members 15 years old and over, including household members not related to the householder, people living alone, and others in non-family households.

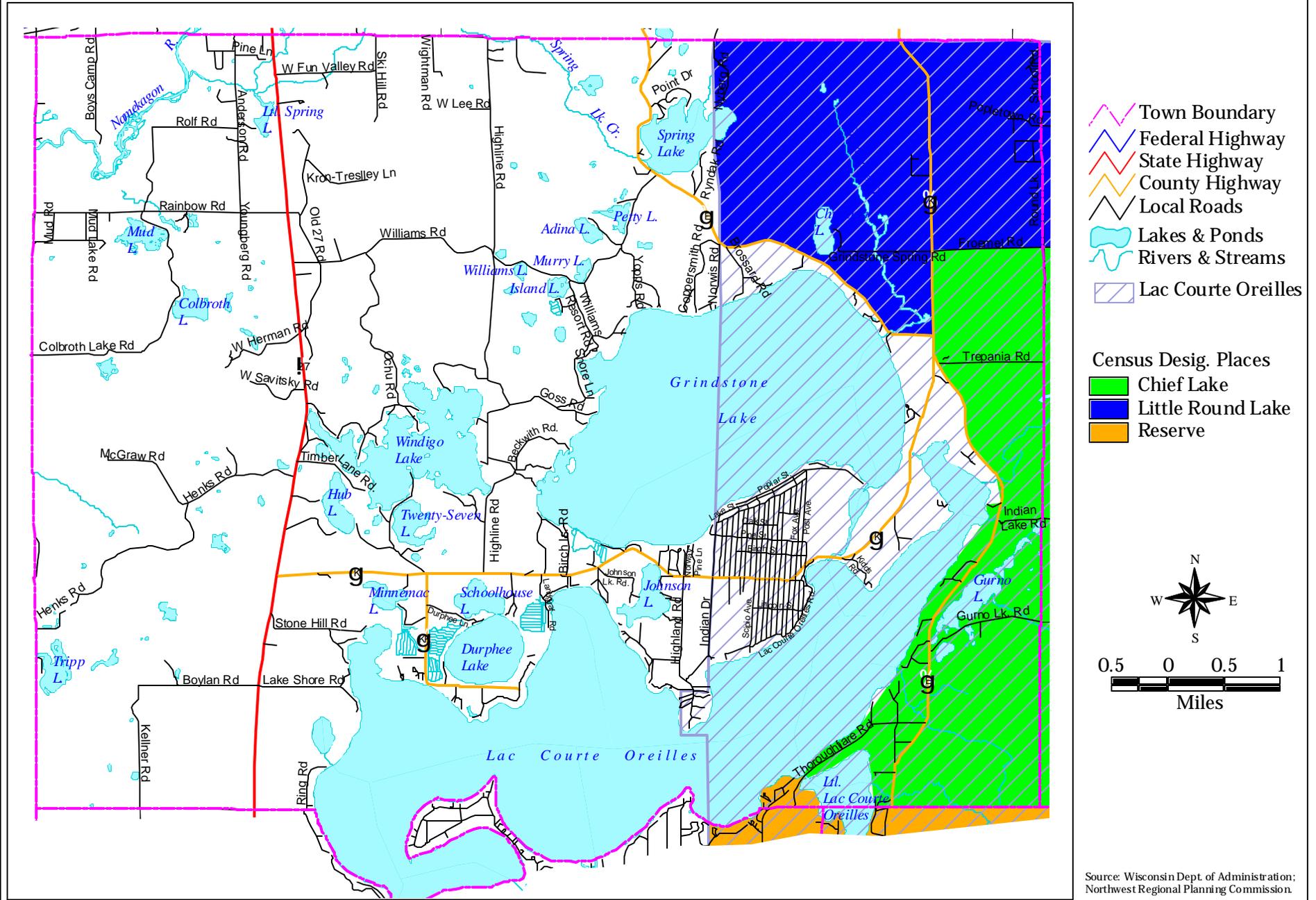
Map 1.1

# Year-Round Population Density - Town of Bass Lake



Map 1.2

# Census Designated Places - Town of Bass Lake



**Element 2**

**HOUSING**

**2.1 INTRODUCTION**

Housing characteristics of a community are an important element of a comprehensive plan. The location of housing developments determines the need for many public services and utilities. Also, housing characteristics are related to the social and economic conditions of the community’s residents. The information in this element of the comprehensive plan will provide town officials with information about the current housing stock, as well as identify significant changes that have occurred in the area of housing over the past years and analyze future housing needs.

**2.2 66.1001 REQUIREMENTS**

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

**2.3 EXISTING AND PROJECTED HOUSING CHARACTERISTICS**

For the period 1980 to 1990, the Town of Bass Lake exhibited a 26.4 percent increase (349) in total housing units (Table 2.1). From 1990 to 2000, the town saw an additional 167 new housing units, a 10.0 percent increase. From 2000 to 2010, an additional 180 new housing units were added, a 9.8 percent increase, putting total housing units, according to the U.S Census Bureau, at 2,016 in 2010. Map 2.1 identifies year 2010 housing density by census block.

**Table 2.1: Town of Bass Lake Housing Summary**

Town of Bass Lake	1980	1990	2000	2010
Total Housing Units	1,320	1,669	1,836	2,016
Total Occupied Housing Units	469	645	830	921
Single Family Units (Owner Occupied Units)	355	469	630	687
Renter Occupied Housing Units	114	187	200	234
Seasonal Units	-	964	951	1,095
Average Household Size	2.75	2.75	2.70	2.57

Source: U.S. Census 2000 SF1 and DP-1  
U.S. Census 2010 SF1

Future growth or decline in housing units can impact local units of government significantly. Each housing unit requires public services from fire protection to addressing and tax assessment. Projecting future housing units in the Town of Bass Lake will assist the town in planning for future growth.

According to the Census Bureau, the Town of Bass Lake has experienced an increase in total housing units since 1980. During the 20-year period from 1990 to 2010, 347 new housing units were constructed. Based upon past trends, total housing units in Bass Lake will continue to increase to the year 2040 (Table 2.2). Projections indicate that by 2025, the town will have 2,135 units and 2,247 units by 2040. The projected growth in total housing units from 2015-2040 indicates an average of 10.5 new housing units per year.

Currently, single-family housing units make up 79.1 percent of all occupied units in the town. According to the community planning survey completed by the town, 83.4 percent answered that they would like to see single-family housing development encouraged in the future.

**Table 2.2: Town of Bass Lake Housing Projections**

Town of Bass Lake	2010 <sup>1</sup>	2012 <sup>2</sup>	2015 <sup>3</sup>	2020 <sup>3</sup>	2025 <sup>3</sup>	2030 <sup>3</sup>	2035 <sup>3</sup>	2040 <sup>3</sup>
Total Housing Units (Occupied & Seasonal)	2,016 <sup>1</sup>	2,104 <sup>2</sup>	1,985 <sup>3</sup>	2,054 <sup>3</sup>	2,135 <sup>3</sup>	2,197 <sup>3</sup>	2,235 <sup>3</sup>	2,247 <sup>3</sup>
Total Occupied Housing Units	921 <sup>1</sup>	1,017 <sup>2</sup>	971 <sup>4</sup>	1,025 <sup>4</sup>	1,091 <sup>4</sup>	1,139 <sup>4</sup>	1,163 <sup>4</sup>	1,161 <sup>4</sup>
Owner Occupied Housing Units	687 <sup>1</sup>	805 <sup>2</sup>	748 <sup>3</sup>	789 <sup>3</sup>	840 <sup>3</sup>	877 <sup>3</sup>	896 <sup>3</sup>	894 <sup>3</sup>
Renter Occupied Housing Units	234 <sup>1</sup>	212 <sup>2</sup>	223 <sup>3</sup>	236 <sup>3</sup>	251 <sup>3</sup>	262 <sup>3</sup>	267 <sup>3</sup>	267 <sup>3</sup>
Seasonal Housing Units	999 <sup>1</sup>	1,002 <sup>3*</sup>	1,014 <sup>3*</sup>	1,029 <sup>3*</sup>	1,044 <sup>3*</sup>	1,058 <sup>3*</sup>	1,072 <sup>3*</sup>	1,086 <sup>3*</sup>
Average Household Size	2.57	2.31	2.23 <sup>4</sup>	2.44 <sup>4</sup>	2.41 <sup>4</sup>	2.38 <sup>4</sup>	2.35 <sup>4</sup>	2.22 <sup>4</sup>

Source: <sup>1</sup>U.S. Census 2010, SF1  
<sup>2</sup>2012 American Community Survey Selected Housing Characteristics (5-Year Estimates)  
<sup>3</sup>NWRPC Estimates  
<sup>\*</sup>Assumes 3% seasonal growth rate over 5 year interval  
<sup>4</sup>WI Department of Administration Household Projections for Wisconsin Municipalities: 2010-2040

Table 2.3 details occupancy and tenure and compares it to Sawyer County and the state of Wisconsin using 2010 U.S. Census Bureau data. Approximately 46 percent of the town’s housing units were occupied, while the remaining 54 percent were vacant. Of the occupied units,

74.6 percent were owner-occupied, while renter-occupied units represented 25.4 percent of the units. About 49 percent of the town’s vacant housing in 2010 was considered seasonal, which was about the same for the county, but close to 7 times more than the state. Because of the high seasonal housing levels, housing occupancy and vacancy rates for all housing units in the town and county were substantially higher than the state.

**Table 2.3: Total Housing Units, Occupancy, and Tenure; Town of Bass Lake, Sawyer County, and State of Wisconsin, 2010**

Housing Units	Town of Bass Lake		Sawyer County		State of Wisconsin	
	Number	Percent	Number	Percent	Number	Percent
<b>Total Units</b>	<b>2,016</b>	<b>100.0%</b>	<b>15,975</b>	<b>100.0%</b>	<b>2,624,358</b>	<b>100.0%</b>
<b>Occupied</b>	<b>921</b>	<b>45.7%</b>	<b>7,038</b>	<b>44.1%</b>	<b>2,279,768</b>	<b>86.9%</b>
Owner	687	74.6%	5,344	75.9%	1,551,558	68.1%
Renter	234	25.4%	1,694	24.1%	728,210	31.9%
<b>Vacant</b>	<b>1,095</b>	<b>54.3%</b>	<b>8,937</b>	<b>55.9%</b>	<b>344,590</b>	<b>13.1%</b>
For Rent	14	.7%	294	1.8%	63,268	2.4%
For Sale	27	1.3%	217	1.4%	34,219	1.3%
Seasonal	999	49.6%	8,082	50.6%	193,046	7.4%
Other	55	2.6%	344	2.2%	54,057	2%

Source: U.S. Census 2010, SF1

**2.4 STRUCTURAL CHARACTERISTICS**

Table 2.4 compares housing characteristics for the Town of Bass Lake with the surrounding Towns of Hayward and Sand Lake (Sawyer County), Stone Lake and Bass Lake (Washburn County), as well as Sawyer County. In 2010, the town had a vacancy of 54.3 percent. According to the 2010 Census, seasonal, recreational, or occasional use accounted for 49.6 percent of that vacancy, leaving a “true” vacancy of 2.6 percent. These seasonal, recreational, or occasional uses likely are around lakeshore areas in the town. The town’s median housing value in 2010 (\$161,500) was in the middle of all other adjoining municipalities.

**Table 2.4: Housing Characteristics**

	Town of Bass Lake	Town of Hayward	Town of Sand Lake	Washburn County		Sawyer County
				Town of Bass	Town of Stone Lake	
Total Housing Units	<b>2,104</b>	2,358	1,190	289	382	15,859
Percent Vacant	<b>51.7%</b>	39.1%	64.6%	47.8%	35.1%	51.3%
*Median Housing Value	<b>\$161,500</b>	\$176,300	\$223,300	\$178,100	\$157,100	\$163,300

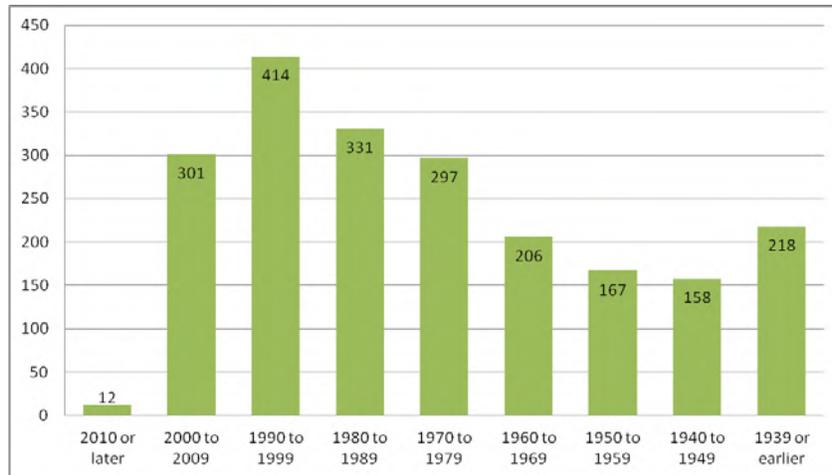
Source: 2012 American Community Survey (5-Year Estimates)

\* Owner-occupied units

## 2.5 HOUSING STOCK

Understanding the relative age of the housing stock is a good indicator of the quality and condition of the available housing units. About 35 percent of the homes in the Town of Bass Lake were constructed during the 20-year period spanning 1980 to 2000. This might indicate that the need for repair and maintenance of the majority of homes is less likely over the 20-year planning period. Figure 2.1 depicts the town’s total housing stock by year built.

**Figure 2.1: Age of Housing Stock**



Source: 2012 American Community Survey (5-Year Estimates)

## 2.6 HEATING FUEL

Of the 1,017 occupied housing units, 589 (57.9%) are identified as using bottled, tank, or LP gas as their primary source of heat. Table 2.5 illustrates other means of heating fuel that are used in the Town of Bass Lake.

**Table 2.5: Home Heating Fuel**

Heating Fuel	Number
Utility Gas	166
Bottled, tank or LP gas	589
Electricity	77
Fuel oil, kerosene, etc	14
Coal or coke	-
Wood	163
Solar energy	-
Other fuel	3
No fuel used	5

Source: 2012 American Community Survey (5-Year Estimates)

## 2.7 SEASONAL HOMES

Because the town has traditionally been a tourism or recreation destination, it has maintained a large number of homes identified as seasonal or for recreational use (Map 2.2). This category includes all types of recreational uses, from summer homes to hunting cabins.

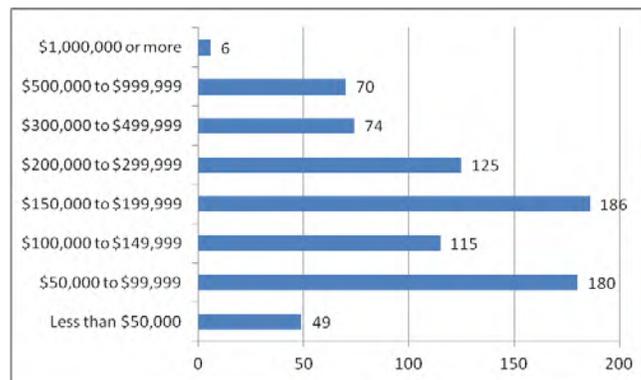
Trends that have been identified as taking place throughout northern Wisconsin in the past 10 to 15 years also may impact the Town of Bass Lake. One trend is the conversion of seasonal homes into permanent residences, especially by individuals at retirement age. A second trend is the conversion of permanent homes into seasonal homes as area residents retire and spend

winters in a more temperate climate. As no specific data exists on these trends for the Town of Bass Lake, it is difficult to definitively describe where and at what rate these conversions are taking place. According to the community planning survey, 41.0 percent of residents believe the town should encourage seasonal/recreational housing in the future. Based on projections, in the next 15 years, the town is expected to see 458 new housing units built or used for seasonal use.

## 2.8 VALUE OF EXISTING HOUSING

The 2012 American Community Survey identifies the value of all owner-occupied housing units in the Town of Bass Lake. Of the 805 owner-occupied housing units responding to the survey, in the Town of Bass Lake, 49 (6.1%) are valued under \$50,000, 180 (22.4%) are valued between \$50,000 and \$99,999, and 576 (71.5%) are valued at over \$100,000. Figure 2.2 shows a detailed breakdown of existing housing values in the Town of Bass Lake.

**Figure 2.2: Value of Owner Occupied Housing Units**



Source: 2012 American Community Survey (5-Year Estimates)

## 2.9 AFFORDABILITY ANALYSIS

According to the U.S. Department of Housing and Urban Development (HUD), affordable housing is that which is available for rental or purchase to low- and moderate-income families at 30 percent or less of their annual income. HUD defines extremely low income as 30 percent of median household income and below, while very low income is defined as 30 to 50 percent of median household income.

Table 2.6 depicts housing affordability based on the Town of Bass Lake's median household income of \$49,728.

**Table 2.6: Housing Affordability**

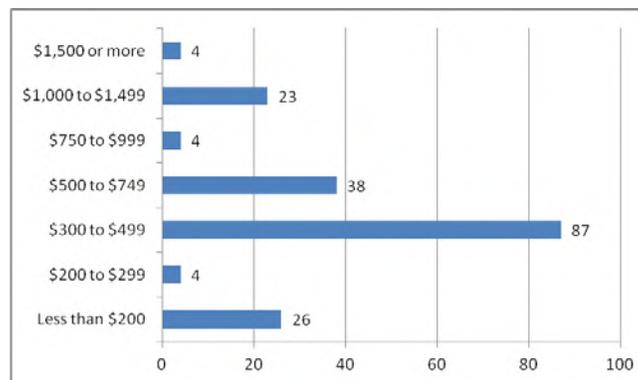
Percent of Median Income	2012 Household Income		Affordable Monthly Housing Costs		Estimated Affordable Home Price <sup>1</sup>	
	Low	High	Low	High	Low	High
Extremely Low Income (0% to 30%)	\$0	\$14,918	\$0	\$402	\$0	\$51,903
Very Low Income (30% to 50%)	\$14,918	\$24,864	\$402	\$670	\$51,903	\$77,857
Low Income (50% to 80%)	\$24,864	\$39,782	\$670	\$1,072	\$58,770	\$124,570
Moderate Income (80% to 95%)	\$39,782	\$47,241	\$1,072	\$1,273	\$124,570	\$147,927

Source: 2012 American Community Survey (5-Year Estimates) for median income, HUD for income percentiles, NWRPC for all Table 2.6 numbers. Based on a 30-year mortgage financed at 5%, with a 10% down payment with a conservative debt-to-income ratio of 28% – Does not include taxes, utilities, or other housing costs.

## 2.10 RENTAL COSTS

The affordable monthly housing costs in Table 2.6 would also apply to rental units. Figure 2.3 depicts the monthly rental costs for units within the Town of Bass Lake. Most of the town’s rental units have monthly rents of \$300 to \$499 per month. Those households at the high end of the extremely low-income category may be able to afford monthly rents up to \$402 per month. Very low- income households may be able to afford monthly rental costs up to \$670 per month.

**Figure 2.3: Renter Occupied Housing Units**



Source: 2012 American Community Survey (5-Year Estimates)

## 2.11 PROPERTY TAXES

Property taxes can have a significant impact on housing affordability. Home ownership can be put out of reach of low-income families who may be able to afford a \$400 per month mortgage payment but cannot afford the additional \$100 per month in property taxes. Property taxation is directly correlated with assessed valuation of land and property. Demand for rural land and waterfront property in Sawyer County has caused substantial increases in land value. According to the community survey (H2-What do you like least about living or spending time in the town?), many property owners in Bass Lake were not satisfied with the current property taxation.

The Town of Bass Lake’s effective full value tax rate in 2012 was .01045, or \$10.45 per \$1000 of valuation. This equates to \$1,045 (less credits) annually in net property taxes on a \$100,000

home. On the same \$100,000 home, this tax rate would add an additional cost to home ownership, whether they pay taxes in a lump sum or on a monthly basis.

## **2.12 HOUSING PROGRAMS**

Wisconsin Statute 66.1001 requires the Town of Bass Lake to demonstrate that local goals, objectives, actions, policies, and programs of the local government or that of the county, region, and state are providing programs to address housing issues. Housing concerns were identified throughout the comprehensive planning process by way of the community survey completed as part of the overall process and in the development of the goals, objectives, and activities specific to housing. A summary of housing related programs is provided that may enhance the local initiatives identified relating to housing.

**Sawyer County Housing Authority** - The Sawyer County Housing Authority administers the county Section 8 Voucher program and owns and provides rental assistance to low-income families and elderly in Sawyer County. Currently, the housing authority has housing projects located in Hayward, Radisson, Winter, Exeland, and Stone Lake.

**WHEDA (Wisconsin Housing and Economic Development Authority)** - The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing, small business, and agribusiness.

**USDA-Rural Development** - Rural Development administers federal funds to help secure loan options to assist low- to moderate-income families with home purchase and rehabilitation. Rural Development generally funds individuals who cannot obtain conventional financing.

**Community Development Block Grant (CDBG) Housing Rehabilitation** - CDBG funds are made available to qualifying low- to moderate-income households. Funds can be used to assist with rehabilitation of owner- and renter-occupied households. Sawyer County has a housing rehabilitation revolving loan fund from past CDBG awards in 2001 and 2009. Repayment of these loans will establish an ongoing revolving loan fund to continue to assist low- to moderate-income families. Funding is administered by Northwest Regional Planning Commission.

Nine counties of Northwest Wisconsin (including Sawyer) are part of the Northwest Regional Housing Program. In 2012, the State of Wisconsin worked with interested counties to form “regional” housing programs. The region has received nearly \$3.3 million in funds to be used to assist qualifying low- to moderate-income households with rehabilitation of owner- and renter-occupied households. Additionally, funds can also be used to assist qualifying applicants with down payment on the purchase of a home. Funding is administered by Northwest Regional Planning Commission.

**Northwest Affordable Housing Inc.** - Northwest Affordable Housing (NWAH), located in Spooner and serving the ten counties of northwest Wisconsin, is a 501/C/3 non-profit organization. NWAH seeks to assist low- to moderate-income families with homeownership and promotes affordable and accessible housing for all persons.

**Indianhead Community Action Agency** - This agency, located in Ladysmith and serving local counties, including Sawyer, provides weatherization assistance, such as insulation, windows, doors, energy efficient furnaces, etc.

**Housing Cost Reduction Initiative (HCRI)** – This funding program is made available through the Wisconsin Department of Administration. It provides funds for housing down payment and closing costs to low-moderate income families. Non-profit organizations are eligible to apply for these funds. Local units of government are not eligible to apply directly but are encouraged to work with local non-profits to access HCRI funds.

**HOME (part of the Home Investment Partnership Program) Program** – This funding program is made available through the Wisconsin Department of Administration. Funds are available to assist new homeowners with money to rehabilitate homes that were recently purchased. These funds can be used as equity to encourage banks or lending institutions to be the primary lender on a home purchase. Non-profit organizations are eligible to apply for these funds. Local units of government are not eligible to apply directly but are encouraged to work with local non-profits to access HCRI funds.

## **2.13 HOUSING GOALS, OBJECTIVES, ACTIONS, POLICIES, AND PROGRAMS**

A set of recommended goals, objectives, and action steps has been developed to assist the Town of Bass Lake in the area of housing. Implementation of the identified actions will assist in achieving the overall goal that an adequate range of housing opportunities are available to meet the varied needs and desires of existing and future community residents.

Goal: An adequate range of housing opportunities to meet the varied needs and desires of existing and future community residents.

Objective 1: Implementation of a town wide building permit process.

*a. Develop an application and review procedure.*

Objective 2: Guide new housing development into areas that minimize impacts on vulnerable natural resources.

*a. Inventory and map vulnerable areas in the town.*

*b. Maintain the northwoods atmosphere by retaining natural vegetation.*

*c. Create and adopt a subdivision ordinance and land use ordinance specific to the Town of Bass Lake.*

Objective 3: Encourage development in areas that will not result in property or environmental damage.

*a. Provide property owners with information on the benefits of not removing all or a significant amount of trees from properties prior to or after building.*

*b. Encourage landscaping and natural screening between building sites.*

*c. Prevent land erosion between building sites.*

*d. Enforce restrictions on accumulated junk vehicles and trash.*

- e. Direct high-density residential development to be located in communities or areas where municipal sewer and water is available.*

Objective 4: Encourage development of housing, including owner- and renter-occupied units, to accommodate all income levels.

- a. Locate mobile homes in “mobile home parks”.*
- b. Retain the Sawyer County Zoning Ordinance, definition (62), for the description of a mobile home.*
- c. Any mobile home is to be placed on an enclosed foundation.*

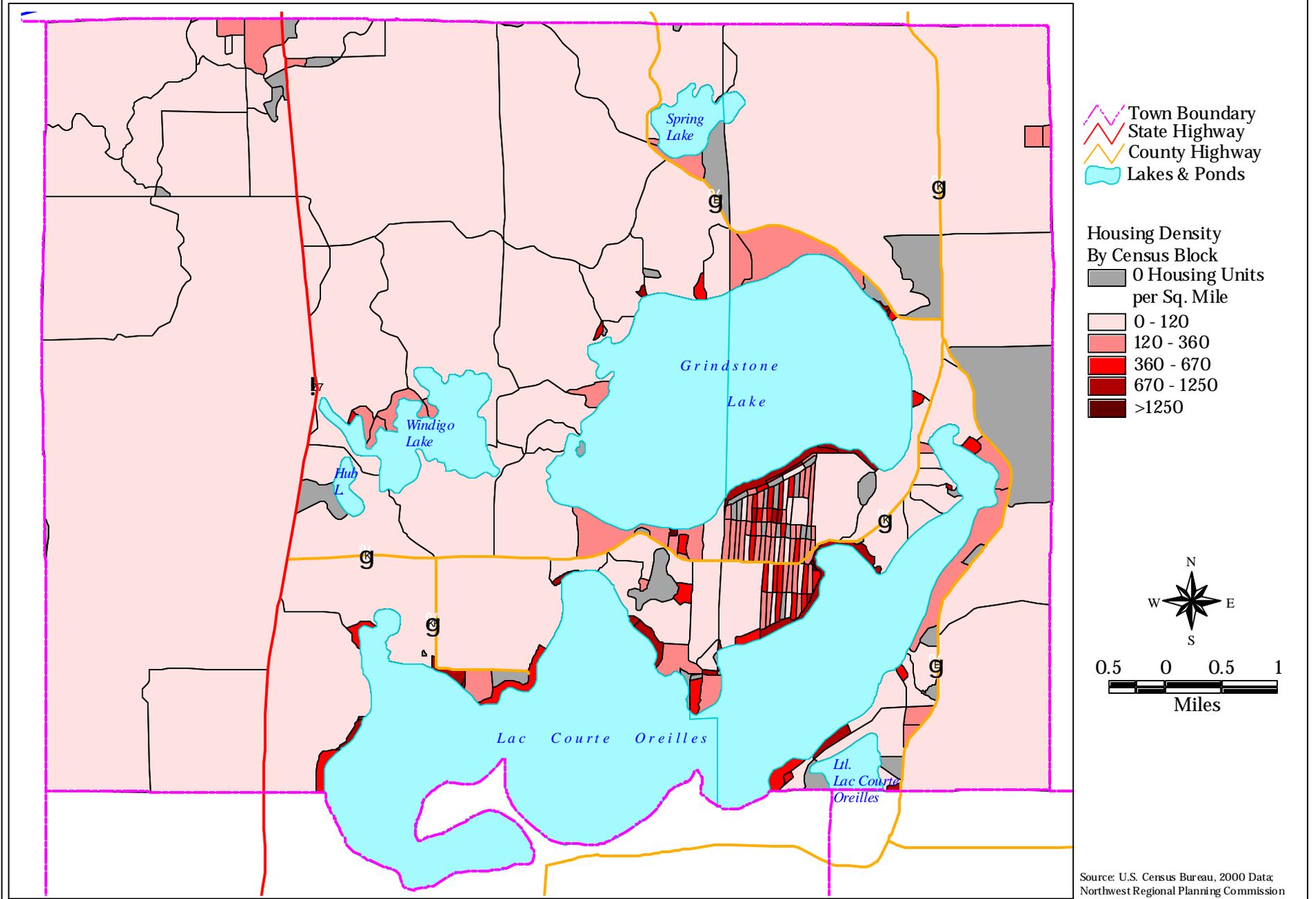
Objective 5: Eliminate substandard housing (needing three or more major rehabilitation needs) throughout the town.

- a. Survey area residents for improvement needs to assist in targeting state and federal funds.*
- b. Develop a housing rehabilitation program utilizing low or no-interest loan program funds from local, state, or federal programs by seeking funding through Community Development Block Grants (CDBG), Indianhead Community Action Program, or U.S. Department of Housing & Urban Development for owner- and renter-occupied housing rehabilitation.*

The Town of Bass Lake encourages and promotes the private sector to address the needs of all income levels, age groups, and persons with special needs in the development of housing within the town. The town itself cannot independently supply the range of housing needs local residents may in fact desire. As a result, the private sector is encouraged to make available the development or redevelopment of land to accommodate all income levels and housing types, including low- and moderate-income as part of the development buildout.

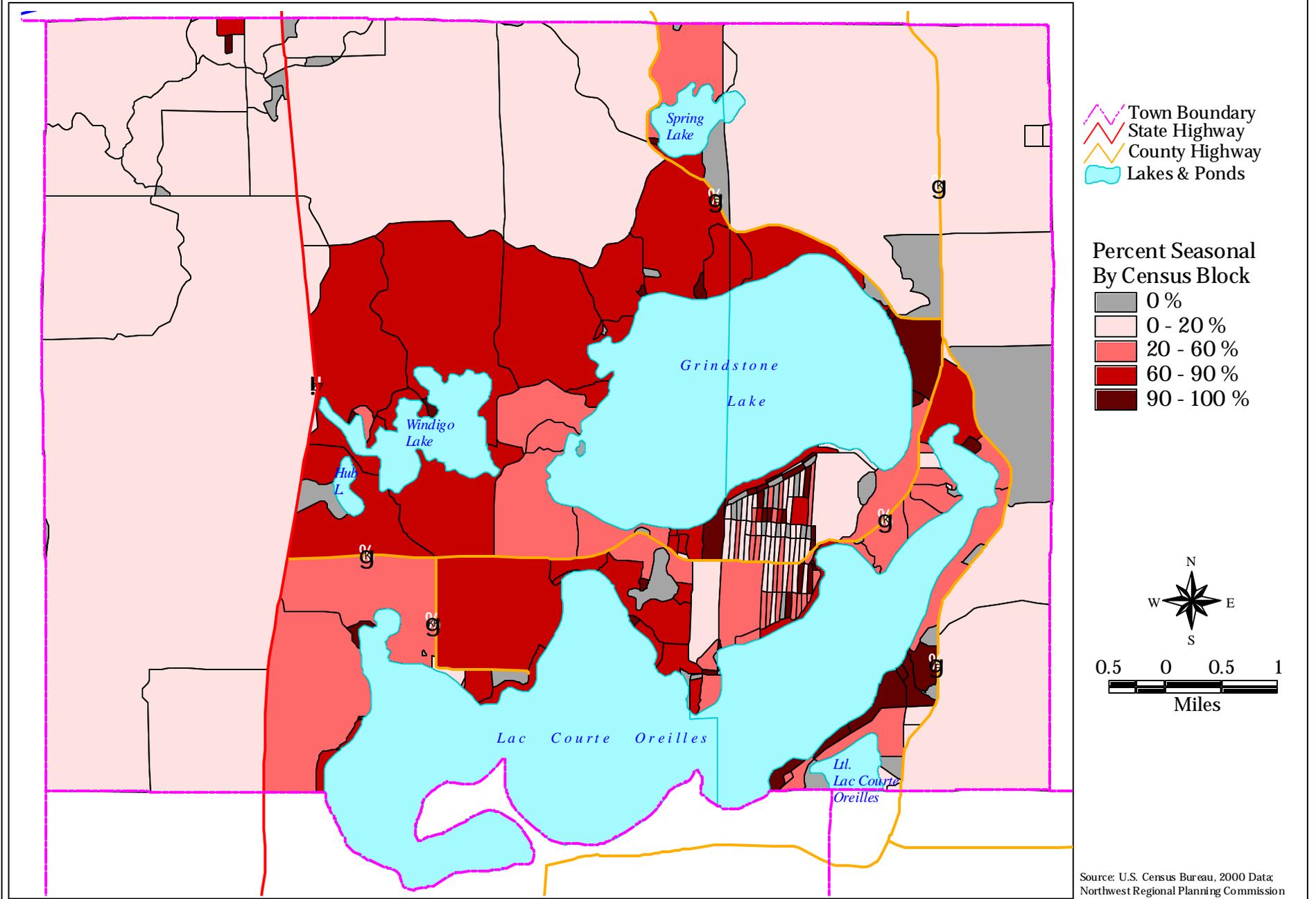
Map 2.1

# Year-Round & Seasonal Housing Density - Town of Bass Lake



Map 2.2

# Seasonal Housing - Town of Bass Lake



**Element 3**

**TRANSPORTATION**

**3.1 INTRODUCTION**

The transportation system serving Sawyer County has a significant influence on the growth and development of the county, as well as contributing to its quality of life. The Town of Bass Lake’s transportation system consists of local roads, major and minor collectors, and a minor arterial highway. While the road network is the primary means of transportation in, through, and around the Town of Bass Lake, areas of the town can also accommodate bicycle and pedestrian travel. A review of the Town’s multi-modal transportation system not only confirms these linkages but also identifies the growth impacts on the transportation system and the improvements programmed in response to these impacts.

**3.2 66.1001 REQUIREMENTS**

This element includes a compilation of background information, goals, objectives, actions or policies, and recommended programs to guide the future development and maintenance of various modes of transportation in the Town of Bass Lake. Given the town’s rural setting, the primary focus is on highways and local roads. However, with available transit options and walking and bicycling as alternative modes of transportation, these modes are an important element to consider for local residents. The element also compares the town’s transportation policies and programs to other local, state, and regional transportation plans as required under Wisconsin State Statutes 66.1001.

**3.3 TRANSPORTATION VISION AND VALUES**

The Town of Bass Lake envisions managing demand for local transportation while providing an appropriate level of service to sustain community residents and businesses. This can be achieved by providing for efficient and effective delivery of commercial, public, and emergency services and through encouraging the use of multi-modal means of transportation. Bass Lake also values a safe, efficient, multi-modal transportation network that is planned, well maintained, and which meets the current and future needs of residents, visitors, and community businesses.

**3.4 INVENTORY OF EXISTING TRANSPORTATION SYSTEM**

Transportation facilities are a key determinant of growth because it facilitates the flow of goods, materials, and people. The Town of Bass Lake is well connected to the region through the existing roadway network. Other facilities such as airport service, transit, bike, and recreational trails are located in or near the town and are easily accessible by its residents.

### 3.5 FUNCTIONAL CLASSIFICATION SYSTEM

The Town of Bass Lake’s roadway network is comprised of 234.1 miles of highways and town roads (Table 3.1). Roads within the community are classified by their functional use and by the amount of traffic they sustain. Figure 3.1 indicates the percent of functionally classified roads in the Town of Bass Lake while Map 3.1 visually depicts the functional classification system.

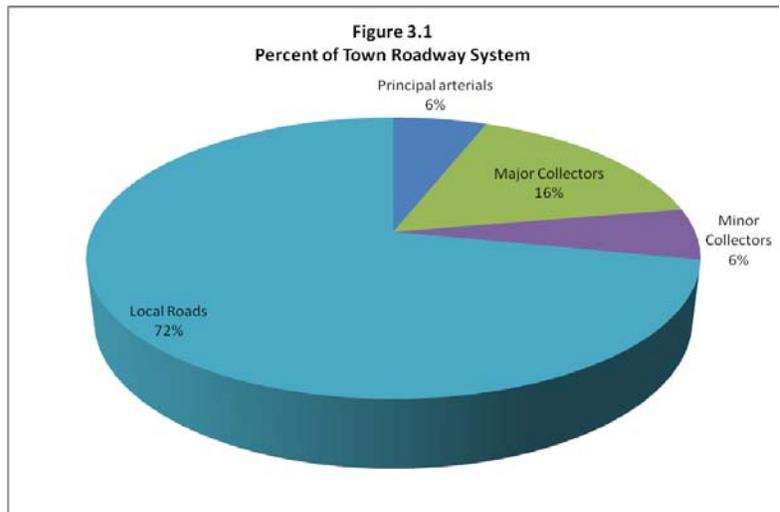
**Table 3.1: Town of Bass Lake Functional Classification of Roadways**

CLASSIFICATION	MILES OF ROADWAY
Principal Arterials	0
Major/Minor Collectors	24.98
Local roads	79.73

Source: Wisconsin Department of Transportation, WISLR 2014

Functional road classifications for rural areas include principal arterials, minor arterials, major collectors, minor collectors, and local roads.

- **Principal arterials-** Serve interstate and interregional trips. These roads generally serve urban areas greater than 5,000 in population.
- **Minor arterials-** Serve cities, large communities, and other major traffic generators providing intra-regional and inter-regional traffic movements.
- **Major collectors-** Provide service to moderate sized communities and links intra-area traffic to nearby larger population centers.
- **Minor collectors-** Collect traffic from local roads and link them to all remaining smaller communities. All developed areas should be within a reasonable distance of collector roads.
- **Local roads-** Provide access for travel over relatively short distances. All roads not classified as arterials or collectors are classified as local roads.



