

TOWN of MAPLE COMPREHENSIVE PLAN

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1. ISSUES AND OPPORTUNITIES

1.1 The Wisconsin legislature passed Wisconsin Statute 66.0295, commonly known as Smart Growth law. The legislation mandates that by the year 2010 any community making land use decisions will have to base its' decisions on an adopted comprehensive plan and list specific requirements regarding public participation in the planning process.

1.2 The Town of Maple is required by the state to create a comprehensive plan. The goal of the plan is to gather information that will be used to guide further developments and preserve our existing quality of life in Maple.

1.3 The town has undertaken this project to provide a guide for orderly growth and developments within the town that respects the agricultural, residential, recreational, forestry and commercial needs of the town, while respecting the natural resources that provide the very existence of those sectors. The Town of Maple's planning committee is making every effort to develop a guide that reflects the wishes of the local people.

1.4 The purpose of the Town of Maple Comprehensive Plan is to protect the natural resources and local culture of the town, while recognizing the economic needs of the community and respecting the intentions and rights of community residents. The comprehensive plan is a guide that elected officials and residents of the town can use to manage and direct growth and development.

1.5 The plan is a long-range policy document that will serve as a guideline for public and private sector decision-making. The guide is intended to be the primary guide for development for the next twenty year period. It should be noted that, although the planning period is for twenty years, the guide will require updating and minor amendment on an annual basis. Guides of this nature function as "advisory policies".

1.6 The town believes it is important to plan ahead rather than to merely react to problems as they arise. The development of this plan is meant to help protect the safety, health and general welfare of the public. Hopefully, it will result in sensible (smart) growth that will build a stronger community.

1.7 The planning process was initiated at the request of town chairman, Gary Saari, in the summer of 2001 to address these issues as outlined in the Wisconsin comprehensive planning legislation. Notices were posted for volunteers for this project.

1.8 In October of 2001, after the volunteer committee was formed, the committee solicited the help of Douglas County's University of Wisconsin-Extension Office to design and implement a study for the Town of Maple that would address growth management and quality of life issues. Out of these early meetings, a survey was developed. It is hoped the survey results and public informational meetings will provide a consensus on the issues facing the Town of Maple and will provide a shared vision of the future.

The survey contained questions ranging from quality of life issues to land use planning and growth issues. The complete survey and the results are now available.

Committee members:

Bob Erkel
David Grapetine
Tara Howland
Jim Pellman
Dan St. Pierre

The committee, with the assistance of University of Wisconsin-Extension Office, developed a lengthy survey questioning each land owner, whether living in the community or not, about their opinion of current land use, future goals, use of resources, etc. 412 surveys were mailed out in the fall of 2001; 191 surveys were completed and returned. Tabulating those responses underscored five issues of greatest concern:

1. Community/Our Town—What planning measures will help ensure the well-being of those living within our community?
2. Economic Development—How might we make a living from available community assets and resources?
3. Recreational Opportunities—How might we and our visitors best use the natural environment for our enjoyment and enrichment?
4. Natural Resources—Nature in its original state: How might we best use and preserve elements of the natural environment?
5. Implementation—How might we identify and implement our goals?

The committee held two public meetings in the spring of 2002 to discuss the initial survey findings and to seek further input. Since then, the community has been working to develop a comprehensive plan that will both satisfy the state mandate and will accommodate the feelings of the community.

When reviewing the plan, keep in mind, that it must abide by all federal, state and county regulations already in place. In other words, the comprehensive plan of the Town of Maple must be no less restrictive than the next higher government entity, in this case Douglas County.

1.9 In general, the Town's population, reflecting that of Douglas County, has shown a modest increase over the past decade. If the trend continues, there will be a modest increase in population through 2030, with more land moving from agriculture and forestry to residential use. This could lead to more forest fragmentation and loss of suitable agricultural land, increasing the diminishment of the rural character of the Town. An aging population may be offset by the fact the Northwestern School District is located in the town, allowing recruitment of families with school-age children to what is regarded as a desirable school system

1.10 The Town should use whatever ordinance and zoning controls within their power to accommodate new development within the town. The town should recognize the factors that are causing these changes: Retirement and second homes, the aforementioned desirable school system, the desire to live in a rural area and the fact that we are a reasonable commute to the Superior-Duluth job market.

1.11 The school district employs a large number of people; many commute from Superior and other communities to work in the school system. A majority of residents travel outside of Maple for employment. There are a few family farms operating in the Town, as well as some small retail outlets. A few home-based businesses also operate within the Town. As these owners retire, it is difficult to predict the future of these small enterprises and family farms.

1.12 In 2009, a new committee was formed to update the Comprehensive Plan and to insure it met the criteria of the Comprehensive Planning Statute. The new Committee members are:

Kent Makela
Susan Banks
Jan Stevens
Terry Johnson
Gary Nelson


Table 1.1: Douglas County, Population: 1950-2000

Municipality	1950	1960	1970	1980	1990	2000	Percent Change 1950-2000
Towns							
T Amnicon	623	657	898	916	929	1,074	+72%
T Bennett	412	325	333	501	525	622	+51%
T Brule	660	575	497	544	527	591	-10%
T Cloverland	355	343	255	263	246	247	-30%
T Dairyland	368	256	233	258	222	186	-49%
T Gordon	572	389	416	627	553	645	+13%
T Hawthorne	704	578	677	902	1,049	1,045	+48%
T Highland	140	147	156	190	207	245	+75%
T Lakeside	438	480	514	572	569	609	+39%
T Maple	604	575	608	685	667	649	+7%
T Oakland	530	636	624	938	993	1,144	+116%
T Parkland	1,313	1,531	1,523	1,496	1,326	1,240	-6%
T Solon Springs	395	367	471	553	619	807	+104%
T Summit	823	841	905	1,057	1,009	1,042	+27%
T Superior	1,311	1,530	1,743	2,065	1,911	2,058	+57%
T Wascott	284	268	301	511	535	714	+151%
Total unincorporated	9,532	9,498	10,154	12,078	11,887	12,918	+36%
Villages							
V Lake Nebagamon	340	346	523	780	900	1,015	+198%
V Oliver	210	222	210	253	265	358	+70%
V Poplar	489	475	455	569	516	552	+13%
V Solon Springs	480	530	598	590	575	576	+20%
V Superior	339	374	476	580	481	500	+47%
City							
C Superior	35,325	33,563	32,237	29,511	27,134	27,368	-22%
Total incorporated	37,183	35,510	34,499	32,343	29,871	30,369	-18%
County							
Douglas County	46,715	45,008	44,657	44,421	41,758	43,287	-7%

Source: US Census Bureau


Table 1.3: Demographic Change in Douglas County, 1990-2000

MUNICIPALITY	Working Age Population (18 to 62)			School age Population (17 and under)			College Age Population (18 to 24)			Post-Retirement Age Population (62+)		
	1990	2000	Change	1990	2000	Change	1990	2000	Change	1990	2000	Change
Towns												
Amnicon	517	639	23.6%	304	333	9.5%	57	72	26.3%	108	102	-5.6%
Bennett	290	347	19.7%	165	189	14.5%	31	36	16.1%	70	86	22.9%
Brule	291	332	14.1%	130	160	23.1%	26	24	-7.7%	106	99	-6.6%
Cloverland	137	138	0.7%	68	71	4.4%	15	18	20.0%	41	38	-7.3%
Dairyland	126	120	-4.8%	64	25	-60.9%	15	8	-46.7%	32	41	28.1%
Gordon	304	371	22.0%	116	127	9.5%	23	32	39.1%	133	147	10.5%
Hawthorne	518	553	6.8%	315	288	-8.6%	58	55	-5.2%	216	204	-5.6%
Highland	111	131	18.0%	40	37	-7.5%	13	9	-30.8%	56	77	37.5%
Lakeside	286	364	27.3%	182	162	-11.0%	28	37	32.1%	101	83	-17.8%
Maple	383	387	1.0%	180	153	-15.0%	64	31	-51.6%	104	109	4.8%
Oakland	592	706	19.3%	289	288	-0.3%	65	87	33.8%	112	150	33.9%
Parkland	764	751	-1.7%	356	318	-10.7%	116	88	-24.1%	206	171	-17.0%
Solon Springs	328	452	37.8%	151	191	26.5%	25	51	104.0%	140	164	17.1%
Summit	587	649	10.6%	272	257	-5.5%	69	58	-15.9%	150	136	-9.3%
Superior	1167	1273	9.1%	502	536	6.8%	166	128	-22.9%	242	249	2.9%
Wascott	297	399	34.3%	72	99	37.5%	48	30	-37.5%	166	216	30.1%
Villages												
Lake Nebagamon	481	574	19.3%	253	259	2.4%	55	41	-25.5%	166	182	9.6%
Oliver	155	207	33.5%	85	108	27.1%	23	22	-4.3%	25	43	72.0%
Poplar	288	309	7.3%	160	162	1.3%	39	21	-46.2%	68	81	19.1%
Solon Springs	284	324	14.1%	133	123	-7.5%	32	41	28.1%	158	129	-18.4%
Superior	286	297	3.8%	114	105	-7.9%	40	42	5.0%	81	98	21.0%
City												
Superior	14,938	16,457	10.2%	6,730	6,211	-7.7%	3,037	3,518	15.8%	5,466	4,700	-14.0%
County Total												
Douglas County	23,130	25,780	11.5%	10,681	10,202	-4.5%	4,045	4,449	10.0%	7,947	7,305	-8.1%

Source: Calculated from US Census Bureau data


Table 1.4 : Douglas County Population Projections

Municipality	2000	2005	2010	2015	2020	2025	2030
Towns							
Amnicon	1,074	1,134	1,196	1,259	1,322	1,378	1,386
Bennett	622	658	696	734	772	806	811
Brule	591	624	658	693	727	758	762
Cloverland	247	245	244	243	241	239	240
Dairyland	186	181	177	172	167	162	163
Gordon	645	700	756	813	870	922	927
Hawthorne	1,045	1,079	1,115	1,152	1,188	1,218	1,225
Highland	245	272	299	327	354	380	382
Lakeside	609	630	651	673	695	713	717
Maple	649	659	671	683	694	702	706
Oakland	1,144	1,217	1,292	1,369	1,445	1,513	1,522
Parkland	1,240	1,218	1,198	1,178	1,157	1,130	1,137
Solon Springs	807	886	966	1,048	1,129	1,205	1,212
Summit	1,042	1,062	1,084	1,107	1,128	1,144	1,151
Superior	2,058	2,157	2,260	2,366	2,470	2,561	2,576
Wascott	714	786	860	935	1,009	1,079	1,085
Villages							
Lake Nebagamon	1,015	1,061	1,109	1,159	1,207	1,249	1,256
Oliver	358	400	443	486	529	570	573
Poplar	552	561	570	580	590	596	599
Solon Springs	576	578	580	583	585	585	588
Superior	500	528	558	587	617	643	647
City							
Superior	27,368	27,337	27,351	27,385	27,385	27,240	27,397
County Total							
Douglas County	43,287	43,973	44,734	45,532	46,281	46,793	47,062

Source: Wisconsin Department of Administration (2000-2025), NWRPC (2030)



HOUSEHOLD, EMPLOYMENT AND INCOME CHARACTERISTICS

Households

An analysis of the households in the county helps to establish a generalized understanding of the lives of the county's inhabitants and an insight into community life. Understanding household composition and condition is essential in assessing future needs of the county's inhabitants. Key characteristics of households in the Douglas County are presented in Table 1.5.

Table 1. 5 : Douglas County Household Characteristics, 2000

	Total	Percent of all households
TOTAL HOUSEHOLDS	268	100.0%
1 PERSON HOUSEHOLDS	5315	29.8%
1 person household, male householder	2391	13.4%
1 person household, female householder	2924	16.4%
1 person household with householder age 65 and over	2129	12.0%
1 person household with householder age 64 or younger	3186	17.9%
2 OR MORE PERSON HOUSEHOLDS	12493	70.2%
Family Households	11280	63.3%
Married couple families	8745	49.1%
Married couple families with related children	3552	19.9%
Female householder, no husband present	1800	10.1%
Female householder, no husband present, with related children	1213	6.8%
Female householder, no husband present, with no related children	587	3.3%
2 persons in household	6245	35.1%
3 persons in household	2727	15.3%
4 persons in household	2202	12.4%
5 persons in household	911	5.1%
6 persons in household	283	1.6%
7 or more persons in household	125	0.7%
Non-family Households	6528	36.7%
Male householder	3125	17.5%
Female householder	3403	19.1%

Source: U. S. Census Bureau, 2000



Household Projections

Table 1.6 : Douglas County Household Projections

Municipality	2000	2005	2010	2015	2020	2025	2030
Towns							
Amnicon	364	393	424	451	478	503	530
Bennett	224	242	262	280	297	313	331
Brule	244	264	284	303	320	337	355
Cloverland	94	95	97	97	97	98	98
Dairyland	87	87	86	85	83	81	80
Gordon	298	331	365	397	429	458	490
Hawthorne	338	357	378	396	413	425	443
Highland	107	122	136	151	165	179	194
Lakeside	226	239	253	264	275	284	295
Maple	277	288	300	308	316	323	331
Oakland	425	464	502	538	573	605	641
Parkland	463	466	468	465	461	454	451
Solon Springs	334	375	418	458	499	537	578
Summit	418	436	455	469	483	495	509
Superior	764	820	877	929	979	1,024	1,075
Wascott	295	332	373	411	448	481	519
Villages							
Lake Nebagamon	428	459	489	517	543	567	594
Oliver	127	145	164	183	200	218	236
Poplar	209	217	225	232	238	243	250
Solon Springs	268	275	282	287	290	294	298
Superior village	209	226	244	260	275	289	304
City							
Superior	11,609	11,881	12,138	12,316	12,439	12,466	12,617
County Total							
Douglas County	17,808	18,514	19,220	19,797	20,301	20,674	21,214

Source: Wisconsin Department of Administration 2000-2025, NWRPC 2030

By 2030, the number of households in Douglas County is projected to increase by 19.1 percent, over the census total of 17,808 in 2000. With the exceptions of the Town's of Parkland and Dairyland, each municipality is projected to have an increase in households over the planning period. The most notable increases are projected for the Town's of Highland (+80.8 percent), Gordon (64.4 percent) and the Village of Oliver (+85.8 percent). As a whole, rural Towns are expected to have a greater proportional increase in households over the villages and the City of Superior. This projected rise will be fueled primarily by a decline in the average household size. Household projections for Douglas County municipalities are depicted in **Table 1.6**.



Household Size

Table 1. 7: Average Household Size 2000-2030

Municipality	1980	1990	2000	2005	2010	2015	2020	2025	2030
Towns									
Amnicon	3.16	2.96	3.00	2.89	2.82	2.79	2.77	2.74	2.62
Bennett	2.98	2.84	2.80	2.72	2.66	2.62	2.60	2.58	2.45
Brule	2.52	2.41	2.40	2.36	2.32	2.29	2.27	2.25	2.15
Cloverland	2.92	2.65	2.60	2.58	2.52	2.51	2.48	2.44	2.45
Dairyland	3.19	2.55	2.10	2.08	2.06	2.02	2.01	2.00	2.04
Gordon	2.63	2.29	2.20	2.11	2.07	2.05	2.03	2.01	1.89
Hawthorne	2.96	2.92	2.80	3.02	2.95	2.91	2.88	2.87	2.77
Highland	2.53	2.30	2.30	2.23	2.20	2.17	2.15	2.12	1.97
Lakeside	3.16	2.80	2.70	2.64	2.57	2.55	2.53	2.51	2.43
Maple	2.98	2.66	2.30	2.29	2.24	2.22	2.20	2.17	2.13
Oakland	3.06	2.86	2.70	2.62	2.57	2.54	2.52	2.50	2.37
Parkland	3.07	2.81	2.70	2.61	2.56	2.53	2.51	2.49	2.52
Solon Springs	2.56	2.47	2.40	2.36	2.31	2.29	2.26	2.24	2.10
Summit	2.93	2.67	2.50	2.44	2.38	2.36	2.34	2.31	2.26
Superior	3.15	2.77	2.70	2.63	2.58	2.55	2.52	2.50	2.40
Wascott	2.47	2.21	2.20	2.37	2.31	2.27	2.25	2.24	2.09
Villages									
Lake Nebagamon	2.74	2.65	2.40	2.31	2.27	2.24	2.22	2.20	2.11
Oliver	2.94	2.94	2.80	2.76	2.70	2.66	2.65	2.61	2.43
Poplar	3.21	2.77	2.60	2.59	2.53	2.50	2.48	2.45	2.40
Solon Springs	2.73	2.30	2.20	2.10	2.06	2.03	2.02	1.99	1.97
Superior village	2.97	2.56	2.40	2.34	2.29	2.26	2.24	2.22	2.13
City									
Superior	2.46	2.36	2.30	2.30	2.25	2.22	2.20	2.19	2.17
County Total									
Douglas County	2.60	2.46	2.40	2.38	2.33	2.30	2.28	2.26	2.22

Source: US Census Bureau 1980-2000, NWPRC 2000-2030

Average household size refers to the average number of people living together in a single dwelling unit. Like many Wisconsin Counties, the average household size in Douglas County is declining. Reasons for this decline include lower birth rates and increased divorce rates, along with increased longevity resulting in higher number of one-person senior households. The Wisconsin Department of Administration estimates that the average household size in Wisconsin will decline to around 2.3 persons per household by the year 2030. At the current rate of decline, the average household size in Douglas County would be slightly below 2.3 by 2030. Household projections for all municipalities in Douglas County are depicted in **Table 1.7**.



Table 1.11: Place of Work, 2000

Municipality	Worked in minor civil division of residence	Worked outside minor civil division of residence	Worked at Home
Towns			
T Amnicon	56	427	18
T Bennett	29	263	9
T Brule	47	213	12
T Cloverland	21	85	18
T Dairyland	14	75	5
T Gordon	39	175	11
T Hawthorne	42	395	18
T Highland	22	62	9
T Lakeside	11	269	11
T Maple	37	252	11
T Oakland	23	551	12
T Parkland	66	556	24
T Solon Springs	78	285	11
T Summit	43	493	6
T Superior	140	917	9
T Wascott	45	220	13
V Lake Nebagamon	76	403	17
Villages			
V Oliver	17	145	6
V Poplar	95	195	22
V Solon Springs	98	149	16
V Superior	38	211	27
City			
C Superior	7,804	5,141	204
Douglas County	8,841	11,482	489

Source: US Census Bureau

As shown in **Table 1.10**, most employed persons in Douglas County commuted to work via personal automobile. **Table 1.11** reveals that most employed persons commuted to work at locations outside of their municipality of residence. As indicated in **Figure 1.5**, more than one-half of employed persons in Douglas County have work-related commutes of 20 minutes or less.



INCOME CHARACTERISTICS

Median Income and Poverty Level

The 2000 Census reports a median household income of \$35,226, and a median family income of \$43,813 for Douglas County. These figures are below the state and national figures, as is indicated in Table 1.13.

Table 1.12: Median Income, 2000

Municipal Unit	Median Household Income	Median Family Income	Per Capita Income	Percent Persons Living at or Below Poverty Level
Towns				
Amnicon	\$ 48,654	\$ 53,235	\$ 16,968	4.8%
Bennett	\$ 40,313	\$ 49,063	\$ 18,335	7.7%
Brule	\$ 35,972	\$ 40,078	\$ 14,620	12.4%
Cloverland	\$ 35,000	\$ 36,250	\$ 16,220	7.5%
Dairyland	\$ 35,313	\$ 48,333	\$ 18,155	9.0%
Gordon	\$ 34,412	\$ 35,972	\$ 18,065	8.0%
Hawthorne	\$ 44,856	\$ 50,313	\$ 16,855	7.0%
Highland	\$ 41,071	\$ 45,417	\$ 20,163	11.2%
Lakeside	\$ 42,125	\$ 45,625	\$ 17,309	8.2%
Maple	\$ 35,781	\$ 39,375	\$ 16,828	4.7%
Oakland	\$ 46,528	\$ 51,563	\$ 18,489	5.4%
Parkland	\$ 40,804	\$ 43,375	\$ 17,090	4.7%
Solon Springs	\$ 42,300	\$ 45,156	\$ 19,561	9.0%
Summit	\$ 42,386	\$ 46,771	\$ 18,275	7.0%
Superior	\$ 48,833	\$ 51,090	\$ 18,775	3.8%
Wascott	\$ 40,714	\$ 48,409	\$ 18,165	8.6%
Villages				
Lake Nebagamon	\$ 48,333	\$ 59,792	\$ 23,665	5.1%
Oliver	\$ 41,750	\$ 45,250	\$ 19,527	8.3%
Poplar	\$ 41,406	\$ 51,406	\$ 18,218	8.7%
Solon Springs	\$ 30,250	\$ 46,875	\$ 16,807	10.6%
Superior village	\$ 42,778	\$ 50,385	\$ 20,328	3.8%
City				
Superior	\$ 31,921	\$ 41,093	\$ 17,253	13.4%
County, State & National				
Douglas County	\$ 35,226	\$ 43,813	\$ 17,638	11.0%
State of Wisconsin	\$ 43,791	\$ 52,911	\$ 21,271	8.7%
United States	\$ 41,994	\$ 50,046	\$ 21,587	12.4%

Source: US Census Bureau



EDUCATIONAL CHARACTERISTICS

School Enrollment and Educational Attainment

The 2000 Census identifies 11,211 persons aged 3 and over enrolled in an educational facility in Douglas County (Table 1.15). Of this total, 7,878 (70.2 percent) are enrolled in elementary or high school (K-12), 2,491 (22.2 percent) are enrolled in college and 614 (5.4 percent) are enrolled in pre-primary programs. The 2000 Census identified 85.8 percent of all county residents over age 25 as having at least a high school diploma, while 18.2 percent of residents possessed a bachelor's degree or higher. Figure 1.6 details the highest level of education attained by Douglas County residents over age 25 and over.

Table 1.14: Educational Enrollment, 2000

	Public school	Private School	Preschool	Kindergarten	Grades 1-4	Grades 5-8	Grades 9-12	College Undergraduate	Graduate School
Towns									
Amnicon	252	15	9	19	76	87	76	36	6
Bennett	121	28	7	9	53	34	46	24	8
Brule	140	2	12	8	64	35	23	21	2
Cloverland	54	6	0	6	13	20	21	3	0
Dairyland	13	0	0	5	6	0	2	2	0
Gordon	64	4	5	13	28	15	7	26	2
Hawthorne	197	23	26	15	50	76	53	24	0
Highland	27	0	2	0	17	8	0	0	0
Lakeside	121	15	0	9	36	40	51	18	9
Maple	126	2	8	6	27	41	46	8	8
Oakland	193	43	7	19	52	64	94	44	2
Parkland	261	33	15	16	79	107	77	37	2
Solon Springs	184	2	21	16	42	33	74	20	0
Summit	222	6	6	13	85	58	66	36	9
Superior	396	58	22	29	142	129	132	73	11
Wascott	114	0	6	4	25	37	42	19	8
Villages									
Lake Nebagamon	219	16	10	21	69	67	68	20	13
Oliver	78	8	6	0	22	31	27	4	0
Poplar	133	6	10	10	30	47	42	18	2
Solon Springs	102	4	7	6	29	32	32	19	0
Superior village	54	8	6	4	13	14	25	8	4
City									
Superior	4,423	719	429	352	1,180	1,461	1,720	2,031	142
County Total									
Douglas County	7,494	998	614	580	2,138	2,436	2,724	2,491	228

Source: US Census Bureau

About the Profile

NOTE TO ALL DATA USERS

To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas. Data have not been adjusted for estimated net census coverage error based on the results of the Accuracy and Coverage Evaluation (A.C.E.). Census results contain nonsampling error. Researchers who create their own estimates using data provided by American FactFinder should cite the Census Bureau as the source of the original data only.

SUBJECT DEFINITIONS

Age — The age classification is based on the age of the person in complete years as of April 1, 2000. The age of the person usually was derived from their date of birth information.

Average Family Size — A measure obtained by dividing the number of people in families by the total number of families (or family householders).

Average Household Size — A measure obtained by dividing the number of people in households by the total number of households (or householders).

Average Household Size of Owner-Occupied Units — A measure obtained by dividing the number of people living in owner-occupied housing units by the number of owner-occupied housing units.

Average Household Size of Renter-Occupied Units — A measure obtained by dividing the number of people living in renter-occupied housing units by the number of renter-occupied housing units.

Child — A child includes a son or daughter by birth, a stepchild, or an adopted child of the householder, regardless of the child's age or marital status.

Family Household (Family) — A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

Female Householder, No Husband Present — A female maintaining a household with no husband of the householder present.

Group Quarters Population — The group quarters population includes all people not living in households. Two general categories of people in group quarters are recognized: 1) the institutionalized population which includes people under formally authorized, supervised care or custody in institutions at the time of enumeration (such as correctional institutions, nursing homes, and juvenile institutions) and 2) the noninstitutionalized population which includes all people who live in group quarters other than institutions (such as college dormitories, military quarters, and group homes).

Hispanic or Latino — People who identify with the terms "Hispanic" or "Latino" are those who classify themselves in one of the specific Hispanic or Latino categories listed on the questionnaire—"Mexican," "Puerto Rican," or "Cuban"—as well as those who indicate that they are "other Spanish, Hispanic, or Latino." Origin can be viewed as the heritage, nationality group, lineage, or country of birth of the person or the person's parents or ancestors before their arrival in the United States. People who identify their origin as Spanish, Hispanic, or Latino may be of any race.

Homeowner Vacancy Rate — The homeowner vacancy rate is the proportion of the homeowner housing inventory which is vacant for sale. It is computed by dividing the number of vacant units for sale only by the sum of owner-occupied units and vacant units that are for sale only, and then multiplying by 100. (For more information, see "Vacant Housing Unit.")



Household — A household includes all of the people who occupy a housing unit. People not living in households are classified as living in group quarters.

Householder — In most cases, the householder is the person, or one of the people, in whose name the home is owned, being bought, or rented and who is listed as Person 1 on the census questionnaire. If there is no such person in the household, any adult household member 15 years old and over could be designated as the householder (i.e., Person 1).

Housing Unit — A housing unit may be a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

Institutionalized Population — The institutionalized population includes people under formally authorized, supervised care or custody in institutions at the time of enumeration. (For more information, see "Group Quarters Population.")

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

Median Age — The median divides the age distribution into two equal parts, one-half of the cases falling below the median age and one-half above the median. This measure is rounded to the nearest tenth.

Nonfamily Household — A householder living alone or with nonrelatives only.

Noninstitutionalized Population — All people who live in group quarters other than institutions. Also included are staff residing at institutional group quarters. (For more information, see "Group Quarters Population.")

Nonrelative — Any household member who is not related to the householder by birth, marriage, or adoption, including foster children.

Occupied Housing Unit — A housing unit is classified as occupied if it is the usual place of residence of the person or group of people living in it at the time of enumeration, or if the occupants are only temporarily absent; that is, away on vacation or business.

Other Relative — Any household member related to the householder by birth, marriage, or adoption, but not included specifically in another relationship category.

Own Child — A child under 18 years old who is a son or daughter by birth, marriage (a stepchild), or adoption. For 100-percent tabulations, own children consist of all sons/daughters of householders who are under 18 years of age. For sample data, own children consist of sons/daughters of householders who are under 18 years of age **and** who have never been married, therefore, numbers of own children of householders may be different in these two tabulations.

Owner-Occupied Housing Unit — A housing unit is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for.

Race — The concept of race as used by the Census Bureau reflects self-identification by people according to the race or races with which they most closely identify. These categories are sociopolitical constructs and should not be interpreted as being scientific or anthropological in nature. Furthermore, the race categories include both racial and national-origin groups.

The racial classifications used by the Census Bureau adhere to the October 30, 1997, *Federal Register Notice* entitled, "Revisions to the Standards for the Classification of Federal Data on Race and Ethnicity" issued by the Office of Management and Budget (OMB). These standards govern the categories used to collect and present federal data on race and ethnicity. The OMB requires five minimum categories (American Indian and Alaska Native, Asian, Black or African American, Native Hawaiian and Other Pacific Islander, and White) for race. The race categories are described below with a sixth category, "Some other race," added with OMB

approval. In addition to the five race groups, the OMB also states that respondents should be offered the option of selecting one or more races.

If an individual could not provide a race response, the race or races of the householder or other household members were assigned by the computer using specific rules of precedence of household relationship. For example, if race was missing for a natural-born child in the household, then either the race or races of the householder, another natural-born child, or the spouse of the householder were assigned. If race was not reported for anyone in the household, the race or races of a householder in a previously processed household were assigned.

White — A person having origins in any of the original peoples of Europe, the Middle East, or North Africa. It includes people who indicate their race as "White" or report entries such as Irish, German, Italian, Lebanese, Near Easterner, Arab, or Polish.

Black or African American — A person having origins in any of the black racial groups of Africa. It includes people who indicate their race as "Black, African Am., or Negro," or provide written entries such as African American, Afro American, Kenyan, Nigerian, or Haitian.

American Indian and Alaska Native — A person having origins in any of the original peoples of North and South America (including Central America), and who maintain tribal affiliation or community attachment. It includes people who classify themselves as described below.

American Indian — Includes people who indicate their race as "American Indian," entered the name of an Indian tribe, or report such entries as Canadian Indian, French-American Indian, or Spanish-American Indian.

Alaska Native — Includes written responses of Eskimos, Aleuts, and Alaska Indians as well as entries such as Arctic Slope, Inupiat, Yupik, Alutiiq, Egegik, and Pribilofian. The Alaska tribes are the Alaskan Athabaskan, Tlingit, and Haida. The information for Census 2000 is derived from the American Indian Detailed Tribal Classification List for the 1990 census and was expanded to list the individual Alaska Native Villages when provided as a written response for race.

Asian — A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam. It includes "Asian Indian," "Chinese," "Filipino," "Korean," "Japanese," "Vietnamese," and "Other Asian."

Asian Indian — Includes people who indicate their race as "Asian Indian" or identify themselves as Bengalese, Bharat, Dravidian, East Indian, or Goanese.

Chinese — Includes people who indicate their race as "Chinese" or who identify themselves as Cantonese, or Chinese American. In some census tabulations, written entries of Taiwanese are included with Chinese while in others they are shown separately.

Filipino — Includes people who indicate their race as "Filipino" or who report entries such as Philipino, Philippine, or Filipino American.

Japanese — Includes people who indicate their race as "Japanese" or who report entries such as Nipponese or Japanese American.

Korean — Includes people who indicate their race as "Korean" or who provide a response of Korean American.

Vietnamese — Includes people who indicate their race as "Vietnamese" or who provide a response of Vietnamese American.

Cambodian — Includes people who provide a response such as Cambodian or Cambodia.

Hmong — Includes people who provide a response such as Hmong, Laohmong, or Mong.



Laotian — Includes people who provide a response such as Laotian, Laos, or Lao.

Thai — Includes people who provide a response such as Thai, Thailand, or Siamese.

Other Asian — Includes people who provide a response of Bangladeshi, Burmese, Indonesian, Pakistani, or Sri Lankan.

Native Hawaiian and Other Pacific Islander — A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands. It includes people who indicate their race as "Native Hawaiian," "Guamanian or Chamorro," "Samoan," and "Other Pacific Islander."

Native Hawaiian — Includes people who indicate their race as "Native Hawaiian" or who identify themselves as "Part Hawaiian" or "Hawaiian."

Guamanian or Chamorro — Includes people who indicate their race as such, including written entries of Chamorro or Guam.

Samoan — Includes people who indicate their race as "Samoan" or who identified themselves as American Samoan or Western Samoan.

Other Pacific Islander — Includes people who provided a write-in response of a Pacific Islander group such as Tahitian, Northern Mariana Islander, Palauan, Fijian, or a cultural group such as Melanesian, Micronesian, or Polynesian.

Some Other Race — Includes all other responses not included in the "White," "Black or African American," "American Indian and Alaska Native," "Asian," and the "Native Hawaiian and Other Pacific Islander" race categories described above. Respondents providing write-in entries such as multiracial, mixed, interracial, or a Hispanic/Latino group (for example, Mexican, Puerto Rican, or Cuban) in the "Some other race" category are included in this category.

Two or More Races — People may have chosen to provide two or more races either by checking two or more race response check boxes, by providing multiple write-in responses, or by some combination of check boxes and write-in responses. The race response categories shown on the questionnaire are collapsed into the five minimum race groups identified by the OMB, and the Census Bureau "Some other race" category. For data product purposes, "Two or more races" refers to combinations of two or more of the following race categories:

- White
- Black or African American
- American Indian and Alaska Native
- Asian
- Native Hawaiian and Other Pacific Islander
- Some other race

Coding of Write-In Entries — During 100-percent processing of Census 2000 questionnaires, subject-matter specialists reviewed and coded written entries from four response categories on the race item — American Indian or Alaska Native, Other Asian, Other Pacific Islander, and Some other race — for which an area for a write-in response was provided. The Other Asian and Other Pacific Islander response categories shared the same write-in area on the questionnaire.

Rental Vacancy Rate — The proportion of the rental inventory which is vacant for rent. It is computed by dividing the number of vacant units for rent by the sum of the renter-occupied units and the number of vacant units for rent, and then multiplying by 100.

Renter-Occupied Housing Unit — All occupied housing units which are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter occupied. Housing units in "continuing care" or life care facilities are included in the "rented for cash rent" category.

Seasonal, Recreational, or Occasional Use Housing Unit — Seasonal, recreational, or occasional use housing units include vacant units used or intended for use only in certain seasons, for weekends, or other occasional use throughout the year. Interval ownership units, sometimes called shared ownership or time-sharing condominiums are included in this category. (For more information, see "Vacant Housing Unit.")

Sex — Based on self-reporting of gender. Either male or female.

Spouse — A person who is married to and living with the householder. This category includes people in formal marriages, as well as people in common-law marriages.

Tenure — All occupied housing units are classified as either owner occupied or renter occupied. A housing unit is owner occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. All occupied housing units which are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter occupied.

Vacant Housing Unit — A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant. (For more information, see "Housing Unit.")

DERIVED MEASURES

Average — See "Mean."

Interpolation — Interpolation frequently is used in calculating medians based on interval data and in approximating standard errors from tables. Linear interpolation is used to estimate values of a function between two known values. This is the form of interpolation used to calculate median age.

Mean — This measure represents an arithmetic average of a set of values. It is derived by dividing the sum (or aggregate) of a group of numerical items by the total number of items in that group. For example, average family size is obtained by dividing the number of people in families by the total number of families (or family householders). (Additional information on means and aggregates is included in the separate explanations of many of the population and housing subjects.)

Median — This measure represents the middle value (if n is odd) or the average of the two middle values (if n is even) in an ordered list of n data values. The median divides the total frequency distribution into two equal parts: one-half of the cases falling below the median and one-half above the median. (See also "Interpolation.")

Percentage — This measure is calculated by taking the number of items in a group possessing a characteristic of interest and dividing by the total number of items in that group, and then multiplying by 100.

Rate — This is a measure of occurrences in a given period of time divided by the possible number of occurrences during that period. Rates are sometimes presented as percentages.

GEOGRAPHIC ACRONYMS

ANVSA — Alaska Native village statistical area

CDP — Census designated place

CMSA — Consolidated metropolitan statistical area

MSA — Metropolitan statistical area

OTSA — Oklahoma tribal statistical area

PMSA — Primary metropolitan statistical area



GEOGRAPHIC ACRONYMS (continued)

SDAISA — State designated American Indian statistical area

TDSA — Tribal designated statistical area

FOR MORE INFORMATION

The 100-Percent Demographic Profile data also are available through the American FactFinder which can be accessed from the Census Bureau's Internet site at www.census.gov. To order this product, or to obtain information about the accuracy of the data, including information about the Accuracy and Coverage Evaluation, please contact Customer Services Center, Marketing Services Office, Mail Stop 1921, U.S. Census Bureau, Washington, DC 20233. Telephone: (301) 457-4100. FAX: (888) 249-7295. E-mail: webmaster@census.gov.

2. HOUSING

2.1 Town of Maple

The Town of maple encompasses two landscape regions; the northern half of the town is generally a mix of agricultural and residential use while the southern half is predominantly forestry and residential. In the years since 1988 the town has experienced a modest increase in residential parcels. As of 2000, the town maintains a housing density of 9.8 units per square mile which is projected to increase to 11.0 by the year 2020.

2.2 Assessment of Age, Structural and Value Characteristics of The Town of Maple's Housing Stock

Age; 1990 to 2000----12.1%
1970 to 1989----32.4%
1940 to 1969----31.5%
1939 or earlier----23.9%

Structure; 1 to 4 rooms----24.4%
5 rooms----37.4%
6 to 9 rooms or more----38.4%, with an average of 5.2 rooms per home.

Value; less than \$50,000----28.8%
\$50,000 to \$99,999----63.0%
\$100,000 to \$199,999----8.2%, with an average of \$62,100 per home.

According to the 2007 Statement of Assessment by the Wisconsin Department of Revenue, the value of residential property in the Town of Maple was \$20,527,000. or 61.22% of the total residential property of Douglas County.

2.3 Multi-Family, Single Family, Subdivision Development

1. Encourage residential development in a way that is consistent with state law and county zoning.
 - Consideration should be given so that new development does not adversely affect the property values or livability of neighboring properties.
 - Develop standards for institutional and rental housing to accommodate projected growth. This will include standards for conservation and low impact development to enhance and protect the towns character.
2. Recognizing the unique needs of the family, our community and an aging population, we support greater sensitivity in the permitting process to allow for closer proximity and clustering of dwellings serving humanitarian needs.

- Consider supporting a complex that would integrate affordable housing with accessibility to commercial and service-oriented businesses and social activities.
 - Special housing options should be considered for our aging population and persons with special needs.
3. All development, whether it be single family, multi-family, sub-division, mobile homes, mobile home park, expansion of mobile home park or placement of any of the aforementioned, must comply with existing state and county zoning regulations and the adopted process procedures currently in place.
 4. It is important for the Town to participate in development plans and to work with private property
 - The Town will review all matters of development in a timely matter.
 - Construction may commence only after project approval is issued by the county.
 - Refer to the Natural Resources section for other factors affecting development standards.
 5. Address Wisconsin's Uniform Dwelling Code.

2.4 Housing Programs

A. WHEDA (Wisconsin Housing & 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.

B. USDA-Rural Development

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

C. Community Development Block Grant Housing Rehabilitation

Housing rehabilitation funds are made available through the Department of Housing and Urban Development, Washington, DC as a pass through to the State of Wisconsin. CDBG housing rehabilitation funds are available to municipalities to help offset rehabilitation costs by eligible homeowners, renters and landlords.

D. CDBG Emergency Assistance Program

Emergency assistance funds are available to assist local governments in responding to emergency housing needs. The funds are provided to low-to-moderate income families who are homeless due to natural disasters, as well as family groups who meet the state definition of homeless.

E. Northwest Affordable Housing, Inc.

A non-profit organization 501(C) (3), that is able to obtain funds that are not available to the general public for the purpose of promoting affordable and accessible housing for low-and moderate-income persons.

F. HCRI (Housing Cost Reconstruction Initiative)

A State of Wisconsin administered program that provides federal funds for housing down payment and closing costs to low-to moderate-income families. HOME funds are available for the rehabilitation of homes after their purchase.

- 2.5** Some topics in this element may be repeated in other elements of Maple's Comprehensive Plan due to the over-lap of certain objectives, policies and goals.

References:

www.douglascountywi.org/landuseplan

U.S. Bureau of the Census 2000

Table 2.9: Number of Bedrooms per Dwelling by Minor Civil Division

Bedrooms	0	1	2	3	4	5 or more
Towns						
Amnicon	0.5%	4.2%	21.2%	60.2%	12.2%	1.6%
Bennett	1.1%	11.5%	35.3%	40.2%	9.5%	2.3%
Brule	0.0%	13.7%	33.7%	40.8%	10.6%	1.2%
Cloverland	0.0%	8.3%	36.7%	37.6%	14.7%	2.8%
Dairyland	6.4%	20.7%	40.4%	27.7%	2.1%	2.7%
Gordon	2.0%	13.6%	45.9%	32.3%	6.2%	0.0%
Hawthorne	2.6%	4.9%	32.6%	46.7%	10.4%	2.9%
Highland	5.0%	18.2%	35.9%	38.7%	2.2%	0.0%
Lakeside	4.4%	5.1%	26.8%	46.3%	14.7%	2.6%
Maple	0.7%	13.4%	27.9%	45.9%	12.1%	0.0%
Oakland	0.9%	9.4%	34.1%	40.7%	13.5%	1.3%
Parkland	0.0%	2.5%	28.3%	56.3%	10.1%	2.9%
Solon Springs	2.6%	16.3%	38.0%	31.6%	8.6%	2.9%
Summit	2.7%	10.9%	39.9%	37.9%	8.2%	0.4%
Superior	1.0%	4.4%	29.0%	47.5%	14.8%	3.3%
Wascott	1.7%	13.5%	40.9%	32.1%	10.7%	1.2%
Villages						
Lake Nebagamon	0.7%	10.1%	37.9%	38.6%	10.0%	2.7%
Oliver	2.4%	1.6%	27.2%	52.8%	13.6%	2.4%
Poplar	1.8%	4.9%	25.4%	37.9%	22.8%	7.1%
Solon Springs	2.3%	13.1%	41.1%	34.5%	9.1%	0.0%
Superior village	0.0%	4.4%	29.6%	49.3%	15.8%	1.0%
City						
Superior	1.9%	16.2%	31.6%	38.0%	11.2%	1.2%

Source: US Census Bureau, 2000 Census, Summary File SF3

Heating Fuel

Table 2.10: Home Heating Fuel, Occupied Housing Units by Minor Civil Division

Heating Fuel	Utility gas	Bottled, tank, or LP gas	Electricity	Fuel oil, kerosene, etc.	Coal or coke	Wood	Solar energy	Other fuel	No fuel used
Towns									
Amnicon	8%	52%	6%	21%	0%	13%	0%	0%	0%
Bennett	14%	45%	3%	15%	0%	23%	0%	0%	0%
Brule	22%	46%	6%	14%	0%	9%	0%	2%	0%
Cloverland	0%	42%	6%	31%	0%	22%	0%	0%	0%
Dairyland	2%	45%	8%	11%	0%	34%	0%	0%	0%
Gordon	1%	64%	10%	9%	0%	17%	0%	0%	0%
Hawthorne	8%	65%	0%	13%	0%	14%	0%	0%	0%
Highland	2%	72%	0%	13%	0%	13%	0%	0%	0%
Lakeside	1%	59%	0%	21%	0%	18%	0%	1%	0%
Maple	19%	47%	1%	16%	0%	18%	0%	0%	0%
Oakland	3%	57%	7%	17%	0%	16%	0%	0%	0%
Parkland	31%	31%	5%	23%	0%	9%	1%	0%	0%
Solon Springs	15%	51%	8%	14%	0%	13%	0%	0%	1%
Summit	1%	47%	10%	26%	0%	16%	0%	0%	0%
Superior	10%	39%	12%	31%	0%	8%	0%	0%	0%
Wascott	1%	70%	7%	9%	0%	13%	0%	0%	0%
Total unincorp.	10%	50%	7%	19%	0%	14%	0%	0%	0%
Villages									
Lake Nebagamon	50%	27%	10%	9%	0%	3%	0%	0%	0%
Oliver	0%	48%	14%	34%	0%	4%	0%	0%	0%
Poplar	17%	53%	4%	17%	0%	9%	0%	0%	0%
Solon Springs	21%	44%	13%	18%	0%	5%	0%	0%	0%
Superior village	64%	6%	8%	20%	0%	2%	0%	0%	0%
City									
Superior	71%	3%	12%	13%	0%	1%	0%	1%	1%
Total incorp.	67%	6%	12%	13%	0%	1%	0%	1%	1%
County Total									
Douglas County	51%	18%	10%	15%	0%	5%	0%	0%	0%

Source: US Census Bureau, 2000 Census, Summary File SF3

Of the county's 17,808 occupied housing units, nearly 70 percent are identified as using utility gas, bottled, tank, or LP gas as their primary source of heat. Table 2.10 illustrates in detail the type heating fuel in use by Douglas County's occupied housing units.

Plumbing Facilities

Table 2.11: Plumbing Facilities, Total Housing Units by Minor Civil Division

Plumbing Facilities	Complete plumbing	Lacking complete plumbing
Towns		
Amnicon	98%	2%
Bennett	89%	11%
Brule	95%	5%
Cloverland	88%	12%
Dairyland	67%	33%
Gordon	94%	6%
Hawthorne	96%	4%
Highland	93%	7%
Lakeside	88%	12%
Maple	92%	8%
Oakland	92%	8%
Parkland	99%	1%
Solon Springs	96%	4%
Summit	90%	10%
Superior	97%	3%
Wascott	87%	13%
Total unincorporated	92%	8%
Villages		
Lake Nebagamon	99%	1%
Oliver	100%	0%
Poplar	95%	5%
Solon Springs	99%	1%
Superior village	100%	0%
City		
Superior	100%	0%
Total incorporated	99%	1%
County Total		
Douglas County	97%	3%

Source: US Census Bureau, 2000 Census, Summary File SF3

Of the 20,356 total housing units in Douglas County, 570 (3 percent) were identified as lacking complete plumbing facilities. Complete plumbing facilities are defined as hot and cold piped water, a bath- tub or shower, and a flush toilet.

Water Access

Most of Douglas County's rural areas do not have access to municipal water systems and rely on individual wells for their water supply. The Villages and City of Superior have municipal wells, which supply water for household needs in these communities. According to Wisconsin Department of Natural Resources data, there are currently 2,520 private wells in Douglas County, and 12 municipal wells.

Sewer Access

Most rural towns in the county do not have access to sewage and waste water systems and rely on holding tanks, drain fields, and private septic systems for waste disposal. At present, all incorporated municipal units of government in Douglas County have sewer and wastewater systems in place and, in several instances, extend their systems to adjoining, unincorporated units of government. **Table 2.12** summarizes sewer and wastewater treatment systems currently in use in Douglas County.

Table 2.12: Douglas County Municipal Sewer and Wastewater Systems

MUNICIPAL SYSTEMS		
Location	Type of system	Present Status
(C) Superior	Collection & treatment	Combined sewage treatment and stormwater utility, planned expansion to annexed area and Town of Parkland (there is no connection with WLSSD)
(V) Superior	Collection & treatment	Serves entire Village of Superior. Expanded ponds in 2005
(V) Oliver	Collection only	Wastewater is pumped through force main under St. Louis River for treatment in Duluth through the Western Lake Superior Sanitary District facilities.
(V) Poplar	Collection & treatment	Most incorporated areas are served. The system presently serves residential, commercial and industrial concerns. Also serves high school.
(V) Lake Nebagamon	Collection & treatment	System does not cover all of the incorporated area, south shore of lake not on system at present time, completed westward expansion in Summer 2000
(V) Solon Springs	Collection & treatment	System covers all incorporated area and adjoining areas of the Town of Solon Springs; north end and eastern shore of Lake St. Croix on the system through the Upper St. Croix Sanitary District
(T) Gordon	Collection only	Gordon, jct. Of US 53 and CTH "Y" connected to Solon Springs system
(T) Brule	Collection & treatment	System presently covers the node of Brule at the junction of STH 27 and USH 2; system is in use for residential and commercial collection and has additional capacity available.
PRIVATE SYSTEMS		
Location	Type of system	Present Status
(T) Superior	Treatment plant	Duluth, Winnipeg, and Pacific Railroad maintains a facility at the end of Pokegama Rd. that collects oil, industrial and sanitary wastes for treatment
(T) Lakeside	Collection & treatment	Camp Amnicon maintains a private system for its facility
(T) Maple	Collection & treatment	The School District of Maple maintains collection and treatment system for its elementary and middle school. High school facilities currently connected to Poplar. The potential exists to link the system with the Poplar municipal system.
(T) Amnicon	Collection & treatment	The Middle River Health Facility has its own collection and treatment system
(C) Superior (Murphy Oil)	Collection & treatment	Murphy Oil maintains a system for their physical plant and grounds; focus is on industrial collection and treatment.

Source: Department of Natural Resources, Wastewater Management Division

Housing Costs

Table 2.13: Housing Costs, 2000 Census

Municipal Unit	Median Housing Value	Homes with a Mortgage	Median Monthly Owner Costs ²	Median Monthly Owner Costs ³	Median Owner Costs as a % of Household Income ¹	Median Owner Costs as a % of Household Income ²	Median Gross Rent	Median Gross Rent as a % of Household Income
Towns								
Amnicon	\$79,700	186	\$687	\$236	13.6%	9.9%	\$463	15.8%
Bennett	\$82,300	130	\$790	\$275	18.8%	9.9%	\$575	12.5%
Brule	\$73,300	119	\$673	\$234	18.9%	9.9%	\$406	31.3%
Cloverland	\$74,200	44	\$750	\$275	30.0%	9.9%	\$275	37.5%
Dairyland	\$45,600	39	\$750	\$165	14.2%	9.9%	\$0	0.0%
Gordon	\$69,600	137	\$680	\$218	22.2%	9.9%	\$539	16.9%
Hawthorne	\$70,700	213	\$725	\$225	15.8%	9.9%	\$675	27.5%
Highland	\$97,300	63	\$850	\$267	20.0%	9.9%	\$0	0.0%
Lakeside	\$78,900	140	\$733	\$254	18.3%	9.9%	\$425	45.0%
Maple	\$66,700	131	\$625	\$198	16.9%	12.5%	\$525	30.6%
Oakland	\$77,600	253	\$739	\$233	13.9%	9.9%	\$513	25.5%
Parkland	\$71,800	263	\$700	\$230	20.0%	9.9%	\$608	37.5%
Solon Springs	\$89,700	185	\$833	\$321	20.7%	9.9%	\$400	26.9%
Summit	\$77,400	206	\$793	\$288	21.2%	10.0%	\$288	9.9%
Superior	\$88,100	455	\$805	\$239	18.9%	9.9%	\$480	21.5%
Wascott	\$120,000	138	\$1,043	\$339	23.5%	13.5%	\$408	13.5%
Villages								
L.Nebagamon	\$113,500	245	\$953	\$380	19.7%	10.1%	\$423	26.8%
Oliver	\$72,900	66	\$864	\$342	23.9%	9.9%	\$475	24.5%
Poplar	\$84,500	117	\$756	\$314	20.8%	13.6%	\$461	17.5%
Solon Springs	\$62,500	120	\$693	\$236	18.2%	14.6%	\$415	29.1%
Superior village	\$80,000	91	\$723	\$321	17.2%	9.9%	\$384	23.8%
City								
Superior	\$63,900	4210	\$732	\$279	19.4%	10.8%	\$406	23.3%
County Total								
Douglas County	\$70,800	7551	\$745	\$277	19.3%	10.4%	\$411	23.5%

Source: US Census Bureau, 2000 Census, Summary File SF3

Housing Affordability

The US Department of Housing and Urban Development (HUD) defines affordable housing as "houses, mobile homes, apartments, or condominiums available for rent or purchase at 30 percent or less of annual

² Mortgaged housing units. Selected monthly owner costs are the sum of payments for mortgages, deeds of trust, contracts to

³ Housing units which are not mortgaged

income.” HUD defines income levels by percentage of median income (MI) for a municipality. According to the 2000 US Census, the median household income in Douglas County was \$35,266.

Table 2.14: Income and Housing Affordability

MHI= Median Household Income		Extremely Low Income		Very Low Income		Low Income		Moderate Income	
Municipal Unit	MHI	30 % MHI	Max Cost at 30 % MHI	50% MHI	Max Cost at 50 % MHI	80% MHI	Max Cost at 80 % MHI	95 % MHI	Max Cost at 95 % MHI
Towns									
Amnicon	\$48,654	\$14,596	\$365	\$24,327	\$608	\$38,923	\$973	\$46,221	\$1,156
Bennett	\$40,313	\$12,094	\$302	\$20,157	\$504	\$32,250	\$806	\$38,297	\$957
Brule	\$35,972	\$10,792	\$270	\$17,986	\$450	\$28,778	\$719	\$34,173	\$854
Cloverland	\$35,000	\$10,500	\$263	\$17,500	\$438	\$28,000	\$700	\$33,250	\$831
Dairyland	\$35,313	\$10,594	\$265	\$17,657	\$441	\$28,250	\$706	\$33,547	\$839
Gordon	\$34,412	\$10,324	\$258	\$17,206	\$430	\$27,530	\$688	\$32,691	\$817
Hawthorne	\$44,856	\$13,457	\$336	\$22,428	\$561	\$35,885	\$897	\$42,613	\$1,065
Highland	\$41,071	\$12,321	\$308	\$20,536	\$513	\$32,857	\$821	\$39,017	\$975
Lakeside	\$42,125	\$12,638	\$316	\$21,063	\$527	\$33,700	\$843	\$40,019	\$1,000
Maple	\$35,781	\$10,734	\$268	\$17,891	\$447	\$28,625	\$716	\$33,992	\$850
Oakland	\$46,528	\$13,958	\$349	\$23,264	\$582	\$37,222	\$931	\$44,202	\$1,105
Parkland	\$40,804	\$12,241	\$306	\$20,402	\$510	\$32,643	\$816	\$38,764	\$969
Solon Springs	\$42,300	\$12,690	\$317	\$21,150	\$529	\$33,840	\$846	\$40,185	\$1,005
Summit	\$42,386	\$12,716	\$318	\$21,193	\$530	\$33,909	\$848	\$40,267	\$1,007
Superior	\$48,833	\$14,650	\$366	\$24,417	\$610	\$39,066	\$977	\$46,391	\$1,160
Wascott	\$40,714	\$12,214	\$305	\$20,357	\$509	\$32,571	\$814	\$38,678	\$967
Villages									
L.Nebagamon	\$48,333	\$14,500	\$362	\$24,167	\$604	\$38,666	\$967	\$45,916	\$1,148
Oliver	\$41,750	\$12,525	\$313	\$20,875	\$522	\$33,400	\$835	\$39,663	\$992
Poplar	\$41,406	\$12,422	\$311	\$20,703	\$518	\$33,125	\$828	\$39,336	\$983
Solon Springs	\$30,250	\$9,075	\$227	\$15,125	\$378	\$24,200	\$605	\$28,738	\$718
Superior V.	\$42,778	\$12,833	\$321	\$21,389	\$535	\$34,222	\$856	\$40,639	\$1,016
City									
Superior	\$31,921	\$9,576	\$239	\$15,961	\$399	\$25,537	\$638	\$30,325	\$758
County Total									
Douglas Co.	\$35,226	\$10,568	\$264	\$17,613	\$440	\$28,181	\$705	\$33,465	\$837

Table 2.14 depicts estimated housing affordability based on percent median income. The monthly cost statistic is based on expenditures of 30 % of the total household income (example: household in the Town of Amnicon earning \$14,596 per year could afford a monthly housing cost of up to \$365). Total household incomes up to 80% (extremely low to low income) of the median household income are generally considered to have the greatest financial challenges with respect to housing affordability.

A Douglas County family earning the median household income of \$35,226 (2000 median household income) would have about \$881 (30% of monthly income) per month to cover housing-related costs. In 2000, the median-priced home in Douglas County was valued at \$70,800, while the median monthly housing costs were \$745 per month. The median rental cost per month was \$411. Based on this simple formula it can be concluded that owner-occupied housing was generally affordable in 2000. This assumption does not necessarily reflect indications provided by other data or the general perceptions of those who live and own property in Douglas County.

Table 2.15: Housing Value, 2000 Census

MCD	Total Surveyed	Less than \$10,000	\$10,000- \$29,999	\$30,000- \$49,999	\$50,000- \$79,999	\$80,000- \$124,999	\$125,000 \$174,999	\$175,000- \$249,999	\$250,000 +
Towns									
Amnicon	322	0	9	56	97	113	35	12	0
Bennett	224	2	13	37	57	61	37	13	4
Brule	187	5	14	37	55	40	29	2	5
Cloverland	81	0	8	10	26	13	5	4	15
Dairyland	92	8	9	36	22	13	0	4	0
Gordon	225	2	24	39	57	51	31	16	5
Hawthorne	312	3	25	69	85	79	32	13	6
Highland	101	0	9	2	16	44	22	0	8
Lakeside	223	4	21	27	62	75	27	7	0
Maple	252	5	35	49	72	59	26	3	3
Oakland	399	2	21	65	122	121	47	10	11
Parkland	447	16	34	83	146	111	42	10	5
Solon Springs	309	0	16	37	46	140	40	14	16
Summit	401	9	24	79	99	127	43	14	6
Superior	693	2	13	83	159	293	107	31	5
Wascott	269	0	5	19	35	82	37	45	46
Villages									
L.Nebagamon	359	2	14	15	59	117	65	60	27
Oliver	106	0	7	20	36	25	13	2	3
Poplar	177	0	0	28	51	64	17	13	4
Solon Springs	204	0	26	48	64	47	16	0	3
Superior V.	170	4	0	29	52	55	26	0	4
City									
Superior	7,177	270	481	1,703	2,430	1,476	538	196	83

Source: 2000 Census, STF 3

In 2000, 84.3 percent of households in Douglas County spent less than 30 percent of their monthly income for housing costs, while over 60 percent of all houses were valued at \$80,000 or less. Renters are generally spending much more of their monthly income on housing than homeowners, indicating a potential need for less expensive rental units. **Table 2.15** presents data on the value of specified housing units in Douglas County in 2000.

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 otherwise may be able to afford a \$600 per month mortgage payment, but cannot afford the additional \$100 per month in property taxes. Real estate taxes are based on assessed value of the property multiplied by the equalized ratio, and the mill rate (dollars in tax paid per thousand dollars of property value). **Table 2.17** shows the 2006 property tax rates for each Douglas County municipality along with the estimated tax burden for the median value home within each jurisdiction. By basing property tax estimates on the countywide median home value (\$70,800), rather than the jurisdictional median as depicted in **Table 2.14**, a generalized tax burden comparison can be made between jurisdictions. In 2006, the City of Superior had the highest property tax rate, while the Town of Amnicon had the lowest.

Table2. 17: 2006 Property Tax Rates and Estimated Tax Burden for Median Value Homes

Municipal Unit	2006 Ratio	2006 Mill Rate	Est. 2006 Tax Median Value Home	Est. 2006 Tax (Median Sale Home)	2006 Rank
Towns					
Amnicon	0.6602	17.73	\$933	\$1,821	21
Bennett	0.9284	17.56	\$1,342	\$2,537	4
Brule	0.8420	16.46	\$1,016	\$2,157	12
Cloverland	0.5712	28.04	\$1,188	\$2,492	5
Dairyland	0.8462	12.50	\$482	\$1,646	22
Gordon	0.6075	26.85	\$1,135	\$2,538	3
Hawthorne	0.8435	14.07	\$839	\$1,847	19
Highland	0.7155	16.55	\$1,152	\$1,843	20
Lakeside	0.8000	15.44	\$975	\$1,922	17
Maple	0.8030	15.66	\$839	\$1,957	16
Oakland	0.9540	15.41	\$1,141	\$2,287	10
Parkland	1.1055	13.31	\$1,056	\$2,290	9
Solon Springs	0.6752	22.00	\$1,332	\$2,311	8
Summit	0.6939	18.75	\$1,007	\$2,024	14
Superior	0.7124	17.97	\$1,128	\$1,992	15
Wascott	0.5875	20.66	\$1,457	\$1,889	18
Villages					
L.Nebagamon	0.7301	19.27	\$1,597	\$2,189	11
Oliver	1.0622	15.07	\$1,167	\$2,491	6
Poplar	0.9103	14.87	\$1,144	\$2,106	13
Solon Springs	0.9077	19.93	\$1,131	\$2,815	2
Superior	0.6974	22.90	\$1,278	\$2,485	7
City					
Superior	0.9851	19.34	\$1,217	\$2,964	1

HOUSING DEMAND

Table 2.18: Permit History, Year Round Housing Units

YEAR-ROUND HOUSING UNITS													
Municipal	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Towns													
Amnicon	14	16	11	7	8	11	19	10	15	14	8	9	9
Bennett	6	6	2	5	5	6	3	5	3	7	4	5	6
Brule	12	6	4	7	7	8	4	4	2	10	1	4	2
Cloverland	2	3	2	3	1	0	2	2	4	4	1	2	1
Dairyland	1	1	2	3	2	4	2	1	1	3	3	1	1
Gordon	3	7	4	2	5	6	10	8	13	8	6	6	3
Hawthorne	8	7	15	7	15	13	15	12	10	7	7	9	6
Highland	6	5	3	2	7	5	1	5	1	4	1	6	5
Lakeside	5	4	10	8	1	10	10	8	8	12	8	4	4
Maple	8	5	2	5	4	9	8	9	5	8	6	5	3
Oakland	10	12	8	10	10	9	12	12	13	11	10	10	5
Parkland	8	8	6	5	6	9	8	9	3	16	8	7	6
Solon Springs	6	12	10	8	5	13	9	9	6	14	13	15	7
Summit	17	3	14	12	8	13	6	6	9	14	7	9	6
Superior	12	10	14	7	13	17	22	18	18	28	9	14	5
Wascott	13	8	8	8	9	8	11	4	6	2	2	3	6
Villages													
L.Nebagamon	10	19	14	7	10	12	26	n/a	n/a	n/a	15	12	7
Oliver	n/a	n/a	n/a	4	11	0	0	0	5	7	5	0	2
Poplar	3	0	5	3	3	0	3	8	4	6	2	9	n/a
Solon Springs	3	0	2	6	7	8	1	8	5	5	1	0	1
Superior	0	2	0	1	20	5	4	4	13	8	2	5	n/a
City													
Superior	27	35	28	43	42	28	52	26	37	30	39	31	30
County Total													
Douglas Co.	174	169	164	163	199	194	228	168	181	218	158	166	115

Source: Douglas County Zoning Department data, Villages, City of Superior

Historical housing permit data for Douglas County is shown in **Table 2.18**. This data shows the number of permits issued by Douglas County and local units of government for the construction of year-round housing units between 1995 and 2007. During this time period an average 177 permits were issued countywide annually.

Table 2.19: Permit History, Seasonal Housing Units

SEASONAL HOUSING UNITS													
Municipal	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Towns													
Amnicon	0	0	0	0	1	0	0	0	1	0	0	0	0
Bennett	1	2	0	1	1	2	0	1	1	2	0	0	2
Brule	2	2	0	1	3	2	0	2	3	1	2	3	2
Cloverland	3	1	1	0	1	0	2	3	2	0	0	2	0
Dairyland	5	7	6	10	7	9	4	9	7	7	3	7	4
Gordon	4	10	7	5	7	7	6	10	12	12	16	12	5
Hawthorne	0	0	1	2	0	1	2	0	1	2	1	0	3
Highland	6	1	3	3	5	3	4	1	5	2	3	0	1
Lakeside	3	1	2	0	0	1	0	0	3	1	0	0	0
Maple	1	0	0	0	0	1	0	0	1	0	0	0	0
Oakland	3	1	1	1	3	1	2	4	4	1	0	0	2
Parkland	1	0	0	0	0	0	1	1	1	0	0	0	0
Solon Springs	6	4	4	6	2	7	5	5	3	10	3	5	3
Summit	1	3	2	4	1	2	3	5	2	4	2	2	2
Superior	0	0	0	0	1	3	1	4	0	1	0	7	3
Wascott	15	13	10	28	18	14	8	21	31	16	13	14	8
Villages													
L.Nebagamon	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Oliver	n/a	n/a	n/a	0	0	0	0	0	0	0	0	0	0
Poplar	1	0	0	0	0	0	0	0	0	0	0	0	0
Solon Springs	0	0	0	0	0	0	0	0	0	1	0	0	1
Superior	0	0	0	0	0	0	0	0	0	0	0	0	0
City													
Superior	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
County Total													
Douglas Co.	52	45	37	61	50	53	38	66	77	60	43	52	36

Source: Douglas County Zoning Department data, Villages (n/a indicates data is unavailable)

Table 2.19 shows the number of permits issued by Douglas County and local governmental units for the construction of seasonal housing units between 1995 and 2007. During this period an average of 52 permits were issued each year countywide.

Table 2.20: Average Annual Housing Demand Based on Long Term (1995-2007) Permit Data, Towns

	Average Annual Demand for Year- Round Housing Units	Average Annual Demand for Seasonal Housing Units	Average Annual Total Housing Demand
T. Amnicon	11.6	0.2	11.8
T. Bennett	4.9	1.0	5.9
T Brule	5.7	1.8	7.4
T Cloverland	1.7	1.2	2.9
T Dairyland	1.7	6.5	8.2
T Gordon	6.2	8.7	14.9
T Hawthorne	9.3	1.0	10.3
T Highland	3.4	2.8	6.3
T Lakeside	5.9	0.8	6.7
T Maple	5.4	0.2	5.6
T Oakland	9.8	1.8	11.5
T Parkland	6.9	0.3	7.3
T Solon Springs	8.9	4.8	13.7
T Summit	9.1	2.5	11.6
T Superior	14.5	1.5	16.0
T Wascott	7.0	16.1	23.1
All Towns	176.7	51.5	228.2

Projected Housing Demand

Table 2.21: Housing Unit Projections, 2010-2030

Year Round Housing Units							Seasonal Housing Units					
Municipal Unit	2000	2010	2015	2020	2025	2030	2000	2010	2015	2020	2025	2030
Towns												
Amnicon	364	463	513	563	612	662	6	8	9	10	11	13
Bennett	224	264	284	304	325	345	62	72	77	82	87	92
Brule	244	279	297	314	332	349	17	37	47	57	67	77
Cloverland	94	110	117	125	133	141	11	22	28	33	39	44
Dairyland	87	86	85	83	81	80	47	79	95	111	127	143
Gordon	298	336	355	374	392	411	159	256	304	352	401	449
Hawthorne	338	424	466	509	552	595	30	41	47	52	58	63
Highland	107	140	157	174	190	207	57	83	95	108	121	134
Lakeside	226	285	315	345	374	404	31	37	39	42	45	48
Maple	277	325	349	373	398	422	16	18	19	20	22	23
Oakland	425	514	559	603	648	692	103	122	131	141	150	160
Parkland	463	520	549	578	606	635	4	7	9	11	12	14
Solon Springs	334	426	471	517	563	609	125	172	195	218	242	265
Summit	418	488	522	557	592	627	123	149	161	174	187	200
Superior	764	896	962	1,028	1,095	1,161	16	38	49	60	72	83
Wascott	295	321	335	348	361	374	495	651	728	806	884	962
Villages												
L. Nebagamon	428	472	515	559	602	646	294	325	355	385	415	445
Oliver	127	144	160	177	194	210	1	1	1	1	1	1
Poplar	209	229	249	269	289	309	3	3	3	3	3	3
Solon Springs	268	286	304	322	340	358	102	103	104	105	106	107
Superior	209	240	256	271	287	302	1	1	1	1	1	1
City												
Superior	12,196	12,276	12,316	12,357	12,397	12,437	41	41	41	42	42	42
County Total												
Douglas Co.	18,395	19,524	20,136	20,750	21,363	21,976	1,703	2,266	2,538	2,814	3,093	3,369

Housing unit projections are tools used by governmental units to allocate lands to accommodate future growth and development. Projections also enable communities to prepare for future public services and facilities demands for sewer, water, fire and police protection, and other public services. It is important to note that these figures are only *estimates* for planning purposes and should be used only as general guidelines.

Table 2.22: Land Area & Housing Density, 1980-2030

	AREA (SQ. MI.)		TOTAL HOUSING UNITS PER SQUARE MILE					
	Total area	Land area	1980 ¹	1990 ¹	2000 ¹	2010 ²	2020 ²	2030 ²
T Amnicon	39.1	39.1	8.3	8.9	9.8	12.1	14.7	17.3
T Bennett	48.3	47.5	6.2	6.8	6.3	7.1	8.1	9.2
T Brule	55.9	55.7	6.5	7.2	4.8	5.7	6.7	7.7
T Cloverland	46.2	46.2	2.7	3.0	2.4	2.8	3.4	4.0
T Dairyland	140.8	140.2	1.8	1.9	1.0	1.3	1.6	2.0
T Gordon	157.4	151.8	4.5	5.3	3.1	3.9	4.8	5.7
T Hawthorne	46.2	45.6	7.2	9.3	8.8	10.2	12.3	14.4
T Highland	78.1	76.5	3.3	3.8	2.2	2.9	3.7	4.5
T Lakeside	39.9	39.9	6.1	6.4	6.6	8.1	9.7	11.3
T Maple	32.1	32.1	8.3	8.4	9.4	10.7	12.3	13.8
T Oakland	65.0	63.9	7.0	7.8	8.5	10.0	11.6	13.3
T Parkland	35.5	35.5	14.0	13.2	13.5	14.9	16.6	18.3
T Solon Springs	84.5	83.0	5.8	7.1	5.7	7.2	8.9	10.5
T Summit	147.6	146.6	3.6	3.8	3.8	4.3	5.0	5.6
T Superior	107.8	106.2	6.8	7.2	7.5	8.8	10.3	11.7
T Wascott	141.1	133.0	6.1	7.0	6.1	7.3	8.7	10.0
Total Unincorp.	1265.5	1242.8	5.3	5.9	5.2	6.2	7.3	8.5
V Lake Nebagamon	14.3	12.7	50.9	56.5	58.7	62.8	74.3	85.9
V Oliver	2.1	2	44	51	64.0	72.5	89.0	105.5
V Poplar	11.9	11.9	17.6	17.1	18.7	19.5	22.9	26.2
V Solon Springs	2.3	1.6	225.6	240	243.1	243.1	266.9	290.6
V Superior	1.2	1.2	168.3	162.5	175.0	200.8	226.7	252.5
C Superior	55.4	36.9	324.8	316.6	330.5	333.8	336.0	338.2
Total incorporated	87.2	66.3	203.5	200.4	209.5	213.0	218.6	224.1
Douglas County	1480	1309.3	15.4	15.7	15.5	16.7	18.0	19.4

Source: US Census Bureau & WRPC projections

¹US Census Bureau

²NWRPC Projections

3. TRANSPORTATION

3.1 Introduction

A transportation system is necessary for the effective and safe movement of people and goods. The Town of Maple is located within a 30 mile radius of the Twin Ports where many town residents commute to work and obtain services, especially medical services. This element of the Town of Maple's Comprehensive Plan describes the status of the current transportation system, outlines plans for maintaining its roads and considerations when new road construction is contemplated or there are any other changes in the transportation system. The Town's plan is compared to the state and regional plans in the final section. Due to the rural nature of the Town of Maple, the major forms of transportation are automobiles and trucks.

3.2 Modes of Transportation

A. Air, Railroad, and Water Transportation

There is no air, rail or water transportation system in the Town of Maple. There is one emergency helicopter landing site located between the town garage and community center.

B. Pedestrian and Bicycle Transportation

Pedestrian and bicycle traffic is primarily limited to recreational use. The Tri-County Corridor is used for non-motorized and motorized recreational purposes. Refer to the Agricultural, Natural and Cultural Resources Element for information on recreational opportunities. The map, "Douglas County Bicycling Conditions", found at the end of this element rates the local highways for bicycling conditions.

Consideration should be given to improving pedestrian safety along higher use routes such as the Gonschorek Loop Road to Highway 2 section of County Road F.

C. Trucking

The local road network and its connection to the county and state highway system provide truck access to local businesses and residential dwellings. Each spring the Town of Maple and Douglas County impose weight restrictions on local roads to lower the allowable weight due to the instability caused by frost and to prevent road damage.

D. Public Transportation

The Bay Area Rural Transit (BART) public transportation system provides service every Monday along Highway 2 between Ashland and Duluth/Superior. The bus stops at the Sundown Café in Maple.

Transportation for the elderly and disabled is limited and is primarily provided by volunteer drivers. Senior Connections, formerly The Aging Resource Center of Douglas County is planning to reassess the public transportation needs in rural Douglas County and possibly expand their bus service. They also continue to recruit volunteer drivers to meet the needs of rural residents.

There are no designated Rideshare sites in the Town of Maple.

3.3 Functional Classification System

Roads in the Town of Maple are classified according to their function and jurisdiction. Because the population of Maple is below 5,000, it is classified under a rural functional classification system as outlined below.

A. Principal Arterials: Serve interstate and interregional trips. These routes generally serve all urban areas greater than 5,000 people. The rural principle arterials are further subdivided into 1) interstate highways and 2) other principle arterials.

US Highway 2 is the only principle arterial in the Town of Maple

B. Minor Arterials: In conjunction with the principal arterials, they serve cities, large communities, and other major traffic generators providing intra-regional and inter-area traffic movements.

State Trunk Highway 13 is the only minor arterial in the Town of Maple

C. Major Collectors: Provide service to moderate sized communities and other intra-area traffic generators, and link those generators to nearby larger population centers or higher function routes.

County Trunk Highway F is the only major collector in the Town of Maple

D. Minor Collectors: Collect traffic from local roads, and provide links to all remaining smaller communities, locally important traffic generators, and higher function roads. All developed areas should be within a reasonable distance of a collector road.

County Trunk Highway FF is the only minor collector in the Town of Maple

E. Local Roads: Provide access to adjacent land and provide for travel over relatively short distances. All roads not classified as arterials or collectors are local function roads.

The remaining roads in the Town of Maple are considered local and/or private roads.

3.4 Traffic Volumes

Traffic volumes have increased slightly on US Highway 2. The map, "2007" Douglas County Annual Average Daily Traffic" can be found at the end of this element. Annual Average Daily Traffic (AADT) statistics:

- State Highway 2- AADT has increased from 3800 in 2005 to 4500 vehicles per day in 2007
- State Highway 13- AADT has remained the same at 1300 between 2005 and 2007
- The AADT for County Trunk Highway F is 570 vehicles per day and the AADT for County Trunk Highway FF is 570 vehicles per day (last count was in 2002)

Source: Wisconsin DOT 2005 and 2007 Douglas County Annual Average Daily Traffic

3.5 Commuting

The following table provides information on the commute to work for the residents of Maple

COMMUTING TO WORK		
Workers 16 years and over	289	100.0
Car, truck, or van -- drove alone	229	79.2
Car, truck, or van -- carpooled	38	13.1
Public transportation (including taxicab)	0	0.0
Walked	9	3.1
Other means	2	0.7
Worked at home	11	3.8
Mean travel time to work (minutes)	29.8	(X)

Source: U.S. Census Bureau, 2000 Census

3.6 Transportation Goals and Objectives

A. Roads

Secure and maintain for a safe and sound system for all modes of transportation.

1. Continue to plan for the maintenance and overall management of Town roads by using the "Pavement Surface Evaluation and Rating" system known as P ASER.
 - Do an annual evaluation of roadway conditions so that appropriate projects can be identified and road funds are used effectively.
 - Use PASER information to help the Town do the following:
 - Select appropriate treatments for each Town road.
 - Evaluate road sections competing for immediate attention.
 - Anticipate future deterioration and apply maintenance options while they are still feasible.
 - Justify budgets for roadway improvements that are adequate to keep the roads in good condition so they will remain less expensive over the long term, which might include surfacing (tarring), with prioritizing of roads in a long range plan.
2. Continue to apply to the State for grants under "Town Road Improvement Program" (TRIP) funds.
 - Submit PASER data, which is one of the conditions for eligibility.
3. Have a "Snow Removal Winter Maintenance Policy" for Town roads and revise as needed.
4. Evaluate the remaining useful life of existing capital equipment and facilities.
Project future needs and set aside money in the Town budget to anticipate those needs.
5. Promote continued cooperation and coordination between Douglas County, the state and the Town regarding any plans and budgeting that would affect roads in the Town.
 - Request Douglas County to notify the Town of any meetings of the county's Highway Committee dealing with issues affecting roads in the Town.

- Have a Town representative at these meetings to gather information for review by the town on how it might affect town planning.
 - Request Douglas County to notify the Town of any planned highway expansions that might impact land use in the Town even if the highway itself does not cross the boundaries of the Town.
 - Have a Town representative at meetings dealing with such projects.
6. When constructing new roads or improving existing roads or other transportation facilities, do it in such a way as to :
 - Protect historic, scenic, scientific and cultural sites.
 - Minimize the location of roadways in environmentally sensitive areas
 - Incorporate vegetative buffers where appropriate.
 - Minimize air, water or noise pollution levels in the building process.
 7. Call for enforcement of the state and county's roadside sign laws.
 8. Manage right-of-way vegetation to protect wildlife and improve traffic safety.
 9. Encourage local utilities to contact owners in advance of right-of-way clearing to allow flagging and preservation of valued foliage.
 10. Make provisions for Town input on any future subdivisions as these might affect roads, road safety and access for emergency vehicles.
 11. Continue the policy for the Town to furnish culverts for private driveways at owners' expense contingent on the said driveway meeting minimum standards set by Town for new driveway construction.
 12. Require private property owners to check with the Town highway foreman regarding proper placement of culverts.
 13. Develop written agreements between the Town and any neighboring towns or villages with which it shares road maintenance duties.
 14. Address issues regarding bicycle safety on state, county and Town roads.
 - Consider developing bicycle trails as part of an outdoor recreational plan to encourage safety and serve as a recreational resource.
 - See Recreational Opportunities under Element 5- Agricultural, Natural and Cultural Resources.

B. Commuting

Encourage car pooling. Explore having designated Rideshare sites.

3.7 State Highway and County Trunk Highway Future Projects

State highway travel is expected to increase, though at a somewhat slower rate. There are stretches of US Highway 2 that are projected to be moderately congested by 2020 (source-

Wisconsin State Highway Plan 2020). There are numerous state and regional transportation plans and programs outlined in Douglas County's Comprehensive Plan. Those that directly impact or may potentially impact the Town of Maple include the following plans and programs:

1. Wisconsin DOT 6-Year Improvement Program 2009-2015. Currently there is a plan to resurface US Highway 2 from County Trunk Highway D to the Clevedon Road in 2010.
2. Wisconsin State Highway Plan 2020. The state has given US Highway 2 a "potential project" designation for future budget proposals.

Other plans such as the Wisconsin State Bicycle Plan and Wisconsin Pedestrian Policy Plan 2020 are available to provide guidance for any future planning.

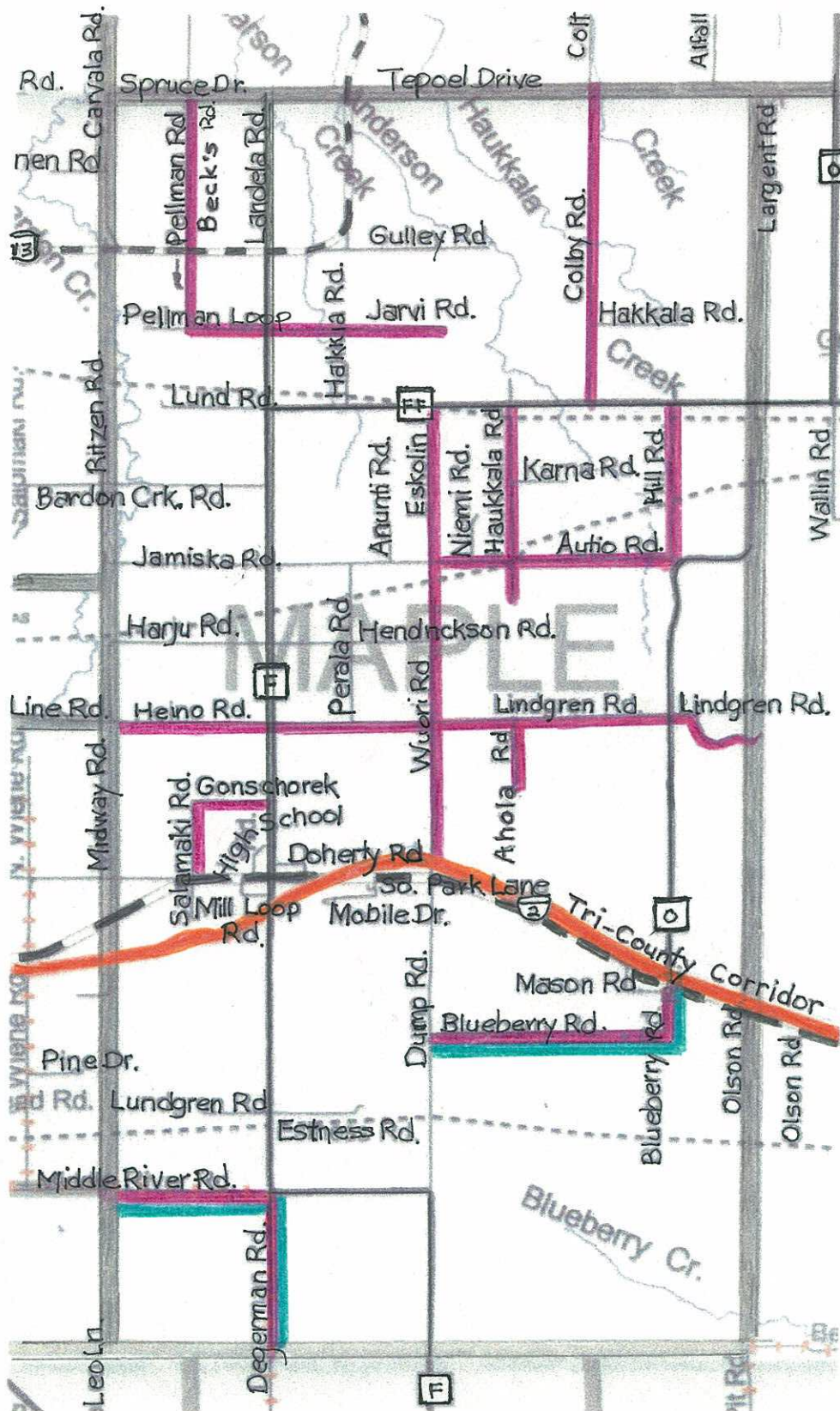
See maps, "Traffic Congestion in Year 2020" and "Legislatively Approved and Potential Major Projects" found at the end of this element.

3.8 The Town of Maple has reviewed these plans and has determined there are no conflicts or policy differences between the Town, County or State plans. As previously stated, the Town will have a representative present at regional meetings where there is discussion of plans that would effect the Town's land use and roads.

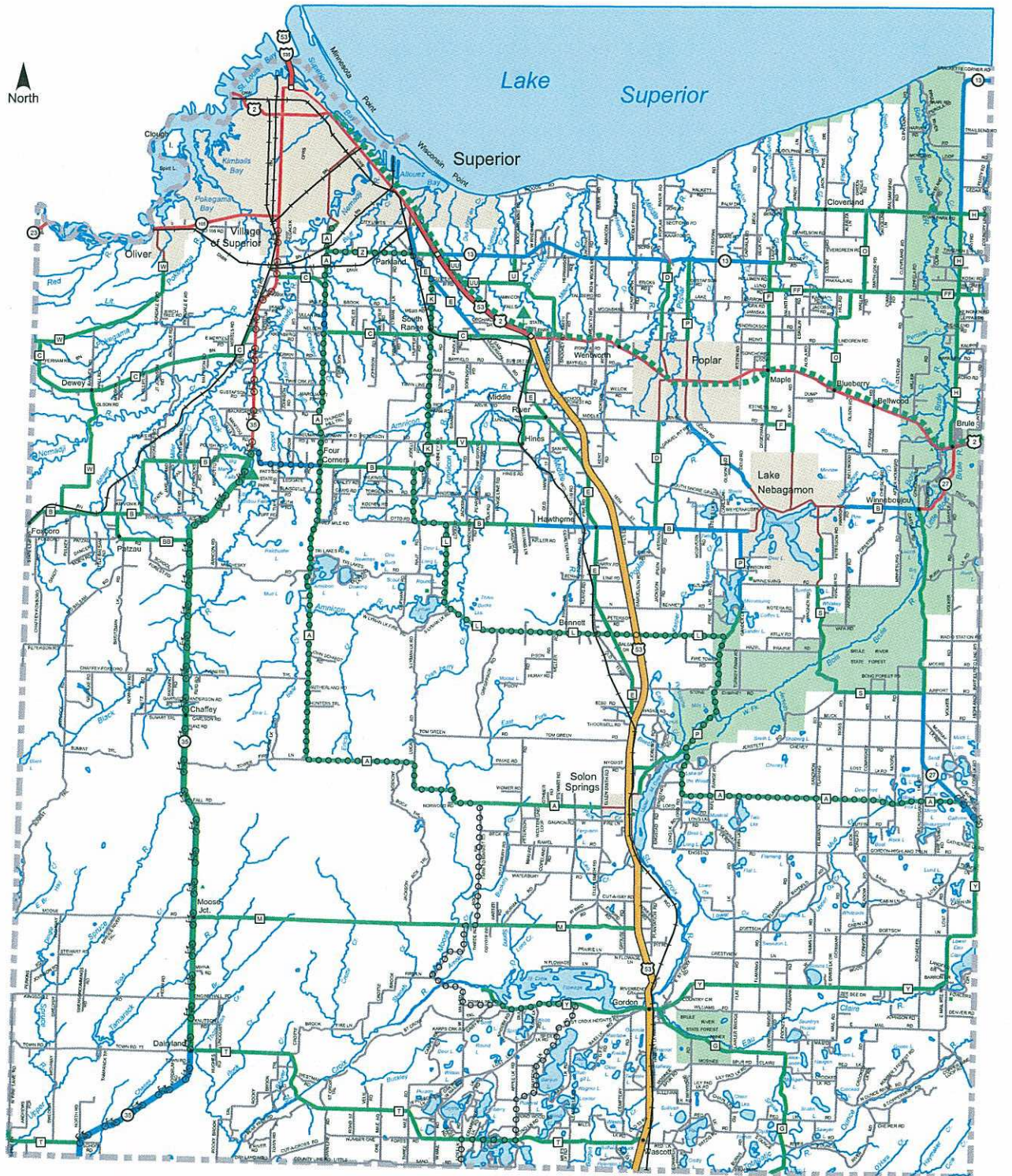
3.9 Some topics in this Element may be repeated in other Elements of Maple's Comprehensive Plan due to the over-lap of certain policies, objectives and goals.

Town of Maple

ATV - Snowmobile Routes

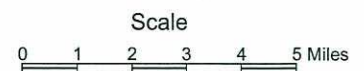


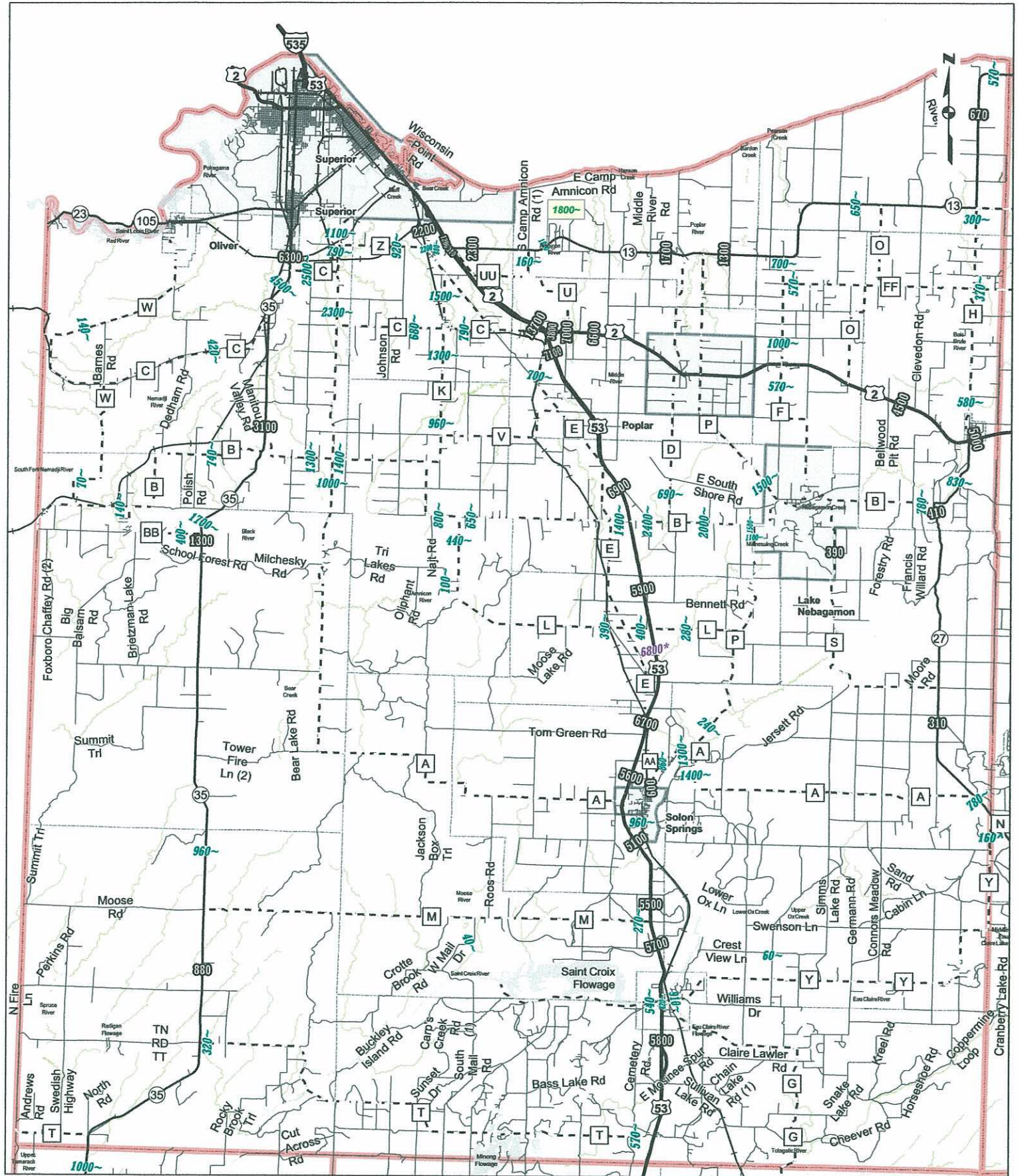
Map 1: Bicycling Conditions Assessment with
Planned State Highway Priority Corridors and Key Linkages
Douglas County



- High Volume; Undesirable Conditions
- Bicyclists Prohibited or Not Recommended
- Bicycle Touring Trails
- Urban Escape Routes
- Major Urban Streets
- Planned State Highway Bikeways Priorities and Linkages

- Town Roads
- Best Conditions for Bicycling
- Moderate Conditions for Bicycling
- Highways with Wider Paved Shoulders with Higher Volumes
- 2 Lane 4 Lane
- Potential Local Bicycle Route Connections





9999 - AADT - 2007

- 9999# - AADT - 2006 9999^ - AADT - 2003
 9999* - AADT - 2005 9999~ - AADT - 2002
 9999@ - AADT - 2004 9999x - AADT - 2001 or older
 - Character following AADT on map designates year
 - AADT for RAMPS lie parallel to road
 - AADT for Roads lie perpendicular to road

Legend

- IH
 — USH
 — STH
 - - - CTH
 - - - Local Roads
 — Railroads

2007
 DOUGLAS County
 Annual Average Daily Traffic

*Map 1. Traffic congestion in year 2020
(assuming no capacity expansion)*



Map 2. Legislatively approved and potential Major Projects



4. UTILITIES AND COMMUNITY FACILITIES

4.1 Introduction

The utilities and community facilities in the Town of Maple are currently adequate to serve the resident's needs. A general listing of facilities includes the town garage/fire hall, community center, Arne Anderson Field and Pavilion, recycling and disposal center and various parcels of land owned by the town. Northwestern High School is located within the town. The town has two churches and two cemeteries within its boundaries; the town has no ownership interest in either cemetery. The Postal Service maintains an office in the town.

A general listing of the utilities in the town includes the two existing underground pipelines, the waste water line from Northwestern High School to the Poplar wastewater treatment facility, a natural gas line, electrical utility lines and electrical substation, the communications towers and the Tri-County Corridor.

The Town Garage/Firehall and Community Center are located at 47785 Gonshorek Rd. and 11037 E. Highway 2, respectively. The Town Garage/Firehall provides storage and limited maintenance capability for town equipment, as well as the equipment for Maple's Volunteer Fire Department. The Community Center is used for both community and personal gatherings. Maple has one full-time and one part-time employee for road maintenance.

4.2 Other Facilities

The Arne J. Anderson Field and Pavilion, located in the SE ¼ of the NE ¼, Section 27, T.48N.-R.11W., provides traditional recreational experiences with a ball field, tennis court, basketball court, playground equipment and skating rink, as well as a covered pavilion for picnics and other social activities. As local requests for recreational services are identified, the town will investigate future improvements or developments at this site.

The Town owns three wooded parcels of approximately 40 acres each. The first, located in the SW 1/4 of the NW ¼, Section 1, T.47N.-R.11W., currently serves as a site for the Town's recycling and solid waste collection. There are two other parcels of Town land. One is located in the NE ¼ of the NE ¼, Section 15, T. 47N.-R.11W. The second parcel is located in the NW ¼ of the SE ¼, Section 31, T.48N.-R. 10W.

There are no medical facilities located within the town. Medical care is provided primarily by regional facilities in Superior, Wisconsin and Duluth, Minnesota. The Town does not intend to provide medical facilities during the plan's 20 year timeline.

The Town depends on private day-care operators to provide this service. The Douglas County Health and Human Services Department can provide a referral to certified and

licensed day-care providers. The Town does not intend to provide this service during the plan's 20 year timeline.

The Town of Maple is serviced by the Northwestern School District. Northwestern High School is located within the town. As the needs of the school district change, the town will work cooperatively to facilitate those needs. There are various technical schools and colleges located within driving distance of the Town of Maple.

There are no public libraries in the Town of Maple. The nearest public library of any consequence is located in the City of Superior.

4.3 Fire Protection

Maintain and support the local volunteer fire department in their efforts to provide quality fire protection to the community:

1. Provide adequate funding for the fire department to keep pace with the Town's growth and new technologies, as mandated by state law to secure fire protection.
2. Ascertain effectiveness of response being provided by the fire department, including staffing levels, equipment, programs and services offered, so the Town knows exactly what services are being provided. Address any possible short-comings and the needs of the fire department.
3. Support the fire department's training program.
4. Continue to inform the public to call 911 for fire or emergency services.
5. Support the department in its efforts to recruit new volunteers.
 - Check what other towns and villages are doing.
 - Continue to participate in the state's Length of Service Reward program, that establishes a volunteer fire fighter service award program (Wis. 1999 Act. 105).
6. Evaluate the remaining useful life of existing capital equipment and facilities. Project future needs and consider setting aside money in the Town budget to anticipate those needs.
7. Investigate grants offered by the Wisconsin Departments of Commerce and Natural Resources, FEMA and other public and private sources for purchasing new fire equipment and paying for construction of new facilities.
8. Maintain current mutual aid agreements and encourage cooperation and coordination between our fire department and those of surrounding communities.
9. Encourage continued mutual cooperation between our fire department and the WDNR.

10. Encourage the fire department to develop its own long-range plan.
11. Continue doing fire inspections of businesses, educational and public facilities to maintain eligibility for reimbursement of this service through Wisconsin Department of Commerce.
12. Support the fire department in efforts to maintain its current Insurance Services Office (ISO) rating.
13. In the interest of public safety and better delivery of emergency services, encourage the upgrading of existing private roads and driveways to meet the minimum standards set by the Town of Maple:
 - A 20 foot width and 14 foot overhead.
 - Refer to snowplow notice and release of claim form.
 - When standards are not met and good-faith efforts to provide emergency services were made, the Town will not be held liable for damages.
14. Recommend improvements of fire number signage for better visibility.
15. Encourage strict adherence to open burning permits and utilize Town tax bill or newsletter to educate the public on hazards and restrictions.
16. Continue to support and publicize the fire department's community service and education efforts with fund-raising activities such as Fire Prevention Week.

4.4 Ambulance/First Responder Services

Support the ambulance service and our local first responder units in their efforts to provide quality emergency services to our residents:

1. Continue to provide adequate funding to the fire department budget for First Responder Units as mandated by state law, in order to keep pace with the town's growth.
2. Ascertain "levels of service" being provided by First Responder Units so the Town knows exactly what services are being provided to address any short-comings.
3. Project future needs for emergency medical equipment annually and set aside money in the Town budget to anticipate those needs.
4. Continue to work with the current ambulance service to provide effective emergency care.
5. Continue to inform the public to call 911 for emergency medical assistance.

4.5 Law Enforcement

Encourage mutual cooperation and coordination between the Town and any other government entities which provide law enforcement services for our citizens.

1. Continue to inform the public to call 911 for law enforcement.
2. Continue to contract for shared law enforcement services where appropriate.
3. Recognize the Town Chair's responsibility for enforcing the Town's civil ordinances.

4.6 Community Preparedness

Provide procedures for town services, and outside agencies when appropriate, to respond to emergencies or disasters that may effect the community, such as extended phone or power outages, wildfires or extensive storm damages.

1. Encourage the development and updating of the Town's Emergency Operations Plan (EOP) and assure its availability to residents upon request.
2. Continue to support the Town Board to develop policies for dealing with natural and man-made disasters.
3. Recommend developing and publicizing a "Town of Maple Emergency Preparedness Checklist".
4. Contact the American Red Cross to seek establishment of a designated American Red Cross shelter in the town.
5. Work with local churches and the School District of Maple regarding use of their facilities in emergency situations.
6. Coordinate activities with local citizens who are part of the Radio Amateur Civil Emergency Services (RACES) program.
7. As part of the EOP, develop a program for helping citizens in the town with medical or physical challenges during an emergency.

4.7 Building and Equipment Maintenance

Over the 20 year time-line in the Comprehensive Plan, the Town will continue building and equipment maintenance and replacement in a cost-effective manner for the Town's residents. It is inevitable that, using the plan time-line, one or more structures or pieces of equipment will have to be replaced or remodeled to maintain existing service levels. Funding sources for these expenditures will need to be addressed by grants, loans and the town's taxing ability.

4.8 Recycling and Disposal Center

Provide for the disposal of solid waste and the recycling and handling of hazardous materials.

1. The Town will continue to provide funding for operation of the Town's recycling center:
 - To cover that portion of the attendants' salaries not paid by the Recycling Commission of Douglas County.
 - To pay tipping and tonnage fees for the compactor.
 - To pay for utilities at the site.
 - To maintain road access (e.g., snow plowing).
2. Encourage citizens to recycle, and continue to work with the Recycling Coordinator of Douglas County to provide recycling services at the site.
3. Encourage Douglas County to continue to participate in a hazardous waste collection program to make disposal easier for Town residents.
4. Post the list of items at the recycling center which will require special handling, such as tires and appliances, or are considered hazardous waste.
5. Post information about programs for proper disposal as provided annually by the county's newsletter.
6. It is also the Town's intent to site any communications towers, where practical, at this location.
7. This property is also the location of the Town's only known landfill. The landfill is closed and is considered to be in an inactive status, as listed by the WDNR.
8. These three sites add to the potential future recreational opportunities within the Town for activities such as hunting, hiking, etc. A formal forest management plan would provide long-term direction for the Town to successfully manage these lands for timber production, as well.

4.9 Community Services

Provide for other community services that might be carried out in a cost effective manner and which will provide a benefit to the community:

- Town Newsletter
- Town Recreation, Buildings and Grounds Committee

1. Continue to support publication of the Town's unapproved minutes in local papers, when cost-effective.

2. Continue to distribute the Town's annual newsletter in the year-end tax statements.
 - Consider a mid-year newsletter to be combined with a snowplowing notice or other Town mailing. Post newsletter and other information on Town's website, www.townofmaple.com.
3. Support a Town Recreation, Building and Grounds Committee and its activities
4. Coordinate volunteers for various projects as determined by the Town Board.
5. Hold special events to encourage community involvement.

4.10 Community Relationships

Promote a solid working relationship between the Town and independent community service organizations to encourage the continuation of those beneficial programs outside the control of the Town.

1. Community service organizations should include, but are not limited to:
 - Lions Club
 - Mobile meals (i.e. Meals on Wheels)
 - County immunization and health screening programs
 - Church sponsored food shelves
 - Boy or Girl Scouts and 4-H clubs
 - Old Brule Heritage Society
2. Provide use of the Community Center for meeting, events and funerals.

4.11 Utilities

Maple's residents have private, on-site waste-water disposal systems. Northwestern High School is connected to the Poplar waste-water treatment facility. Currently, Poplar does not have the capacity to allow Maple residents to connect to this system. Over the course of the 20-year time-line, the town's population projections are not expected to increase in density enough to make a municipal treatment facility economically feasible for the Town. The same can be said for the town resident's water supply, which comes entirely from private wells. The Town does not manage for storm run-off and has no present or future plans for doing so.

Solid waste, as well as recyclables, are collected at the old land-fill site and disposed of by a private disposal service through a tax-funded contract with the town. While the Town will not discourage private garbage haulers from providing individual curbside collection services to town residents, the Town does not anticipate providing such a service during the plan's 20-year timeline.

Local telephone service is provided by the Chequamegon Communications Cooperative. Internet access and cable television services are also provided by this cooperative. As

increasing population densities and economies of scale contain installation costs, more residents are anticipated to take advantage of the two latter services. Communications towers, as alluded to earlier, will also provide a greater opportunity for cell-phone usage in the town.

Superior Water, Light and Power provides a natural gas line to a “core” area of Maple, including Northwestern High School. While the town is not expected to engage in the development of utilities in the town, it will encourage private entities to expand their service as it becomes economically feasible to do so. There are no power plants or generation facilities within the town. Dahlberg Light and Power maintains an electrical substation, located in the NW ¼ of the NW ¼, Section 14, T.47N.-R.11W. A map, indicating the location of the facilities and utilities in the Town of Maple, can be found at the end of this section.

4.12 Utilities and Community Facilities Goal and Objectives

In order to assist in meeting the needs of the town regarding utilities and community facilities, a goal of supporting these services should be promoted:

1. The Town should be aware of, and involved with public utility and communications companies discussions regarding development and up-grading of their infrastructure.
2. The Town should maintain a dialog with neighboring communities to identify mutual concerns and needs. Because of Maple’s low population density, as predicted over the life of the 20-year plan, cooperation and collaboration with neighboring communities should be encouraged to realize any economies of scale regarding utilities and facilities in the community.