State Trunk Highway (STH) 27, running north and south through the western one-half of the town, serves as the only road designated as a minor arterial. County Trunk Highways (CTH) E and K serve as major collectors from the rural landscape. CTH E runs south out of the Town of Hayward and around the east side of Grindstone Lake (intersects CTH K) and Lac Courte Oreilles, through the community of Reserve and into the Town of Couderay. CTH K also runs

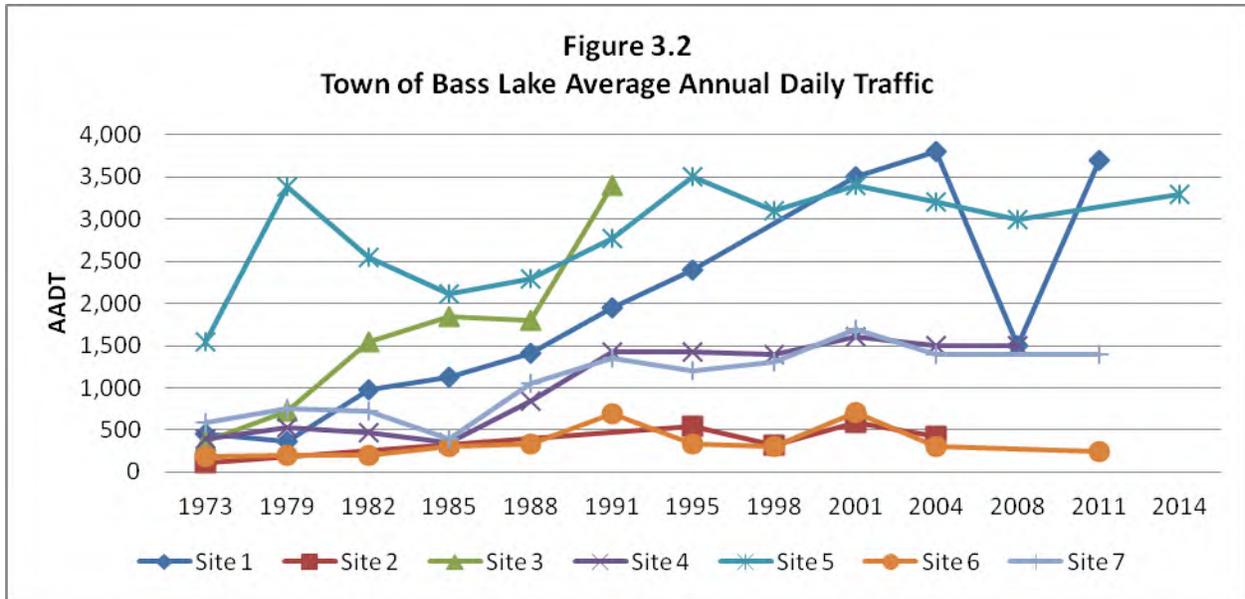
from the Town of Hayward into Bass Lake traveling south between Grindstone Lake and Lac Courte Oreilles and through Northwoods Beach until it terminates at STH 27. CTH KK runs from CTH K south to Durphee Lake and terminates.

Froemel, Rainbow, and Round Lake School Roads are classified as minor collectors in the town. These roads collect traffic from local roads and provide links to small communities, locally important traffic generators, and higher function roads. All remaining roads in the Town of Bass Lake are considered local roads.

### 3.6 TRAFFIC VOLUME

Figure 3.2 and Table 3.2 depict change in traffic volume at recording sites on roads passing through the Town of Bass Lake. Traffic counts are generally collected every three years, in the summer, during a three to five weekday period. This information is then calculated to determine average daily traffic.

Figure 3.2: Town of Bass Lake Average Annual Daily Traffic



Point Symbols on line in graph indicate years when traffic data was collected/lack of point indicates no data collected for year

**Table 3.2: Town of Bass Lake Average Daily Traffic, 1973-2014**

	1973	1979	1982	1985	1988	1991	1995	1998	2001	2004	2008	2011	2014
Site 1	460	360	980	1,120	1,410	1,950	2,400	NR	3,500	3,800	1,500	3,700	NR
Site 2	110	NR	NR	NR	NR	NR	540	320	590	420	NR	NR	NR
Site 3	360	730	1,550	1,850	1,800	3,400	NR						
Site 4	400	530	470	355	840	1,420	1,420	1,400	1,600	1,500	1,500	NR	NR
Site 5	1,540	3,380	2,550	2,120	2,290	2,770	3,500	3,100	3,400	3,200	3,000	NR	3,300
Site 6	180	200	200	300	340	700	340	310	710	300	NR	250	NR
Site 7	590	750	720	400	1,050	1,350	1,200	1,300	1,700	1,400	NR	1,400	NR

Source: WisDOT. Average Annual Daily Traffic (AADT) is an estimate of daily traffic based on raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors.

The increase in traffic (Table 3.3) in and around the Town of Bass Lake and throughout Sawyer County can be attributed to two main factors. First, residents of the town and surrounding area are making more frequent vehicular trips for shopping, commuting to work and school, and to recreational sites. Secondly, many areas of Sawyer County have seen a significant increase in population density and the development of second homes by seasonal residents.

**Table 3.3: Town of Bass Lake Change in Average Daily Traffic, 1973-2014**

	Net Increase in Average Daily Traffic 1973-2014
Site 1: T.40N.-R.8W. Section 16 On CTH K, 0.25 miles S of CTH K & Froemel Rd. intersection	+3,640 (2011)
Site 2: T.40N.-R.8W. Section 17 On CTH E, 0.5 miles NW of CTH E & CTH K intersection	+310 (2004)
Site 3: T.40N.-R.8W. Section 16 At intersection of CTH E & CTH K (Last year of recording in 1991)	N/A
Site 4: T.40N.-R.8W. Section 20 On CTH K, 1 mile S of CTH E & CTH K intersection	+1,100 (2008)
Site 5: T.40N.-R.9W. Section 28 On Hwy 27, 0.25 miles N of Hwy 27 & CTH K intersection	+1,790 (2014)
Site 6: T.40N.-R.9W. Section 34 On CTH KK, 0.5 miles S of CTH K & CTH KK intersection	+70 (2011)
Site 7: T.40N.-R.9W. Section 33 On CTH K, 0.25 miles E of CTH K & Hwy 27 intersection	+810 (2011)

Source: WisDOT. ( ) indicate years when most recent traffic data was collected

According to the Department of Workforce Development, 477 more workers enter Sawyer County from Washburn County than leave Sawyer County to work in Washburn County (Table 3.4). Of the 1,907 workers who enter the county, approximately 41.7 percent are entering from Washburn County. With limited public transportation available, 75.9 percent of workers in Sawyer County drive alone to a job and only 11.2 percent were part of a car pool. The remainder work at home, walk, use public transportation, or some other means of travel.

**Table 3.4: Sawyer County Commuting Patterns**

	<b>Commute to Sawyer County</b>	<b>Commute From Sawyer County</b>	<b>Net Commute</b>
Ashland County	57	42	+15
Bayfield County	279	76	+203
Barron County	134	110	+24
Douglas County	127	33	+94
Rusk County	140	184	-44
Washburn County	797	320	+477
Elsewhere	373	441	-68
<b>Total</b>	<b>1,907</b>	<b>1,206</b>	<b>+701</b>

Source: WI DWD, Office of Economic Advisors. County-to-County Workflow in Wisconsin May 2013.

**3.7 PASER ROADWAY EVALUATION**

In the summer of 2013, the Town of Bass Lake conducted a state required roadway evaluation known as PASER (Pavement Surface Evaluation Rating). The rating system is intended to assist the town in planning for roadway improvements and to better allocate its financial resources for these improvements on the roughly 85 miles of local roads. During the evaluation, roadways in the town were rated in terms of their surface condition, drainage, and road crown. Paved roads were rated from 1 to 10 (10 being the best) and gravel roads were rated from 1 to 5 (5 being the best). For information on how to rate local roads, you can reference one of six manuals produced by the Transportation Information Center (TIC) located in Madison, WI. These include manuals on Concrete, Asphalt, Gravel, Unimproved, Sealcoat, and Rural & Urban Drainage.

**3.8 ROAD WEIGHT RESTRICTIONS AND LIMITATIONS**

In the spring, the Bass Lake Town Board imposes weight restrictions on all town roads to lower the allowable weight in recognition of the instability caused by frost and to prevent road damage. In addition to the local restrictions, Sawyer County imposes weight restrictions on all CTHs in the town. No restrictions are placed on STH 27.

**3.9 ROADWAY IMPROVEMENTS**

Improvements to local roads are critical for maintaining an adequate and safe roadway system. Future road improvements are generally based on current road conditions with the intent to keep all roadways intact and useable on a daily basis. Future roadway improvements need to be flexible because of the possibility of unforeseen emergencies or disasters that may arise from year-to-year or even day-to-day. The Town of Bass Lake has developed a schedule of road improvements.

**3.10 AIR TRANSPORTATION**

No scheduled passenger flights are available to residents of Bass Lake from within Sawyer County. The nearest airports providing regular scheduled passenger flights to domestic and international destinations are the Duluth International Airport (80 miles), Eau Claire Regional Airport (100 miles), and the Minneapolis/St. Paul International Airport (150 miles).

The Sawyer County Airport, located in Hayward, is classified as a general aviation airport. It has an asphalt runway length of 5,002 feet by 100 feet and a runway capacity of 65,000 lbs. At present, there is one public and four private airport/airfields registered with the Bureau of Aeronautics within Sawyer County with none being located in the Town of Bass Lake. However, one private residence on Grindstone Lake has a seaplane hanger. The county location and present status of area airports is outlined in Table 3.5.

**Table 3.5: Sawyer County Airports/Airfields**

Airport/Airfield	Location	Owner/Operator	Status
Sawyer County Airport	T41N, R9W Section 24	Sawyer County	Public
Rainbow Airport (Ojibwa)	T41N, R7W Section 24	Wayne Carpenter	Private
Lake Chippewa Field	T40 N, R6W Section 8	N/A	Private
Round Lake Seaplane Base	T41N, R7W Section 30	John Frisbie	Private
Kitty-Wompus Airport	T37N, R8W Section 12	Jordan Arvold	Private

Source: Wisconsin Department of Transportation, Bureau of Aeronautics, 2002

**3.11 MULTI-USE TRAILS**

Throughout Sawyer County, there are several hundred miles of multi-use trails. This network is used most intensely during the winter months for snowmobiling and in the summer months for ATV use, which in addition to its recreational use provides an alternate means of commuting (other than vehicle travel) for some Sawyer County residents. This countywide network includes:

- Over 600 miles of snowmobile trails
- 30.5 miles of ATV trails
- 200 miles of cross country ski trails
- 200 miles of bike trails
- Hiking trails
- Horeseback trails

**3.12 PUBLIC TRANSIT**

The Namekagon Transit operates transit services within the Town of Bass Lake. The Namekagon Transit currently operates a fleet of 30 vehicles, including shuttle buses and passenger vans. The fixed route service integrates door-to-door service for handicapped persons while still providing a fixed route that serves the general population and operates throughout Sawyer County and runs from 5:30 a.m. through 9:30 p.m. Monday through Friday (Map 3.2). This service is combined with routes on CTH B between Hayward and Winter, making one

round trip a day. These are also combined with transit routes that serve 16 tribal villages on the Lac Courte Oreilles Reservation and operate throughout the day.

In addition to the Sawyer County Transit system providing handicapped accessible services, the Sawyer County Aging Unit operates a 15-passenger bus that accommodates two wheelchair passengers. The Sawyer County Aging Unit operates within a seven-mile radius of the City of Hayward. Other providers of disabled transportation are available from private companies operating outside Sawyer County.

Non-handicapped accessible transit services available to residents of the Town of Bass Lake include Cindy’s Taxi Service located near the City of Hayward and the Sawyer County Veteran’s Service. The Sawyer County Senior’s Center and Sawyer County Aging Unit also coordinate volunteer drivers who will provide transit service.

NWT Express operating from the City of Hayward also provides ground passenger transportation. NWT Express provides transit service between Hayward and Minneapolis/St. Paul seven days a week with scheduled stops at several other communities between Hayward and Minneapolis/St. Paul.

**3.13 TRUCKING AND WATER TRANSPORTATION**

The local roadway system and its connection to the CTH and STH system provide adequate trucking access for receipt and delivery of goods and products. The posting of weight restrictions during spring breakup is necessary and will remain so into the future to prevent significant damage to local roads.

Water transportation by way of canoe routes and portages once played an important role in the overall development of the town and commerce. Today, however, these routes are of historical importance. No waterborne commerce/routes are available in the community. The nearest access to waterborne commerce is the Port of Duluth/Superior.

**3.14 RAIL SYSTEMS**

There is no rail service available within the Town of Bass Lake. The nearest rail service is that of Canadian National (CN) Railroad. CN operates a spur line that runs just north of the Town of Bass Lake in the Town of Hayward providing service to Johnson Timber and Louisiana Pacific. This spur links to CN’s mainline accessing Chicago to the south and Duluth/Superior to the north. There are no future plans to expand railways in the town.

**3.15 BICYCLING AND WALKING**

There are no signed bicycling or pedestrian routes located in the Town of Bass Lake. All local, CTH, and STH roads can accommodate bicycling and walking but are not designed specifically

to accommodate these forms of transportation. WisDOT, along with the Bicycle Federation of Wisconsin, has compiled a Wisconsin State Bike Map that highlights the most favorable bicycling routes in northern Wisconsin. In the Town of Bass Lake, STH 27 is categorized as being prohibited and is not recommended for biking. All of CTH E and KK and part of CTH K from the Town of Hayward to Northwoods Beach are considered best conditions for biking, while CTH K from Northwoods Beach to STH 27 is rated as having moderate conditions for biking.

### **3.16 STATE, REGIONAL, AND OTHER TRANSPORTATION PLANS**

State, regional, and county agencies have developed guidance and improvement schedules for roadways or infrastructure under their responsibility. It is important the Town of Bass Lake and these agencies communicate on proposed implementation schedules and coordinate local and regional activities. State, regional, and county plans applicable to this element have been reviewed and are summarized to reflect their overlapping jurisdictional control or recommendations. A regional transportation plan has not been developed; however, the Northwest Regional Planning Commission will be developing a plan by 2010 as part of their regional comprehensive plan. Transit service providers are highlighted in section 3.12 of this element.

#### **Sawyer County Road Improvement Plan**

The Sawyer County Highway Department has a road construction schedule in place for county road improvements covering the next several years. No conflicts with the Town of Bass Lake Comprehensive Plan have been identified in association with this planning effort.

#### **Wisconsin State Highway Plan**

The *Wisconsin State Highway Plan* focuses on the 11,800 miles of State Trunk Highway routes in Wisconsin. No conflicts with the Town of Bass Lake Comprehensive Plan have been identified in association with this planning effort.

#### **Corridors 2020**

*Corridors 2020* sets criteria for selected routes that go beyond traditional highway planning with the intent to enhance and improve all two- and four-lane highways connecting cities of 5,000 inhabitants or more. The Town of Bass Lake has no corridor 2020 primary or secondary routes passing through the town. No conflicts with the Town of Bass Lake Comprehensive Plan have been identified in association with Corridors 2020.

#### **Connections 2030**

*Connections 2030* is the Wisconsin Department of Transportation's long-range transportation plan. The plan addresses all forms of transportation over a 20-year planning horizon. No conflicts with the plan were identified.

#### **Wisconsin State Airport System Plan 2030 and Five-Year Airport Improvement Program**

The *Wisconsin State Airport System Plan 2030* assists in determining the number, location, and type of aviation facilities required to adequately serve the state's aviation needs. The *Five-Year*

*Airport Improvement Program* of the Wisconsin Bureau of Aeronautics is published annually. The Wisconsin Bureau of Aeronautics works with local governments on planning for new and proposed upgrades to local airports. This document provides a snapshot of scheduled airport improvement projects for the next five years. There are no airports or airfields in the Town of Bass Lake. As a result, no conflicts were identified in association with the two documents.

### **Wisconsin Bicycle Transportation Plan 2020**

The *Wisconsin Bicycle Transportation Plan 2020* presents a blueprint for improving and expanding bicycle transportation routes throughout the state. No identified bicycle route expansion or development is detailed in the plan for the Town of Bass Lake. However, when town, county, and state transportation roadways are reconstructed, consideration of bicycle lanes should be discussed.

### **Wisconsin Pedestrian Policy Plan 2020**

This plan provides a statewide framework to increase walking and to promote pedestrian safety. The plan establishes goals, objectives, and actions regarding the provision of pedestrian accommodations that could be implemented. The plan also serves to help communities identify actions they can take to establish pedestrian travel as a viable, convenient, and safe transportation choice throughout Wisconsin. No specific recommendations exist in the plan for the Town of Bass Lake. However, when town, county, and state transportation roadways are reconstructed, consideration of pedestrian access should be discussed.

### **Comprehensive Economic Development Strategy**

The *2014 Comprehensive Economic Development Strategy* (CEDS) provides an analysis of local conditions; identifies problems, needs, and opportunities of the ten-county region; and defines the vision, goals, and objectives of the region. Based on a review of the 2014 CEDS and that of the transportation goals and objectives of the Town of Bass Lake, the transportation goals and objectives are complementary and no conflicts exist.

## **3.17 TRANSPORTATION GOALS, OBJECTIVES, ACTIONS, POLICIES, AND PROGRAMS**

A set of recommended transportation goals, objectives, and action steps has been developed to assist the Town of Bass Lake. Implementation of the identified actions will allow the town to achieve the identified objectives and overall goal of a safe and efficient transportation system while preserving the aesthetic qualities of the town.

Goal: A safe and efficient transportation system while preserving the aesthetic qualities of the town.

- Objective 1: Support walking, bicycling, and other modes of transportation.
- a. *Work with local clubs and other organizations interested in walking, bicycling, and other modes of transportation.*
  - b. *Designate and provide maps of trails in the community.*

- Objective 2: Improve enforcement of laws to prevent dangerous behavior by all motorists.
- a. *Encourage public involvement in reporting violations.*
  - b. *Review traffic controls governed by the town.*
- Objective 3: Maintain the acceptances of new and current roads in the Town of Bass Lake to meet town standards.
- a. *Review current road construction standards.*
  - b. *Review all service roads to ensure they meet fire protection standards.*
  - c. *Investigate the use of special assessment to upgrade private roads to town standards when requested by property owners.*
  - d. *Consider town road construction standards to reflect rural character, where appropriate.*
- Objective 4: Coordinate with other jurisdictions and providers in enhancing transit and disabled transit services.
- a. *Meet with Sawyer County/LCO Transit Commission on route enhancements throughout the town.*
  - b. *Encourage existing transit operators to continue and expand ambulatory and non-ambulatory service to the town.*
- Objective 5: Encourage private developers to develop roads under private ownership to town standards.
- a. *Prepare correspondence to developers referring future impact to town finances.*
  - b. *Develop ordinance outlining road construction requirements.*
  - c. *Develop guidelines for the ceding of private roads to the town.*
- Objective 6: Continue to upgrade town roads.
- a. *Monitor and update the road capital improvement plan on an annual basis.*
  - b. *Consider “rustic road” designations on selected roadways.*

Due to the town being primarily rural in nature, the ability to functionally provide a full range of transportation choices to its residents has limitations. However, it is the desire of the town that when possible and financially feasible alternative transportation modes be investigated and developed into new neighborhood designs. A number of the objectives and action statements made by the town support the overall development of a multi-modal transportation system. Due to the rural nature of the town, full implementation of a town wide pedestrian/trail system may be difficult. However, in areas more densely populated like that of Northwoods Beach and subdivisions, designs targeted to better pedestrian movement may be adapted.

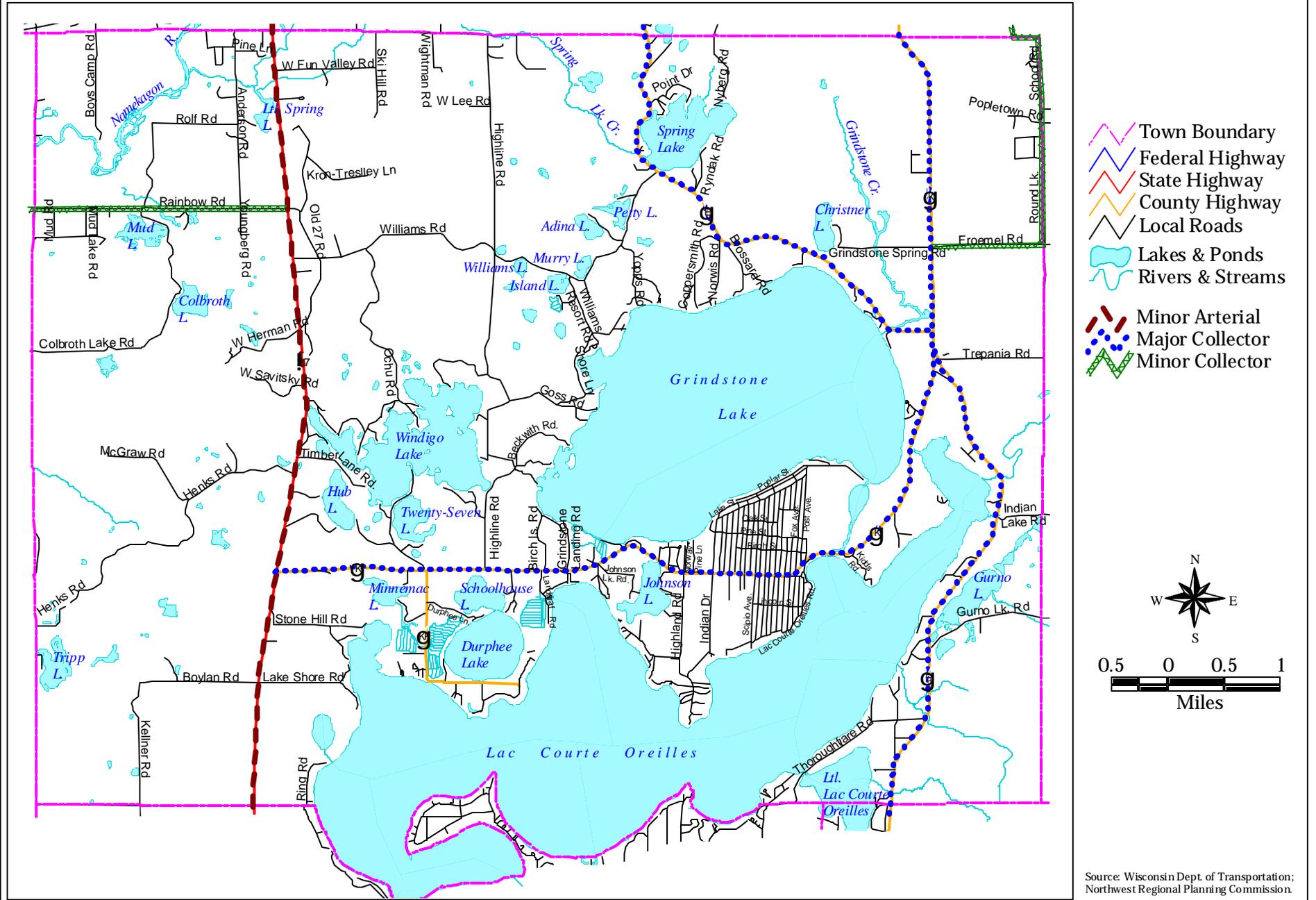
Transportation costs to a developer in meeting the town requirements for minimum road standards can have an impact to total project development costs. It is recommended, where possible, developers consider a more compact design of building lots (residential, commercial, and industrial) to minimize the total mileage of road construction. The total cost saving can be significant to the developer and, in turn, can reduce for the town the total mileage required to

maintain when designated as a town road. In the future, as commercial development occurs, the placement of frontage roads with limited access to local, county, and state roadways will minimize traffic congestion and have the potential to reduce crashes.

The Town of Bass Lake is uniquely positioned to take advantage of the public transit system cooperatively run by LCO and Sawyer County. An objective specifically targeted to enhancing the transit services in the town has been recommended to enhance the fixed-route and demand-response service provided by the transit system.

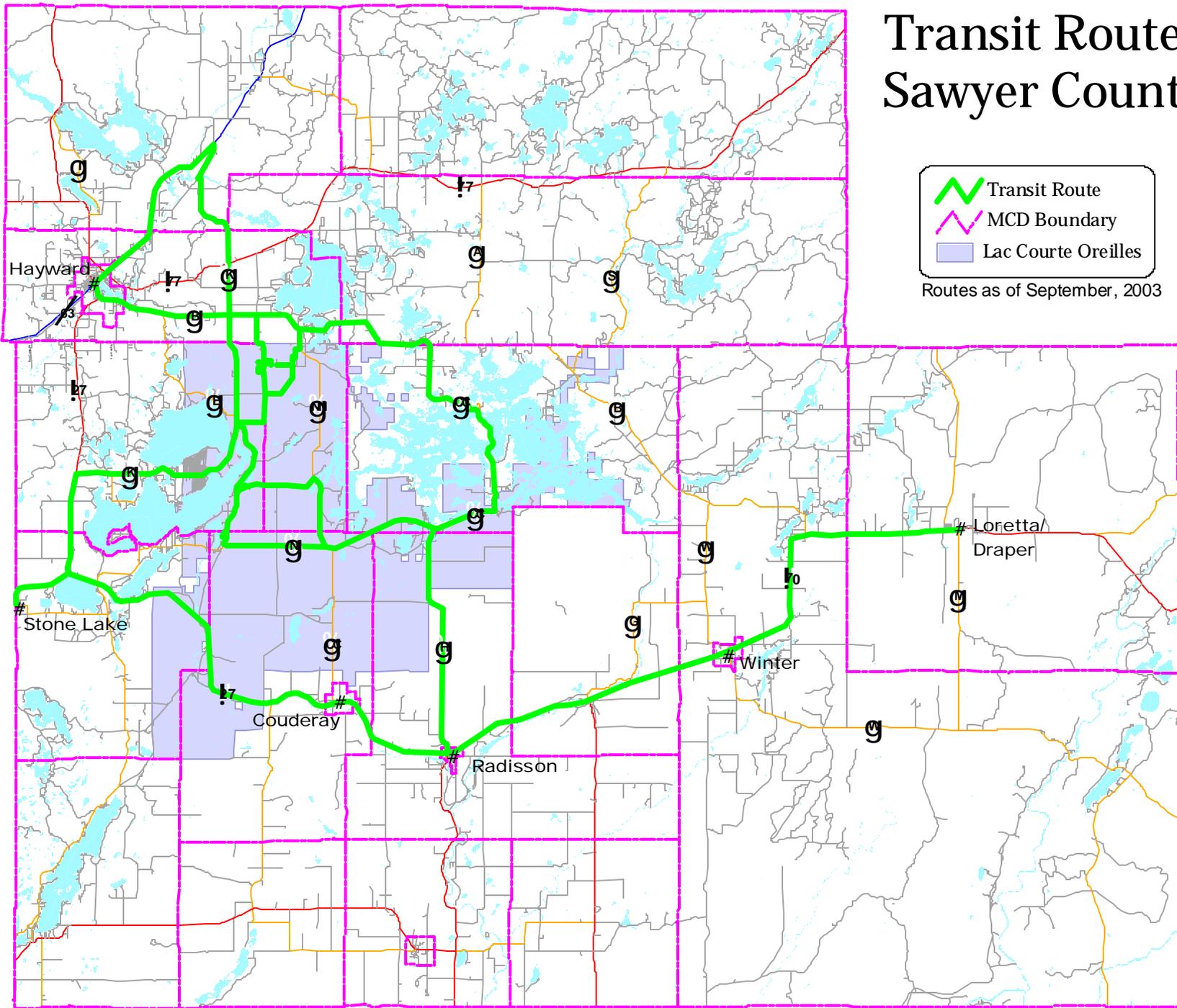
Map 3.1

# Functional Classifications - Town of Bass Lake



Source: Wisconsin Dept. of Transportation;  
Northwest Regional Planning Commission.

# Transit Routes Sawyer County



**ELEMENT 4**

**UTILITIES & COMMUNITY FACILITIES**

**4.1 INTRODUCTION**

This element identifies and evaluates existing utilities and community facilities serving the Town of Bass Lake. Based on this inventory and assessment, the plan recommends improvements to ensure that services are adequate to meet local population demands over the next 20-year planning period. In some cases, services may be serving the community adequately. However, as development patterns or other influences effect change, it may be necessary to recommend improvements that could not have been identified when developing this plan. Utilities and community facilities include such things as water supply, sewers, recycling facilities, parks, telecommunication facilities, power plants, cemeteries, health care facilities, child care facilities, fire and rescue services, libraries, schools, and other government facilities.

**4.2 66.1001 REQUIREMENTS**

This element contains a compilation of background information, goals, objectives, actions or policies, and recommended programs to guide the future maintenance and development of utilities and community facilities in the Town of Bass Lake.

**4.3 EXISTING UTILITIES AND COMMUNITY FACILITIES**

**Water Supply**

The Town of Bass Lake does not provide municipal water service. All residents receive their water via private wells that are owned and maintained by the property owner. Although there is no existing plan to develop a public water system, the potential development of a joint water supply system with the Lac Courte Oreilles Tribe and their villages could be explored over the 20-year planning horizon as more densely populated areas are developed. It is important that the town’s water resources and aquifers be protected from contamination as individual home and business owners utilize this valuable natural resource.

LCO operates a water distribution system serving key areas of their community. Within the Town of Bass Lake, the water distribution system begins at the Boys and Girls Club along Trepania Road and turns north at Round Lake School Road. LCO is working with an engineering firm to develop a 25-year master plan to assist in identifying future water distribution needs.

**On-Site Waste Disposal Facilities**

The disposal of domestic and commercial wastewater in the Town of Bass Lake is handled through the use of individual on-site wastewater disposal systems often referred to as septic systems, which gradually discharge the wastewater to underground drainage fields.

The Wisconsin Department of Commerce (COMM) regulates the siting, design, installation, and inspection of most private on-site sewage systems. In 2000, the state adopted a revised private system policy called COMM 83. The revised policy allows for conventional sewage systems and advanced pre-treatment sewage systems. There are five types of on-site disposal system designs authorized for use today: conventional (underground), mound, pressure distribution, at-grade holding tank, and sand filter systems. Sanitary permits are required under state law; and to obtain a permit, you must contact a Wisconsin licensed master plumber who will complete the necessary forms, obtain the sanitary permit, and install the private sewage system.

LCO operates a sewer distribution system serving key areas of their community. Within the Town of Bass Lake, two sewer service areas have been developed. The first begins at the Boys and Girls Club along Trepania Road and turns north at Round Lake School Road, while the second serves lower Reserve along CTH E. LCO is working with an engineering firm to develop a 25-year master plan to assist in identifying future sewer distribution needs.

During the early 1990s, the town discussed the possibility of a sanitary district to be created within the Northwoods Beach area. Since that time, no formal action or development of a district has occurred. However, over the 20-year planning horizon, the potential may exist to cooperatively work with the Lac Courte Oreilles on the development of a sanitary distribution system in key areas serving town and tribal residents.

**Solid Waste Disposal and Recycling Facilities**

Prior to 1969, solid waste management in Sawyer County consisted primarily of individuals hauling to unsupervised open municipal dumps. Since that time, state and federal laws have become more restrictive and non-hazardous household wastes are landfilled only in licensed facilities. These solid waste disposal sites or landfills are important potential sources of groundwater pollution. It wasn't until approximately 1990, when the costs to comply with state codes ultimately forced towns to close dumpsites that could not be upgraded. The municipal dump in the Town of Bass Lake also closed at that time. Table 4.1 shows information regarding old dump(s) in the Town of Bass Lake and Map 4.1 shows the location of the closed municipal dump.

**Table 4.1: Town of Bass Lake Waste Disposal Sites**

Facility Name	Legal Description	Status
Nor-Wis Resort Dump	S13 40N 09W	Inactive
R V Doehr Lumber Co	NW SE S17 40N 08W	Inactive
Town of Bass Lake	NW SW S26 40N 09W	Inactive
William's Grindstone Lake Resort	S14 40N 09W	Inactive

Source: WDNR-Bureau for Remediation and Redevelopment

Republic Services (Allied Waste) and Waste Management Inc. of Northern Wisconsin (WM) provide waste and curbside recycling services to residents and businesses of Sawyer County. Waste materials are brought to each firm's private sanitary landfill (Republic Services – Sarona, WI, WM – Bruce, WI). The town does not contract for waste services; but rather, residents and businesses have their choice of haulers.

Waste may also be dropped off at the town's transfer station for those residents who choose not to participate in curbside pickup. The Town of Bass Lake is a state-approved recycling responsible unit and operates a recycling/waste drop-off site for residents at the old town dump site located on Highline Road, one half mile north of County Road K (Map 4.1). Recyclables are collected on site. Continued monitoring of local recycling needs and their markets will assist the community in identifying additional services. Based on available services, current needs are being met by existing town services. However, over the 20-year planning horizon, the potential may exist for the siting of an additional recycling location based on future demands of local property owners.

### **Stormwater Management**

The management and regulation of stormwater is divided among federal, state, county, and local governments depending on the status of incorporation and size and the activities affecting stormwater. Towns that have a population of less than 50,000 and are not included in a priority watershed are not authorized to obtain municipal stormwater discharge permits under Administrative Code NR 216. The Town of Bass Lake allows stormwater to runoff through a series of ditches and culverts along town roadways. The town does not have a stormwater management plan in place nor are there plans to add a municipal storm sewer system.

Over the 20-year planning horizon, stormwater management may become an issue in the Northwoods Beach area as continued development occurs. Coordination between the Town of Bass Lake and LCO must be established in the future to effectively implement a management plan, if developed. The potential for additional runoff resulting from development may negatively impact local lakes and streams.

### **Law Enforcement**

The Town of Bass Lake does not have its own law enforcement personnel. The Sawyer County Sheriff's Department serves as the primary law enforcement agency to the Town of Bass Lake. The department's administrative functions and jail facility are located at 101 East 5<sup>th</sup> Street in the City of Hayward and provides law enforcement assistance to approximately a 1,482 square mile area. The facility houses the sheriff's department's offices, dispatch center, classroom, evidence room, locker room, and county jail. At any one time, between two and six patrol deputies are on patrol.

LCO does have a tribal police department. It is important the Town of Bass Lake and LCO discuss enforcement concerns and how the LCO Tribal Police Department will function within the boundaries of the town.

Over the 20-year planning horizon, it is not expected the town will develop a law enforcement department. Coordination between LCO, Sawyer County Sheriff's Department, and the town regarding local crime must continue to be reviewed and monitored in an effort to address local concerns regarding public health, safety, and welfare.

### **Fire and Rescue**

The Town of Bass Lake operates its own volunteer fire department. The department operates a main pumper, a pumper/tanker, a tanker truck, an equipment truck, and a brush truck. The

department is located at the intersection of County Highway K and Lake Avenue (Map 4.1). The department is staffed by volunteer firefighters. Through the County Fire Association, the department has mutual aid agreements with the LCO Fire Department to serve a portion of the town that is on the reservation and with other towns to provide additional fire protection. Over the 20-year planning horizon, it is anticipated the volunteer fire department will provide the required services for fire protection.

### **Ambulance/Emergency Medical**

Ambulance service to the town is available from the Sawyer County Ambulance Service from stations located in Hayward and Stone Lake. Sawyer County owns and operates the ambulance service through a combination of both full-time and volunteer staff. Rescue services may also be available from Emergency Medical Technicians (EMTs) from the Stone Lake, Radisson, and Winter area. Over the 20-year planning horizon, it is not expected the town will create an ambulance/emergency service.

### **Libraries**

Residents of the Town of Bass Lake can utilize the Sherman & Ruth Weiss Community Library, which is located in the City of Hayward. Additionally, the LCO Ojibwa Community College has a library useful to area residents for research and reading (Map 4.1). Over the 20-year planning horizon, it is not expected the town will create a local library.

### **Town Hall/Garage**

The town hall is located at 1442W CTH K (Map 4.1). The town hall is used for meetings of the town and can also be rented out for a number of different functions. Town hall hours are from 8:30-3:00 p.m. on Mondays, Tuesdays, and Thursdays. Town meetings are held the second Monday of each month at 6:30 p.m. The Bass Lake Volunteer Fire Department is also attached to the town hall. The town garage/shop is located at 16031 W. Stone Hill Road and is used to store and maintain town equipment. A tornado warning siren is located at the Town Hall and controlled by the Sawyer County Sheriff's Department.

Over the 20-year planning horizon, it may become necessary to expand or improve the town hall and garage. Future expansion will occur as capacity needs are identified.

### **Cemeteries**

Often overlooked, cemeteries are an important element of every community. The only public cemetery located in Bass Lake is the St. Francis Solanus Mission Cemetery, which is located on CTH E at Mission Road, east of Little Lac Courte Oreilles Lake (Map 4.1). A Mennonite Cemetery is located on CTH K behind the Mennonite Church and School.

A number of Indian burial grounds also exist in the town. The location and information pertaining to these sites is restricted from the public. Both the State Historical Society and the Lac Courte Oreilles Nation maintain current records of such sites. Within the reservation boundary, all activities resulting in disturbing the ground should contact the LCO Tribal Historic Preservation Officer for a site inspection to determine that no Indian burial sites exist on the premise where the proposed activity is to occur.

Over the 20-year planning horizon, it is not expected the town will create a local cemetery.

**4.4 COMMUNICATION FACILITIES**

Due to the increase in use of wireless communication, the construction of telecommunication towers is an issue that towns are addressing more often as access to wireless communication facilities is becoming more and more important. Currently, there are no cellular towers in the Town of Bass Lake. However, there are cell towers located south of Bass Lake in the Town of Sand Lake and north of Bass Lake in the Town of Hayward. Over time, as wireless communication companies look to expand their services, cellular towers may be erected in the town. Sawyer County currently does have a cell tower ordinance, and the zoning committee has policies in place for the construction of new towers. As part of the planning process, the town should work with the county in determining acceptable locations for possible future tower locations and possible ordinances development at the county or town level.

CenturyTel, Inc. and Norvado (formerly Chequamegon Telephone Cooperative) serve the town with local telephone communications. Multiple companies are available to provide long distance telephone. Internet services are available through CenturyTel, CTC, and Jump River Electric Cooperative. The quality of telecommunication services depends on the capacity of the network that serves the Town of Bass Lake. Future services will be dependant on identifying and planning for future development areas. The comprehensive plan will help guide decisions for installing and upgrading facilities, which will be needed to provide quality services as the town’s population increases.

Over the 20-year planning horizon, it is not expected the town will engage in the development of communication facilities. However, it is expected the town will actively participate in discussions and planning with local communication providers to ensure the area residents have access to the latest technology; and any future siting of these facilities is done so in the best interest of the community.

**4.5 POWER PLANTS, SUBSTATIONS, AND TRANSMISSION LINES**

There are no power plants (hydro, coal, or nuclear), but three substations are located in the Town of Bass Lake. The substations are all located west of STH 27 in the far southwest corner of the town. One of them is on the border of Bass Lake and Sand Lake.