Table 4.4: 1997-2008 Total Student Enrollments by School District

Student Enrollment – Districts Within Douglas County												
District	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Maple	1,357	1,346	1,343	1,385	1,388	1,391	1,368	1,399	1,337	1,415	1,454	1,459
Solon Springs	402	378	374	389	400	383	374	356	292	350	345	341
Superior	5,683	5,594	5,397	5,211	5,170	5,055	5,063	4,938	4,822	4,768	5,007	4,993
Student Enrollment – Districts Outside of Douglas County												
District	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Northwood	383	390	406	421	412	406	441	447	495	445	432	435
Drummond	596	606	586	605	582	577	561	561	552	519	512	499
Webster	813	787	780	779	778	764	756	749	724	752	736	773

Source: Wisconsin Department of Public Instruction

Table 4.5: 1997-2008 Total Student Enrollments by School (Public and Private)

School Name	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Northwestern Elem.	*	*	495	507	530	539	491	495	475	504	509	510
Northwestern M.S.	324	328	317	329	312	306	309	353	328	354	357	330
Northwestern H.S.	430	401	418	435	427	437	426	417	387	413	450	475
Solon Springs School	402	378	374	389	400	383	374	356	292	350	345	341
Bryant Elem.	479	476	478	494	496	463	398	322	329	346	358	345
Cooper Elem.	462	497	463	434	443	438	389	317	303	309	302	321
Four Corners Elem.	370	354	332	319	328	342	308	232	229	232	252	249
Great Lakes Elem.	455	462	456	450	439	427	433	384	375	361	405	366
Lake Superior Elem.	290	294	275	270	289	254	265	196	179	188	178	191
Northern Lights Elem.	*	*	*	*	*	*	645	643	628	625	834	881
Superior M.S.	488	469	476	446	406	429	563	1193	1137	1070	1027	1013
Superior H.S.	1906	1841	1740	1647	1646	1638	1712	1651	1642	1637	1651	1627
Cathedral School	*	413	386	386	362	335	335	293	275	277	267	270
Maranatha Academy	*	118	145	135	132	139	129	144	112	114	103	88
Twin Ports Baptist School	*	19	*	14	19	22	28	33	*	*	24	25

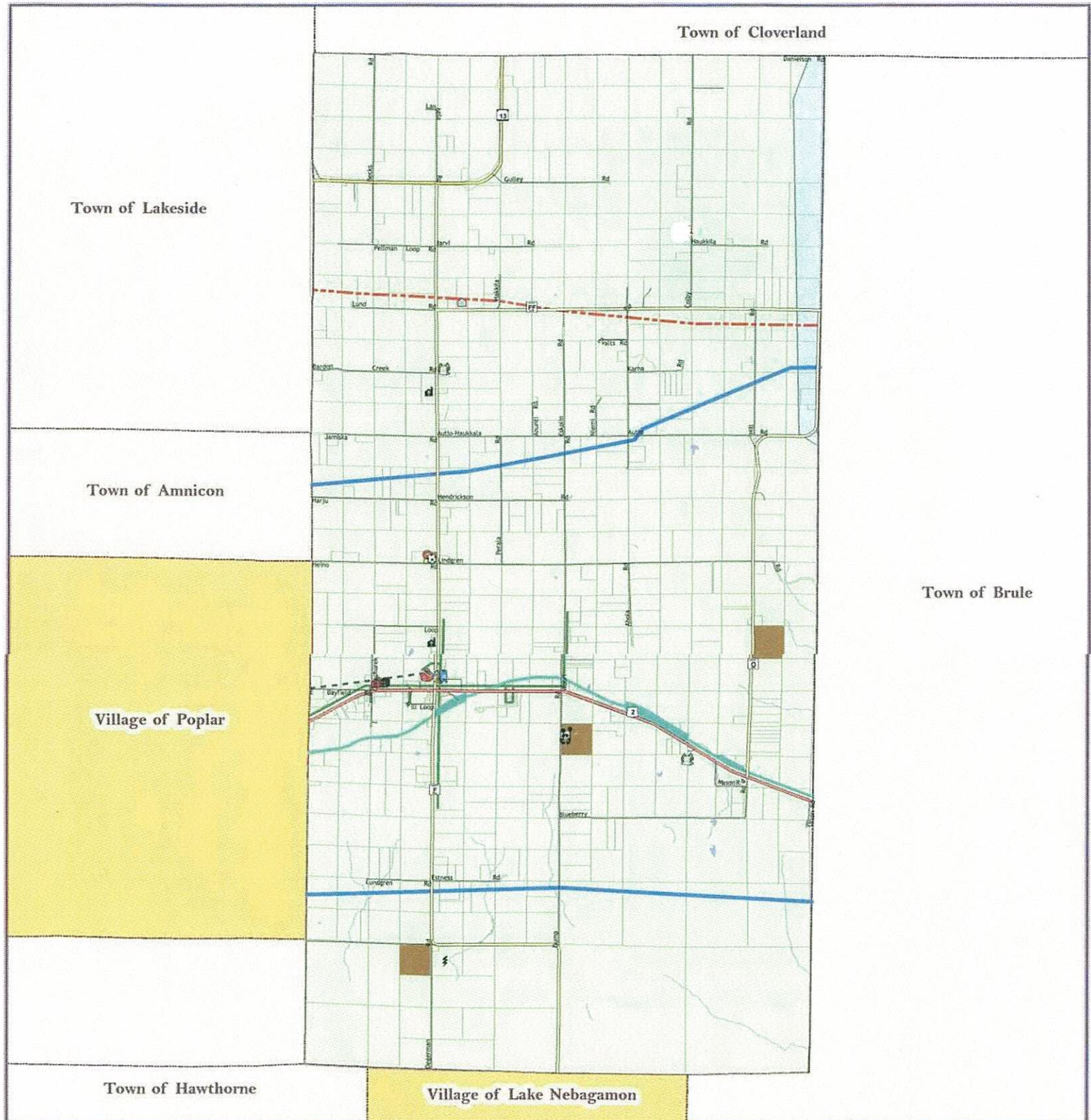
Source: Wisconsin Department of Public Instruction

School District Planning

The Solon Springs School District anticipates stable or slightly declining enrollment over the next 10 years. Accordingly, the District has no immediate plans for expansion of facilities. The school building was constructed in the late 1960s, with several improvements over the past 10-15 years. Future events such as the potential Murphy Oil expansion may result in increasing enrollment and necessitate expansion of

facilities.

In 2006, voters in the Maple School District in Douglas and Bayfield Counties approved a \$33 million school construction, remodeling and maintenance referendum. Facility improvements were needed in order to respond to increasing District enrollment. Remodeling projects at the Northwestern Middle School and Iron River Elementary were completed in 2007 and an expansion project at Northwestern High



Community Facilities

- Ball Park - Pavillion
- Church
- Communication Tower
- Community Center

- County Garage
- Town Garage
- Northwestern High School
- Post Office
- Recycling Center

- Fire Hall
- Tri-County Corridor
- Town Lands

Utilities

- Waste Treatment Line
- Natural Gas Line
- Pipeline
- Transmission Line
- Substation

Electric Providers

- Dahlberg Light & Power Co.
- Head of the Lakes Electric Cooperative



5. AGRICULTURAL, NATURAL and CULTURAL RESOURCES

5.1 Agricultural Resources

Encourage the maintenance of an environment that is supportive of the family farm.

Historical background: At one time in Maple, there was subsistence and cooperative farming taking place. We now live amidst the remnants of that culture. From the beginning, this community was shaped by prevailing economic forces and by how the people responded. It may have been done through cooperative activities or independent enterprises. During the transition from community-based subsistence farming through cooperative efforts into the current agricultural environment where we are today, we are now seeking to address the remaining dairy farms and the several beef operations. These farms are relying on the fields and pastures created during the dairy era.

1. Work with the following governmental agencies to identify the Town's traditionally productive farmland area in the interest of voluntary preservation.
 - Douglas County Land and Water Conservation Department
 - United States Department of Agriculture
 - Natural Resource Conservation Service
 - Farm Service Agency
 - UW-Extension services
2. Encourage future non-agricultural development to occur away from productive or potentially productive agricultural land.
 - Consider land use history in determining development.
 - Provide educational resources that encourages informed consideration of the issues.
3. Work with Douglas County and Wisconsin Farmland Preservation Program to preserve traditionally productive farmlands and to promote other regionally appropriate agricultural activities.
4. Continue to work with state and county governments to reduce farmland taxes.
 - Insure that the Town is in compliance with the most current guidelines for "use value assessment" of agricultural land. In this way, farmland will be assessed on its agricultural use rather than market value, resulting in lower taxes. Dollar value of return shall not be used as the final determination of agricultural suitability of land.
 - Encourage farmers to work with the Town assessor to evaluate land so that lower grades of farm land and pasture are taxed at a lower rate.
5. Help farmers stay viable by supporting other agricultural endeavors, such as non-traditional crops, that can be grown in our climate to provide an alternative market for farmers. Examples: Fruit, bees or maple syrup.

5.2 Natural Resources

Enhance the natural resources of the Town so that they are not degraded or exploited.

A. Water

Retain the quality and quantity of our ground and surface waters.

1. Work with Douglas County to map the Town's water resources, utilizing the county's Geographic Information System (GIS).
2. Identify programs to help protect and improve the quality of the Town's ground and surface water and educate the community about them. Programs include but are not limited to:
 - Wetland Reserve Program (WRP)
 - Home Assist Program
 - Well Abandonment Program (includes cost-sharing)
 - Resource Conservation and Development (RC&D) Program
 - Other federal, state and local cost-share programs
3. Promote practices that preserve the integrity of our ground water, wetlands and streams by such devices as our Town Newsletter.
4. Discourage land use practices that may have a detrimental impact on the Town's waters and wetlands.
5. Coordinate with Douglas County and the Department of Natural Resources in their efforts to address concerns regarding water issues.
6. Alert residents to any programs offered by utility companies through which property owners can request that herbicides not be applied to their property.
7. Work with Douglas County as standards are created and modified for well and septic systems.
8. Encourage the capping of abandoned or unused wells.
9. Work with Douglas County as standards are created and modified for limiting proximity of fuel tanks to wetlands.

B. Forests

Encourage public and private forest development when appropriate in areas of the community that do not lend themselves to agricultural use.

1. Work with Douglas County to map the Town's forest areas, utilizing the

county's Geographic Information System (GIS).

2. Identify and map forested areas to promote voluntary cooperation with existing state and county agencies, such as Douglas County Forestry Department, to protect critical habitat for plants and wildlife through the process of education.
 - Promote public awareness of forestry issues;
 - Provide information/updates in Town tax bills or newsletter;
 - Sponsor workshops.
3. Promote and encourage private woodland management practices which naturally provide open spaces in the town and lead to preservation and continuity of existing forested areas.
4. Identify programs that help preserve a balance between agricultural use areas and the town's forested areas and educate the community about them. Programs include, but are not limited to:
 - Wisconsin's Managed Forest Law Program
 - Wisconsin's Private Forestry Assistance Program
 - Conservation easements
 - Wisconsin's Resource Conservation and Development (RC&D) program
 - Wisconsin's Forest Legacy Program, currently being developed
 - Other federal, state and local cost-share conservation programs
 - Refer to "Economic Development" in this document for related programs
5. Agriculturally suited areas should not be put at risk. To retain flexibility in use of the land by the owner, agriculture lands not currently in use should not be permanently removed from the town's agricultural resource base.

C. Air

Protect the quality of the town's air.

1. Cooperate with Douglas County and the state in their efforts to address existing air quality issues.
2. Consider potential impacts on air quality by businesses within the Township and ensure they meet any federal, state and county air regulations.

D. Minerals and Soils

Prevent erosion of soils and minimize and counter the negative effects of mineral extraction.

Historical Background: The Douglas Range, which divides Maple and extends east to west through what are now Bayfield and Douglas Counties, defines the boundary of two major soil types: heavy red clay to the north and sandy loam to the south. We must be

aware of the distinct, unique nature of the two soil types: (The red clay areas were once part of the most densely populated farming region in the state. Refer to the historical essay for more information.

The mineral processing and extraction that occurs within the town today, as at the Mikkola Pit on Wuori Road, is a small reminder of the extensive exploratory and low level productive copper mining operations that began here in the mid-1800's. Especially after the Copper Treaty with the Chippewa in 1842, pilot mines, or test shafts, dotted the mineral-bearing Douglas Range in the search for profitable quantities of minerals. The search for copper, an extension of the copper boom in Michigan's upper peninsula, was financed by Superior-based speculators. Mining operations and mineral values expanded and contracted with the boom and bust cycles of the nation's economy. The speculators determined that even though large mineral deposits do exist here, they are not profitable to mine. This may not hold true in the future.

Minerals

1. Using existing county and state records, consider doing a Mineral Resource Inventory for the Town to identify any lands that have been purchased by mining companies or are subject to future mineral exploration, lease, purchase or development agreements. Also, check for records of any "Reservation of Mineral Rights" on property in the Town.
2. Work with Douglas County in applying existing provisions on all mineral resource extraction activities, such as gravel pits, quarries and mines, and have Town and county approval on development and reclamation plans.
3. Encourage Town representation in the decision process for mineral exploration and extraction. In addition, should the Town incur expenses due to mining operations, the Town should seek to capture sufficient tax revenue to develop and maintain infrastructure for those industries.
4. Red clay should be recognized as a mineral resource as it can be used in nonagricultural applications, such as encapsulating landfills.

Soils

1. Promote non-erosive farming practices.
2. Promote non-erosive residential development with particular attention to run-off.
3. Detailed county soil surveys should be complete by 2006 for all northwest Wisconsin counties.
4. Statewide digital soils base (STATSGO) is in place for all soils.

5. Cooperate with Douglas County in their efforts to address concerns with soil and mineral issues.
6. Promote public awareness of issues concerning soils and minerals issues.

E. Dark Night Skies

Protect the Town's dark night skies from light pollution

1. Encourage public restraint in lighting to minimize light pollution.
 - Work with the power company to encourage residents to modify existing outdoor fixtures.
 - Suggest possible lighting alternatives.
2. Promote public awareness of dark skies.
 - Provide information/updates in Town tax bill or newsletter.

F. Native Plant and Wildlife Species

Maintain habitat for native plant and wildlife species.

1. Attempt to strike a balance between protection of endangered resources and natural habitat on one hand and traditional, productive farming on the other hand.
2. Work with Douglas County and the DNR's Bureau of Endangered Resources to identify and map sensitive areas to protect habitats for plants and wildlife.
3. Identify programs to help protect the Town's native plants and wildlife and educate the community about them.

Programs include, but are not limited to:

 - Wildlife Habitat Incentives Program (WHIP)
 - Other federal, state and local cost-share conservation programs
4. Promote public awareness of issues concerning plant and wildlife issues.

5.3 Uninhabited Areas

Areas without development, such as open fields, forests and parks; to protect, preserve and harmonize the unique natural resources with human presence.

An open space plan incorporates dedicated provisions for maintaining undeveloped areas within development projects, larger setback requirements and buffering or screening of neighboring borders.

1. Identify and map existing uninhabited areas and areas without building structures.
 - Include areas considered sensitive by DNR and other agencies, such as wetlands

or critical wildlife habitats.

2. Establish maximum project size for commercial development.
3. Establish minimum parcel size for housing in our commercial corridors.
4. Encourage clustering of housing and commercial development projects.
5. Promote low-impact land conservation methods.
 - Encourage natural vegetation buffers between neighboring properties
 - Encourage undisturbed areas during development.
 - Encourage sustainable logging practices in wooded areas.
6. Promote public awareness of open space development issues through information and/or updates in Town tax bill or newsletter.

5.4 Historic Preservation

Promote preservation of historic, archaeological, cultural and scenic sites.

1. Define criteria for inclusion as such a resource.
 - Recommend doing a Town survey to gather information regarding historic, archaeological, cultural and scenic resources.
 - Consider patterning the survey after that done in Iron and Oneida Counties.
 - Use the survey to identify, among other things, burial sites of early residents, historic homes and barns in the Town, the areas considered most scenic by Town residents and little known stories about the history of the area.
2. Identify historic, archaeological, cultural and scenic resources to determine what needs to be protected.
3. Utilize resources such as the following to help do the inventory:
 - Local residents
 - “Historic Preservation in Wisconsin: A Manual for Communities”
 - Old Brule Heritage Society, Inc. (OBHS)
 - “Saving America’s Countryside: A Guide to Rural Conservation”
 - “Historibase” computer software
 - “Researching Old Buildings”
 - County Clerk’s office
4. Work with the OBHS, Douglas County Historical Society, the State Historical Society of Wisconsin, and the State Archaeologist to gather information.
 - Continue to support the Town of Maple and OBHS archives by providing space and facilities to preserve valuable historical town records.
 - Cooperate with the Native American historic, archaeological, cultural and scenic inventory with Native American groups and the State Archaeologist.

- Identify Osaugie Trail as it passes through Maple and create a proposed nature park. See item 4 under “Recreation”.
5. Work with the State Historical Society of Wisconsin to update and utilize information relating to the Town of Maple in the “Wisconsin Inventory of Historic Places”.
 - Review state records regarding sites listed in the Town of Maple and submit any new information regarding these sites, such as their current condition.
 - Work with local property owners to determine if additional places in the Town of Maple should be added to the register.
 - Catalog areas and buildings to be considered for inclusion in the Register, and include available photographs.
 6. Work with the OBHS, the Douglas County Historical Society, the Wisconsin Historical Society, Native American groups and other interested parties to coordinate management plans.
 - Use references such as Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings”.
 - Get information on the “Rural Barns Preservation Initiative” and other programs.
 7. Investigate county plans for preservation of historic sites within the Town of Maple.

5.5 Recreational Opportunities

Support responsible development of non-motorized resources, such as parks and skiing, biking and snow-shoeing trails in a manner that will preserve resources and will respect the concerns of citizens.

1. As long as the Tri-County Recreational Corridor is being use for non-motorized and motorized purposes, we encourage Town cooperation and communication with the Tri-County Recreational Corridor Commission to maintain and improve the corridor.
2. Encourage improvements on the Tri-County Corridor to facilitate non-motorized use, to move biking traffic off U.S. Highway 2 and to promote safety.
3. Encourage signage on the Tri-County Corridor for the safety of all users.
4. In conjunction with the Town Board, develop a nature interpretative trail on town owned land at the southwest corner of Degerman Road and County Trunk Highway F.
 - Suggest off-road parking at this site.
 - Integrate with the Osaugie Trail running nearby.
5. Maintain Arne Anderson Park as a permanent public recreation area.
 - Identify possibilities of obtaining adjacent lands for expansion if needed.
6. Investigate the recreational potential of Lake Nebagamon Trail where is crosses

County Highway F within the Town of Maple.

- Work with Northwest Trails Association of Douglas County and Douglas County to enhance the recreational potential.

7. Support a recreation committee to address recreational activities within the community.

Recognize importance of motorized recreational activities, such as ATV's and snowmobiling, and that they are part of the recreational fabric and economic base of this area.

1. Encourage responsible operation of these activities in order that natural resources are preserved and respects the concerns and safety of private citizens.
2. As long as the Tri-County Recreational Corridor is being used for non-motorized and motorized purposes, we encourage Town cooperation and communication with the Tri-County Recreational Corridor Commission to maintain and improve the corridor.
3. Inform public where to obtain maps and regulations of designated trails in the Town.
 - Provide information on Town newsletter.
4. Review Town's ATV/ snowmobile ordinance for any possible changes.
 - Post ordinance.
5. Support a recreation Committee in addressing these recreational activities within the community.
6. See ATV/Snowmobile Ordinance and Map in appendix.

Promote responsible hunting and fishing practices within the town.

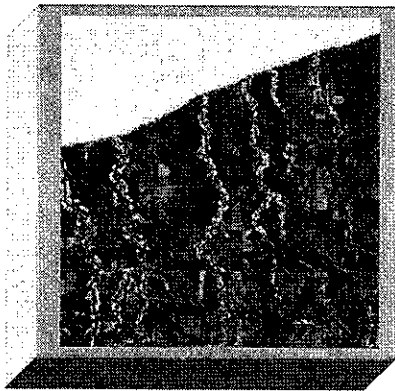
1. Protect the public's access to public hunting and fishing areas with respect to private property owner's rights.

5.6 Some topics in this Element may be repeated in other Elements of Maple's Comprehensive Plan due to the over-lap of certain objectives, policies and goals.



The landscape of Douglas County varies greatly from north to south. The Lake Superior Lowlands consists of a 10-20 mile wide clay plain wide which slopes gently upward from Lake Superior to the escarpment. Short, swift streams flowing north into Lake Superior have cut deep V-shaped valleys below the plain. During the glacial period, the Lake Superior Lowlands were submerged under Glacial Lake Duluth and red clay was deposited on the old lakebed. Topographic relief is depicted in **Map 5.1**.

SLOPE



The steepest slopes in Douglas County are found along the flanks of rivers and streams; particularly along Lake Superior tributary streams of the clay plain. Steep slopes also occur along the bluffs overlooking Lake Superior. Prominent steep slopes occur along, and adjacent to the St. Louis River and the Red River in the Town of Superior. Steep slopes are also common along the Nemadji, Amnicon, Middle, St. Croix and Brule Rivers, as well as Pearson, Bardon, Hanson, Miller, Haukkala, Mud, Clear and Balsam Creeks.

Steep slopes on the highly erosive soils of the clay plain are of particular concern. When wet, the red clay soils tend to lose stability, which can result in land subsidence and slumping. In 2002, seven properties in the Village of Oliver

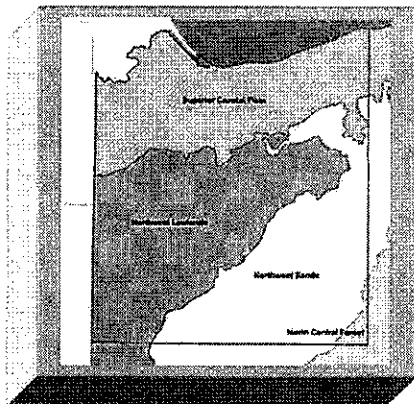
were affected by severe land subsidence along the St. Louis River. Bluff erosion and slumping dump fine sediments into south shore streams which gives their waters a distinct reddish color following rain events and melting of the winter snowpack. Slumping also affects the bluffs on the shores of Lake Superior. This is particularly problematic along the clay bluffs stretching from Superior into western Bayfield County, where some homes and properties are threatened by the continually receding bluffs.

Soil erosion from land disturbing activities and subsequent development can disturb natural land cover and land surfaces resulting in a change of run-off patterns that may have a detrimental effect on water quality and downstream uses. Land disturbing activities and future development need to be strictly monitored to avoid damage to other properties and to sensitive natural areas. As a general rule, slopes in excess of 20 percent are of greatest concern for any land disturbing activity. Steep slopes do not necessarily preclude all forms of development; although, costly engineering and site preparation/mitigation measures are often required in order to minimize potential adverse impacts. Potential problems associated with development of excessively sloping lands include erosion and slope stability.

GIS-derived percent slope is shown in **Map 5.2**.



ECOLOGICAL LANDSCAPES



Ecological landscapes are broad land areas with unique physical and biological properties. Each landscape has unique ecosystem characteristics such as climate, geology, soils and vegetation. Within Douglas County there are four ecological landscapes, the Lake Superior Coastal Plain, Northwest Lowlands, Northwest Sands and the North Central Forest. The Lake Superior Coastal Plain is Wisconsin's northernmost landscape and is strongly influenced by the climate-moderating effect of Lake Superior. This landscape is underlain by a clay plain which gradually slopes toward Lake Superior. Once heavily forested, the clay plain has been fragmented by agricultural uses. This landscape is also dissected by numerous rivers and streams, including some of the region's best known trout waters.

The Northwest Lowlands of western and central Douglas County consist of large tracts of upland hardwoods and mixed forest with interspersed bogs and peatlands. This region contains the headwaters of many Lake Superior tributary streams and few lakes. In comparison to the other landscapes, there is little human development.

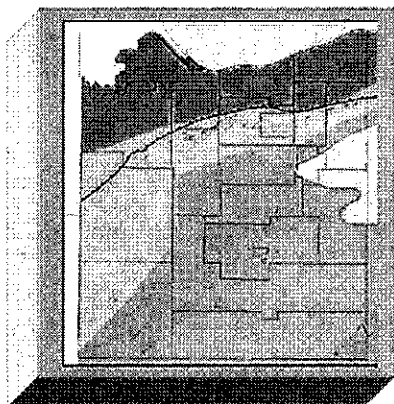
The Northwest Sands ecological landscape forms a large pitted outwash plain extending

northeasterly from Polk County to the Bayfield Peninsula. This region is characterized by the presence of sandy soils and relatively flat topography. Most of Douglas County's 431 lakes are found within this landscape, including numerous small kettle lakes. Forest vegetation consists mainly of fire-adapted conifers (primarily jack pine), northern pin oak and prairie species. Historically, fire was a common occurrence within this landscape and was important in maintaining the open pine barrens. Modern forest management and fire suppression has greatly reduced the role of wildfire in the natural disturbance regime. Land use trends in the sands landscape include increasing rural and shoreline development and fragmentation of the forest landscape for recreational and residential development.

In far southeastern Douglas County, there is a transition between the Northwest Sands and the North Central Forest ecological landscape that encompasses much of northern Wisconsin. This region is characterized by rolling terrain with predominantly hardwood upland forests with numerous small lakes and several large rivers.



GEOLOGY AND SOILS



Ancient (Precambrian) sandstone and igneous bedrock underlie Douglas County. The northern part of the county is underlain with Superior red sandstone, over which is a thick mantle of clay and gravel, forming an artesian slope. Crystalline igneous rock underlies the southern two-thirds of the county, with gabbro and basalt outcroppings common along the Superior escarpment and Totagatic River of southeastern Douglas County.

Glacial deposits, reaching 200 feet over bedrock in some places, cover most of the county. Those deposits covering the Lake Superior Lowland are generally shallow lake basin deposits; however, deposits in the old buried valley under the St. Louis River are known to have a thickness of nearly 600 feet. A large pitted outwash plain is located in the southeast part of the county. This plain is continuous from Bayfield County down through Douglas County and southward into Washburn and Burnett Counties. The southwestern corner of the county is divided into elongated, narrow watersheds created by gravel eskers deposited during the Wisconsin period of glaciation. Most of these eskers lie in a northeast-southwest direction.

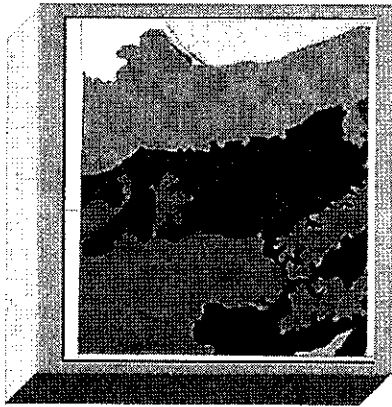
The soils of Douglas County, which greatly affect the chemical characteristics of surface waters, have been derived largely from the

weathering of various glacial deposits. These deposits include lake deposits, glacial drift, and glacial stream deposits. Glacial lacustrine or red clay soils are found in the old lake plains adjoining Lake Superior. These clays were laid down under the waters of a larger glacial lake (Glacial Lake Duluth), which once occupied the present-day Lake Superior basin. These calcareous red clay soils are finely-textured, resulting in very poorly drainage. Clayey soils cover about one-fourth of the total county area and overlay large quantities of groundwater. However, the overlying clay deposits effectively prevent this water from reaching the surface as springs and create artesian conditions. The small quantity of water that does reach the surface is usually of high quality and rich in carbonates and nutrients. The pine barrens of southeastern Douglas County have light-textured sandy outwash soils. These soils were formed from sands and gravel carried by water from the melting glaciers; and because these deposits were water washed, there is a noted absence of large stones in the area. These acid soils are gray to brown in color and low in humus and nutrients. The groundwater in this area is extremely poor in carbonates and nutrients and reflects the low solubility of these overlying sandy soils. The topography is level to slightly rolling, and numerous lakes are located in the glacial sags and depressions of the area.

Glacial upland soils are found in the central and southwestern part of the county. These are the most extensive of all county soils and make up about one-half of the total county area. Glacial soils consist of a heterogeneous mass of stones, silt loams, and red clays. This glacial till varies from a few feet to several hundred feet in thickness and overlays a base of traprock. Lakes, swamps, and marshes are common in the depressions of this rough and hilly topography. In the extreme southeastern portion of the county, there are gray-brown loam soils, which



LAND TYPE ASSOCIATIONS & HABITATS



Three major land type associations are present in Douglas County, including the Douglas Lake-Modified Till Plain occupying the northern third of the county, the Pattison and Dairyland Moraine region occupying the central and western areas of the county, and the sand barrens of the county's southeast. Four broad habitat types persist including the Superior Clay Belt (generally corresponding to the Douglas Lake-Modified Till Plain area), Dry Mesic (generally corresponding to the Pattison-Dairyland Moraine region) Dry to Dry Mesic (corresponding to the glacial outwash lakes areas in the towns of Highland, Gordon and Wascott) and Dry to Very Dry (generally corresponding to the county's sand barrens area). Table 5.1 lists the species which dominate each of the principal habitat regions of Douglas County.

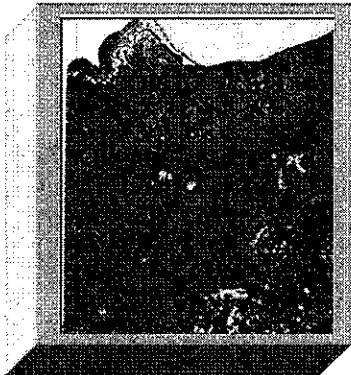
Table 5.1: Habitat Types and Their Dominant Species, Douglas County

Habitat Type	Predominant Species
Superior Clay Belt	AbArSn: <i>Abies balsamea</i> , <i>Acer rubrum</i> , <i>Sanicula</i> (spp.)
Dry Mesic	ACI: <i>Pinus strobus</i> , <i>Amphicarpa bracteata</i> AVDe: <i>Acer saccharinum</i> , <i>Vaccinium angustifolium</i> , <i>Desmodium glutinosum</i>
Dry to Dry Mesic	PAm: <i>Pinus strobus</i> , <i>Amphicarpa bracteata</i> PMV-Po: <i>Pinus strobus</i> , <i>Maianthemum canadense</i> , <i>Vaccinium angustifolium</i> , <i>Quercus ellipsodallis</i>
Very Dry to Dry	ArQTr: <i>Acer rubrum</i> , <i>Quercus ellipsodallis</i> , <i>Trientalis borealis</i> ArQV-Sm: <i>Acer rubrum</i> , <i>Quercus rubra</i> , <i>Vaccinium angustifolium</i> , <i>Smilacina racemosa</i> (variant) QAc: <i>Quercus macrocopa</i> , <i>Arctostaphylos uva-ursi</i> QGGe: <i>Quercus ellipsodallis</i> , <i>Gaultheria procumbens</i> , <i>Ceanothus americanus</i> ArQTr: <i>Acer rubrum</i> , <i>Quercus ellipsodallis</i> , <i>Trientalis borealis</i>

Source: Wisconsin Department of Natural Resources



COMMON PLANT COMMUNITIES



The native vegetation of Douglas County is diverse and includes many of the upland and lowland forest plant communities found elsewhere across northern Wisconsin. These communities result from the soils, climate, disturbances, fire history, and other natural forces that occur here. Several forest plant communities are dominant here and account for a large portion of the forested landscape:

Boreal Forest:

The southern range of the true Boreal forest exists in the clay region of northern Douglas County. This community is commonly associated with shade-tolerant, long-lived species of spruce, fir, white cedar, tamarack, and white pine and associated hardwoods of white birch, aspen, and red maple. Here, past and present agricultural practices often exemplify successful stages whereby spruce, fir, and tag alder begin to invade abandoned farm fields.

Northern Forest:

Western and central Douglas County is predominated by this biological community. This community contains mixed deciduous and coniferous forests. This community is characterized as a climax habitat type, which is predominantly sugar maple. However, the drier conditions do not allow the sugar maple to develop to its full potential. Therefore, the more shade-intolerant species such as yellow birch, white ash, oak, and white pine will

dominate the climax habitat type. Red oak and white pine show excellent growth if they occupy a dominant crown position.

Penokee Range:

This biological community is similar to the Northern Forest community. However, limited depth of soil and exposed rock outcroppings of the Penokee Range identify this community. This community lacks the well-drained soils of the Northern Forest community and supports those species more adapted to drier conditions. Habitat fertility enables a wide range of species to exist.

Pine Barrens:

This biological community is associated with jack pine, scrub oak, aspen, and red pine dominating glacial outwash sand plains. The climax forest will ultimately be red pine on the mesic sands; and scrub oak and jack pine will climax on the drier, nutrient-poor sands. Therefore, a climax forest would be a patchwork of trees, associated shrubs, and openings throughout.

Grassland:

The absence of trees and large shrubs and the dominance of small upland shrubs characterize the grassland community. Prominent grassland communities include the non-native grasslands along US Highway 2 between Ashland and Superior and the mosaic of barrens, grasslands, wetlands and forests associated with the Northwest Sands ecological landscape. North of Gordon along county Highway "M", a jack pine savannah with open grasslands provides habitat for many species of grassland birds, including the sharptail grouse, along many other barrens species.

Wetlands and Bogs:

These communities are characterized by soils or substrate, which is periodically saturated or covered by water and further identified by vegetation types and water quality.



Aquatic Communities:

These communities include springs, ponds, lakes, streams, and rivers. Rivers and streams are bodies of water that continuously move in a single direction. Both are rapidly changing communities. A variety of plants and animals can be found in these ecosystems, including trout and warmwater fish species, aquatic plants animals, reptiles and aquatic insects. Lakes and ponds also support a variety of plant and animal life including fish, aquatic insects, and numerous plant species. The shoreline habitats are vital to the health of aquatic communities. Undisturbed, natural shorelines provide habitat for fish and wildlife, help maintain water quality and protect shorelines from erosion.

FOREST RESOURCES

There are nearly 470,000 acres of upland forest in Douglas County, with an additional 214,000 acres of forested wetlands and shrublands. Forestlands are important social, environmental and economic resources. Associated values include public recreation and aesthetic values, wildlife habitat, protection of air and water quality and production of timber. Forestlands are also a major component of the overall character of the regional landscape and one of the key characteristics commonly used to define the "northwoods" region of Wisconsin.

Douglas County is one of the largest counties in the state and also one of the most heavily forested. Over three quarters of the county's land area is forested. Large blocks of forestland in a single ownership class, either county forest land or lands controlled by private timber management interests. In addition, the soils of Douglas County in many parts of the county are very suitable for tree growth, more so than for agricultural crop production. This combination of factors results in a forest resource ideally suited for commercial wood and fiber

State Forest Lands

production. A band of light sandy soils, approximately 10 to 12 miles wide, extending from south central Douglas County to east central Douglas County contains most of the pine acreage of the county. North of this band, smaller areas of loamy soils and wetland or bog soils contain hardwoods and spruce-fir species, respectively. Aspen and birch predominate in the remainder of the county.

County Forest

At over 262,000 acres in size, Douglas County has the largest County Forest in the State of Wisconsin. These "working forest lands" are vital resources for timber production, wildlife habitat and public outdoor recreation. Management of the Douglas County Forest is the responsibility of the Douglas County Forestry Department. Forest use and management is guided by the Douglas County Forest Comprehensive Land-Use Plan 2006-2020, along with the supporting Douglas County Forest Access Management Plan and Appendixes. County Forest acreage by municipality is shown in Table 5.2.

Table 5.2: Forest Acreage by Municipality

Municipality	Acreage
T Bennett	6,595.1
T Brule	6,390.3
T Dairyland	53,449.2
T Gordon	46,496.5
T Hawthorne	5,741.3
T Highland	2,909.3
T Lakeside	40.0
T Maple	3,502.8
T Oakland	12,253.1
T Solon Springs	13,948.1
T Summit	64,072.3
T Superior	5,083.5
T Wascott	41,314.1
V Lake Nebagamon	840.0
Douglas County	262,635.6

Source: 2008 Statement of Assessments



The State of Wisconsin owns and manages nearly 52,000 acres of land in Douglas County. At nearly 41,000 acres in size, the largest tract of state ownership in Douglas County is the Brule River State Forest. Remaining state-owned acreage is comprised of State Parks, Fisheries and Wildlife Management Areas and State Natural Areas. The Wisconsin Department of Natural Resources owns and manages Amnicon Falls State Park in the Town of Amnicon and Pattison State Park in the Town of Superior. Lands owned and managed by the Wisconsin Department of Natural Resources in Douglas County are shown in Table 5.3.

Table 5.3: DNR Managed Lands, Douglas County

Municipality	Acres						
	State Forest	Fisheries Areas	State Park	Wildlife Areas	Other	Natural Areas	Grand Total
City of Superior						4.5	4.5
Town of Amnicon			831.7				831.7
Town of Bennett	2,547.8	1.1	90.6		1.5		2,641.0
Town of Brule	12,420.4						12,420.4
Town of Cloverland	7,962.3				162.2		8,124.5
Town of Dairyland					1.1		1.1
Town of Gordon	7.3		35.7	863.0	5.1		911.1
Town of Hawthorne	2.1		102.8				104.9
Town of Highland	10,664.5						10,664.5
Town of Lakeside	0.4						0.4
Town of Oakland			57.4		1.3		58.7
Town of Parkland			118.0				118.0
Town of Solon Springs	5,703.4	12.5	54.2	117.6			5,887.7
Town of Summit	22.6		153.6		78.8		255.0
Town of Superior		6,229.0	2,202.9				8,431.9
Town of Wascott	979.6	180.3	57.9		1.1		1,218.8
V. of Lake Nebagamon		37.0					37.0
Grand Total	40,310.3	6,460.0	3,704.7	980.5	250.9	4.5	51,711.0

Source: WDNR GAP Stewardship Data



School and Community Forest Lands

School and community forest lands include those lands which are registered in the Wisconsin School Forest Program. To be eligible the property must be owned or under legal control (e.g., lease, easement) of a municipality or school district and have an approved management plan. Registered School Forests in Douglas County are depicted in Table 5.4.

Table 5.4: Registered School Forests, Douglas County

Forest Name	Acres	Municipality	District
Gordon School Forest	160	Town of Gordon	Northwood School District
Rockmount School Forest	57	Town of Amnicon	School District of Maple
Bong Memorial School Forest	160	Town of Brule	School District of Maple
Northwestern H.S. Forest	160	Town of Brule	School District of Maple
Superior School Forest	720	Town of Summit	School District of Superior
Solon Springs School Forest	80	Town of Solon Springs	Solon Springs School District

Source: Wisconsin Department of Natural Resources

Town and Municipal Forest Lands

There are nearly 9,000 acres of town-owned properties in Douglas County. Properties may be open or closed to public access, per town policies. Town-owned lands in Douglas County are shown in Table 5.5.

Table 5.5: Town-owned Lands, Douglas County

Municipality	Acres	Municipality	Acres
Town of Amnicon	2,107.4	Town of Maple	126.6
Town of Bennett	53.8	Town of Oakland	117.4
Town of Brule	171.6	Town of Parkland	125.7
Town of Cloverland	115.8	Town of Solon Springs	505.7
Town of Dairyland	2,157.1	Town of Summit	115.0
Town of Gordon	2,191.9	Town of Superior	89.3
Town of Hawthorne	279.9	Town of Wascott	316.1
Town of Highland	35.1	Total	8,943.1

Source: Douglas County Tax Roll



Private Industrial Forest

Forest management programs such as the Managed Forest Law (MFL) and Forest Crop Law (FCL) programs encourage landowners to manage forests for production of future forest crops by providing tax incentives and benefits to enrollees. Enrollment of forestlands in these provides a reasonable measure of assurance that these lands will continue to be utilized as woodlands and not converted to other uses. The Managed Forest Law replaced the Forest Crop Law in 1985. FCL lands and open MFL lands are open to public access for hunting, fishing, cross-country skiing, sight-seeing, and hiking. Wausau Papers and Plum Creek

Timberlands hold title to a combined 73,377 acres of lands enrolled in the MFL and FCL programs. Wausau Paper produces fine printing and writing papers, technical specialty papers, and towel and tissue products. Plum Creek Timberlands, a real estate investment trust, is the largest private landholder in the United States. If these large land holdings were sold for private development, traditional public use and access would likely be terminated; and wildlife habitat values greatly diminished through forest fragmentation. Managed Forest Law and Forest Crop Law Program lands in Douglas County are shown in Table 5.6.

Table 5.6: Managed Forest Law and Forest Crop Law Program Lands, Douglas County

Municipality	Acres			
	MFL		FCL ¹	Total
	Closed	Open	All	
Town of Amnicon	49.6	218.9		268.5
Town of Bennett	157.5	4,578.4	239.6	4,975.5
Town of Brule	321.1	233.5	58.4	613.0
Town of Cloverland	406.5	4,736.1	2,259.2	7,401.7
Town of Dairyland	2,292.9	2,470.3	2,828.0	7,591.3
Town of Gordon	1314.0	5,058.6	16,325.0	22,697.7
Town of Hawthorne	142.0	582.0	58.3	782.4
Town of Highland	520.7	19,760.5	1,205.0	21,486.2
Town of Lakeside	315.6	473.3	123.8	912.7
Town of Maple	9.0	110.7	38.6	158.3
Town of Oakland	340.9	3,612.2		3,953.1
Town of Parkland		831.1	67.9	899.0
Town of Solon Springs	1,121.4	3,373.4	8,035.5	12,530.4
Town of Summit	316.4	138.1	118.8	573.2
Town of Superior	246.1	5,344.5	1,108.2	6,698.8
Town of Wascott	1,691.7	14,295.6	1,433.5	17,420.8
Village of Lake Nebagamon	159.0	4.0		163.0
Douglas County	9,404.6	65,821.1	33,899.9	109,125.6

Source: Wisconsin Department of Natural Resources

¹ Includes lands under FCL contracts, FCL was repealed in 1985



Table 5.10: Watershed Statistics, Douglas County

<i>LAKE SUPERIOR BASIN</i>	Acres Drained	% MCD ²	<i>MISSISSIPPI RIVER BASIN</i>	Acres Drained	% MCD
Amnicon and Middle Rivers	184,807.1		St Croix and Eau Claire Rivers	98,780.1	
Town of Amnicon	23,646.6	94.5%	Town of Bennett	3,193.7	10.3%
Town of Bennett	13,040.4	42.2%	Town of Dairyland	29,233.1	32.5%
Town of Brule	3,974.2	11.1%	Town of Gordon	33,328.2	33.1%
Town of Cloverland	16,633.1	56.3%	Town of Oakland	242.6	0.6%
Town of Gordon	4,593.2	4.6%	Town of Solon Springs	16,127.8	29.7%
Town of Hawthorne	21,963.7	74.4%	Town of Summit	236.5	0.3%
Town of Lakeside	21,983.4	86.1%	Town of Wascott	16,418.3	18.2%
Town of Maple	12,782.9	62.3%	Upper St Croix and Eau Claire Rivers	122,912.6	
Town of Oakland	38,427.3	92.4%	Town of Bennett	3,380.2	10.9%
Town of Parkland	420.4	1.9%	Town of Gordon	61,116.3	60.7%
Town of Solon Springs	76.5	0.1%	Town of Highland	20,040.0	40.1%
Town of Summit	19,133.5	20.3%	Town of Solon Springs	29,566.5	54.5%
Town of Superior	810.0	1.2%	Town of Wascott	7,517.4	8.3%
Village of Poplar	7,321.9	95.9%	Village of Solon Springs	1,292.2	100.0%
Black and Upper Nemadji River	80,349.7		Upper Tamarack River	76,827.4	
Town of Dairyland	2.1	0.0%	Town of Dairyland	60,767.3	67.5%
Town of Summit	59,507.0	63.0%	Town of Gordon	563.1	0.6%
Town of Superior	20,840.6	30.2%	Town of Summit	15,497.0	16.4%
Bois Brule River	115,447.9		Totagatic River	66,320.6	
Town of Amnicon	350.3	1.4%	Town of Gordon	1,101.9	1.1%
Town of Bennett	11,286.9	36.5%	Town of Wascott	65,218.7	72.2%
Town of Brule	31,460.4	88.0%	Lower Namekagon River	1,128.2	
Town of Cloverland	9,181.7	31.1%	Town of Wascott	1,128.2	1.2%
Town of Hawthorne	7,566.1	25.6%			
Town of Highland	29,895.5	59.9%			
Town of Maple	7,745.8	37.7%			
Town of Solon Springs	8,469.3	15.6%			
Village of Lake Nebagamon	9,177.7	100.0%			
Village of Poplar	314.2	4.1%			
Iron River	4,042.0				
Town of Brule	314.1	0.9%			
Town of Cloverland	3,727.9	12.6%			
St Louis and Lower Nemadji River	102,009.8				
City of Superior	23,697.8	100.0%			
Town of Amnicon	1,014.5	4.1%			
Town of Lakeside	3,537.0	13.9%			
Town of Oakland	2,899.4	7.0%			
Town of Parkland	22,296.3	98.1%			
Town of Summit	21.3	0.0%			
Town of Superior	46,441.8	67.4%			
Village of Oliver	1,306.2	100.0%			
Village of Superior	795.6	100.0%			

² Percent of land area in municipality which is drained by the corresponding watershed



Status	Portion	Name	Minor Civil Divisions
ORW	All	Blueberry Creek	T. Brule, T. Maple
ORW	All	Creek 21-11 T47N R10W	T. Brule
ORW	All	Bois Brule Tributary T47N R10W S34-9	T. Brule
ORW	St. Croix flowage to the Burnett County line	St Croix River	T. Dairyland, T. Gordon, T. Wascott
ERW	All	Bacon Creek	T. Dairyland
ERW	All	Arnold Creek	T. Gordon
ORW	All	St Croix (Gordon) Flowage	T. Gordon, T. Wascott
ORW	All	Lower Eau Claire Lake	T. Gordon
ORW	All	Creek 34-1 T47N R11W	T. Hawthorne, V. Lake Nebagamon
ORW	All	Little Steele Lake	T. Hawthorne, V. Lake Nebagamon
ORW	All	Steele Lake	T. Hawthorne
ORW	All	Hansen Creek	T. Hawthorne
ORW	All	Lower Twin Lake	T. Hawthorne
ORW	All	McDougal Springs	T. Highland
ERW	All	Anderson Creek	T. Maple
ORW	All	Upper St Croix Lake	T. Solon Springs, V. Solon Springs
ERW	All	St Croix Creek	T. Solon Springs
ORW	All	Jerseeth Creek	T. Solon Springs
ORW	All	Angel Creek	T. Solon Springs
ORW	All	West Fork Bois Brule River	T. Solon Springs
ORW	All	E Fork Bois Brule River	T. Solon Springs
ERW	All	Big Balsam Creek	T. Summit
ERW	All	Big Balsam Creek Tributary S23	T. Summit, T. Superior
ERW	All	Empire Creek	T. Summit
ERW	All	Little Balsam Creek	T. Summit
ERW	All	Big Balsam Tributary T46N R15W	T. Summit
ERW	All	Copper Creek Tributary S22 T47	T. Superior
ERW	All	Rock Creek	T. Superior
ERW	All	Red River	T. Superior
ERW	All	Cranberry Creek & Springs	T. Wascott
ORW	All	Bond Lake	T. Wascott
ORW	All	Bardon Lake	T. Wascott
ERW	All	Potter Creek	T. Wascott
ORW	All	Creek 36-3 T47N R11W	Village of Lake Nebagamon
ORW	All	Nebagamon Lake	Village of Lake Nebagamon
ORW	All	Creek 35-4 T47N R11W	Village of Lake Nebagamon
ORW	All	Creek 35-8d T47N R11W	Village of Lake Nebagamon
ORW	All	Creek 35-8b T47N R11W	Village of Lake Nebagamon

Source: Wisconsin Department of Natural Resources


Physical Characteristics

Natural lakes and manmade impoundments account for 15,170 total acres, or 1.9 percent of the total surface area of Douglas County. In addition, there are over 513 miles of lake frontage countywide. Physical characteristics of Douglas County lakes are shown in **Table 5.12**.

Table 5.12: Lake Acres and Shorelines Miles, Douglas County

Municipality	Acres	Miles of Shoreline
City of Superior	67.0	10.3
Town of Amnicon	22.1	3.7
Town of Bennett	493.2	15.1
Town of Brule	115.3	11.0
Town of Cloverland	16.2	2.8
Town of Dairyland	320.5	29.4
Town of Gordon	3,450.2	93.7
Town of Hawthorne	355.4	12.6
Town of Highland	1,040.7	56.3
Town of Lakeside	10.0	1.9
Town of Maple	11.1	2.1
Town of Oakland	634.8	18.2
Town of Parkland	14.6	2.7
Town of Solon Springs	1,127.5	37.4
Town of Summit	707.3	27.1
Town of Superior	91.7	12.5
Town of Wascott	5,289.2	147.7
Village of Lake Nebagamon	1,088.5	19.8
Village of Poplar	9.2	0.8
Village of Solon Springs	286.2	6.6
Village of Superior	19.6	1.7
Grand Total	15,170.2	513.2

Source: NWPRC, WDNR GIS Data



Physical Characteristics

The continental divide separates Douglas County into two drainage systems, Lake Superior and the Mississippi River. Lands to the north of the divide drain to Lake Superior via a network of high-gradient coastal tributaries. These streams occur on relatively impervious red clay soils, which results in rapid seasonal and precipitation-related runoff conditions. Lake Superior tributary streams receive groundwater inputs which are high in both carbonates and nutrients.

Streams within the Mississippi River drainage system include those lying roughly in the southern half of the county. These streams tend to a lower gradient than the Lake Superior tributaries and are relatively poor in carbonates and nutrients. The "tea" color characteristic of many of these streams is the result of natural tannins produced in the numerous surrounding wetlands and bogs. Table 5.13 reveals the physical characteristics of Douglas County rivers and streams.

Table 5.13: Stream Physical Data, Douglas County

Municipality	Miles of Intermittent Streams	Miles of Perennial Streams	Total Stream Miles
City of Superior	17.0	27.1	44.1
Town of Amnicon	28.6	61.9	90.5
Town of Bennett	23.4	13.4	36.8
Town of Brule	44.1	42.7	86.8
Town of Cloverland	116.0	11.6	127.6
Town of Dairyland	25.4	108.5	133.9
Town of Gordon	33.6	58.2	91.8
Town of Hawthorne	5.4	45.6	51.0
Town of Highland	7.3	7.0	14.3
Town of Lakeside	58.2	44.6	102.8
Town of Maple	76.0	11.1	87.1
Town of Oakland	19.8	86.1	106.0
Town of Parkland	25.5	85.7	111.2
Town of Solon Springs	55.9	35.7	91.7
Town of Summit	43.1	132.9	176.0
Town of Superior	113.9	155.6	269.5
Town of Wascott	8.8	67.5	76.3
Village of Lake Nebagamon	0.5	8.9	9.4
Village of Oliver	0.9	3.0	3.8
Village of Poplar	20.0	14.0	34.0
Village of Solon Springs	1.1	1.4	2.5
Village of Superior	0.6	1.9	2.5
Douglas County	725.2	1024.4	1749.6

Source: NWPRC, WDNR GIS Data



Fisheries and Habitat

Douglas County's rivers and streams support both warmwater and coldwater habitats and fisheries. A unique fishery exists in many of the Lake Superior tributaries, where both inland and lake-run (anadromous) salmonid species coexist. During the spring through the fall of the year, some tributary streams receive migratory spawning runs of species of trout and salmon from Lake Superior. This unique fishery attracts many anglers to the region in pursuit of brown trout, coho and Chinook salmon, and the elusive migratory rainbow trout, the steelhead. Including the Lake Superior streams, Douglas County is home to over 300 miles of trout streams. These streams are considered general

environmental indicators of clean water, as trout will not survive in heavily contaminated waters. **Table 5.14** portrays trout stream mileage by class and municipality. Class I streams are high quality trout waters that have sufficient natural reproduction to sustain populations of wild trout, at or near carry capacity. Class II streams have some natural reproduction, but not enough to utilize available food and space. Some stocking is usually required to maintain a fishery. Class III streams are marginal trout waters, with no natural reproduction. Different segments of the same stream may be assigned to different stream classes. Douglas County trout streams are shown on **Map 5.12**.

Table 5.14: Trout Stream Class Miles, Douglas County

Minor Civil Division	Stream Class Miles			Total Miles
	I	II	III	
Town of Amnicon			1.8	1.8
Town of Bennett	3.7			3.7
Town of Brule	43.5	6.9	0.8	51.1
Town of Cloverland	10.4		1.3	11.8
Town of Dairyland	2.2	6.1		8.3
Town of Gordon	10.4	8.2	9.4	28.0
Town of Hawthorne			8.3	8.3
Town of Highland	11.5	3.2		14.7
Town of Maple	5.5			5.5
Town of Oakland	5.0	12.5	7.0	24.5
Town of Solon Springs	16.3	11.7	8.0	36.1
Town of Summit	17.8	11.9	17.5	47.3
Town of Superior	10.4	10.1	11.4	31.8
Town of Wascott	5.2	9.6	20.6	35.4
Village of Lake Nebagamon		0.5		0.5
Village of Poplar			1.6	1.6
Village of Solon Springs		1.3	1.1	2.4
Douglas County	142.0	81.9	88.8	312.7

Source: Wisconsin Department of Natural Resources

**Superior Watershed**

The Lake Superior watershed encompasses 754 square miles of land in Douglas County, 4 major watersheds and numerous coastal rivers and streams. The county's most populous municipality, the City of Superior, is located entirely within the Lake Superior watershed. The total population of Douglas County residing within the Lake Superior watershed is estimated at 40,200, or nearly 93 percent of the total countywide population.

Municipalities located entirely, or with a majority of land area within the Lake Superior watershed

City of Superior
Town of Amnicon
Town of Bennett
Town of Brule
Town of Cloverland
Town of Hawthorne
Town of Highland
Town of Lakeside
Town of Maple
Town of Oakland
Town of Parkland
Town of Summit
Town of Superior
Village of Lake Nebagamon
Village of Oliver
Village of Poplar
Village of Superior

Municipalities with a minor portion of land area within the Lake Superior watershed

Town of Solon Springs
Town of Gordon

Coastal Public Access

Ensuring public access to the nation's coastlines is one of the goals of the Coastal Zone Management Act. Accordingly, providing access to coastal resources is foundational principal of the Wisconsin Coastal Management Program (WCMP). Public access to the coastline can be provided through developed boat launches and marinas, public parks and recreational lands, coastal heritage resources (open to the public, such as lighthouses), and other access sites such as trails and public beaches. Figures 5.5 and 5.6 depict coastal public access points in the City of Superior and Douglas County.



Table 5.19: Wetland Types by Minor Civil Division

Municipality	Emergent	Forested	Scrub/Shrub	Total Acres
City of Superior	718.0	3,188.9	2,475.2	6,382.0
Town of Amnicon	48.0	1,715.7	546.7	2,310.4
Town of Bennett	266.6	6,508.4	2,832.7	9,607.7
Town of Brule	80.8	2,713.9	1,169.0	3,963.6
Town of Cloverland	126.5	5,570.6	1,198.8	6,896.0
Town of Dairyland	1,123.5	17,759.3	12,462.7	31,345.5
Town of Gordon	1,353.8	11,212.4	5,846.5	18,412.7
Town of Hawthorne	317.1	5,936.2	3,292.4	9,545.6
Town of Highland	85.7	1,471.3	529.0	2,086.1
Town of Lakeside	118.3	3,134.6	1,108.8	4,361.7
Town of Maple	15.1	3,271.3	230.4	3,516.7
Town of Oakland	376.2	6,555.0	4,415.6	11,346.7
Town of Parkland	108.2	4,097.3	1,532.2	5,737.7
Town of Solon Springs	374.8	6,008.5	2,914.0	9,297.3
Town of Summit	844.9	17,663.6	14,291.9	32,800.4
Town of Superior	485.1	11,830.0	4,126.7	16,441.7
Town of Wascott	1,183.6	7,338.4	4,849.5	13,371.5
V. of Lake Nebagamon	42.2	1,254.2	184.5	1,480.8
Village of Oliver	5.2	273.7	1.8	280.8
Village of Poplar	4.2	237.8	42.6	284.6
Village of Solon Springs		10.4	4.0	14.5
Village of Superior	2.3	68.9	25.4	96.6
Grand Total	7,679.8	117,820.4	64,080.4	189,580.7

Source: Wisconsin Wetland Inventory

Priority Coastal Wetlands

Within the Lake Superior drainage basin of northern Douglas County there are thirteen wetland sites which have been classified as "priority coastal wetlands" by the Wisconsin Department of Natural Resources. These sites exemplify the best examples of wetlands and aquatic resources in the Lake Superior Basin. **Map 5.13** depicts priority coastal wetlands in Douglas County.

Black Lake Bog*

The Black Lake Bog is a large acid peatland at the headwaters of the Black River. Surrounding Black Lake are several thousand acres of open bog, muskeg, and black spruce swamp. This area provides

critical habitat for many species of birds, including two rare species, LeConte's sparrow (*Ammodramus leconteii*) and the Yellow-bellied flycatcher (*Empidonax flaviventris*). *Additional information can be found in the "State Natural Areas" section of this chapter.

Belden Swamp*

Belden Swamp is a large undisturbed acid peatland at the headwaters of the Spruce River. Peatlands are largely composed of open bog, muskeg black spruce swamp and fen communities. Rare species present include, LeConte's sparrow (*Ammodramus leconteii*), Freija fritillary (*Boloria freija*), Frigga fritillary (*Boloria frigga*), Purple lesser fritillary (*Boloria titania*), Bog fritillary



METALLIC AND NONMETALLIC MINERAL RESOURCES

Metallic Mineral Resources

Native Americans were the first to discover metallic minerals in the rocks of the Copper Range in Douglas County. With European settlement to the region in the early 1800's came increased exploration and extraction of copper resources. By the mid 1800's there was considerable exploration and mining at Copper Creek (Pattison State Park) and near the Amnicon River. Copper exploration and mining was also occurring near the Brule River and other parts of the county. Early discoveries were promising and eventually led to widespread exploration. Following a decline in copper prices after the Civil War, mining efforts in Douglas County were abandoned. The remnants of these early mining ventures are still evident in the open pits, trenches, test holes and tunnels found scattered across the landscape today. Historic mining sites and prospects in Douglas County are depicted in Table 5.20.

Table 5.20: Former Metallic Mining Sites and Prospects, Douglas County

Site Name	Major Commodities	Development Status	Municipality
North Wisconsin	Copper	Unknown	T. Amnicon
Chippewa Copper-Nickel Mine	Copper, Zinc	Occurrence	T. Amnicon
Unnamed Prospect	Copper	Occurrence	T. Amnicon
Chippewa Copper-Nickel Mine	Nickel, Silver, Copper, Gold	Prospect	T. Amnicon
Unnamed Prospect	Copper	Occurrence	T. Amnicon
Astor	Copper	Unknown	T. Brule
Unnamed Prospect	Copper, Lead	Occurrence	T. Brule
Percival	Copper	Unknown	T. Brule
Unnamed Prospect	Copper	Occurrence	T. Brule
Unnamed Prospect	Copper	Occurrence	T. Dairyland
Unnamed Prospect	Zinc, Copper	Occurrence	T. Dairyland
Unnamed Prospect	Copper	Occurrence	T. Dairyland
Cemetery	Copper	Occurrence	T. Dairyland
Unnamed Prospect	Copper	Occurrence	T. Gordon
Unnamed Prospect	Copper	Occurrence	T. Gordon
Unnamed Prospect	Copper	Occurrence	T. Gordon
Unnamed Prospect	Copper	Occurrence	T. Gordon
Unnamed Prospect	Copper	Occurrence	T. Gordon
Unnamed Prospect	Copper, Zinc	Occurrence	T. Lakeside
Unnamed Prospect	Copper	Occurrence	T. Lakeside
Unnamed Prospect	Copper, Lead	Occurrence	T. Maple
Fon Du Lac	Copper	Unknown	T. Oakland
Starkweather	Copper	Unknown	T. Oakland



Site Name	Commodities	Development Status	Municipality
Roadside Pit	Sand and Gravel, Construction	Occurrence	T. Maple
Blueberry Gravel Pit	Sand and Gravel, Construction	Occurrence	T. Maple
Martinson Clay & Gravel Pit	Clay, Sand and Gravel, Construction	Past Producer	T. Maple
Hendrickson Rd Sand Pit	Sand and Gravel, Construction	Occurrence	T. Maple
Troy Rd Pit	Sand and Gravel, Construction	Occurrence	T. Brule
Bellwood Pit	Sand and Gravel, Construction	Occurrence	T. Brule
Fish Hatchery Rd Pit #2	Sand and Gravel, Construction	Past Producer	T. Brule
Winneboujou Pit	Sand and Gravel, Construction	Occurrence	T. Brule
Fish Hatchery Rd Pit #3	Sand and Gravel, Construction	Past Producer	T. Brule
Blueberry Creek Pit #2	Sand and Gravel, Construction	Past Producer	T. Brule
Troy Pit	Sand and Gravel, Construction	Producer	T. Brule
Blueberry Creek Pit #1	Sand and Gravel, Construction	Past Producer	T. Brule
Fish Hatchery Rd Pit #1	Sand and Gravel, Construction	Past Producer	T. Brule
Blueberry Creek Pit #4	Sand and Gravel, Construction	Occurrence	T. Brule
Fish Hatchery Rd Pit #4	Sand and Gravel, Construction	Past Producer	T. Brule
South Slope Pit	Sand and Gravel, Construction	Past Producer	T. Brule
Hokkinen Rd Pit	Sand and Gravel, Construction	Occurrence	T. Brule
Bois Brule River Pit #1	Sand and Gravel, Construction	Past Producer	T. Brule
Hoodoo Lake Pit	Sand and Gravel, Construction	Prospect	T. Brule
Ranger Sta. Rd Pit	Sand and Gravel, Construction	Past Producer	T. Brule
Blueberry Creek Pit #3	Sand and Gravel, Construction	Past Producer	T. Brule
Cleveland Rd Pit	Sand and Gravel, Construction	Occurrence	T. Brule
Robert Missine Quarry	Stone, Crushed/Broken	Occurrence	T. Amnicon
Farmers' Union Pits	Sand and Gravel, Construction	Past Producer	T. Amnicon
Amnicon River Gravel Pit	Sand and Gravel, Construction	Occurrence	T. Amnicon
Berg Park Pit	Sand and Gravel, Construction	Past Producer	T. Amnicon
Amnicon Falls Station Quarry	Stone, Crushed/Broken	Occurrence	T. Amnicon
Wilcox Rd Gravel Pit	Sand and Gravel, Construction	Past Producer	V. Poplar
Maple & E Lakeview Rd Pit	Sand and Gravel, Construction	Past Producer	V. Poplar
Poplar Pit	Sand and Gravel, Construction	Producer	V. Poplar
Pine Dr Pit	Sand and Gravel, Construction	Past Producer	V. Poplar
Lindquist Pit	Sand and Gravel, Construction	Past Producer	V. Poplar
Lyman Lake Pit	Sand and Gravel, Construction	Producer	T. Oakland
George Larson Quarry	Stone, Crushed/Broken	Prospect	T. Oakland
Jacksino Rd Sand Pit	Sand and Gravel, Construction	Past Producer	T. Oakland
Silver Creek Sand Pit	Sand and Gravel, Construction	Past Producer	T. Oakland
Stupac Pit	Stone	Producer	T. Hawthorne
Larson Sand Pit	Sand and Gravel, Construction	Occurrence	T. Hawthorne



Table 5.24: AHI, Douglas County

Municipality	Total	Municipality	Total
T. Amnicon	7	T. Lakeside	5
T. Bennett	4	T. Maple	15
T. Brule	47	T. Parkland	4
T. Cloverland	7	T. Solon Springs	2
T. Dairyland	5	T. Summit	7
T. Gordon	8	T. Superior	18
T. Hawthorne	2	T. Wascott	5
T. Highland	12	T. Bennett	1

Source: Wisconsin Historical Society

SCENIC RESOURCES

The Douglas County Critical Resource Information Booklet identifies fifty (50) potentially critical scenic areas in Douglas County.

Brule River	Barkers Island
Wisconsin Point	Superior High Bridge, Connors Point
Pattison Park	View of grain elevators, Tower Bay slip
Gordon Flowage	Eau Claire River and lake area
Lake Superior shoreline	Highway 13, Amnicon – Miller Creek area
Amnicon Falls	Douglas County Historical Museum
Portage Trails	Deer herds in winter
Billings Park and Billings Drive	Brule River Fish Hatchery
Lower St. Croix River	Coolidge Memorial Drive
Ice buildup in the Wisconsin Point area	Stockage Viewpoint, Bay side
St. Louis River	Dewey Foxboro
Brule River valley	Lake Nebagamon
Panoramic views of Lake Superior	Minong Flowage
Mouth of the Brule River	Allouez waterfront view
Lucius Woods State Park	Douglas County Bird Sanctuary
St. Croix River and St. Croix Lake	Commercial forest cropland (sand barrens)
Finnish Windmill	Bear Lake Park
View of Duluth Hills at night	Lyman Lake Park
Superior waterfront, Connors Point	Maple Hill area
Red River area	Well kept and maintained farms
Estuaries of Amnicon, Poplar and Middle Rivers	Riverview Drive
Stream valleys that drain red clay basin	Beebe Creek
Scenic value of the entire county	Bennett Firetower area
View from Lake Superior to the shoreline	Small, undeveloped lakes
Superior Forest area	Itasca waterfront



Table 5.26: Trends in Farm⁴ Numbers, Douglas County Towns

Town Name	Estimated Farm Numbers		Percent Change 90-97	Estimated Farms Per Square Mile	Dairy Farm Numbers			Dairy Farms per Square Mile, 2002	Percent Change 89-02
	1990	1997			1989	1997	2002		
Amnicon	30	31	3.3%	0.8	5	2	1	0.0	-80.0%
Bennett	10	13	30.0%	0.3	0	0	0	0.0	0.0%
Brule	43	51	18.6%	0.9	1	1	1	0.0	0.0%
Cloverland	46	52	13.0%	1.1	10	4	1	0.0	-90.0%
Dairyland	16	25	56.3%	0.2	4	2	0	0.0	-100.0%
Gordon	8	0	-100.0%	0	0	0	0	0.0	0.0%
Hawthorne	3	0	-100.0%	0	0	0	0	0.0	0.0%
Highland	2	1	-50.0%	0	0	0	0	0.0	0.0%
Lakeside	45	16	-64.4%	0.4	5	4	1	0.0	-80.0%
Maple	14	9	-35.7%	0.3	7	5	4	0.1	-42.9%
Oakland	25	26	4.0%	0.4	2	2	1	0.0	-50.0%
Parkland	11	9	-18.2%	0.3	6	1	2	0.1	-66.7%
Solon Springs	15	22	46.7%	0.3	0	0	0	0.0	0.0%
Summit	37	19	-48.6%	0.1	1	0	0	0.0	-100.0%
Superior	28	32	14.3%	0.3	4	6	2	0.0	-50.0%
Wascott	0	0	0.0%	0	0	0	0	0.0	0.0%
All Towns	333	306	-8.1%	0.2	45	27	13	0.01	-71.1%

Source: Wisconsin Town Land Use Data Project: Program on Agricultural Technology Studies, University of Wisconsin-Madison

⁴ Farm estimates were based on the published number of farms in 1990 reported for each county by the Wisconsin Agricultural Statistics Service (WASS). (WASS defines farms as places where at least \$1,000 worth of agricultural products were produced in a given year.) County totals were allocated to each town based on property tax information. The estimated number of farms in each town was calculated by multiplying the town's proportion of county agricultural improvement parcels by the county farm total.



Douglas County Forest Products Industry

Forest Products Industry Output

In 2003, the forest products and processing industry output was \$87,000,000 (MIG, Inc. 2006), or 2.0% of the total county industrial output. Forest related industries employed 494 (MIG, Inc. 2006) people, and accounted for 1.6% of the total county employment.

Douglas County Forest

At over 262,000 acres in size, the Douglas County Forest is the largest County Forest in Wisconsin. County Forest lands are managed for multiple uses including production of timber, protection of wildlife and water resources and outdoor recreation. On the Douglas County Forest, large tracts of aspen are being managed for game species such as whitetail deer, ruffed grouse, and woodcock, as well as other associated upland non-game species.

Additionally, several scientific and research study areas have been established throughout Douglas County where unusual or rare resource features are being observed, studied, and protected.

Timber harvesting operations on the Douglas County Forest generate over \$2,000,000 in revenue each year. Local municipalities with County Forest land receive an annual severance payment based on County Forest stumpage revenues.

Table 5.28 shows annual timber revenues from the Douglas County Forest for the 10-year period from 1997-2007. The average annual revenue during this period was \$2,037,282. Table 5.29 shows the severance payments issued to local municipalities in 2007.

Table 5.28: Douglas County Forest Timber Sales Revenue, 1997 – 2007

Year	Total Value of Harvested Timber Sales
1997	\$1,278,641.57
1998	\$1,318,894.11
1999	\$1,845,187.23
2000	\$1,755,691.33
2001	\$1,861,928.22
2002	\$1,639,645.94
2003	\$1,913,230.31
2004	\$2,711,105.82
2005	\$2,906,078.70
2006	\$2,862,304.14
2007	\$2,317,398.30
TOTAL	\$22,410,105.67

Source: Douglas County Forestry Department, March 2008

Table 5.29: Douglas County Forest Severance Payments to Local Municipalities, 2007

Town	Dollars
Bennett	\$6,050.43
Brule	\$6,075.33
Dairyland	\$48,776.91
Gordon	\$4,7681.36
Hawthorne	\$5,378.16
Highland	\$2,664.18
V. Lake Nebagamon	\$771.87
Lakeside	\$24.90
Maple	\$3,187.06
Oakland	\$11,602.88
Solon Springs	\$13,370.70
Summit	\$59,483.43
Superior	\$6,025.53
Wascott	\$37,896.10
TOTAL	\$248,988.84

Source: Douglas County Forestry Department, March



Dependence on Agriculture

Table 5.29 shows the number of individuals living and working on Douglas County farms in 2000. The data indicates that less than 3 percent of the county's rural population resided on farms in 2000 and about 2 percent of the county's employed adults worked on farms.

Table 5.30: Dependence on Agriculture in 2000, Douglas County

Town Name	Population	Population Living On Farms:		Employed Adults Working on Farms:	
		Number	Percent	Number	Percent
Amnicon	1,074	27	2.5%	14	2.8%
Bennett	622	0	0.0%	10	3.4%
Brule	591	0	0.0%	6	2.3%
Cloverland	247	48	19.4%	4	3.8%
Dairyland	186	12	6.5%	0	0.0%
Gordon	645	8	1.2%	8	3.7%
Hawthorne	1,045	20	1.9%	5	1.1%
Highland	245	9	3.7%	2	2.4%
Lakeside	609	37	6.1%	10	3.6%
Maple	649	29	4.5%	10	3.4%
Oakland	1,144	16	1.4%	13	2.2%
Parkland	1,240	22	1.8%	8	1.3%
Solon Springs	807	20	2.5%	8	2.1%
Summit	1,042	22	2.1%	6	1.1%
Superior	2,058	37	1.8%	16	1.5%
Wascott	714	0	0.0%	2	0.7%
Total	12,918	307	2.4%	122	2.0%

Source: Wisconsin Town Land Use Data Project: Program on Agricultural Technology Studies, University of Wisconsin-Madison

6. ECONOMIC DEVELOPMENT

6.1 Historical Background

At one time in Maple, there was subsistence and cooperative farming taking place. We now live amidst the remnants of that culture. From the beginning, this community was shaped by prevailing economic forces and by how the people responded. It may have been done through cooperative activities or independent enterprises. During the transition from community-based subsistence farming through cooperative efforts into the current agricultural environment where we are today, we are now seeking to address the remaining dairy farms and the beef operations. These farms are relying on the fields and pastures created during the dairy era.

Future economic development should take into consideration the maintenance of an environment that is supportive of the family farm. The Town of Maple needs to insure that future growth is orderly and is compatible with the rural local community and culture. The majority of residents surveyed are in favor of commercial development with Highway 2 being cited as the preferred location. 85% of those surveyed favor development of home-based businesses and 76% favor light industrial development.

6.2 Labor Force

The labor force is that portion of the population 16 years or older that is employed or unemployed but looking for a job. Table 1 shows the status of the labor force, occupations and industries, and income levels in Maple. Slightly over 60% of the Maple residents are in the labor force. The majority of these residents commute to work, are in management, professional, and related occupations, and are in households earning between \$35,000-\$74,999. There are two major medical centers in the Twin Ports as well as other large businesses which employ a large number of residents living within a 50 mile radius.

Table 1 2000 Census Data

EMPLOYMENT STATUS	Number	Percent
Population 16 years and over	525	100.0
In labor force	317	60.4
Civilian labor force	314	59.8
Employed	291	55.4
Unemployed	23	4.4
Percent of civilian labor force	7.3	(X)
Armed Forces	3	0.6
Not in labor force	208	39.6
COMMUTING TO WORK		
Workers 16 years and over	289	100.0
Car, truck, or van -- drove alone	229	79.2
Car, truck, or van -- carpooled	38	13.1
Public transportation (including taxicab)	0	0.0
Walked	9	3.1
Other means	2	0.7
Worked at home	11	3.8
Mean travel time to work (minutes)	29.8	(X)

Employed civilian population 16 years and over	291	100.0
OCCUPATION		
Management, professional, and related occupations	80	27.5
Service occupations	44	15.1
Sales and office occupations	59	20.3
Farming, fishing, and forestry occupations	6	2.1
Construction, extraction, and maintenance occupations	39	13.4
Production, transportation, and material moving occupations	63	21.6
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	13	4.5
Construction	22	7.6
Manufacturing	38	13.1
Wholesale trade	17	5.8
Retail trade	26	8.9
Transportation and warehousing, and utilities	24	8.2
Information	10	3.4
Finance, insurance, real estate, and rental and leasing	2	0.7
Professional, scientific, management, administrative, and waste management services	14	4.8
Educational, health and social services	73	25.1
Arts, entertainment, recreation, accommodation and food services	27	9.3
Other services (except public administration)	19	6.5
Public administration	6	2.1
CLASS OF WORKER		
Private wage and salary workers	226	77.7
Government workers	40	13.7
Self-employed workers in own not incorporated business	22	7.6
Unpaid family workers	3	1.0
INCOME IN 1999		
Households	284	100.0
Less than \$10,000	21	7.4
\$10,000 to \$14,999	19	6.7
\$15,000 to \$24,999	57	20.1
\$25,000 to \$34,999	40	14.1
\$35,000 to \$49,999	63	22.2
\$50,000 to \$74,999	64	22.5
\$75,000 to \$99,999	14	4.9
\$100,000 to \$149,999	4	1.4
\$150,000 to \$199,999	0	0.0
\$200,000 or more	2	0.7
Median household income (dollars)	35,781	(X)
With earnings	208	73.2
Mean earnings (dollars)	39,662	(X)
With Social Security income	84	29.6
Mean Social Security income (dollars)	10,706	(X)
With Supplemental Security Income	12	4.2
Mean Supplemental Security Income (dollars)	5,650	(X)
With public assistance income	2	0.7
Mean public assistance income (dollars)	150	(X)
With retirement income	76	26.8
Mean retirement income (dollars)	13,141	(X)
Families	204	100.0
Less than \$10,000	8	3.9
\$10,000 to \$14,999	4	2.0
\$15,000 to \$24,999	23	11.3
\$25,000 to \$34,999	39	19.1

\$35,000 to \$49,999	59	28.9
\$50,000 to \$74,999	55	27.0
\$75,000 to \$99,999	12	5.9
\$100,000 to \$149,999	4	2.0
\$150,000 to \$199,999	0	0.0
\$200,000 or more	0	0.0
Median family income (dollars)	39,375	(X)
Per capita income (dollars)	16,828	(X)
Median earnings (dollars):		
Male full-time, year-round workers	32,125	(X)
Female full-time, year-round workers	24,375	(X)
POVERTY STATUS IN 1999 (below poverty level)		
Families	10	(X)
Percent below poverty level	(X)	4.9
With related children under 18 years	7	(X)
Percent below poverty level	(X)	8.5
With related children under 5 years	2	(X)
Percent below poverty level	(X)	6.9
Families with female householder, no husband present	7	(X)
Percent below poverty level	(X)	50.0
With related children under 18 years	7	(X)
Percent below poverty level	(X)	58.3
With related children under 5 years	2	(X)
Percent below poverty level	(X)	50.0
Individuals	31	(X)
Percent below poverty level	(X)	4.7
18 years and over	20	(X)
Percent below poverty level	(X)	4.0
65 years and over	0	(X)
Percent below poverty level	(X)	0.0
Related children under 18 years	9	(X)
Percent below poverty level	(X)	5.8
Related children 5 to 17 years	7	(X)
Percent below poverty level	(X)	6.2
Unrelated individuals 15 years and over	10	(X)
Percent below poverty level	(X)	10.2

Source: U.S. Census Bureau, 2000 Census

6.3 Redevelopment and Contaminated Sites

According to the DNR there are no contaminated sites/Leaking underground storage tanks (LUST's) to consider for redevelopment.

6.4 Economic Development Programs

There are numerous programs available on a federal, state, and local level. Some of the major ones include the following:

A. Federal Programs

1. Public Works and Economic Development Facilities Assistance Program
2. Economic Adjustment Assistance Program
3. USDA Rural Development program. Offers loans and grants for business development

B. State Programs

1. The Wisconsin Department of Commerce has three programs available- Community Development Block Grant to Economic Development, Community Development Block Grant Public Facilities for Economic Development, and Community-Based Economic Development Program. In 2002, Douglas County was designated as a Technology Zone by the Wisconsin Department of Commerce. This program would assist businesses interested in starting high-tech industries in the area.
2. The Wisconsin Department of Transportation. Their program, Transportation Facilities Economic Assistance and Development Program (TEA), supports new business development.

C. Regional Programs

1. Northwest Regional Planning Commission. Their mission is to improve and enhance economic conditions in their region. Their partner, Northwest Wisconsin Business Development Corporation, has loan funds to help businesses create and retain jobs.

D. Local Programs

1. The Development Association assists businesses in Superior and Douglas County

The following are education facilities that provide training and resources to support local economic development.

- Wisconsin Indianhead Technical College (WITC) is an accredited postsecondary educational institution serving northwestern Wisconsin. One of its campuses is in Superior. WITC offers training and technical assistance to local businesses.
- The University of Wisconsin-Superior (UWS) offers, in addition to undergrad and grad courses, distance learning programs, extended degree programs, and continuing education/extension courses. The UWS Extension assists businesses with planning and development. Their Small Business Development Center (SBDC) offers one-to-one assistance to individuals and also has a business-to-business network offering consulting resources. There are other higher education facilities readily available in Duluth

- Northwestern High School located in the Town of Maple

Also refer to governmental agencies listed under agricultural economic development goals, objectives, actions and policies starting on page 5. Lists of other programs can be found in the Douglas County Comprehensive Plan, Economic Development Chapter, and in the Wisconsin Comprehensive Plan, Economic Elemental Guide, on page 44 under References and Resources. This can be accessed Online at www.doa.state.wi.us, Click on Elemental Guides under Comprehensive Plan.

6.5 Strengths and Weaknesses

Strengths:

- Rural setting which is attractive to tourists seeking recreational opportunities
- Large available labor force
- Close proximity to large cities and businesses that provide job opportunities for residents
- School District which attracts young families
- Major highway, U.S. Highway 2, runs through Maple which is conducive to business development

Weaknesses:

- Inadequate infrastructure and available land to support industrial development
- Majority of workers must commute to work. Almost 80% of commuters drive alone. No available public transportation.

6.6 Economic Goals and Objectives

A. Commuting

Encourage car pooling. Explore designating Rideshare sites. Ensure the infrastructure is in place to support people who desire to live and work in Maple and be connected to an office in another city, office, or state.

B. Agriculture

Encourage maintenance of an environment that is supportive of the family farm

1. Work with the following governmental agencies to identify the Town's traditionally productive farmland areas in the interest of voluntary preservation.
-Douglas County Land and Water Conservation Department

- United States Department of Agriculture
- Natural Resource Conservation Service
- Farm Service Agency
- UW - Extension services

2. Encourage future non-agricultural development to occur away from productive or potentially productive agricultural land.
 - Consider land use history in determining development.
 - Provide educational resources that encourages informed consideration of the issues.
3. Work with Douglas County and Wisconsin Farmland Preservation Program to preserve traditionally productive farmlands and to promote other regionally appropriate agricultural activities.
4. Continue to work with state and county governments to reduce farmland taxes.
 - Insure that the Town is in compliance with the most current guidelines for “use value assessment” of agricultural land. In this way, farmland will be assessed on its agricultural use rather than market value, resulting in lower taxes. Dollar value of return shall not be used as the final determination of agricultural suitability of land.
 - Encourage farmers to work with the Town assessor to evaluate land so that lower grades of farm land and pasture are taxed at a lower rate.
5. Help farmers stay viable by encouraging and supporting other agricultural endeavors, such as non-traditional crops, that can be grown in our climate to provide an alternative market for farmers. Examples: fruit, bees, or maple syrup.

C. Economic Development

Encourage cooperatives and businesses that enhance the Town’s identity and vitality.

1. Take care of the Town’s existing commercial enterprises first.
 - Evaluate the Town’s strengths and weaknesses in retaining existing cooperative and business enterprises.
 - Form volunteer teams to identify businesses in the area and interview those owners about needs, concerns, issues affecting expansion or closing, and adequacy of Town and county services.
 - Provide access to resource material and agencies to help local business owners.
2. Encourage those economic activities that would be compatible with lower density residential development, such as home businesses.

3. Examine current county zoning ordinances to determine to what extent the Town can regulate commercial, retail and manufacturing development.
4. Encourage economic activities for which the Town's current infrastructure is adequate.
 - Investigate the costs/benefits of installing a waste water system within the existing high density residential and commercial corridor
 - The potential tax burden for improvements in infrastructure (roads, water supply, wastewater treatment) must be evaluated.
5. Encourage larger future commercial development to locate at or near the existing commercial corridors along Highway 2. Refer to Future Land Use map.
6. Inform current and potential businesses of comprehensive plan and county zoning restrictions. Use these tools fairly and explain them clearly.
 - Have a copy of the Town's Comprehensive Plan and the Town's zoning map available at the Town Hall for review.
 - Provide information in Town tax bill or newsletter of significant changes in county zoning regulations.
7. Explore future tourism.
 - Recognize that recreational corridors and historic trails are important to tourism. These currently include: Tri-County Recreational Corridor, Lake Nebagamon Trail, and Osaugie Trail.
 - Acknowledge that tourism is, and will continue to be, part of the economic fabric of the community.

D. Commercial Development

Maintain the quality of the community by establishing development standards for future commercial and residential growth.

1. Consider developing an ordinance to monitor future commercial development, including signage, consistent with existing state and county regulations.
 - It is important that the Town participates in development plans and works closely with developers as well as property owners.
 - Require developers of commercial properties to submit an application containing all information deemed relevant by the Town and which is consistent with county and state regulations.
 - The Town should review all matters with a developer in a timely manner. Review should also address local concerns.
 - Construction should begin only after project approval is issued by Douglas County.
2. Develop, utilize and endorsement procedure for evaluation of all applications.

3. Make recommendations for commercial development along main traffic corridors.
 - Utilize the methods developed by the State, County and Town for approval procedures.
 - Encourage natural buffers and vegetative screening to reduce the impact of close proximity or conflicting land uses.
4. Consider developing a sewer system in commercially zoned areas and previously built residential with the help of county, state, or federal grants.
5. Discourage commercial structures along County Highway F and State Highway 13 due to an inadequate infrastructure to support them and potential future Highway 13 scenic highway designation.
6. Review Element 5, “Agricultural, Natural, and Cultural Resources” for other factors affecting commercial development standards.

7. INTERGOVERNMENTAL COOPERATION

7.1 Introduction

Intergovernmental cooperation is necessary for the Town of Maple to operate in a cost effective and efficient manner while ensuring required services are provided for its citizens. Funding constraints and mandates to provide services/programs have made intergovernmental cooperation increasingly important for offering solutions to these issues.

This element analyzes the relationships between the Town of Maple and other units of government and identifies a continued means of working cooperatively toward the goals and objectives of this plan.

7.2 Adjacent Jurisdictions

The Town of Maple located in Douglas County shares borders with the Town of Brule, Town of Cloverland, Town of Lakeside, Village of Lake Nebagamon and Village of Poplar. Maple maintains a cooperative working relationship with all the neighboring towns and villages. In the future mutually beneficial opportunities for shared services may arise, at which time Maple would be open to considering partnership options. (See Agreements With Other Jurisdictions)

7.3 County Agencies

Douglas County provides the Town with some services including law enforcement and highway maintenance. No conflicts currently exist with any county agency. Douglas County has jurisdiction within the Town regarding zoning. The Town of Maple is usually notified in advance of any issues on the county's agenda pertaining to the town. Those issues are placed on the Town's agenda for the next scheduled board meeting to decide who will attend the county's meeting to represent our best interest.

7.4 School District

The Town of Maple is served by the School District of Maple. The Town currently maintains a cooperative relationship with the school district but does not directly participate in administration or improvement issues. The high school in Maple is currently undergoing expansion and new construction to better serve the resident youth of the district. The Town of Maple has requested written agreements pertaining to the new construction. One agreement deals with the accessibility to the sewer running to Poplar if

a sanitary district were ever created and the other one deals with unlimited access for the fire dept. to the new pump house on school property.

The school district is encouraged to engage in discussion with the public and local government to maximize community use of the facility.

7.5 Regional Government

The Town of Maple is located within the Northwest Regional Planning Commission (NWRPC) jurisdiction, which covers a 10-county region in northwest Wisconsin. NWRPC provides planning assistance, assists local interests in responding to state and federal programs, serves as a coordinating agency for programs, and provides other technical and advisory assistance to local government. The Town of Maple and the NWRPC have a good working relationship.

7.6 State Agencies

The Town of Maple has dealt with a number of state agencies in the past and will cooperate with them on an as needed basis. One of the agencies is the Wisconsin Department of Natural Resources (WDNR). The Town of Maple periodically applies for culvert replacement permits through the WDNR office in Spooner. The WDNR is responsible for wildlife protection and the sustainable management of woodlands, wetlands and other natural resource protection.

The Wisconsin Department of Transportation is responsible for planning and development of state highways, other transportation systems and associated infrastructure.

7.7 Federal Agencies

Coordination with federal government agencies is limited for the Town of Maple as there are no national forests or parklands in the town. Any of the town's culvert replacement requests are forwarded to the Army Corps of Engineers by the WDNR. They perform site specific evaluations that may affect the Lake Superior Basin Watershed and any plant life on the endangered species list that could be affected by maintenance activity performed by the Town of Maple.

7.8 Native American Tribal Lands

The Town of Maple contains no tribal lands.

7.9 Foreign Government Interests

There are no foreign government interests in the Town of Maple.

7.10 Agreements With Other Jurisdictions

The Town of Maple is engaged in a number of agreements, written and verbal.

We have an agreement with Douglas County Highway Department on assisting with plowing county and state roads in extreme blizzard conditions.

We sign annual "Powers of Agreement" with Douglas County Emergency Management for our participation in the county-wide 911 system.

The Town of Maple is currently in compliance with the National Incident Management System (NIMS).

Town of Amnicon currently assists us in maintaining the north ¼ mile of the Midway Rd. and the Middle River Rd. on an "as needed" basis.

Town of Brule, by verbal agreement, maintains Olson Rd. and Bellwood Pit Rd. and contacts us when help is needed. Maple maintains Richards Rd.

Town of Cloverland, by verbal agreement, Maple maintains TePoel Dr. west of Colby Rd. and Cloverland maintains Danielson Rd. east of Colby Rd. Any major gravelling costs are discussed in advance and shared equally.

Town of Lakeside, per written agreement, has Maple maintain Carvala Rd. and Lakeside maintain Ritzen Rd. Any major road re-construction shall be discussed in advance of actual work done to determine cost sharing.

Village of Lake Nebagamon, by verbal agreement, has Maple do maintenance grading in the summer on Degerman Rd. and Lake Nebagamon snowplows Degerman Rd. in the winter.

Village of Poplar, by verbal agreement, has Maple maintain Midway Rd. south of the Bayfield Rd.

The fire departments of Maple and Poplar have a mutual aid agreement on fires within each other's boundaries. Each fire department automatically responds to the other's fire calls and (when requested) EMS calls.

7.11 Existing and Potential Conflicts

The Town of Maple continues to maintain a cooperative working relationship with other jurisdictions affecting the town. It is the intent of the plan to foster positive relationships and accountability between the town, citizens, and neighboring or overlapping jurisdictions.

A. Existing Conflicts

There are no existing conflicts in the Town of Maple

B. Potential Conflicts

None have been identified at this time, however, this area would be revisited should the need arise.

7.12 Conflict Resolution Process (CRP)

The CRP is intended to provide a low-cost framework for resolving planning disputes between governmental entities. This process should not supersede local processes established for conflict resolution and is not intended to be used by parties dissatisfied with the appropriate application of local rules and regulations within their jurisdiction.

1. Open Discussion and Debate

Communication and open discussion between parties involved in a dispute will be the first action taken to resolve conflicts by reaching consensus. Oftentimes, open dialog and debate between affected parties will be sufficient to resolve most conflicts. This action will be undertaken without outside assistance from a neutral third-party.

2. Negotiation Techniques

If parties cannot reach consensus through discussion and debate it may be necessary to utilize facilitation or mediation techniques involving the use of a neutral third-party.

- **Facilitation** – A conflict resolution method which involves use of a neutral third party to act as a facilitator in discussions between disputants. The facilitator's role is normally limited to providing a forum for the parties to interact directly, including the enforcement of very basic rules of communication during discussions and negotiations.
- **Mediation** – A form of conflict resolution in which the parties bring their dispute to a neutral third party, who helps them agree on a settlement. Planning disputes

should be mediated by a neutral third-party. A mutually acceptable mediator is to be selected from those groups or individuals involved.

3. Litigation

If discussion and negotiation techniques fail to achieve a resolution to the dispute, the process will move to litigation. This process involves the use of the court system to resolve disputes. While many cases are settled in pre-trial proceedings, this alternative can be very time-consuming and expensive for all parties involved.

Initiating the CRP

The process may be initiated by a local jurisdiction or any other concerned parties at any time during the planning process. Requests to initiate CRP should be submitted to the authorized representative and to affected jurisdictions and shall clearly and concisely identify the issue, the jurisdictions involved, and the affected jurisdiction's authorized representatives. Upon receipt of CRP notification, and unless otherwise requested by the jurisdictions involved, the authorized representative will schedule a meeting between the affected parties to discuss and debate the issue (see #1). If this step fails to resolve the dispute, the authorized representative will coordinate meeting to address the dispute using negotiation techniques (see #2). The authorized representative may, at the request of both parties, act as a facilitator and/or mediator. Otherwise, the facilitator/mediator is selected as agreed upon by all parties concerned.

7.13 Maps, statistical data and other background information can be found at the end of this section.

Joint Powers Agreement

Douglas County 911 Emergency System

WHEREAS, Douglas County and the municipalities located within the boundaries of Douglas County have implemented an Emergency 911 System for the purpose of providing emergency services to residents and visitors of these municipalities, including fire fighting, law enforcement, ambulance, medical and other emergency services; and

WHEREAS, Chapter 392, Laws of 1977, which became effective on May 24, 1978, created Sec. 146.70 WIS. Stats. Entitled, "State-Wide Emergency Services Number"; and

WHEREAS, Subsection (9), "Joint Powers Agreement," requires that in implementing a 911 system as has been done in Douglas County, municipalities shall annually enter into a Joint Powers Agreement, which Agreement shall be applicable on a daily basis and which shall provide that if an emergency services vehicle is dispatched in response to a request through the Douglas County 911 system, such vehicle shall render its services to the persons needing the services, regardless of whether the vehicle is operating outside the vehicle's normal jurisdictional boundaries.

THEREFORE, in consideration of the mutual promises, agreements, and conditions contained herein, it is hereby jointly agreed between Douglas County and the Town/City/Village of Maple, "municipality" as follows:

1. That effective January 1, 2009, this Agreement shall, thereafter, be applicable on a daily basis from said date through December 31, 2009.
2. That if an emergency service personnel or vehicle operated by the municipality, or operated by an agency with which the municipality contracts for that particular emergency service, (Police, Fire, EMS) is dispatched in response to a request through the Douglas County Emergency 911 System, such personnel or vehicle (whether owned and operated by the municipality or by the agency) shall render its services to the persons needing the services, regardless of whether the personnel or vehicle is operating outside the normal jurisdictional (or as defined by contract) boundaries.
3. That a copy of this Agreement shall be filed with the State Departments of Justice, as required by Sec. 146.70(9)©, WI Statutes

Douglas County

By : Danielle Miller
Authorized Official for the 911 Center

By: Harry Saari
Chairperson/Mayor/President

FIRE DEPARTMENT'S MEMORANDUM OF
UNDERSTANDING FOR MUTUAL AID

Memorandum of Understanding between the Village of Poplar Fire Department and the Town of Maple Fire Department for the clarification of procedures for mutual aid assistance in the suppression of fires within their respective legal jurisdiction and responsibility.

From this date on when the communications center (radio) calls out one of the towns above, the other town shall be immediately called out to any reported fire.

When called out, the towns will respond with all available equipment and personnel possible.

If, upon arrival at the fire scene, the other Fire Department is not needed, they will be contacted by radio and sent back to their respective town.

No monies shall be billed, or owed, by either Town for these services.

Responding department shall fall under the jurisdiction of the Fire Department for that Town.

This agreement is an addition to the mutual aid agreement by the Douglas County Fire and Emergency association and not intended to replace it.

This agreement is entered into with the hope that it will better protect and serve the citizens of both towns.

3-19-92
DATE

Robert Berger
CHAIRMAN - POPLAR

Henry Nelson
FIRE CHIEF - POPLAR

5-17-92
DATE

Mark Burdick
CHAIRMAN - MAPLE

Ted Heller
FIRE CHIEF - MAPLE

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This agreement is an addition to the mutual aid agreement by the Douglas County Fire and Emergency association and not intended to replace it.

This agreement is entered into with the hope that it will better protect and serve the citizens of both towns.

5-19-92
DATE

Robert Burger
CHAIRMAN - POPLAR

Henry Nelson
FIRE CHIEF - POPLAR

5-19-92
DATE

Mark Burdick
CHAIRMAN - MAPLE

Ted Feller
FIRE CHIEF - MAPLE

8. LAND USE

8.1 Introduction

The Land Use Element will include insight from the other elements to guide development within the Town of Maple. This element will help to protect private property rights and allow the town to retain its own values while creating a road-map for future development.

8.2 Goals and Objectives

This element will encourage protection and preservation of unique natural and cultural resources consistent with land and water resource management plans for Douglas County.

The Town will be able to recommend areas desirable as well as undesirable for development.

The Town may establish maximum project size for commercial development.

The Town will promote public awareness of community resource issues through information/updates in the Town tax bill, newsletter and website

8.3 Existing and Future Land Use

Current and future POPULATION PROJECTIONS, shown in five year increments, are addressed in the demographics portion of the Issues and Opportunities Element. If the current trend continues, the Town will see a modest increase in population of perhaps 7% over the next decade. Commercial, and particularly residential development, has traditionally occurred near roads in the appropriate zoning districts. The Town will continue to encourage this practice, as opposed to allowing a single residential unit to be placed in the middle of a 40 acre parcel, for example.

Land in the RESIDENTIAL CLASS dropped from 668 acres in 1978 to 317 acres in 1988, but climbed back to 453 acres by 1998, an increase of 136 acres in ten years, perhaps reflecting a growing movement by those wishing to live a rural lifestyle. Population density is, and will continue to remain relatively light, compared to other areas of the state, for the foreseeable future.

Land in the AGRICULTURAL CLASS dropped from 8831 acres in 1978 to 5220 acres in 1988, a decline of 3611 acres. From 1988 to 1998, a further small decline to 5209 acres occurred. While the decline appears to have stabilized, more land may move out of the agricultural classification in the future.

Land assessed as MERCANTILE saw a drop from 26 acres in 1978 to 18 acres in 1988, with an increase of one acre in 1999. This seems to be a reflection of rural economies state wide, and indicates a general lack of commerce in the town.

Lands previously categorized as “swamp and waste”, now labeled as UNDEVELOPED, have increased significantly over the time frame from 1978 to 1988, from one acre in 1978 to 150 acres in 1988, then dropping slightly back to 135 acres in 1998. The majority was probably once marginal farm land at one time. It is speculated that some small part of this category also moved into the residential class.

There is no land in the MANUFACTURING class in the Town of Maple.

As aging farmers retired and others moved out of the farm economy for a variety of reasons, land once classified as agricultural is reverting back to forest. FOREST land constituted 6,498 acres in 1978, increasing to 10,305 acres in 1988 and gaining again in 1998 to 10,375 acres. This is a 3,877 acre increase from 1978 to 1998. The Town currently owns 137 acres of forest land, with the majority of the land being used for recreation, modest timber harvesting and as a site for collection of solid waste and as an antenna farm. As forest land becomes more attractive to those seeking a rural lifestyle, particularly when lake property is becoming beyond the financial reach of many, forest fragmentation will be a concern if some of this land moves to the residential category. For Douglas County as a whole, as well as the Town of Maple, if forest land continues its increase, there will be increasing employment opportunities in both the traditional forest industry and in non-traditional areas such as making maple syrup and bough harvesting, for example.

8.4 Supply, Demand, Price and Opportunities for Redevelopment

In 2002, the total real estate value of land and improvements in the town was \$21,792,000.00. By 2008, the total value had almost doubled, to \$42,996,835.00. From 2007 to 2008, Douglas County experienced a 4.05% increase in equalized values. New construction amounted to only a 0.615% increase within the Town of Maple. The total change of real estate value for the Town of Maple expressed as a percentage in 1999 was a 14% increase. In 2003, a 15% increase in total real estate value was experienced. While there was no increase in real estate values in 2008, perhaps reflecting current economic conditions, the long term trend suggests modest increases over the next decade. Due to the relatively light concentration of development within the town currently, opportunities for future redevelopment appear to be slight.

8.5 Potential Land Use Conflicts

Identifying and avoiding unacceptable environmental damages and conflicts among resource users is needed to avoid land use conflicts. For example, in planning agricultural land use, it is critical to consider whether the particular agricultural system

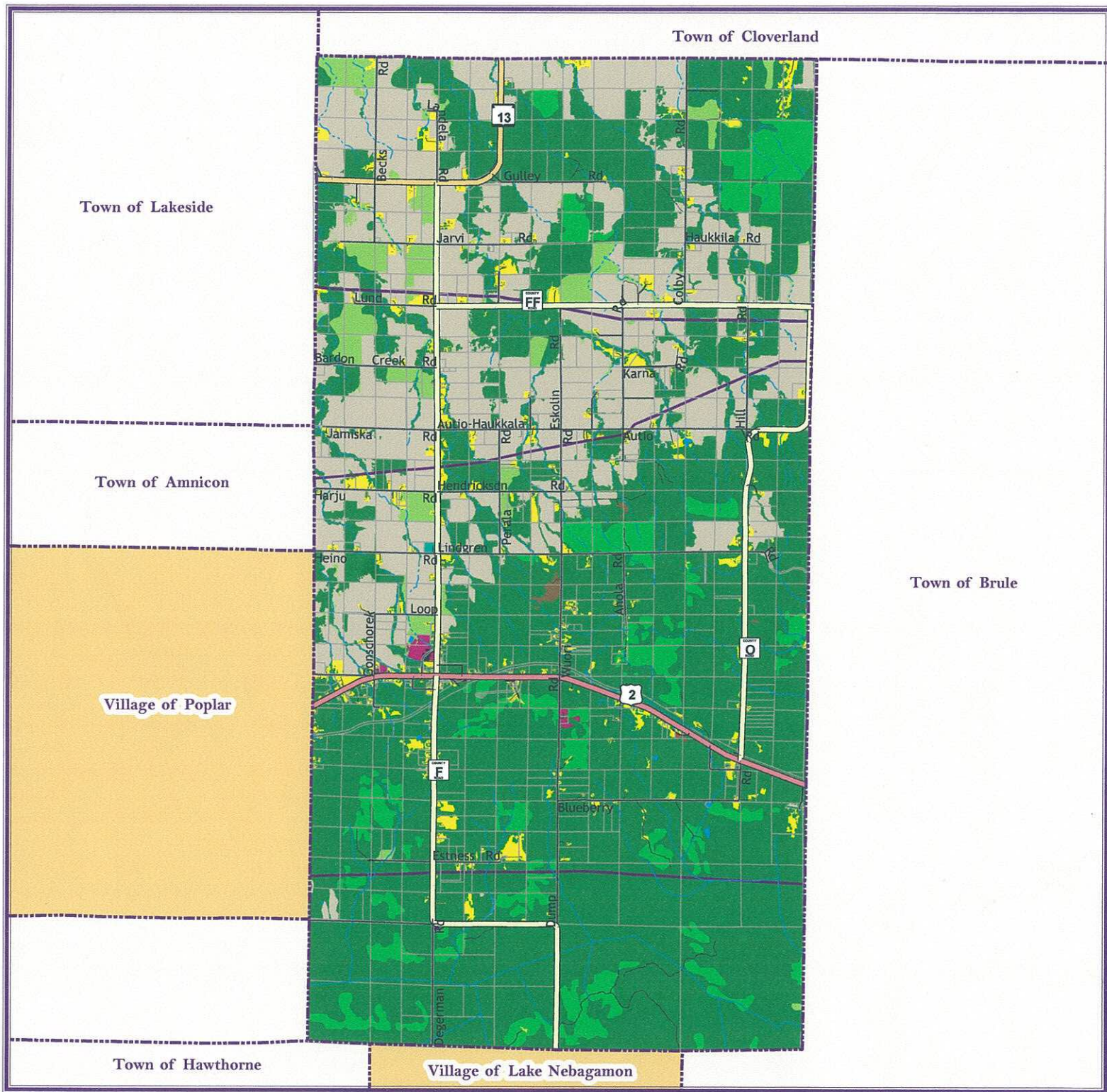
and land capability will cause degradation to the agricultural resource and nearby aquatic systems. Residential use, mining, commercial development and manufacturing can all have implications for the local economy and the sustainability of the local ecosystem. Effective zoning and regulation on a county and local level are required to insure appropriate land use objectives are achieved.

8.6 The assumptions underlying the forecasts made in this element come from Douglas County's Comprehensive Plan and/or Northwest Wisconsin Regional Planning Commission

8.7 The Future Land Use Map is not an official map, nor is it a zoning map; rather it serves as a guide for making future land use decisions. The Future Land Use Map serves as the "bridge" between the goals of the Comprehensive Plan and the ordinances and Zoning Map of the County. The Future Land Use Map will be used by the Planning Commission to review future land use proposals and to make recommendations to the Town Board. The map can be used to determine whether or not existing zoning (and other regulations) is consistent with community goals.

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Political Boundaries
Municipal Boundary

Roads
US Highway
State Highway
County Highway
Local Road

Existing Land Use
Agriculture
Commercial
Extraction

Forest - Harvested
Government/Institutional
Lake/River
Industrial

Forest
Outdoor Recreation
Residential
Structure

Transitional Lands
Transportation
Utilities



0 0.5 1 2 3 Miles

FUTURE LAND USE MAP CATEGORIES

RURAL TRADITIONAL

Rural lands in this category will include large-lot residential uses and resource-based industries, including farming and forestry operations. Industrial uses would be limited to industries directly related to, and dependent on, natural resources. Rural-oriented recreational uses will also play a role in this category. Rural cluster development would typically be allowed within this category. DENSITY: The preferred maximum density of the Rural Traditional category would not be greater than 1 dwelling unit per 10 acres.

RURAL RESIDENTIAL

The Rural Residential category would permit development at a density low enough to assure conservation of natural systems and protection of natural resources. Rural residential clustering would be allowed. DENSITY: The preferred maximum density of the Rural Residential category would not be greater than 1 dwelling unit per 5 acres.

RURAL CONSERVATION

This category focuses on the protection of environmentally sensitive areas, scenic viewsheds and the conservation of rural open space. The category will encourage low-impact uses and utilize clustering and/or other open space techniques to protect sensitive areas and preserve open space. DENSITY: The preferred maximum density of the Rural Conservation category would not be greater than 1 dwelling unit per 40 acres. (Bonus density may be granted for preserving open space, scenic resources and/or environmentally sensitive areas through the use of clustered housing.)

RURAL ACTIVITY CENTER

The Rural Activity Center category identifies rural residential centers with limited commercial and community services. This category would include compact development within a defined boundary that is readily distinguishable from surrounding rural lands. Included within this category would be unincorporated rural hamlets that often form at community crossroads or develop around some community focal point. Typical uses include residential, churches, schools, taverns, restaurants, gas stations and other small shops.

SINGLE FAMILY RESIDENTIAL

The Single Family Residential category includes primarily single-family detached residential development. DENSITY: The preferred density range would be between 1 dwelling unit per acre and 1 dwelling unit per 2 acres, dependent upon waste water needs being served by connection to a municipal waste water treatment facility.

GENERAL COMMERCIAL

This category includes small-scale indoor commercial, retail, service and office uses, excluding manufacturing, warehousing and distribution. Typical retail uses include gas stations, grocery stores, restaurants, shops and convenience stores. General development considerations include traffic, compatibility with abutting residential areas, the appearance of new and existing development as well as the availability of adequate infrastructure.

GENERAL INDUSTRIAL

This category includes both light and heavy industrial uses such as manufacturing, warehousing and distribution. General development considerations include noise, smoke, smells, traffic, compatibility with abutting residential areas, and the availability of adequate infrastructure.