Transmission lines are the largest and most visible electric lines on the landscape. These lines generate the most public interest because they are the most noticeable electric lines and because of the potential human and animal health affects associated with them. Transmission lines transport electricity from power plants to substations and operate at several hundred thousand volts (typically ranging from 46,000 to 345,000 volts), stand anywhere between 60 and 100 feet tall, and serve several hundred thousand customers. The Public Service Commission (PSC) is the branch of Wisconsin State government with the overall responsibility of regulating electric utilities. Two different transmission lines are found within the town and extend from the three

substations to lines that extend north across STH 27 and into the Town of Hayward, south into Town of Sand Lake, northwest into the Town of Bass Lake in Washburn County, and east into the Town of Stone Lake in Washburn County. Map 4.1 depicts transmission lines and substations located in the Town of Bass Lake.

Over the 20-year planning horizon, it is not expected the town will engage in the development of power plants, substations, and transmission lines. However, it is expected the town will actively participate in discussions and planning with companies providing or proposing such facilities to ensure siting of these facilities is done so in the best interest of the community.

#### **4.6 ELECTRIC AND GAS UTILITIES**

Xcel Energy (formally Northern States Power Co.), Barron Electric Cooperative, and Jump River Cooperative provide electricity service in the Town of Bass Lake. Xcel Energy provides service to the northeastern portion of the town. Barron Electric Cooperative services the town west of STH 27, while Jump River Cooperative services the southeast portion of the town.

WE Energies provides very limited natural gas service via a steel, high-pressure, natural gas main with a carrying capacity of 450 pounds of pressure running from the City of Shell Lake following STH 63 into the City of Hayward and Sawyer County. Currently, 4-inch natural gas mains service residents on parts of Nursery Road, Kruger Road, Boy's Camp Road, Anderson Road, Trepania Road, and CTH K (Map 4.1). Any future extension of these current lines would depend on home heating customers who would be willing to pay for the extension.

Over the 20-year planning horizon, it is not expected the town will engage in the development of utilities such as electricity or gas. However, it is expected the town will actively participate in discussions and planning with companies providing or proposing such facilities to ensure siting of these facilities is done so in the best interest of the community.

#### **4.7 ARROWHEAD TO WESTON 345 KV TRANSMISSION LINE**

The main element of this project was the construction of a high capacity 345kV transmission circuit to help strengthen the bulk transmission system serving the North Central region of the U.S. and Central Canada. The line is built between the strong electrical systems of Central Wisconsin and Northeastern Minnesota and provides a second high capacity route for electric energy to traverse the Wisconsin – Minnesota transmission system. The route has been accepted and passed by the Public Service Commission of Wisconsin.

In the Town of Bass Lake, the transmission line follows along existing power line right-of-way. The portion of the transmission line in the Town of Bass Lake is approximately 3.1 miles. As part of the project, the Town of Bass Lake received a one-time environmental impact fee of \$127,823 that was used for park conservancy, wetlands, and other similar environmental programs. An annual impact fee of \$17,164 has then followed, depreciating each year. The

annual impact fee has been determined by the town electors to be used for parks and other recreational facilities.

#### **4.8 MEDICAL/HEALTH CARE AND OTHER FACILITIES**

Residents can receive full medical services at Hayward Area Memorial Hospital, located at 11040 N State Road 77 in the Town of Hayward. The hospital operates facilities that are staffed by full- and part-time employees 24 hours a day to respond to medical emergencies in Sawyer County. The following types of services are provided within the hospital: community and education support program, child birth service, ophthalmology, diabetic services, 24-hour physician staff emergency care, medical laboratory service, medical/surgical nursing care, lifeline, occupational therapy, outpatient nursing services, pharmaceutical, phase three cardio rehabilitation, physical therapy, radiology, respiratory therapy, urology, social services, speech therapy, transitional care services, chemotherapy, and hospice.

The Lac Courte Oreilles operates a health care center on the reservation located along Trepania Road (Map 4.1). The center provides medical services to members of LCO and the general public.

The Sawyer County Health and Human Services Department is available to provide services to eligible clients from the Town of Bass Lake and all of Sawyer County. Examples of services provided by the department include child, juvenile, and adult social services and alcohol and other drug abuse (AODA) counseling services.

At least three service organizations provide AODA services to residents of Sawyer County. They include the LCO Alcohol, Drug and Mental Health Program; Sawyer County Information and Referral Center on Alcohol & Other Drug Abuse; and the Sawyer County Council on AODA.

Over the 20-year planning horizon, it is not expected the town will engage in the development of medical or health care facilities. However, it is expected the town will actively participate in discussions and planning with companies providing or proposing such facilities to ensure local residents are afforded the best services available.

##### **Adult Care Facilities**

There are no licensed adult care facilities located in the Town of Bass Lake. However, throughout Sawyer County, there are a total of four community-based residential facilities and three adult-family homes. Community-based residential facilities are a home or apartment type setting where five or more unrelated adults live together, in which an individual is having difficulties with independent living. An adult-family home is where up to four persons who are not related reside and receive care, treatment, or services above the level of room and board.

Over the 20-year planning horizon, it is not expected the town will engage in the development of adult care facilities. However, it is expected the town will actively participate in discussions and planning with companies providing or proposing such facilities to ensure siting of these facilities

is done so in the best interest of the community and that local residents are afforded the best services available.

**Childcare Facilities**

Licensed childcare providers are found throughout Sawyer County. The exact number of childcare providers within the Town of Bass Lake or Sawyer County is unknown due to there being no database on the number of actual facilities. Based on available information, any one of the following may be found in the town: 8 full-day childcare groups (which can handle greater than nine children at one time), 1 part-day group, 6 family-licensed providers (up to eight children at any one time), 24 county or LCO certified providers, and 65 provisionally certified providers. Over the 20-year planning horizon, it is not expected the town will engage in the development of childcare facilities.

**4.9 ANIMAL HEALTH CARE**

Residents of the Town of Bass Lake having pets needing care can access the services of five area veterinarian offices. Care Animal Clinic, Hayward Animal Hospital, Seeley Veterinarian Clinic, and two other clinics located at Twin Lakes Road and Moose Lake are all located in Sawyer County.

**4.10 EDUCATIONAL FACILITIES**

Most school age children in the Town of Bass Lake attend school in the Hayward Community School District. According to the Hayward School Administration Office, for the 2014 school year on a district-wide basis, there were 1,989 pupils that attended school in the district, which includes the Hayward Elementary, Hayward Middle, Hayward Senior High, and Hayward Alternative High schools. Based on a 1999 survey conducted on a school-by-school basis by the Department of Public Instruction (DPI), the Hayward Elementary and Middle Schools were both rated as being overcrowded. This survey is the result of Section 115.33(4), Wis. Stats. Enacted into law in 1998, these statutes require the state superintendent to conduct a study of the physical condition and capacity of the public schools and their suitability for use as public schools. In school year 2000/2001, the district completed the building of a new middle school.

Additional educational opportunities are available from several other institutions/organizations in or near the Town of Bass Lake. Formed in 1973, The Lac Courte Oreilles Ojibwe School provides K-12 education. The school district represents the 76,465 acres of the Lac Courte Oreilles Reservation. Additionally, students attend the LCO Ojibwe School from the communities of Hayward, Couderay, Winter, Radisson, and the Bad River Reservation. The Northwoods Mennonite School located in the Town of Bass Lake provides grade 1-12 education. Northern Lights Christian Academy, located in the City of Hayward provides preschool through grade 12 education. The St. Francis Solanus Mission School located on the LCO Reservation adjacent to the St. Francis Solanus Mission Church provides grade K-8 education and is the only catholic school in Sawyer County.

Post high school education is available to all persons at the Lac Courte Oreilles Ojibwa Community College located at 13466 West Trepania Road. Course offerings allow enrolled students the opportunity to receive an Associate of Arts, Applied Science, or Science degree and a number of certificates. Most class credits transfer to other colleges and universities.

Services available at Wisconsin Indianhead Technical College Hayward Community Education Center, 15618 Windrose Lane, Hayward, include high school diploma through ED, HSED, and credit remediation; career testing; employability skills; study skills; computer classes; responsible beverage service classes; various self-employment classes; supervisory management associate degree; and certificates for accounting assistant, barber cosmetology manager, and technical communication. Credits in various business programs can be earned through flex courses offered at the WITC Hayward Community Education Center.

Over the 20-year planning horizon, it is not expected the town will engage in the development of public or private educational facilities. However, it is expected the town will actively participate in discussions and planning with both public and private schools providing or proposing facilities to ensure siting of these facilities is done so in the best interest of the community and that local residents are afforded the best educational programs possible.

#### **4.11 RECREATIONAL FACILITIES**

##### **Parks & Campgrounds**

The Town of Bass Lake maintains the following facilities:

- Town Hall Park located on CTH K in Northwoods Beach
  - Open Pavilion, picnic area, grills, restroom, and playground equipment
- Spring Lake Boat Ramp located at the junction of Williams Rd. and CTH E
  - Cement ramp and dock with limited parking.
- Grindstone Shallows Park located in Northwoods Beach on Poplar Ave.
  - Boat landing, pavilion, picnic area, grills, restrooms, and a rustic natural trail.
- LCO Drive Boat Ramp located on LCO Dr. in Northwoods Beach
  - Cement ramp with dock and limited parking.
- Windigo Boat Landing located on Highline Rd.
  - Cement boat ramp with dock, gazebo, viewshed, large paved parking area, picnic area, grills, and restroom.
- Durphee Boat Landing located on CTH KK.
  - Cement ramp with limited parking.
- Harvey Park located on Circle Dr. at the end of CTH KK.
  - Rustic walkway with benches at LCO shoreline with limited parking.

- Grindstone Viewshed  
 -Benches located at junction of Post Ave. and Poplar Ave. in Northwoods Beach.

There is one private campground in Bass Lake located on the upper end of Lac Courte Oreilles Lake off CTH K (Map 4.1).

**Golf Courses**

In the Town of Bass Lake, Hayward National golf club is located east of STH 27 and provides the public with an 18-hole golf course and driving range (Map 4.1). Open to the public, the clubhouse also offers banquet facilities.

**Trails**

The only designated trails in the Town of Bass Lake consist of Class A groomed snowmobile trails and the Namekagon Courte Oreilles Portage Trail. The designated snowmobile trails travel along public and private land and are open from December 1 to April 1. The Namekagon Courte Oreilles Trail is on property owned by the National Park Service.

**Public Access Points**

Public access points are points of entry for the public to gain access to local lakes. Public access points primarily include boat landings and carry-in sites. In the Town of Bass Lake, there are several public access points (Map 4.1). Table 4.2 identifies the location and ownership of lake access points.

**Table 4.2: Town of Bass Lake Boat Landings**

<b>Water Body</b>	<b>Section No.</b>	<b>Type of Landing</b>	<b>Ownership</b>
Durphee Lake	T40N-R9W Sec 35	Improved	Town of Bass Lake
Windigo Lake	T40N-R9W Sec 27	Improved	Town of Bass Lake
Grindstone Lake	T40N-R8W Sec 28	Improved	Town of Bass Lake
Grindstone Lake	T40N-R9W Sec 25/26	Improved	Wisconsin DNR
Lac Courte Oreilles	T40N-R8W Sec 6	Improved	Wisconsin DNR
Lac Courte Oreilles	T40N-R8W Sec 20	Improved	Public Access
Lac Courte Oreilles	T40N- R9W Sec 36	Improved	Public Access
Lac Courte Oreilles	T40N-R8W Sec 32	Improved	Town of Bass Lake
Spring Lake	T40N-R9W Sec 12	Improved	Sawyer County

**Future Development of Park and Recreation Opportunities**

Over the 20-year planning horizon, it is expected the town will engage in the upgrade or development of recreational facilities under direct management of the town. These improvements will be based on community input and desired services of local residents. The town will actively participate in discussions and planning with private organizations, state departments, and LCO on proposed expansion or development of recreational facilities/opportunities to ensure siting of these facilities is done in the best interest of the community. Designated trails and Town acreage for field sports are future recommendations.

#### 4.12 UTILITIES AND COMMUNITY FACILITIES GOALS, OBJECTIVES, ACTIONS, POLICIES, AND PROGRAMS

The local infrastructure, services, and amenities associated with utility and community facilities are important to local residents, seasonal residents, and visitors to the town. Many of the services and functions associated with utilities and community facilities impact the overall quality of life and the future development of the town.

A set of recommended goals, objectives, and action steps has been developed to assist the Town of Bass Lake in addressing utility and community facilities. Actions identified with each objective are intended to assist the town with meeting the overall goal of maintaining and enhancing community facilities and services, thus contributing to the overall improvement of the community.

Goal: Maintain and enhance community facilities and services, which contribute to the overall improvement of the community.

- Objective 1: Coordinate utility and community facility systems planning with land use, transportation, and natural resource planning.
- a. *Meet with representatives of utility companies to seek the development of a natural gas delivery system.*
  - b. *Meet with representatives of local phone companies to seek local phone system upgrades.*
  - c. *Develop a street lighting plan for areas of Northwoods Beach, located on public right-of-way, with proper shielding to avoid excess light pollution of the night sky.*
- Objective 2: Explore potential sanitary sewer district development.
- a. *Meet with LCO, other adjoining jurisdictions, and community members to identify mutual concerns regarding the development of a sanitary sewer district.*
- Objective 3: Promote use of existing facilities and encourage development of public facilities, such as parks, public access, green space, and trails.
- a. *Inventory existing facilities and develop a five-year capital improvement plan for facility improvements.*
  - b. *Develop nature trails where feasible on town land or dedicated easements.*
- Objective 4: Protect the town's public health and natural environment through documentation of on-site disposal systems.
- a. *Collect information from Sawyer County regarding on-site personal sanitary systems.*
  - b. *Develop a method to annually identify locations of new and updated personal on-site sanitary systems.*

- Objective 5: Become more involved with public utility companies in planning and development of services impacting Bass Lake and the surrounding area.
- a. *Encourage underground placement of utility lines.*
  - b. *Meet with representatives of local utility companies to discuss future infrastructure development and replacement.*

Due to the largely rural characteristics of the town, significant large-scale, high-density development is not likely to occur. If it were to occur, large-scale development would likely occur in the northwestern portions of the town and on the LCO Reservation. The overall impact of large-scale development has both a positive side in that this type of development fosters an increased tax base, may provide additional services to residents of the town, and may warrant an upgrade or expansion of utility services to the area. However, it can also have negative affects with increased traffic and congestion, additional responsibilities by the town for maintenance of existing and new roads, and a loss of rural character.



## **Element 5**

# **NATURAL, AGRICULTURAL, & CULTURAL RESOURCES**

## **5.1 INTRODUCTION**

This element will explore the various natural, agricultural, and cultural resources in the town including topography, soils, land cover, agricultural areas, water resources, wetlands, floodplains, and cultural and historic landmarks and characteristics. It is important to acknowledge these resources to make intelligent land use decisions, as they are directly related.

## **5.2 66.1001 REQUIREMENTS**

This element will meet the requirements by providing a compilation of goals, objectives, maps, policies, and programs for the conservation and promotion of the effective management of natural, agricultural, and cultural resources.

## **5.3 GENERAL LOCATION**

The Town of Bass Lake is located in the southwest corner of Sawyer County and is approximately 62 square miles (approximately 39,442 acres) in area. The Town of Hayward on the north and east, the Towns of Sand Lake and Couderay on the south, and the Washburn County Towns of Bass Lake and Stone Lake on the west surround Bass Lake. Two large lakes, Grindstone and Lac Courte Oreilles, encompass the eastern portion of town. The eastern third of the town is part of the Lac Courte Oreilles Band of Lake Superior Chippewa Indians.

## **5.4 NATURAL RESOURCES**

### **Topography**

The Town of Bass Lake lies on the border of the Northern Highland and Central Plain geographical provinces. Strong southward slopes characterize these areas with low to moderate relief. This area is remnant of ancient, worn down, buried mountains that stretch as far north as Hudson Bay.

### **Slopes**

The topography of the town is generally flat with not much variation in elevation. The entire town only varies in elevation by approximately 482 feet. The lowest part of the town has an elevation of 1,109 feet above sea level (derived) in the northwest part of town along the Namekagon River, and the highest is 1,591 feet above sea level (derived) in the extreme southeast part of town.

Slope is an important aspect when considering different types of development. Steep slopes can create engineering challenges and therefore increasing development costs. Building on steep slopes may also create environmental detriments, especially in the shoreland zone, where runoff can be more excessive. Areas of steep slope are found along a ridge that runs southwest to northeast across the town. Other areas of high slope may be found along the shores of Grindstone Lake and Lac Courte Oreilles. Map 5.1 shows the topography or elevation of the town.

## **Soils**

Soils can be very important in determining suitability for development. The Natural Resource Conservation Service (NRCS) is in the process of completing a detailed soil inventory for Sawyer County. There are four main general soil associations within the town. This data was developed by the National Cooperative Soil Survey and is based off of a broad based soil inventory. This data should not replace field verification and should be used as reference only. Map 5.2 shows the general soil associations in the town.

### *Sayner-Rubicon-Omega*

This soil association is located in the northwest corner of the town. Sayner soils are sandy or sandy loam with thickness ranging from 12 to 36 inches. Permeability is moderately rapid to very rapid with most of these soils in woodland. Native vegetation includes red pine, white pine, jack pine, red oak, red maple, paper birch, and aspen. These soils are found on nearly level to very steep (slopes ranging from 0-60%) outwash terraces, outwash plains, old beaches, kames, and eskers.

Rubicon soils are very deep, excessively drained soils formed in sandy deposits on end and kame moraines, lake plains, outwash plans, stream terraces, and sand dunes. These soils have rapid permeability with slopes ranging from 0 to 70 percent. These soils are mostly found in woodlands and tree plantations. Some may be found in idle cropland or pasture. Dominating vegetation includes red pine and aspen with some white and jack pine.

Omega soils are very deep, somewhat excessively drained soils that formed on sandy glacial outwash, on outwash plains, or on valley trains. Slopes range from 0-25 percent and have rapid permeability. Most of these soils are forested with a few areas cleared for forage crops or potatoes. Native vegetation is coniferous forest with jack and red pine dominating.

### *Champion-Pence-Seelyville*

This soil association is located in the northern and north-central part of town, west of Grindstone Lake. Champion soils are very deep, moderately well drained soils formed in loamy material and in underlying gravelly sandy or loamy glacial till on ground and end moraines. Slopes range from 0-70 percent and permeability ranges from slow to moderately rapid. Champion soils are mostly forested areas with sugar maple, yellow birch, eastern hemlock, and aspen dominating.

Pence soils are very deep soils formed in a thin mantle of loamy alluvium deposits on glacial lake plains, outwash terraces, outwash plains, eskers, and kames. Permeability is moderately rapid to very rapid and slopes range from 0-45 percent. Most areas are in mix forest with maple,

birch, oak, ash, hemlock, and white pine. Some areas are used for crops such as corn, small grains, and hay.

Seelyeville soils are very deep, very poorly drained soils found on glacial outwash plains, valley trains, flood plains, glacial lake plains, and moraines. Slopes range from 0-15 percent with the soils having moderately rapid to moderately slow permeability. Most of these soils are found in native vegetation, primarily sedges and grasses with some scattered areas of alders, willow, tamarack, and bog birch. Some areas may be in pasture or hay.

#### *Padus-Pence-Greenwood*

This soil association is found in the eastern and western portion of town, as well as the southeast corner. The padus soil series contains very deep, well drained soils formed mostly in loamy alluvium underlain by sandy outwash on glacial lake plains, outwash plains, stream terraces, eskers, kames, and moraines. Permeability is moderately rapid to very rapid and slopes range from 0-45 percent. Most areas are in woodland with sugar maple, red maple, red oak, basswood, white ash, red pine, and white pine being common. Some areas have been cleared and used for crops such as corn, small grain, hay, and potatoes.

Pence soils are very deep soils formed in a thin mantle of loamy alluvium deposits on glacial lake plains, outwash terraces, outwash plains, eskers, and kames. Permeability is moderately rapid to very rapid and slopes range from 0-45 percent. Most areas are in mix forest with maple, birch, oak, ash, hemlock, and white pine. Some areas are used for crops such as corn, small grains, and hay.

Greenwood soils are very deep, very poorly drained soils formed in organic deposits. These level soils (slopes of 0-2%) have moderate to moderately rapid permeability. Soils in this category have very little use due to the high acidity and water table. Black spruce and tamarack may grow on these soils. Groundcover includes blueberries, bog rosemary, laurel, leatherleaf, and sphagnum moss.

#### *Amery-Santiago-Chetek*

This soil association is found in the far southeastern corner of the town. Amery soils are characterized by having very deep, well-drained soils formed in sandy loam till or mudflow sediments on end moraines or dissected ground moraines. Permeability in Amery soils is moderate to very slow depending on placement in the subsoil. Slopes range from 1 to 45 percent. Most areas of these soils are in woodland. Native forest cover is mixed deciduous and coniferous forest with red oak, pin oak, white oak, white ash, basswood, quaking aspen, bigtooth aspen, American elm, yellow birch, sugar maple, and black cherry being the dominant species. Some areas are used for cropland or pastureland with small grains, corn, and hay being harvested.

Santiago soils are well-drained, deep soils formed in loess or silty lacustrine deposits or in dense sandy loam till on ground moraines or end moraines. Permeability is moderate to very slow and slopes range from 1 to 30 percent. Many areas in these soils are suitable for crops. Corn, small grain, and hay are common. Areas that remain in woodlands consist of sugar maple, American basswood, red oak, white ash, American elm, quaking aspen, and some red and white pine.

Soils of the Chetek series consist of very deep, excessively drained soils which are shallow to sandy outwash that are formed in loamy alluvium and in the underlying gravel and sandy outwash. These soils are usually found on outwash plains and stream terraces but can also be seen on some moraines or kame terraces. Permeability is moderate to very rapid with slopes ranging from 0 to 45 percent. Many of the areas in these soils have been cleared for crops such as corn, hay, and other small grains. The areas that remain in forest cover are usually on high slopes and consist of mixed deciduous and coniferous forest types.

### **Land Cover**

Land cover was derived from the 1997 WISCLAND data set. This data set depicts forests, agricultural lands, wetlands, and water using satellite imagery interpretation based on a 30-meter pixel size. This data set is very broad in scale and should be used for general observations and trends. This data set does not replace field verification. The primary vegetation type in the town is mixed broad leaf deciduous forest, which covers 33 percent of the town. Open water is the second highest land cover category at 26 percent of the town, primarily due to Lac Courte Oreilles and Grindstone Lake. Table 5.1 shows the breakdown of the various land cover types in the town and Map 5.3 shows the land cover.

**Table 5.1: Land Cover Types**

<b>LAND COVER TYPE</b>	<b>ACRES</b>	<b>PERCENT</b>
<b>URBAN/DEVELOPED</b>	<b>50.2</b>	<b>0.13</b>
High Intensity	4.2	0.01
Low Intensity	46.0	0.12
<b>AGRICULTURE</b>	<b>1,153.6</b>	<b>2.92</b>
Corn	684.3	1.73
Other Row Crops	15.1	0.04
Forage Crops (Hay and Hay Mix)	454.1	1.15
<b>GRASSLAND (timothy, rye, pasture, idle)</b>	<b>2,981.9</b>	<b>7.56</b>
<b>FOREST</b>	<b>21,369.4</b>	<b>54.18</b>
<i>Coniferous</i>	<i>3,875.7</i>	<i>9.83</i>
Red Pine	1,361.9	3.45
Mixed/Other Coniferous	2,513.7	6.37
<i>Broad-leaved Deciduous</i>	<i>17,255.3</i>	<i>43.75</i>
Aspen	2,427.7	6.16
Oak	1,621.3	4.11
Maple	202.2	0.51
Mixed/Other Broad Leaved Deciduous	13,004.3	32.97
<i>Mixed Deciduous/Coniferous</i>	<i>238.4</i>	<i>0.60</i>
<b>OPEN WATER</b>	<b>10,401.1</b>	<b>26.37</b>
<b>WETLAND</b>	<b>3,330.8</b>	<b>8.44</b>
<i>Emergent/Wet Meadow</i>	<i>403.9</i>	<i>1.02</i>
<i>Lowland Shrub</i>	<i>948.3</i>	<i>2.40</i>
Broad-leaved Deciduous	692.3	1.76
Broad-leaved Evergreen	214.8	0.54
Needle leaved	41.1	0.10
<i>Forested</i>	<i>1,978.6</i>	<i>5.02</i>
Broad-leaved Deciduous	557.5	1.41
Coniferous	943.4	2.39
Mixed Deciduous/Coniferous	477.7	1.21
<b>BARREN</b>	<b>83.4</b>	<b>0.21</b>
<b>SHRUBLAND</b>	<b>70.9</b>	<b>0.18</b>
<b>TOTAL</b>	<b>39,441.3</b>	<b>100</b>

### **Mineral Resources**

Gravel is the only mineral extracted from the ground in the Town of Bass Lake. Three active gravel pits exist. These resources are necessary for construction activities on existing and new development of commercial, industrial, and residential properties.

### **Forest Resources**

Forest is a defining characteristic in Sawyer County and Northwest Wisconsin. They provide environment, economic, recreational, and aesthetic benefits to the area. Forestland provides critical wildlife habitat, timber production, and forest products; and they protect water quality by providing buffers between different land uses.

Based on the land cover above, the dominant forest type in the town is mixed broad leaf deciduous. This can include oak, maple, aspen, and birch. Coniferous forest cover includes mixed pine, fir, and balsam as well as red pine stands. In all, forestland covers 54 percent of the town's total land area.

Most of the forestland in the town is under private ownership or part of the Lac Courte Oreilles tribe. There are no county or federal (excluding tribal land) managed forestlands in the town. State owned land comprises the Flat Creek Wildlife Area, which is owned by the WDNR and covers approximately 252 acres; the Grindstone Creek Fish Management area covering approximately 398 acres; and an 80 acre piece of unnamed land owned by the state.

### **Surface Water Resources**

Surface waters are important in maintaining an ecosystems environmental integrity and diversity. They provide habitat for many species, a plethora of recreational opportunities, groundwater recharge areas, and aesthetic values. Bass Lake has numerous lakes and streams in the town, which accounts for a large percentage (29%) of the total land area in the town. This includes 22 named lakes (Lac Courte Oreilles and Grindstone being the largest) and 6 named rivers and streams.

### **Water Quality**

The Wisconsin Department of Natural Resources (WDNR) classifies lakes and streams based on their quality under the Wisconsin Administrative Code, Chapter 102. These water bodies are classified as outstanding water resources (ORW) and are applicable to special protection under Chapter 102. These waters are rated as having high quality values based on water quality, fish and wildlife habitat, and aesthetic qualities. Exceptional resource waters (ERW) do not score as high as ORW but are similar in characteristics, but they are not included in the NR 102 revisions. Waters in the town with an ORW designation include the Namekagon River, Grindstone Lake, and Lac Courte Oreilles. Bean Brook is classified as an ERW.

The State of Wisconsin also classifies impaired water bodies as regulated by the federal Clean Water Act (Section 303.d). This list includes all surface waters in the state in which beneficial uses (such as drinking water and recreation and aquatic habitat) are impaired by pollutants. These water bodies do not meet surface water quality standards and are not expected to do so within the next two years. Within the Town, the south end of Lake Courte Oreilles (Musky Bay) was classified as impaired water in 2014. In addition, Windigo Lake is classified as a 303.d

impaired water body due to high mercury levels. This lake has a low priority ranking under the State of Wisconsin Priority Watershed Program, which provides grants to local levels of government in watersheds selected for priority projects.

### **Watersheds**

The Wisconsin Department of Natural Resources defines watersheds as areas of an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed. Wisconsin has restructured its natural resource management approach around the concepts of eco-regions and watersheds as opposed to strictly political or social boundaries, which may provide more successful results.

Bass Lake is within two main watersheds, the Couderay River Watershed in the southeast and the Trego Lake/Middle Namekagon River Watershed in the northwest. The Couderay River Watershed is part of the Upper Chippewa Basin and the Trego Lake/Middle Namekagon belongs to the St. Croix Basin, both of which eventually drain into the Mississippi River. Map 5.4 shows the watersheds in relation to the town.

### **Lake Characteristics**

The Town of Bass Lake has an abundance of lakes, 22 named and numerous small, unnamed ponds that account for 95.6 miles of shoreline. The largest lake, Lac Courte Oreilles, and the second largest, Grindstone, account for the majority of this shoreline. Table 5.2 lists some of the general lake characteristics for the named lakes in the town. This data includes the entire lake, even if it crosses municipal boundaries. Spring Lake is a Slow-No-Wake lake.

**Table 5.2: Town of Bass Lake - Lake Characteristics**

Lake Name	Surface Area (Acres)	Maximum Depth (ft)	Lake Type*	Public Access**	Winter Kill	Lake Class
Adina	20	10	SE	No	Yes	4
Christner	34	16	SE	No	No	4
Colbroth	36	12	SE	R	Yes	4
Durphee	193	16	SE	BR	No	2
Grindstone	3,111	60	DG	BR	No	1
Gurno	86	27	SE	R	No	4
Hub	18	27	SE	No	No	4
Island	17	10	SE	No	Yes	4
Johnson	62	28	SE	No	No	4
Lac Courte Oreilles	5,039	90	DG	BR	No	1
Ltl. Lac Courte Oreilles	240	46	DG	BR	No	1
Little Spring	13	8	SP	NW	Yes	4
Minnemac	29	9	SE	No	Yes	4
Mud	32	4	SE	R	Yes	4
Murry	9	8	SE	No	Yes	4
Petty	15	7	SE	No	Yes	4
Schoolhouse	58	12	SE	No	Yes	4
Spring	220	18	DG	R	Yes	4
Tripp	57	5	SE	No	Yes	4
Twenty-Seven	56	12	SE	NW	Yes	4
Williams	7	12	SE	No	Yes	4
Windigo	522	51	SE	BR	No	4

\* Lake type: SE – Seepage Lake; DG – Drainage Lake; SP – Spring Lake

\*\* Public Access: No- No Public Access; BR – Boat Ramp; R – Roadside; NW – Navigable Water

### Lake Classification

In 1997 and 2008, Sawyer County assumed the responsibility of formulating a classification scheme for all the water bodies in the county. The county felt this was important because surface waters constitute important environmental and economical (recreational) resources to the area. Lakes are divided into four categories and rivers and streams are also one category based on specific lake criteria such as, surface area, lake depth, lake type, watershed area, shoreline development factor, and amount of existing development. A criterion is used with a score and the points are added to place the water body into one of the categories below.

Based on this classification, each category has specific building and lot standards. Class 1 lakes (minimum protection) have the smallest lot sizes and side yard setbacks, whereas Class 3 lakes (and all rivers and streams) have the largest setbacks and lot sizes. Table 5.3 shows the dimensional requirements for each class. Map 5.5 shows the classification level for the water bodies in the town.

**Table 5.3: Sawyer County Lake Classification Standards**

Classification	Lot Size (Square Feet)	For each Single Family Dwelling Unit. Lot Width (Feet)	Shoreline Setback (Feet)	Lot Depth (Feet)	Vegetation Removal	Side Yard Setback for all Structures
<b>General Development</b> <b>1</b>	20,000	100 *200	75	200	30' corridor within 35' of the ordinary high-water mark	10' minimum 40' minimum total
<b>Recreational Development</b> <b>2</b>	30,000	150 *300	75	200	30' corridor within 35' of the ordinary high water mark	20' minimum 50' minimum total
<b>Natural Development</b> <b>3</b>	40,000	200 *400	75	200	30' corridor within 35' of the ordinary high-water mark	30' minimum 60' minimum total
<b>Wilderness Development</b> <b>4</b>	217,800 (5 acres)	300 *600	75	500	30' corridor within 75' of the ordinary high-water mark	60' minimum 120' minimum total
<b>Rivers and Streams</b>	30,000	150	75	200	30' corridor within 35' of the ordinary high-water mark	20' minimum 50' minimum total

\*Note: A two family dwelling/duplex, One (1) mobile home park site, or three (3) Campground/RV sites are considered to be the equivalent of a single family dwelling unit.

## **Streams & Creeks**

Streams and creeks are important because they create distinct and valuable habitats. The land around them helps minimize non-point source pollution impacts to surface waters. These streams and the land around them are complex ecosystems that provide food, habitat, and movement corridors for both aquatic (water) and terrestrial (land) communities.

There are two types of streams, perennial and intermittent. Perennial streams are those that flow throughout most of the year (>50%). Intermittent streams only flow part of the year, usually during the spring melt and after heavy rainfalls. These streams are also important to protect because they channel runoff into perennial streams and lakes and may become part of the aquatic ecosystem when water flows in them.

The Town of Bass Lake has approximately 18 miles of rivers, streams, and creeks running through it. Wisconsin trout streams are placed into three classes for fish management purposes (Map 5.5).

Class 1 – These are high quality trout waters that have sufficient natural reproduction to sustain populations of wild trout at or near capacity. These streams do not require stocking and usually contain small or slow-growing trout, especially at the headwaters.

Class 2 – These streams may have some natural reproduction but not enough to utilize available food and space; therefore, stocking is required to maintain a sport fishery. These streams have good survival and carryover of adult trout, often producing some fish larger than average size.

Class 3 – These waters have marginal trout habitat with no natural reproduction occurring. They require annual stocking to maintain a sport fishery, with no carry over of trout from one year to the next.

Parts of Bean Brook are classified as Class I and II trout stream, and Grindstone Creek is a Class I stream. The other named rivers and streams in the town are unclassified under the trout stream system and include, the Namekagon River, Spring Lake Creek, Rainbow Creek, and Osprey Lake Creek.

## **Floodplains**

Floodplains are important and valuable natural resources. They provide wildlife habitat and storm water retention and serve as groundwater recharge areas. Development in these areas may lead to high construction costs, storm damage repairs, and environmental degradation. Additional costs and maintenance can include flood proofing, increased flood insurance premiums, and water related repairs to roads and other public facilities.

Due to these limitations, the state requires that cities, villages, and towns develop a floodplain/shoreland zoning ordinance to address the issues above. Development in these areas is usually allowed, but certain design standards and increased setbacks may be required. The floodplain is normally defined as those areas that are subject to inundation by the 100-year recurrence interval flood event. This means that in any year there is a one percent chance the

area will flood. High-density development in floodplain areas should be discouraged and park and open space encouraged.

Floodplains in the town are areas that generally overlap wetland areas and are located along the various water features. The Namekagon River and the northeast side of Grindstone Lake, adjacent to Grindstone Creek, have the highest concentration of floodplain areas. Map 5.6 shows the floodplains in the town.

## **Groundwater**

### *Quantity*

Groundwater discharge and recharge are usually balanced in a natural setting. Human activity, however, disrupts this balance by the creation of water wells. In Wisconsin, there is a growing trend of depleting groundwater supply due to the increase in discharge. Naturally occurring fluctuations happen during droughts or other abnormal precipitation changes.

### *Quality*

Groundwater quality varies from area to area. Naturally occurring pollutants rarely cause groundwater contamination; usually it is some sort of human activity. In Wisconsin, the primary sources for groundwater contamination are poor agricultural practices, municipal landfills, leaky underground storage tanks, abandoned hazardous waste sites, and spills. Septic tanks and land application of wastewater are also sources for possible contamination. The most common pollutant found in groundwater is nitrate-nitrogen which is found in fertilizers, feedlots, municipal and industrial wastewater and sludge disposal, and leaking septic systems. Once a groundwater aquifer is contaminated, it is a long and expensive process to restore the water quality back to pre-contamination.

### *Susceptibility to Contamination and Depth*

Within Bass Lake, the depth to ground water varies from 0-20 feet in the eastern part of town and 20-50 feet in the western portion of town. The majority of the town has high susceptibility to groundwater contamination. This can be due to many factors including depth to water table, the sandy soils in the town, and bedrock type.

## **Wetlands**

Wetlands are defined as an area where water is at, near, or above the land surface long enough to support aquatic or hydrophilic vegetation and has soils indicative of wet conditions. Wetlands serve as important areas for groundwater recharge areas, as well as habitat for many unique plant and animal communities. They also provide natural open space and maintain ground and surface water quality. Sawyer County has 162,641 acres or 20 percent of the county's total land area. Within the town, there are approximately 3,355 acres or 9.7 percent of the

**Table 5.4: Wetlands**

<b>Type</b>	<b>Acres</b>	<b>Percent</b>
Aquatic Bed	104.6	3
Emergent/Wet Meadow	350.0	10.4
Forested	2,034.2	60.6
Scrub/Shrub	866.7	26
<b>Total</b>	<b>3355.5</b>	<b>100</b>

town's land area. The wetlands in Bass Lake are generally located adjacent to the water features in the town. There is also a large, 475-acre wetland complex south of Mud Lake.

Wetlands can be divided into four main categories: aquatic bed, emergent/wet meadow, forested, and shrub/scrub. Table 5.4 shows the breakdown of wetlands in the town into these four categories. Map 5.7 shows the wetlands greater than five acres in the town. The United States Army Corps of Engineers, Wisconsin Department of Natural Resources, and local zoning codes regulate wetlands. Section 404 of the Clean Water Act established a program to regulate the discharge of dredged and fill material into waters of the state including wetlands and is the primary federal regulatory program for wetlands.

The Shoreland/Wetland Zoning Ordinance adopted by Sawyer County regulates the use/alterations of wetlands in the county and in the Town of Bass Lake. The regulations contained within this document apply to all lands within 1,000 feet of the ordinary high-water mark of any navigable lake, pond, or flowage and those lands within 300 feet of the ordinary high-water mark of any navigable river or stream.

### **Parks and Open Space**

Parks and open spaces like the Flat Creek Wildlife Area are described in the Utilities & Community Facilities Element and the Wildlife Habitat and Recreational Resources section of this element.

### **Resources of Concern**

Due to the diverse habitats that exist in the town, many types of plants and animals reside in the town including rare, threatened, or endangered species. The Bureau of Endangered Resources is part of the WDNR that documents and tracks these rare species as part of the Natural Heritage Inventory Program. Due to the sensitive nature of the data, exact locations of plants and animals are not given.

The following table lists rare species found within the town over the past 77 years. State and federally endangered and threatened species received special protection under special legislation. Protection includes both the species and the habitat the species require to survive.