FORESTRY, WILDLIFE CONSERVATION and OUTDOOR RECREATION

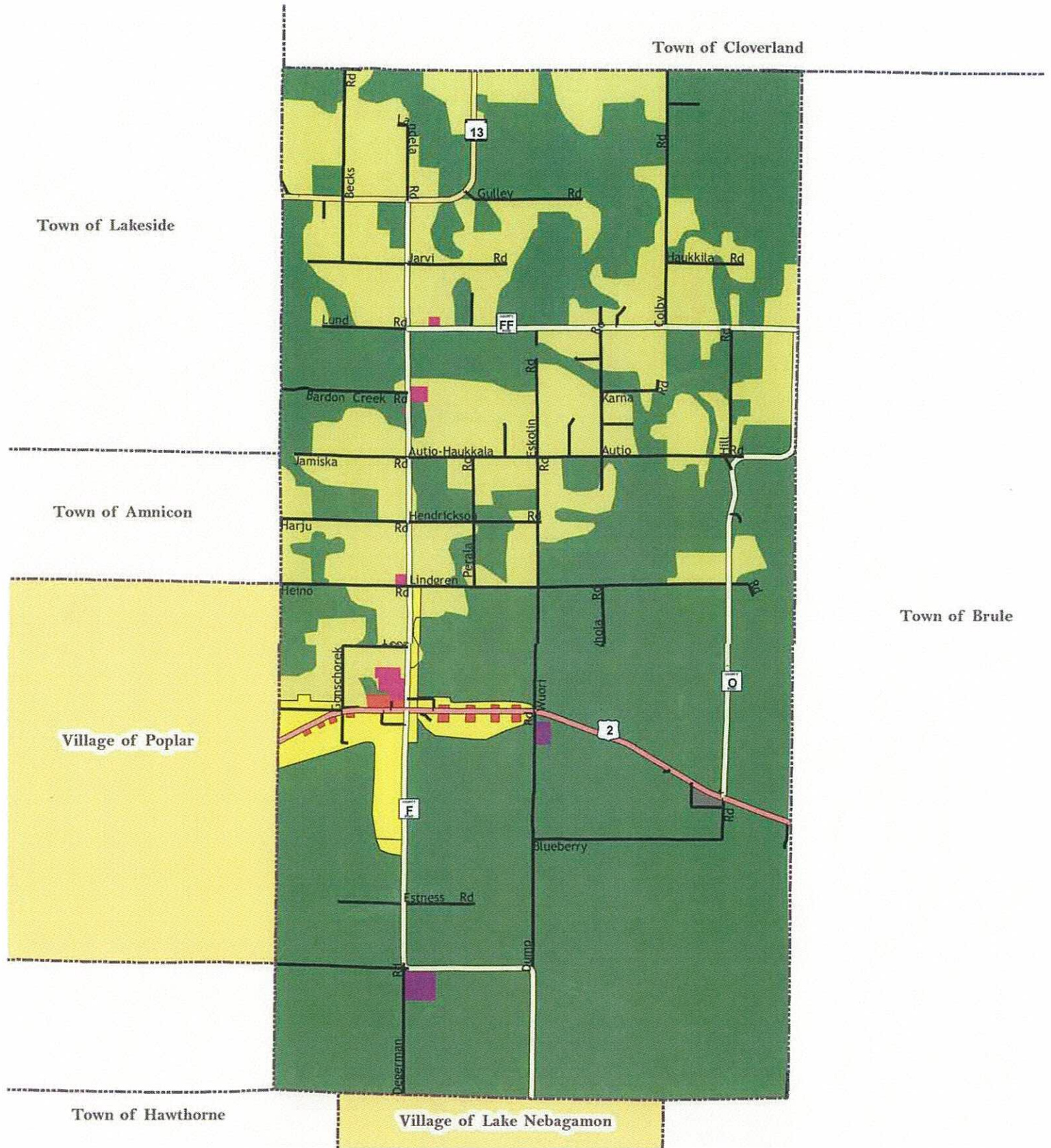
This category delineates areas which are designated EXCLUSIVELY for the production of timber, wildlife & waterfowl production, wildlife habitat and outdoor recreation. Desired future land use practices would include sustainable forestry practices, hunting, fishing, hiking, camping, various forms of motorized and non-motorized recreation consistent with adopted management plans and other low-impact human uses. PUBLIC ACCESS AND USE IS CONTINGENT ON OWNERSHIP AND/OR ENROLLMENT IN FOREST TAX LAW PROGRAMS. All mapped wetlands and public parks are included within this category.

GOVERNMENT and INSTITUTIONAL

This category includes all government-owned administration buildings and offices; fire stations, public hospitals and health care facilities, daycare centers, public schools, colleges, educational research lands, and lands of fraternal organizations (BSA, VFW, etc.) located outside of Rural Activity Centers. Cemeteries, churches, and other religious facilities located outside of Rural Activity Centers are also included in this category.

PUBLIC UTILITIES

This category includes lands used for generating and/or processing electronic communication, or water, electricity, petroleum, or other transmittable products and for the disposal, waste processing, and/or recycling of by-products.



Future Land Use

General Commercial

Governmental and Institutional

Public Utilities

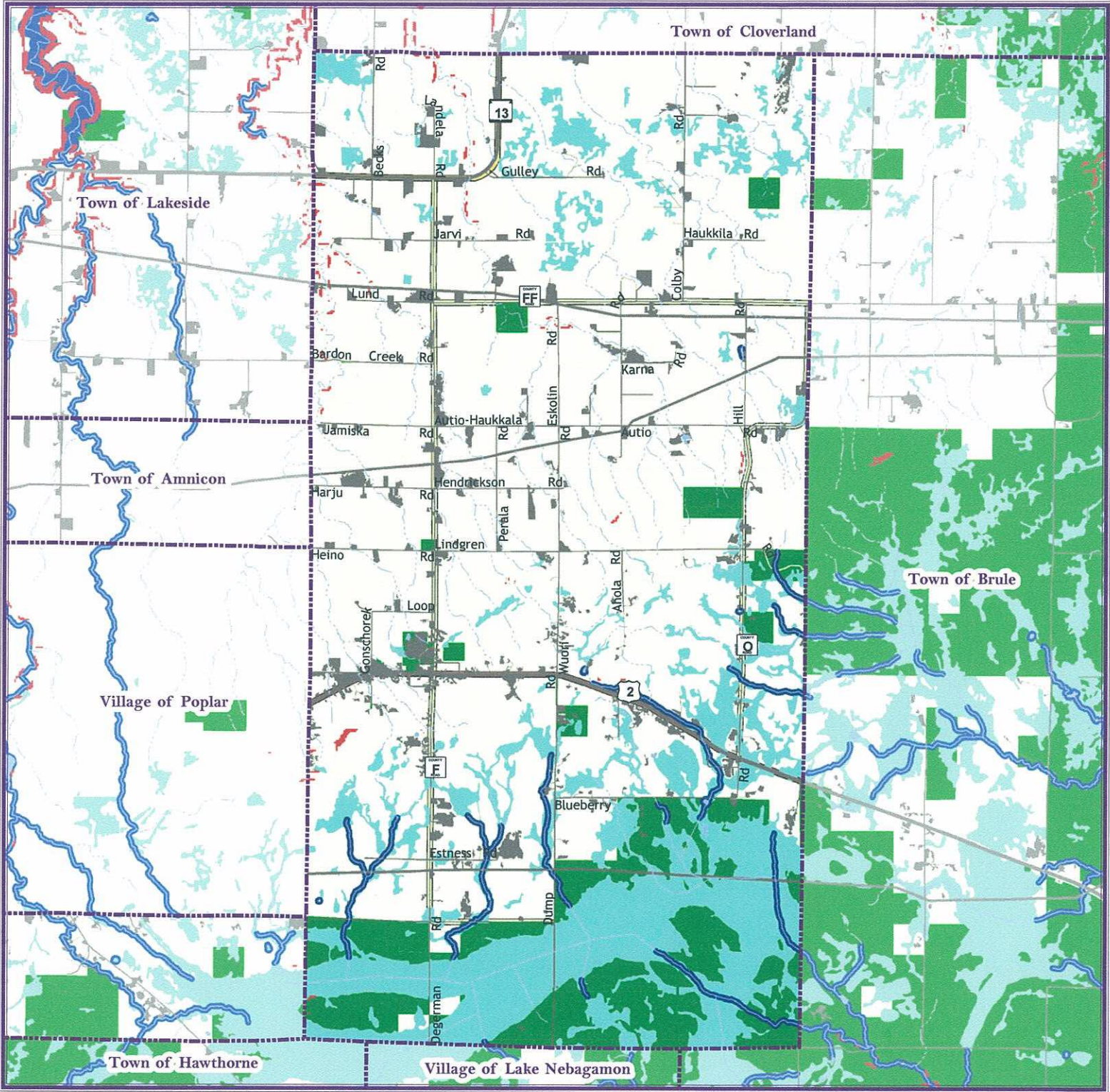
Rural Activity Center

Rural Residential

Rural Traditional

Single Family Residential





Political Boundaries

Municipal Boundary

Roads

US Highway
State Highway

County Highway

Local Road

Environmental Constraints

Roads and Development
Steep Slopes
Water Setbacks

Wetlands and Hydric Soils

Public Lands including Private Forest Crop Lands





TOWN OF MAPLE ZONING

Current as of
February 21, 2007

Legend
ZONE DISTRICTS

Residential-1

Residential-2

Residential-Recreation

Commercial

Agricultural

Forestry

Industrial

Planned Unit Development

Resource Conservation

Future Commercial Development

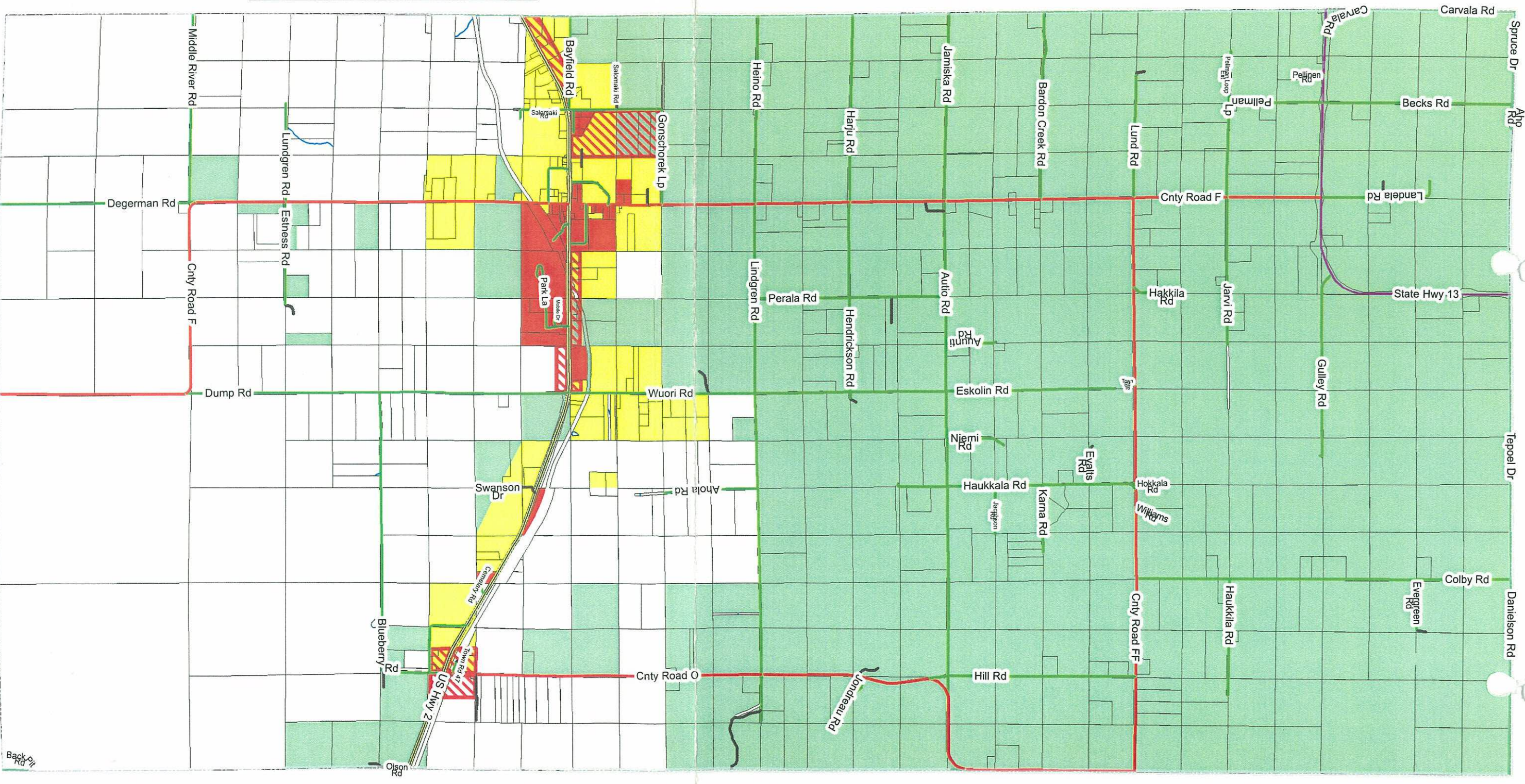


Figure 1
Douglas County



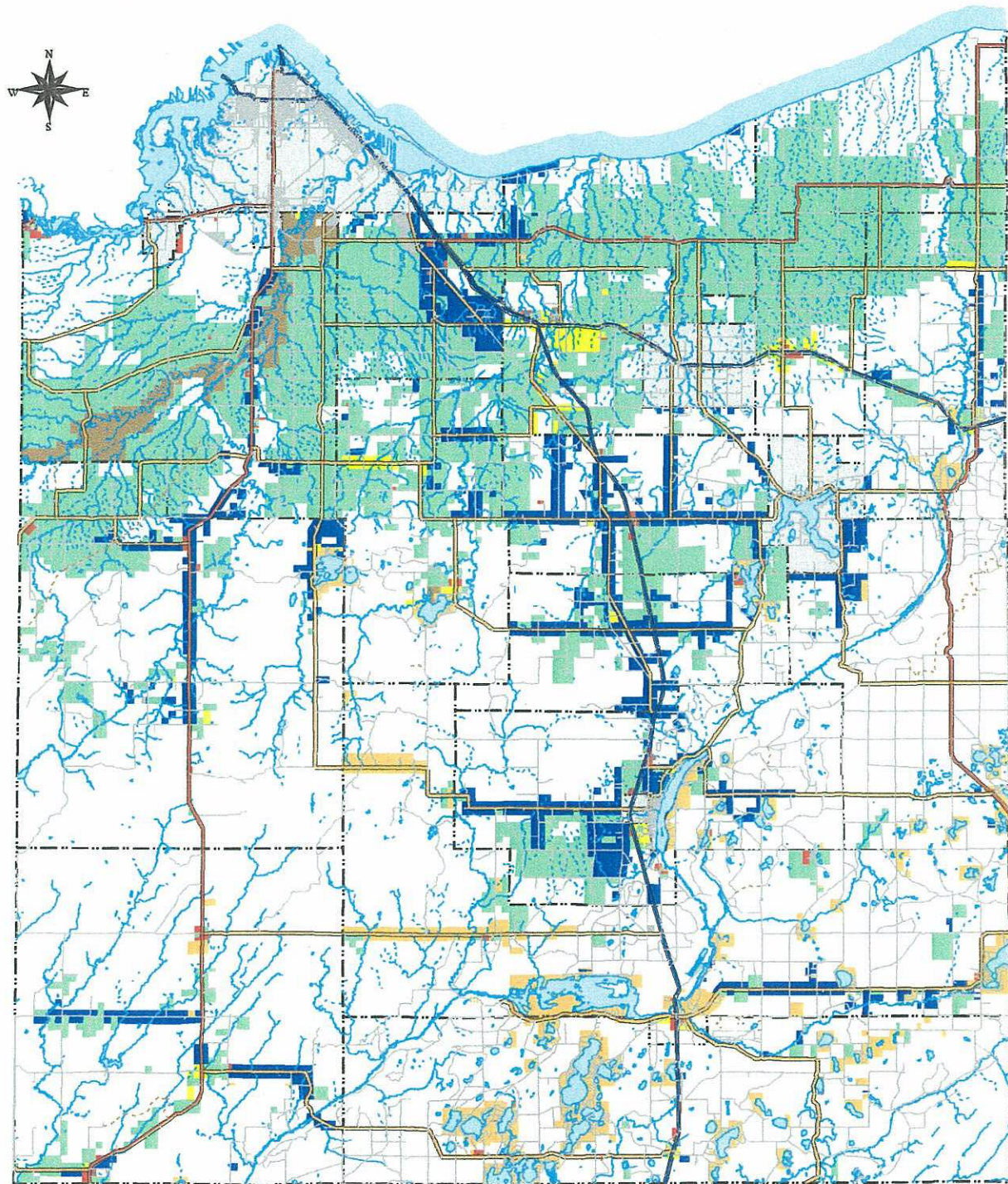
- Federal Highway
- State Highway
- County Road
- Town Road
- - - Tri-County Corridor
- - - Other (Trail or Private)
- Lake
- Stream
- - - Intermittent

Source: Road data from U.S. Census Bureau 1998 TIGER/Line files. Hydrography courtesy of the Wisconsin Department of Natural Resources.

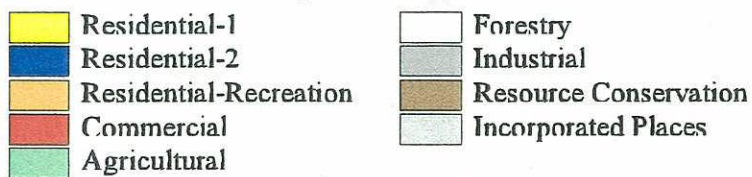
This project was funded by Douglas County, the Wisconsin DNR, and the Wisconsin Coastal Management Program.



Figure 51
Zoning Districts



County Zoning Districts



Source: Douglas County Zoning Map.

This project was funded by Douglas County, Wisconsin Department of Natural Resources, and the Wisconsin Coastal Management Program.

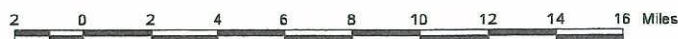
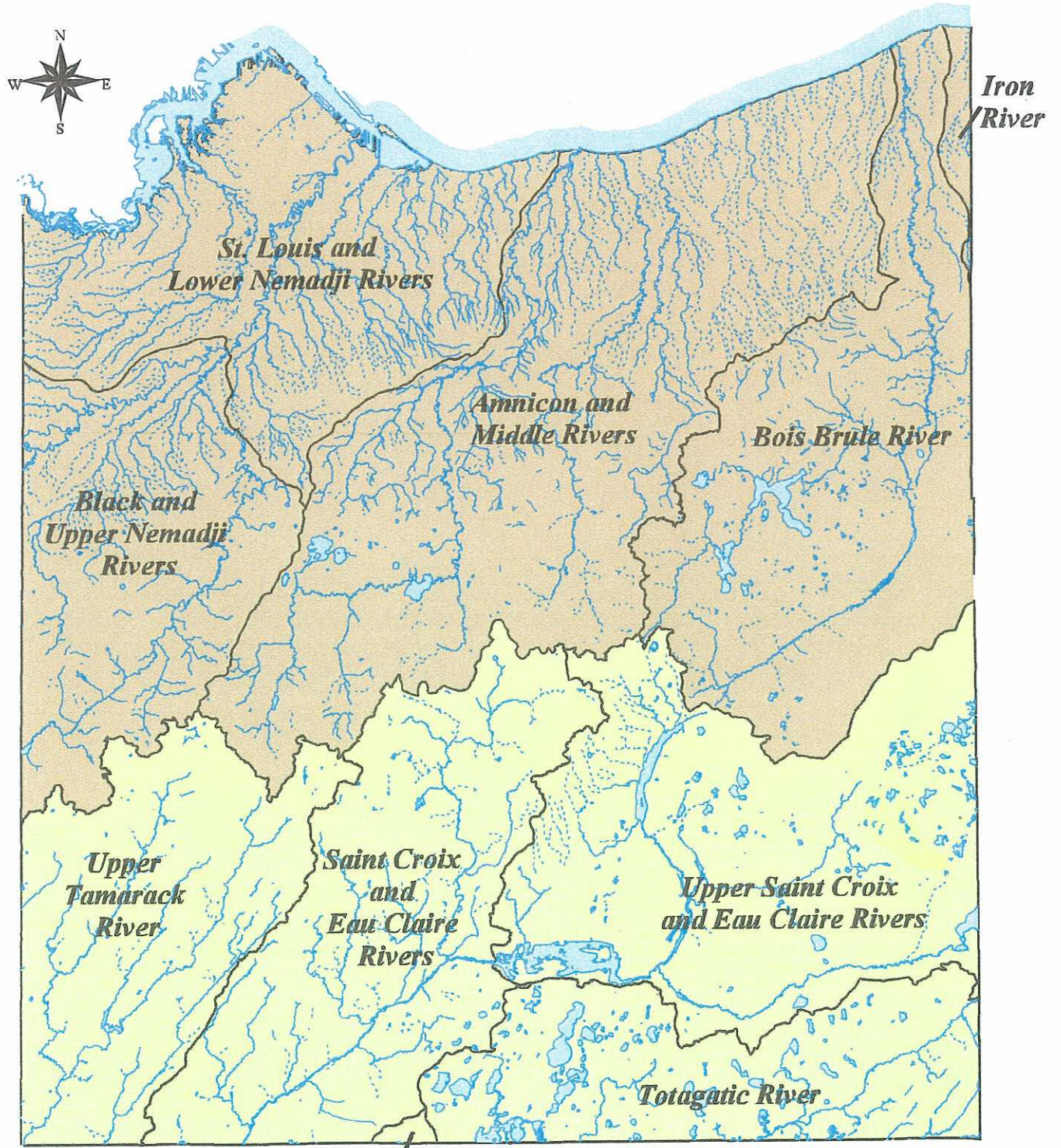







Figure 9
Watersheds



-  Lake
-  Stream
-  Intermittent
-  Lake Superior Basin
-  St. Croix Basin

Source: All data extracted from the Wisconsin Department of Natural Resources' GIS data library. Original source scale varies.

This project was funded by Douglas County, Wisconsin Department of Natural Resources, and the Wisconsin Coastal Management Program.



Figure 15
Depth to Groundwater

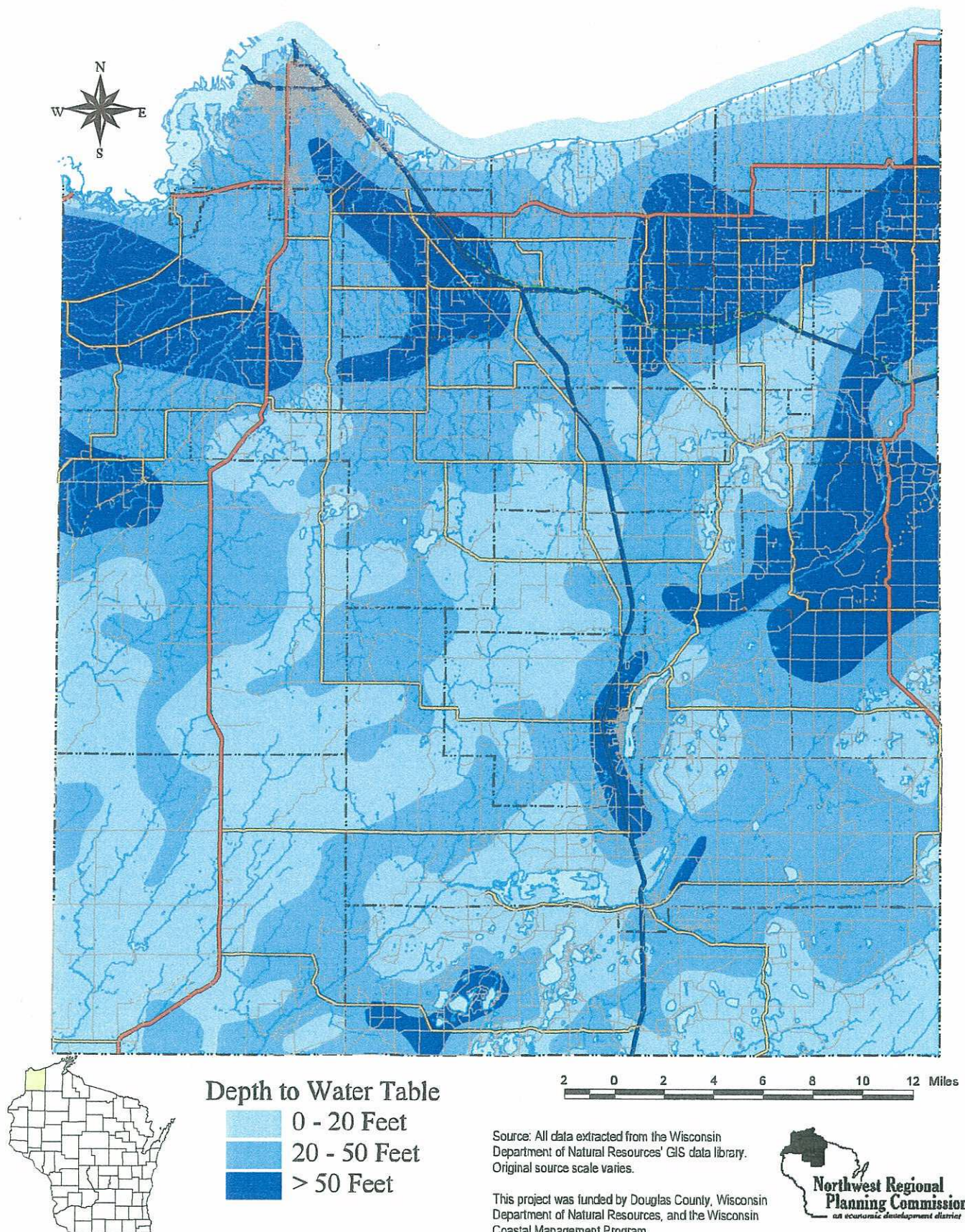
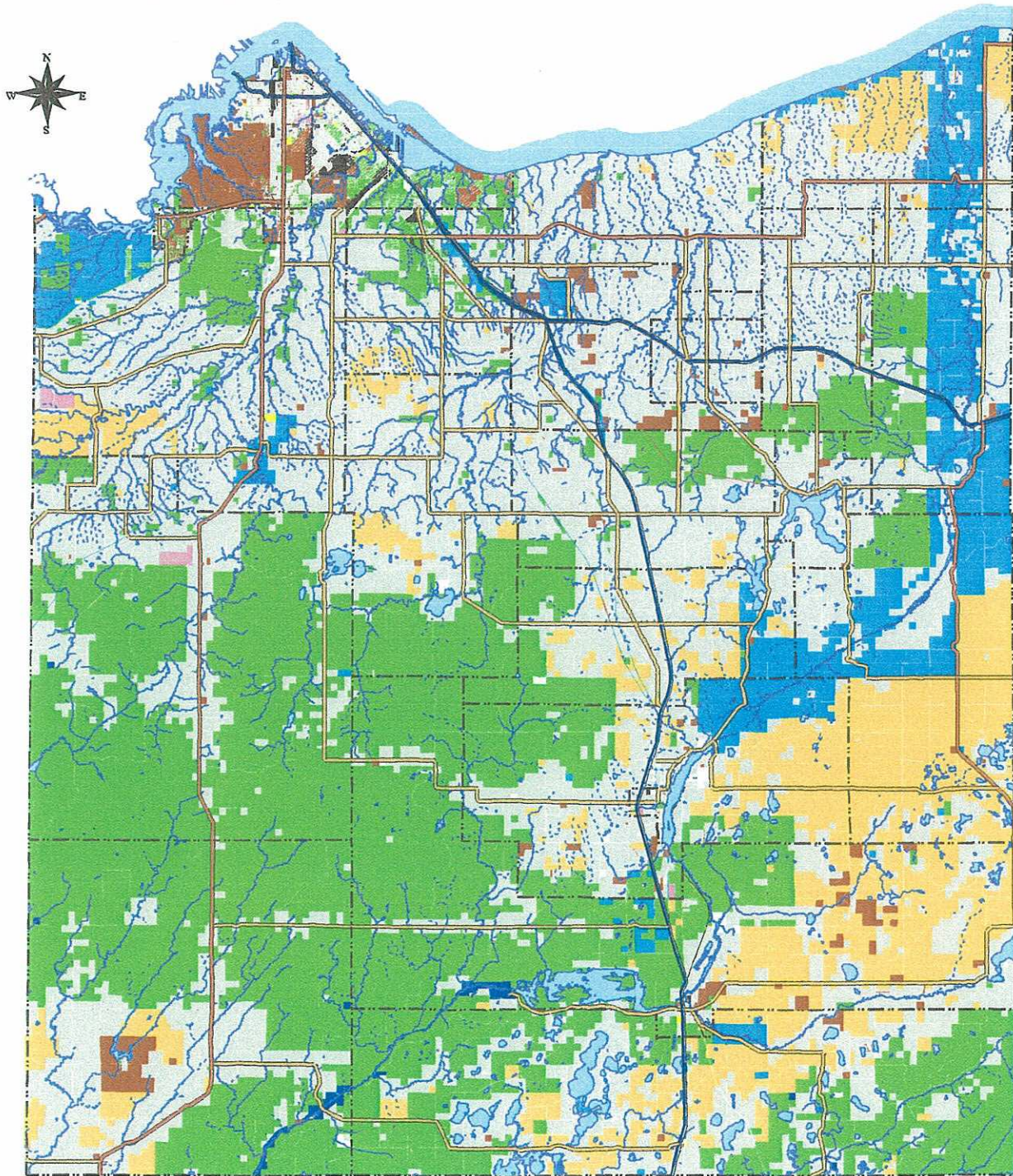











Figure 45
Land Ownership



Land Ownership

	Federal		Public Education
	State		Utilities/Railroad
	County		Industrial Forest
	Municipal		Other/Private
	Church/Hospital		

Source: Douglas County Land Records GIS Department.

This project was funded by Douglas County, Wisconsin Department of Natural Resources, and the Wisconsin Coastal Management Program.

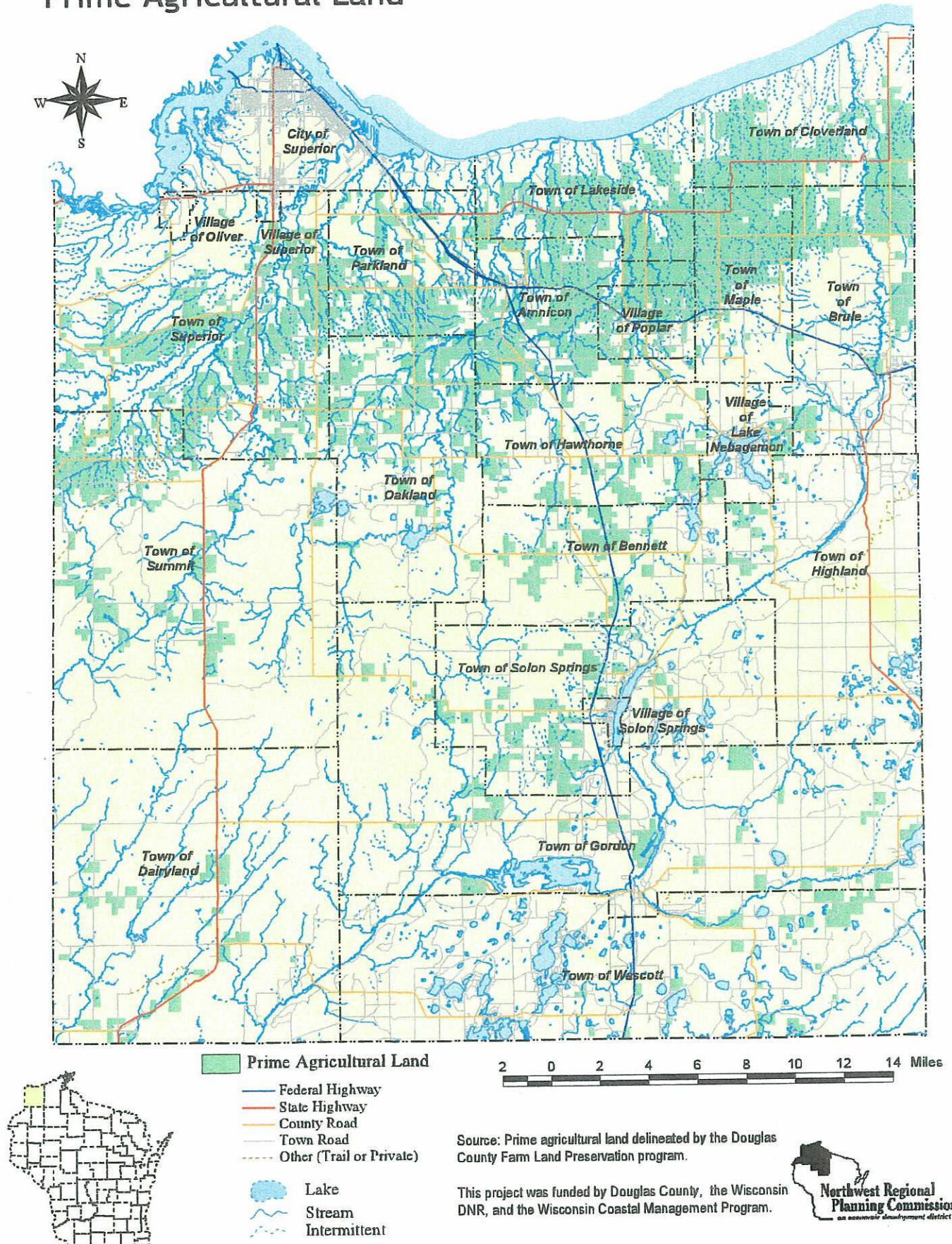
White areas on the map include road right of ways and areas without digital parcel data.

2 0 2 4 6 8 10 12 14 16 Miles



Figure 47

Prime Agricultural Land



TOPOGRAPHY

Douglas County is located in the far northwestern corner of the State of Wisconsin and borders the southwestern shores of Lake Superior. Douglas County borders Bayfield, Washburn, and Burnett Counties in Wisconsin and Pine, Carlton, and St. Louis Counties in Minnesota. The county is 1,342 square miles in size. Figure 1 identifies the county's internal political boundaries and roadway system.

Topographically, Douglas County varies from level, swampy lowlands to gently sloping and rolling uplands. The lowest point in the county is approximately 605 feet above sea level in the City of Superior on the Lake Superior lowland. From this low point, the land rises to nearly 1,200 feet above sea level at the top of the Superior escarpment towards the center of the county and then falls to approximately 1,063 feet in the southern portion of the county. Figure 2 illustrates the county's topography.

Douglas County is divided between two of the five geographical provinces of Wisconsin. The Lake Superior Lowland Province covers the northern part of the county, that area formerly occupied by Lake Superior. The boundary closely coincides with the topographic boundary provided by the escarpments at the juncture of the Lake Superior sandstone with the older igneous rocks. In topography, it consists of a clay plain interrupted with moraine hills. The Northern Highland Province occupies that area south of the highest abandoned beach line of Lake Superior. About 70 percent of Douglas County falls within the Northern Highland Province, while the other 30 percent is part of the basin of the Lake Superior Lowland. Figure 3 illustrates the county in shaded relief with the hydrography, roadway networks and wetland areas.

The Continental Divide that separates the St. Lawrence (Lake Superior) and Mississippi River drainage systems passes through the middle of Douglas County. The major drainage streams, which lie north of the divide and empty into Lake Superior, are, from east to west, the Bois Brule, Poplar, Middle, Amnicon, Nemadji, and St. Louis Rivers. The St. Croix, Totagatic, and Upper Tamarack Rivers drain the southern part of the county. Streams and their 147 connecting lakes have a total direct drainage area of 1,010.37 square miles, 75.2 percent, of the county's land surface area. Of this amount, 705.73 square miles drains directly into Lake Superior. The drainage areas of 284 landlocked lakes account for 84.7 square miles of surface drainage, 6.3 percent, while land areas that have no permanent surface waters account for 246.9 square miles, 18.4 percent, of the 1,342 square mile county area.

The landscape of Douglas County varies greatly from north to south. The Lake Superior Lowland which adjoins Lake Superior consists of a clay plain about 10 to 20 miles wide and slopes gently from the Superior escarpment to the lake. Short, swift streams flowing north into Lake Superior have cut deep V-shaped valleys below the plain. During the glacial period, the Lake Superior Lowland was submerged under glacial Lake Superior and red clay was deposited on the old lakebed.

The Superior escarpment, or Douglas Copper Range, is probably the most noticeable geologic feature in Douglas County. It extends east-west across the county from the Bayfield County line

to Foxboro and, in some places, rises 350 to 400 feet above the lowlands. It is not a continuous bedrock range but is divided into three main ridges by the streams which cross it. These streams have cut deep gorges and have many rapids and falls where they drop from the hard rock of the escarpment to the soft clays and sandstones of the lowland. Pattison State Park, 11 miles south of Superior, includes two such falls. Big Manitou Falls on the Black River, the highest waterfall in Wisconsin with a 165-foot drop, is located on the cataract of the Superior escarpment. Little Manitou Falls, a second waterfall having a 30-foot vertical drop, is located about one mile upstream from Big Manitou Falls. Other waterfalls created by the Superior escarpment are located on Balsam, Miller, and Copper Creeks and the Amnicon River at Amnicon Falls State Park.

GEOLOGY AND SOILS

Ancient (Precambrian) sandstone and igneous bedrock underlie Douglas County. The northern part of the county is underlain with Superior red sandstone, over which is a thick mantle of clay and gravel, forming an artesian slope. Crystalline igneous rock underlies the southern two-thirds of the county, with gabbro and basalt outcroppings common along the Superior escarpment and Totagatic River of southeastern Douglas County. Figure 4 illustrates the county's bedrock geology.

Glacial deposits, reaching 200 feet over bedrock in some places, cover most of the county. Those deposits covering the Lake Superior Lowland are generally shallow lake basin deposits; however, deposits in the old buried valley under the St. Louis River are known to have a thickness of nearly 600 feet. A large pitted outwash plain is located in the southeast part of the county. This plain is continuous from Bayfield County down through Douglas and into Washburn and Burnett Counties. The southwestern corner of the county is divided into elongated, narrow watersheds created by gravel eskers deposited during the Wisconsin period of glaciation. Most of these eskers lie in a northeast-southwest direction. Figure 5 illustrates the county's soil types by their sub-order.

The soils of Douglas County, which greatly affect the chemical characteristics of surface waters, have been derived largely from the weathering of various glacial deposits. These deposits include lake deposits, glacial drift, and glacial stream deposits. Glacial lacustrine or red clay soils are found in the old lake plains adjoining Lake Superior. They were laid down under the waters of a larger glacial lake, which once occupied the Lake Superior basin. These calcareous red clay soils are finely textured, resulting in very poorly drained soils. These soils cover about one-fourth of the total county area and large quantities of groundwater. However, the overlying clay deposits effectively prevent this water from reaching the surface as springs and create artesian conditions. The small quantity of water that does reach the surface is usually of high quality and rich in carbonates and nutrients. The 'Pine Barrens' located in southeastern Douglas County, has light textured sandy outwash soils. These soils were formed from sands and gravel carried by water from the melting glacier; and because these deposits were water washed, there is a noted absence of large stones in the area. These acid soils are gray to brown in color and low in humus and nutrients.

The groundwater in this area is extremely poor in carbonates and nutrients and reflects the low solubility of these overlying sandy soils. The topography is level to slightly rolling, and numerous lakes are located in the glacial sags and depressions of the area.

Glacial upland soils are found in the central and southwestern part of the county. These are the most extensive of all county soils and make up about one-half of the total county area. These soils consist of a heterogeneous mass of stones, silt loams, and red clays and belong to the same Wisconsin stage of glaciation. This glacial till varies from a few feet to several hundred feet in thickness and overlays a base of traprock. Lakes, swamps, and marshes are common in the depressions of this rough and hilly topography. In the extreme southeastern portion of the county, there are gray-brown loam soils, which are similar to the rolling, reddish-brown loams of the southwest part of the county.

Two other soils of Douglas County are the peat soils of the bogs, resulting from the accumulation of grass, sedge, leaves, and moss in poorly drained areas and the muck soils, resulting from the accumulation of organic and mineral matter in marshes and other wetlands. Exposed bedrock appears at the surface in only a few places.

Other geological characteristics that greatly affect water quality in landlocked lakes are the pitted nature of the underlying bedrock and the random, impervious clay pockets in the glacial till. The acidic nature of the soils, along with stabilized water levels, create ideal conditions for encroaching bogs which form in these depressions. The presence of 65 acid bog lakes with their characteristic types of vegetation is evidence of this condition.

CLIMATE

Douglas County has a humid, continental type of climate. This means that the county has long, cold winters with rather short, moderately warm summers. However, this climate is modified somewhat by the tempering influence of Lake Superior and by local variations in topography. Lake Superior acts as a large storage basin for heat (or cold) and thus tends to increase the number of frost-free days along the lake, but it also acts as a coolant during the summer. As a consequence, the extreme northern part of the county adjoining Lake Superior has longer growing seasons, cooler summers and slightly more precipitation than is found in the southern part of the county. The 140 to 160 days growing season along the lake is as long as the growing season in the extreme southern counties of Wisconsin.

Annual precipitation (32.1 inches) averages slightly more than the state average (31.0). Of the total annual average precipitation received, about 18.6 inches runs off into stream drainage systems. About 60 percent of the rainfall comes in spring and summer, with an average of 8 inches in March, April, and May and 11 inches in June, July, and August. June is the rainiest month and February is the driest. Mean snowfall in inches varies from 50 near Solon Springs to around 40 along the lake with snow blanketing the ground approximately 120 days in northern Wisconsin. The Duluth-Superior harbor is usually icebound from December until April; but Lake Superior itself normally does not completely freeze over.



Douglas County Comprehensive Plan 2010 - 2030

Land Use
Chapter

Table 8.1: Douglas County Parcels by Owner Classification

Municipality	County ¹	Federal	Municipal ²	State	Private Lands ³	Other Exempt ⁴	Total Acres
City of Superior	3,957.9	10.9	7,316.4	42.4	6,904.4	2,198.8	20,430.8
Town of Amnicon	112.5	0.0	2,110.7	1,256.5	20,634.6	123.5	24,237.8
Town of Bennett	6,716.4	0.0	53.8	2,844.1	20,224.0	33.1	29,871.4
Town of Brule	6,687.1	0.6	171.7	12,331.9	15,441.9	278.4	34,911.6
Town of Cloverland	0.0	0.0	118.2	8,258.8	20,782.2	10.2	29,169.4
Town of Dairyland	53,530.1	768.4	2,151.3	191.7	32,103.9	2.2	88,747.6
Town of Gordon	56,020.6	593.3	2,032.8	1,114.4	42,073.4	212.7	102,047.2
Town of Hawthorne	6,382.7	0.0	240.3	287.6	21,485.8	145.2	28,541.6
Town of Highland	2,946.5	0.0	33.2	10,795.8	34,072.7	23.8	47,872.0
Town of Lakeside	222.5	0.0	433.5	199.7	24,141.1	23.8	25,020.6
Town of Maple	3,645.0	0.0	128.3	71.6	15,988.0	220.7	20,053.6
Town of Oakland	12,718.0	0.0	116.5	0.0	27,782.3	76.6	40,693.4
Town of Parkland	1,586.4	11.4	96.9	935.2	17,830.3	181.3	20,641.5
Town of Solon Springs	14,799.9	0.0	638.2	6,096.4	30,437.4	370.2	52,342.1
Town of Summit	65,227.6	39.7	95.2	412.8	27,933.2	521.3	94,229.8
Town of Superior	7,539.0	0.0	89.3	9,155.4	48,155.0	1,257.8	66,196.5
Town of Wascott	42,256.9	178.6	315.3	1,401.6	39,639.6	614.6	84,406.6
Village of Lake Nebagamon	840.4	0.0	131.6	33.3	6,497.6	102.2	7,605.1
Village of Oliver	0.0	0.0	382.3	10.6	220.8	9.9	623.6
Village of Poplar	12.5	0.0	234.3	34.3	6,813.6	94.4	7,189.1
Village of Solon Springs	44.4	0.0	20.4	52.0	586.8	174.0	877.6
Village of Superior	0.3	0.0	232.3	7.8	332.4	24.6	597.4
Douglas County	285,246.6	1,602.8	17,142.5	55,533.6	460,081.0	6,699.4	826,305.9

Source: Douglas County Land Records Department data & 2008 Statement of Assessments

¹ All county-owned property, including County Forest lands

² City, village and town-owned properties

³ Lands owned by private individuals or corporations (includes MFL and FCL lands)

⁴ Tax exempt properties, such as school district lands, public utilities, hospitals, churches, etc.



Table 8.2: Percent Public and Private Land Ownership

Municipality	% Total Land Ownership	
	Public	Private
City of Superior	55.4%	44.6%
Town of Amnicon	14.4%	85.6%
Town of Bennett	32.1%	67.9%
Town of Brule	54.8%	45.2%
Town of Cloverland	28.7%	71.3%
Town of Dairyland	63.5%	36.5%
Town of Gordon	56.7%	43.3%
Town of Hawthorne	24.1%	75.9%
Town of Highland	28.6%	71.4%
Town of Lakeside	3.4%	96.6%
Town of Maple	19.2%	80.8%
Town of Oakland	31.1%	68.9%
Town of Parkland	14.7%	85.3%
Town of Solon Springs	40.7%	59.3%
Town of Summit	69.5%	30.5%
Town of Superior	25.3%	74.7%
Town of Wascott	51.5%	48.5%
Village of Lake Nebagamon	13.2%	86.8%
Village of Oliver	74.4%	25.6%
Village of Poplar	3.9%	96.1%
Village of Solon Springs	9.3%	90.7%
Village of Superior	43.6%	56.4%
Douglas County	43.0%	57.0%

Source: WDNR GAP Stewardship data


Table 8.4: Douglas County Property Assessment- Residential Real Estate Class, 1978-2000

	Number of Parcels				Acres			
	1978	1988	1998	2008 ^a	1978	1988	1998	2008 ¹
T Amnicon	306	395	470	589	413	1,625	2,325	3,173
T Bennett	360	386	415	450	584	665	720	773
T Brule	329	329	373	436	1,643	980	1,052	842
T Cloverland	41	84	99	131	127	170	226	303
T Dairyland	201	210	259	326	242	618	754	899
T Gordon	717	909	1,011	1,229	1,556	2,125	4,736	3,357
T Hawthorne	326	408	450	506	678	1,032	1,252	1,455
T Highland	314	353	424	471	1439	1,166	2,339	2,411
T Lakeside	283	295	355	480	859	1,008	1,183	1,471
T Maple	206	269	303	336	668	317	453	578
T Oakland	601	626	703	787	5,000	1,468	2,062	2,542
T Parkland	1,093	1,012	940	1,033	3,558	2,232	2,457	2,931
T Solon Springs	810	866	942	1,106	2,582	1,331	1,411	1,829
T Summit	670	749	804	862	1,041	1,145	1,916	1,753
T Superior	801	937	1,045	1,259	1,199	1,706	2,945	3,422
T Wascott	1,217	1,249	1,428	1,557	4,085	2,493	3,491	4,087
Towns	8,275	9077	10,021	11,558	25,674	20,081	29,322	31,826
V Lake Nebagamon	1,059	933	912	956	1,594	1,461	1,399	1,462
V Oliver	474	348	339	409	(No data)	(No data)	(No data)	153
V Poplar	144	226	239	267	881	2,054	1,839	997
V Solon Springs	646	562	537	434	502	723	483	482
V Superior	435	297	307	315	(No data)	(No data)	(No data)	259
C Superior	18,998	15,471	10,051	9,687	(No data)	(No data)	147	3,133
Incorporated	21,756	17,837	12,385	12,068	2,977*	7,753*	3,868*	6,486
DOUGLAS COUNTY	30,031	26,914	22,406	23,626	28,651*	27,834*	33,190*	38,312

Source: Wisconsin Department of Revenue *Total does not include municipal divisions where no data was listed.

^a 2007 assessment statistics obtained from WDOR Statement of Assessments as reported on or before March 04, 2008



Table 8.5: Douglas County Property Assessment- Commercial Real Estate Class, 1978-2008

	Number of Parcels				Acres			
	1978	1988	1998	2008 ^a	1978	1988	1998	2008 ¹
T Amnicon	22	27	34	36	413	285	374	342
T Bennett	8	8	5	8	86	86	82	115
T Brule	16	14	24	29	30	35	43	69
T Cloverland	2	1	2	3	4	1	4	6
T Dairyland	8	8	9	9	17	19	24	33
T Gordon	50	64	74	67	234	257	300	380
T Hawthorne	10	14	15	16	42	159	169	181
T Highland	3	7	8	8	49	116	148	94
T Lakeside	0	0	1	0	0	0	1	0
T Maple	10	10	10	14	26	18	19	22
T Oakland	8	10	8	13	10	11	49	17
T Parkland	31	29	26	42	169	181	148	245
T Solon Springs	16	19	28	29	293	119	233	252
T Summit	21	19	16	19	71	98	117	149
T Superior	62	62	63	59	593	483	515	472
T Wascott	29	23	29	29	307	187	193	125
Towns	296	315	352	381	2,344	2,055	2,419	2,502
V Lake Nebagamon	62	50	230	47	315	213	230	218
V Oliver	18	5	0	10	(No data)	(No data)	0	6
V Poplar	31	32	192	42	138	136	192	195
V Solon Springs	43	41	39	45	10	10	39	106
V Superior	35	23	(No data)	32	45	0	(No data)	129
C Superior	2,270	2,383	1,785	1,690	(No data)	(No data)	137	2,638
Incorporated	2,459	2,534	2,137*	1,866	508*	359*	598*	3,292
DOUGLAS COUNTY	2,755	2,849	2,997*	2,247	2,852*	2,414*	3,017*	5,794

Source: Wisconsin Department of Revenue *Total does not include municipal divisions where no data was listed.

^a 2007 assessment statistics obtained from WDOR Statement of Assessments as reported on or before March 04, 2008


Table 8.6: Douglas County Property Assessment- Manufacturing Real Estate Class, 1978-2008

	Number of Parcels				Acres			
	1978	1988	1998	2008 ^a	1978	1988	1998	2008
T Amnicon	0	1	2	2	0	18	23	23
T Bennett	0	0	0	0	0	0	0	0
T Brule	0	0	0	0	0	0	0	0
T Cloverland	0	0	0	0	0	0	0	0
T Dairyland	0	0	0	0	0	0	0	0
T Gordon	0	0	0	0	0	0	0	0
T Hawthorne	13	9	8	0	408	242	203	0
T Highland	1	0	0	0	5	0	0	0
T Lakeside	0	0	0	0	0	0	0	0
T Maple	0	0	0	0	0	0	0	0
T Oakland	1	1	1	1	80	80	80	80
T Parkland	0	0	0	0	0	0	0	0
T Solon Springs	2	1	0	0	40	5	0	0
T Summit	1	0	0	0	5	0	0	0
T Superior	5	5	5	5	112	113	119	119
T Wascott	0	0	0	0	0	0	0	0
Towns	23	17	16	8	650	458	425	222
V Lake Nebagamon	1	1	1	1	28	27	26	26
V Oliver	0	0	0	0	0	0	0	0
V Poplar	0	0	2	2	0	0	5	5
V Solon Springs	6	1	0	4	(No data)	(No data)	(No data)	10
V Superior	0	0	83	0	0	0	588	0
C Superior	73	73	0	90	177	208	0	733
Incorporated	80	75	86	97	205*	235*	619*	774
DOUGLAS COUNTY	103	92	102	105	855*	693*	1,044*	996

Source: Wisconsin Department of Revenue *Total does not include municipal divisions where no data was listed.

^a 2007 assessment statistics obtained from WDOR Statement of Assessments as reported on or before March 04, 2008


Table 8.7: Douglas County Property Assessment- Forest Real Estate Class, 1978-2008

	Number of Parcels				Acres			
	1978	1988	1998	2008 ^a	1978	1988	1998	2008
T Amnicon	474	371	377	346	10,076	9,895	9,856	7,740
T Bennett	599	484	510	463	19,216	12,487	12,792	10,758
T Brule	251	422	438	420	7,920	10,947	13,958	9,109
T Cloverland	130	206	226	205	4,385	6,687	7,099	5,474
T Dairyland	548	574	565	675	16,749	18,380	17,438	20,536
T Gordon	648	574	532	529	20,266	15,691	14,952	13,560
T Hawthorne	545	653	724	781	15,826	14,286	15,388	15,377
T Highland	329	356	307	246	10,592	10,600	9,409	6,692
T Lakeside	341	373	436	612	10,958	11,247	13,374	16,561
T Maple	219	404	427	505	6,498	10,305	10,375	11,085
T Oakland	593	570	562	590	19,489	16,411	15,525	15,399
T Parkland	127	198	221	418	4,828	5,309	5,473	9,777
T Solon Springs	510	567	590	588	10,227	17,073	16,355	13,295
T Summit	671	853	792	729	18,608	19,729	20,228	15,820
T Superior	1166	1,422	1165	1,355	29,005	30,803	25,645	27,273
T Wascott	514	612	576	679	20,828	16,230	16,098	15,620
Towns	7,665	8,639	8,448	9,141	225,471	226,080	223,965	214,076
V Lake Nebagamon	(No data)	(No data)	156	170	(No data)	(No data)	3,696	3,115
V Oliver	(No data)	(No data)	0	0	(No data)	(No data)	0	0
V Poplar	(No data)	(No data)	9	94	(No data)	(No data)	175	1,947
V Solon Springs	(No data)	(No data)	0	0	(No data)	(No data)	0	0
V Superior	(No data)	(No data)	0	0	(No data)	(No data)	0	0
C Superior	(No data)	(No data)	0	0	193	(No data)	0	0
Incorporated	(incom.)	(incom.)	164	264	(incom.)	(incom.)	3,871	5,062
Douglas County	(incom.)	(incom.)	8,612	9,405	(incom.)	(incom.)	227,836	219,138

Source: Wisconsin Department of Revenue *Total does not include municipal divisions where no data was listed.