**Table 5.5: Town of Bass Lake Species of Concern**

Group	Scientific	Common	Federal	State	SRank	GRank	Date	Total
BIRD	HALIAEETUS LEUCOCEPHALUS	BALD EAGLE	LT	SC/FL	S2N;S3B	G4	1995	4
BIRD	PANDION HALIAETUS	OSPREY		THR	S3S4B;SZN	G5	1992	1
FISH	COREGONUS ARTEDI	LAKE HERRING		SC/N	S3	G5	1976	1
FISH	LEPOMIS MEGALOTIS	LONGEAR SUNFISH		THR	S2	G5	1977	1
FISH	MOXOSTOMA VALENCIENNESI	GREATER REDHORSE		THR	S2S3	G3	1987	4
FISH	ETHEOSTOMA MICROPERCA	LEAST DARTER		SC/N	S3	G5	1928	1
PLANT	ADLUMIA FUNGOSA	CLIMBING FUMITORY		SC	S3	G4	1969	3
PLANT	LEUCOPHYSALIS GRANDIFLORA	LARGE-FLOWERED GROUND-CHERRY		SC	S2	G3?	1926	3
PLANT	SCIRPUS TORREYI	TORREY'S BULRUSH		SC	S2S3	G5?	1936	2
PLANT	ELEOCHARIS ROBBINSII	ROBBINS SPIKERUSH		SC	S3	G4G5	1934	3
PLANT	POTAMOGETON PULCHER	SPOTTED PONDWEED		END	S1	G5	1931	3
PLANT	UTRICULARIA PURPUREA	PURPLE BLADDERWORT		SC	S3	G5	1931	3
PLANT	POTAMOGETON VASEYI	VASEY'S PONDWEED		SC	S2	G4	1971	2
INVERTEBRATE	ALASMIDONTA MARGINATA	ELKTOE		SC/H	S4	G4	1987	3

Source: Wisconsin Department of Natural Resources

**Key:**

Federal

LT: Threatened

State

END: Endangered

THR: Threatened

SC: Special Concern

FL: Federally Protected

N: No state laws regulating use, possession or harvesting

H: Take is regulated by the establishment of open and closed seasons

Srank: Based on State Occurrences

S1: Critically imperiled in Wisconsin because of extreme rarity (5 or fewer occurrences)

S2: Imperiled in Wisconsin because of rarity (6 to 20 occurrences)

S3: Rare or uncommon in Wisconsin (21 to 100 occurrences)

S4: Apparently secure in Wisconsin, with many occurrences)

Grank: Global Rank- Based on global significance

G3: Either very rare and local throughout its range or found locally in a restricted range or because of other factors making vulnerable to extinction (21-100 occurrences)

G4: Apparently globally secure, though it may be quite rare in parts of its range, especially at the periphery

G5: Demonstrably secure globally, though it may be quite rare in parts of its range, especially at the periphery

Date: Date that was last observed in area

Total: Number of times species has been identified

## **Wildlife Habitat and Recreational Resources**

### *Wildlife Management Areas*

State wildlife areas were acquired to preserve an important American heritage of wild lands and opportunities for hunters, trappers, hikers, wildlife watchers, and all people interested in the outdoors. They were sought to help protect and manage important habitat for wildlife and to help prevent draining, filling, and destruction of wetlands. They were also purchased to prevent private blocking of important waterways, game lands, and lakes.

Most areas do not have formal, designated roads or trails; public restrooms or pit toilets; drinking fountains; concessions; or large, mowed picnic areas. Most do not encourage or allow camping, though some provide primitive camping sites. Forests on wildlife management areas are managed by periodic harvesting to regenerate specific forest types, such as aspen, that are important for the survival of many game animals.

The Town of Bass Lake has one designated wildlife management area and other critical resource areas (Map 5.8). Flat Creek Wildlife Management Area is 373 acres of state-owned land covering both Washburn and Sawyer Counties. Principal wildlife on site includes deer, ruffed grouse, woodcock, and snowshoe hares. Trapping is allowed; and the habitat includes swamp, marsh, and forested uplands.

Approximately 397 acres of land along or near portions of Grindstone Creek are managed by the WDNR for fish management purposes. Management of the area is primarily for the protection of fish spawning grounds. Timber management is also under the responsibility of the WDNR. Eighty acres of land in the southwest corner of the town is also owned by the WDNR for fish management purposes. This area is under management purposes due to the importance of it to the Bean Brook State Wildlife Area.

In addition to the two designated management areas, the remainder of the town is generally considered forested. This forested area supports a number of wildlife species and habitat. Fragmentation of the forested area has been identified as a concern for the safety of persons and dwellings in the event of a forest fire and the potential impact on wildlife.

### *National Scenic Riverway*

The St. Croix National Scenic Riverway consists of the Namekagon and St. Croix Rivers. The Namekagon River passes through the Town of Bass Lake and was one of the initial rivers designated under the Wild and Scenic Rivers Act of 1968. The riverway is a unique area with a diversity of habitat, which provides many opportunities for viewing wildlife (Map 5.8).

The National Park Service is responsible for the management and preservation of the riverway. The General Management Plan for the Upper St. Croix and Namekagon Rivers describes the general direction that the National Park Service intends to follow in managing the upper riverway for the next 15-20 years. As development of lands adjacent to or near this federally designated riverway are proposed, the town and National Park Service should jointly review proposed land uses to help maintain the quality and status of the Namekagon Scenic Riverway.

## 5.5 AGRICULTURAL RESOURCES

### **County Ag History**

The first non-timber related agricultural practices in Sawyer County began in 1884 when a mere five square miles were being cultivated. With the slash and burn technique, immigrants descending on the land with the help of railroads and land speculators, the agricultural economy increased. By 1940, the number of farms peaked at 1,300 farms covering 129,494 acres of land. The next decade showed a decrease in number of farms; but these farms were larger, covering a total of 142,584 acres. Since then, both the number of farms and the total acreage of land in farmland has seen a steady decline to 172 farms covering 43,554 acres of land in 2012 (the last year of the agricultural census).

### **Productive Ag Lands**

The Natural Resource Conservation Service (NRCS) has developed a list of Official Prime Farmlands. An official soil survey for Sawyer County should be completed in 2005. The NRCS has defined prime agricultural lands as

*“...land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. The land must also be available for these uses (cropland, pastureland, forestland, or other land but not water or urban built-up land).”*

These lands have the soil quality, growing season, and moisture content that can maintain high yields of crops when treated and or managed. The following lists some general characteristics of prime farmland in Wisconsin.

- Has an adequate and dependable water supply from precipitation or irrigation
- Has a favorable temperature and growing season
- Has acceptable acidity or alkalinity
- Has few or no rocks
- Is permeable to air and water
- Is not excessively erodible
- Is not saturated with water for long periods of time
- Does not flood frequently or is protected from flooding

These soils do not include unique farmland, which is land other than prime farmland that is used for production of specific food crops. These soils have unique conditions, growing season, and moisture content that are specific to one type of crop. In Wisconsin, this could include soils used for cranberry production that are too wet for other crops or soils used for orchards that may be too steep or erodible to qualify as prime farmland.

Another way to examine productive agriculture lands is to look at the land capability class. This breaks up land into eight general classes, labeled I-VIII. Lands classified as I or II are “most productive”, classes III and IV are “productive” and classes V-VIII are “non-productive lands”. The first four classes are suitable for cultivation where the last four are limited to grazing, pasture, or woodlands.

## **Aq Trends**

The Wisconsin Agricultural Census releases farmland and agricultural data every five years. The following table shows the statistics for number of farms, land in farms, and average size of farms in Sawyer County for the past census reports. This data shows a net decline from 1987 to 1997 (in number of farms and total acres in farmland); however, between 1992 and 1997, these numbers increased. The average size of farms has remained fairly steady throughout this period, fluctuating slightly.

**Table 5.6: Sawyer County Farmland Statistics**

	1987	1992	1997	2012
Farms (number)	204	170	184	172
Land in farms (acres)	51,186	47,376	48,463	43,554
Land in farms, average size of farm, (acres)	251	279	263	253

Source: Wisconsin Agricultural Census

## **Prime Farmland (FPP)**

The Sawyer County Farmland Preservation Plan was adopted in 1982 and identifies county goals for preserving prime farmland and other natural resources and gives a brief inventory of the town’s demographic and natural resource trends. The overall goal of the plan is “to preserve and protect lands most suitable for agricultural production”. The plan divides land up into the following four categories:

### Agricultural Preservation Areas

These areas include all lands presently or historically used for agricultural purposes. They have NRCS soil capability classes of I, II, or III and specialized agricultural uses with capability classes of IV through VIII. These areas also include intermittently flooded wetlands and floodplains suitable for agricultural use, privately owned woodlots operated as part of the farming units or are under the woodland tax program, and all other lands potentially suitable for agricultural use and are not needed for future growth.

### Transitional Areas

These areas are defined as existing lands (agricultural or non-agricultural) planned for future urban growth. These areas are located adjacent to existing development and within urban service areas.

### Forestry Preservation Areas

These areas which should be identified and protected for their existing potential for timber production as well as their cultural, aesthetic, and environmental benefits and contributions. These public and private lands include floodways and wetlands not suitable for agricultural use, natural drainage areas, recreational or educational possibilities, and unique geologic or archeological areas.

### Exclusion Areas

All currently developed lands and lands proposed for future non-agricultural development should be excluded from agricultural preservation despite their underlying soil characteristics and are

included in this category. This may include schools, cemeteries, businesses, gravel pits, and airports.

## 5.6 CULTURAL RESOURCES

### Historical and Cultural Resources

Historical and cultural resources are a valuable way to define local character and distinction. These resources are identified in many manners including historical buildings, archeological sites, specific place names, festivals, and viewsheds. This section will try to identify specific cultural resources in the town so planning measures can be taken to try to preserve these invaluable non-renewable assets.

One way to examine historical and cultural resources in a town is to look at the architecture. Within the town, there are many buildings and structures of historic importance. Table 5.6 shows the historic buildings within the town as defined by the Wisconsin State Historic Society. These buildings are part of the Wisconsin Architecture and History Inventory (AHI), which lists structures that have a unique, cultural, or historic importance to Wisconsin. This is not a comprehensive list; it was developed from a variety of sources. Not all buildings may be eligible for listing on the state or national registry. Some properties may have been altered or no longer exist.

**Table 5.7: Town of Bass Lake Historical Structures**

PLS Section	Current Name	Historic Name	Type of Building	Style of Building	Construction date
Town 39N Range 9W					
NW NW 2	Robert Conover House	Sugar Bush Clubhouse	Log House	Rustic Style	1901
Town 40N Range 9W					
SW NW 4	-	-	Log Small Animal	Astylistic Utilitarian	1924
SW NW 4	-	-	Log Barn	Astylistic Utilitarian	1924
SW SE 17	Grindstone House	Charlie Patrick House	Fieldstone House	Two Story Cube	1910
21	Namekagon-Court Oreilles Portage Historical Marker	Namekagon-Court Oreilles Portage	NA	Road/Trail	1956
SW SW 29	-	-	Board Barn	Astylistic Utilitarian	-

Source: Wisconsin State Historical Society

The Wisconsin Historic Preservation Plan, 2001-2005, represents a strategic plan providing goals and objectives for historic preservation throughout Wisconsin. Many of the strategies identified in the plan and reviewed by the Town of Bass Lake are applicable due its cultural heritage connected to the Lac Courte Oreilles Band of Lake Superior Chippewa.

The Native American history of the region creates the possibility for numerous archeological sites in the area. Due to their sensitive nature, many archeological sites are not published. The Wisconsin State Historical Society (WSHS) keeps and maintains a database for all sites in the

state called the Archeological Site Inventory Database (ASI). The Lac Courte Oreilles also maintains an inventory of burial mounds and other sites on their land.

The Kinneman School is also identified as a culturally significant landmark by the local residents. Preservation of the structure is of local importance, and the LCO Tribe in 2014 began a restoration of the school.

The area of Bass Lake once consisted of several portage trails used by Native Americans, fur traders, and explores. The Namekagon-Courte Oreilles Portage Trail connected the St. Croix and Chippewa Rivers. A portion of the trail is located on National Park Service land adjacent to the Namekagon Scenic Riverway with a trailhead located along Rolf Road.

### **Viewsheds and Scenic Resources**

Viewsheds and scenic resources are locally significant or aesthetically pleasing areas that are visible from public access points. As development increases, these viewsheds may be lost due the increase of private lands and restriction by private landowners to access the points of interest. The town, private developers, or landowners should work together to identify and help preserve these viewsheds and scenic resource areas from future development or obstruction. A viewshed has been located overlooking Grindstone Lake at the junction of Post Ave. and Poplar Ave., in Northwoods Beach

As a way to preserve the rural character of Bass Lake, the built environment shall reflect a northwoods atmosphere. Development of voluntary or a community design principle has been identified as a way to guide design decisions for commercial and industrial structures. Several of the goals and objectives throughout the plan refer to community design. It is important to the community that the preservation of the rural character and northwoods atmosphere be maintained in existing and new facilities.

Nighttime lighting has become a necessary part of our society, but light pollution of the night sky is unnecessary. If designed and applied properly, nighttime illumination can greatly enhance a given area without causing compromise to either safety, the view of the night sky, or flora and fauna in the surrounding areas.

## **5.7 NATURAL, AGRICULTURAL, AND CULTURAL RESOURCE GOALS, OBJECTIVES, ACTIONS, POLICIES, AND PROGRAMS**

A set of recommended goals, objectives, and action steps has been developed to assist the town in the conservation and promotion of effective management of the local natural, agricultural, and cultural resources. These resources are important to the town. A cooperative effort between the town; its citizens; Sawyer County; LCO; and other state, federal, and non-profit agencies or organizations is important to ensure the resources of the town are preserved and enhanced for future generations.

Significant data and information is available from federal, state, local, and tribal sources pertaining to the importance of the local natural, agricultural, and cultural resources. Throughout

this comprehensive plan, information was used to assist in developing goals, objectives, actions, policies, and programs in an effort to be consistent with planning principles and in protecting economically productive areas, where applicable.

## **NATURAL RESOURCES**

Goal: Conserve, protect, manage, and enhance the town's natural resources in order to provide the highest quality of life for the Town of Bass Lake's citizens and visitors.

Objective 1: Protect surface and ground water.

- a. *Collaboration with organizations such as lake associations and LCO relating to monitoring and recording of water quality.*
- b. *Publish information on the disposal of hazardous materials, such as paint, waste oils, computers, insecticides, etc.*
- c. *Regulate impervious surfaces to reduce direct runoff.*

Objective 2: Protect area lakes, rivers, wetlands, and stream shorelines.

- a. *Encourage buffer zones.*
- b. *Develop an informational pamphlet to inform property owners about town resources and services and best use practices for maintaining town character.*
- c. *Supply each new permit applicant with material regarding preservation of natural resources.*
- d. *Cooperate with other units of government on resources under shared authority.*
- e. *Support improved county shoreland ordinances.*

Objective 3: Maintain and upgrade public accesses.

- a. *The town and WDNR should maintain or improve boat landings and public accesses.*

Objective 4: Protect and manage local forested areas.

- a. *Encourage selective cutting by utilizing the services of a professional forester.*
- b. *Work and cooperate with local land trust and similar organizations on forest protection, management, and preservation.*

Objective 5: Seek solutions to restore areas with land shoreland deterioration.

- a. *Work with Land & Water Conservation Department and WDNR to restore Grindstone Heights.*
- b. *Identify other vulnerable shoreland areas where shoreland areas may be impaired.*
- c. *Identify areas in need of reforestation and seek local or state funding to make necessary improvements.*

Objective 6: Pursue expansion of recreational access for use in the town.

- a. *Plan and develop recreational trails in natural areas.*

- b. Assess the need for a town ordinance for the use of motorized recreational use to reduce conflict with non-motorized recreational and other uses.*

### **AGRICULTURAL RESOURCES**

Goal: Preserve the agricultural industry in the Town of Bass Lake.

- Objective 1: In agricultural areas, limit the amount of non-farm uses and guide the siting of allowable homes on individual sites.
- a. Consider the impact of the loss of prime agricultural land to development.*

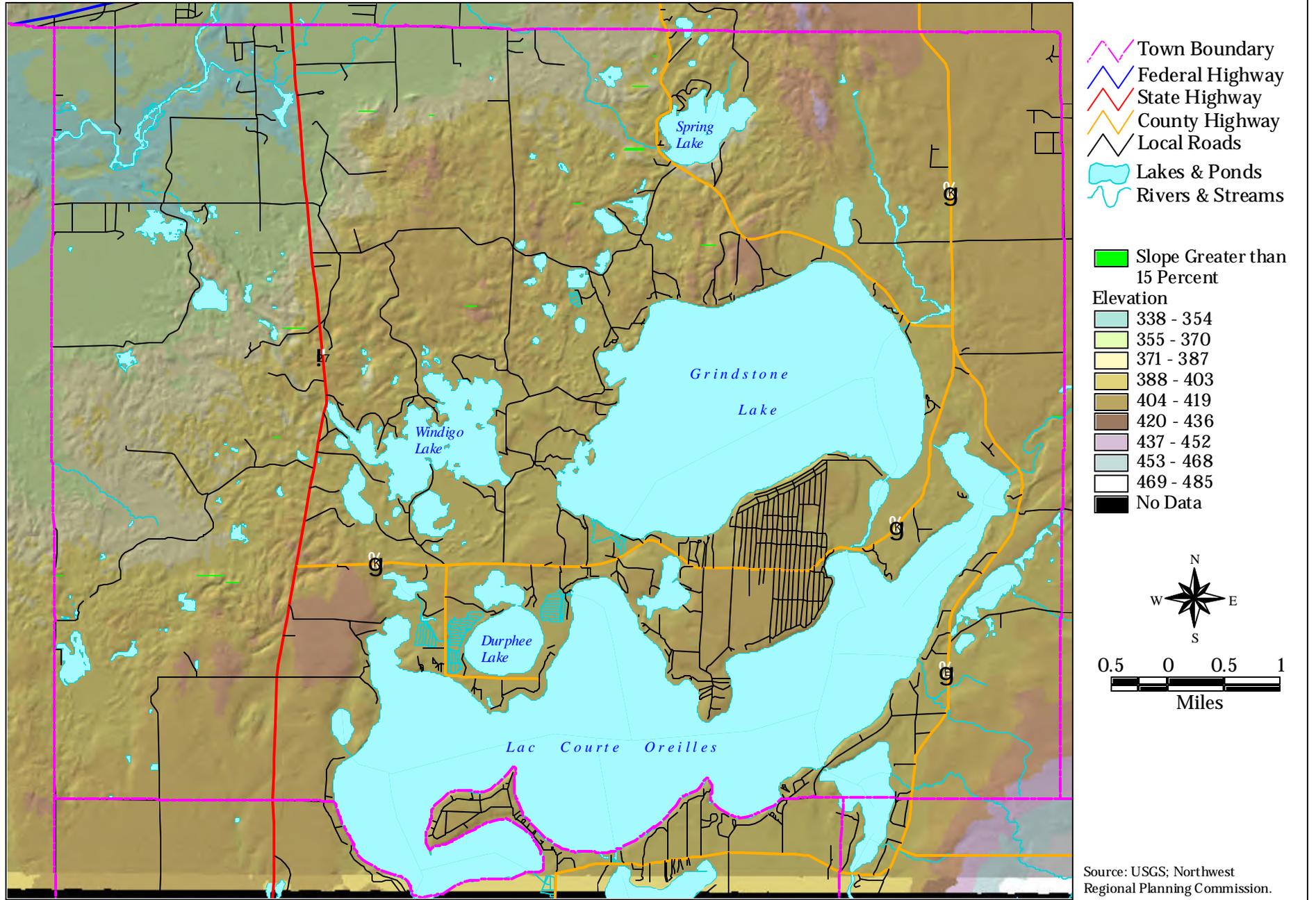
### **CULTURAL RESOURCES**

Goal: Preserve and enhance cultural heritage resources, including historical places, sites, and landscapes.

- Objective 1: Identify and recognize historical and cultural resources.
- a. Work with LCO on the development and marking of cultural heritage resources, such as portage trails and settlements.*
  - b. Coordinate with LCO information regarding known burial sites that are already of record.*
  - c. Promote a Bass Lake Historical Society.*
- Objective 2: Preserve scenic and historic views within the town.
- a. Work with the WDNR on the preservation of the Portage Trail (Windigo).*
  - b. Work with the National Park Service on the preservation of the Namekagon/Courte Oreilles Portage Trail.*
  - c. Develop a list of registered historical places in the town and identify other potential historical places.*
  - d. Work with private landowners on the preservation of historic buildings.*

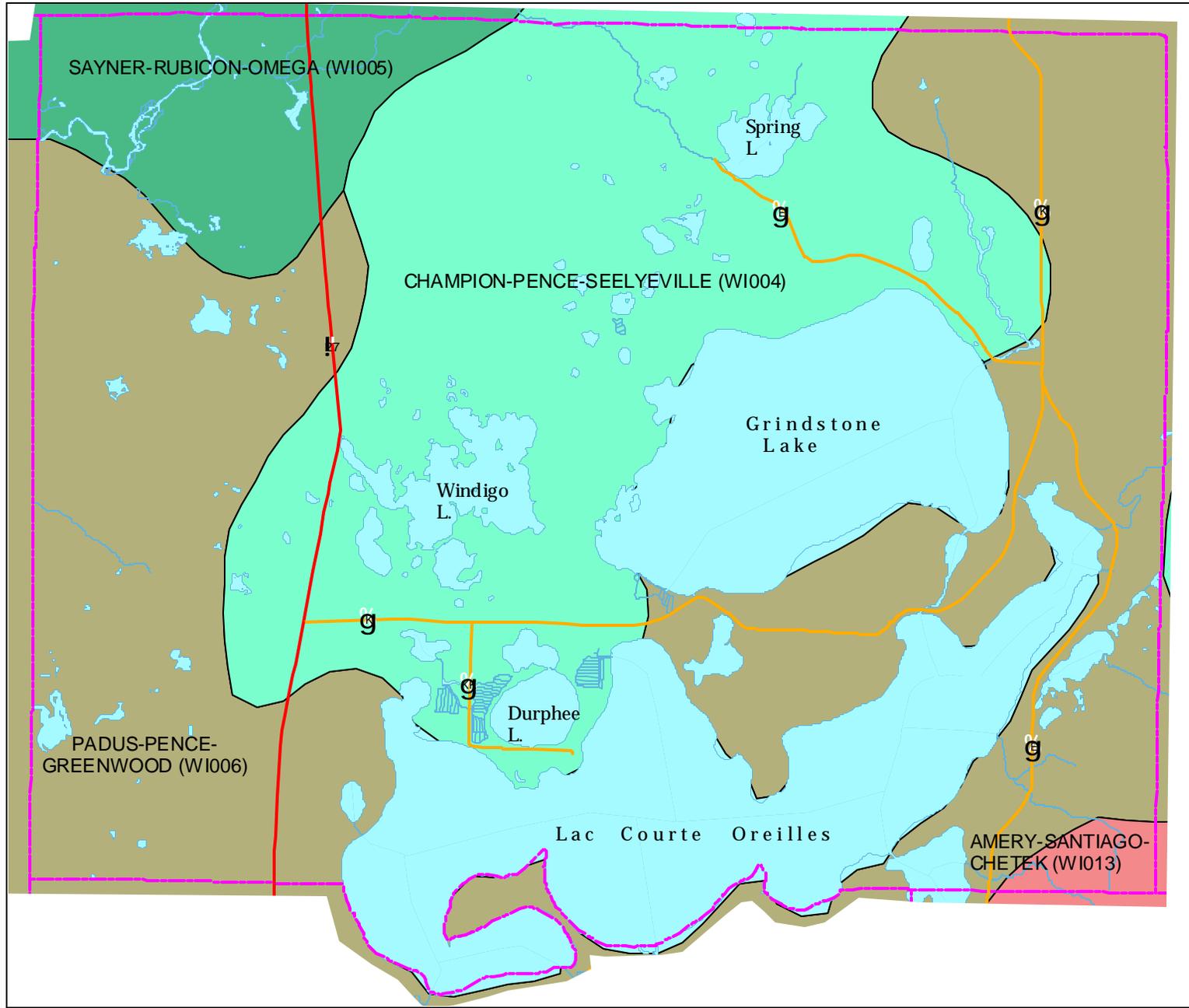
Map 5.1

# Elevation/Slope - Town of Bass Lake

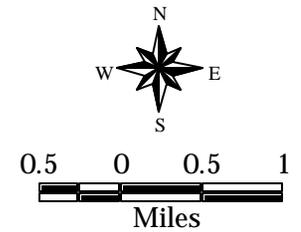


Map 5.2

# General Soil Associations - Town of Bass Lake



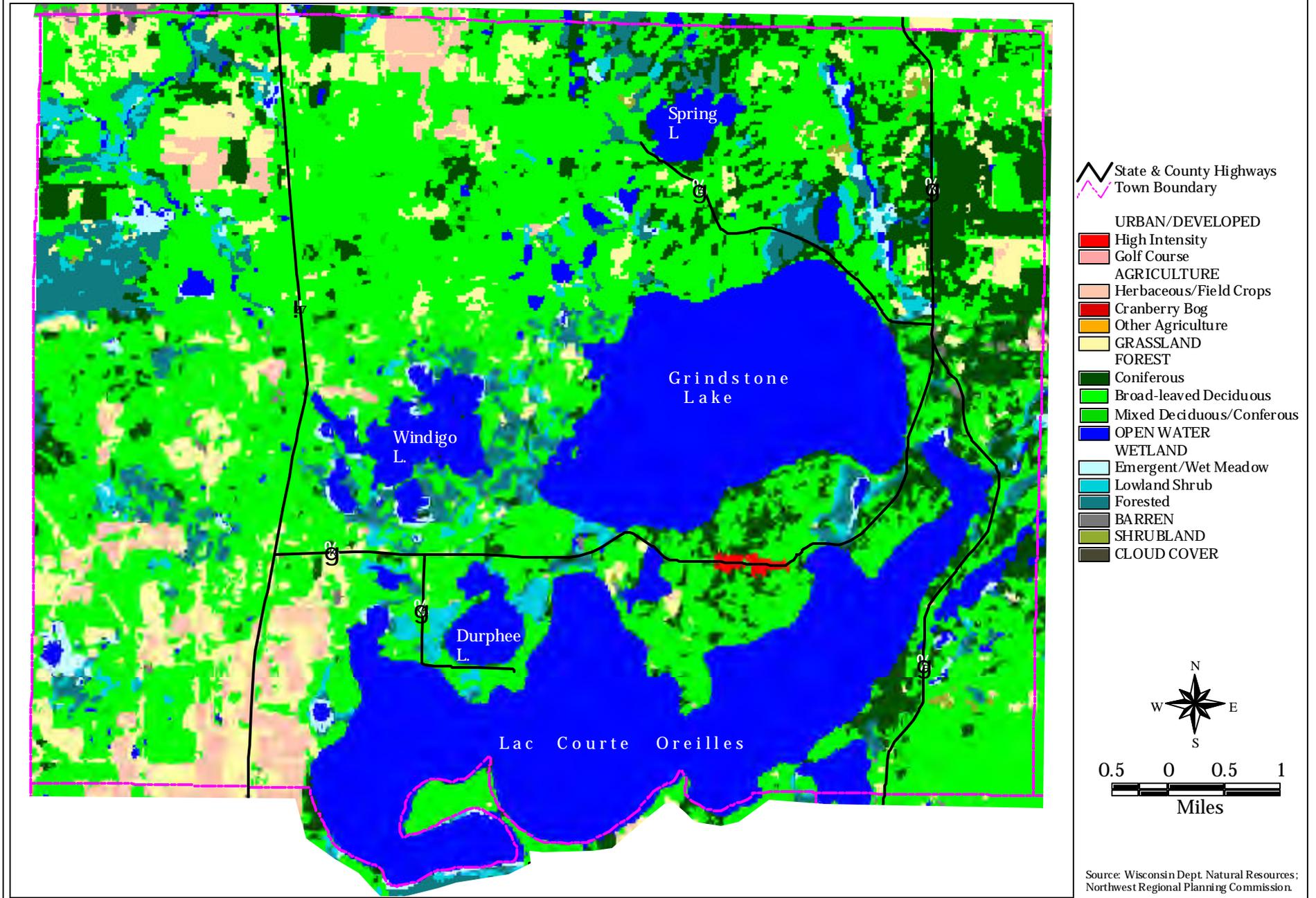
- State Highways
- County Highways
- Town Boundary



Source: Wisconsin Dept. Natural Resources; Northwest Regional Planning Commission.