^a 2007 assessment statistics obtained from WDOR Statement of Assessments as reported on or before March 04, 2008



Zoning changes

By following the changes in zoning—by charting the rezoning from one district category to another—it can be revealed where significant land use changes are occurring. Numerous rezones in a single town may suggest a significant change in land use activity which requires a zoning change or may also reflect the inadequacy of the zoning regulation to respond to existing or developing land use activity. **Table 8.10** illustrates the number of re-zones granted in each of the unincorporated units of the county from January 1990 to December of 2007.

Table 8.10: Re-zones Granted in the Unincorporated Towns: 1999-2007

Unincorporated Towns	January 1990- June 1999	July 1999- December 2007	Total
Amnicon	16	15	31
Bennett	5	11	16
Brule	10	7	17
Cloverland	0	2	2
Dairyland	7	10	17
Gordon	14	19	33
Hawthorne	14	7	21
Highland	4	8	12
Lakeside	3	4	7
Maple	4	13	17
Oakland	10	11	21
Parkland	8	9	17
Solon Springs	19	21	40
Summit	10	23	33
Superior	19	35	54
Wascott	19	17	36

Source: Calculated from Douglas County Zoning Department Data

As is shown in **Table 8.10** above, the largest number of rezone requests were granted in the Towns of Superior, Solon Springs, Wascott, Gordon, and Amnicon. These municipalities have also been identified (see Population & Demographics and Housing chapters of this plan) as experiencing increasing population and residential development. Between 1999 and 2007, the majority of parcel rezones for residential purposes involved a transition from F-1 Forestry (35) or C-1 Commercial (17) to a residential zoning district. Rezones to commercial zoning largely involved the transition of existing residential zoning (14), A-1 Agricultural (11) or F-1 Forestry (5) to C-1 Commercial. **Table 8.11** depicts petitions granted by zoning district for the unincorporated municipalities in Douglas County.



Table 8.11: Zoning Petitions Granted by Zoning District, 1999-2007

MCD	ZONED FROM	ZONED TO											
		A-1	C-1	C-1/A-1	F-1	I-1	NON S/L W/L	NON W/L	PUD	R-1	R-1/R-2	R-2	RR-1
T. Amnicon	A-1		3										
	C-1					1							
	F-1	1								3		2	
	R-1	1										1	
	R-1 & F-1					1							
TOTAL		3	3	1		2				3		3	
T. Bennett	C-1												1
	F-1	4											
	R-2	3	1							1			
	R-2 & F-	1											
TOTAL		8	1							1			1
T. Brule	A-1		1										1
	F-1	2										1	
	R-1	1											
	R-2								1				
TOTAL		3	1						1			1	1
T. Cloverland	F-1	1											1
TOTAL		1											1
T. Dairyland	C-1									1			
	F-1	4										1	
	R-1		1										
	R-2		1		2								
TOTAL		4	2		2					1		1	
T. Gordon	A-1											1	
	A-1 & F-												1
	C-1	1								2			
	F-1	4								2		2	1
	F-1/RR-1	1											
	I-1	1											
	R-2		1		1					1			
	RR-1												
TOTAL		7	1		1					5		3	2
T. Hawthorne	F-1	5											
	R-2		1			1							
TOTAL		5	1			1							
T. Highland	F-1	2	1									2	
	R-2	1			1								
	S/L W/L						1						
TOTAL		3	1		1		1					2	
T. Lakeside	A-1		1		1								
	F-1	1										1	
TOTAL		1	1		1							1	
T. Maple	C-1									4			
	F-1	6								1			
	R-1	1	1										
TOTAL		7	1							5			
T. Oakland	F-1	9										1	
	W/L							1					
TOTAL		9						1				1	



Douglas County Comprehensive Plan 2010 - 2030

*Land Use
Chapter*

Table 8.13: Existing Land Use, Towns

	Agriculture	Commercial	Extraction	Forest - Harvested	Forest Roads & Trails	Govt./ Institution	Hydrologic Feature	Impervious Surface	Industrial	Forest	Parks and Rec.	Residential	Structure	Transition Lands	Transport. (Driveway)	Utilities
Anmicon	5,360.1	43.4	116.1	2,505.3	4.2	2.0	150.0	2.8	11.3	13,044.2	802.5	719.7	49.6	1,222.0	928.2	0.2
Bennett	623.8	27.9	0.0	3,949.6	35.9	81.5	493.2	1.6	0.0	23,931.4	7.2	611.6	27.1	332.8	560.2	177.4
Brule	3,275.0	6.9	0.0	3,142.8	35.9	5.5	281.7	5.4	42.1	26,436.7	464.5	520.9	31.1	511.8	732.0	211.1
Cloverland	5,200.7	0.0	0.0	4,415.5	10.4	5.0	112.7	0.4	0.0	18,100.0	0.0	310.4	18.1	816.0	531.4	0.0
Dairyland	765.1	11.7	0.0	3,419.0	159.3	45.8	502.4	0.4	30.7	83,534.5	48.0	369.4	20.6	79.7	874.4	104.8
Gordon	716.1	39.8	15.7	8,685.8	236.6	28.1	3,950.7	6.7	0.0	84,472.9	100.6	620.3	49.1	172.0	1,401.2	123.6
Hawthorne	552.6	72.0	94.6	2,735.4	29.8	39.9	355.6	10.4	0.0	23,548.9	162.8	826.9	41.7	317.8	594.0	85.3
Highland	136.8	48.3	1.9	10,245.9	140.7	9.7	1,107.8	12.9	0.0	36,822.0	0.1	227.3	20.2	94.3	1,031.6	0.0
Lakeside	4,171.2	0.0	0.0	1,439.4	4.9	11.3	182.4	0.0	0.0	16,548.1	0.0	607.9	30.6	1,831.8	517.0	139.8
Maple	4,861.2	3.1	20.0	1,396.8	14.9	28.5	11.1	5.0	0.0	12,156.0	5.4	647.7	33.6	691.3	455.8	166.5
Oakland	2,578.3	24.1	161.2	7,280.1	63.5	49.4	732.2	0.4	8.1	27,115.4	8.4	833.0	48.1	1,840.6	534.0	238.7
Parkland	3,247.1	38.2	27.6	1,363.3	7.5	35.1	14.6	1.4	137.1	15,064.9	7.2	804.2	44.9	1,023.5	538.1	328.2
Solon Springs	746.0	53.6	65.6	7,336.6	157.1	18.4	1,012.0	10.5	0.0	42,541.7	62.1	561.6	49.5	104.8	1,048.8	235.5
Summit	3,048.8	49.6	15.0	16,369.0	120.9	342.9	770.9	1.7	0.0	71,006.3	50.4	868.1	50.9	677.5	965.3	0.0
Superior	7,985.2	195.1	280.6	3,029.3	13.2	137.9	1,206.3	14.1	0.0	49,470.7	0.0	1,853.1	105.4	2,794.7	1,080.1	679.4
Wascott	384.7	93.1	0.0	6,216.0	281.1	4.6	5,536.4	3.9	0.0	74,926.4	0.0	691.7	69.6	105.6	1,621.9	243.5
TOTAL	43,652.7	706.8	798.3	83,529.8	1,315.9	845.6	16,420.0	77.6	229.3	618,720.1	1,719.2	11,073.8	690.1	12,616.2	13,414.0	2,734.0

Land Use Chapter

**Table 8.16: LUST & ERP Sites, Douglas County**

Municipality	ERP closed	ERP open	LUST closed	LUST open
City of Superior	82	51	142	29
Town of Amnicon		1	5	1
Town of Bennett	1		3	2
Town of Brule	2	1	9	
Town of Cloverland			4	2
Town of Dairyland	1		1	4
Town of Gordon	2		8	3
Town of Hawthorne	3	3	4	2
Town of Lakeside			1	
Town of Maple	2		5	
Town of Parkland	2	1	6	2
Town of Solon Springs	1			
Town of Summit	2	2	3	3
Town of Superior	8	2	11	2
Town of Wascott			4	
Village of Lake Nebagamon		2	4	3
Village of Poplar	1	2	4	1
Village of Solon Springs	2	3	7	3
Village of Superior	1		1	
Grand Total	110	68	222	57



Table 8.17: Forecast Residential Land Demand, Towns

	Town	2008 Acres	Method	Forecast Demand (Acres)				
				2010	2015	2020	2025	2030
RESIDENTIAL LAND DEMAND	Amnicon	769	Population-Based	857	902	947	987	993
			Housing-Based	804	891	978	1,063	1,152
	Bennett	639	Population-Based	715	754	793	828	833
			Housing-Based	658	707	756	807	856
	Brule	552	Population-Based	614	647	679	708	712
			Housing-Based	572	623	671	722	771
	Cloverland	329	Population-Based	325	323	321	318	319
			Housing-Based	399	438	477	520	559
	Dairyland	390	Population-Based	371	361	350	340	342
			Housing-Based	405	442	477	511	548
	Gordon	669	Population-Based	785	844	903	957	962
			Housing-Based	701	781	860	940	1,019
	Hawthorne	869	Population-Based	927	958	987	1,012	1,018
			Housing-Based	906	1,000	1,094	1,189	1,283
	Highland	248	Population-Based	302	330	358	384	386
			Housing-Based	261	295	331	365	400
	Lakeside	639	Population-Based	683	706	729	748	752
			Housing-Based	665	731	800	866	934
	Maple	681	Population-Based	704	717	729	737	741
			Housing-Based	702	753	804	859	910
	Oakland	881	Population-Based	904	958	1,012	1,059	1,065
			Housing-Based	912	989	1,067	1,144	1,222
	Parkland	849	Population-Based	820	807	792	774	779
			Housing-Based	869	920	971	1,019	1,070
	Solon Springs	611	Population-Based	731	793	855	912	918
			Housing-Based	641	714	788	863	937
	Summit	919	Population-Based	956	976	995	1,009	1,015
			Housing-Based	948	1,016	1,087	1,159	1,230
	Superior	1,958	Population-Based	2,151	2,252	2,351	2,437	2,451
			Housing-Based	2,025	2,192	2,359	2,530	2,697
	Wascott	761	Population-Based	917	997	1,076	1,150	1,157
			Housing-Based	791	865	939	1,013	1,087
	Towns	11,764	Population-Based	12,762	13,324	13,874	14,360	14,442
			Housing-Based	12,260	13,358	14,459	15,569	16,675

Source: Northwest Regional Planning Commission



Table 8.18: Forecast Commercial Land Demand, Towns

	Town	2008 Acres	Method	Forecast Demand (Acres)				
				2010	2015	2020	2025	2030
COMMERCIAL LAND DEMAND	Amnicon	43	Service Area Relationship	44	46	49	51	51
			Residential Relationship	48	51	53	56	56
	Bennett	28	Service Area Relationship	30	32	33	35	35
			Residential Relationship	31	33	35	36	36
	Brule	7	Service Area Relationship	7	7	8	8	8
			Residential Relationship	8	8	8	9	9
	Cloverland	0	Service Area Relationship	0	0	0	0	0
			Residential Relationship	0	0	0	0	0
	Dairyland	12	Service Area Relationship	10	10	10	9	10
			Residential Relationship	11	11	11	10	10
	Gordon	40	Service Area Relationship	41	44	47	50	50
			Residential Relationship	47	50	54	57	57
	Hawthorne	72	Service Area Relationship	77	80	82	84	85
			Residential Relationship	77	79	82	84	84
	Highland	48	Service Area Relationship	53	58	63	67	68
			Residential Relationship	59	64	70	75	75
	Lakeside	0	Service Area Relationship	0	0	0	0	0
			Residential Relationship	0	0	0	0	0
	Maple	3	Service Area Relationship	3	3	3	3	3
			Residential Relationship	3	3	3	3	3
	Oakland	24	Service Area Relationship	26	27	29	30	30
			Residential Relationship	25	26	28	29	29
	Parkland	38	Service Area Relationship	35	34	33	33	33
			Residential Relationship	37	36	36	35	35
	Solon Springs	54	Service Area Relationship	57	62	66	71	71
			Residential Relationship	64	70	75	80	80
	Summit	50	Service Area Relationship	50	51	52	53	53
			Residential Relationship	52	53	54	54	55
	Superior	195	Service Area Relationship	195	204	213	221	222
			Residential Relationship	214	224	234	243	244
	Wascott	93	Service Area Relationship	101	110	118	126	127
			Residential Relationship	112	122	132	141	141
	Towns	706	Service Area Relationship	729	768	807	842	847
			Residential Relationship	788	831	873	912	917

Source: Northwest Regional Planning Commission



Table 8.19: Forecast Industrial Land Demand, Towns

	Town	2008 Acres	Method	Forecast Demand (Acres)				
				2010	2015	2020	2025	2030
INDUSTRIAL LAND DEMAND	Amnicon	127	Population Relationship	129	136	143	149	150
			Service Area Relationship	142	149	157	163	164
	Bennett	0	Population Relationship	0	0	0	0	0
			Service Area Relationship	0	0	0	0	0
	Brule	42	Population Relationship	43	46	48	50	50
			Service Area Relationship	47	49	52	54	54
	Cloverland	0	Population Relationship	0	0	0	0	0
			Service Area Relationship	0	0	0	0	0
	Dairyland	31	Population Relationship	27	26	26	25	25
			Service Area Relationship	29	28	28	27	27
	Gordon	16	Population Relationship	16	17	19	20	20
			Service Area Relationship	18	20	21	22	23
	Hawthorne	95	Population Relationship	102	105	108	111	112
			Service Area Relationship	101	104	108	110	111
	Highland	2	Population Relationship	2	2	2	3	3
			Service Area Relationship	2	3	3	3	3
	Lakeside	0	Population Relationship	0	0	0	0	0
			Service Area Relationship	0	0	0	0	0
	Maple	20	Population Relationship	20	20	21	21	21
			Service Area Relationship	21	21	21	22	22
	Oakland	169	Population Relationship	180	191	201	211	212
			Service Area Relationship	174	184	194	203	205
	Parkland	165	Population Relationship	149	147	144	141	142
			Service Area Relationship	159	156	154	150	151
	Solon Springs	76	Population Relationship	81	88	94	101	101
			Service Area Relationship	91	99	106	114	114
	Summit	15	Population Relationship	15	16	16	16	16
			Service Area Relationship	16	16	16	16	17
	Superior	281	Population Relationship	280	293	306	317	319
			Service Area Relationship	308	323	337	349	351
	Wascott	0	Population Relationship	0	0	0	0	0
			Service Area Relationship	0	0	0	0	0
	Towns	1,038	Population Relationship	1,045	1,087	1,128	1,164	1,171
			Service Area Relationship	1,108	1,153	1,196	1,234	1,242

Source: Northwest Regional Planning Commission

9. IMPLEMENTATION

9.1 Introduction

The purpose of this element is to provide for a guideline to integrate the policies, plans and programs found in the other elements in a stated sequence. As conditions in the town change, the plan may have to be modified to reflect those changes. This element will have a process to accomplish this action, as well as a process to update the comprehensive plan, no less than once every ten years, by recommendation of the Planning Commission to the Town Board.

The comprehensive plan is intended to guide growth and development decisions and is a reflection of the Town's values. The plan is flexible in design, allowing amendments to reflect new information, changing conditions or opportunities.

The Planning Commission, Town Board and Town citizens should use the Comprehensive Plan when looking at any proposals regarding growth or development, as well as policies listed in the other elements, that impact the Town of Maple.

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 elements. Reviewing the plan by the Planning Commission and Town Board, as future plan amendments occur, will insure the document continues to represent an integrated approach to planning.

When measuring plan progress, most, if not all of the objectives within an element should be considered "ongoing".

9.2 Housing

The aim of the Housing Element is to assure a sufficient supply and quality of housing within the town while maintaining the town's rural characteristics. The Town Board and Planning Commission will insure that new development does not adversely affect property values or livability issues for neighboring properties, while acknowledging the unique needs of the elderly and those with special needs. The Town will participate with private landowners and developers to insure development is done in accordance with current statutes and ordinances, as well as being compatible with the other elements of the Comprehensive Plan. The timeframe for the Town Board and Planning Commission for these goals should be considered "ongoing"

9.3 Transportation

The Transportation Element is designed to provide for a safe and efficient transportation system for all modes of transportation within the town of Maple, while maintaining compatibility with the other elements within the Comprehensive Plan.

The Town Board shall plan for the maintenance and management of town roads using the PASER System, as well as an annual road evaluation tour. The Town Board and Planning Commission, on an ongoing basis, shall work toward securing any grant funding for town road improvement as it becomes available.

The Town Board and Planning Commission shall develop a snow removal policy for town roads and private drive-ways. This policy will be revisited yearly at the annual meeting, or on an ongoing basis, as needed.

The Town Board and Planning Commission will develop ordinances governing private road/drive-way construction in such a way that emergency vehicles may enter safely by 2012.

The Town Board and Planning Commission will work to maintain existing and future shared road maintenance agreements with bordering communities with written agreements. This will be an ongoing project

9.4 Utilities and Community Facilities

The goal of this element is to support community facilities and utilities that provide services to the town:

Maintain and promote our existing facilities by providing that financial support which is reasonably possible.

Plan for alternative sources of funding for buildings and equipment and continue contributions to the existing equipment replacement fund.

Encourage cooperation between neighboring towns and volunteer fire departments and encourage participation in town and fire department functions.

Maintain contact with representatives of local utility and communications companies to discuss infrastructure development and replacement .

Maintain contact with county and state agencies for advice and guidance on regulatory issues effecting the town.

These actions will be implemented by the town board, planning commission, and in some cases, responsible individuals from the Maple Volunteer Fire Department. It is

anticipated this will be an on-going process over the 20-year time-line of Maple's Comprehensive Plan.

9.5 Agricultural, Natural and Cultural Resources

A. Agricultural Resources

Because of the Town's rich agricultural history, The Town Board and Planning Commission will work to provide an environment supportive of family farms and related agricultural activities

The Town Board and Planning Commission, on an ongoing basis, will work with the various agencies and stakeholders to identify and voluntarily preserve those areas of productive farmland within the town. PACE, or Purchase of Agricultural Conservation Easements, or the creation of AEA's, Agricultural Enterprise Areas, for example, are two programs that could be implemented if both funding and willing participants became available.

On an ongoing basis, the Town Board and Planning Commission will encourage non-agricultural development to occur away from high quality agricultural lands. As non-traditional agricultural enterprises develop the Town Board and Planning Commission, on an ongoing basis, will consider reevaluating existing land use regulations and recommend appropriate changes to accommodate such activities, providing they are not in conflict with other plan elements or regulations.

B. Natural Resources

The Town of Maple has a diversity of landscape cover types. Maintaining and sustainably managing our resources to protect both ground and surface water quality and managing for healthy forests and air quality should be considered our goal. The maps in the Agricultural, Natural and Cultural Resources Element provide a variety of information describing the landscape of the town.

The Town Board and Planning Commission will work with the WDNR and other agencies to acquire regulations to support this goal on an ongoing basis. The Town Board will provide ongoing information on the safe disposal of hazardous waste, as well as directing residents to suitable disposal sites. The Town Board and Planning Commission, in cooperation with the county, WDNR and other stakeholders, will work to encourage recreational activities within the town in an environmentally appropriate manner. The Town Board and Planning Commission will ensure future building and development are done in an environmentally sound fashion. These should be considered ongoing in nature. Developing and maintaining open lines of communication between the Town Board and any forest industry representatives will ensure that any plans are compatible with the Town's goals.

C. Cultural Resources

The preservation of cultural and historic sites within the town allow us to maintain a sense of identity.

Identifying these resources, and preserving them, using the various state and local historical societies, as well as town residents, will accomplish this goal.

9.6 Economic Development

The Economic Development Element supports development that is compatible with Maple's rural character. The element recognizes the need to support existing agricultural, forestry based and other businesses within the town.

The Town Board and the Planning Commission, on an ongoing basis, shall be aware of any new opportunities for economic development within the town, using information from state and county sources, as well as from developers themselves. The Town Board and Planning Commission will ensure, on an ongoing basis, that any economic development is compatible with the other elements of the Comprehensive Plan. Siting decisions for future economic development proposals shall be in compliance with any land use criteria relevant at the time, as determined by the Town Board and Planning Commission, as well as any state and county ordinances.

9.7 Intergovernmental Cooperation

The goal of this element is to maintain a cooperative relationship with neighboring and overlapping jurisdictions.

One objective is to coordinate the shared duties and responsibilities between neighboring and overlapping jurisdictions. The Town Board can accomplish this by reviewing existing written agreements to ensure efficiency and cost-effectiveness on an ongoing basis.

Another objective is to insure that future agreements between jurisdictions and government entities are written documents. This will avoid misunderstanding and provide continuity between involved parties. The Town Board retains responsibility for achieving this objective. The timeline should be considered "ongoing".

A final objective is to improve communications between jurisdictions and other government entities by maintaining open lines of communication with them. This is a Town Board responsibility to be carried out on an ongoing basis.

9.8 Land Use

The Land Use Element is intended to guide future development and ensure that the values and lifestyle of the community are retained. Land use planning is designed to protect private property rights and retain the community character while directing growth and development.

The Town Board and Planning Commission will establish responsible growth and development guidelines by keeping the Town's existing and future land use maps updated at five year intervals. Review of the land use guidelines, where the Comprehensive Plan is used to guide land use decisions, will be done annually. The maps in the Land Use Element depict a variety of environmental limitations, land uses, both current and future, as well as utilities and community facilities found within the town.

The Future Land Use Map does not have the legal standing of a zoning map or ordinance. The F.L.U.M. is, intentionally, general in nature. The F.L.U.M. represents the Town's vision for future growth and development for the next twenty years. It is not meant to be used to make site-specific decisions.

MAPLE HISTORY:FROM TOWN OF SUPERIOR TO EARLY MAPLE.

by Jim Pellman © 2004

The formation of towns in Wisconsin was an entitlement guaranteed to residents by the State Constitution. The creation of the towns in Douglas County was not initiated by the County Board nor by the State government, but was first the result of political pressures in the form of signed petitions by small groups of local residents requesting their own local government, that local government being town government. Compared with the functions of town government today, these local governments were of much more consequence in directing the local political life. This petitioning for self government was behind the creation of the Town of Maple itself.

The Town of Maple was legally recognized after a court order in 1906. The original Town of Brule from which Maple was to be carved had been approved by voters within its own proposed boundaries in 1887. This was the same year the Village of Superior and the Town of Nebagamain were carved from the original Town of Superior which covered all of Douglas County after its formation in 1854. In the 1906 decision Circuit Court Judge Aad Vinje of Superior sorted through several petitions for town formation from residents in different locations within the old Town of Brule and the even larger Town of Nebagamain. His decisions established the new towns of Amnicon and Maple and resulted in a much smaller Town of Brule. Maple held its first annual meeting in April of 1907, presided over by Town Chairman, Edward George Doherty.

Maple assumed its final boundaries after losing one-third of its territory (as did the 1907

Town of Brule) to the Town of Cloverland by action of the Wisconsin Legislature in 1921, again after local petitioning and the County Board's refusal to act.

Eastern Douglas County developed in parallel with county seat, Superior, to its west, once the port city rose on sure footing with the arrival of the Northern Pacific Railroad in 1881, a decade behind Duluth across the Bay and the State boundary. The Northern Pacific continued its line on to its easternmost point in Ashland and was completed from there to Puget Sound, Washington, in 1884. In the process the N.P. intersected all of eastern Douglas county crossing what was to become the old Town of Brule three years later.

In 1887 old Brule had been set off from the Town of Superior and until 1907 its boundaries extended from the Amnicon area all the way to the eastern Douglas county border and from Lake Superior on the north to the Town of Nebagamain on the south. Judge Vinje carved Maple out of forty nine sections in old Brule's center (later reduced to 32 sections), and also gave three sections of southern old Brule to the new Village of Nebagamon. The Town of Amnicon would have to give up land later to the Village of Poplar in 1917.

The new residents of the town of Maple found themselves with two hamlet sites, the Maple and Blueberry stations on the N.P. tracks. In the Maple hamlet, situated on the old Bayfield-Superior road (now part of U.S. Highway 2), was a thriving hardwood lumber mill, with "hotel barn," and mill-master's house; also houses for mill-engineer, and mill-fireman, a railroad depot, a boarding house with a bar, old Brule's (now Maple's) town hall, a small old Catholic

church on land donated by Weyerhaeuser, an 1889 school house, a jail, E. G. Doherty's general store with post office, two saloons, a taxidermist, a large number of settlers who were Canadian by birth calling the Maple station "Little Canada," and a colony of Finns to the north almost all of whom were farmer-logger-road laborer-fire fighters, living on purchased, homesteaded or cutover parcels of land, extending north almost to Lake Superior, all amidst railroad spurs connecting the remaining stands of white pine and hardwoods. These were being cut and shipped to the giant Weyerhaeuser sawmill at Lake Nebagamon, the new village site to the south, or by Edward Hines to the McCord mill in Superior. Hardwoods were also being shipped to Ashland to its charcoal iron ovens where it was turned into fuel to be used in making iron from ores mined on the Penoque range just to the south or from the Gogebic range to the east which extended into Upper Michigan. In Blueberry, again, was a settlement of Canadians, mostly French-Canadians, many of Indian heritage. Many of these settlers had come to the area via Michigan, many from the Bay City area, and also from Connors Point in Superior, following the lumbering trade. Many worshiped at St. Anne's Catholic church built in 1905, and lived in houses situated around the church and along the old Bayfield-Superior Road which angled north-eastward into Brule and beyond. In Blueberry were two more saloons, another general store, a saw mill to the north, and abandoned copper mining sites. There was also a chapter of the Redmen's Lodge.

A HISTORY OF THE TOWN OF MAPLE, WISCONSIN

A Case Study in Changing Local Political Freedom

© 2004 by Jim Pellman

In preparation for this history written for the Town of Maple Land Use Committee, here are some guiding questions and thoughts: Rural life is changing radically, locally, and throughout the United States. Exactly what has local rural life been? Whose definition do we use? Is it the "northwoods character" we see in planning documents, or something much more substantial, less superficial, yet subtle and far closer to the heart of the life of our democracy? Was the real local "rural" reflected in the type of free government that served it over the years? Does that type of government still exist? If it is under threat is land use planning of use in bringing it new life, or is planning part of the problem? How does our local rural community avoid becoming merely a caricature of a free rural place? Can we use the case of the Town of Maple as a case study in changing American political freedom?

Abstract: When physical areas reflected free, local, cohesive, political expression.

Once the latest continental glacier retreated from the Lake Superior basin, for eons the region which encompasses the modern Town of Maple, Wisconsin, became the hunting ground and maple sugar gathering grounds of aboriginal people. Some of these people utilized native copper outcroppings on the mineral range that ran through the Town. An ancient trail of these people ran from the mouth of the Middle River on Lake Superior through Maple south on its way to Lake Nebagamon. At the time of the first recorded European contact with people of this region the Santee Sioux were in control. By the 1600s the Algonquian Chippewa or Ojibwe people had pressured the Sioux to the west. Late in the fur trade era the U.S. Government treaties with these Chippewa bands opened northern Wisconsin to Euro-American cultural settlement and resource exploitation.

At their creations the earliest towns of northern Douglas County, Wisconsin, were the democratic political expressions of small, separate, determined communities of rural local residents. The towns and villages were not the creation of the county government, but were formed often against the stiff opposition of the county board. State law routinely mandated the creation of towns within counties, and this led to the formation of the Town of Superior in 1854 which covered the entire Douglas County at the county's creation. A railroad was promised but never arrived and a booming Superior went bust. From 1848 onward copper mining interests over many decades kept hopes alive among those who stayed as they searched the county's ridge outcrops and sank exploratory shafts with returns on large investments too marginal to fully develop at the prices of the times. However, by 1887, with the arrival of railroads and the pine logging and lumber boom, the population in the region finally rose rapidly, and settlers in communities throughout Douglas county petitioned for the formation of more towns.

The Towns of (old) Brule and Nebagamain and the Village of Superior were carved that year from the Town of Superior. Thomas Doherty of Poplar became the first Brule town chairman, its town hall built near the Maple station on the Northern Pacific. By 1907 in the hey day of logging more petitioning and a circuit court judge brought into being first the town of Amnicon, and then the early town of Maple which brought the railroad hamlets of Maple and Blueberry together, both new towns taking land from old Brule. E. G. Doherty became the first Maple town chairman. Throughout the period from 1887 to 1907 a growing colony of Finns had entered old Brule, most heavily north of the Maple station, northeastwardly in the Waino region, and in Oulu in Bayfield County, in what collectively became the most densely populated farming region in all of Wisconsin.

When Weyerhaeuser, Hines and the pines were gone much of the boom population moved on, except for the Finns, and later farmers of other nationalities, English and French-Canadian, Swedish and American, who had moved onto the cutover acres of the area mostly during the Teens. Both co-operatives and private businesses grew to serve the local dairy farmers. In the Town of Maple three church bodies were organized. In 1921, four years after the Village of Poplar was

carved from the Town of Amnicon, the latest farm settlers in the Cloverland area had to go as far as the Wisconsin legislature to form their own town out of the north ends of both Maple and Brule. Maple's physical boundaries have remained the same since, but the role of town government, and local rural self government generally in people's lives has been radically diminished. Only two dairy farms remain, and, enabled by the automobile, Maple has become part of suburban Metro Twin Ports.



Part I. The Government of a Free People.

It is critical to this discussion to understand the political nature of people—of a free people. There has been a profound, centuries long, debate over what government best serves a free people. A variation in this line of thought is the question, What type of government would a free people create? In order to clearly shape answers to these questions one needs an understanding of the unique American experience in social and political life. How was the representative system of government in America formed? What were the expectations and preconceptions of the founders as they drafted such important documents as the Declaration of Independence and the Constitution with its Bill of Rights? We cannot go into all of these issues in a thorough way, but it is important to say that understanding gained from this type of questioning goes into our sense of what constitutes our own small town and its importance to us, and this understanding should be foundational in any efforts at creating land use plans. A thorough, but brief history is needed to provide the perspective we need to understand what are, from the standpoint of local freedom, the most important issues of the present.

Far from the nation's founders deliberating from a circumstance of anarchy and lawlessness, we find them bringing to their deliberations the centuries long Christian European legal tradition, but also the local American experience and traditions of democracy and community self-rule—their experience of life in towns, what we speak of as “New England town government.” Jefferson thought the only protection we had from the rise of a number of political tyrannies, including a tyranny of the majority, was the creation of “wards” or “little republics” — what we have called “towns.” Each successively higher representative level would gain and preserve its political legitimacy only through the support given it by citizens freely governing themselves in these small, local “wards.” The rectangular “township” system employed by Federal land surveyors was an attempt to facilitate the formation of these most local political units or governments.

What has happened in our state (and the nation) that has changed the role, the importance of towns, in our political lives and experience? What has happened locally? What have we individually and collectively gained or lost in these changes? How much should we resist these changes and their local political consequences? Is Maple a case study in these changes? Can land use planning become a threat to the pure freedom found in these early self governing units? What changes in planning might revive this earlier local freedom and self-determination? Are the profound changes brought on by the new technologies, those in transportation and communications, so overwhelming that local government in the form of towns might no longer be necessary or realistic? Has our understanding of “persons” or “people” and of “community” so shifted over time, have we become so digitized and mechanized, so malleable, mass minded, and predictable, in this modern world, that the preservation of local human and community rights has become only a matter of lip-service? To answer in the negative (or positive) begs that we deeply understand what has been and what we must fight to preserve. This history is dedicated to that understanding.

Part II. From Ice Age to European Contact.

At intervals of incredible length continental glacial ice repeatedly covered the polar regions of the earth, extending in the northern hemisphere as far south as Kansas and Nebraska. Land formations of even more incredible age were worn down in these regions by the repeated passage of ice hundreds of feet thick. The crust of the earth itself was warped and depressed by the pressure of these ice flows and by the

mountains of rock debris they pushed ahead or dragged along as they flowed. When the tongues of the last advance of ice began to melt the great rift, or depression in the earth that underlies and holds modern Lake Superior, was filled with this ice. Ten thousand years ago the water trapped by ice in the eastern Great Lakes basin was still held back in the frigid waters of Glacial Lake Duluth. Even at this time bands of early Americans hunted caribou, and the great elephant-like hairy mammoths and mastodons and other glacial "mega-fauna" that roamed this region. Fresh glacial meltwater flowed south via the Brule/St. Croix River spillway into the Mississippi River from Glacial Lake Duluth until 10,000 years ago when the eastern ice finally retreated enough for the St. Lawrence and Illinois/Mississippi River escape routes to open, quickly reversing the Brule's direction as Lake Duluth's water drained. It is thought that during these times spear using Paleo-Indians lived in the region. Archaic people would follow, moving throughout the region with the seasons in pursuit of game. Finally evidence of Woodland Indians can be found who foraged and hunted relatively smaller creatures within their band cultures. Trade networks extended throughout the continent. Populations rose and fell and rose again in finding a balance with available natural resources.

For eons, then, the region that surrounded the Town of Maple, Wisconsin, was the hunting ground, birch bark gathering and maple sugar gathering grounds of aboriginal peoples. Some of these people utilized native copper outcroppings on the mineral range that ran through Maple. An ancient trail of these people ran from the mouth of the Middle River on Lake Superior through Maple south on its way to Lake Nebagamon. At the time of the first recorded European contact with people of this region the latest of these earlier people, the Santee Sioux, were in control. By the sixteen hundreds the Algonquian Chippewa or Ojibwe people had pressured the Sioux to the west, and late in the fur trade era U.S. Government treaties in 1837, 1842 and 1854 with these Chippewa bands opened northern Wisconsin to Euro-American cultural settlement and resource exploitation.

The earliest contacts with the North American aboriginal population occurred on the east coast. Over time the colonists there became impressed with the governing councils of the native tribes. Thomas Jefferson would borrow ideas from them as he conceptualized the democratic-republic principles we find inspiring the Declaration of Independence.

Part III. The Fur Trade.

Leading up to the settlement of the Maple region was the long era of the fur trade. The years of the fur trade were also a time of tremendous transformation in the cultural lives of the Native Americans. These changes set the stage for a peaceful transformation from a decentralized human life style intimately associated with harvesting the bounties of the Natural order, to a regimented human life style, one intent on the transformation and exploitation of Nature in the abstract. This transition could not occur without land cessions by the Chippewa bands which controlled the Lake Superior region when the American pattern of settlement arrived here.

The Chippewa (or Ojibwe or *Saulteurs* to the French) in the early 1600s had begun moving into the western Lake Superior area from the east making La Pointe on Madeline Island their main base, a site which was relatively easy to defend. These were times of tremendous change among all aboriginal people of the Great Lakes region in the northern continental interior. In particular diseases for which there was no natural immunity among these people disrupted and in some cases destroyed cultural groups and led to dislocating westward migrations. The Chippewa locally were in the process of displacing their ancient enemies, the Santee Sioux, and enemy incursions would be a steady Chippewa fear for many generations. In the interest of the stability of the rich fur trade Daniel Greysolon Sieur du Lhut (Duluth), representing the King of France, had as early as 1679 ascended the St. Louis River which divides the modern Twin Ports. He concluded a peace with the Sioux and the Assiniboin just west of Lake Superior at Fond du Lac. After wintering over, in the following year he ascended the "*Riviere aux Aunage*," (River with Alders), *Menitsakouat* (Sioux), *Misacoda* (Chippewa), or *Bois Brulé* (meaning "burnt wood") River on his way to the St. Croix and Mississippi Rivers in further exploration of the Mississippi Valley.

In 1693 the ambitious New France Governor General Frontenac appointed the trader Pierre Le Sueur as commander of a detail of soldiers to protect traders going to La Pointe, Chequamegon Bay, and points further west. LeSueur that year built a fort near the Brule-St. Croix portage, and in 1695 built another on an island in the Mississippi after renewed Sioux attacks, which again disrupted trade. These posts also were intended to gain the Chippewa as allies in war with the English.

The Lake Superior Chippewa bands under the leadership of Shing-goop (the Balsam), Naw-gaw-nub (Foremost Sitter), Mawn-go-sit (Loon's Foot), and O-sau-gee (Mouth of a River), and others were still active at the Head of the Lakes when permanent American white settlers arrived. Their people had long traded with the French, the English, and later the American Fur Company of John Jacob Astor. Over this time they had become heavily dependent upon the Euro-Americans. In 1842 their chiefs were induced to sign a treaty at La Pointe with the U.S. Government, allowing removal of mineral copper from South Shore lands. But they reserved the right to use cedar, birch and basswood trees and the right to hunt, fish and gather on ceded territory until the time they were removed by the President of the United States - a treaty that much later came into heavy dispute. In a subsequent Treaty in 1854, also signed at La Pointe, further cessions north of Lake Superior were made and reservation boundaries were established in the earlier ceded South Shore region as well as in Minnesota.

As remembered by John Pellman, in Maple a Chippewa family still lived in a wigwam just east of the Corner School and across the small Bardon Creek tributary there until around 1900. John was still a small boy when the group moved or was removed, he thought to Odanah. Osaugie was the local "head man" from about 1840 to his death in 1876. He was recognized as chief in his final decade of life. His band, early each spring, made its way down the South Shore to the Middle River and took an ancient trail overland to the high "copper" ridge in Maple's vicinity to gather maple sap which they processed there into a food staple, preservative and flavoring. John Bardon relates that halfway from the Lake to the ridge was a cedar tree which had a sign stating, "Osaugie's mother lies buried here." The trail continued on southward from Maple's sugaring ridge to Lake Nebagamon and then to the outstanding brook trout fishery at the Brule headwaters. The trail passed close by the current Maple Community Center.

Part IV. A Progression of Towns.

The beginning of the independent civil history of the Town of Maple, Douglas County, Wisconsin, goes back to 1906 and the decision of Circuit Court Judge Aad Vinje of Superior. Vinje was a capable jurist and eventually served as Chief Justice on the Wisconsin Supreme Court. He sorted through several conflicting petitions which variously asked for a division of the large old Town of Brule. Part of the normal procedure in the creation of new towns was this petitioning process by those residing within portions of the larger region. It was and is the most basic of democratic political procedures. Following Judge Vinje's ruling and directives, the Douglas County Board was obligated to endorse this town formation. Legal notices were placed in the local press, such as the *Superior Times*, which announced the procedures that would begin the life of the new towns. The notices described the boundaries of the region set off for the new towns, and ordered that in the case of Maple, in April of 1907, the town was to hold its first annual meeting. This was to be in the Town of Brule's town hall which Maple was to take over, and had to pay for. A Town Board was to be elected by the town's electors (all men), and at this meeting Canadian born, Edward George Doherty, was elected Maple's first Town Chairman. The "inspectors" in that election were John Pollari, J. H. Dalbec, and Joseph Valade. Matt Perala served as clerk of the election. Elected to serve with the Irish Canadian, Doherty, on the Board as Supervisors, were two Finns, William Olson and John Anttila.

The historical context for this election goes back at least fifty years earlier to this region's first permanent settlement and town formation, to the founding of Douglas County and the Town of Superior, and then twenty years after that to the founding of the old Town of Brule. It might even be argued that Maple's town history begins with the writing of the Wisconsin Constitution in 1848 when proponents of the "New England Town System" prevailed in having the town, instead of the county, designated the basic unit of local government.

In 1854 when Wisconsin was only six years old and Douglas County was separated from LaPointe County, later called Bayfield County, it was necessary simultaneously to form a town to cover the entire county region. There was no other local government in the new county, and the State Constitution insisted that there be no territory within the State devoid of uniform local governance. County government was not considered appropriate to meet this local need. The first town then serving the entire county was called the Town of Superior, which still exists within much narrower boundaries today. The population in all of Douglas County at the time, only 385, was a little more than half that of modern Maple which is now about 650. Much of the economic activity in 1854 and in the following decades related to attempts to locate profitable copper deposits throughout the region. Most living here also were eagerly awaiting the coming of the first railroad. There was no City of Duluth, and the Vermilion and Mesabi Iron Ranges to the north, so dominant in the subsequent economic and social history of this entire region, were yet to be discovered.

It would not be until three decades later that there was enough stable development and population increase within Douglas County with the arrival of the railroads and the pine loggers that local government boundaries would change. Those living within the booming unincorporated main population centers in the county were situated along Allouez Bay and the Nemadji River called "Superior City" or the "East End." The new "West Superior" in the area of Tower Avenue, would reluctantly join them in setting themselves apart to become the Village of Superior in 1887. Then, two years later, in 1889, the City of Superior that we know today would be chartered. Simultaneously with the organization of the Village of Superior, those living outside of Superior's proposed boundaries petitioned to form two new towns: Brule and Nebagamain. After a vote of the local residents within each region, in April of 1887, the new Towns of Brule and Nebagamain held their first annual meetings, and the Town of Superior, reduced in area by half, held its twenty-fifth annual meeting. In the following US Census of 1890 Brule held 386 people, Nebagamain 554, Gordon, formed in 1888, 184 people, the diminished Town of Superior was reduced to 361, and only about half of all of these people, the adult males, were eligible to vote.

The Douglas County Board had acted to form the new towns after petitioning by homesteaders and resident developers. In the case of the Town of Brule we find a population spread out to the east along the Northern Pacific Railroad in places surrounding the stations and hamlets of Midland (Wentworth), Poplar, Maple Ridge, Little Canada, Blueberry and Brule. In the case of the Town of Nebagamain, we find its residents settled around the stations along the Wisconsin Central, and the Chicago, St. Paul, Minneapolis & Omaha ("the Omaha") railroads to the south. At the very southern end of the county the Town of Gordon would hold its first annual meeting the next April in 1888, taking part of the towns of Nebagamain and Superior. This was almost two decades before the Town of Maple was founded, but came about the time of the founding of the railroad hamlet Maple's post office. The Northern Pacific Railroad had been built through the Town of Brule in 1883 on its way to Ashland, its easternmost point. The Town of Nebagamain's name would later be borrowed by the Nebagamain post office, its name changed under influence of the Weyerhaeuser concern to "Nebagamon" in 1902. The name with the same corruption was later borrowed by the Village of Lake Nebagamon formed in 1907. Eventually this early town would again be divided by action of the Legislature at the same time Maple was formed, creating the Towns of Highland, Hawthorne and Solon Springs. The name "Town of Nebagamon" finally disappeared entirely in 1908 when the locals took the name "Town of Bennett."

What motivated these town petitioners? To quote town government historian, James R. Donoghue, "Under long-standing American theory, power resides in the people and it is the people who create governments and bestow powers on them." These people wanted truly local government which meant home rule: control of their own affairs to the degree possible. It was more than American theory, but American local practice and actuality. When resisted by the "powers that be," meaning those on the county board, the petitioners went around the board to the Wisconsin legislature where enabling acts were passed.

We must recall that we are speaking of a time without telephones or even automobiles. We are speaking about a time when civil affairs in being truly local and representative were shaped in face to face encounters in naturally occurring running plebiscites. Local, community-changing proposals were measured

for the most part not by a distant bureaucracy and "experts," but by those hardened by the realities of local experience shared by well known and tested local leaders. The local population, then, as now, was informally subdivided into many smaller groups with much variety in motives, interests, and dynamics - and size - in their formation. These might have been economic, secularly social, religious, fraternal, family or otherwise. A natural point was reached beyond which collective civil affairs, local government business, conforming to our democratic and republican ideals and common experience, could not be effectively conducted within the intimate local governing group. Interests driving local political events were then felt to be too distant, the system of representation becoming too impersonal, too stretched. The powers of taxation were felt to be too remote, necessitating new town division—and we are not talking about populations in the thousands, but numbers in the tens and hundreds at most, and we are talking about towns, the most local of governments.

This was also a time of personal "self-reliance," understood as people taking responsibility for themselves and their neighbors, within a strong tradition of local freedom and cooperation. Food production was also primarily a local matter. Newspapers from Superior and Duluth brought in the affairs of the wider world which included not only dispatches from foreign lands, but also from such exotic locations as Madison and Milwaukee in the southern parts of our own state. The main inter-city connectors were the railroads and the waterways, and even with the railroads to some degree, all of these transport means were affected by the seasons. Everyone knew and relied upon his neighbors out of necessity, and helped neighbors when in need. Local rival church bodies were foundational in nurturing morality, sociality and orderly civil life. Among the Finns in the northern Maple region this included the Finnish Apostolic Lutheran Congregation, and the Finnish National Evangelical Lutheran Church. Near the Maple rail station and later in the Blueberry hamlet small Roman Catholic Churches were built.

The human circumstance locally was that until the mid 1880s there were very few "neighbors" in Douglas County. After the survey crews of George Stuntz and his brother Albert in 1852 to 1854 and the treaty with the Chippewa of 1854, aside from these relatively "unsettled" native bands who had retained hunting, fishing and gathering rights, the only people in the area outside of fledgling Superior, situated near the Nemadji River mouth on Allouez Bay, were transient prospectors. They scoured the variously known "Brule," "Douglas," "Mineral," "Trap," "Aminecon Trap" or "Copper" Range or Escarpment, which runs through Maple and all of Douglas County from southwest to northeast. Also here were timber cruisers, the short lived English Clevedon colony at the mouth of the Brule River from 1880 to 1886, and some "nabobs" (rich men with exotic wealth) visiting the hunting and fishing grounds on the Brule's upper reaches. For a few years horse drawn stages slid and bounced along the Bayfield-Superior Road which ran right through Maple beginning in 1871, the year the Lake Superior and Mississippi Railroad reached Duluth. The stages, which were mostly sleighs used in the winter, ran until 1877 when the Wisconsin Central Railroad finally reached Chequamegon Bay, and they lost their freight contracts and passengers. Already in the summer months most travelers had gone via the comfort of boats between Chequamegon Bay and the Twin Ports. Segments of this old road are still found in modern Maple, in the Village of Poplar and in the modern towns of Amnicon and Brule.

V. Boom Times in the Primeval Forest.

But big changes were soon to come. All of the coming local activity was embedded in a national and regional economic background that was driven by the rapid national expansion, high immigration, principally from the nations of northern Europe. It was driven by growing demand for the physical raw materials of the expanding empire, lumber, building stone, and metal ores, in particular copper and iron. The Head of the Lakes region had all of these raw materials in abundance, it was thought, and this attracted investors and speculators, from nearby St. Paul to as far away as Boston, and even Bristol, England. With a rugged climate that demanded special skills to exploit, especially in the vitally needed area of farm produce, this region had remained at the fringes, or on the "frontier" of American national life, a part of the rugged American "Frontier West," and it remained a Wisconsin backwater. But just to the west were vast prairies ready to be planted to wheat, and elevators would soon be going up on the Superior and Duluth waterfronts. It was a rugged climate, but not so rugged, that when its resources were finally, urgently needed, it could

not be quickly "settled," and its riches exploited, including its unique red clay soil, for the crops and hay it would grow. The pioneer farmers in old Brule and Maple would meet that demand.

The first tentacles of this booming national industrial economic organism had been the steam sidewheelers like the ill-fated *Lady Elgin* that plied the Great Lakes and Lake Superior and had entered the mouth of the St. Louis River from the founding of the county. The *Lady Elgin* had been preceded by the more natural and romantic canoe transport and sail powered vessels on the waterways of the French-Indian and later English and American fur trade. The early lake paddleboats were followed on land by the steam locomotives. By 1884 the Minnesota Vermilion Iron Range opened up 100 miles to the north. The already decades old copper and iron mining ventures of Michigan's Upper Peninsula and "Copper Island," and the Upper Midwest white and red pine logging boom were still on the upswing. Northern Douglas County under such conditions would see a rapid transformation. The two railroad lines mentioned above, the Chicago, St. Paul, Minneapolis & Omaha (the "Omaha", part of the Chicago & Northwestern system) in 1882, and the Northern Pacific (NP) in 1881 would make it into a soon to boom Superior. These lines, together with the Duluth, South Shore & Atlantic (DSS & A) in 1889, and eventually the Wisconsin Central, would cut through virgin forests on their way to the growing port. With jobs and money, and free or cheap rural land, a population boom throughout the region soon followed. A revived urban Superior, which had badly slumped until railroads arrived, absorbed the bulk of the new arrivals, at least temporarily. The Federal Land Office in Bayfield and soon Ashland would shortly handle the claims of hundreds of new rural settlers, many of them Finns, settling north of the Maple station, and across the wider old Brule region. Many were homesteading under the 1862 Homestead Act for a total fee of \$18.00 for 160 acres. Some purchased land outright at very low prices, settling amidst the vast holdings of lumber barons, land grant railroads, and land and mineral speculators such as James Stinson.

Among the earliest settlers in northeastern Douglas County were the sons of Francis Doherty, a Protestant Irish immigrant to New Brunswick, eastern Canada. Francis' four sons, Thomas, Edward George, John and Andrew, entered the United States in Maine in early 1880 and 1881 and came in the fall of 1882 to homesteads that were near the proposed Northern Pacific railroad in northern Douglas County. They would all settle in the Town of Superior in the area that would become old Brule and in that particular region which 35 years later would become the Village of Poplar. Eventually Edward George Doherty, at the turn of the century, would move to the Maple station area along the Northern Pacific in what was still old Brule and establish a general store and later a successful State Horticultural Society orchard there. Old Brule's Town Hall was located near the Maple train station, just south across the Bayfield Road from the family of John L. Davis, Civil War veteran, farmer and taxidermist, and Ed Doherty's holdings. In 1907 Ed George Doherty would become Maple's first town chairman, and was also Maple's postmaster. Almost twenty years earlier, while still living three miles east in Poplar, he had served the early Town of Brule as a Town Supervisor. His brothers also were active in local government, at one time or another all four of the brothers serving the government of the Town of Brule. His oldest brother, Thomas, was the first Town Chairman of early Brule. Their brother, John, was town assessor in the first government. Two years later their other brother, Andrew, was elected Brule's Justice of the Peace. Edward George's oldest brother, Thomas Doherty, was also postmaster at the Poplar station and ran a general store there near the Northern Pacific station until his death in 1908, the year after their aged father, who had come from Canada to live with him, died in his one-hundredth year. The graves of both Thomas and father Francis are found in the Poplar cemetery.

Settling near the Little Canada-Maple station six or seven years after the Doherty's settled in the Poplar area was French-Canadian homesteader, Thomas Nephew (Démas Neveu). He had come to the region with the logging interests that had moved into old Brule from the Bay City, Michigan area. Nephew eventually built a hotel on his Maple holdings next to the station, and became newly created Brule's Constable. Eventually the "indomitable Frenchman" was elected Brule's Town Chairman. Tragedy would strike soon after when he mortally wounded a relative in a hunting accident and he would never be the same. He tried life in Yakima, Washington, but returned to this region. His hotel and lands went to William Follis and John Deterling. Deterling was sole owner by the time Maple formed.

was land in the Blueberry area, and in 1895 he induced a number of people from Crookston, Minnesota, Connor's Point Main Street in Superior, Duluth and eventually some Brule River mouth French-Canadian loggers to settle there.

The Vinje court decision of 1906 finally forced the Douglas County Board to recognize two long narrow towns, Brule and Maple, in the northeastern corner of the county. Just west of Maple the Town of Amnicon was created a year earlier, also cut out of old Brule's territory. The slender new Brule on the far eastern edge of Douglas County still contained the lower Brule River down to its mouth on Lake Superior. Maple, too, part of four congressional townships, was only four miles wide, and extended southward from the Lake Superior shore a total of about 12 miles. Maple took that part of old Brule north of the Village of Lake Nebagamon which was also formed in 1907 mostly out of the Town of Nebagamain, just as the sawing at the Weyerhaeuser's Nebagamon Lumber Company mill began to wane.

Maple's first town clerk was Michigan born Melvin Loree from Blueberry. Maple's second town clerk was the old Town of Brule's former clerk, Frank Hansler, also of Blueberry. Loree had a store in Blueberry, and his wife was aunt to Chairman Ed George Doherty's children, presumably the sister of Ed George's wife who was from Superior, also of Canadian Protestant background. Loree was also non-Catholic. Many associated with the Doherty family, including Loree, eventually moved west and north, to Oregon, California and some into Saskatchewan --back to Canada. Ed George Doherty, besides his Maple store, farm and successful experimental orchard holdings, eventually purchased a house in Superior and spent much time there. Widowed the same week he became Maple's town chairman, he would follow a married daughter to the Detroit area years later, and died there at an advanced age. His remains were returned for burial in the Greenwood Cemetery in Superior. Maple's second Town Chairman was Finnish born, twenty-one year old, Nestor Pellinen, who changed his last name to Pellman, the first to do so. He later was Maple's Town Clerk for many yearly terms.