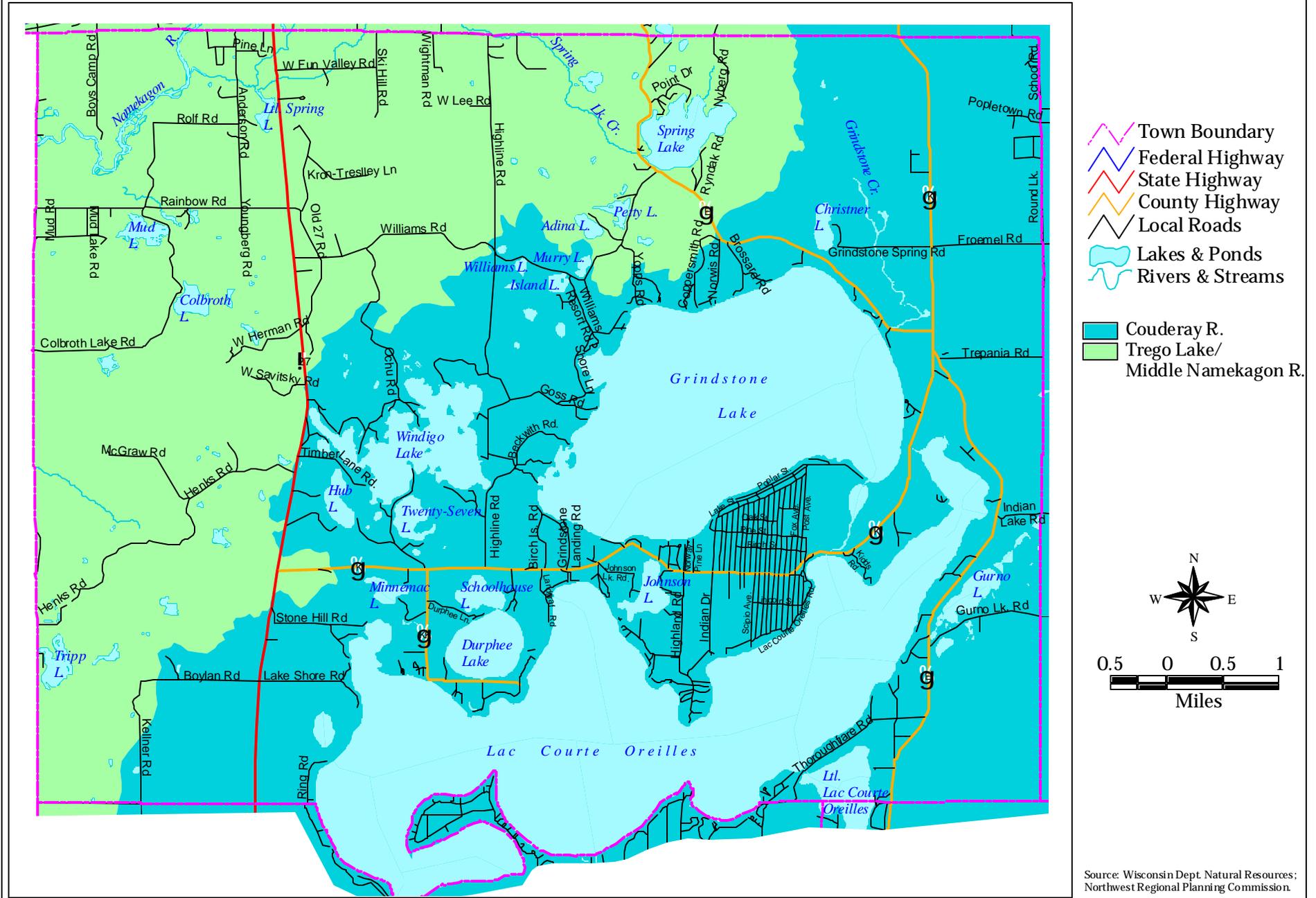
Map 5.3

# Land Cover - Town of Bass Lake



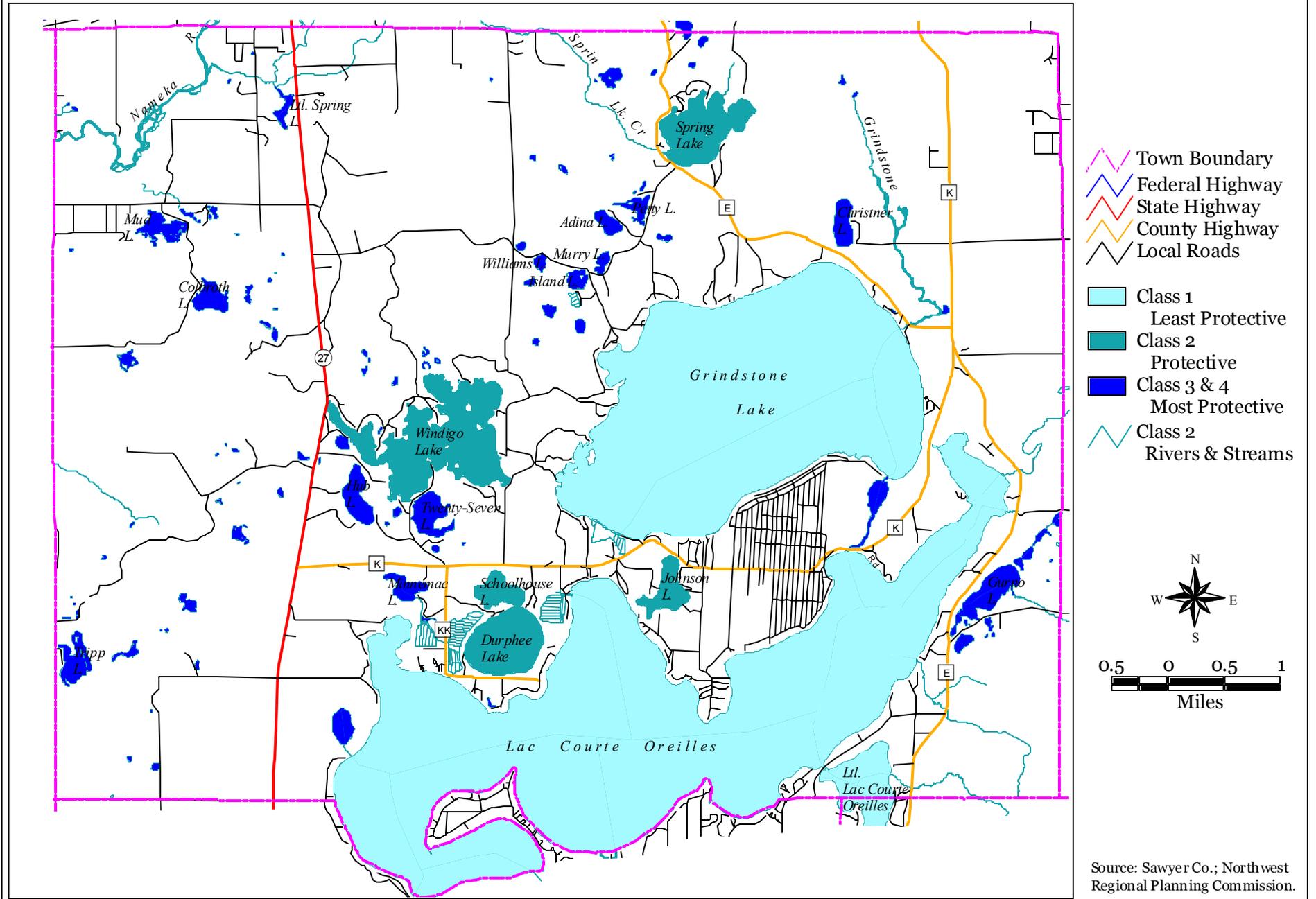
Map 5.4

# Watersheds - Town of Bass Lake



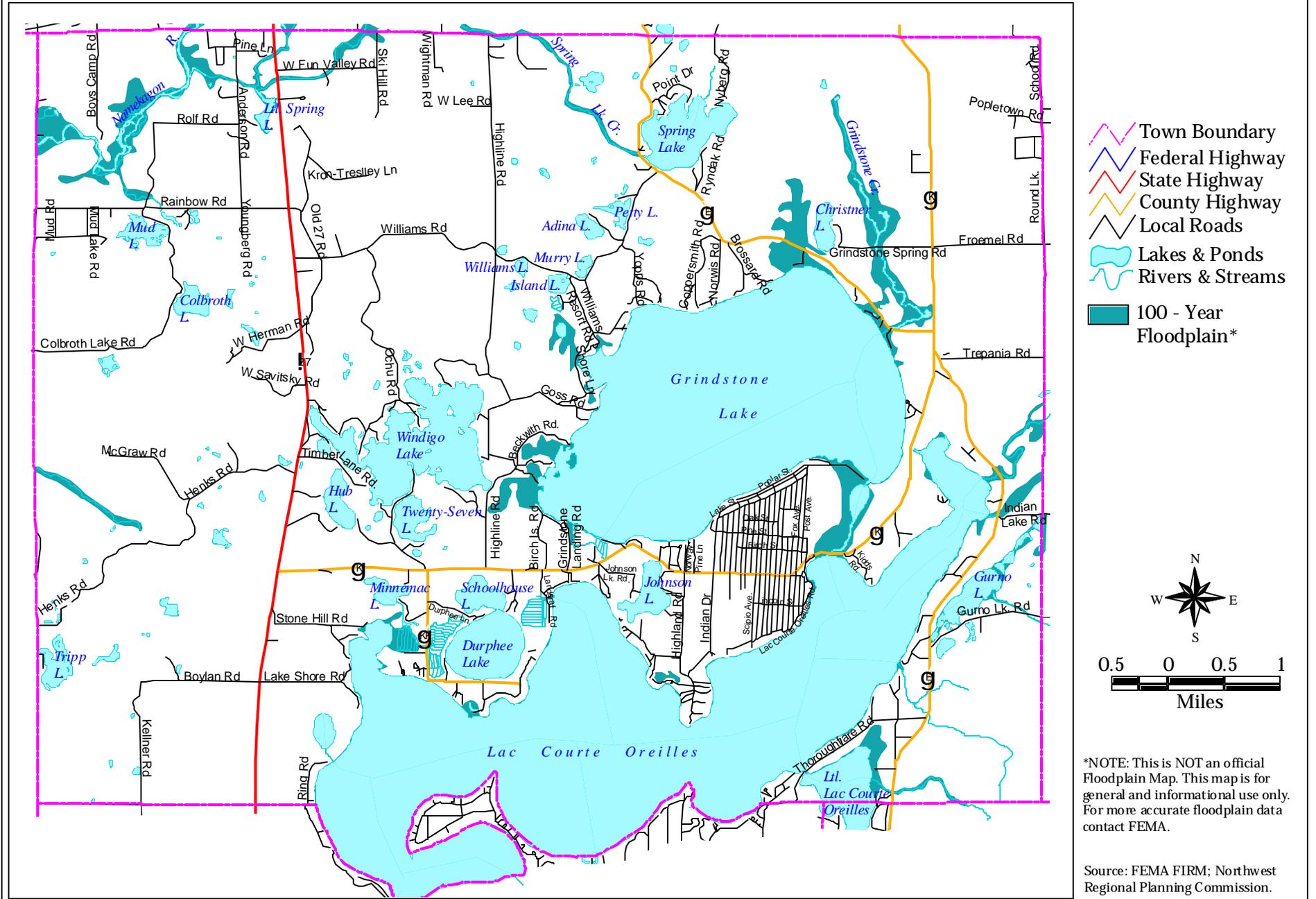
Map 5-5

# Lake Classification - Town of Bass Lake



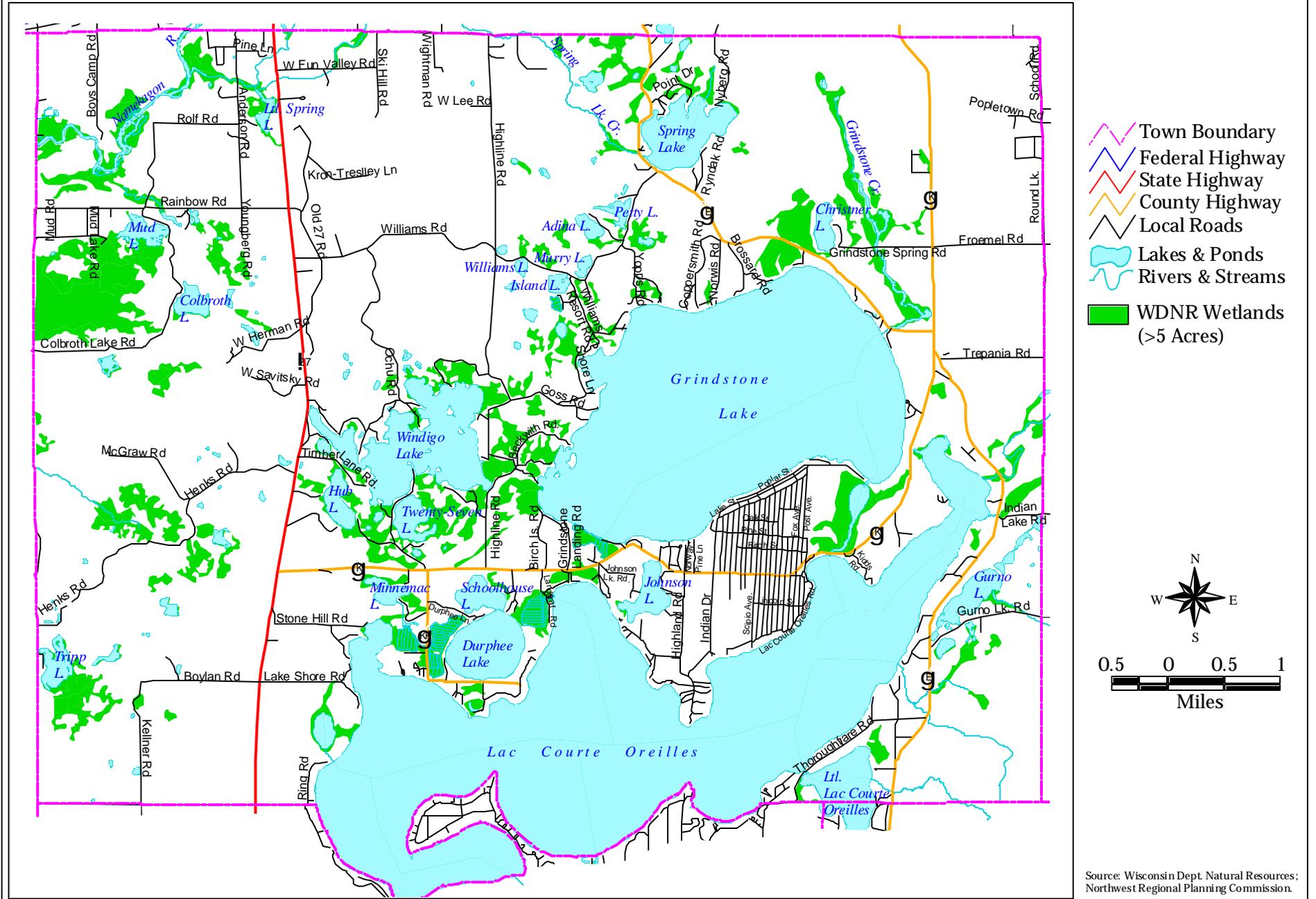
Map 5.6

# Floodplains - Town of Bass Lake



Map 5.7

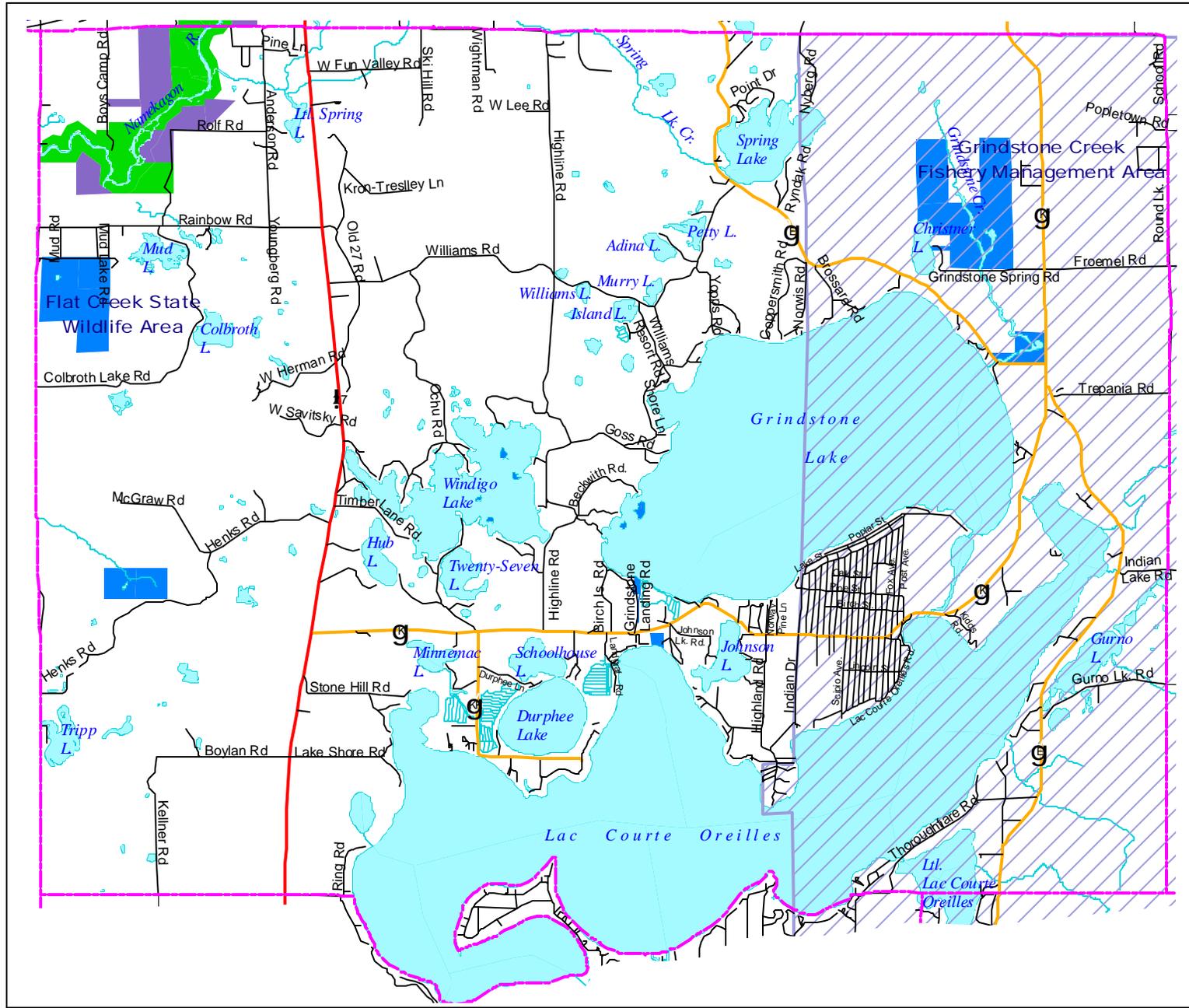
# Wetlands - Town of Bass Lake



Source: Wisconsin Dept. Natural Resources; Northwest Regional Planning Commission.

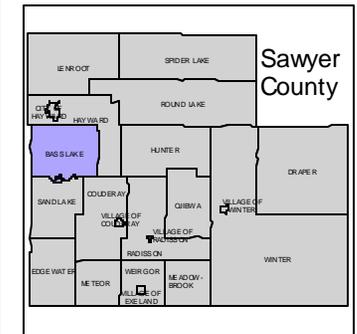
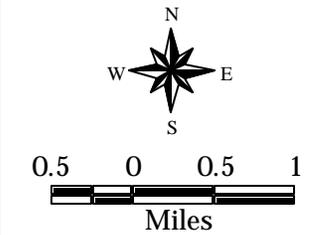
Map 5.8

# State & Federal Lands - Town of Bass Lake



- Town Boundary
- Federal Highway
- State Highway
- County Highway
- Local Roads
- Lakes & Ponds
- Rivers & Streams
- Lac Courte Oreilles
- DNR Lands

- Namekagon Scenic Riverway
- Federal Land
  - Land with Easements



Source: Wisconsin DNR; NPS, Northwest RPC.

## **Element 6**

# **ECONOMIC DEVELOPMENT**

## **6.1 INTRODUCTION**

Economic activity in the Town of Bass Lake is closely tied to the land. Tourism and recreation activities are the foundation of the local economy. Given that the natural environment is essential to the continued success of the local economy, it is of critical importance that the plan protects natural resources. As a result, economic development opportunities discussed in this element are encouraged near STH 27, CTHs E and K corridors, and on industrial zoned property near STH 63. Other areas of the town are not encouraged for commercial or industrial development in order to maintain the northwoods character of the town. To address the requirements of this element, this element includes:

- highlights of the **labor force information** from Element 1 (Issues & Opportunities);
- an assessment of **strengths and weaknesses** with respect to attracting and retaining business and industry;
- a listing of **environmentally contaminated sites** and an overview of programs that deal with them;
- an **inventory** of existing businesses; and
- County, state, federal, and regional **economic development programs**.

## **6.2 66.1001 REQUIREMENTS**

The element shall assess categories or particular types of new businesses and industries desired by the town, assess strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. County, regional and state economic development programs that apply to the town shall be identified.

## **6.3 LABOR FORCE AND ECONOMIC BASE**

The Issues and Opportunities Element of this plan provides a more detailed analysis of the local and county economy as well as the labor force. Highlights from the element include:

- Of the 2,377 inhabitants in the Town of Bass Lake, 1,853 are 16 years or older. According to 2009-2013 ACS data, 1,204 comprise the civilian labor force. A total of 1,078 were identified as employed and 126 unemployed.

- The population 25 years and over identifies 88.3 percent of residents of the Town of Bass Lake possess a high school diploma or higher degree. Nearly 64.1 percent of residents have some college or a college degree in higher education.
- Sixty five percent of the labor force population (over age 16) is working.
- The Town of Bass Lake family per capita income was \$24,446 slightly lower than the Sawyer County per capita income figure of \$23,213 and significantly lower than the State of Wisconsin per capita income of \$27,426.

#### **6.4 CURRENT BUSINESS INVENTORY**

The Town of Bass Lake is a rural community with relatively easy access to the primary shopping center located in the City of Hayward. There are a number businesses located in the Town of Bass Lake though many of these businesses are tourism based. Residents of the town generally travel to the City of Hayward for work and to purchase desired goods and services.

Specifically, the town is home to approximately 19 business establishments: It should be noted that as of October 24, 2002, the Wisconsin Department of Revenue reported in its Statement of Assessments that there were 43 different commercial parcels in Bass Lake, totaling 152 acres and 3 manufacturing parcels totaling 64 acres. Currently, there is approximately 148 acres of land zoned for commercial use in the town, most of which exists at scattered locations where businesses currently exist. Current businesses include:

- Pokorny's Resort
- Northwood Beach Storage
- TJ's Margaritaville Restaurant
- Log Cabin Store
- Earl's Marine Service Inc.
- Fireside Supper Club
- Trails End Resort
- Hayward National Golf & Country Club Inc.
- The Hutt Bar
- Johnson Timber Corp.
- Norwood Haven Resort
- Portage Trail Resort
- Pine Hill Resort
- Musky Bay Resort
- Angler's Haven Resort
- The Waterfront Bar and Grill
- Trailways Inn and Restaurant
- Wilderness Haven Resort
- Wilderness Walk

Most of the local economic activity that occurs in the town is associated with recreation, forestry, and home occupations. It is believed that many home occupations exist in the town, which was not addressed as part of the business inventory. Such businesses generally do not require special permits and may not require special zoning approvals due the nature of their business presenting no noticeable impact or nuisance to adjacent properties. The town supports a resident's right to have a small business operation on his/her property provided that the establishment does not create an environmental hazard or nuisance for neighboring property owners by generating excessive traffic, noise, lighting, signage, etc.

Based on the community survey results from 2001:

- **65.9** percent said the town should set specific standards for signs;
- **82.7** percent said the town should develop an ordinance to control billboards and lighting along county and town roads;
- **73.0** percent said the town should develop a noise ordinance;
- **61.4** percent said the town should take action to control the amount or direction of overhead lighting in the town; and
- **69.4** percent felt there should be aesthetic requirements or design standards for new commercial and industrial developments.

## **6.5 ATTRACTING AND RETAINING BUSINESS AND INDUSTRY**

The attraction of business and industry is an important goal for the town, especially tourism-based jobs, as 63 percent of the community survey respondents felt that the town should attract tourism-based businesses. The Town of Bass Lake has several attributes that would make it an excellent place to locate a potential business. Specifically the town has:

- Growing labor force
- Availability of land
- Good transportation network
- Educated workforce
- Diverse environmental and natural resources
- Water resources
- Cultural diversity
- Recreational resources
- Close proximity to medical and professional services
- People
- Internet Access
- Community involvement and participation
- Natural gas, digital cable, and high speed cable availability

While the town enjoys its share of advantages, there are several disadvantages or weaknesses the town must address when seeking to attract new business and industry. In particular:

- High property values
- Lack of affordable housing
- Lack of governmental cooperation (county and overlapping)
- Public safety issues

## **6.6 BUSINESS OPPORTUNITIES**

Future commercial and industrial development in the Town of Bass Lake is most likely to occur along major roadway corridors that bisect the town; specifically, along STH 27, CTHs K and E and near STH 63. The development of this *Comprehensive Plan* is seen as an important step to plan for and accommodate growth and development along these highways. According to the community survey, the community would like to see a compatible mix of land use along these primary transportation corridors in the future. The town would also support limited residential development in these areas (some exists already) to provide additional housing opportunities.

While the town would like to welcome additional business development to support the local tax base, it is important that any new development exist in harmony with the local environment. Therefore, new business and industry development should be “clean” and not produce by-products that would be hazardous to the natural resources of the Town of Bass Lake (i.e.-lakes, rivers, streams, wetlands, forests, and agricultural lands). Likewise, new development should blend into the rural landscape and not represent a nuisance to other landowners. Sixty percent of respondents to the community survey said the town should not encourage fast-food establishments, and nearly 62 percent said they should not encourage large chain retail stores to locate in the town.

### 6.7 BASS LAKE’S TARGETED BUSINESS AND INDUSTRY

New business and industry in the town should generally not require municipal water or sewer service unless the town wishes to begin providing such services through the creation of a sanitary district. Also, the town wants to ensure new developments do not jeopardize the rural character and quality of life. For example, nearly 94 percent of the community survey respondents felt the Town of Bass Lake should maintain the current woodland character of local town roads. In essence, businesses and industries which might choose to locate in the town should be environmentally friendly, have limited outdoor storage, and use minimal lighting and signage.

Given these constraints, the community survey reports the following types of new businesses and industries desired by the community (Table 6.1).

**Table 6.1: Desired New Business/Industries**

<b>Business/Industry</b>	<b>Percent</b>
Tourism	63.0
Retail	34.5
Service businesses	51.8
Light industrial	56.8
Other	4.2

Source: Town of Bass Lake survey results

### 6.8 TOURISM IMPACT TO THE LOCAL ECONOMY

Sawyer County has a long history of being a vacation destination for families from across Wisconsin and bordering states. These visitors play an important role in the overall economy of the county and of local businesses in the town. The economic impact to the town and county based on seasonal homes is significant. Within the town, there are slightly more seasonal homes than year-round homes. These seasonal homes have a significant impact on the overall tax base and are generally located near the town’s water resources.

Statewide, tourism spending has continued to increase reaching an estimated \$11.7 billion in 2002. Sawyer County is impacted greatly by the number of visitors to the county. These visitors include persons traveling through the county or staying in their second (seasonal) home. In 2002, it is estimated that \$139,966,297 was expended in the county by travelers. The net result of these expenditures is the realization that nearly 3,600 full-time equivalent jobs were created to support the traveling public. The world-class events and the natural resources in Sawyer County significantly contribute to the number of visitors to Sawyer County.

## 6.9 REDEVELOPMENT AND CONTAMINATED SITES

Leaking underground storage tanks (LUST's) are often a source of localized contamination problems and may pose threats to health and safety. These threats may include: contamination of soil and groundwater; contamination of drinking water; or contamination of lakes, rivers, and streams. Underground storage tanks are regulated in Wisconsin under,

- ❑ **Comm 10** Wisconsin Department of Commerce's rule governing installation, registration, maintenance, and abandonment of petroleum storage tanks
- ❑ **NR 746** - Applies specifically to sites where petroleum products have discharged from storage tanks
- ❑ **Comm 47** Department of Commerce rule that governs reimbursement from Petroleum Environmental Cleanup Fund Act (PECFA)
- ❑ **PCFA** Wisconsin's reimbursement program for eligible costs of cleaning up contamination from leaking underground and aboveground petroleum storage tank systems, administered by the Department of Commerce.

The Wisconsin Department of Natural Resources has jurisdiction over two LUST sites within the town, while the Department of Commerce has jurisdiction over one site (See Table 6.2 and Map 6.1). The siting of land uses should consider the potential negative impact of LUST sites and other pollution hazards. Wisconsin's corrective action rules (NR 140 & NR 700 series) define the process for management of environmental discharges from the time of discovery until site closure. Soil and groundwater clean up standards under these rules are 'risk-based', with consideration of individual site conditions.

Redevelopment of contaminated sites for commercial or industrial uses is recommended, where applicable. Most often commercial and industrial uses will be more compatible with the past land uses than residential or park/recreation related land uses.

**Table 6.2: Town of Bass Lake Identified LUST Sites**

Activity Name	Location	Jurisdiction	Risk
Valhalla Resort	T40N-R9W Section 25	WDNR	High
Stone Hill Resort	T40N-R9W Section 33	WDNR	High
LCO Quick Stop	T40N-R8W-Section 17	Commerce	Low

Source: WDNR, BRRTS data

The Wisconsin DNR under the Environmental Repair Program (ERP) lists two other locations in the Town of Bass Lake, the Bass Lake landfill near Highline Road and Skille Cranberry Farm located near Grindstone Landing and CTH K (Table 6.3). ERP sites include industrial spills or dumping that need long-term investigation, buried containers of hazardous materials, and closed landfills that have caused contamination. The program also contains sites where above ground petroleum storage tanks have resulted in contamination.

**Table 6.3: Town of Bass Lake ERP Sites**

Site Name	Location	Date of Reported Incident
Bass Lake Land Fill	Highline Road	August 1959
Skille Cranberry Farm	Grindstone Landing & CTH K	September 2002

Source: Wisconsin DNR- Bureau for Remediation & Redevelopment Tracking System (BRRTS)

## 6.10 CLOSED SITES WITH GROUNDWATER CONTAMINATION

The Wisconsin Department of Natural Resources GIS registry of closed remediation sites indicates no known sites of groundwater contamination in the Town of Bass Lake. Only closed sites with groundwater contamination remaining above chapter NR140 enforcement standards or soil contamination above NR720 residual contaminant levels are included in this registry.

## 6.11 ECONOMIC DEVELOPMENT PROGRAMS

There are many programs at the federal, state, county, and regional level that can help the Town of Bass Lake in the support and development of economic development efforts. In addition, there are programs available for individual businesses to assist in start-up and expansion. What follows is a list with description of agencies and programs that can assist the Town of Bass Lake with its economic development efforts. By no means is the list complete. Those programs listed, are those most likely to be used by the community.

### Economic Development Administration

The U.S. Department of Commerce, Economic Development Administration offers two programs for assistance with economic development that apply to the Town of Bass Lake. One is the Public Works and Economic Development Facilities Assistance Program, which supports the construction or rehabilitation of essential public infrastructure and development facilities necessary to generate private sector jobs and investment, including investments that support technology-led development, redevelopment of brownfield sites, and eco-industrial development. Secondly, the Economic Adjustment Assistance Program is available to: (1) address the immediate needs of businesses and communities presently undergoing transition due to a sudden and severe job loss; and (2) demonstrate new and proactive approaches for economic competitiveness and innovative capacity for threatened regions and communities.

### Rural Development

The USDA Rural Development Community Facility Loan Program provides funds to local units of government to construct, enlarge, extend, or otherwise improve community facilities providing essential services in rural areas and towns with a population of 50,000 or less.

### Wisconsin Department of Administration

A number of programs are available through the Wisconsin Department of Administration. The Community Development Block Grant for Economic Development (CDBG-ED) provides resources to local governments that will enable them to assist economic development projects in

their community. The local unit of government is the applicant and recipient of the funds. A specific business, which must be located in a municipality of 50,000 or less, is loaned the funds for eligible business development uses. When the funds are repaid to the local government, they may stay in the community to be used as a revolving loan fund to assist other businesses in the community.

The Community Development Block Grant Public Facilities for Economic Development (CDBG-PFED) provides grant funds to local governments that will enable them to provide needed public facilities (i.e., streets, sewer mains, water mains, etc.) to private business enterprises that are going to create full-time jobs by starting or expanding their businesses because of the availability of the funded public facilities.

### **Wisconsin Department of Transportation**

Available from the Wisconsin Department of Transportation is a program called the Transportation Facilities Economic Assistance and Development Program (TEA). The intent of the TEA program is to help support new business development in Wisconsin by funding transportation improvements that are needed to secure jobs in the state. A governing body, a business, a consortium group, or any combination thereof can apply for TEA program funding.

### **Northwest Business Development Corporation**

The Northwest Wisconsin Business Development Corporation (NWBDC), a strategic partner with the Northwest Regional Planning Commission, Spooner, has available revolving loan funds to provide long-term fixed rate, low down-payment loans to assist business in job retention and growth.

### **Northwest Wisconsin Regional Economic Development Fund**

NWREDF provides low-cost financing for businesses seeking to either start or expand their operations in Northwest Wisconsin. Financing is available for high technology businesses, manufacturing, timber, secondary wood products, facade improvements, service businesses, and the tourism industry. Businesses in Sawyer County may seek funding assistance through this program as Sawyer County has rolled its CDBG-ED revolving loan fund into the fund pool.

### **Sawyer County Economic Development Corporation**

The Sawyer County Economic Development Corporation (formally Hayward Area Development Corporation) works with local businesses and prospective businesses seeking placement throughout Sawyer County.

### **Other Programs**

There are many more federal, state, and local programs offering assistance to businesses that are too numerous to mention here; however, they are listed in the Economic Development Manual prepared by the Wisconsin Bankers Association and the Wisconsin Financing Alternatives booklet prepared by the former Wisconsin Department of Commerce.

## 6.12 ECONOMIC DEVELOPMENT GOALS, OBJECTIVES, ACTIONS, POLICIES, AND PROGRAMS

A set of recommended goals, objectives, and action steps has been developed to assist in the overall economic development efforts of the town.

Goal: Allow for high quality economic development that emphasizes the natural environment of the town.

Objective 1: Prevent uncontrolled commercial strip development.

- a. *Develop guidance, based on community input, that will assist commercial development understand community character and limit sprawl.*
- b. *Keep commercial development centralized on main transportation corridors.*
- c. *Adopt standards for commercial development, which reflects a northwoods character.*

Objective 2: Attract and retain quality businesses and industries that improve the employment and personal income base of the town.

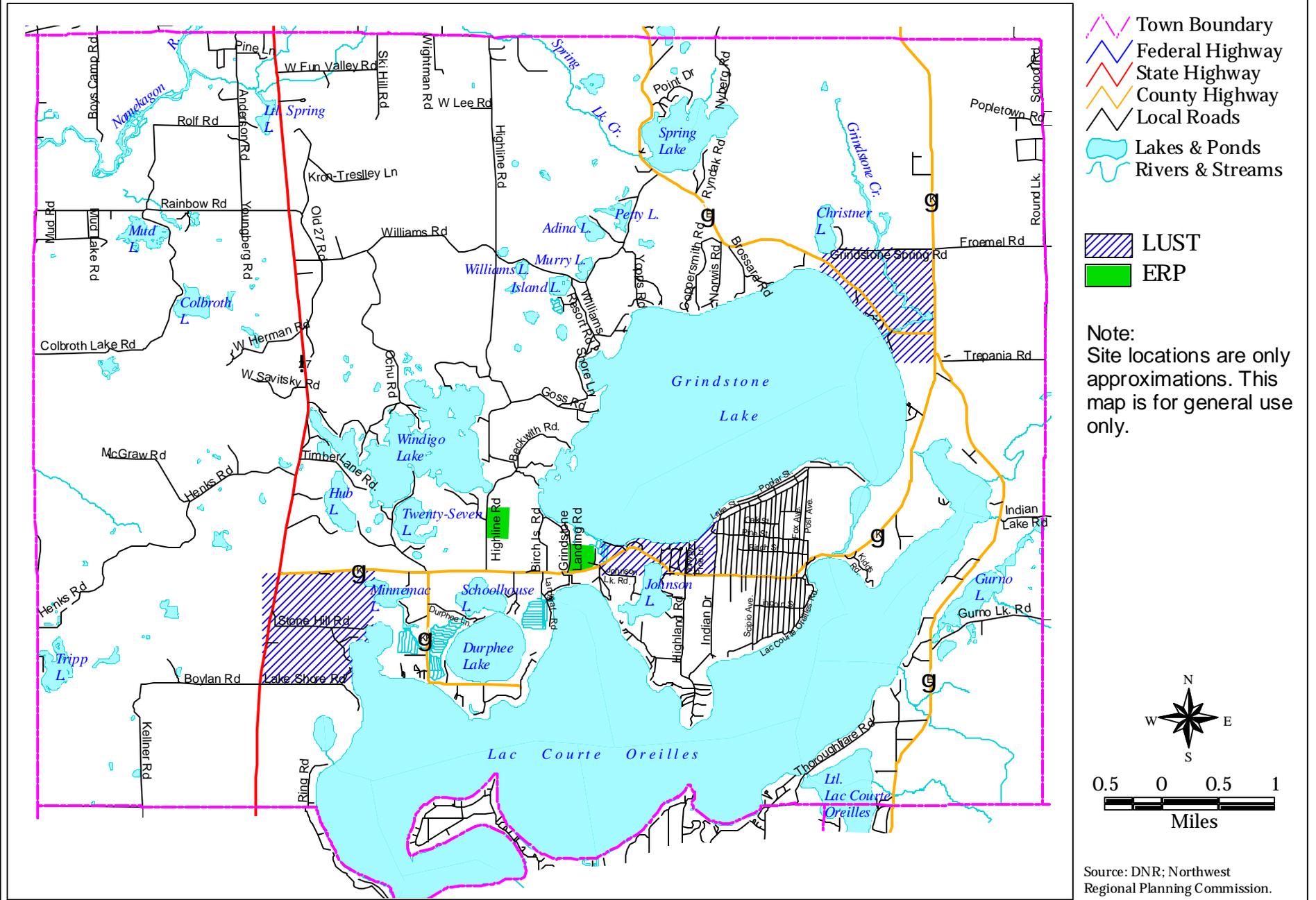
- a. *Focus economic development activities on the recreation and service industries (i.e. motel and dining facilities).*
- b. *Develop a focus group to explore potential business or manufacturing industries desirable by the community.*
- c. *Investigate available federal, state, and private grants for economic development activities.*
- d. *New industrial activity should be limited to those areas designated for such use on the Future Land Use Map in order to minimize adverse impacts upon surrounding land use, particularly residential use.*
- e. *Investigate the use of town bonding authority and other financing mechanisms in connection with economic development activities.*

Objective 3: Ensure that future commercial and industrial development is compatible with the rural character of the Town of Bass Lake.

- a. *Encourage standards for commercial development, which reflects a northwoods character.*

Map 6.1

# LUST & Environmental Repair Sites - Town of Bass Lake



## **Element 7**

# **INTERGOVERNMENTAL COOPERATION**

## **7.1 INTRODUCTION**

The Town of Bass Lake's relationship with neighboring municipalities, school districts, and state and government agencies can significantly impact town residents in terms of planning, level of services, and the siting of public facilities. A review of these relationships and the identification of potential conflicts can help Bass Lake cope with future issues that arise between jurisdictions.

An inventory and examination of the existing jurisdictional relationships within the county provides the cornerstone for intergovernmental cooperation. Understanding the nature and complexity of these relational issues is key to understanding how these relationships can be enhanced to provide maximum coordination and cooperation. Presently, many jurisdictions within the county have informal agreements with other units of government. It will be the aim of the intergovernmental component to achieve a superior level of multi-jurisdictional cooperation through formalization of relationships, opening the lines of communication between jurisdictions, and to promote intergovernmental agreements.

## **7.2 66.1001 REQUIREMENTS**

Per the requirements of Wisconsin's comprehensive planning legislation, this element of the *Comprehensive Plan* includes a compilation of goals, objectives, actions, or policies, and programs for joint planning and decision making with other jurisdictions. It will also identify existing and potential conflicts between the Town of Bass Lake and other governmental units.

## **7.3 GOVERNMENTAL UNITS AND RELATIONSHIPS TO THE TOWN OF BASS LAKE**

The Town of Bass Lake shares borders with five municipalities, an Indian Reservation, a county, and two school districts. In addition, the town must also coordinate with state and federal agencies.

### **Adjacent & Overlapping Jurisdictions**

- Town of Bass Lake (Washburn County)
- Town of Couderay (Sawyer County)
- Town of Hayward (Sawyer County)
- Town of Sand Lake (Sawyer County)
- Town of Stone Lake (Washburn County)
- Lac Courte Oreilles (LCO) Band of Lake Superior Chippewa Indian

The Town of Bass Lake's relationship with the five adjacent towns can be characterized as one of mutual respect since the borders between the Town of Bass Lake and adjacent towns are fixed

and boundary disputes are non-existent. The towns share a number of characteristics including rural character.

The Lac Courte Oreilles Indian Reservation covers approximately the eastern one-third of Bass Lake and encompasses approximately 76,465 acres (all reservation lands) with a population consisting of approximately 5,000 people, 4,000 of who are tribal members and 1,000 of who are non-Indian residents. The LCO Band of Lake Superior Chippewa Indians—organized under the Treaty of 1854—is governed by the LCO Tribal Governing Board, which includes the Chairman, Vice-Chairman, Secretary-Treasurer, and four board members.

The relationship between the town board and tribal council is one of which cooperation and understanding could be enhanced. Establishing a dialog between the town board and tribal council would open the lines of communication more directly, thereby allowing the elected officials to discuss relevant and often time sensitive issues on a timelier basis. As part of the discussions, it is recommended the LCO department heads meet with town officials. This would allow the town board to better understand department responsibilities. It is important that the plan commission and LCO departments have an integrated relationship where future land use recommendations will be put forth.

### **Schools**

- Hayward Community School District
- Lac Courte Oreilles Ojibwe School/College
- Mennonite School

The Hayward School District, Mennonite School, and the LCO Schools serve the Town of Bass Lake. The Hayward K-12 school facilities are located within the City of Hayward. LCO school facilities located on the reservation include the LCO Head start, LCO K-12, and the Lac Courte Oreilles Ojibwe Community College (LCOOCC). The LCO K-12 school does not have district boundaries like that of public schools (Map 7.1). The Mennonite School has open enrollment to interested attendees.

### **County and Regional Government Units**

- Sawyer County
- Washburn County
- Northwest Regional Planning Commission

Sawyer County has some jurisdiction within the town. In particular, Sawyer County has jurisdiction over land divisions, on-site sanitary sewer systems, and zoning (including shoreland, wetland, and floodplain areas) in the Town of Bass Lake. Sawyer County also owns and maintains the county roads.

In general, the relationship between the Town of Bass Lake and Sawyer County can be characterized as one in which cooperation and understanding could be enhanced. The primary conflict lies between proposed zoning and land use recommendations made by Sawyer County. A large part of the rationale for developing the comprehensive plan is the desire of the town to look forward to identify where in the future the community chooses to go. The development of

the future land use map is intended to help direct town official, Sawyer County Zoning Committee, and Sawyer County Board of Supervisors with a better understanding of development trends and future land use patterns. In areas where the county has jurisdiction in the town, the county attempts to get input from the town before making decisions affecting town land use. Likewise, the town has attempted to maintain open lines of communication with Sawyer County. One identified conflict between the Town of Bass Lake and Sawyer County has been that there is a lack of clarity about zoning and land use decisions within the reservation boundary.

The Washburn County line forms the western boundary of the town. This close proximity requires the Town of Bass Lake to communicate with Washburn County and its towns. This helps to minimize or mitigate potential problems that may arise on road maintenance (reciprocity agreements) or the sharing of other services. Continued interaction between Bass Lake, Washburn County, and local jurisdictions is encouraged.

Sawyer County and the Town of Bass Lake are within the Northwest Regional Planning Commission (NWRPC) area. Technical and professional services from NWRPC are available to LCO, Bass Lake, and other governmental bodies in Sawyer County. The Town of Bass Lake and NWRPC share mutual respect and work together, exemplified in their relationship to develop this *Comprehensive Plan*.

### **State Agencies**

- Wisconsin Department of Revenue (DOR)
- Wisconsin Department of Natural Resources (WDNR)
- Wisconsin Department of Transportation (WisDOT)

The DOR, WDNR, and WisDOT are the primary state agencies the Town of Bass Lake must communicate with to achieve the goals and objectives of this plan. Although the state only owns a small portion of land (approximately 730 acres), most of which is located in the Flat Creek Wildlife Area and Grindstone Creek Fish Management Area, many land use issues concerning natural resources throughout the town call on the WDNR for assistance and guidance. Likewise, if and when WisDOT plans to improve the STH 27 corridor, it will have significant impact on the town. Therefore, open communication and participation in land use decisions, which may impact the town, is an important priority for intergovernmental cooperation in the future. Through the DOR shared revenue program, the State of Wisconsin distributes tax revenues to municipal and county governments for use at their discretion. For the most part, it is used locally for law enforcement, road maintenance, fire protection, and general government administration. In 2003, municipalities are projected to receive \$776.8 million through this program.

### **Federal Agencies**

- National Park Service

The National Park Service is responsible for management of the St. Croix National Scenic Riverway, of which the Namekagon River passes through the Town of Bass Lake. Although this section of the riverway is only about 3 miles in length, it provides an important link to the scenic riverway to the north and south.

## **7.4 INTERGOVERNMENTAL COOPERATION EFFORTS**

The Town of Bass Lake has a mutual aid agreement with all recognized fire departments in Sawyer County through the Sawyer County Fire Association.

Relationships regarding transportation services include a relationship where the Town of Hayward snow plows roads intersecting U.S. Highway 63 south (Johnson Timber property and Boys Camp Road). This is an agreement in the form of a handshake with no written documents on file.

Currently, the only identified relationship the Town of Bass Lake has with state agencies is the relationship for receiving General Transportation Aids through the WisDOT. The only identified relationship with federal jurisdictions is the fact that the town adjoins the Namekagon River, part of the St. Croix National Scenic Riverway. No formal contracts or agreements exist.

## **7.5 EXISTING AND PROPOSED PLANS OF NEIGHBORING COMMUNITIES, SCHOOL DISTRICTS AND STATE AGENCIES**

### **Adjacent Governmental Units**

The Town of Hayward completed a comprehensive plan in June 2001 and approved the plan by ordinance. The Town of Hayward Comprehensive Plan does set the following intergovernmental cooperation goal:

*“Encourage more communication and cooperation in planning and decision-making between the Town of Hayward and adjacent local governmental units and quasi-public, county, regional, state, and federal governmental entities.”*

This goal statement, supporting open communication and cooperation between all the above governmental bodies is in accord with the Town of Bass Lake’s goals and objectives pertaining to intergovernmental cooperation. In reviewing the Town of Hayward Comprehensive Plan, it has been determined the comprehensive plans for the Town’s of Hayward and Bass Lake are consistent with one another.

Several of the towns adjacent to Bass Lake have adopted comprehensive plans. In conjunction with the Town of Bass Lake, the Towns of Sand Lake and Edgewater and the Lac Courte Oreilles Band of Lake Superior Chippewa have developed local comprehensive plans. The Town of Bass Lake has requested to participate in the planning efforts of adjacent communities and, likewise, has encouraged them to participate in their planning process.

### **Schools**

As mentioned earlier in this element, the only schools located with the town boundaries are the Mennonite School, LCO K-12, and LCO Community College facilities. In the past, the Town of Bass Lake has not been requested to provide input about the location of new school facilities from either LCO or the Hayward Community School District. However, the town wishes to

become more involved in the siting of future schools to ensure that the goals and objectives of their plan are met. None of the schools have a plan to construct any new facilities at this time.

### **County and Regional Governments**

Sawyer County has adopted a comprehensive plan in accordance with §66.1001. Washburn County, which borders the Town of Bass Lake directly to the west, has not adopted a comprehensive plan. It is important when Sawyer County updates their comprehensive plan that the Town of Bass Lake is solicited for input relating to the overall future land use efforts already completed for the town.

## **7.6 COUNTY, STATE, TRIBAL, AND FEDERAL PLANS**

### **Sawyer County Outdoor Recreation Plan (2014-2020) Recommendations for the Town of Bass Lake**

This plan outlines the recommendations for existing and proposed recreational facilities in Sawyer County; it also includes a list of general objectives that apply to all Sawyer County communities. The document lists public recreational facilities in the Town of Bass Lake and lists two recommendations 1) designated trails and 2) town acreage for sports fields. No conflicts with the Town of Bass Lake Comprehensive Plan have been identified.

### **Sawyer County Land and Water Resource Management Plan (2003-2008)**

This plan has identified several significant, countywide concerns. It includes goals and objectives specific to agricultural pollution, reforestation, soil erosion, land use planning, wetland preservation, enhancement of shorelines, and invasive species. There are no recommendations specific to the Town of Bass Lake. There are no conflicts with the Town of Bass Lake Comprehensive Plan.

### **A Plan for the Resources of Sawyer County Soil & Water Conservation District (1981)**

The plan includes broad goals, objectives, and actions on a countywide basis. There are no specific recommendations for the Town of Bass Lake although general guidelines and actions would apply to resources within the town. No conflicts with the Town of Bass Lake Comprehensive Plan have been identified.

### **Sawyer County Solid Waste Management Plan (July 1983) Recommendations for the Town of Bass Lake**

The Resource Conservation and Recovery Act (RCRA) of 1976 enacted standards for treatment, storage, and disposal of solid waste. Since adoption of the plan in 1983, all local landfills (town) have since closed. No conflicts with the Town of Bass Lake Comprehensive Plan have been identified.

### **Sawyer County Farmland Preservation Plan (May 1981) Recommendations for the Town of Bass Lake**

The plan is a compilation of data with general policy statements regarding farmland preservation. The policy statements would apply to lands in the Town of Bass Lake. No conflicts with the Town of Bass Lake Comprehensive Plan have been identified.

### **Sawyer County Forest Comprehensive Land Use Plan (1995-2005) Recommendations for the Town of Bass Lake**

Currently, there is no county-owned forestland in the Town of Bass Lake. If there were, recommendations for public forestlands would apply to county-owned and managed lands within the Town of Bass Lake.

### **Sawyer County Roadway Improvement Plan**

County roadway improvements within the Town of Bass Lake are identified in the Transportation Element, and may be found in Table 3.5 (page 3-6). Roadways under Sawyer County jurisdiction within the Town of Bass Lake include: County Highways “E”, “K” and “KK”. No conflicts with the Town of Bass Lake Comprehensive Plan have been identified.

### **Wisconsin State Highway Improvement Plan**

State roadway improvements within the Town of Bass Lake are identified in the Transportation Element, and may be found in Table 3.5 (page 3-6). Roadways under state jurisdiction within Bass Lake Town include State Highway 27. No conflicts with the Town of Bass Lake Comprehensive Plan have been identified.

### **Lac Courte Oreilles Reservation -Integrated Resource Management Plan**

This plan describes the comprehensive intentions of the Lac Courte Oreilles Band of Lake Superior Ojibwe in managing the resources of their reservation. It includes a list of goals and objectives specific to economic development, water resources, wildlife, forest resources, fisheries, wetlands, agriculture, recreation and tourism, air, roads, cultural resources, solid waste, and land use. No conflicts with the Town of Bass Lake Comprehensive Plan have been identified.

### **Lac Courte Oreilles-Wetlands Conservation Plan (06-01-00)**

The purpose of this plan is to allow for the management of wetlands located within the reservation boundaries. It is a comprehensive plan that recognizes and addresses all wetlands in order to ensure minimal impacts and no net loss of wetlands. This plan contains no recommendations specific to the Town of Bass Lake and is intended as a guide only. No conflicts with the Town of Bass Lake Comprehensive Plan have been identified.

### **Joint Agency Management Plan for the Chippewa Flowage**

The management plan brings together the Wisconsin Department of Natural Resources, USDA-Forest Service, and LCO in an effort to coordinate management guidelines in planning, designing, and implementing management activities focusing on protecting the unique natural character of the flowage. In addition, the plan strives to maintain the high quality of its natural resources; its recreational opportunities; and its traditional tribal use for religious, ceremonial, medicinal, subsistence, and economic purposes. Although the Chippewa Flowage is outside the

boundary of the Town of Bass Lake, land use activities by the WDNR and LCO may have some indirect impact to the flowage area. This plan contains no recommendations specific to the Town of Bass Lake and is intended as a guide only. No conflicts with the Town of Bass Lake Comprehensive Plan have been identified.

### **General Management Plan – Upper St. Croix and Namekagon Rivers**

The General Management Plan for the Upper St. Croix and Namekagon Rivers describes the general direction that the National Park Service intends to follow in managing the upper riverway for the next 15-20 years. The plan provides management with a framework that will allow riverway managers to effectively address future issues. A small portion of the scenic riverway is in the Town of Bass Lake; however, this area is of importance to the community. The town should continue to monitor activities relating to the development and purchase of property adjacent to the scenic riverway and meet regularly with National Park Service staff to review land management decision along the riverway. No conflicts with the Town of Bass Lake Comprehensive Plan have been identified.

## **7.7 INTERGOVERNMENTAL COOPERATION GOALS, OBJECTIVES, ACTIONS, POLICIES, AND PROGRAMS**

A set of recommended goals, objectives, and actions steps have been recommended for the town to engage and work with adjoining and overlapping jurisdictions. Implementation of the action steps is a start to providing discussion and cooperation of a broad range of issues impacting the town, county, and tribal council.

Goal: Establish mutually beneficial cooperative relationships with adjacent and overlapping jurisdictions.

Objective 1: Share community facilities whenever possible.

- a. *Inventory equipment and services of adjacent and overlapping jurisdictions.*
- b. *Develop formal agreements when sharing and developing services.*

Objective 2: Identify existing or potential conflicts between local governmental units and describe processes to resolve such conflicts.

- a. *Establish a conflict resolution process with adjoining and overlapping jurisdictions.*
- b. *Adopt ordinances creating land use authority in the town.*

Objective 3: Coordinate with other jurisdictions on multi-jurisdictional applications.

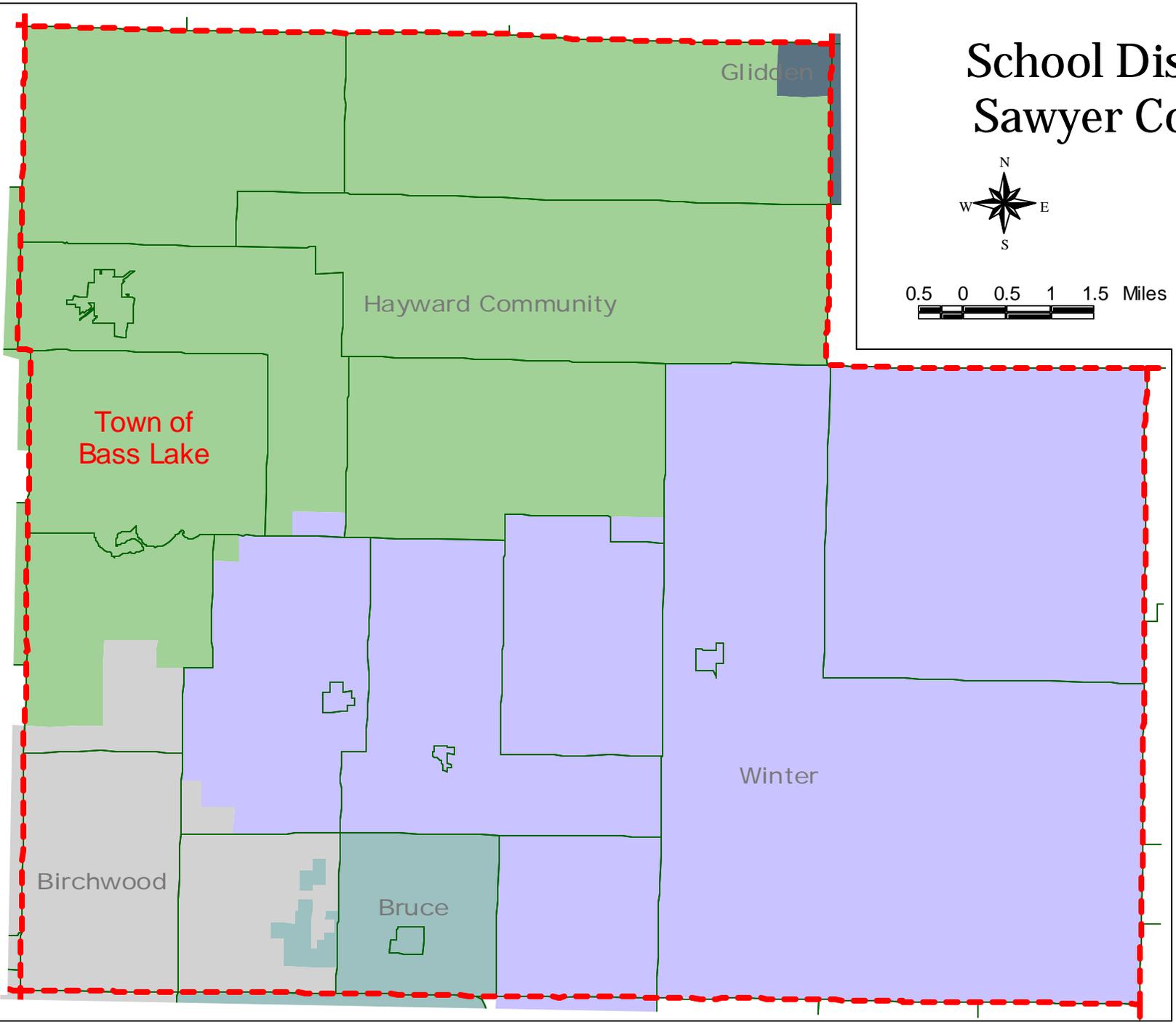
- a. *Seek funds for housing rehabilitation in coordination with other jurisdictions.*

Objective 4: Develop partnerships with adjoining jurisdictions in determining future land use to avert discrepancies that may arise.

- a. *Work with Sawyer County Zoning on issues.*
- b. *Coordinate activities with LCO and adjoining towns.*

- Objective 5: Develop a plan of action between the Town of Bass Lake, LCO, and Sawyer County on enforcement and implementation of zoning on privately held property within the LCO Reservation boundary.
- a. Achieve jurisdictional control and uniform standards for enforcement.*

# School Districts Sawyer County



Source: WDOA; Northwest Regional Planning Comm.

## **Element 8**

# **LAND USE**

### **8.1 INTRODUCTION**

The Land Use Element is intended to provide important background data, analyze trends, and define future needs related to community land use. This information will serve as the foundation for the development of goals, objectives, policies, programs, and actions. This planning element must be defined and utilized in conjunction with the other eight elements and will serve as a guide to future growth and development within the community. Tools to implement the community actions related to land use are defined and described under Element 9, Implementation.

Defining appropriate land use involves more than making ecologically and economically intelligent choices. It is also about retaining values, lifestyles, cultural assets, and community character. The planning of future land uses is sometimes perceived as an intrusion on the rights of private property owners. The actual purpose of this activity is to protect the rights of the individual and to give landowners, citizens, and local communities the opportunity to define their own destiny.

Many northern Wisconsin communities are facing the same problems due to unchecked growth: pollution, a loss of community character, traffic congestion, and sprawling development. Taxes have reached all time highs and infrastructure and maintenance costs continue to encumber local units of government. These issues are being further exacerbated by the trends of unplanned, haphazard growth and development. By giving communities the opportunity to define the way they wish to grow and by developing a “road map” to reach that destination, the magnitude of these problems can be reduced.

### **8.2 66.1001 REQUIREMENTS**

As required, this element contains a listing of the amount, type, intensity, and net density of existing uses of land; analyzes trends in the supply, demand, and price of land, opportunities for redevelopment, and existing and potential land use conflicts; contains projections of future residential, agricultural, commercial, and industrial land uses; and includes a series of maps that shows current land uses and future land uses.

### **8.3 BACKGROUND**

The Town of Bass Lake, located on the western edge of Sawyer County, encompasses 39,442 acres (approximately 62 square miles). Significant natural resources in the way of lakes make up an important component of the town that has resulted in recent land development. The town is

rural in nature and generally has a low development density, with the exception of shoreland areas where higher housing densities prevail.

Within the Town of Bass Lake lies a portion of the Lac Courte Oreilles Reservation. As part of the overall planning process, information available from LCO regarding planning and development within the reservation boundaries has been reviewed. In an effort to take a holistic approach to the town, the Town of Bass Lake has identified future land use activities within the reservation boundary. The future land use map has been reviewed with representatives from LCO as part of the intergovernmental planning process. LCO has developed its own comprehensive plan.

#### 8.4 EXISTING LAND USE

Existing land use was compiled through analysis of 1998 digital aerial photography, a windshield survey of the Northwoods Beach area, and information from the town’s community planning committee based on recent developments (Map 8.1). In March 2003 and 2007, the community planning committee approved a generalized existing land use map. The determined land use boundaries are approximations based on land use and are not based on parcel classifications used for assessment and zoning purposes.

Based on area land use for the Town of Bass Lake, Woodland/Other Natural Resources represent the greatest percentage of the land use category. Activities associated with Communications/Utilities represent the least amount of land use by category. Table 8.1 represents the land use categories for the Town of Bass Lake based on the March 2003 Generalized Existing Land Use Map.

**Table 8.1: Town of Bass Lake Land Use by Category**

Land use	Acres	Percent of Total
Agriculture/Open Space	2,784.82	7.05%
Commercial	19.49	0.05%
Communications/Utilities	2.19	0.01%
Cranberry Bogs	159.56	0.40%
Governmental/Institutional	54.66	0.14%
Industrial	12.41	0.03%
Park and Recreation	77.99	0.20%
Residential	601.64	1.52%
Transportation	779.96	1.97%
Water Features	10,312.02	26.11%
Woodland/Other Natural Resources	24,687.16	62.51%
<b>TOTALS</b>	<b>39,491.9</b>	<b>100.0%</b>

Source: NWRPC, Generalized Land Use Map

A standard land use classification system was used to assign different land use areas into categories. Below is a description of each land use classification used in the Town of Bass Lake to generate the existing land use map.

- **Agriculture** - The land use is predominately agricultural where the lands include croplands, livestock grazing, and dairy farming.
- **Commercial** - Retail sales establishments, restaurants, hotels/motels, and service stations.
- **Communications/Utilities Facilities** - Lands use for generating and/or processing electronic, communication, or water, electricity; petroleum; or other transmittable product and for the disposal waste processing, and/or recycling of by-products.
- **Government/Institutional** - These lands include: government-owned administration buildings and offices; fire stations; public hospitals and health care facilities; day care centers; public schools, colleges, and educational research lands; and lands of fraternal organizations. Cemeteries, churches, and other religious facilities are included in this land use category.
- **Industrial** - Manufacturing and processing, wholesaling, warehousing and distribution, and similar activities.
- **Open Space** - Privately owned non-wooded undeveloped lands, fallow fields.
- **Parks and Recreation** - Recreation lands under public or private ownership. Publicly owned recreational lands may include: town parks, nature preserves or athletic fields, boat landings, campgrounds, etc. Examples of privately owned lands may include: golf courses, campgrounds, marinas, shooting range, etc.
- **Residential** - Lands with structures designed for human habitation including: permanent, seasonal, and mobile housing units (not in a designated mobile home park) and recreational cabins and cottages.
- **Transportation** - Use of land corridors for the movement of people or materials, including related terminals and parking facilities.
- **Water** - Open water areas, including natural and impounded lakes and streams.
- **Woodlands** - Forested lands under private ownership, private forest woodlots.

Based on the existing land use in the Town of Bass Lake, an analysis of each land use classification has been developed. This information is intended to provide a snapshot of the existing conditions or “supply” of available land throughout the town. Overall, the intensity and density of all land use activities is considered low due to the rural nature of the town. Only land along select lakes would be considered as having a somewhat higher density level and even that is argumentative based on a person’s perspective and definition of density. Over the planning horizon, it is anticipated that overall density of the land use activities will remain at a low level. However, land use activities associated with residential development will continue to see demand resulting in newly platted subdivisions and lakeshore development. The town’s position on minimum lot size is one way in which to maintain land use activities appropriate to the

desires of the community and to curb high-intensity and high-density development, which may negatively impact the rural nature and Northwoods character so highly valued by the community.

Limited land use conflicts exist due to the community supporting primarily residential activity. Conflicts between agricultural and residential activities are non-existent due to the very limited amount of farming. Agricultural activity in the town is considered a very low-intensity land use, primarily growing of crops. Very limited and sporadic development associated with commercial and industrial activity is present resulting in little adjoining land use conflicts.

The potential for land use conflicts will not be completely eliminated by this plan. However, following the goals, objectives, action statements, and future land use map will set a course of action that will minimize such conflicts. As stated elsewhere in this plan, an integrated planning process between the Town of Bass Lake and all overlapping and adjoining jurisdictions will ensure that future land use decisions consider and examine potential conflicts.

### **Agriculture**

Limited agricultural activity occurs in the Town of Bass Lake. What agricultural activity that does occur is primarily concentrated in the southwest corner of the town adjacent to STH 27. Approximately 2,800 acres or 7 percent of the land area is for agricultural purposes.

### **Commercial**

The Town of Bass Lake has limited commercial land use with approximately 20 acres or less than one percent in commercial use. Those commercial activities within the town generally include resorts, restaurants, taverns, and some merchant stores. Nationally and within Northwest Wisconsin, persons working from their home and via the computer/internet have emerged. Because there is no tracking capability of home-based businesses or persons working out of their home, it is impossible to determine those figures for the Town of Bass Lake. However, according to the 2000 U.S. Census Bureau data, 70 residents worked from their home. Approximately 20 acres or less than 1 percent of the land is being used for commercial purposes.

### **Cranberry Bogs**

Several large cranberry bogs are located between Grindstone Lake and Lac Courte Oreilles near CTH K and KK. These bogs represent approximately 160 acres or less than 1 percent of the land area. The future of cranberry bogs is unknown at present due to building pressures near water resources and market pricing for cranberries.

### **Government/Institutional**

Government and institutional land use within the Town of Bass Lake consists of the town hall located along CTH K and significant land developments within the Lac Courte Oreilles Reservation. Approximately 55 acres or less than 1 percent is developed and being used under the government and institutional land use that would include buildings owned by the Town of Bass Lake and LCO, community churches, cemeteries, and schools.

### **Industrial**

Very limited industrial land use activities are present in the Town of Bass Lake. This is largely the result of the significant natural resource base of the community and the limiting factors associated with available public water and sewer. Although zoned industrial land exists, limited land area is actually used. Approximately 13 acres, less than 1 percent, of land are used for industrial purposes throughout the town.

### **Park & Recreation and Communications/Utilities**

In the Town of Bass Lake, nearly 78 acres of land are used in the capacity for park and recreation purposes with the majority of this dedicated to the only golf course in the town. Very limited communications and utilities exist as represented in approximately 2 acres being used for such purposes.

### **Residential**

Low density is the primary characteristic of residential development in the Town of Bass Lake, except within the area known as Northwoods Beach. Although Northwoods Beach would not be considered a high-density area, it does represent an area with a concentrated area of residential and mixed-use activities. Due to the significant water resources found in the town, residential development of both year-round and seasonal dwellings has concentrated along much of the shoreline area. Scattered planned rural residential developments are also occurring in the forested areas of the town. Approximately 600 acres are utilized for residential purposes representing only 1.5 percent of the total land area.

### **Transportation**

Within the Town of Bass Lake, an integrated network of state, county, and town roads accommodate vehicular travel either passing through or having a destination within the town. Nearly 780 acres or 2 percent of the land area is dedicated to the function of moving commerce and people.

### **Water Features**

Three significant water features, Windigo Lake, Grindstone Lake, and Lac Courte Oreilles dominate the natural resources of the town. Many other smaller lakes, streams, and rivers contribute to the water resources. Nearly 10,313 acres of lakes, rivers, and streams dot the local landscape, representing nearly 26 percent of the land area.

### **Woodlands**

Woodlands and other natural areas dominate the landscape in the Town of Bass Lake. Based on land use, nearly 24,700 acres or 62 percent of the town is in woodland use and contributes to the area's timber production, wildlife habitat, and recreational opportunities. The Wisconsin Department of Natural Resources owns some selected acreages within the town with the most notable being the Flat Creek Wildlife Area along the western boundary of the town. Private citizens own the majority of woodlands in the Town of Bass Lake. The Sawyer County Forestry Department does not own any land within the Town of Bass Lake and national or international paper companies own few tracts of land.

## **8.5 PRIMARY FACTORS INFLUENCING THE DEVELOPMENT PATTERN IN THE TOWN OF BASS LAKE**

### **Surface Water Resources**

The most notable and visible trend across the Town of Bass Lake continues to be the development of private lakeshore frontage. Locally significant water bodies such as Grindstone and Lac Courte Oreilles have contributed significantly to the overall residential land use pattern. The past two decades have seen significant increases in residential development especially that of seasonal home development. It is anticipated residential development will continue along the town's water resources.

As development of lakeshore frontage continues the potential for second tier or backlot development increases. This development may continue to take advantage of the location to the major water bodies in the town with some second tier developments having access rights to the lake on properties adjacent to the lake and shared by common backlot owners.

### **Forested Rural Lands**

For some, residential development on local lakes has become over crowded and for others the opportunity to purchase lakeshore property is unrealistic due to lakeshore land values and taxes. As a result, many property owners and developers have looked to the division of rural forested lands as the "next" development trend in the Town of Bass Lake. Section 8.13 addresses this trend.

With nearly 70 percent of the town being forested and in many cases in large tracts, the opportunity for the development of "forested residential" to occur is high. Locally, the forested residential development pattern has already occurred but on a minor scale. This type of development can lead to fragmentation of the landscape and general loss of rural character. Rural developments of this type can pose challenges for emergency/police/fire response.

### **Transportation Network**

The transportation network contributes significantly to the overall development pattern of the town as the network provides access to land parcels. It is not anticipated the town will be developing new road segments or routes. However, road development by private landowners and developers having access to the existing transportation network will contribute greatly to the overall land having future access, thus allowing for continued development.

It is important that as new transportation segments are improved or developed and such activities are done in an effort to accommodate future traffic levels and are constructed to quality standards and measures acceptable by local residents and government.

### **Lac Courte Oreilles Reservation**

The eastern portion of the Town of Bass Lake is the Lac Courte Oreilles Band of Lake Superior Chippewa Indian Reservation. Over the past decade, development activities including residential, commercial, and institutional have significantly influenced development patterns on the reservation within the municipal boundary of the Town of Bass Lake.

The ability of the Lac Courte Oreilles to access federal funding programs and gaming revenues increases the potential for development such as a water and sewer distribution system near the college and local villages. Significant increases in population on the reservation also contribute to the potential for the expansion of development patterns on the reservation.

### **Proximity**

The town's proximity to the City of Hayward provides a convenience for people to live in the "country" but have quick access to the amenities a city provides. Over the years, STH 27 south bound from the City of Hayward has seen a change in land use activity from primarily residential to mixed-use development, including commercial. This change in land use along STH 27 will influence future development in the Town of Bass Lake as well.

The continued influence of seasonal residence and landowners from major metropolitan areas down state and from out-of-state will continue to influence the local residential development pattern, with more seasonal landowners opting to retire in their seasonal residences.

### **Land Trends**

Since the late 1980s, the value of and price paid for area land has seen a steady increase. This increase has slowed related to the national economy. Overall, land values in the Town of Bass Lake have been influenced significantly by the surge in waterfront and forest property sales.

Equalized value change by year has continued to see a steady increase since 1998, with equalized value topping \$453,193,800 in 2013. Of the total equalized value for 2003, residential classification represents 90 percent. Agricultural equalized value continues to see a marked decrease. Since 2000, agricultural equalized value has dropped from \$1,529,700 to \$326,800 in 2013.

Prices for local properties vary significantly depending on location. Vacant shoreland property varies in price by the named lake on which the property is located and the number of acres for sale.

Developed shoreland properties also range in price based on the accommodations with the prices generally starting in the mid \$200,000s. Non-waterfront properties are more reasonable with homes generally starting in the mid \$100,000s. Vacant forested properties for purposes of residential development having an average of five acres per lot generally start in the mid \$20,000s. Due to the Town of Bass Lake being primarily residential in nature, no examples for commercial, manufacturing, or agricultural land sales in the town are available.

Due to the vast majority of the land area being undeveloped and rural, it is anticipated these areas will see continued new construction. As noted elsewhere in this plan, developers and private property owners are encouraged to redevelop properties versus develop green space, where applicable. Throughout the planning process, participating members of the public and in the community planning survey have expressed concern regarding an overall increase in all types of development. The potential for future land use conflicts will continue to exist even after the development of this comprehensive plan. It is important the town utilize this plan to guide future

development and adjoining and overlapping jurisdiction, such as LCO, partner with the town in helping make future land use decisions that do not result in land use conflicts.

## **8.6 WISCONSIN DEPARTMENT OF REVENUE ASSESSMENT STATISTICS**

The Wisconsin Department of Revenue real estate classes are used to determine land assessments and valuations. Because these data cover extensive time periods, they can be useful in conducting a simplified land use analysis and for examining trends, which are determined by the conversion from one type of assessment class to another over a period of time. The land use classes used for assessment purposes are: Residential, Commercial, Manufacturing, Agricultural, Swamp and Waste, and Forest. Excluded from this inventory are lands categorized as “other” or tax-exempt lands.

## **8.7 WISCONSIN REAL ESTATE CLASS DEFINITIONS**

**Residential** - includes any parcel or part of a parcel of untilled land that is not suitable for the production of row crops on which a dwelling or other form of human abode is located.

**Commercial** - includes properties where the predominant use is the selling of merchandise or a service. Apartment buildings of four or more units and office buildings.

**Manufacturing** - property consists of all property used for manufacturing, assembling, processing, fabricating, and making or milling tangible personal property for profit. It also includes establishments engaged in assembling component parts of manufactured products. All manufacturing property is assessed by the Wisconsin Department of Revenue.

**Agricultural land** - means land exclusive of buildings and improvements that is devoted primarily to agricultural use as defined by rule.

**Swampland or wasteland** - means bog, marsh, lowland brush, and uncultivated land zoned as shoreland under Wisconsin §59.692 and shown as a wetland on a final map under §23.32 or other nonproductive lands not otherwise classified.

**Productive forestland** - means land that is producing or is capable of producing commercial forest products.

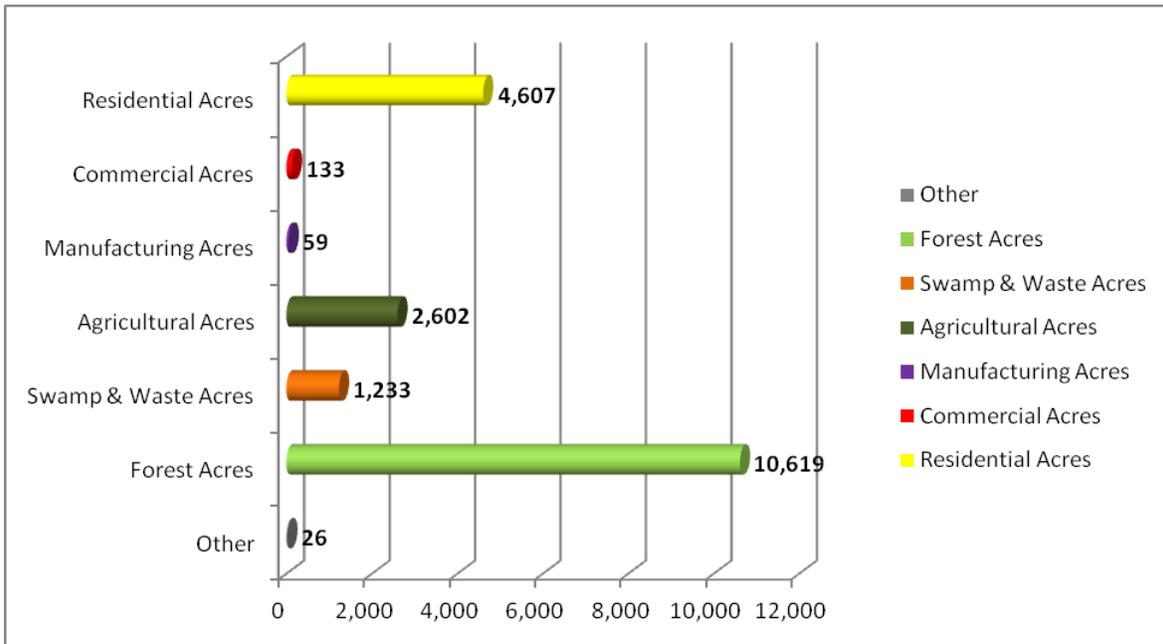
## **8.8 ASSESSMENT TRENDS IN THE TOWN OF BASS LAKE**

Utilizing assessment data reported by local assessors to the Wisconsin Department of Revenue, land use trends could be identified. Due to there being no GIS parcel level data available for present or past years, the only trend analysis possible on the change in land use is through the use of assessment data. Figure 8.1 identifies 2010 Assessment Acreage as reported on or before February 22, 2011.

To assist in identifying land use changes, selected data from the Wisconsin Department of Revenue’s statement of assessment for the Town of Bass Lake was utilized. Assessment data ranging every three years was initially sought for the trend analysis. However, gaps in the assessment reports became apparent resulting in the need to use the next available year data. As a result, data for the years 1983, 1987, 1990, 1993, 1996, 2000, and 2010 is utilized.

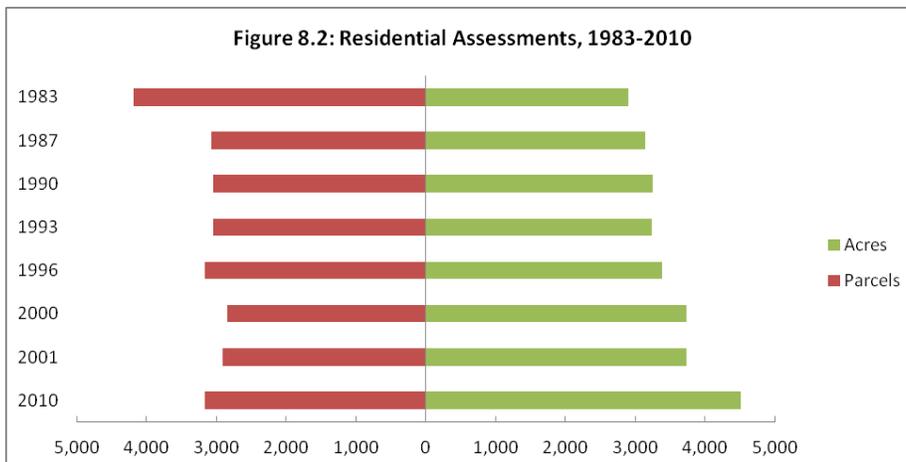
In comparing the total acreage between the existing land use categories and assessment figures, one will note a difference in acreage value. This difference is a result in human designation of land in its form of use.

**Figure 8.1: Town of Bass Lake 2010 Assessment**

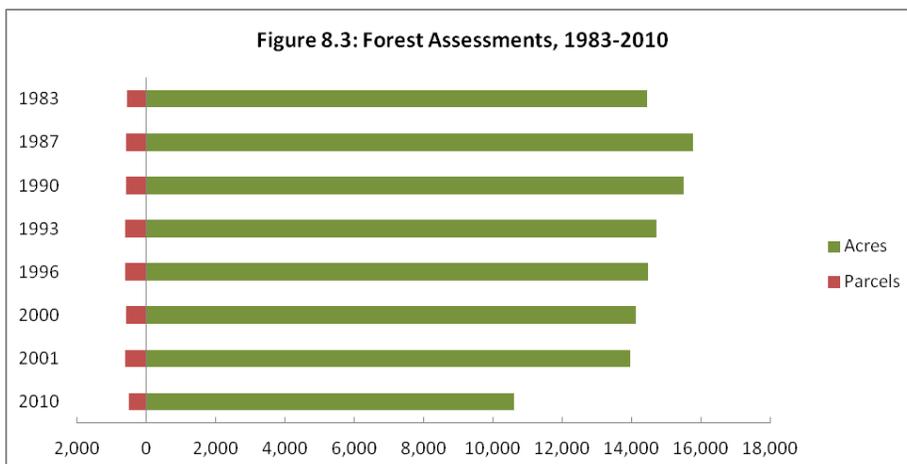


Residential assessed parcels in the Town of Bass Lake, excluding 1983 figures, have fluctuated from a high of 3,168 in 1996 to a low of 2,838 in 2000. Residential assessed acreage has continued to see an increase since 1983 with a total of 1,307 acres added from 1983 to 2010, roughly a 39 percent increase.

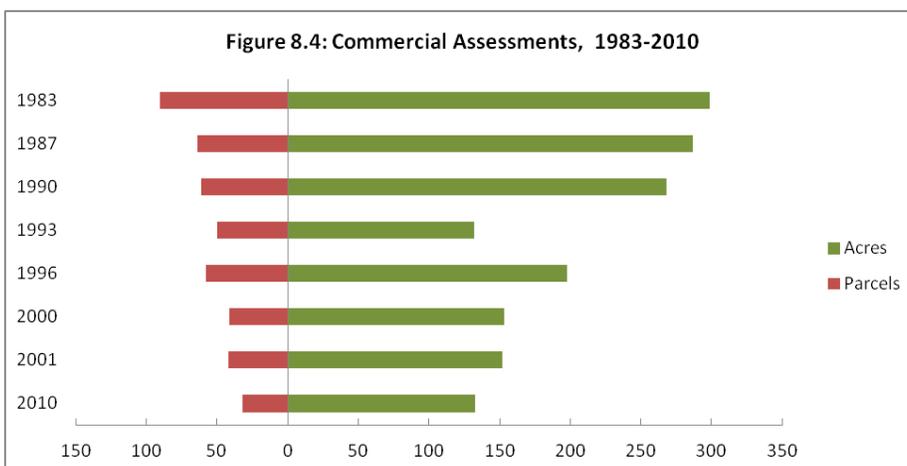
**Figure 8.2: Residential Assessments, 1983-2010**



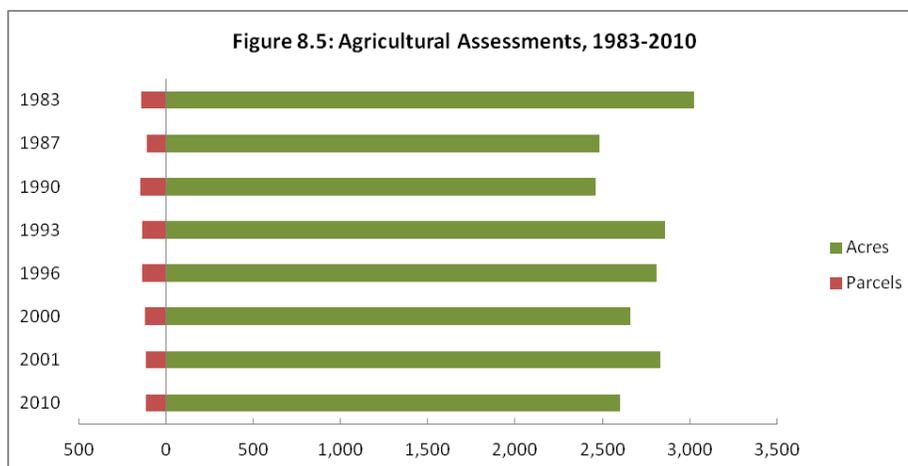
Comparing the total number of parcels assessed as forest in 1983 (534) to that in 2010 (499) finds significant change during the period. While the period from 1983 to 2010 saw the total acres assessed as forest decline. Although there was a jump in forest acres from 1983 to 1987, the period from 1987 to 2010 has seen a decrease of 4,381 acres or 29 percent.



Commercial assessed parcels and acreage have had significant declines from 1983 to 2010. The total number of parcels declined by 68 or 68 percent, while total acres declined by 167 or 55 percent.



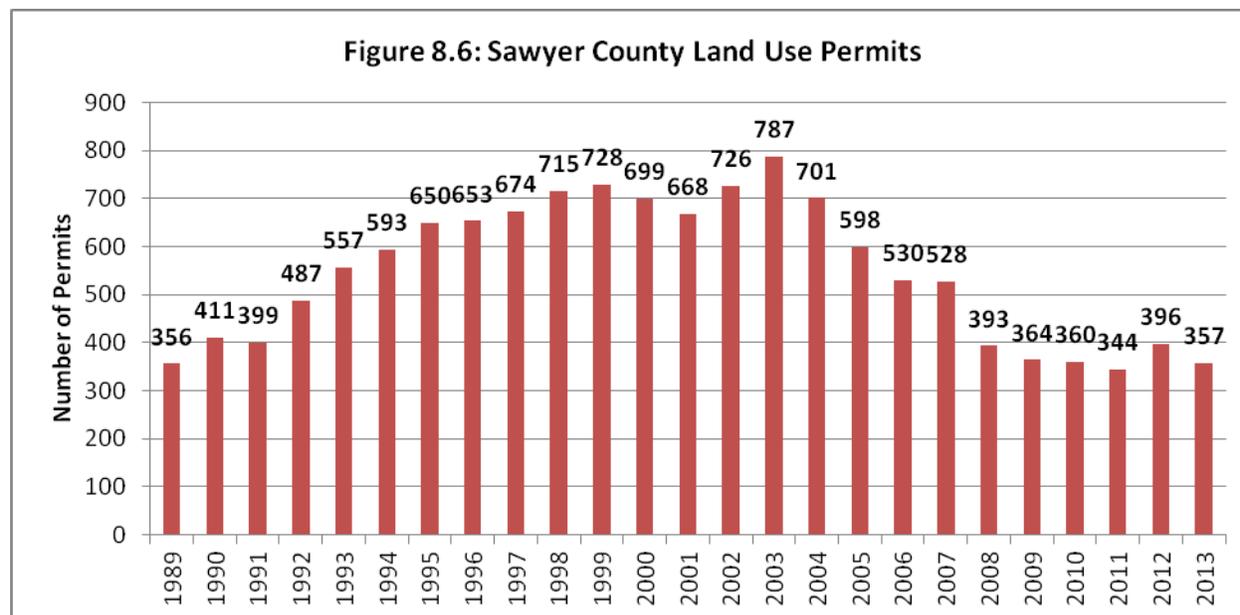
Agricultural assessed parcels in the Town of Bass Lake have declined from 142 parcels in 1983 to 112 in 2010, a 20 percent drop. Since 1983, total acres of assessed agricultural land have declined by 600 acres, a 19 percent decline.