Despite the departure of the logging crews and most of the logging railroad men by 1910, the Finnish settlers would remain on the gentle red clay slope, and with the addition of several more Finnish families, became part of the most densely settled farming area in the state of Wisconsin (which included Waino, and Oulu of Bayfield County). Finns would continue to arrive, coming from mines and quarries; from Lanesville, Massachusetts; Upper Michigan; Frontier, Wyoming; Red Lodge, Montana; as well as from Finland, farming both native tree covered and cutover acreage. In Maple they would confine themselves mainly to what would become the final Maple boundary on the north, a few miles from the Lake. To the south in Maple there was a radical shift in soil type as one moved south past the "Brule Escarpment," the earlier mentioned "Douglas" or "Copper Range." One moved from thick red clay, glacial lake bottom sediments, in the north, to glacial sands, gravels and hardpans for subsoil amidst outcrops of igneous bedrock, in the south, until reaching the vast Blueberry Swamp. The higher southern lands also had more hardwood growth in the traditional Native American maple sugaring grounds. Through the heart of Maple ran the obliterated trail of Osaugie that had connected Lake Superior with Lake Nebagamon. Later, non-Finnish settlers came into these higher, southerly, cutover regions, and bought these lands with their rockier, sandier loams, soils which were easier to work but which were less fertile than the northern clays. This was especially true as one moved in the direction of the sandy "pine barrens" to the south found on deep, porous, glacial sands and gravels.

VII. Settling the Cutover.

Except for the formation of the Village of Poplar out of the newer Town of Amnicon in 1917, after the year 1910, for eleven years, the growing towns of northern Douglas County would remain the same. The townspeople would follow the annual routine of spring political caucus, and in April, the town annual meeting and election of town officers. In 1921 this pattern was disrupted when the newer residents of what would become Cloverland, represented by resident leader Philip E. Nelson, petitioned the County Board for town status. This was rejected and Nelson carried the issue to the Wisconsin Legislature. A bill was passed creating Cloverland out of the northern thirds of the Towns of Maple and Brule.

What motivated this change? Maple had just constructed a new combination Town Hall/Maple School on the southeast corner of the intersection of then Highway 10 (now Highway 2) and County Road F, replacing the original Maple School and the Brule Town Hall which had served Maple for its first fourteen years. One of the issues may have been this construction. "Taxation without representation" was often heard. However, from the *Maple Record of Town Proceedings* it also becomes apparent that a controversy had grown which showed itself in petitioning by the Cloverlanders for the creation of a new school district in the northern Maple area, and, of course, a new school to serve the settlers who had been steadily moving in, taking up large tracts of cutover lands in the north which had become available after the pine were removed by Hines, Weyerhaeuser and others.

Beginning in the Teens, Weyerhaeuser's Nebagamon Lumber Company and other of his interests had formed a land company, the American Immigrant Company. This and many other land companies had brought many logged over acres within Maple up for sale to settlers coming to the region from richer, earlier settled, farming regions in Nebraska, southern Minnesota, and Iowa. There these properties had been strongly promoted by land agents. Among other sellers were the Malcolm V. Bolton Company, the Farm Realty Company, and Lake Superior Fruit and Grain Land Company. The acreage and scale of these new farming operations was in many cases much more extensive than the smaller subdivided subsistence holdings many of the local Finns were successful at farming and were satisfied with. There was a clash of cultures both in ethnic terms, and in terms of agricultural practices. The Cloverland farmers were uncomfortable with the tax assessments being made on their larger holdings, the Town government being in the hands of Finns who vastly outnumbered the predominantly Swedish ethnic newcomers.

When the Finnish controlled Maple Town Board flatly rejected the Cloverlanders' petition for the new school and district, and this despite their construction of their own crude school building with dirt floor, a flash point was reached. Quickly the issue went from reluctant Douglas County Board to the Wisconsin Assembly. In April of 1921 the Town of Cloverland was to be recognized, and both Maple and Brule were ordered to give up their north ends to the new town. A few northern Maple Finns were trapped in this separation which led to some stresses on school playgrounds, but overall the transition went smoothly.

What is instructive in the Cloverland division is that the local initiative for the formation of a new town was strongly resisted by the County Board. Town formation was the result of the will of a small but determined local population. Also important to note was the power the local town boards still had over the formation of school districts. And finally, it is plain that the Wisconsin Legislature and Governor had sympathy for this really small number of petitioners in Cloverland, and granted their request, curiously respecting the principal of home rule to the people, despite having to subtract from the territory of not one, but two existing towns.

For a time the Cloverland farmers still traveled southward on Maple roads to the Maple train station to get their dairy production to Twin Ports markets as there was no rail service into their town after logging concerns lifted the spurs run into that region with the end of the logging boom in the early Teens. It would take a generation or two but with local intermarriage of the young any animosity over these events would end, and with a Depression to struggle through the issues of survival would not spare any group, and would bind the region together somewhat in mutual help.

VIII. Vast Changes in Rural Life.

The changes that took place in local government in the following decades took on the character of the vast changes in transportation and agricultural markets, and the revolution in American mass culture, technological advances in every field and population growth in distant regions and markets. The economic collapse of the Great Depression years, and the coming of the Second World War would disrupt the life patterns of all rural populations, especially those where the head of the farm household also for generations often routinely held non-farm outside employment, as many of those in the Maple area routinely did.

A large number of the maturing youth in the Maple area typically left the farms for jobs on the ore docks or the roundhouses and railyards in Allouez and Superior. Women went to work in boarding houses and restaurants, or became nannies as far away as Chicago or even southern California. Some young men found work in the CCC camps in the Brule Valley or at Pattison Park. WPA projects provided many locals with work off the farm, many in local road and bridge building, or in improvements to Bardon (now Amnicon) Park. Others tried sailing on the Great Lakes or even the world's oceans. Many went to work in the nearby mining districts of Minnesota and Upper Michigan. Some went to work in auto factories in Kenosha or Detroit, while others found work as carpenters at Twin Ports shipyards, or in the larger, nearby growing mega-cities such as Chicago, Detroit or the Twin Cities. As mentioned some young women went to work as domestics and waitresses in a booming southern California or much closer in the local cities of Duluth and Superior, or in a growing resort industry. Many young men cut pulp or cord wood or left for camps where they cut hemlock for its bark.

The common thread in all of these occupations was accommodation to tremendous enlargements in outside economic scale, either of the employer or the market being serviced. Later, often lost sight of, was the political freedom taken for granted back home. What did these jobs and aspirations have to do with seemingly primitive local politics and lifestyle? These abandoned places for most represented "home," a real home, and when the rootlessness of modern life became more and more obvious to later generations, the just people and the true freedom in these simple places would become recognized as a treasure almost lost.

Maple should not be romanticized and stereotyped to have been, based upon what has been described above, simply a "Finntown." The Finnish settlers had much influence, and gave a Finnish character to many of the local institutions, among these important local cooperatives, the Farmers' Cooperative Store, the Maple Telephone Cooperative, Cooperative Services, the Northern Finnish Mutual Fire Insurance Cooperative, and the Brule Coop Park. Yet with the loss of the town's northern area to Cloverland, the smaller Maple was still a dynamic community with both large and subtle social divisions, the most obvious, the inclusion of the old French-Canadian Blueberry settlement. The railroad station area of central Maple contained not only the Doherty family but the Nephew farm, later owned by John Deterling and then by absentee Chicagoan, Eugene Stockton, run by his manager, Oscar Halverson, later the Hogoboorns, and finally the TePoels. Halverson, a non-Finn, became Maple's first Town Chairman after the unsettling split with Cloverland. Other residents around the station were the Rhodas, the Davidsons, Olsons, Baxters, Schulties', Faleski's and others who were non-Finn. There were non-co-operative Finnish businesses: the Pollari bothers, who, with the help of their father, John, started drilling wells and set up an auto repair and welding shop, and gas station; and Edward Niemi, a Finn-Swede, who established a Red & White store which served the region for over forty years, competing first with Doherty and later with the Farmers' Cooperative, including the hauling of local milk production by truck into the Twin Ports, after the railroad gave this up. He also competed with the Pollaris and the Co-ops in the petroleum business selling Standard Oil products.

The great school consolidation into Corner School in 1939 would bring together the Maple hamlet school children, the Blueberry hamlet school children and those predominantly Finnish in background who had earlier been joined to the Corner School from the Pellinen and Pollari schools in 1921. Many ethnic factions were blended in this consolidation. The Town of Maple had become a successful American civil community, people living together despite their cultural differences, in freedom, under the law, running their own educational and governmental affairs. Communities like these produced those of the "greatest generation," like Ace of Aces, Richard Ira Bong from nearby Poplar, who, among many, when called to defend freedom in World War II, really knew its local meaning.

IX. Changes after World War II.

As servicemen and women returned from the radical life changing experiences and travels associated with the Second World War, locally radical changes were also taking place in local government. Terms to the town boards across Wisconsin had gone from one year to two years. This innocent appearing transformation marked an important change in attitude toward local government and culture. The two year

term diluted local political self control and constituent involvement, and is evidence of a subtle shift away from local control of government affairs.

Local control of education almost simultaneously took another step toward enlargement and echoed state centralization. High school education had been a patchwork affair for students in Maple and the surrounding area. The Town of Brule had a high school curriculum in Waino. Poplar students attended the Poplar High School in Lake Nebagamon. Many rented in Superior and went to East High School or Central. Some in Maple even commuted. In school jobs were offered at Central High School to help rural students with expenses. After the loss of Waino High School due to a 1947 Christmas fire, motivation was high to improve rural high school education throughout the region. In 1949 the "Union Free High School," soon Northwestern High School, located in Maple after contentious gathering, opened its doors. The land on which the school was built with much volunteer help was donated by the Maple Farmers' Cooperative. The school was a vast improvement over the patchwork of high school education in the region, but to accomplish this important change local school boards in the towns of Amnicon, Brule, Cloverland, Hawthorne, Lakeside, and Maple, and the Villages of Lake Nebagamon and Poplar gave up control of the education of their young in favor of the new joint school district. The school was modest but modern. The creation of the school district also reflected modern trends, yet the tradition of eighth grade graduation would continue on at Maple Corner School for more than a decade. Modern standards dictated a full four year high school education, and with the elimination of many rural schools, the office of County Superintendent of Schools would also be eliminated.

We see in these changes the eventual end of the local town based school PTA and its system of officers and fundraising projects, such as that associated with construction of the Corner School gymnasium. Enlargements of scale undermined these very local self-determining efforts and involvements. The PTA of the future would serve the large transcending district.

With *Baker v. Carr* and *Reynolds v. Sims* and other U. S. Supreme Court cases in the 1960s came further erosion of the political power of rural communities. These decisions, fueled by the debate surrounding reapportionment, and justified by the "equal protection clause" of the Fourteenth Amendment, insisted on one person-one vote. This mathematically fair but humanly simplistic formula ended the respect that had been shown for the autonomy of local rural life, and immediate community self rule, as it had been experienced in Wisconsin towns since the founding of the State of Wisconsin in 1848. These decisions changed all of America, degraded local government, took away one of the powerful check and balances in our government, and contributed to the death knell of rural America.

As a result of these Supreme Court decisions and the later State Supreme Court case, representation on the Douglas County Board changed as did that for all the counties of the State by action of the legislature. The Town Chairman as highest elected local town official and community leader was no longer routinely permitted to represent his or her town on the County Board. He or she was also denied the contact building and the tremendous learning experience this offered. Instead a system of intermediate county supervisors was instituted with town and village boundaries held secondary to numbers of voters within legally unstable supervisory districts. These were made subject to change based entirely upon the numbers of voters within them. One supervisor might represent constituents in several towns and villages, or in only a part of a town. Such is the current situation (since 2001) in which the Towns of Brule, Cloverland and Lakeside and the northern portion of the people in Maple are represented by Kay Johnson of Brule. The southern portion of Maple's residents were joined with the people in the Village of Lake Nebagamon, with, until recently, Tony Coletta, Nebagamon's one time and simultaneous Village President, representing all of them. Supervisors now belong first to the county and then to their local community, the opposite of the earlier system of representation. One vital level in the system of separation of powers, and checks and balances, perhaps the most important and democratic of all, had been removed. As the system is now structured, people clutch at the larger political center to the loss of local community and local cohesiveness.

The issue of so-called "home rule" is another State provision that flies in the face of equal protection of political status for those living in towns as opposed to villages and cities. Village and city governments have had "home rule" since a constitutional amendment was ratified by the statewide public in 1924, and counties have gained "home rule" by statute but not constitutional amendment. Wisconsin towns do not have home rule, and there have been those in county seats actively resisting added town powers. The abandonment of town government entirely has been seriously advocated in Madison.

America became universally "urban" with the high court decisions. The Warren Court set loose nothing less than a political revolution, a tremendous power shift toward urban interests. The individualized, urban, college educated "professional" class now had the upper hand in setting the course of American political freedom. Policy was now shaped by definitions of "experts," undermining the involvement and contribution of the local voter and resident, full of experience and practice in the broad field of community and personal life. The flight of the young grew, and with "soil bank" and other Federal discouragements, fields began to return to weeds, tag alder and sumac. Farmers who had years earlier made the leap to the dairy market, building their herds to large numbers, later, for lack of sons and daughters willing to work the land, auctioned off these herds. Beef cattle in some cases took their place, but the family dairy farm has become almost a memory in Maple, outside of, until just recently, three stubborn operations, the Jon TePoel's, the Jacobson brothers and the Donald Andersons'. With the recent death of Robert Jacobson, the number has fallen to two. The Pellinen fields which had supplied hay and feed for the dairy herd of Cloverland Chairman, Larry Luostari, in 2001, would begin to feed beef herds. The price paid for milk had fallen so low retirement from dairying became the most reasonable option.

Maple and the surrounding towns and villages have become part of suburban, Metro Twin Ports, a good place to live but for the most part utterly dependent upon these large urban municipalities to the west for jobs, services, and progressively even for government. At best, land use planning has served to control the physical urbanization process to a limited degree and has been an extension of the urbanization process itself. It has not been designed to truly revitalize the native freedoms of rural local self-rule, except at this serves to help regulate urban demands on rural resources. In the kind of world in which we now live, it is essential that land use planning become a tool in the service of rural local self-rule by embracing a dynamic that puts the most local of governments first. Planning must come to fully serve the preservation of the identity and the vitality of those living in the smallest and freest of governments, the one most fully respectful of individual property rights. This history and this document are attempts to create a planning document with the enhancement of freedom and local self-determination as its first objective.



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(This version adapted for Maple Comprehensive Land Use Planning--April 23, 2003 and April 30, 2003, May 14, 2003 meetings, with changes from September 6, 10, 17, 24, 2003, December 26, 31, 2003, January 3, 5, 6, 7, 9, 10, 16, 22, 27, 30, 2004, February 25, 26, 2004, April 6, 8, 9, 2004.)

COMMITTEE MEMBERS

Members for a land use planning committee were sought out by the town board, Town of Maple. The land use planning committee members remained the same throughout the planning process.

Committee members: Robert Erkel, Bardon Creek Road, Chair
Daniel St. Pierre, Bardon Creek Road, Vice-chair
David Grapentine, Wuori Road
Tara Howland, U. S. Highway 2
James Pellman, U. S. Highway 2
Judy Coda – Hakkila Road (member 8/01 – 10/02)

Committee membership did not revolve, as is recommended by the state. Therefore, the town board must be aware this fact may be brought up in the event of any litigation involving the comprehensive plan. New members were sought at each public meeting, but none came forward.

Geoff Wendorff, UWS Extension Services, provided assistance with compilation of survey questions, statistical information and maps, as well as offered his expertise with respect to the process of land use planning issues.

MEETINGS LEADING UP TO THE PUBLIC MEETINGS

Committee was formed August 2001 with open committee meetings starting September 12, 2001. Meeting dates and times were posted on bulletin boards at the town community center, town garage, and the disposal center, and were held one to three times monthly until May 15, 2002.

Surveys were sent to any owner of property within the township during November 2001. In January 2002, survey results were tabulated. The survey and results are included in this document.

Committee meetings began again on September 11, 2002, on a weekly basis until May 14, 2003. After a summer break, weekly meetings resumed September 10, 2003 through May 19, 2004. Weekly committee meetings resumed September 15, 2004.

PUBLIC MEETINGS

Meetings announcing survey results and requesting public approval to develop a land use plan were held on September 21 and 24, 2002. In accordance with Wisconsin law, announcement of public meetings was posted in The Daily Telegram, the Northwoods Shopper and on all town bulletin boards. Attendees voiced their comments and concerns relating to a comprehensive plan. Committee members took note of each topic brought forth and addressed the concern during their weekly meetings.

An open meeting to discuss the draft of the land use plan was held on May 8, 2004. Again, announcement of public meeting was posted in The Daily Telegram, the Northwoods Shopper and on all town bulletin boards. Citizens had the opportunity to receive a copy of the draft plan, listen to committee comments, ask questions, and take home a copy of the draft for further study. Citizens were encouraged to contact any of the committee members with further questions or with particular concerns over any portion of the draft. The committee received approval to complete the comprehensive plan and to present the completed plan to town board.

Neither the weekly meetings nor public meetings were well attended by townsfolk. However, 46.4 percent of mailed surveys were returned for committee review, and the committee gave much consideration to survey results throughout the development of a comprehensive plan for the Town of Maple.

The land use committee, having completed the task set before them, now turns the comprehensive plan over to the town board of Maple for their action.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "R. J. Erkel". The signature is written in a cursive, flowing style.

Robert J. Erkel, Chair
11091 East Bardon Creek Road
Maple, Wisconsin 54854

RESOLUTION ASKING THE MAPLE TOWN BOARD TO ADOPT "TOWN OF MAPLE, DOUGLAS COUNTY, WISCONSIN, COMPREHENSIVE PLAN" BY ORDINANCE AT AN ANNUAL MEETING

Whereas: The Town of Maple Land Use Planning Committee (the Committee) commenced work on the development of the *Town of Maple, Douglas County, Wisconsin Comprehensive Plan* (the Plan) with the aid of Douglas County's UW-Extension agent, Geoff Wendorff, in August 2001, and;

Whereas: The Committee proceeded to inform the community of the planning process and to solicit public input in a variety of ways, as documented in the Plan, including open and posted committee meetings, three official public meetings, notification of progress at town board meetings and in town newsletters, and;

Whereas: The Committee utilized information compiled in the 2001 Town of Maple survey, which asked residents and property owners for their opinion and input, and which is included in the Plan, and;

Whereas: The Committee sought expert assistance when needed, and;

Whereas: The Committee offered the first draft of the Plan at the annual meeting in April 2004 for public review, and the final draft on May 8, 2004, and;

Whereas: The Committee did meet state ordinance for Class I notices for the three official public hearings wherein the public was invited to inspect the Plan, ask questions and to submit comments after adjournment of those meetings, and;

Whereas: The Committee has offered the Plan to the town board for review and comments, and;

Whereas: The Committee has made diligent effort to express the long-range interests of the community and to meet requirements of the state mandate for Wisconsin comprehensive planning legislation (section 66.1001, Wisconsin statute).

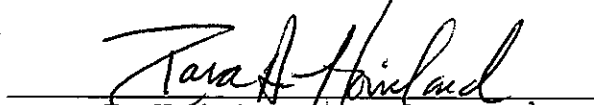
Therefore, be it resolved the Town of Maple adopt the *Town of Maple, Douglas County, Wisconsin, Comprehensive Plan* with a draft date of November 2004 by ordinance during an annual meeting or special meeting, which is to be scheduled by the Town of Maple.

Respectfully submitted:


Robert Erkel, Chair


Daniel St. Pierre, Vice-Chair


David Grapentine


Tara Howland


Jim Pellman

APPENDIX - RESOURCES

Federal Agencies & Resources

Conservation Reserve Program (CRP)
U.S. Department of Agriculture (USDA)
 Farm Service Agency (FSA)
 Natural Resources Conservation Service
U.S. Department of Army, Corps of Engineers
U.S. Environmental Protection Agency (EPA)
Wetland Reserve Program (WRP)
Wildlife Habitat Incentive Program (WHIP)

State Agencies & Resources

A Guide to Intergovernmental Cooperation, Resource Conservation and Development Program
Conservation Easements
Guide for Communities, November 2002, UW-Extension Service
Northwest Regional Planning Commission
Planning for Agriculture in Wisconsin, 2002, Department of Agriculture
Wisconsin Department of Administration, Division of Housing and Intergovernmental Relations, Office of Land Information Services
 Wisconsin Land Information Program
 Coastal Management
Wisconsin Department of Commerce
Wisconsin Department of Agriculture
 Department of Natural Resources (DNR)
Wisconsin Department of Tourism
Wisconsin Forest Legacy Program
Wisconsin Managed Forest Law
Wisconsin Private Forestry Assistance Program
Wisconsin Statewide Digital Soil Data Base (STATSGO)
Wisconsin Town Land Use Data Bank, Census of Population and Housing, Douglas County, University Extension Service
Wisconsin Towns Association
Wisconsin Water Detention Basins (water shed management)

Transportation Agencies

Douglas County Highway Department
Town of Maple, Road Supervisor
U.S. Department of Transportation, Federal Highway Administration, Wisconsin Division
Wisconsin Department of Transportation

Pavement Surface Evaluation and Rating System (PASER)
Town Local Road Improvement Program (TRIP)
Transportation Planning Resource Guide, Wisconsin

Douglas County Resources & Agencies

Douglas County Board of Supervisors
Douglas County Chamber of Commerce
Development Association
Tourism
Douglas County Emergency Management
Local Emergency Planning Committee
Douglas County Forestry Department, Administrator
Douglas County Recycling Department, Coordinator
Douglas County University Extension Service, University of Wisconsin
Douglas County Zoning Department, Administrator
Geographics Systems (GPS)
Land and Water Conservation Department
Land and Water Resources Management Plan for Douglas County
Tri-County Recreational Corridor Commission

Historical Resources

A Manual for Communities, Historic Preservation in Wisconsin
Archeologist, State of Wisconsin
Douglas County Abstract Office
Douglas County Historical Society, Research of Old Buildings
Historibase, computer software
Old-Brule Heritage Society, Inc. (OBHS)
Saving America's Countryside - A Guide to Rural Conservation, by Samuel Stokes, A.
Elizabeth Watson and Shelley Mastran, Johns Hopkins University Press, 1997
State of Wisconsin Historical Society
*Wisconsin Far Northwest: Brief Histories of the Rural Communities in Northern Douglas
County*, by Old-Brule Heritage Society, Inc., 2004

Town of Maple Resources

Citizens
Town of Maple
Road Supervisor, Daniel Saari
Town Board, Gary Saari, Chair
Volunteer Fire Department members, Michael Lundeen, Chief

TOWN OF MAPLE
Douglas County
MAPLE, WISCONSIN 54854

ATV AND SNOWMOBILE ORDINANCE
ESTABLISHMENT OF MULTIPLE USE ROUTES IN THE TOWNSHIP

THE TOWN BOARD OF THE TOWN OF MAPLE, ON MAY 11, 2000, ADOPTED AN ORDINANCE ESTABLISHING THAT A PORTION OF THE BELOW MENTIONED ROADS WILL BE DESIGNATED AS MULTIPLE USE ROUTES.

SECTION 1 – THE TOWNSHIP ORDAINS AS FOLLOWS:

- (A) The Town roads will be open for residential access for snowmobile use.
- (B) The following roads will be open for ATV and snowmobile routes: [REDACTED]
 - (1) Middle River Road
 - (2) Degerman Road
 - (3) Blueberry Road
- (C) The following roads will be open for ATV Routes: [REDACTED]
 - (1) Ahola Road
 - (2) Autio Road
 - (3) Becks Road
 - (4) Colby Road
 - (5) Eskolin Road
 - (6) Haukkala Road
 - (7) Hill Road
 - (8) Jarvi Road
 - (9) Lindgren Road
 - (10) Pellman Road
 - (11) Wuori Road

SECTION 2 – RULES AND REGULATIONS:

- (1) All multiple use routes and ATV routes will be signed. These routes are not legal to ride on until signed.
- (2) The road route status is subject to and will be reviewed annually by the Maple Town Board. The Maple Town Board retains the option of closing the aforementioned road routes if road conditions warrant or problems arise due to misconduct by ATV or snowmobile operators.
- (3) All persons are required to meet and obey Wisconsin State Laws regarding travel on public roads.
- (4) A copy of this ordinance shall be published and a copy sent to the appropriate state officers.

Approved this date: 11th day of May, 2000.

Gary Saari (signed)
Chairman

Michael R. Lundeen (signed)
Supervisor

Douglas J. Montavan (signed)
Supervisor


Delores Hakkila (signed)
Clerk

A Copy To Be Mailed To The Following:

Diane Conklin, DNR Spooner
Dept of Natural Resources, Superior
Douglas County Sheriff
Douglas County Clerk
Douglas County Highway Commissioner

Sample Ordinances and Model Ordinance Language

- I. Screening Ordinance**
- II. Sign Ordinance**
- III. Noise/Nuisance Ordinance**
- IV. Outdoors Lighting Ordinance**
- V. Communication Tower Ordinance**
- VI. Driveway Ordinance**

 **Introduction.** The following information are examples of ordinances and sample ordinance language presented to address the issues which came to light through the development of the land use plan. These are intended as samples and sources of information from which the individual towns may develop and adopt their own ordinances through their individual town government processes.

D) Screening Ordinance

The goal of the screening ordinance and recommendations is to assist in the preservation of the community's north woods aesthetic qualities and rural character through an overall appearance of naturalness, cleanliness and visual order in new residential, commercial and industrial developments

The Board of Supervisors of the Town of Namakagon recognize that maintaining natural vegetation along roadways where new developments are taking place is an effective means of maintaining the natural aesthetic quality of the town. Further, the town recognizes that screening through the use of natural or manufactured means is an effective means of visibly screening legal but aesthetically discontinuous adjacent land uses.

General Requirements

- 1.1 A Site Design and Maintenance Plan, which specifies the site design, landscaping and vegetation plantings, is required for any new commercial or industrial development or re-modeling of an existing commercial or industrial development.

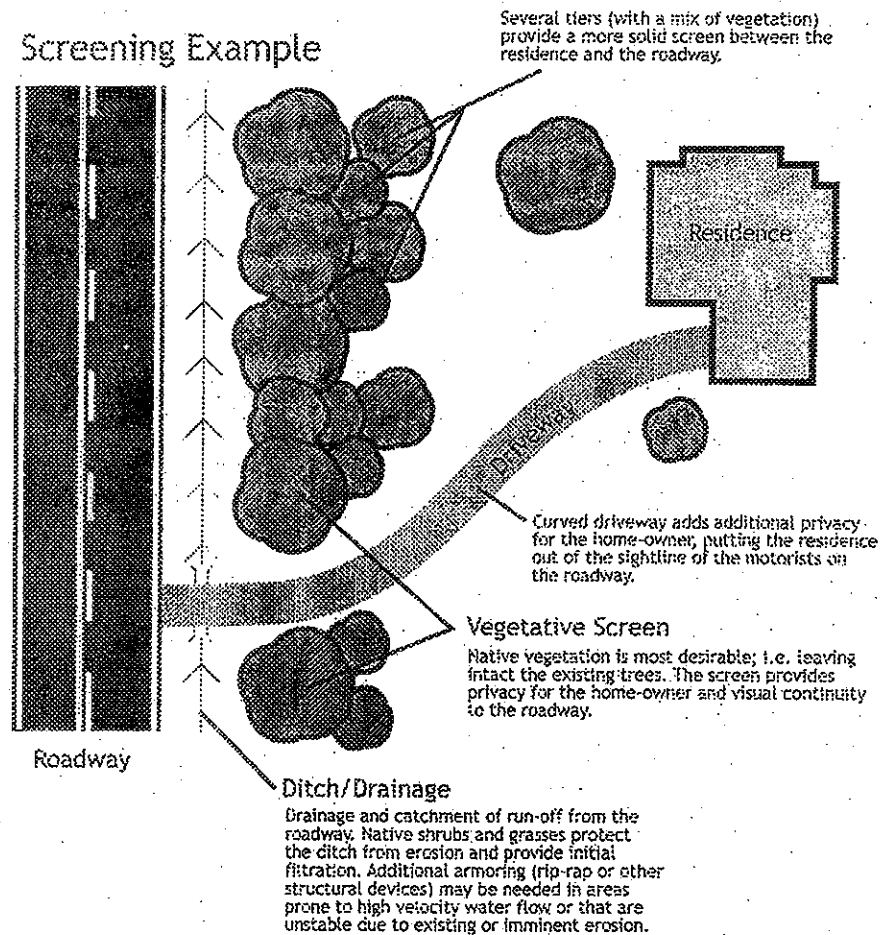
Exception: In cases where immediate landscaping is not possible, a conditional permit may be issued, with landscaping and screening to be completed within one-year of occupancy.

- 1.2 Site design will incorporate existing topographic grades into the design the design and/or when grading and contouring the site so that the finished grade should appear as natural to the site and surrounding areas and protect the natural resources and adjacent properties.
- 1.3 Whenever possible, the site should incorporated existing natural features such as existing vegetation, forested areas, open space and maintain the integrity of all natural watercourses.
- 1.4 Where possible and practical, pedestrian friendly designs, including walkways, benches and curb-cuts are encouraged.
- 1.5 Roadside trees are very important to north woods character and their removal should be minimized and supported by clear justification. The use of existing roadside trees and natural vegetation in green space and buffer areas is encouraged.
- 1.6 Mechanical equipment including, but not limited to: heavy equipment, dumpsters/recycling bins, loading and services areas, salvage yards, open storage

areas, propane tanks, ground-mounted satellite dishes must be screened totally from the view of the right of way and from navigable waterways. Suitable screenings in order of design preference are:

- a) Preserved Natural Landscape Green Space: Must be a minimum of 15 feet in depth and consist of a mixture of natural and planted deciduous and coniferous trees between the development and the right-of-way and/or navigable waterways of significant density to screen the object(s) during all seasons. The use of existing trees, shrubs, and natural vegetation in the green space is required.
- b) Planted landscape buffer: A dense planting(s) of spruce and balsam evergreens. The planting will be a minimum of 15 feet in depth and will mature to a height appropriate to screen the object(s).
- c) Opaque wooden fencing: Left in either an original unpainted or natural color or painted an earth toned color surrounding the structure of sufficient size to screen direct view of the object(s).
- d) An enclosure or shelter surrounding the structure of sufficient size to screen direct view of the object(s) that is of an earth tone color.

Screening Example



II) Sign Ordinance

1. GENERAL SIGN REQUIREMENTS

- 1.1 Unless specified otherwise in this ordinance, any sign, new or preexisting in the Town of Namakagon shall, within 90 days of the adoption of this ordinance, require a permit, comply with permit requirements including an annual fee and permit. All signs will display a permit sticker. Any sign that does not have a permit will be removed immediately.
- a) Wisconsin Department of Transportation (WisDOT) regulated signs deemed illegal at the time of this ordinance being enacted will not be issued a permit and shall be removed within 90 days of enactment of this ordinance.
 - b) Upon the effective date of this ordinance, any existing sign or sign structure used for business advertising purposes in the Town of Namakagon and considered legal by WisDOT standards, that does not fully comply with the standards set forth in the Town of Namakagon Sign Ordinance, shall be deemed "legal non-conforming." These signs shall be required to comply with all standards set forth in this ordinance no later than five years from the date this ordinance is adopted.

Required Action

Wisconsin Dept. of Transportation Sign Status	Town of Namakagon Sign Status
Illegal sign: Must be removed immediately	Legal / Non-conforming sign: Permit is required but the sign is "grand-fathered" with five years to meet the Town's sign standards.
Legal D.O.T. signs	Conforming signs: permit required

- c) Upon the adoption of this ordinance, no legal non-conforming sign may be enlarged or replaced without a new sign permit, approved under the requirements of this ordinance.
- d) If any legal non-conforming sign deteriorates or is damaged to the point that 50% or more of the original sign is in need of replacement, the sign will be considered not in compliance of the ordinance and removed.
- e) A sliding fee scale will be established for these four classes of signs:
 - (1) Way finding for town businesses and residences
 - (2) Way finding for non-town businesses and residences
 - (3) Off-premise for businesses located within the town

- (4) Off-premise advertising signs for businesses located outside the town on-premise exterior advertising signs will require a permit, but it will be issued free of charge.

➤ Exception: Occupational and Business Directory Signs that comply with this ordinance are exempt from permit requirements.

f) Permits will be issued by the Town of Namakagon according to this schedule:

- (1) Initial Sign Approval: No later than ten days after erection of any sign, the permittee shall provide the Town with a completed sign permit, permit fees, and two photos of the completed sign as it is erected. One photo shall show the sign and all supporting structures as it appears on the permitted location, and the other photo shall clearly show all information appearing on the sign. Failure to submit photos shall result in the permit being denied and the sign removed at the owner's expense.

If the front and reverse side of a sign, displays information or if it is a V-shaped sign, it will be considered two signs and a third photograph shall be required that clearly shows all information on both sign faces.

- (2) Final Approval: Upon finding that the erected sign meets all of the requirements of this ordinance, the Town of Namakagon shall issue the final sign approval and issue a permit sticker to the permittee that will be affixed to the sign.

g) Signs not in compliance with this ordinance shall be subject to removal at the owner's expense.

h) Any person violating any provision of this ordinance, upon conviction thereof, shall forfeit a penalty as established by the Town of Namakagon.

i) Any provision of this ordinance that creates an undue hardship, may be appealed to the Namakagon Town Board.

1.2 Any change in a business or transfer in ownership will require existing signs be issued a new permit under this ordinance.

1.3 All signs are required to be kept in good repair and maintain a neat appearance.

Routine maintenance to an existing sign is allowed without a permit as long as there are no changes to the sign's original design as specified in the sign permit. Any changes, beyond routine maintenance, to an existing sign must be made compliant with this ordinance and will require that the sign is re-permitted or the sign will be considered illegal and removed either by the owner or the Town of Namakagon with the owner being billed.

- 1.4 Earthtoned colors for sign background are required on all off-premise signs with the exception of way finding signs. Fluorescent colors, blaze orange, glitter, sparkles, or flashing lights, beacons, or reflective materials for the sign background, lettering, and/or trim are prohibited. Lettering may be of any other color except as noted above. White and yellow are not permitted as a sign background color but may be used for lettering.

➤ Exception: White must be used as a background color on Way finding Signs

- 1.5 Externally lit off-premise and on-premise signs are permissible where the source of light is designed and located in a manner that shields direct view of the light source from a highway driver and it is shielded above from illuminating the night sky. This can be accomplished by using hoods (on or around the light), landscaping that shields the light source, or light placement that directs illumination onto the sign only.

- 1.6 No part of a sign or sign structure shall exceed 20 feet above the ground's surface.

- 1.7 The sign structures are the posts, poles, or materials used to support a sign. Sign structures must be a solid earthtone color or constructed of natural materials such as logs, stone, wood. Barber-poled striped, non-earthtone colored, and/or reflective materials or advertising used on supports are not permitted.

- a) No more than one sign, incorporating a maximum of two sign faces, may be erected for each sign structure.

➤ Exception: Wayfinding signs: more than two wayfinding sign faces are permitted per each wayfinding sign structure.

- b) "V-shaped" sign structures, where a maximum of two signs is erected at a single location on two structures are permitted as long as the angle between the two structures does not exceed 90-degrees. V-shaped signs shall be counted as two signs with a total of two sign faces.

- 1.8 Prohibited signs in the Town of Namakagon include:

- a) Roof signs that are placed upon, project from, or are erected above the eaves of the roof or incorporated into the roof itself.

- b) Billboards, defined as by any sign or aggregate of signs sharing the same sign face whose dimension is greater than 32 sq. ft. in size.

- c) Signs that exceed a 32 sq. ft. dimension.

- d) "Advertising vehicles or trailers" (where a vehicle is used as an advertising display) parked on the public right-of-way or on private property as to be seen from the public right-of-way.

- e) Signs resembling highway traffic signs or signals or which contain the word "stop," "go slow," "caution," "danger," "warning" or other such wording that could confuse a motorist.
 - f) Posting of bills, posters, placards, and circulars within the public right-of-way or on public property.
 - g) Signs which all or parts thereof revolve, flash, blink, or incorporate moving or rotating lights with the exception of devices that inform the public of the time & temperature.
 - h) Lights or other illuminated devices producing any type of motion.
- 1.9 Sign structures may not be erected in the right-of-way nor any closer than 33 ft. from a roadway centerline whichever is greater.
- 1.10 May not be erected with the primary intent of its advertising being directed at the users of any navigable waterway.
- 1.11 Franchise signs are permitted as long as the requirements of this sign ordinance are met.
- 1.12 A sign will be considered abandoned and subject to removal, 90 days after the adoption of this ordinance, if it:
- a) Advertises a business which has ceased operation for a period of one year,
 - b) The sign's advertising space remains vacant of an advertising message for a period of one year,
 - c) Signs that have not obtained a permit according to the requirements of this ordinance.
- 1.13 The posting of any sign to a tree or the use of a tree as a sign post is prohibited.
- Exception: "No trespassing signs", "closed area", "game farm", or "tree farm" signs that are in conformity with Wisconsin Statutes.
- 1.14 All types of ice fishing shelters used on any lake in the Town of Namakagon are prohibited from displaying any information other than the mandatory minimum required by the WDNR.

2. WAY FINDING SIGNS

Are defined as signs used only for finding direction to a business or residence.
Wayfinding signs may not include advertising.

- 2.1 Way finding signs, with the exception of recreation trail wayfinding signs, must be the white arrow type sign whose dimensions and design are consistent with state standards, as specified in WisDOT Chap. Trans. 200. (see Appendix A for these state standards)
- 2.2 Way finding signs, located on roads other than state or federal highways, are permitted for both businesses and private residences.
- 2.3 Wayfinding signs may only be erected at intersections of state, county and/or town roads. A business will be allowed a maximum of one sign for each direction of travel at each intersection. White arrow signs will be grouped into sign assemblies that arrange signs from the top of the mounting posts to the bottom. Where travel is in two directions, two sign assemblies will be necessary with like directional signs grouped together on each assembly to indicate travel in the appropriate direction.
- 2.4 Illumination, or the use of reflectors, reflective tape or paint, on way finding signs is not permitted.
- 2.5 Advertising may not be included on way finding signs.
- 2.6 Recreational Trail Way finding signs, used on snowmobile trails or other recreational trails, must conform to state trail marker standards but are not to exceed 6" x 24" in size. No Town permit is required for these signs.

3. OFF-PREMISES ADVERTISING SIGNS

Are defined as advertising signs located outside the contiguous parcel of land that is owned by the business it advertises.

- 3.1 A maximum of two (2) off-premise permanent signs, advertising products or services is permitted for each business establishment.
- 3.2 Off-premise advertising sign structures must be spaced at least 300 feet from any other sign, except for on-premises, way finding, or official signs, located on either side of the highway.
- 3.3 Each off-premise advertising sign may have an advertising space no greater than 32 sq. ft. in aggregate, including the border and trim, but exclusive of supports. Only two sign faces are permitted per sign structure.
 - a) Multiple smaller signs may be incorporated within a single sign face but will be subject to the 32 sq. ft. maximum sq. footage requirements. Neither the length nor the width of any off-premise sign shall exceed 8 ft.
- 3.4 The background color for any internally illuminated off-premise signs must be earthtoned. White is not permitted as a background color.

4. ON-PREMISE SIGNS

Are defined as those signs located on the principal site where the business activity specified on the sign is normally conducted. See chart for design requirements and numbers of on-premise signs that are allowed.

- 4.1 Sign permits for on-premise exterior advertising signs are required but shall be issued free of charge.

➤ Exception: "Occupational Signs" denoting only the name and profession of an occupant in a dwelling, commercial building, or institutional building and "Business Directory" signs that only list the services, hours of operation, or menus offered within a building shall not be required to obtain a permit provided that they are no more than 2 sq. ft. in size and located in such a manner to be visible from the nearest public right-of-way.

- 4.2 Floodlighting a building, where floodlights are used to up-light the exterior walls, is not permitted.

- 4.3 Fluorescent colors, blaze orange, glitter, sparkles, flashing lights, beacons, or reflective material for sign background, lettering, and/or trim are not permitted.

a) The use of earthtoned colors for on-premise signs is strongly encouraged.

4.4 Internally Illuminated Signs

a) A maximum of three internally illuminated sign faces are allowed per business and must be located on the business's primary premise.

b) May not be erected with the primary intent of being directed at the users of any navigable waterway.

c) The background color for all internally illuminated signs must be earthtoned. White is not permitted as a background color.

- 4.5 Internally illuminated vending machines, arcade machines, mechanical rides, and mechanical amusement devices shall not be viewable from the public right-of-way or a navigable waterway.

- 4.6 Illuminated Canopies: Translucent canopies attached to a building's facade, if internally lit, will be considered an internally lit advertising sign. Illuminated canopies must be earthtoned in color. White is not permitted as a background color.

- 4.7 Awnings: Awnings that are not illuminated, and serve the function of providing protection from the weather or sun, shall not be considered a sign. Only the name of the on-premise business may only be printed on awnings without a sign permit.

4.8 Neon Signs: Are encouraged as on-premise advertising signs as long as the neon sign complies with requirements of this ordinance.

- Exception: Neon, externally illuminated, or non-illuminated signs that state the following messages: "No Vacancy", "Vacancy", "Closed", and "Open", "Immediate Seating" are not considered an advertising sign and are not subject to on-premise advertising sign requirements as long as the sign does not exceed 3 sq. ft.

4.9 Caricatures, Statues: Shall only be permitted on the premise of the business that the caricature advertises providing that no dimension shall exceed 7 ft. with a maximum cubic footage of 63 cu. ft. They will be earthtone in color and/or constructed of wooden, stone, or other natural materials. They may not incorporate any flashing lights, beacons, reflective materials, glitter, or sparkles.

- Exception: Statues or structures of regional distinction or historical significance.

5. TEMPORARY SIGNS

Signs that comply with the following requirements, shall not require a sign permit:

5.1 Special Event Signs: That advertise a one time per year event, campaign, or activity that will occur within 30 days of the sign being erected must be removed with one week of the completion of the activity they are promoting.

5.2 Job-site Construction Site Signs: Denoting owners, occupants, architect, engineer, or contractors of improvements under construction must be located on the job site and may not exceed 32 sq. ft. in size. They must be removed upon completion of the construction.

5.3 Real Estate Signs: Are not to exceed 8 sq. ft. in area which advertises the sale, rental, or lease of the premises upon which the said signs are temporarily located.

5.4 Political Signs: Signs conveying a political message for a public election or a referendum sign shall not exceed 32 sq. ft. in size and will be removed within seven days of following the election or referendum.

5.5 Banners, Bunting or Flagging: May be displayed on the exterior of a commercial or public building two weeks prior to and one week after a commercial business's official grand opening or a recognized community event. Banners and signs furnished by beer wholesalers to Class B licensees are prohibited by Wisconsin State Statutes 125.33 (1) and (2) from being displayed outside of these businesses.

- Exception: Protective flagging for septic systems and other areas that require marking for reasons of health, safety, or general welfare is exempt.

III) Noise / Nuisance Ordinance

- (a) *Loud and Unnecessary Noise Prohibited* It shall be unlawful for any person to make, continue or cause to be made or continued any loud and unnecessary noise. It shall be unlawful for any person knowingly or wantonly to use or operate, or to cause to be used or operated any mechanical device, machine, apparatus or instrument for intensification or amplification of the human voice or any sound or noise in any public or private place in such manner that the peace and good order of the neighborhood is disturbed or that persons owning, using or occupying property in the neighborhood are disturbed or annoyed.
- (b) *Types of Loud and Unnecessary Noises* The following acts are declared to be loud, disturbing and unnecessary noises in violation of this Section, but this enumeration shall not be deemed to be exclusive:
- (1) Horns, signaling devices. The sounding of any horn or signaling device on any automobile, motorcycle or other vehicle on any Street or public place in the Town for longer than three (3) seconds in any period of one (1) minute or less, except as a danger warning; the creation of any unreasonable loud or harsh sound by means of any signaling device and the sounding of any plainly audible device for an unnecessary and unreasonable period of time; the use of any signaling device except one operated by hand or electricity; the use of any horn, whistle or other device operated by engine exhaust and device when traffic is for any reason held up.
 - (2) Radios, phonographs, similar devices. The using, operating or permitting to be played, used or operated any radio receiving set; musical instrument, phonograph or other machine or device for the producing or reproducing of sound in a loud and unnecessary manner. The operation of any set, instrument, phonograph, machine or device between the hours of 10:00 p.m. and 7:00 a.m. in a manner as to be plainly audible at the property line of the building, structure or vehicle in which it is located shall be prima facie evidence of a violation of this Section.
 - (3) Loudspeakers, amplifiers for advertising. The using, operating or permitting to be played, used or operated of any radio receiving set, musical instrument, sound amplifier or other machine or device for the producing of sound which is cast upon the public streets for the purpose of commercial advertising or attracting attention of the public structure. Announcements over loudspeakers can only be made by the announcer in person and without the aid of any mechanical device.
 - (4) Animals, birds. The keeping of any animal or bird which causes frequent or long continued unnecessary noise.
 - (5) Steam whistles. The blowing of any steam whistle attached to any stationary boiler except to give notice of the time to begin or stop work or as a warning of fire or danger or upon request of proper Town authorities.

- (6) Exhausts. The discharge into the open air of the exhaust of any steam engine, stationary internal combustion engine or motor boat except through a muffler or other device which will effectively prevent loud or explosive noises therefrom.
- (7) Construction or repair of buildings. The erection (including excavation), demolition, alteration or repair of any building, as well as the operation of any pile driver, steam shovel, pneumatic hammer, derrick, steam or electric hoist, or any other similar equipment attended by loud or unusual noise, other than between the hours of 7:00 a.m. and 10:00 p.m. on weekdays; provided, however, the Chief of Police shall have the authority, upon determining that the loss of inconvenience which would result to any party in interest would be extraordinary and of such nature as to warrant special consideration, to grant a permit for a period necessary within which time such work and operation may take place within the hours of 10:00 p.m. to 7:00 a.m.
- (8) Schools, courts, churches, hospitals. The creation of any excessive noise on any street adjacent to any school, institution of learning, church or court while in use, or adjacent to any hospital, which unreasonably interferes with the normal operation of that institution, or which disturbs or unduly annoys patients in the hospital provided that conspicuous signs are displayed in those streets indicating a school, hospital or court street. No person, while on public or private grounds adjacent to any building, or while within any building in which a school or any class thereof is in session, shall willfully make or assist in the making of any noise or diversion which disturbs or tends to disturb the peace or good order and operation of such school session or class thereof.
- (9) Exceptions. The provisions of this Section shall not apply to:
 - a. Any vehicle of the Town while engaged in necessary public business.
 - b. Excavations or repairs of streets or other public construction by or on behalf of the Town, County, or State at night when public welfare and convenience renders it impossible to perform such work during the day.
 - c. The reasonable use of amplifiers or loudspeakers in the course of public addresses which are noncommercial in nature.

(c) Permits for Amplifying Devices.

- (1) Permit Required. The use of loudspeakers or amplifying devices on the streets or in the parks of the Town is prohibited unless the party desiring to use such loudspeaker or amplifying device first obtains a permit from the Chief of Police.
- (2) Grounds or Reasons for Denial or Allowance. The Chief of Police shall have the authority to revoke such permit when he believes such loudspeaker or amplifying device is becoming a nuisance because of the volume, the method in which it is being used or the location in which it is being operated.
- (3) Time Restrictions. The Chief of Police shall not grant a permit to use a loudspeaker or amplifying device before the hours of 9:00 a.m. or after 10:00 p.m. No permit shall be

granted to anyone who, in the opinion of the Chief of Police, uses said loudspeaker or amplifying device in such a manner or for such a purpose as to constitute a nuisance.

Public Nuisances

- 11-6-1 Public Nuisances Prohibited
- 11-6-2 Public Nuisances Defined
- 11-6-3 Public Nuisances Affecting Health
- 11-6-4 Public Nuisances Offending Morals and Decency
- 11-6-5 Public Nuisances Affecting Peace and Safety
- 11-6-6 Abatement of Public Nuisances
- 11-6-7 Cost of Abatement
- 11-6-8 Enforcement; Penalty

SEC. 11-6-1: PUBLIC NUISANCES PROHIBITED.

No person shall erect, contrive, cause, continue, or permit to exist any public nuisance within the Town.

SEC. 11-6-2: PUBLIC NUISANCE DEFINED.

A public nuisance is a thing, act, occupation, condition or use of property that shall continue for such length of time as to:

- (a) Substantially annoy, injure or endanger the comfort, health, repose or safety of the public;
- (b) In any way render the public insecure in life or in the use of property;
- (c) Greatly offends the public morals or decency;
- (d) Unlawfully and substantially interfere with, obstruct or tend to obstruct or render dangerous for passage any street, alley, highway, navigable body of water or other public way or the use of public property.

SEC. 11-6-3: PUBLIC NUISANCES AFFECTING HEALTH

The following acts, omissions, places, conditions and things are hereby specifically declared to be public health nuisances, but such enumeration shall not be construed to exclude other health nuisances coming within the definition of Section 11-6-2:

- (a) **Adulterated Food.** All decayed, harmfully adulterated or unwholesome food or drink sold or offered for sale to the public.
- (b) **Unburied Carcasses.** Carcasses of animals, birds or fowl not intended for human consumption or foods that are not buried or otherwise disposed of in a sanitary manner within 24 hours after death.
- (c) **Breeding Places for Vermin, Etc.** Accumulations of decayed animal or vegetable matter, trash, rubbish, rotting lumber, bedding packing material, scrap metal or any material whatsoever in which flies, mosquitoes, disease-carrying insects, rats or other vermin may breed.

- (d) **Stagnant Water.** All stagnant water in which mosquitoes, flies or other insects can multiply.
- (e) **Garbage Cans.** Garbage cans which are not fly-tight.
- (f) **Noxious Weeds.** All noxious weeds and other rank growth of vegetation.
- (g) **Water Pollution.** The pollution of any public well or cistern, stream, lake, canal or other body of water by sewage, creamery or industrial wastes or other substances.
- (h) **Noxious Odors, Etc.** Any use of property, substances or things within the Town or within four (4) miles thereof or causing any foul, offensive, noisome, nauseous, noxious or disagreeable odors, gases, effluvia or stenches extremely repulsive to the physical senses of ordinary persons which annoy, discomfort or inconvenience the health of any appreciable number of persons within the Town.
- (i) **Street Pollution.** Any use of property that shall cause any nauseous or unwholesome liquid or substance to flow into or upon any street, gutter, alley, sidewalk or public place within the Town.
- (j) **Animals at Large.** All animals running at large.
- (k) **Accumulations of Refuse.** Accumulations of old cans, lumber, elm firewood and other refuse.
- (l) **Air Pollution.** The escape of smoke, soot, cinders, noxious acids, fumes, gases, fly ash or industrial dust within the limits or within one (1) mile there from in such quantities as to endanger the health of persons of ordinary sensibilities or to threaten or cause substantial injury to property.

SEC. 11-6-4: PUBLIC NUISANCES OFFENDING MORALS AND DECENCY.

The following acts, omissions, places, conditions and things are hereby specifically declared to be public nuisances offending public morals and decency, but such enumeration shall not be construed to exclude other nuisances offending public morals and decency coming within the definition of Section 11-6-2:

- (a) **Disorderly Houses.** All disorderly houses, bawdy houses, houses of ill fame, gambling houses and buildings or structures kept or resorted to for the purpose of prostitution, promiscuous sexual intercourse or gambling.
- (b) **Gambling Devices.** All gambling devices and slot machines, except as permitted by state law.
- (c) **Unlicensed Sale of Liquor and Beer.** All places where intoxicating liquor or fermented malt beverages are sold, possessed, stored, brewed, bottled, manufactured or rectified without a permit or license as provided for the ordinances of the Town.
- (d) **Continuous Violation of Town Ordinance.** Any place or premises within the Town where Town Ordinances or state laws relating to public health, safety, peace, morals or welfare are openly, continuously, repeatedly and intentionally violated.
- (e) **Illegal Drinking.** Any place or premises resorted to for the purpose of drinking intoxicating liquor or fermented malt beverages in violation of the laws of the State of Wisconsin or ordinances of the Town.