## 8.9 LAND USE PERMIT DATA

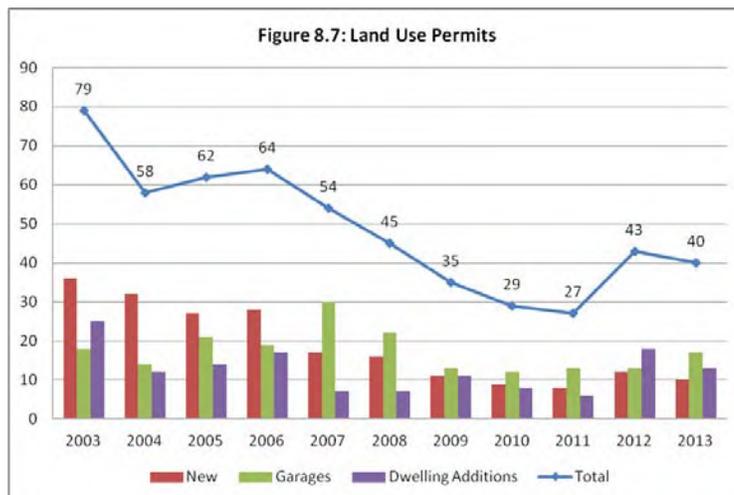
### Sawyer County Land Use Permits

Sawyer County land use permits, including new dwellings, dwelling additions, garages, accessory buildings, and accessory building additions, have seen a significant increase during the period from 1989 to 2013 (Figure 8.6). During the 10-year period from 1990-1999 the average number of land use permits per year was 586 and during the 10-year period from 2000-2009, the average number of land use permits per year was 599. The following years have seen a decline in the number of land use permits averaging 364 per year since 2010.



### **Bass Lake Land Use Permits**

For the period from 1999-2002, the Town of Bass Lake continued to see modest land use permit activity. From 2002-2004, permits dropped dramatically because available lakeshore and economic conditions declined. From 2004-2013 a decreasing and leveling off of permits occurred. The boom of second homes on the lakes seems to be over while garages, additions, and miscellaneous property enhancements are the areas of increasing activity (Figure 8.7). Residential dwellings, new and additions, had the most activity. Garage permits were the second most permits granted and increased as they were added to existing residences.



### **Rezoning, Conditional Use, and Variance Requests**

The Town of Bass Lake experienced several requests for rezoning, conditional use, and variance during the period from 2000-2002, the most current data available. The property owner’s desire for these requests varies, such as project design and land features. Table 8.2 identifies the total Sawyer County requests and Town of Bass Lake requests for the period from 2010-2013.

**Table 8.2: Rezoning, Conditional Use, and Variance; 2010-2013**

		Rezoning		Conditional Use		Variance	
		Reviewed	Approved	Reviewed	Approved	Reviewed	Approved
2010	Sawyer Co.	6	NA	22	NA	13	NA
	Bass Lake	0	0	1	0	2	2
2011	Sawyer Co.	8	NA	12	NA	14	NA
	Bass Lake	0	0	1	1	5	5
2012	Sawyer Co.	15	NA	9	NA	24	NA
	Bass Lake	0	0	5	2	3	3
2013	Sawyer Co.	3	NA	3	NA	14	NA
	Bass Lake	1	0	5	4	1	1

Source: Sawyer County Zoning Department

## **8.10 LAND USE REGULATION**

### **General Land Use**

Zoning, a locally enacted law, protects the public health, safety, and welfare. Zoning regulates the use of land and buildings permitting a community to control the development in its own

jurisdiction. Zoning involves dividing the community into districts or zones such as agricultural, residential, commercial, industrial, and other public purposes. The zoning regulations then state which specific land uses are permitted within each district. It provides for orderly growth by protecting homes and property from harmful uses on neighboring properties.

The Town of Bass Lake adopted county zoning in 1971. As a result, the town provides guidance to the Sawyer County Zoning Committee on all zoning related matters within the town. The Sawyer County Zoning Committee recommends all zoning related decisions to the Sawyer County Board of Supervisors. Under Wisconsin State Statute, counties are granted general zoning powers within the unincorporated areas (towns) of the county if a town has adopted the county zoning ordinance and granted the county responsibility for zoning. The exception, however, applies to shoreland zoning where Wisconsin State Statute identifies shoreland zoning the responsibility of the county.

Towns have the ability to develop and implement their own zoning ordinance. In the case of the Town of Bass Lake, the town's ordinance would have to be as, or more, restrictive than the county ordinance. For the Town of Bass Lake to implement and enforce their own town zoning ordinance, the town board would need approval from the Sawyer County Board of Supervisors to withdraw from county zoning and implement a town zoning ordinance.

Zoning ordinances must be based on a land use plan in order to be effective and protect the public interest. The development of the comprehensive plan for the Town of Bass Lake provides the Sawyer County Zoning Committee with a document upon which the community has provided input and stated desires regarding future land use decisions. The Town of Bass Lake Comprehensive Plan also forms a basis of the Sawyer County comprehensive plan and its tie to the local zoning ordinance.

### **Shorelands and Wetlands**

The Sawyer County shoreland zoning ordinance establishes development standards for lands adjacent to county surface waters. These standards are based on the lakes classification system, which assigns each county water body into one of four classes (I, II, III, and IV). The lakes classification rating is based on the individual characteristics of each lake, with Class I lakes requiring minimum protection and Class IV needing the most. Mapped wetlands are also regulated under this ordinance.

### **Town Enforced Land Use Controls**

The Town of Bass Lake has limited land use controls at present. The primary control the town can exercise is in the location and development of driveway accesses and minimum design specifications for private roads to be turned over to the town.

The town participates in the review of proposed land rezoning requests submitted to the county under the delegation granted it by adoption of county zoning. This is only a recommendation to the Sawyer County Zoning Committee. The town does not have the authority to overturn rezoning petitions approved by the Sawyer County Board of Supervisors, except under Wisconsin State Statutes Chapter 59.

Considerable discussion by the community planning committee has been held in relation to developing a town subdivision ordinance and the potential to seek its own zoning authority.

**Town of Bass Lake Zoning Districts**

Map 8.2 identifies the local zoning districts within the Town of Bass Lake. The zoning map and all functions associated with zoning are the responsibility of the Sawyer County Zoning Department. Town board input is requested from Sawyer County on all rezoning requests from within the town. Based on zoning coverage for the Town of Bass Lake (2002), there are eight zoning districts. Table 8.3 identifies approximately the number of acres dedicated to the zoning districts within the town. The largest zoning district is forestry at 13,952 acres, while residential (R1, RR1, and RR2) represent 7,146 acres.

**Table 8.3: Town of Bass Lake Zoning Districts**

Zoning District	Total Acres
Agricultural – 1	6,982
Agricultural – 2	530
Commercial – 1	148
Forestry – 1	13,952
Industrial – 1	283
Residential – 1	171
Rural Residential – 1	6,333
Rural Residential – 2	641
Water Resource	10,390
<b>Total</b>	<b>39,430</b>

Source: Sawyer County Zoning Map

Each of the zoning districts within the Town of Bass Lake allows for varied uses and has certain development standards. Below is a brief description of each of the districts. A more detailed description of permitted uses is listed in Section 17 of the Sawyer County Zoning Ordinance.

*Residential One District (R-1):* This district provides for one-family and two-family year-round residential development protected from traffic hazards and the intrusion of incompatible land uses. It is intended to encourage such development around existing residential areas where soil conditions are suitable for such development and in those areas that can be economically and readily served by utilities and municipalities.

*Residential /Recreation One District (RR-1):* This district is intended to provide for residential development and essential recreation oriented services in areas of high recreational value where soil conditions and other physical features will support such development without depleting or destroying natural resources.

*Residential/Recreation Two District (RR-2):* This district is intended to provide for residential development and essential recreation oriented services in areas of high recreational value where soil conditions and other physical features will support such development without depleting or destroying natural resources.

*Agricultural District One (A-1)*: This district is intended to provide for the continuation of general farming and related activities in those areas best suited for such development and to provide for orderly development of residential, commercial, and industrial development.

*Agricultural District Two (A-2)*: This district is intended to provide for light and hobby farming and related activities and to provide for orderly development of residential, agricultural, and commercial activities in those areas best suited for development.

*Commercial District One (C-1)*: This district is intended to provide for the orderly and attractive grouping at appropriate locations of retail stores, shops, offices, and similar commercial establishments.

*Industrial One District (I-1)*: This district is intended to provide for manufacturing and industrial operations which, on the basis of actual physical and operational characteristics, would not be detrimental to surrounding areas by reason of smoke, noise, dust, odor, traffic, physical appearance, or industries requiring outdoor storage for raw materials and/or finished products may be required to provide a screen or fence in accordance with the provisions of Section 7.0 of the Sawyer County Zoning Ordinance.

*Forestry One District (F-1)*: This district provides for the continuation of forest programs and related uses in those areas best suited for such activities. It is intended to encourage forest management programs and also to recognize the value of the forest as a recreational resource by permitting as a conditional use certain recreational activities which when adequately developed are not incompatible to the forest.

*Wetland/Shoreland One District (W-1)*: This district shall include all wetlands within the jurisdiction of this ordinance which are wetland of five acres or more, excluding point systems, and which are shown on the Wisconsin Wetland Inventory Maps that are adopted and made part of the Sawyer County Zoning Ordinance. The regulatory provisions of this district do not require town approval and are not subject to town disapproval within the shoreland area described in Section 4.43. A portion of a wetland which is less than five acres in size, and which is located in the unincorporated area within the county, shall be included in the wetland/shoreland district where the wetland as a whole is five acres or larger but extends across municipal or county boundaries so that a wetland is not regulated in its entirety by the county.

The W-1 District is created to maintain safe and healthful conditions, to prevent water pollution, to protect fish spawning grounds and wildlife habitat, to preserve shore cover and natural beauty, and to control building and development in wetlands whenever possible. When development is permitted in a wetland, the development should occur in a manner that minimizes adverse impact upon the wetlands.

*Shoreland Protection One District (overlay district (SP))*: This district provides for the protection of waters and shoreland and for safe and orderly shoreland development in Sawyer County. The intent is to further the maintenance of safe and healthful conditions; prevent and control water pollution; protect spawning grounds, fish and aquatic life; control building sites, placement of structures and uses; and to preserve shore cover and the natural beauty. This

district includes all lands in the unincorporated areas of the county (town) within the following distances from the normal high-water elevation of navigable water: 1,000 feet from a lake, pond, or flowage and 300 feet from a river, stream, or to the landward side of a flood plain whichever distance is greater.

*Planned Unit Development District (PUD):* The PUD District is intended to provide for large-scale residential and/or commercial uses only. This district shall have no definite boundaries until such as approved by the Sawyer County Board on the recommendation of the Sawyer County Zoning Committee in accordance with the procedures prescribed for zoning amendments by Section 59.69 of the Wisconsin Statutes. Plans for the proposed development shall be submitted in duplicate and shall show the location, size, and proposed use of all structures and land included in the areas involved. The plans may provide for a combination of single and multi-family development as well as related commercial uses.

### **Redevelopment and Contaminated Sites**

Leaking underground storage tanks (LUST's) are often a source of localized contamination problems and may pose threats to health and safety. Redevelopment of contaminated sites is encouraged where applicable. The Economic Development Element details contamination sites in the town.

### **Redevelopment & Smart Growth Areas**

Wisconsin Chapter 66.1001 requires local communities to explore and plan for redevelopment options such as infill housing, brownfield sites, and obsolete buildings. Brownfield sites are often referred to as locations with known or suspected contamination concerns that may be inhibiting development of the property due to unknown cost and liability factors. Local communities are also responsible for identifying potential smart growth areas or areas with existing infrastructure and services in place, where development and redevelopment can be directed. These areas may also be recently developing land contiguous to existing development that will be developed at densities that will have relatively low public service costs.

The comprehensive plan for the Town of Bass Lake does not specifically identify any particular area or parcel in the town that is in need of redevelopment as the vast majority of the town is rural and undeveloped. However, the Northwoods Beach area could be considered a smart growth area due to it functioning as an unincorporated area. This area of the town has higher density levels than other areas of the town; has a mixed residential and commercial land use; and is at density levels that have relatively low municipal, state government, and utility costs now and likely in the future (Map 8.3). However, no municipal services are available in this area.

### **Future Land Use Development Strategy**

The future land use development strategy for the Town of Bass Lake is based on several components. Early in the planning process, community surveys were distributed to all landowners in the town; the results of these surveys assisted the community planning committee in defining community issues and opportunities. A series of goals and objectives were developed which provided the direction for development of a preferred future land use scenario. These tools were utilized in conjunction with GIS analysis of existing environmental, infrastructure, and transportation conditions to determine the most appropriate locations for

future growth and development. Finally, growth forecasts based on the projections found in the *Issues and Opportunities* and *Housing Elements* provided the means to assess future needs related to land use. The combination of public involvement, assessment of conditions, and expected future needs led to the development of a future land use map, recommendations, policies, programs, and actions.

### **Expected Future Trends in the Town of Bass Lake**

- The year-round population of the Town of Bass Lake will continue to increase. More retirees will likely relocate within the town.
- The number of seasonal residents and tourists is expected to increase.
- Demands for rural housing will continue to increase, coupled with increased demand for larger parcels of land.
- Shoreland development density will continue to increase.
- Demand for waterfront property will continue to be high, with increased pressure to develop smaller lakes and riverfront property.
- Future industrial development is not expected.
- Limited commercial growth will occur primarily along the STH and CTH corridors.
- Increased traffic will occur on the roadway system to accommodate more residents and visitors to the area.
- More lake users resulting in more intensive recreational use of area lakes.
- Areas within the town will be attractive to developers wishing to create condominium communities.
- Land prices and property taxes will continue to rise.
- Seasonal housing units will continue to be converted to year-round permanent residences.
- Home-based business and tele-commuting will become more prevalent allowing more people the flexibility to live in rural areas such as the Town of Bass Lake.
- Water quality concerns will increase due to increased development.
- Fragmentation of the forest/woodland area will occur to accommodate residential development.

## 8.11 GROWTH FORECASTS

Future land use activities and their resulting change to the landscape over the next 20-year period are difficult to predict. Changes in the local or national economy, natural disasters, and the overall change in year-round residents are some of the factors that will influence how land use activities may change in the future. Future land use change for the period 2000 to 2025 has been developed to assist in predicting future development activities relating to residential, commercial, manufacturing, agriculture, and forest land use. It is important to note these are future projections based on past numeric information and should be used only as a guide on what might occur, not what actually will occur.

### Residential

Population growth and the total number of assessed acres in the Town of Bass Lake have continued to grow over the past 30 years. Population projection models identify the Town of Bass Lake adding around 328 year-round persons by the year 2040. These past trends lead to the future rise in residential acres to 2040 (Table 8.4).

**Table 8.4: Future Residential Acreage**

	2010	2015	2020	2025	2030	2035	2040
Residential Acres	4,507	4,666	4,834	5,010	5,192	5,375	5,556
Change in Acres		159	168	176	182	183	181

According to Table 8.5, the number of single-family homes in the Town of Bass Lake by the year 2040 is projected to be 1,164, a 26.4 percent increase from 2010 to 2040. The number of seasonal homes is also expected to increase by 151 units, a 15.1 percent increase during the same period. The projected increase in number of housing units is due, in part, to the steadily decreasing average household size and projected increasing population. This trend is also being experienced at both the state and national levels.

**Table 8.5: Population and Housing Projections**

	2010	2015	2020	2025	2030	2035	2040
Population	2,377	2,420	2,510	2,635	2,720	2,745	2,705
Average Household Size	2.57	2.48	2.44	2.41	2.38	2.35	2.32
Year Round Units	921	971	1,025	1,091	1,139	1,163	1,164
Seasonal Units	999	1029	1,059	1,089	1,090	1,120	1,150
Owner Occupied Homes	687	728	769	818	854	872	873
Rental Units	234	243	256	273	285	291	290

Note: Does not include vacant housing units, which are factored into totals

The number of projected future homes is based on anticipated population and the proportion of seasonal/year-round units. When these data are projected in a regression analysis based on historical values, increases in both seasonal and permanent housing are projected. It is important to note that the proportion model used represents a high demand or maximum anticipated growth scenario. Not factored into the projection model is the rate of conversion of seasonal homes to permanent year-round residences.

Acreage requirements for residential growth will be a factor of both number of housing units required and housing unit density. Table 8.6 reflects the varying acreage requirements for residential growth based on different housing unit densities. Optimal housing density varies significantly by community and should be based on the community’s goals and objectives. The purpose of the table is to show how differing development densities will impact the overall community land base.

**Table 8.6: Potential Acreage Required for New Residential Housing Units, 2005-2025**

Average Density (Acres)	2015 Potential New Units	2015 Acres	2020 Potential New Units	2020 Acres	2025 Potential New Units	2025 Acres	2030 Potential New Units	2030 Acres	2035 Potential New Units	2035 Acres	2040 Potential New Units	2040 Acres	Total Acres 2015-2040
<b>40*</b>	102	4,080	112	4,480	137	5,480	100	4,000	50	2,000	2	80	59,800
<b>20*</b>	102	2,040	112	2,240	137	2,740	100	2,000	50	1,000	2	40	29,900
<b>10</b>	102	1,020	112	1,120	137	1,370	100	1,000	50	500	2	20	14,950
<b>5</b>	102	510	112	560	137	685	100	500	50	250	2	10	7,475
<b>3</b>	<b>102</b>	<b>306</b>	<b>112</b>	<b>336</b>	<b>137</b>	<b>411</b>	<b>100</b>	<b>300</b>	<b>50</b>	<b>150</b>	<b>2</b>	<b>6</b>	<b>4,485</b>
<b>1</b>	102	102	112	112	137	137	100	100	50	50	2	2	1,495
<b>0.5</b>	102	51	112	56	137	206	100	50	50	25	2	1	748

\*This is for example purposes, as total needed exceeds available acreage of the town.

### **Commercial**

Overall, commercial land use has been declining in the Town of Bass Lake over the past 20 years (Table 8.7). If historical commercial growth trends continue, it is projected the town will lose 45 total acres of commercial land by the year 2040. However, trends within adjoining towns may have an influence on commercial activities in the future.

**Table 8.7: Future Commercial Acreage**

	2010	2015	2020	2025	2030	2035	2040
Commercial Acres	133	124	116	108	101	94	88
Change in Acres		-9	-8	-8	-7	-7	6

### **Manufacturing**

The Town of Bass Lake has very little manufacturing (industrial) land use activity (Table 8.8). Based on selected years from 1990 to 2010, overall assessed land for manufacturing has remained relatively stable at between 59 and 64 acres from that reported in 1990 through 2010. Based on projections, manufacturing acreage will lose approximately 6 acres by 2040.

**Table 8.8: Future Manufacturing Acreage**

	2010	2015	2020	2025	2030	2035	2040
Manufacturing Acres	59	58	57	56	55	54	53
Change in Acres		-1	-1	-1	-1	-1	-1

### **Agricultural**

Nearly 3,000 acres are assessed as agriculture in the Town of Bass Lake (Table 8.9). Based on past trends, it is projected the Town of Bass Lake can expect to lose 259 acres of agricultural land by the year 2040.

**Table 8.9: Future Agricultural Acreage**

	2010	2015	2020	2025	2030	2035	2040
Agricultural Acres	2,802	2,757	2,713	2669	2,626	2,584	2,543
Change in Acres		-45	-44	-44	-43	-42	-41

### **Forest**

The land use predominate in the Town of Bass Lake is forest with nearly 11,000 acres assessed as forestry (Table 8.10). Based on past trends, it is projected the Town of Bass Lake can expect to lose 596 acres of forest land by the year 2040.

**Table 8.10: Future Forest Acreage**

	2010	2015	2020	2025	2030	2035	2040
Forest Acres	10,619	10,517	10,415	10,316	10,218	10,120	10,023
Change in Acres		-102	-102	-99	-98	-98	-97

### **Gross Developable Land**

In order to determine gross developable land, public ownership and natural constraints such as wetlands and surface water were deducted from the total land area of approximately 39,491 acres. This total should be considered as an approximation for planning purposes as not all lands within this total may typically be considered developable. Lands proposed for future growth and development should be measured against natural constraints outlined in the Natural, Agricultural, and Cultural Resources Element. Infrastructure requirements and other site-specific conditions will also contribute to actual site development potential.

#### **Development Factors**

- Water Features = 13,312 Acres
- Wetlands = 3,355 Acres
- Roadways = 779 Acres
- Public Lands = 642 Acres
- Park and Recreation Areas = 78 Acres
- Government/Institutional = 54 Acres

**Total Development Factors = 18,220 Acres**

#### **Total Land Area – Development**

**Factors = 21,271 Acres**

## **8.12 2035 FUTURE LAND USE SUMMARY**

A map depicting future land use has been developed based on existing and future land use assumptions, a review of demographic and background data, past trends in land use, notable changes in land use activities over the past several years, environmentally sensitive and significant areas, and projected land use activities (Map 8.4). This future land use map is

intended to serve as a guide to the plan commission and town board in matters concerning land use activities.

### **8.13 RURAL RESIDENTIAL FORESTRY**

This area occupies most of the private land in the Town. It is shown as light green on the future land use map (8.4). In order to protect the integrity of the natural resource base (woodlands and wetlands) in these areas and to promote low density developments, it is recommended that development be limited to a minimum lot size of 5 acres with one single family dwelling and no further subdivision of the lot within this area.

### **8.14 LAND USE GOALS, OBJECTIVES, ACTIONS, POLICIES, AND PROGRAMS**

A set of recommended goals, objectives, and action steps has been developed to assist the town with existing and future land use activities.

*Goal: A coordinated, planned development pattern consistent with the northwoods character of the community.*

Objective 1: Encourage logging buffer zones along clear-cut areas.

*a. Work with county forestry and private landowners to establish buffer zones and implement Best Management Practices.*

Objective 2: Direct new development in and around areas of existing development.

*a. Work with local property owners and developers to encourage development in areas where services are already provided.*  
*b. Create and adopt a subdivision ordinance and land use ordinance specific to the Town of Bass Lake.*

Objective 3: Review logging practices on a regular basis and place necessary restrictions to preserve the environment.

*a. Work with the appropriate governmental department on “Best Management Practices” (BMP) regarding forest activities.*

Objective 4: Examine trends in supply, demand, and price of land along with projections based on background information for the next 20 years in five-year increments.

*a. Based on the review, determine needed capital improvement projects to accommodate the activities.*

Objective 5: Participate in a proactive manner with adjacent and overlapping jurisdictions regarding planning activities.

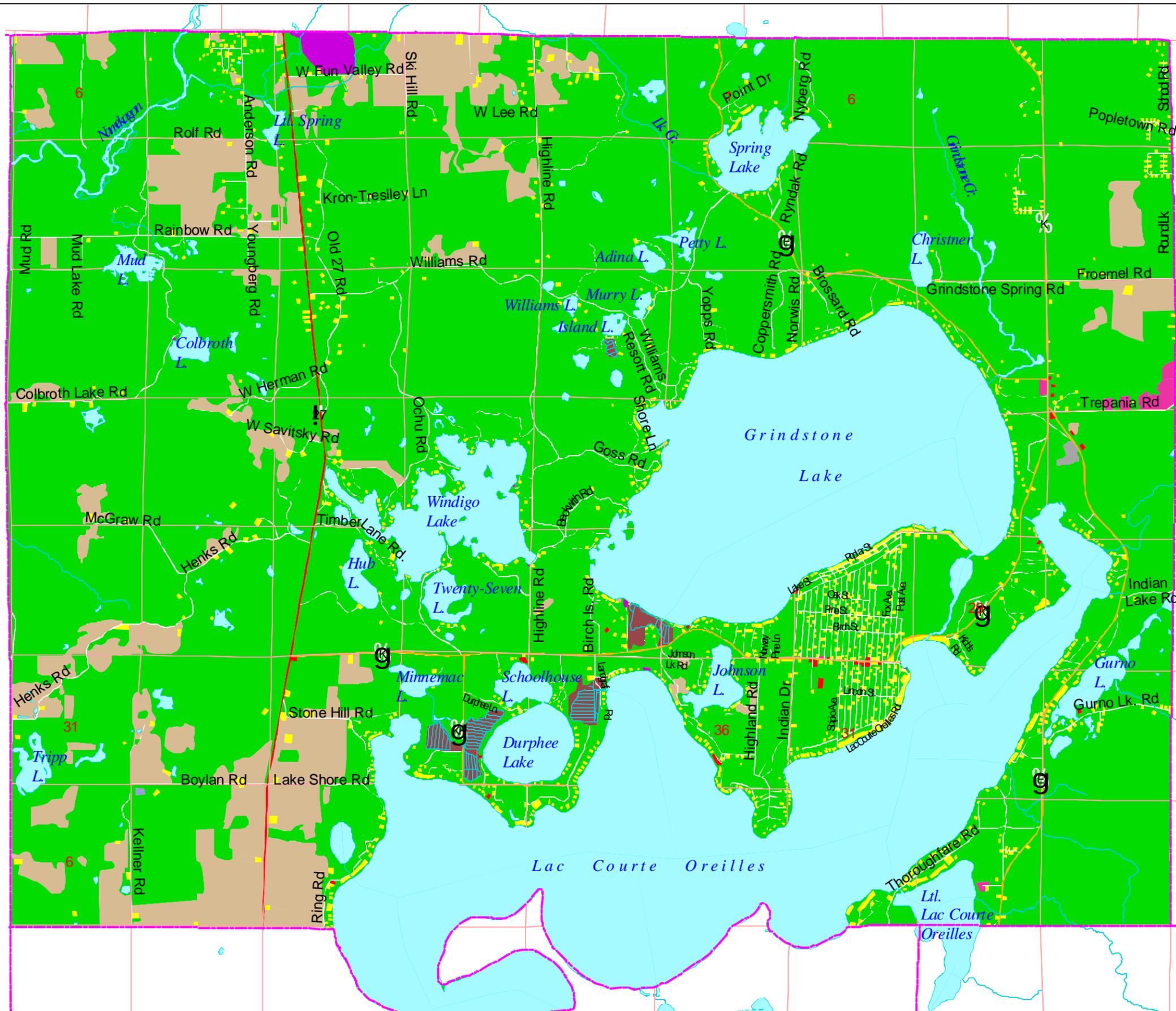
*a. Meet with the City of Hayward, Town of Hayward, and LCO to discuss future planning activities and developments that may impact all communities.*

- Objective 6: Develop a plan of action between the Town of Bass Lake, LCO, and Sawyer County on enforcement and implementation of zoning on privately held property within the LCO Reservation boundary.
- a. *Meet with the parties to achieve jurisdictional control and uniform standards for enforcement.*
- Objective 7: Provide continual public review and public-based amendatory process to the comprehensive plan.
- a. *Conduct a review of the comprehensive plan at least every five years.*
  - b. *Utilize the plan commission to inform the town board on recommended changes needed within the comprehensive plan as land use patterns or trends begin to emerge.*

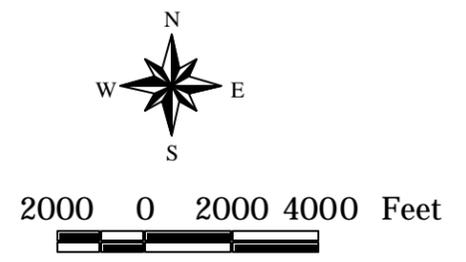
It is critical that all platted roads or easements within the Northwoods Beach Subdivision or elsewhere in the town remain in public dedication for future access to the natural resources held so important to most residents.

# Generalized Existing Land Use

## Town of Bass Lake

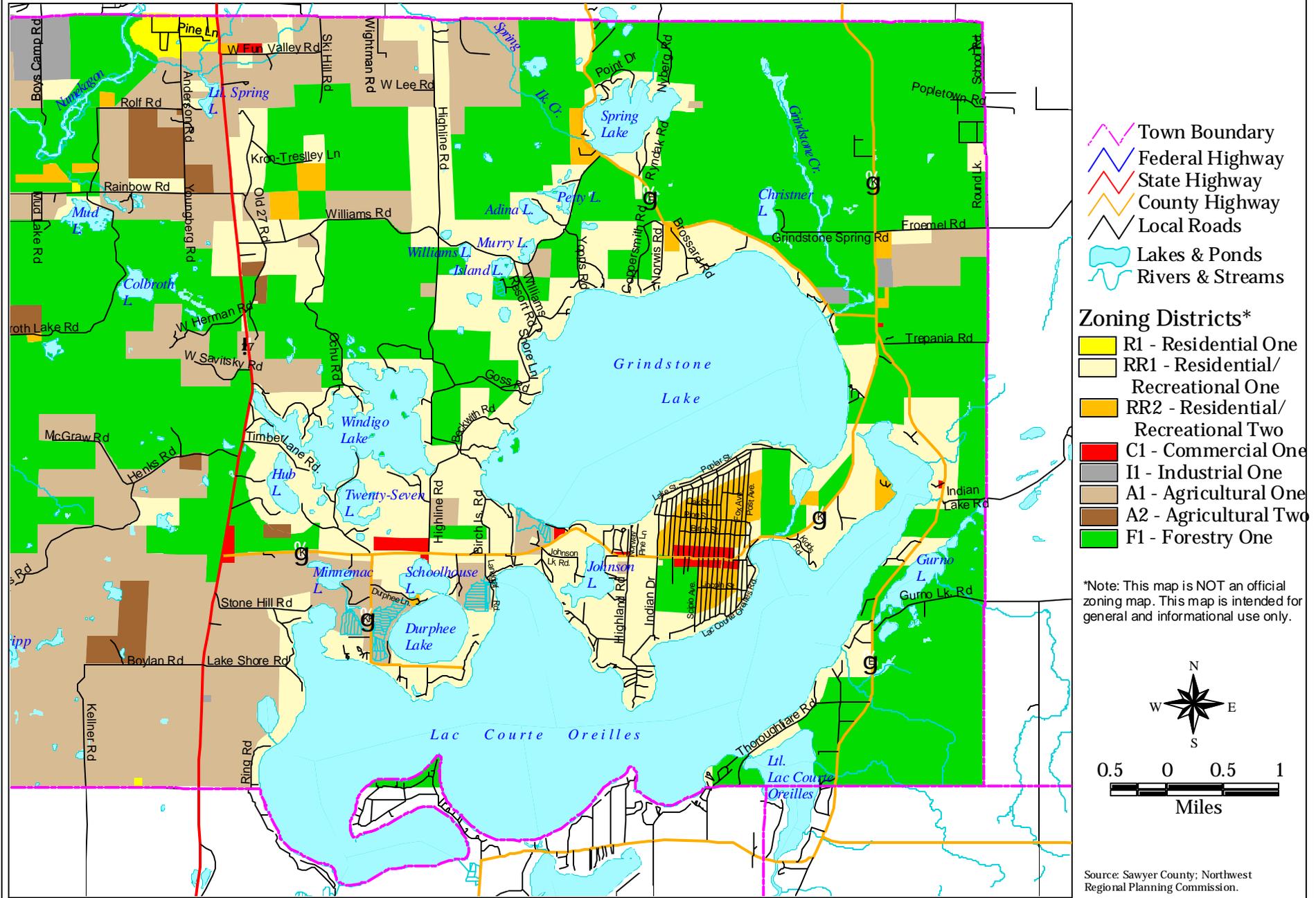


Town Boundary  
 State Highway  
 County Highway  
 Local Roads  
 Lakes & Ponds  
 Rivers & Streams  
 Residential  
 Commercial  
 Industrial  
 Communications/Utilities  
 Governmental/Institutional  
 Park & Recreation  
 Agricultural/Open Space  
 Cranberry Bog  
 Woodlands & Other Natural Areas

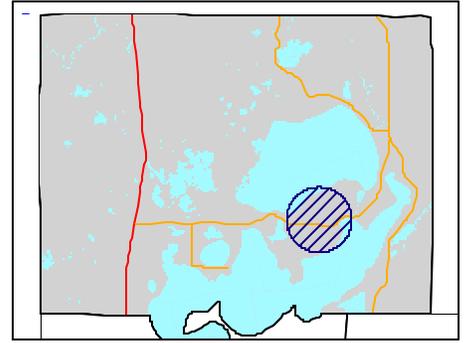


Map 8.2

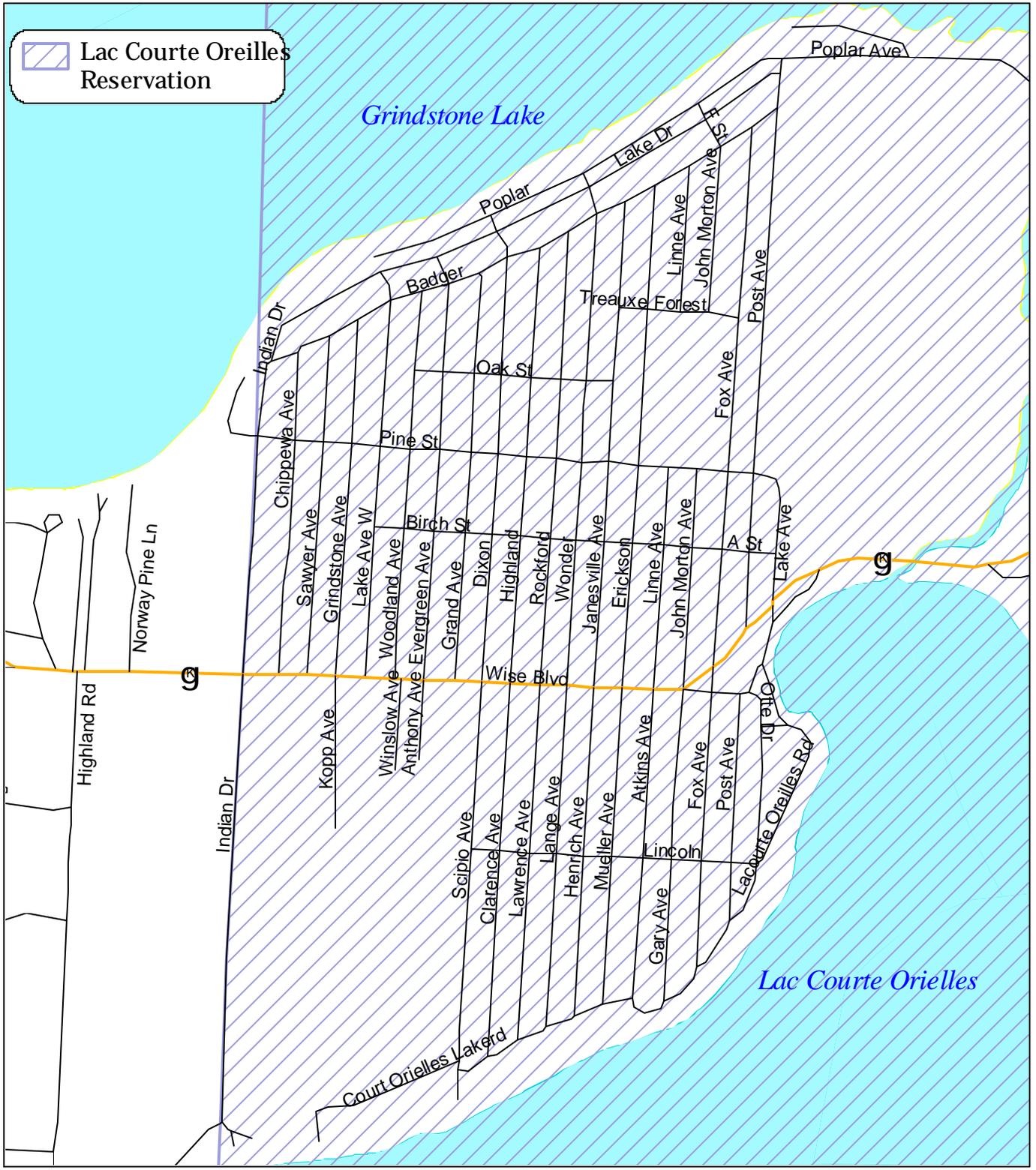
# Zoning - Town of Bass Lake



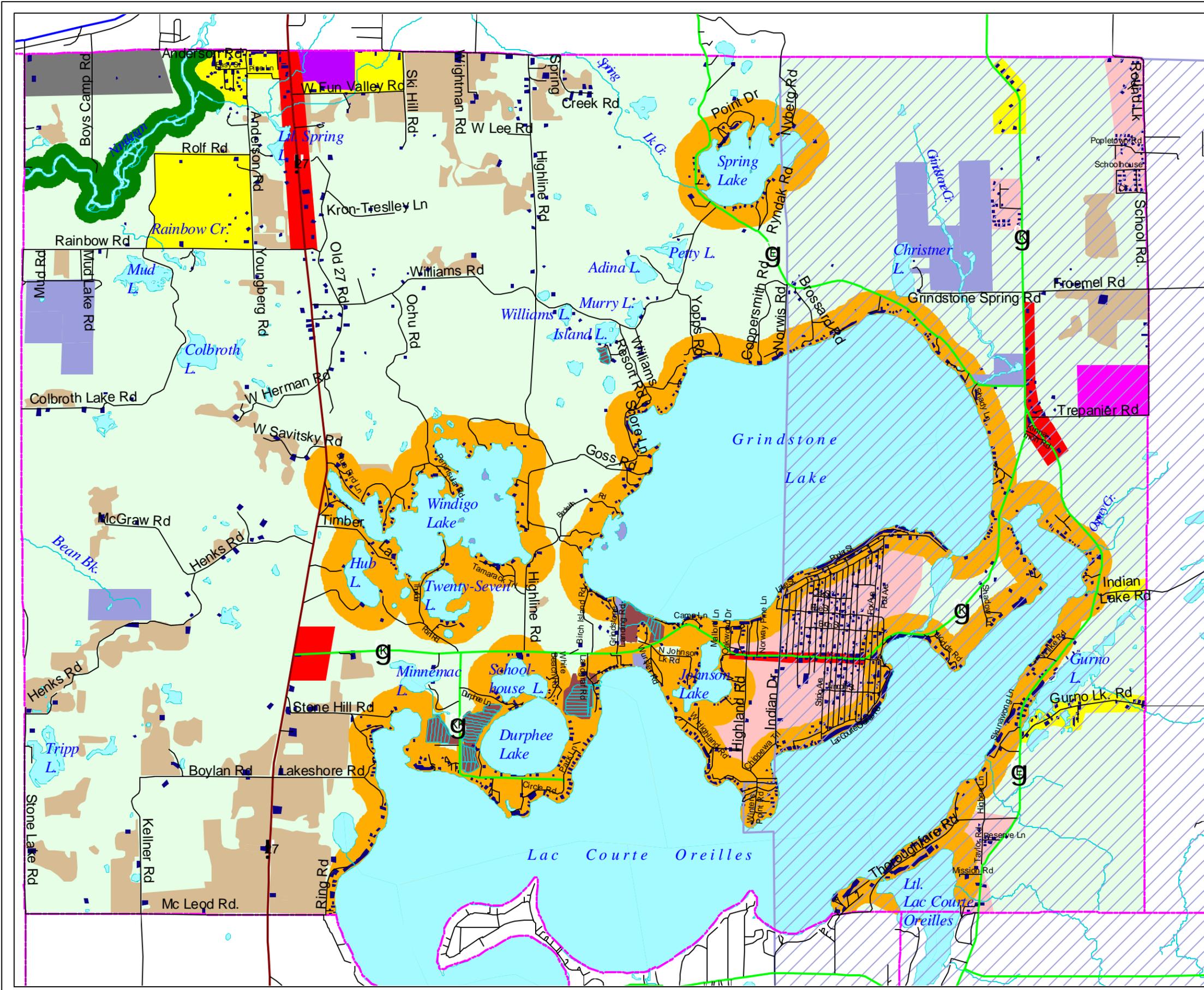
# Northwoods Beach Smart Growth Area



 Lac Courte Oreilles  
Reservation



# Future Land Use Town of Bass Lake



**Legend**

- Town Boundary (Dashed pink line)
- State Highway (Red line with 'X' markers)
- County Highway (Green line with 'G' markers)
- Local Roads (Black line)
- Lakes & Ponds (Blue area)
- Rivers & Streams (Light blue line)
- LCO Boundary (White area with diagonal hatching)

**Existing Land Uses**

- Existing Development (Dark blue square)
- Agriculture/Open Space (Light brown square)
- Cranberry Bogs (Dark brown square)
- State Land (Purple square)

**Future Land Use Categories**

- Rural Residential - Forestry (Light green square)
- Shoreland Residential (Orange square)
- Medium Density Residential (Yellow square)
- Unincorporated Communities (Pink square)
- Commercial (Red square)
- Industrial (Grey square)
- Governmental/Institutional (Magenta square)
- Park & Recreation (Purple square)
- Conservancy (Green square)



## **Element 9**

# **IMPLEMENTATION**

## **9.1 INTRODUCTION**

The overall success of comprehensive planning lies in plan implementation. The comprehensive plan outlines the town's growth and development philosophy and provides a strategy for attaining the desired future conditions. This element of the Town of Bass Lake Comprehensive Plan outlines the sequence of activities or actions required in order to fulfill the town's goals and objectives.