SEC. 11-6-5: PUBLIC NUSANCES AFFECTING PEACE AND SAFETY.

The following acts, omissions, places, conditions and things are hereby declared to be public nuisances affecting peace and safety, but such enumeration shall not be construed to exclude other nuisances affecting public peace or safety coming within the definition of Section 11-6-2:

- (a) **Signs, Billboards, Etc.** All signs and billboards, awnings and other similar structures over or near streets, sidewalks, public grounds or places frequented by the public, so situated or constructed as to endanger the public safety.
- (b) **Illegal Buildings.** All buildings erected, repaired or altered in violation of the provisions of the Ordinances of the Town relating to materials and manner of construction of buildings and structures within the Town.
- (c) **Unauthorized Traffic Signs.** All unauthorized signs, signals, markings or devices placed or maintained upon or in view of any public highway or railway crossing which purport to be or may be mistaken as an official traffic control device, railroad sign or signal or which, because of its color, location, brilliance or manner of operation, interferes with the effectiveness of any such device, sign or signal.
- (d) **Obstruction of Intersections.** All trees, hedges, billboards or other obstructions which prevent persons driving vehicles on public streets, alleys or highways from obtaining a clear view of traffic when approaching an intersection or pedestrian crosswalk.
- (e) **Tree Limbs.** All limbs of trees which project over a public sidewalk less than 10 feet above the surface thereof and all limbs which project over a public street less than 14 feet above the surface thereof.
- (f) **Dangerous Trees.** All trees which are a menace to public safety or are the cause of substantial annoyance to the general public.
- (g) **Fireworks.** All use or display of fireworks except as provided by the laws of the State of Wisconsin and Ordinances of the Town.
- (h) **Dilapidated Buildings.** All buildings or structures so old, dilapidated or out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human use.
- (i) **Wires Over Streets.** All wires over streets, alleys or public grounds that are strung less than 15 feet above the surface thereof.
- (j) **Noisy Animals or Fowl.** The keeping or harboring of any animal or fowl which, by frequent or habitual howling, yelping, barking, crowing or making of other noises shall greatly annoy or disturb a neighborhood or any considerable number of persons within the Town.
- (k) **Obstructions of Streets: Excavations.** All obstructions of streets, alleys, sidewalks or crosswalks and all excavations in or under the same, except as permitted by the Ordinances of the Town or which, although made in accordance with such Ordinances, are kept or maintained for an unreasonable or illegal length of time after the purpose thereof has been accomplished, or which do not conform to the permit.
- (l) **Open Excavations.** All open and unguarded pits, wells, excavations or unused basements accessible from any public street alley or sidewalk.
- (m) **Abandoned Refrigerators.** All abandoned refrigerators or iceboxes from which the doors and other covers have not been removed or which are not equipped with a device for opening from the inside.
- (n) **Flammable Liquids.** Repeated or continuous violations of the Ordinances of the Town or laws of the State relating to the storage of flammable liquids.

- (o) **Unremoved Snow.** All snow and ice not removed or sprinkled with ashes, sawdust, sand or other chemical removers, as provided in this Code.

SEC. II-6-6 ABATEMENT OF PUBLIC NUISANCES.

(a) **Summary Abatement**

- (1) **Notice to Owner.** If the inspecting officer determines that a public nuisance exists within the Town and that there is a danger of public health, safety, peace, morals or decency, notice may be served by the inspecting officer or an authorized deputy on the person causing, maintaining, or permitting such nuisance or on the owner or occupant of the premises where such nuisance is caused, maintained or permitted; and a copy of such notice shall be posted on the premises. Such notice shall direct the person causing, maintaining or permitting such nuisance, or the owner or occupant of the premises, to abate or remove such nuisance within a period not less than 24 hours or greater than 7 days and shall state that unless such nuisance is so abated, the Town will cause the same to be abated and will charge the cost thereof to the owner, occupant or person causing, maintaining or permitting the nuisance, as the case may be.
- (2) **Abatement by Town.** If the nuisance is not abated within the time provided or if the owner, occupant or person causing the nuisance cannot be found, the officer having the duty of enforcement shall cause the abatement or removal of such public nuisance.
- (b) **Abatement by Court Action.** If the inspecting officer determines that a public nuisance exists on private premises, but that the nature of such nuisance is not such as to threaten great and immediate danger to the public health, safety, peace, morals or decency, the inspector or sanitarian shall file a written report of such findings with the Mayor who, upon direction of the Council, shall cause an action to abate such nuisance to be commenced in the name of the Town in the County Circuit Court in accordance with the provisions of Chapter 823, Wis. Stats.
- (c) **Court Order.** Except where necessary under Subsection (a), no officer hereunder shall use force to obtain access to private property to abate a public nuisance, but shall request permission to enter upon private property if such premises are occupied and, if such permission is denied, shall apply to any court having jurisdiction for an order assisting the abatement of the public nuisance.
- (d) **Other Methods Not Excluded.** The Town or its officials in accordance with the laws of the State of Wisconsin shall construe nothing in this Chapter as prohibiting the abatement of public nuisance.

SEC. 11-6-7: COST OF ABATEMENT.

In addition to any other penalty imposed by this Chapter for the erection, contrivance, creation, continuance or maintenance of a public nuisance, the cost of abating a public nuisance by the Town shall be collected as a debt from the owner, occupant or person causing, permitting or maintaining the nuisance, such cost shall be assessed against the real estate as a special charge.

SEC. 11-6-8: ENFORCEMENT; PENALTY

- (a) Enforcement. The Chief of Police, Fire Chief, Director of Public Works and Building Inspector shall enforce those provisions of this Chapter that come within the jurisdiction of their offices, and they shall make periodic inspections and inspections upon complaint to insure that such provisions are not violated. No action shall be taken under Section 11-6-6 to abate a public nuisance unless the officer has inspected or caused to be inspected the premises where the nuisance is alleged to exist and is satisfied that a nuisance does, in fact, exist.
- (b) General Penalty. Any Person who shall violate any provision of this Chapter shall be subject to a penalty as provided (by County or Town statute)

IV) Outdoors Lighting Ordinance

Statement Of Need And Purpose: Good outdoor lighting at night benefits everyone. It increases safety, enhances the Town's nighttime character, and helps provide security. New lighting technologies have produced lights that are extremely powerful, and these types of lights may be improperly installed so that they create problems of excessive glare, light trespass, and higher energy use. Excessive glare can be annoying and may cause safety problems. Light trespass reduces everyone's privacy, and higher energy use results in increased costs for everyone. There is a need for a lighting ordinance that recognizes the benefits of outdoor lighting and provides clear guidelines for its installation so as to help maintain and compliment the Town's character. Appropriately regulated, and properly installed, outdoor lighting will contribute to the safety and welfare of the residents of the town.

This ordinance is intended to reduce the problems created by improperly designed and installed outdoor lighting. It is intended to eliminate problems of glare, minimize light trespass, and help reduce the energy and financial costs of outdoor lighting by establishing regulations which limit the area that certain kinds of outdoor-lighting fixtures can illuminate and by limiting the total allowable illumination of lots located in the Town of Namakagon.

ARTICLE 1

1.1. DEFINITIONS: For the purposes of this Ordinance, terms used shall be defined as follows:

Direct Light: Light emitted directly from the lamp, off of the reflector or reflector diffuser, or through the refractor or diffuser lens, of a luminaire.

Fixture: The assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor or lens.

Flood or Spotlight: Any light fixture or lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.

Glare: Light emitting from a luminaire with intensity great enough to reduce a viewer's ability to see, and in extreme cases causing momentary blindness.

Height of Luminaire: The height of a luminaire shall be the vertical distance from the ground directly below the centerline of the luminaire to the lowest direct-light-emitting part of the luminaire.

Indirect Light: Direct light that has been reflected or has scattered off of other surfaces.

Lamp: The component of a luminaire that produces the actual light.

Light Trespass: The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.

Lumen: A unit of luminous flux. One foot-candle is one lumen per square foot. For the purposes of this Ordinance, the lumen-output values shall be the INITIAL lumen output ratings of a lamp.

Luminaire: This is a complete lighting system, and includes a lamp or lamps and a fixture.

Outdoor Lighting: The nighttime illumination of an outside area or object by any man-made device located outdoors that produces light by any means.

Temporary outdoor lighting: The specific illumination of an outside area of object by any man-made device located outdoors that produces light by any means for a period of less than 7 days, with at least 180 days passing before being used again.

ARTICLE 2

2.1. REGULATIONS: All public and private outdoor lighting installed in the Town of Namakagon shall be in conformance with the requirements established by this Ordinance.

2.2. CONTROL OF GLARE -- LUMINAIRE DESIGN FACTORS:

- A. Any luminaire with a lamp or lamps rated at a total of MORE than 1800 lumens, and all flood or spot luminaires with a lamp or lamps rated at a total of MORE than 900 lumens, shall not emit any direct light above a horizontal plane through the lowest direct-light-emitting part of the luminaire.
- B. Any luminaire with a lamp or lamps rate at a total of MORE than 1800 lumens and all flood or spot luminaires with a lamp or lamps rated at a total of MORE than 900 lumens shall be mounted at a height equal to or less than the value $3 + (D/3)$, where D is the distance in feet to the nearest property boundary. The maximum height of the luminaire may not exceed 25 feet.

2.3. EXCEPTIONS:

- A. Any luminaire with a lamp or lamps rated at a total of 1800 lumens or LESS, and all flood or spot luminaires with a lamp or lamps rated at 900 lumens or LESS, may be used without restriction to light distribution or mounting height, except that if any spot of flood luminaire rated 900 lumens or LESS is aimed, directed, or focused such as to cause direct light from the luminaire to be directed toward residential buildings on adjacent or nearby land, or to create glare perceptible to persons operating motor vehicles on public ways, the luminaire shall be redirected or its light output controlled as necessary to eliminate such conditions.
- B. Luminaires used for public-roadway illumination may be installed at a maximum height of 25 feet and may be positioned at that height up to the edge of any bordering property.

- C. All temporary emergency lighting need by the Police or Fire Departments or other emergency services, as well as all vehicular luminaires, shall be exempt from the requirements of this article.
- D. All hazard warning luminaires required by Federal regulatory agencies are exempt from the requirements of this article, except that all luminaires used must be red and must be shown to be as close as possible to the Federally required minimum lumen output requirement for the specific task.
- E. Luminaires used primarily for sign illumination may be mounted at any height to a maximum of 25 feet, regardless of lumen rating.

2.4. TEMPORARY OUTDOOR LIGHTING

- A. Any temporary outdoor lighting that conforms to the requirements of this Ordinance shall be allowed. The Board of Supervisors may permit Nonconforming temporary outdoor lighting after considering:
 - (1) The public and/or private benefits that will result from the temporary lighting;
 - (2) Any annoyance or safety problems that may result from the use of the temporary lighting; and
 - (3) The duration of the temporary nonconforming lighting. The applicant shall submit a detailed description of the proposed temporary nonconforming lighting to the Board of Selectmen, who shall consider the request at a duly called meeting of the Board of Selectmen. Prior notice of the meeting of the Board of Supervisors shall be given to the applicant and to the Towns Lighting Committee / Land Use Committee. The Board of Supervisors shall render its decision on the temporary lighting request within two weeks of the date of the meeting. A failure by the Board of Supervisors to act on a request within the time allowed shall constitute a denial of the request.

ARTICLE 3

3.1. EFFECTIVE DATE AND GRANDFATHERING OF NONCONFIRMING LUMINAIRES:

- A. This ordinance shall take effect immediately upon approval by the voters of the Town of Namakagon at an annual or special Town Meeting and shall supersede and replace all previous ordinances pertaining to outdoor lighting.
- B. All luminaires lawfully in place prior to the date of the Ordinance shall be grandfathered. However, any luminaire that replaces a grandfathered luminaire, or any grandfathered luminaire that is moved, must meet the standards of this Ordinance.

ARTICLE 4

4.1. AUTHORIZATION FOR INSTALLATION OF PUBLIC AREA AND ROADWAY LIGHTING:

- A. Installation of any new public-area and roadway lighting fixtures other than for traffic control shall be specifically approved at an Annual Town Meeting.
- B. Before any proposal for new multiple public roadway lighting luminaires shall be included in a Warrant for an annual Town Meeting, the Lighting Committee and the Board of Supervisors or its representative shall hold a public hearing to describe the proposal and to provide an opportunity for public comment. Notice of the hearing shall be printed in a newspaper of general circulation not less than one (1) week prior to the date of the hearing and shall be posted for a period of at least one (1) week before the meeting.

ARTICLE 5

5.1. NOTIFICATION REQUIREMENTS:

- A. The Town of Namakagon building permit shall include a statement asking whether the planned project will include any outdoor lighting.
- B. Within 30 days of the enactment of this ordinance, the Code Enforcement Officer shall send a copy of the Outdoor Lighting Ordinance, with cover letter to all local electricians and local electric utilities.

ARTICLE 6

6.1. VIOLATIONS, LEGAL ACTIONS, AND PENALTIES:

- A. Violations and Legal Actions: If, after investigation, the Code Enforcement Officer finds that any provision of the Ordinance is being violated, he shall give notice by hand delivery or by certified mail, return-receipt requested, of such violation to the owner and/or to the occupant of such premises, demanding that violation be abated within 30 days of the date of hand delivery or of the date of mailing of the notice. If the violation is not abated within the 30-day period, the Code Enforcement Officer may institute actions and proceedings, either legal or equitable, to enjoin, restrain, or abate any violations of this Ordinance and to collect the penalties for such violations.
- B. Penalties: A violation of this Ordinance, or any provision thereof, shall be punishable by a civil penalty of one hundred dollars (\$100), and each day of violation after the expiration of the thirty-day period provided in paragraph 1 shall constitute a separate offense for the purpose of calculating the civil penalty.

V) Communication Tower Ordinance

WHEREAS, the Federal Communications Commission (FCC) has issued wireless communication licenses for personal communications services and other wireless technologies in order for those license holders to provide wireless services throughout the United States; and

WHEREAS, the growing demand from citizens and businesses for new wireless communications services has produced an increased need for the installations of wireless communication facilities; and

WHEREAS, the location, siting, design and construction of wireless communication facilities can have adverse impacts on celestial observation and the surrounding area;

NOW, THEREFORE, to accommodate the communication needs of residents and businesses while protecting health, safety, and welfare, to minimize adverse visual effects of wireless facilities through careful design and siting standards, to avoid potential hazards or damage to adjacent properties from tower failure through structural standards and setback requirements, to maximize the use of existing and approved towers and structures for new wireless communications antennas, and to reduce the number of towers needed to serve the area, the Town Board does ordain as follows:

DEFINITIONS:

- 1) **Alternative tower structure.** Any structure not specifically designed or intended for the placement of antennas and wireless communication equipment.
- 2) **Antenna.** Any device or equipment used for the transmission or reception of electromagnetic waves, which may include omni-directional antenna (rod), directional antenna (panel) or parabolic antenna (disc).
- 3) **Collocation.** The location of more than one antenna or set of antennas on the same tower structure.
- 4) **FAA.** Federal Aviation Administration
- 5) **FCC.** Federal Communications Commission
- 6) **Height.** The distance measured from ground level to the highest point on a tower or structure, including any attachments.
- 7) **Tower.** Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including guy towers, monopole towers and self-supporting lattice towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures and the like.

- 8) **Tower accessory structure.** Any structure located at the base of a tower for housing base receiving or transmitting equipment.
- 9) **Wireless Communications.** Any personal wireless services as defined in the Telecommunications Act of 1996, including FCC licensed commercial wireless telecommunications services such as cellular, personal communication services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging and similar services that currently exist or may be developed.

APPLICABILITY

- 1) **Preexisting Towers and Antennas.** Any tower or antenna for which a permit has been issued prior to the effective date of this ordinance shall not be required to meet the requirements of this ordinance, however any addition or change to a preexisting tower or antenna shall comply with all applicable requirements of this ordinance.
- 2) **AMATEUR RADIO; RECEIVE ONLY ANTENNAS.** This ordinance shall not govern the installation of any tower or antenna that is owned and/or operated by a federally licensed amateur radio operator or is used exclusively for receive-only antennas.

GENERAL REQUIREMENTS

- 1) All towers and antennas shall comply with all FCC and FAA rules, regulations and standards. If such standards and regulations are changed, then the owners of the towers and antennas governed by this ordinance shall bring such tower and antennas into compliance with such revised standards and regulations within six (6) months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense.
- 2) Design and installation of all towers shall comply with the manufacturer's specifications. Plans shall be approved and certified by a registered professional engineer.
- 3) Installation of all towers and antennas shall comply with all applicable state and local building and electrical codes.
- 4) For leased sites, written authorization for siting the wireless communication facilities from the property owner must be provided.
- 5) All towers and antennas must be adequately insured for injury and property damage.
- 6) All unused towers and antennas must be removed within 12 months of cessation of operation or use, unless the Town Board provides a written exemption. After the facilities are removed, the site shall be restored to its original or an improved condition, and anchoring elements shall be removed from the ground to within 8 feet of ground level. If

removal and/or restoration is not completed, the Town of Namakagon is authorized to cause the complete removal and site restoration and the cost shall be assessed against the property as a special assessment.

- 7) When applicable, proposals to erect new towers and antennas shall be accompanied by any required state or local agency license or application for such license.
- 8) Only one tower is permitted on a parcel of land. Additional towers may be permitted with a special exception permit if the additional tower is located within 200 feet of the existing tower and all other requirements of this ordinance are met.
- 9) The monopole design is the preferred tower structure. Use of guy or lattice towers must be justified on the basis of collocation opportunities or specific structural requirements.
- 10) The construction or installation of any wireless communication facilities or related equipment requires a building permit from the Town of Namakagon prior to beginning installation or construction.

PROHIBITIONS

- 1) No tower shall be over _____ feet in height.
- 2) No tower or antenna may be installed on a parcel within a subdivision created for residential purposes.
- 3) No advertising message or sign shall be affixed to any tower or antenna.
- 4) Towers and antennas shall not be artificially illuminated unless required by FCC or FAA regulations.
- 5) No part of any tower or antenna shall extend across or over any right-of-way, public street, highway, sidewalk, or property line.
- 6) All visible light emitting devices shall be prohibited from being used on any tower at any time with the exception of the requirements by the FCC or FAA for safety purposes.
- 7) Whenever any tower is required to have flashing type lighting or illumination, the use of red flashing lights shall be required during the night time hours as opposed to white strobe lights unless otherwise federally mandated.

PERFORMANCE STANDARDS

- 1) Tower structures shall be setback from the nearest property line a distance equal to the height of the tower plus the distance of any attachments extending above or beyond the tower. This setback may be reduced to 75 percent of the combined height of the tower plus

any attachments if the applicant submits an engineering report from a registered professional engineer that certifies that the tower is designed and engineered to collapse upon failure within the distance from the highest point of the structure to the property line.

- 2) Towers shall not be located within 500 feet of any residence other than the residence on the parcel on which the tower is to be located.
- 3) New towers shall be designed structurally and electrically to accommodate the applicant's antennas and comparable antennas for at least 2 additional users if the tower is 130 feet or more in height. Towers must also be designed to allow for future rearrangement of antennas on the tower and accept antennas mounted at different heights.

SCREENING AND LANDSCAPING

The tower location shall provide for the maximum amount of screening of the facilities. The site shall be landscaped with a buffer of plant materials that effectively screens the view of all tower accessory structures, equipment and improvements at ground level from adjacent properties. The standard buffer shall consist of a landscaped strip at least 4 feet wide outside the perimeter of the area where tower accessory structures and equipment are located at ground level. In locations where the visual impact of the tower would be minimal the landscaping requirement may be reduced or waived by the governing authority. Existing mature vegetation and natural landforms on the site shall be preserved to the maximum extent possible.

Security Fencing and Lighting

- a) All towers shall be reasonably protected against unauthorized access. The bottom of the tower from ground level to 12 feet above ground shall be designed to preclude unauthorized climbing and shall be enclosed with a minimum of 6 feet high chain link fence with a locked gate.
- b) Security lighting for on-ground facilities and equipment is permitted, as long as it is down shielded to keep light within the boundaries of the site.

Color and Materials

- a) All towers and antennas shall use building materials, colors, textures, screening and landscaping that blend the facilities with the surrounding natural features and built environment to the greatest extent possible. The tower shall be painted light blue or other color that is demonstrated to minimal visibility.
- b) All metal towers shall be constructed or treated with corrosion resistant material.

Parking and Access

Adequate parking spaces shall be provided on each site so that parking on public road right-of-way will not be necessary. The governing authority may require additional parking if the minimum parking proves to be inadequate. A gated, all-weather driveway must provide access.

COLLOCATION/SHARING OF FACILITIES

No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the governing authority that no existing tower or structure can accommodate the applicant's proposed antenna. Supporting evidence may consist of any of the following conditions:

- 1) No existing towers or structures are located within the geographic area required to meet the applicant's engineering requirements.
- 2) Existing towers or structures are not of sufficient height to meet the applicant's engineering requirements.
- 3) Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.
- 4) The applicant's proposed system would cause electromagnetic interference with the system on the existing tower or structure, or the system on the existing tower or structure would cause interference with the applicant's proposed system.
- 5) The fees, cost, or contractual provisions required by the owner to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs exceeding new tower development are considered unreasonable.
- 6) The applicant demonstrates that there are other limiting factors that render existing towers or structures unsuitable.

APPLICATIONS

All applications for building permits for new wireless communication facilities shall include the following information:

- 1) A report from a registered professional engineer and other professionals which:
 - a) describes the tower height and design, including a cross section and elevation;
 - b) certifies the facility's compliance with structural and electrical standards;
 - c) describes the tower's capacity, including the potential number and type of antennas that it can accommodate;
 - d) describes the lighting to be placed on the tower of required by the FCC or FAA;
 - e) certifies that the facilities will not cause destructive interference with previously established public safety communications system;
 - f) describes how the requirements and standards of these ordinances will be met by the proposed facilities.
- 2) Each application shall include a facility plan. The Town of Namakagon will maintain an inventory of all existing and proposed wireless communication site installations, and all

providers shall provide the following information in each plan. The plan must be updated with each submittal as necessary.

- 3) Written description of the type of consumer services each provider will provide to its customers (cellular, PCS, SMR, ESMR, paging or other anticipated wireless communication services).
- 4) Provide a list of all existing sites, existing sites to be upgraded or replaced, and proposed cell sites within the county for these services to be provided by the provider.
- 5) Provide a map of the County that shows the geographic service areas of the existing and proposed cell sites.

LAND OWNER ACKNOWLEDGEMENT

Written acknowledgement by the landowner of a leased site that he/she will abide by all applicable terms and conditions of the building permit including the restoration and reclamation requirements of this ordinance.

ADDITIONAL INFORMATION AND ANALYSIS

- 1) The Town of Namakagon may at its discretion require visual impact demonstrations, including mock-ups and/or photo montages; screening and painting plans; network maps; alternative site analysis; lists of other nearby wireless communication facilities; or facility design alternatives for the proposed facilities.
- 2) The Town of Namakagon may employ on its behalf, an independent technical expert to review technical materials submitted by the applicant or to prepare any technical materials required but not submitted by the applicant. The applicant shall pay the costs of such review and/or independent analysis.
- 3) Any information of an engineering nature that the applicant submits, whether civil, mechanical, or electrical shall be certified by a licensed professional engineer.

EXISTING TOWER / NEW ANTENNA

Applications for a building permit to add a new antenna to an existing tower or structure shall be exempt from the requirements under heading APPLICATIONS, items 1, 2, and 3 of subsection (b) inclusive.

ALTERNATIVE TOWER STRUCTURE

- 1) If an antenna is installed on an alternative tower structure, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.
- 2) If equipment is to be installed on an alternative tower structure, applicant shall furnish a report from a professional engineer certifying the proposed alternative tower structure to be suitable for applicant's equipment and intended use. Suitable shall be understood to include, but not be limited to, structural integrity and human safety concerns.

This ordinance shall become effective upon its adoption by the Town Board of Supervisors and publication.

V) Driveway Ordinance

The Board of Supervisors of the Town of Namakagon recognize that emergency vehicles require access to homes, cabins and places of businesses are often hampered and in some cases prevented due to narrow access roads and driveways and inadequate turnarounds. This is particularly a problem for firefighting equipment involved in controlling residential or forest fires.

The Board of Supervisors are concerned about the personal threat this may impose to emergency personnel responding to the call and damage to the town's/fire districts equipment.

Therefore, the Board of Supervisors enact the following ordinance:

Whereas, the Board of Supervisors recognize the need for and ordinance for all driveways and private roads;

Whereas, the Town is responsible for fire protection;

Whereas, the Town provides snowplowing services for a fee on private driveways;

Whereas, the Town wished to provide reasonable access for ambulance service;

Hereby, the Town Board of the Town of Namakagon set down the following regulations:

All driveways must have a minimum of 25 feet at the entrance and 20 feet minimum width throughout the length of the driveway. Said 20 feet shall be a flat surface and free of stumps, trees, brush, rocks and debris. A minimum height clearing of 18 feet is required. Any curves in the driveway or on private roads must not be less than 100 feet radius. Driveways exceeding 150 feet in length must provide and adequate turnaround that will accommodate a 30-foot long fire truck.

If a circle drive is constructed, it must have a radius of no less than 45 feet to the centerline. Otherwise, the turn around areas shall not be less the 60 feet by 60 feet. Private roads shall be the same as the roads maintained by the Town.

Section 1: Effective --(date)---, no new driveway may be constructed unless it meets the specifications of this ordinance.

Section 2: The Town Board recommends that requests for snowplowing existing driveways shall first meet the minimum requirements of this ordinance concerning driveways.

Section 3: Definition of terms.

"Driveway": Every way or private place in private ownership used for vehicular traffic to gain access to a public road from a dwelling.

"Dwelling": Any structure in which all or part of which is designated for or used for human habitation.

Section 4: Violation of this ordinance will result in the cessation of town services until such time the dimensional requirements of the driveway are sufficiently met.



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Town Plan Commission Sample Ordinance & Notes

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April 2001

Town Plan Commission Sample Ordinance & Notes

The Town Board of the Town of _____, _____ County, Wisconsin, does ordain as follows:

Section 1. Title

This ordinance is entitled the "Town of _____ Plan Commission Ordinance."

Section 2. Purpose

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

Section 3. Authority; Establishment (7-Member)

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

Alternative Section

Section 3. Authority; Establishment (5-Member)

The Town Board of the Town of _____ has been authorized by the Town meeting under sec. 60.11(2)(c), Wis. Stats., to exercise village powers and the Town has a population of less than 2,500, according to the most recent regular or special federal census, sec. 990.01 (29), Wis. Stats. The Town Board hereby exercises village powers under sec. 60.22(3), Wis. Stats., and establishes a five (5) member Plan Commission under secs. 60.62(4), 61.35 and 62.23, Wis. Stats. The Plan Commission shall be considered the "Town Planning Agency" under secs. 236.02(13) and 236.45, Wis. Stats., which authorize, but do not require, Town adoption of a subdivision or other land division ordinance.

Section 4. Membership (7-Member)

The Plan Commission consists of one (1) member of the Town Board, who may be the Town Board Chairperson, and six (6) citizen members, who are not otherwise Town officials, and who shall be persons of recognized experience and qualifications.

Alternative Section

Section 4. Membership (5-Member)

The Plan Commission consists of one (1) member of the Town Board, who may be the Town Board Chairperson, and four (4) citizen members, who are not otherwise Town officials, and who shall be persons of recognized experience and qualifications.

Section 5. Appointments

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

Section 6. Terms of Office (With Citizen Member Terms Staggered)

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

(1) Initial Terms. (7-member) If the initial appointments to the Plan Commission are made during April, the citizen members shall be appointed for staggered terms as follows: two (2) persons for a term that expires in one (1) year; two (2) persons for a term that expires in two (2) years; and two (2) persons for a term that expires in three (3) years. If the initial appointments are made after April, the first citizens appointed to the Plan Commission shall be appointed for staggered terms as follows: two (2) persons for a term that expires one (1) year from the previous April 30; two (2) persons for a term that expires two (2) years from the previous April 30; and two (2) persons for a term that expires three (3) years from the previous April 30.

Alternative Subsection (1)

(1) Initial Terms. (5-member) The citizen members initially appointed to the Plan Commission shall be appointed for staggered terms.

(2) Town Board Member or Chairperson. The Plan Commission member who is a Town Board member or Town Board Chairperson, including a person designated the Plan Commission Chairperson, shall serve for a period of two (2) years, as allowed under sec. 66.0501(2), Wis. Stats., concurrent with his or her term on the Town Board, except an initial appointment made after April 30 shall be for a term that expires two (2) years from the previous April 30.

Alternative Section

Section 6. Terms of Office (With Citizen Member Terms Not Staggered)

The term of office for the Plan Commission Chairperson and each Commission member shall be for a period of 3 years, ending on April 30, or until a successor is appointed and qualified. However, the Plan Commission Chairperson or member who is a Town Board Chairperson or Town Board member shall serve on the Commission for a period of two (2) years, as allowed under sec. 66.0501(2), Wis. Stats., concurrent with his or her term on the Town Board. An initial appointment of such Town Board Chairperson

or Town Board member made after April 30 shall be for a term that expires two (2) years from the previous April 30.

Section 7. Vacancies

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

Section 8. Compensation; Expenses

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

Section 9. Experts & Staff

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

Section 10. Rules; Records

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

Section 11. Chairperson & Officers

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

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

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

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

Section 12. Commission Members as Local Public Officials

All members of the Plan Commission shall faithfully discharge their official duties to the best of their abilities, as provided in the oath of office, sec. 19.01, Wis. Stats., in accordance with, but not limited to, the provisions of the Wisconsin Statutes on:

Public Records, secs. 19.21-19.39; Code of Ethics for Local Government Officials, secs. 19.42, 19.58 & 19.59; Open Meetings, secs. 19.81-19.89; Misconduct in Office, sec. 946.12; and Private Interests in Public Contracts, sec. 946.13. Commission members shall further perform their duties in a fair and rational manner and avoid arbitrary actions.

Section 13. General & Miscellaneous Powers

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

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

Section 14. Town Comprehensive Planning: General Authority & Requirements

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

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

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

Alternative Section

Section 14. Town Master Planning & Comprehensive Planning: General Authority & Requirements

(1) The Plan Commission, under sec. 62.23(2), Wis. Stats., shall, except as provided in sub. (2) of this section, make and adopt the Town master plan, with accompanying maps, plats, charts and descriptive and explanatory matter, which shall

include the nine (9) elements specified under the comprehensive planning law, sec. 66.1001(2), Wis. Stats.

(2) In lieu of the adoption of a master plan under sub. (1) of this section, the Plan Commission may make and adopt a comprehensive plan under secs. 62.23 and 66.1001, Wis. Stats., which contains the elements specified in sec. 66.1001(2), Wis. Stats., and follows the procedures in sec. 66.1001(4), Wis. Stats.

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

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

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

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

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

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

- (a) the Town Board adopted written procedures to foster public participation and that such procedures allowed public participation at each stage of preparing the comprehensive plan;
- (b) the plan contains the nine (9) specified elements and meets the requirements of those elements;

- (c) the (specified) maps and (specified) other descriptive materials relate to the plan;
 - (d) the plan has been adopted by a majority vote of the entire Plan Commission, which the clerk or secretary is directed to record in the minutes; and
 - (e) the Plan Commission clerk or secretary is directed to send a copy of the comprehensive plan adopted by the Commission to the governmental units specified in sec. 66.1001(4), Wis. Stats., and sub. (3) of this section.
- (3) Transmittal. One copy of the comprehensive plan or amendment adopted by the Plan Commission for recommendation to the Town Board shall be sent to:
- (a) Every governmental body that is located in whole or in part within the boundaries of the Town, including any school district, Town sanitary district, public inland lake protection and rehabilitation district or other special district.
 - (b) The clerk of every city, village, town, county and regional planning commission that is adjacent to the Town.
 - (c) The Wisconsin Land Council.
 - (d) After September 1, 2003, the Department of Administration.
 - (e) The regional planning commission in which the Town is located.
 - (f) The public library that serves the area in which the Town is located.

Section 16. Plan Implementation & Administration

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

- (a) Zoning. A proposed Town zoning ordinance under village powers, secs. 60.22(3), 61.35 and 62.23(7), Wis. Stats., a Town construction site erosion control and stormwater management zoning ordinance under sec. 60.627(6), Wis. Stats., a Town exclusive agricultural zoning ordinance under subch. V of ch. 91, Wis. Stats., and any other zoning ordinance within the Town's authority.
- (b) Official map. A proposed official map ordinance under sec. 62.23 (6), Wis. Stats.
- (c) Subdivisions. A proposed Town subdivision or other land division ordinance under sec. 236.45, Wis. Stats.
- (d) Other. Any other ordinance specified by the Town Board (*Note: e.g., historic preservation, design review, site plan review*).

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

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

(4) Program administration. The Plan Commission shall, pursuant to Town

ordinances, have the following powers.

- (a) Zoning conditional use permits. The zoning administrator shall refer applications for [conditional use][special exception] permits [Note: these terms are synonyms; use the term in your Town zoning ordinances] under Town zoning to the Plan Commission for review and recommendation to the Town Board as provided under section ____ of the Town zoning ordinances.
- (b) Subdivision review. Proposed plats under ch. 236, Wis. Stats, [and proposed subdivisions or other land divisions under the Town subdivision ordinance under sec. 236.45, Wis. Stats. and section ____ of the Town ordinances] shall be referred for review and recommendation to the Town Board.
- (c) Other ____ (specify).

(5) Consistency. Any ordinance, amendment or program proposed by the Plan Commission, and any Plan Commission approval, recommendation for approval or other action under Town ordinances or programs that implement the Town's comprehensive plan under secs. 62.23 and 66.1001, Wis. Stats, shall be consistent with that plan as of January 1, 2001. If any such Plan Commission action would not be consistent with the comprehensive plan, the Plan Commission shall use this as information to consider in updating the comprehensive plan.

Section 17. Referrals to the Plan Commission

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

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

Town master plan or the Town comprehensive plan under sec. 66.1001, Wis. Stats.; a Town official map; and Town zoning under village powers.

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

- (a) An application for initial licensure of a child welfare agency or group home under sec. 48.68(3), Wis. Stats.
- (b) An application for initial licensure of a community-based residential facility under sec. 50.03(4), Wis. Stats.
- (c) Proposed designation of a street, road or public way, or any part thereof, wholly within the jurisdiction of the Town, as a pedestrian mall under sec. 66.0905, Wis. Stats.
- (d) Matters relating to the establishment or termination of an architectural conservancy district under sec. 66.1007, Wis. Stats.
- (e) Matters relating to the establishment of a reinvestment neighborhood required to be referred under sec. 66.1107, Wis. Stats.
- (f) Matters relating to the establishment or termination of a business improvement district required to be referred under sec. 66.1109, Wis. Stats.
- (g) A proposed housing project under sec. 66.1211(3), Wis. Stats.
- (h) Matters relating to urban redevelopment and renewal in the Town required to be referred under subch. XIII of ch. 66, Wis. Stats.
- (i) The adoption or amendment of a Town subdivision or other land division ordinance under sec. 236.45(4), Wis. Stats.
- (j) Any other matter required by the Wisconsin Statutes to be referred to the Plan Commission.

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

- (a) Any proposal, under sec. 59.69, Wis. Stats., for the town to approve general county zoning so that it takes effect in the town, or to remain under general county zoning.
- (b) Proposed regulations or amendments relating to historic preservation under sec. 60.64, Wis. Stats.
- (c) A proposed driveway access ordinance or amendment.
- (d) A proposed Town official map ordinance under sec. 62.23(6), Wis. Stats., or any other proposed Town ordinance under sec. 62.23, Wis. Stats., not specifically required by the Wisconsin Statutes to be referred to the commission.
- (e) A proposed Town zoning ordinance or amendment adopted under authority separate from or supplemental to sec. 62.23, Wis. Stats., including a Town construction site erosion control and stormwater management zoning ordinance under sec. 60.627(6), Wis. Stats., and a Town exclusive agricultural zoning ordinance under subch. V of ch. 91, Wis. Stats.
- (f) An application for a [conditional use][special exception] [Note: these terms are synonyms; use the term in your Town zoning ordinances] permit

under the Town zoning ordinance [Note: Assuming that the Town Board, rather than the Plan Commission, grants these permits under sec. 62.23(7)(e) 1, Wis. Stats. and the Town's ordinances].

- (g) A proposed site plan [Note: Assuming that the Town Board has final authority, and that such review is not already covered by Town zoning or subdivision ordinances].
- (h) A proposed extraterritorial zoning ordinance or a proposed amendment to an existing ordinance under sec. 62.23(7a), Wis. Stats.
- (i) A proposed boundary change pursuant to an approved cooperative plan agreement under sec. 66.0307, Wis. Stats., or a proposed boundary agreement under sec. 66.0225, Wis. Stats., or other authority.
- (j) A proposed zoning ordinance or amendment pursuant to an agreement in an approved cooperative plan under sec. 66.0307(7m), Wis. Stats.
- (k) Any proposed plan, element of a plan or amendment to such plan or element developed by the regional planning commission and sent to the Town for review or adoption.
- (l) Any proposed contract, for the provision of information, or the preparation of a comprehensive plan, an element of a plan or an implementation measure, between the Town and the regional planning commission, under sec. 66.0309, Wis. Stats., another unit of government, a consultant or any other person or organization.
- (m) A proposed ordinance, regulation or plan, or amendment to the foregoing, relating to a mobile home park under sec. 66.0435, Wis. Stats.
- (n) A proposed agreement, or proposed modification to such agreement, to establish an airport affected area, under sec. 66.1009, Wis. Stats.
- (o) A proposed town airport zoning ordinance under sec. 114.136(2), Wis. Stats.
- (p) A proposal to create environmental remediation tax incremental financing in the town under sec. 66.1106, Wis. Stats.
- (q) A proposed county agricultural preservation plan or amendment, under subch. IV of ch. 91, Wis. Stats., referred by the county to the Town, or proposed Town agricultural preservation plan or amendment.
- (r) Other (specify).
- (s) Any other matter required by any Town ordinance or Town Board resolution or motion to be referred to the Plan Commission.

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

- (a) A proposed county development plan or comprehensive plan, proposed element of such a plan, or proposed amendment to such plan.
- (b) A proposed county zoning ordinance or amendment.
- (c) A proposed county subdivision or other land division ordinance under sec. 236.45, Wis. Stats., or amendment.
- (d) An appeal or permit application under the county zoning ordinance to the county zoning board of adjustment, county planning body or other county body.

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

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

Section 18. Effective Date

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

ADOPTED this _____ day of _____, 20_____.

_____ (Town Board Chairperson)

[Published / Posted] this _____ day of _____, 20 _____.

Attest: _____ (Town Clerk)

Notes

The Wisconsin legislature took a large step in encouraging planning in this state with the passage of the Comprehensive Planning and Smart Growth Law in October, 1999. The law encourages planning through grant programs and a Smart Growth Dividend Aid Program (to be developed), but more importantly through defining the components and procedures to develop a comprehensive plan, and establishing a consistency requirement which takes effect in 2010. Under this law, "any program or action of a local governmental unit that affects land use" must, by January 1, 2010, be consistent with the unit's comprehensive plan. As a result of this consistency requirement, many Wisconsin towns will engage in comprehensive planning. The plan commission is key to comprehensive planning because it is the body, in a city, village or town with village powers, that prepares the comprehensive plan under secs. 62.23 and 66.1001, Wis. Stats.

Further information on the Comprehensive Planning & Smart Growth Law may be obtained from the UW-Extension Local Government Center (LGC) Fact Sheet # 15, which may be found on the LGC website: <http://www.uwex.edu/lgc>. (Click on "Publications and scroll down to the Fact Sheets.") See also the website of the Office of Land Information Services (OLIS), in the Wisconsin Department of Administration. From the LGC site, click on "Growth Management" and scroll down to "Wisconsin."

Further information on the town plan commission may also be found at the LGC website. See Fact Sheet #16.

Caution: Towns should be aware that setting up a town plan commission brings into play certain legal requirements. Specifically, once a commission is established, the statutes direct that a plan must be prepared. There is no time period specified in the law for preparation of the plan, but, as noted above, actions and programs affecting land use must be consistent with the comprehensive plan as of 2010. A potential pitfall is the requirement that certain actions must be referred to the plan commission for review. (See section 17 (1) & (2) of the sample ordinance and the discussion on p. 7 of Fact Sheet #16.) For example, before the town board can extend a street or buy land for a park, it must refer the matter to the plan commission. Failure to make the referral can result in a court voiding the action, as happened when a city failed to refer the sale of a playground to its commission. See Scanlon v. Menasha, 16 Wis. 2d 437(1962). Therefore, towns should be aware of the requirements of the law and should not set up a plan commission until they are ready for the plan commission law to take effect.

This sample ordinance is prepared for educational and informational purposes. Towns should use this as a starting point for developing their own ordinance. The sample contains various alternatives and is lengthy because it seeks to educate. A town needs to adapt the sample ordinance to its needs by, for example, removing references to plan commission review of town conditional use zoning permits if the town does not exercise its own zoning. Also, the town may wish to adopt a more concise ordinance by making more general references to referrals, rather than including the long lists in this sample.

Questions regarding town powers, ordinance provisions and changes in the law should be directed to town legal counsel or the Wisconsin Towns Association. This sample ordinance is not intended to constitute legal advice. Persons seeking to stay current with the law or to check statutory provisions may wish to use the updated

Wisconsin Statutes maintained by the state on the internet. To access the statutes, as well as legislative bills and acts, go to the LGC website (above), click on "Internet Resources" and then click on the "Wisconsin Statutes." The on-line statutes contain a useful search function so that words, phrases and statutory citations may be searched. A search of "plan commission," for example, will yield numerous relevant "hits."

The following notes are organized by section of the sample ordinance.

Section 3. Authority; Establishment. This section refers to the necessary village powers a town must have to establish a plan commission. By obtaining and exercising village powers, the town has power under the village planning law, sec. 61.35, Wis. Stats., which in turn brings the town under the city planning law, sec. 62.23, Wis. Stats. This latter law authorizes a 7-member plan commission.

Alternative section 3 is based on sec. 60.62(4), Wis. Stats, which allows towns under 2,500 population to establish a 5-member commission. The authorization, if read narrowly, applies only to a town that has town zoning under village powers. While a town with a 5-member plan commission that does not have town zoning under village powers could conceivably be challenged in court, the acts of such a "de facto" commission would almost certainly not be deemed unauthorized or illegal merely for this reason.

The reference to sec. 990.01(29) is to the provision which specifies that population is determined by the federal census.

The subdivision chapter, ch. 236, Wis. Stats., allows towns to establish a subdivision or other land division ordinance more restrictive than ch. 236. The town plan commission meets the requirement in the cited statutes that there be a "town planning agency" to establish such an ordinance.

Section 4. Membership. Regarding membership, the law requires that a 7- member commission have at least three citizen members, who are not otherwise town officers, and a 5-member commission have at least one such citizen member. The town board chairperson and town board members, as well as other town officers and employees, may serve on the commission. Also, a 7-member commission can be increased to eight with the addition of the building inspector.

Planning can be very controversial and there are potential conflicts for town staff who serve on the commission. For this reason, the sample proposes that the plan commission consist of all citizen members except for one member of the town board, who may be the town board chairperson. This is so that citizens play a key role in planning the future of their town, while maintaining an important connection with the town board through the membership on the commission of the town board chairperson or town board member.

The statutes allow the town to provide for the composition of the plan commission by ordinance, so the town has flexibility in this regard. Sec. 62.23(1). However, it is safest to treat the requirement that there be at least three citizens on a 7-member commission (one on a 5-member commission) as a minimum requirement that cannot be altered by ordinance. Towns could, if desired, provide for more than one town board member and for other town officials to serve on the plan commission, as long as they meet the minimum citizen member requirement.

Section 5. Appointments. This section on appointments to the commission contains optional, recommended language, relating to town board advisory approval of all appointments, in brackets. The option of advisory town board approval is offered because it seems to make sense for the plan commission, which may be involved in a complex and controversial undertaking, to operate with as much town board backing and "buy in" as possible, especially given that, under the comprehensive planning law, sec. 66.1001(4), Wis. Stats., town board adoption is required for the town to have a comprehensive plan in place. Town board advisory approval seems further warranted because the town board chair may appoint himself or herself to the commission or as chairperson of the commission.

As mentioned above, the statutory authority takes the town into the city planning law in which the mayor appoints the members and the "presiding officer" of the commission (which this sample ordinance designates as the commission "chairperson"). This suggests that governing body confirmation does not take place. However, under city law, appointments by the mayor are subject to approval by the common council! Sec. 62.09(3)(e), Wis. Stats.

The question arises as to whether a town board has the authority to require town board approval in its ordinance. While the acts of appointees *required* to be confirmed by the town board (and so confirmed) would in all probability be deemed valid de facto acts (if otherwise lawful), it is conceivable that the necessity of town board approval could be challenged. Therefore, this sample includes optional, recommended language to encourage town board involvement and advisory approval in the appointment process. The town board will have to decide which appointment process (without town board approval, with town board approval, or with advisory approval) it feels most comfortable with.

Section 6. Terms of Office. As in the previous section, the law, if read strictly, may yield results that many would view as undesirable. Here, the law provides that commission members serve for three years. Having the terms of the plan commission members expire at the same time could prove disruptive and result in an abrupt loss of knowledge and continuity on the commission.

A previous reference to the staggering of terms was removed in the last legislative session, perhaps mistakenly, from sec. 62.23(1), the main provision on setting up a commission. However, the law allowing a town under 2,500 to switch from a 7-member to a 5-member commission provides for phasing in this change by operating with fewer members according to "whose terms expire soonest." Sec. 60.62(4)(b). This reference to staggering supports the view that it is still allowed in the initial appointment of commission members.

Town boards will have to consider whether they are comfortable with staggering terms. While there is a possibility that such staggering might be challenged, the acts of a plan commission so constituted, even if staggering were ruled improper, would in all probability be viewed by a court as the acts of de facto members and would not be deemed illegal due to the staggering.

Regarding the term on the commission of the town board member, including the town board chairperson, sec. 66.0501(2), Wis. Stats., provides that the term of a

governing body member on a local board or commission does not have to be the same as the term specified in the appropriate statute. The sample ordinance sets a two year term, concurrent with the term of office on the town board. The ordinance could set a different term, such as one year.

Section 8. Compensation; Expenses. The town board does not have to provide compensation or expense reimbursement for commission members. This section is placed in the sample because service on the commission can be demanding and time-consuming. The town board member, under sec. 66.0501(2), Wis. Stats., who serves on a town board or commission, may not receive "additional compensation, except a per diem," and that per diem may be received only if the other members of the commission may receive a per diem.

Section 11. Chairperson & Officers. This section is not based on any specific provision of the plan commission law, sec. 62.23, Wis. Stats. It provides a general statement of the duties of the chairperson. This section also provides for the selection of a vice-chairperson and commission secretary, and provides that they may be elected by secret ballot of the commission, under a provision of the open meetings law, sec. 19.88(1), that allows such ballot to select the officers of a governmental body.

Section 12. Commission Members as Local Public Officials. Plan commission members are considered public officials. This section contains a listing of important statutes applicable to local government officials that plan commission members must follow.

Section 13. General & Miscellaneous Powers. These powers come from sec. 62.23(4). Language is added to sub. (5) regarding entry on private lands to show that the commission and staff must respect private property rights. However, it is anticipated that obtaining a warrant to inspect property would seldom be necessary. A property owner seeking commission approval would have to cooperate in order for the commission to be able to approve the application or petition.

Section 14. Town Comprehensive [Master] Planning: General Authority & Requirements. This section and the alternative require the Plan Commission to develop a master plan or comprehensive plan. The first section 14 in the sample ordinance shown (rather than the alternative) is strongly recommended because this section requires preparation of a comprehensive plan that contains the elements and follows the procedures required in sec. 66.1001, the comprehensive planning law. These procedures, under sec. 66.1001(4), Wis. Stats, as indicated below in these Notes, require adoption at the outset of written procedures to encourage public participation at every stage, require the plan to be adopted as a whole, and contain requirements for both plan commission and governing body adoption of the plan, as well as the sharing of the plan with other government units. As stated above in the introductory comments to these Notes, towns that intend to engage in activities or programs affecting land use are required under sec. 66.1001 to have comprehensive plans in effect by January 1, 2010, because as of that date any town action or program affecting land use must be consistent with such plan.

The alternative section preserves the ability of a town to develop a master plan that merely includes the elements of the comprehensive plan. This is based on the language in sec. 62.23(2) and (3). This approach allows adoption of the plan in parts and does not cross-reference the procedural aspects of the comprehensive planning law, sec. 66.1001(4). Therefore, under this authority a town could adopt a master plan or parts of a master plan that just contains the elements listed under the comprehensive planning law, sec. 66.1001(2), apparently without following the procedural requirements in sec. 66.1001(4). Yet under this approach, consistency of town actions and programs under sec. 66.1001(3) is required as of January 1, 2001. This conflicts with the provisions of sec. 66.1001 which require a town and other local units of government to develop a comprehensive plan that not only contains the specified elements and is subject to the 2010 consistency requirement, but follows that statute's procedural requirements in sec. 66.1001(4) as well.

The best and safest way to harmonize this apparent conflict is to conclude that towns may engage in master planning under sec. 62.23 until 2010, but that as of that date they must have a comprehensive plan in place that meets ALL the requirements of sec. 66.1001, including the procedural requirements of sec. 66.1001(4). Because sec. 66.1001(4) requires adoption of public participation guidelines at the outset of the planning process and requires adoption of the comprehensive plan as a whole, the best practice is for a town beginning planning to follow sec. 66.1001 from the start. Therefore the first section 14 shown in the sample ordinance is highly preferred over the alternative section 14.

Section 15. Procedure for Plan Commission Adoption & Recommendation of a Town Comprehensive Plan or Amendment. This section contains requirements concerning the process for developing and adopting a comprehensive plan found in sec. 66.1001(4) (Procedures for Adopting Comprehensive Plans), Wis. Stats. Subsection (1) directs the commission to verify, before undertaking comprehensive planning, that the requirement for written public participation procedures has been followed, and sub. (2) directs the commission to recite that this and other statutory requirements have been met in its resolution.

Subsection (3) directs the commission to transmit its proposed plan as provided by statute and, for clarity, in sub. (3)(b), specifies the units that are defined as a "local government unit" under sec. 66.1001(1)(b), instead of using that general term.

Section 16. Plan Implementation & Administration. Towns will vary considerably in the ways that they will implement their plans. Some towns may be like villages and cities in their tax base and need to provide services, while others may have low population, a small tax base, and more limited planning needs. Also, there is a great deal of variety as to whether a town is in a county with general county zoning, and if so, whether the town is under such zoning, and whether the town has its own regulatory tools such as a town zoning ordinance, a town subdivision ordinance, official map, site plan review ordinance or historic preservation ordinance. This section also recognizes that implementation may be in non-regulatory programs as well. The town ordinances which implement such measures will likely include appropriate plan commission references. This section should be reviewed carefully by towns and adapted as necessary.

Section 17. Referrals to the Plan Commission. This section is divided into 3 subsections, covering referrals: (1) required by the provision in the plan commission law entitled "Matters Referred to City Plan Commission," sec. 62.23(5), Wis. Stats; (2) required by other provisions of the Wisconsin Statutes; (3) required under the sample ordinance, but not required under the statutes; and (4) that are discretionary under the sample ordinance. It should be noted that sec. 62.23 is inconsistent in requiring plan commission involvement. For example, while a proposed zoning ordinance is developed by the plan commission, there is no mention of the plan commission preparing or even reviewing under a referral a proposed official map ordinance, although the amendment to an official map ordinance would have to be referred to the plan commission.

The referral section in the sample ordinance is lengthy and attempts to fill statutory gaps by, for example, requiring referral of a proposed official map ordinance to the commission. Towns need to decide which of the specified referrals, or additional referrals, they wish to list in their ordinance based on their needs. They may, for example, wish to provide more general references to what must be referred or switch items between subs. (3) and (4) which specify required and discretionary referrals to the commission under the ordinance.

Ordinance and notes prepared by James H. Schneider, J.D., Local Government Center, University of Wisconsin-Extension, Madison. April 2001. Thanks to the following for their review and suggestions: Richard Stadelman, J.D., and Thomas Harnisch, J.D., Wisconsin Towns Association; and Brian Ohm, J.D., Department of Urban & Regional Planning, University of Wisconsin-Extension, Madison.



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