## **9.2 66.1001 REQUIREMENTS**

This element describes how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements and includes a mechanism to measure the town's progress toward achieving all aspects of the plan.

## **9.3 HOW TO USE THE PLAN**

The Town of Bass Lake Comprehensive Plan is intended to help guide growth and development decisions within the town. The plan is an expression of the town's wishes and desires and provides a series of actions for assisting the community in attaining its goals. The comprehensive plan is not an inflexible or static set of rules. Rather, it is fluid and dynamic. The objectives and actions are intended to allow flexibility in light of new information or opportunities. The plan is not an attempt to predict the future; it is an attempt to record the fundamental community values and philosophy that citizens of the Town of Bass Lake share and to use them as benchmarks in future decisions concerning growth, development, and improvement in the community. The plan guides considerations regarding not only land use but also addresses community issues such as housing, transportation, and economic development.

The town plan committee, town board, and citizens in reviewing all proposals pertaining to growth and development should utilize this document. Proposals should be examined to determine whether they are consistent with community wishes and desires as expressed in the plan. As part of the review, a thorough review of the plan is necessary with particular attention given to the goals and objectives. Where the impact of a proposed development is minimal, the evaluation may simply be a determination of whether or not the plan provides relevant direction and whether the requested action is in conformance with the plan. Development proposals with significant potential impacts will require a more detailed analysis in order to determine consistency.

## 9.4 CONSISTENCY REVIEW DURING PLAN DEVELOPMENT

Within this implementation element, it is required to “describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan.” As a result of the comprehensive plan being developed in a coordinated and simultaneous effort, the planning process has ensured that the development and review of each element is consistent with the others; and based on that analysis, there are no known inconsistencies between the planning elements.

In the future, as plan amendments occur, it is important that the Bass Lake Plan Committee and town board both conduct consistency reviews. Those reviews will ensure the document continues to represent an integrated approach to planning.

## 9.5 MEASURING PLAN PROGRESS

As part of the comprehensive planning process, a number of goals, objectives, and activities were developed that when implemented are intended to build stronger relationships and give direction to the town board and its residents, including year-round and seasonal. Many of the objectives and activities can be accomplished in the short term, while some will take longer to accomplish.

It is required to include a mechanism to measure the local governmental unit’s progress toward achieving all aspects of the comprehensive plan. The task of developing a measurement tool to gauge the outcome of this plan’s objectives and actions will be accomplished by the development of an implementation target for the identified objectives and activities. These targets will provide guidance to the plan commission and town board on when specific actions were to have been initiated. Based on the targets, the plan commission can then measure the progress of achieving implementation of the comprehensive plan.

### Housing

<b><i>Goal: An adequate range of housing opportunities to meet the varied needs and desires of existing and future community residents.</i></b>	
	<b>Implementation Target</b>
<b>Objective 1.</b> Implementation of a townwide building permit process.	Long-Term
<i>Actions</i>	
<i>a. Develop an application and review procedure</i>	
<b>Objective 2.</b> Guide new housing development into areas that minimize impacts on vulnerable natural resources.	Intermediate-Term
<i>Actions</i>	
<i>a. Inventory and map vulnerable areas in the town.</i>	
<i>b. Maintain the northwoods atmosphere by retaining natural vegetation.</i>	

<i>c. Create and adopt a subdivision ordinance and land use ordinance specific to the Town of Bass Lake.</i>	
<b>Objective 3.</b> Encourage development in areas that will not result in property or environmental damage.	Short-Term
<p><b>Actions:</b></p> <ul style="list-style-type: none"> <li><i>a. Provide property owners with information on the benefits of not removing all or a significant amount of trees from properties prior to or after building.</i></li> <li><i>b. Encourage landscaping and natural screening between building sites.</i></li> <li><i>c. Prevent land erosion between building sites.</i></li> <li><i>d. Enforce restrictions on accumulated junk vehicles and trash.</i></li> <li><i>e. Direct high-density residential development to be located in communities or areas where municipal sewer and water is available.</i></li> </ul>	
<b>Objective 4.</b> Encourage development of housing, including owner- and renter-occupied units, to accommodate all income levels.	Intermediate-Term
<p><b>Actions:</b></p> <ul style="list-style-type: none"> <li><i>a. Locate mobile homes in “mobile home parks”.</i></li> <li><i>b. Retain the Sawyer County Zoning Ordinance, definition 45, for the description of a mobile home.</i></li> <li><i>c. Any mobile home is to be placed on an enclosed foundation.</i></li> </ul>	
<b>Objective 5.</b> Eliminate substandard housing (needing three or more major rehabilitation needs) throughout the town.	Short-Term
<p><b>Actions:</b></p> <ul style="list-style-type: none"> <li><i>a. Survey area residents for improvement needs to assist in targeting state and federal funds</i></li> <li><i>b. Develop a housing rehabilitation program utilizing low or no-interest loan program funds from local, state, or federal programs by seeking funding through Community Development Block Grants (CDBG), Indianhead Community Action Program, or U.S. Department of Housing &amp; Urban Development for owner- and renter-occupied housing rehabilitation.</i></li> </ul>	

**Transportation**

*Goal: A safe and efficient transportation system while preserving the aesthetic qualities of the town.*

	<b>Implementation Target</b>
<b>Objective 1:</b> Support walking, bicycling, and other modes of transportation.	Long-Term
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. <i>Work with local clubs and other organizations interested in walking, bicycling, and other modes of transportation.</i></li> <li>b. <i>Designate and provide maps of trails in the community.</i></li> </ul>	
<b>Objective 2:</b> Improve enforcement of laws to prevent dangerous behavior by all motorists.	Short-Term
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. <i>Encourage public involvement in reporting violations.</i></li> <li>b. <i>Review traffic controls governed by the town.</i></li> </ul>	
<b>Objective 3:</b> Maintain the acceptances of new and current roads in the Town of Bass Lake to meet town standards.	Short-Term
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. <i>Review current road construction standards.</i></li> <li>b. <i>Review all service roads to ensure they meet fire protection standards.</i></li> <li>c. <i>Investigate the use of special assessment to upgrade private roads to town standards when requested by property owners.</i></li> <li>d. <i>Consider town road construction standards to reflect rural character, where appropriate.</i></li> </ul>	
<b>Objective 4:</b> Coordinate with other jurisdictions in enhancing transit services.	Short-Term
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. <i>Meet with Sawyer County/LCO Transit Commission on route enhancements throughout the town.</i></li> </ul>	
<b>Objective 5:</b> Encourage private developers to develop roads under private ownership to town standards.	Short-Term
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. <i>Prepare correspondence to developers referring future impact to town finances.</i></li> <li>b. <i>Develop ordinance outlining road construction requirements.</i></li> <li>c. <i>Develop guidelines for the ceding of private roads to the town.</i></li> </ul>	

<b>Objective 6:</b> Continue to upgrade town roads.	Short-Term
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. Monitor and update the road capital improvement plan on an annual basis.</li> <li>b. Consider “rustic road” designations on selected roadways.</li> </ul>	

**Utility and Community Facilities**

*Goal: Maintain and enhance community facilities and services, which contribute to the overall improvement of the community.*

	<b>Implementation Target</b>
<b>Objective 1:</b> Coordinate utility and community facility systems planning with land use, transportation, and natural resource planning.	Long-Term
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. Meet with representatives of utility companies to seek the development of a natural gas delivery system.</li> <li>b. Meet with representatives of local phone companies to seek local phone system upgrades.</li> <li>c. Develop a street lighting plan for areas of Northwoods Beach, located on public right-of-way, with proper shielding to avoid excess light pollution of the night sky.</li> </ul>	
<b>Objective 2:</b> Explore potential sanitary sewer district development.	Long-Term
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. Meet with LCO, other adjoining jurisdictions, and community members to identify mutual concerns regarding the development of a sanitary sewer district.</li> </ul>	
<b>Objective 3:</b> Promote use of existing facilities and encourage development of public facilities, such as parks, public access, green space, and trails.	Short-Term
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. Inventory existing facilities and develop a five-year capital improvement plan for facility improvements.</li> <li>b. Develop nature trails where feasible on town land or dedicated easements.</li> </ul>	

<p><b>Objective 4:</b> Protect the town’s public health and natural environment through documentation of on-site disposal systems.</p>	<p>Short-Term</p>
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. <i>Collect information from Sawyer County regarding on-site personal sanitary systems.</i></li> <li>b. <i>Develop a method to annually identify locations of new and updated personal on-site sanitary systems.</i></li> </ul>	
<p><b>Objective 5:</b> Become more involved with public utility companies in planning and development of services impacting Bass Lake and the surrounding area.</p>	<p>Short-Term</p>
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. <i>Encourage underground placement of utility lines.</i></li> <li>b. <i>Meet with representatives of local utility companies to discuss future infrastructure development and replacement.</i></li> </ul>	

**Natural Resources**

*Goal: Conserve, protect, manage, and enhance the town’s natural resources in order to provide the highest quality of life for the Town of Bass Lake’s citizens and visitors.*

**Implementation Target**

<p><b>Objective 1:</b> Protect surface and ground water.</p>	<p>Short-Term</p>
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. <i>Collaboration with organizations such as lake associations and LCO relating to monitoring and recording of water quality.</i></li> <li>b. <i>Publish information on the disposal of hazardous materials, such as paint, waste oils, computers, insecticides, etc.</i></li> <li>c. <i>Regulate impervious surfaces to reduce direct runoff.</i></li> </ul>	
<p><b>Objective 2:</b> Protect area lakes, rivers, wetlands, and stream shorelines.</p>	<p>Short-Term</p>
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. <i>Encourage buffer zones.</i></li> <li>b. <i>Develop an informational pamphlet to inform property owners about town resources and services and best use practices for maintaining town character.</i></li> <li>c. <i>Supply each new permit applicant with material regarding preservation of natural resources.</i></li> </ul>	

<ul style="list-style-type: none"> <li>d. <i>Cooperate with other units of government on resources under shared authority.</i></li> <li>e. <i>Support improved county shoreland ordinances.</i></li> </ul>	
<b>Objective 3:</b> Maintain and upgrade public accesses.	Short-Term
<p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>a. <i>The town and WDNR should maintain or improve boat landings and public accesses.</i></li> </ul>	
<b>Objective 4:</b> Protect and manage local forested areas.	Short-Term
<p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>a. <i>Encourage selective cutting by utilizing the services of a professional forester.</i></li> <li>b. <i>Work and cooperate with local land trusts and similar organizations on forest protection, management, and preservation.</i></li> </ul>	
<b>Objective 5:</b> Seek solutions to restore areas with land shoreland deterioration.	Short-Term
<p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>a. <i>Work with Land &amp; Water Conservation Department and WDNR to restore Grindstone Heights.</i></li> <li>b. <i>Identify other vulnerable shoreland areas where shoreland areas may be impaired.</i></li> <li>c. <i>Identify areas in need of reforestation and seek local or state funding to make necessary improvements.</i></li> </ul>	
<b>Objective 6:</b> Pursue expansion of recreational access for use in the town.	Short-Term
<p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>a. <i>Plan and develop recreational trails in natural areas.</i></li> <li>b. <i>Assess the need for a town ordinance for the use of motorized recreational use to reduce conflict with non-motorized recreational and other uses.</i></li> <li>c. <i>The town to discuss the future of a park plan.</i></li> </ul>	

**Agricultural Resources**

*Goal: Preserve the agricultural industry in the Town of Bass Lake.*

	<b>Implementation Target</b>
<b>Objective 1:</b> In agricultural areas, limit the amount of non-farm uses and guide the siting of allowable homes on individual sites.	Intermediate-Term
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. <i>Consider the impact of the loss of prime agricultural land to development.</i></li> </ul>	

**Cultural Resources**

*Goal: Preserve and enhance cultural heritage resources, including historical places, sites, and landscapes.*

	<b>Implementation Target</b>
<b>Objective 1:</b> Identify and recognize historical and cultural resources.	Short-Term
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. <i>Work with LCO on the development and marking of cultural heritage resources, such as portage trails and settlements.</i></li> <li>b. <i>Meet with representatives of LCO and Sawyer County to establish a system within the issuance of a building permit verifying LCO review of subject building property for possible burial mounds.</i></li> <li>c. <i>Coordinate with LCO information regarding known burial sites that are already of record.</i></li> <li>d. <i>Record oral histories of the Bass Lake area through LCO.</i></li> <li>e. <i>Promote a Bass Lake Historical Society.</i></li> </ul>	
<b>Objective 2:</b> Preserve scenic and historic views within the town.	Short-Term
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. <i>Work with the WDNR on the preservation of the Portage Trail (Windigo).</i></li> <li>b. <i>Work with the National Park Service on the preservation of the Namekagon/Courte Oreilles Portage Trail.</i></li> <li>c. <i>Work on the preservation of the viewshed at Post Road and Poplar (Grindstone Heights).</i></li> <li>d. <i>Develop a list of registered historical places in the town and identify other potential historical places.</i></li> </ul>	

- e. *Work with private landowners on the preservation of historic buildings.*

**Economic Development**

*Goal: Allow for high quality economic development that emphasizes the natural environment of the town.*

	<b>Implementation Target</b>
<b>Objective 1:</b> Prevent uncontrolled commercial strip development.	Short-Term
<p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>a. <i>Develop guidance, based on community input, that will assist commercial development understand community character and limit sprawl.</i></li> <li>b. <i>Keep commercial development centralized on main transportation corridors.</i></li> <li>c. <i>Adopt standards for commercial development, which reflects a northwoods character.</i></li> <li>d. <i>Adopt standards for signage within the town.</i></li> </ul>	
<b>Objective 2:</b> Attract and retain quality businesses and industries that improve the employment and personal income base of the town.	Intermediate-Term
<p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>a. <i>Focus economic development activities on the recreation and service industries (i.e. motel and dining facilities).</i></li> <li>b. <i>Develop a focus group to explore potential business or manufacturing industries desirable by the community.</i></li> <li>c. <i>Investigate available federal, state, and private grants for economic development activities.</i></li> <li>d. <i>New industrial activity should be limited to those areas designated for such use on the Future Land Use Map in order to minimize adverse impacts upon surrounding land use, particularly residential use.</i></li> <li>e. <i>Investigate the use of town bonding authority and other financing mechanisms in connection with economic development activities.</i></li> </ul>	
<b>Objective 3:</b> Ensure that future commercial and industrial development is compatible with the rural character of the Town of Bass Lake.	Short-Term
<p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>a. <i>Adopt standards for commercial development which reflects a northwoods character.</i></li> </ul>	

- b. *Adopt standards for signage within the town.*
- c. *Adopt design standards for use in commercial and industrial construction.*

**Intergovernmental Cooperation**

*Goal: Establish mutually beneficial cooperative relationships with adjacent and overlapping jurisdictions.*

	<b>Implementation Target</b>
<b>Objective 1:</b> Share community facilities whenever possible.	Short-Term
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. <i>Inventory equipment and services of adjacent and overlapping jurisdictions.</i></li> <li>b. <i>Develop formal agreements when sharing and developing services.</i></li> </ul>	
<b>Objective 2:</b> Identify existing or potential conflicts between local governmental units and describe processes to resolve such conflicts.	Short-Term
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. <i>Establish a conflict resolution process with adjoining and overlapping jurisdictions.</i></li> <li>b. <i>Adopt ordinances creating land use authority in the town</i></li> </ul>	
<b>Objective 3:</b> Coordinate with other jurisdictions on multi-jurisdictional applications.	Short-Term
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. <i>Seek funds for housing rehabilitation in coordination with other jurisdictions.</i></li> </ul>	
<b>Objective 4:</b> Develop partnerships with adjoining jurisdictions in determining future land use to avert discrepancies that may arise.	Short-Term
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. <i>Work with Sawyer County Zoning on issues.</i></li> <li>b. <i>Coordinate activities with LCO and adjoining towns.</i></li> </ul>	
<b>Objective 5:</b> Develop a plan of action between the Town of Bass Lake, LCO, and Sawyer County on enforcement and implementation of zoning on privately held property within the LCO Reservation boundary.	Short-Term
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. <i>Achieve jurisdictional control and uniform standards for enforcement.</i></li> </ul>	

**Land Use**

*Goal: A coordinated, planned development pattern consistent with the northwood’s character of the community.*

	<b>Implementation Target</b>
<b>Objective 1:</b> Encourage logging buffer zones along clear-cut areas.	Short-Term
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. <i>Work with county forestry and private landowners to establish buffer zones and implement Best Management Practices.</i></li> </ul>	
<b>Objective 2:</b> Direct new development in and around areas of existing development.	Short-Term
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. <i>Work with local property owners and developers to encourage development in areas where services are already provided.</i></li> <li>b. <i>Create and adopt a subdivision ordinance and land use ordinance specific to the Town of Bass Lake.</i></li> </ul>	
<b>Objective 3:</b> Review logging practices on a regular basis and place necessary restrictions to preserve the environment.	Intermediate-Term
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. <i>Work with the appropriate governmental department on “Best Management Practices” (BMP) regarding forest activities.</i></li> </ul>	
<b>Objective 4:</b> Examine trends in supply, demand, and price of land along with projections based on background information for the next 20 years in five-year increments.	Intermediate-Term
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. <i>Based on the review, determine needed capital improvement projects to accommodate the activities.</i></li> </ul>	
<b>Objective 5:</b> Participate in a proactive manner with adjacent and overlapping jurisdictions regarding planning activities.	Short-Term
<p><i>Actions:</i></p> <ul style="list-style-type: none"> <li>a. <i>Meet with the City of Hayward, Town of Hayward, and LCO to discuss future planning activities and developments that may impact all communities.</i></li> </ul>	

<p><b>Objective 6:</b> Develop a plan of action between the Town of Bass Lake, LCO, and Sawyer County on enforcement and implementation of zoning on privately held property within the LCO Reservation boundary.</p>	<p>Short-Term</p>
<p><i>Actions:</i></p> <p>a. <i>Meet with the parties to achieve jurisdictional control and uniform standards for enforcement.</i></p>	
<p><b>Objective 7:</b> Develop a policy on land acquisition and sale of town lands.</p>	<p>Short-Term</p>
<p><i>Actions:</i></p> <p>a. <i>Inventory all lands owned by the Town of Bass Lake.</i></p>	
<p><b>Objective 8:</b> Provide continual public review and public-based amendatory process to the comprehensive plan.</p>	<p>Intermediate-Term</p>
<p><i>Actions:</i></p> <p>a. <i>Conduct a review of the comprehensive plan at least every five years.</i></p> <p>b. <i>Utilize the plan commission to inform the town board on recommended changes needed within the comprehensive plan as land use patterns or trends begin to emerge.</i></p>	

Many actions identified above are continuous or ongoing steps that do not have an implementation target date. These actions may involve the town board and or the plan commission. On an annual basis, the plan commission should monitor the plan’s overall objectives and actions in an effort to realize its accomplishments and identify areas where additional resources or actions are needed.

## 9.6 OTHER IMPLEMENTATION POLICIES AND PROGRAMS

As part of the overall comprehensive planning process, the identification of issues and desires of citizens and property owners of the town assisted in developing a future land use scenario covering a 20-year planning horizon. The future land use map is intended to assist the town in directing land use activities to areas best suited for such development and is based on background data, future projections, local issues and opportunities, natural resource constraints, and public input.

The goals, objectives, and activities of the comprehensive plan include specific statements or references to promoting the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures. In implementing the comprehensive plan, redevelopment of land versus new development of greenfields is encouraged, where applicable.

## **Residential**

Residential development from 1983 to 2010 increased by 39 percent. This development has occurred within the forested area and along the town's lakes, rivers, and streams. Overall, the town desires continued residential development. However, concern regarding minimum lot size in the forested area and along lakes, rivers, and streams has been expressed. The town has objected to recommendations by the Sawyer County Zoning Department to allow residential development on lots totaling 9,000 square feet along area lakes. The objective concern is from the standpoint that increased development pressure on area lakes, rivers, and streams may impact water quality and plant and animal species. The town has recommended to the Sawyer County Zoning Department that a minimum lot size of 20,000 square feet set the standard for all residential development.

A number of residential subdivisions have been developed throughout the area forest. Many of these subdivisions have not been developed at a level meeting town road construction and design standards. This is a concern to the town as future landowners may be asking the town to take over private roads. The town has taken the position that no private roads will be taken over until they meet standards set forth by town ordinance.

A local and regional issue has been the rapid development of forests from primarily managed forest to residential areas. Referred to as forest fragmentation, the continued fragmentation of the area forest could result in the reduction of production timber and a greater chance of loss of building or life in the event of a wildfire. The town board and Sawyer County should explore the development of a conservation design subdivision ordinance allowing for a higher density housing development within a certain area of the forest and allowing for full use of the remaining property area by the homeowners.

Within the future land use map, several land use categories have been developed to represent anticipated residential needs. Rural residential-forestry represents residential development of five acres or more per dwelling. These areas have traditionally supported residential development and are expected to continue to see similar development over the next 20-year period. The implementation of conservation design subdivisions should be encouraged within this future land use designation.

Shoreland residential represents land use activities within the 1,000 feet of lakes and 300 feet of rivers and streams and having a density of greater than one dwelling per five acres. In the shoreland area, continued residential and other development activities are anticipated to occur. As previously mentioned, development on 9,000 sq. ft. lots along area lakes, rivers, and streams is a point of contention between the town board and Sawyer County. The town board realizes the importance of shoreland development activities; however, it desires to protect the natural resources and control over development of area resources. The town continues to support a minimum lot size of 20,000 square feet, especially along the town's lakes, rivers, and streams.

Medium-density residential represents land use activities where development may occur on lots down to one home per one-half acre. Areas designated as medium density are already experiencing higher-density development activity and are expected to see continued development. Included in this land use designation are multi-family residential developments.

### **Unincorporated Communities**

Four unincorporated communities (Northwoods Beach and three CDPs) represent areas of the town where a concentration of mixed land use activities may already occur and is expected to continue over the next 20-year planning period. These areas primarily support mixed residential development with some limited business activity in a relatively dense area. The unincorporated area looks similar to a village but is not officially incorporated. Over the planning period, the area may exhibit the need for improved services such as sewer and water due to higher density levels and the capacity to provide such public services at an economical rate.

### **Commercial**

Limited commercial growth is expected within the town along major transportation routes and in selected shoreland areas serving recreational activities. Four primary corridors have been identified over the next 20-year period. The segment from Rainbow Road north to the town line may see a transition from residential to commercial during the period. Development patterns in the Town of Hayward along STH 27 are already seeing this transition. Within the Town of Bass Lake, commercial related requests for land use development along the STH 27 corridor have already occurred.

The intersection of STH 27 and CTH K already has limited commercial activity. Limited additional commercial activity may occur in this area. However, the terrain within this area limits a significant amount of development.

Northwoods Beach along CTH K may see continued commercial development. This area already has a level of mixed land use activity between residential, commercial, and institutional. As a major thoroughfare, CTH K in the unincorporated community of Northwoods Beach represents an area accessible to vehicular travel and appropriate for commercial activities.

A designated commercial area along CTH K and E on Lac Courte Oreilles Reservation has been designated based on existing and projected future activities.

### **Industrial**

Limited industrial activity is anticipated in the town. One area identified over the 20-year planning period is adjacent to existing industrial activity in the northwest corner of the town and has close access to a major highway and sewer and water.

### **Government/Institutional**

One major area has been designated as government/institutional and represents current and future development associated with the LCO Ojibwa College and K-12 school. During the 20-year planning period, continued development in this area is expected to accommodate additional programs and functions carried out by LCO.

### **Park & Recreation**

Although many areas have been developed and designated as park and recreation, the town desires to encourage additional park and recreation activities in areas where higher-density residential development occurs. Through the future development of land or subdivision

ordinances, the town should explore requiring developers to set aside green space for the development of public parks and nature trails. The town has identified public parks and nature/biking trails as desirable.

The preservation of portage trails highlighting the area heritage is important to embrace and develop. During the 20-year planning period, the town is encouraged to work with state agencies and LCO on the identification and preservation of these important and historical trails.

### **Town Ordinances and Programs**

The plan committee and town board are concerned about the rate of development in the town. Their concern is not that the town is growing too fast; rather, development is being allowed to occur in a manner inconsistent with local desires. According to plan committee members, no developer has applied to follow the county's subdivision ordinance. This is a concern of the town. As a result, the town may develop a subdivision ordinance that will supplement the Sawyer County Zoning Ordinance at the local level.

Requirements within portions of the existing Sawyer County Zoning Ordinance concern the town. In the future, should these concerns not be adequately addressed, the town board may choose to withdraw from county zoning and implement their own town zoning ordinances. This would not apply to shoreland areas as the state of Wisconsin has designated that control to counties.

Other land use ordinances or programs may be developed in the future to further the goals of the town. These include the development of a conservation design ordinance, purchase of development rights program, transfer of development rights program, land acquisition program, conservation easements program, or other applicable ordinance or program.

#### **Purchase of Development Rights Program (PDR)**

The purchase of development rights is a *voluntary* protection technique that compensates the landowner for limiting future development on their land. The programs are primarily used for retention of agricultural lands, but the concept can be applied to all types of land use scenarios. Under a PDR program, an entity such as a town, county or private conservation organization purchases the development rights to a designated piece of property. The land remains in private ownership, and the landowner retains all the other rights and responsibilities associated with the property.

#### **Transfer of Development Rights (TDR) Program**

The TDR program is a non-regulatory (voluntary) approach that allows the right to develop property to be transferred from one parcel (or zoning district) to another. Under a TDR program, development rights to a parcel of land are transferred from a "sending area" to another parcel referred to as the "receiving area". Sending areas are typically those areas where development is discouraged or limited, and receiving areas are areas where growth and development are encouraged. Under some TDR programs, local government awards development rights to each parcel of developable land in the community or in selected districts on the basis of the land's acreage or value. Landowners can then sell the development rights on the open market. The

TDR program has been widely implemented at the local level due to the fact that it requires no major financial contribution by local government.

Benefits of the TDR program include:

- ▶ The public benefits from the conservation easements, which protect and preserve sensitive natural features and wildlife habitat.
- ▶ Owners of sending area properties receive economic compensation for their properties where development would normally be precluded due to sensitive natural features or zoning restrictions.
- ▶ Owners of receiving area properties can increase their development density, accommodating a greater number of uses or tenants.
- ▶ Little financial contribution on behalf of local government.

### Acquisition

This type of land preservation tool involves the direct purchase of land for the purposes of preservation and protection. This tool should be used in cases where other protective mechanisms fail to meet objectives and/or in cases of high-priority acquisition lands. Acquisition efforts should be coordinated with other local, state, and national acquisition initiatives (lake associations, environmental groups, USFS, WDNR, etc.). Depending on the acquisition, funding assistance from federal, state, or not-for-profit groups may be found.

### Conservation Easements

When a landowner sells their development rights, a legal document known as a conservation easement is drafted. The easement restricts the use of the land to agricultural use, open space, or other desired use in perpetuity. A conservation easement permanently limits residential, commercial, or industrial development to protect its natural attributes or agricultural value. The conservation easement becomes a part of the landowner's deed and remains on the deed even if the land is sold or passed through inheritance thereby ensuring the development will not occur on the property.

The conservation easement does not automatically allow public access to the land; the land remains in the hands of the owner, as only the right to develop it has been purchased. All remaining rights of property ownership remain with the landowner including the right to transfer ownership, swap, deed, or sell the land. A purchase of development rights program works to ensure that incompatible development will not take place; the PDR becomes a part of the deed and keeps the land in its agricultural or natural state in perpetuity. An effective purchase of development rights program requires initial financial support and on-going administration. Additionally, the program requires a review board to assess the lands of landowners requesting entry of their parcel into the PDR program.

### Land Trusts

Land trusts are non-profit voluntary organizations that work with landowners to use a variety of tools to help them protect their land. Such organizations are formed with the purpose of protecting open space, scenic views, wildlife, etc.; and they use a variety of techniques to raise money for operating expenses and the acquisition of easements. Land trusts also provide

adequate monitoring and stewardship. In the United States, land trusts can hold conservation easements. This means that the organization has the right to enforce the restrictions placed on the land.

Land Protection Tool	Pro	Con
<b>Donated Conservation Easements</b>	<ul style="list-style-type: none"> <li>• Permanently protects land from development pressures.</li> <li>• Landowners may receive income, estate, and property tax benefits.</li> <li>• No or low cost to local unit of government.</li> <li>• Land remains in private ownership and on the tax rolls.</li> </ul>	<ul style="list-style-type: none"> <li>• Tax incentives may not provide enough compensation for many landowners</li> <li>• Little local government control over which areas are protected.</li> </ul>
<b>Purchase of Development Rights</b>	<ul style="list-style-type: none"> <li>• Permanently protects land from development pressures.</li> <li>• Landowner is paid to protect their land.</li> <li>• Landowners may receive estate and property tax benefits.</li> <li>• Local government can target locations effectively.</li> <li>• Land remains in private ownership and on the tax rolls.</li> </ul>	<ul style="list-style-type: none"> <li>• Can be costly for local unit of government.</li> </ul>
<b>Transfer of Development Rights</b>	<ul style="list-style-type: none"> <li>• Permanently protects land from development pressures.</li> <li>• Landowner is paid to protect their land.</li> <li>• Landowners may receive estate and property tax benefits.</li> <li>• Local government can target locations effectively.</li> <li>• Low cost to local unit of government.</li> <li>• Utilizes free market mechanisms.</li> <li>• Land remains in private ownership and on tax roll</li> </ul>	<ul style="list-style-type: none"> <li>• Can be complex to manage</li> <li>• Receiving area must be willing to accept higher densities.</li> </ul>

Conservation Design Subdivisions

The conservation design subdivision concept is an alternative development design to the conventional residential subdivision. Conventionally designed subdivisions are typically characterized by land divided into house lots and streets, with minimal (if any) open space. Usually, the remaining open space lands consist of the undevelopable portion of the subdivision (steep slopes, wetlands, floodplain, etc.). The conventional subdivision lacks communal open space, community woodlands, or other open areas where people can meet and interact.

The purpose of a conservation design subdivision is to provide opportunity for development while maintaining open space characteristics, encouraging interaction among residents through site design, and protection of habitat and environmental features. A typical conservation design subdivision contains the same number of lots that would be permitted under a conventional design. The lots are typically smaller than conventional lots and are designed for single-family homes reminiscent of traditional neighborhoods found in small towns throughout America.

The compact design of a conservation subdivision allows for the creation of permanent open space (typically 50 percent or more of the buildable area). This undeveloped land typically serves as community open space land and provides recreational, aesthetic, and social benefits to subdivision residents.

The conservation design subdivision has proven economic, environmental, and social advantages over conventionally designed subdivisions<sup>1</sup> including:

Economic Advantages

- ▶ Lower infrastructure and design (engineering) costs
- ▶ Attractiveness of lots for home development
- ▶ Reduction in demand for public parklands

Environmental Advantages

- ▶ Protection of conservation areas and upland buffers (which would normally be developed)
- ▶ Reduced runoff due to less impervious surface cover
- ▶ Improved water filtration due to presence of vegetation and buffers
- ▶ Opportunities for non-conventional septic system design

Social Advantages

- ▶ Opportunities for interaction among residents (common open space)
- ▶ Pedestrian friendly
- ▶ Greater opportunity for community activities

Best Management Practices (BMP)

Best management practices describe voluntary procedures and activities aimed at protection of natural resources. BMP's are described in detail in the Wisconsin Department of Natural Resources publications titled "Wisconsin Construction Site Best Management Practice Handbook", and "Wisconsin's Forestry Best Management Practices for Water Quality". Shoreland BMP's are a set of specific actions that landowners can take to help protect and preserve water quality.

**Other Adjoining and Overlapping Jurisdiction Comprehensive Planning Processes**

The Town of Bass Lake encourages early dialog between all adjoining and overlapping jurisdictions (towns, county, and LCO) as they develop or revise their comprehensive plans. This dialog will ensure that local input and consistency between comprehensive plans is reached. Where inconsistencies are identified and a resolution cannot be reached, future actions can be developed to bring the parties together to address their concerns.

**9.7 PLAN UPDATES AND REVISIONS**

The Town of Bass Lake Comprehensive Plan is intended to be a living document. Over time, social and economic conditions and values tend to change. The comprehensive plan should be updated periodically to reflect these changes. Systematic, periodic updates will ensure that not only the statistical data is current but also the plan's goals, objectives, and policies reflect the current situation and modern needs. Under current law, it is required that an update of the plan be undertaken every ten years. However, it is recommended the plan also be reviewed for

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<sup>1</sup> Randall Arendt, *Conservation Design for Subdivisions*, (Island Press, Washington D.C., 1996), pp 3-16.

consistency at least once every five years. This update will ensure that any changes in the social and economic conditions or community values are reflected within the plan.

To ensure that both year-round and seasonal residents are involved in plan amendments, the following process and protocol should be followed to allow public involvement and comment. The Town of Bass Lake Plan Committee shall undertake a review of the plan at five-year increments from time of formal adoption by the town board and shall consider necessary amendment(s) to the plan resulting from property owner requests and changes to social and economic conditions. Upon the plan committee review, recommended changes to the plan shall be forwarded to the town board. The Town of Bass Lake Board of Supervisors shall call a public hearing to afford property owners time to review and comment on recommended plan changes. The public hearing shall be advertised using a Class I notice. Based on public input, plan committee recommendations, and other facts, the town board will then formally act on the recommended amendment(s). During plan amendments, it is important that the Public Participation Plan be utilized to ensure public input.

## **9.8 CONCLUSION**

The Town of Bass Lake Comprehensive Plan is intended to be a dynamic and evolving document. Periodic revision and update of the plan will ensure that it is accurate and consistent with the wishes and desires the community. Plan recommendations in this document provide the basis for evaluation of development proposals and give the community a means for achieving their community vision. The specific action statements are meant to serve as the mechanisms for achieving the goals and objectives, which were defined throughout the planning process. Ultimately the success of the planning process will be measured by the future quality of life experienced by both residents and visitors. Overall, the comprehensive plan provides a guide and policy framework for development of the Town of Bass Lake that reflects the community vision of a desirable community.

**Element 10**

**PERIOD REVIEW OF GOALS, OBJECTIVES AND ACTIONS**

**10.1 INTRODUCTION**

Once adopted, the comprehensive plan becomes a living document, enabling the Plan Commission to make recommended changes to the Town Board based on community needs. Additionally, the Plan Commission may review the identified goals, objectives, and actions to report on implementation progress or to identify new strategies. The periodic review of plan goals, objectives, and actions will be filed under this section.